

PLANNING COMMISSION MEETING

The meeting was called to order at 5:30pm by Chair Schroder.

ROLL CALL

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

APPROVAL OF MINUTES

With no other changes, the June 6, 2017, Planning Commission Minutes were approved as presented.

APPROVAL OF AGENDA

With no other changes, the June 20, 2017, Planning Commission Agenda was approved.

MIKE MOSHER RECOGNITION AND FAREWELL

- The Planning Commission adopted a resolution recognizing the contributions to the community and years of dedicated service performed by planner Michael Mosher in expectation of his upcoming retirement.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

CONSENT CALENDAR:

No items.

WORKSESSION:

Development Code Steering Committee Amendments:

We have been regularly updating you on the Code Steering Group findings and recommendations and we are now far enough along that we want to bring some code amendments up for your review and then take them to the Town Council. The memo focuses on policies 9-32. I won't go through the entire list but do want to bring up a few. It was decided that the drive through windows will continue to be allowed outside of the conservation district but with negative points assigned. We are also not recommending to extending the historic period of significance and 1942 will remain the cutoff date. We will defer on the parking requirements topic and on employee housing at this time and bring those back as we are still working on them. Square footage, cash in lieu, and other items need further discussion before any decisions are made on employee housing. One thing we would like feedback on is the landscaping policy. We are suggesting negative points for a certain amount of irrigated turf or sod and looking for a discussion from the commissioners on that.

Commissioner Questions / Comments:

Mr. Giller: The 1942-1967 time period includes the time when the ski resort started and that is a story that should be considered. Other ski towns have designated this as historic and we should consider that as well. (Mr. Truckey: Yes, other ski towns do have this but Breckenridge does not have many in a cohesive style to address from the period. There are a couple nice chalet homes but also no one defining element from that time period. I don't think we will find anything different going forward.) (Mr. Grosshuesch: This is actually our third run at this topic, there are not many structures from the time frame to include. All three reviews concluded there is not enough there to make it worthwhile.) Is there anything at all to look at? (Mr. Grosshuesch: We have a powerpoint that we could show you. Maybe 3 or 4 that are

worthy of consideration, mainly in the Weisshorn.) I would like to look at those few options at some point. The value of the time will be recognized at some point in the future. (Mr. Grosshuesch: Know that mandatory vs. voluntary guidelines will be a difficult issue.) (Mr. Kulick: We had hoped there would be something of significance from the early ski area days, but there wasn't much of anything. From the build out history it was the condominium boom in the 70s.) (Mr. Kulick: Most single family homes built then were outside of town like in Blue River. We didn't see many single family homes built until the 90s with the Highland homes.) (Mr. Truckey: Staff will bring the photos for buildings built from 1942 to 1967 to the Planning Commission at a future meeting for their review.)

Mr. Truckey: What thoughts do you have on the square footage limited sodded area?

Ms. Leidal: I like the idea but I don't know what the number is.

Mr. Lamb: I have no issue with water usage and I am fine with irrigated yards.

Mr. Truckey: Maybe 500 square feet is the number.

Ms. Dudney: I made the case for irrigating gardens in our last discussion but I like the limited sod area. We don't want to take away gardening.

Ms. Leidal: Would the town be subject to this? (Mr. Grosshuesch: All new development will be subject to it. The Town does have sod areas.)

Mr. Schroder: 500 square feet seems like a good idea. This seems to be more about water use and a way to bring more attention to the topic. (Mr. Truckey: It is about points and water conservation.)

Ms. Dudney: It is also about setting an example for the state. (Mr. Grosshuesch: A watch dog group, QQ, for water use on the western slope looks for example communities on the western slope that minimize water use. The argument that we too are conserving water on this side of the divide helps us argue that front range communities should conserve more water. The goal being to minimize the number of trans-mountain diversions that the front range draws and thereby leave more water in the rivers on the western slope. Breckenridge is a leader on water conservation.)

Mr. Schuman: I agree with parking topic being postponed. We need to look at that closely.

Mr. Truckey: Thanks for your input. The council has liked the planning commission work on this so far and we will be going to the Council with this.

TOWN COUNCIL REPORT:

Mr. Grosshuesch presented:

- No planning call ups
- CMC proposal for Denison Commons approved
- Term limits adopted
- Immigration support resolution adopted
- Reduce climate impact resolution adopted
- Exploring camp grounds with 8 – 10 sites, McCain mentioned
- Water treatment plant project starts 2018, demo will start this fall

FINAL HEARINGS:

Lincoln Park at the Wellington Neighborhood, Filing 3 Subdivision, (CL) PL-2017-0147, TBD Bridge Street. Mr. LaChance presented a proposal, per the Lincoln Park at the Wellington Neighborhood Master Plan, to subdivide a portion of Lot 2 Block 6 Wellington Neighborhood Subdivision into 13 lots, private alleys, public right of way, with private and public open space.

Commissioner Questions / Comments:

Mr. Schroder: What is a 1% flood way line? (Mr. LaChance: The developer for Lincoln Park received FEMA approval in 2016 of a Conditional Letter of Map Revision (CLOMR) to modify the 100-year floodplain. The 1% flood way line represents the estimated limits of a flood event

that has a 1% probability of occurring in any given year, also referred to as the 100-year floodplain.) Does that impact the ability to build on those lots? (Mr. LaChance: No, because the line is still outside of the lot.) (Ms. Puester: Staff has added a Condition of Approval that a plat note be recorded clarifying that some lots may not be able to fit a third parking space, and therefore they will not be allowed to have a bonus room or carriage house which require a third parking space. Two parking spaces are required for single family homes and three spaces with a bonus room or carriage house. Two homes in this subdivision may not have space for the third parking space because of the flood plain and we will have to communicate that to those potential home owners.)

No applicant presentation.

No Public Comment and the hearing was closed.

Final Commissioner Comments:

Mr. Schuman: Looking forward to seeing this complete.

Mr. Lamb: I think it is good to go.

Ms. Leidal: Even though I missed the last discussion on this I did reviewed the minutes and do understand the project and I support staff analysis.

Ms. Dudney: I support staff analysis.

Mr. Gerard: It is an environmentally sensitive area and I agree with flood plain and support staff analysis.

Mr. Giller: I support staff analysis.

Mr. Schroder: I too support staff analysis.

Mr. Giller made a motion to approve. The motion was seconded by Mr. Schuman. The motion passed unanimously.

OTHER MATTERS:

No other matters.

ADJOURNMENT:

The meeting was adjourned at 6:20pm.

Dan Schroder, Chair