

## PLANNING COMMISSION MEETING

The meeting was called to order at 6:00pm by Chair Schroder.

### ROLL CALL

|                 |                 |             |
|-----------------|-----------------|-------------|
| Christie Leidal | Gretchen Dudney | Jim Lamb    |
| Mike Giller     | Steve Gerard    | Ron Schuman |
| Dan Schroder    |                 |             |

### APPROVAL OF MINUTES

Mr. Giller: On page 9 of the packet, at the bottom, on the 3<sup>rd</sup> sentence, please change “new work” to “rehab work” as you would not rehab a new building. Also, after “solid to void,” please change “busier” to “different.”

Ms. Leidal: On page 10 of the packet, under item 1, please change “I agree” to “I agree with Mr. Schuman; I only support the landmarking if no windows are added.”

With no other changes, the May 2, 2017, Planning Commission Minutes were approved as presented.

### APPROVAL OF AGENDA

Mr. Truckey added an additional item at the end of the agenda.

With no other changes, the May 16, 2017, Planning Commission Agenda was approved.

### PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

### CONSENT CALENDAR:

- 1) Shock Hill Overlook Lot 10 Duplex (MM) PL-2017-0131, 75 and 59 West Point Lode
- 2) Shock Hill Overlook Lot 1 Duplex (MM) PL-2017-140; 90 and 84 West Point Lode

Mr. Giller asked if it was the upper level decks that were heated. (Ms. Puester: yes.) With no requests for call up, the consent calendar was approved as presented.

### TOWN COUNCIL REPORT:

Mr. Truckey:

- The only Planning issue that was discussed was the PIF Fee ordinance. The Council approved that on 2<sup>nd</sup> reading.

Ms. Dudney: So no more differentiation between disposable and re-usable dishes? (Mr. Truckey: Correct.) Has the fee increased? (Mr. Kulick: They are eliminating the Snack Bar category. There was some discussion of rates and they did a slight adjustment downward. They are trying to give people time to adjust.)

Ms. Puester: In the past, the Commission has seen some Change of Use applications because of the difference between the categories. We will not be seeing those change of uses now (between snack bar deli and restaurant).

Mr. Schroder: Does that get rid of disposable? Mr. Truckey: No, that is a business choice and there are plenty of places that still have it.

Mr. Kulick: There are a lot of places that probably preferred to use non-disposable, but were not using them before because of the PIF cost difference.

**COMBINED HEARINGS:**

1) Coffee and Waves Vendor Cart (CK) PL-2017-0129, 1925 Airport Road

Mr. Kulick presented an application for installation of a 98 square foot large vendor carton Lot 1BC, Block 9, Breckenridge Airport Subdivision. Site upgrades include planters and outside seating for customers.

Chair Schroder opened the hearing to public comment. There was no public comment and the hearing was closed.

*Commissioner Questions / Comments:*

Ms. Leidal: Is there an exterior electrical outlet to hook this up to? (Ms. Caitlin Kontak, Applicant: I will be plugging into an exterior outlet that is integrated into one of the Distillery's exterior light poles.)

Mr. Schroder: What are you going to do for signage? (Ms. Kontak: there is still some logistical stuff we are working on.) (Mr. Kulick: All signage must be reviewed through a separate Sign Permit.)

Mr. Schuman: Meets all policies. Great application.

Ms. Leidal: I support the analysis.

Mr. Gerard: I support the staff analysis. I think it is a great idea, and I love to support small business.

Mr. Schroder: It meets the Code and I support.

Ms. Dudney made a motion to approve Coffee and Waves Vendor Cart, PL-2017-0129, 1925 Airport Road, with the presented point analysis showing a passing score of zero points and the presented findings and conditions. Ms. Leidal seconded and the motion was carried unanimously (7-0).

**DEVELOPMENT CODE STEERING COMMITTEE UPDATE:**

Mr. Truckey:

- We have not had a meeting since we last updated you.

**OTHER MATTERS:**

1) Planning Commission Retreat Discussion (JP)

Ms. Puester: We typically go on a retreat in September / October. I just wanted to start the conversation and talk about some possibilities. We want to focus on what is relevant to us right now or upcoming. I would like you to think about the main issues we are looking at in the next year and relate that to these retreat ideas. Aspen always has a lot of relevant things happening. Another one was Telluride because they have a lot of development issues that are similar to ours. That is actually the location of the State APA Conference this year. If we favored that this year, maybe we can do those at the same time. I know that Mr. Giller had an idea about the Grand Canyon Village as well; do you want to talk about that Mr. Giller?

*Commissioner Questions / Comments:*

Mr. Giller: We just finished a generation long project regarding the Grand Canyon Village and there may be some relevancy such as trail heads, transportation systems, historic preservation, visitor amenities and lodging.

Mr. Schroder: Trailheads.

Ms. Dudney: There is a lot going on in Summit County. It might be nice to find out what is going on in our backyard. Dredge, Silverthorne Theatre, Affordable Housing on the Dillon Dam, Water issues.

Mr. Schuman: Dillon has that hotel that they are working on. (Ms. Puester: Could be possible. We did a session a few years ago where we tried to get all the Commissioners in the County together to discuss projects. We do this currently with all the municipal and county planning departments a few times a year.) (Mr. Kulick: I think there is a benefit of going to place that has existing developments rather than staying here and look at places like Silverthorne that are more suburban so we can get some post-construction insight that is more applicable to here.)

Ms. Dudney: I think our biggest issue will be scraping and rebuilding.

Mr. Lamb: We are going to be doing that here in Breckenridge very soon. (Mr. Truckey: Vail has been

doing that. They have given a pretty big density incentive to do that. We have not had the stomach to do that. Aspen is also experiencing this.)

Mr. Schuman: I think transportation is going to be a big issue in the next year, such as roundabouts, gondola, etc. (Ms. Puester: I will expand on some of these and narrow it down and return with that list at another worksession.)

2) A reminder to the Commission: Starting June 6<sup>th</sup>, the Planning Commission meetings will start at 5:30pm.

3) Other:

Mr. Truckey: I talked to Summit County Planning today and they are in the process of updating their Countywide Comprehensive Plan. It is pretty high level, but there is some overlap on issues like housing and TDRS. They are going to be having some focus meetings. They are going to invite members of all county commissions, so I wanted you to be aware in case you wanted to have a representative present. The first meetings are going to start in June. If anyone wants to volunteer, let me know. (Mr. Schroder: I work with Summit County Planning, so it would be little overlap for me.) We have a Committee up and running in an effort to have all Town facilities be 100% renewable. I am going to Aspen with the Mayor Mamula for a summit on climate change and renewable energy. I think we are on our way in terms of making some sort of goal statement regarding renewable energy. It would require working with Xcel. They are shutting down some of their coal plants. Natural gas is becoming more competitive pricewise, as are wind and solar. The hope is that Xcel could make a shift towards more renewables. Aspen is already at 100%. They have a hydro plant that produces about 50% of their energy. They bought wind credits to get to the end game of 100%. We are probably not going to do that. Our Council is more interested in taking on projects ourselves. We are looking at a solar project in Leadville that may increase our renewable supply significantly.

**ADJOURNMENT:**

The meeting was adjourned at 6:38 pm.

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Dan Schroder, Chair