

PLANNING COMMISSION MEETING

The meeting was called to order at 5:35 pm by Chair Schroder.

ROLL CALL

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

APPROVAL OF MINUTES

With no changes, the August 1, 2017, Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the August 15, 2017, Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No Comments

CONSENT CALENDAR:

1) Vern Johnson Memorial Park, (CL) PL-2017-0336; 50 Rodeo Drive

Mr. LaChance provided a revised site plan submitted by the applicant, and informed the Commission that the site plan now showed the train bed platforms now conforming to the required setbacks, and thus negating the need for Condition of Approval #11 in the packet.

Commissioner Questions / Comments:

Mr. Schroder: Does this need to be completed by the last CO issued in Lincoln Park? (Ms. Kenady: It needs to be finished by the completion of the last CO in phase two.) (Mr. LaChance: The Master Plan for Lincoln Park reads “prior to completion of Phase 2” and we have been using the issuance of the last C.O. as the completion.)

Ms. Leidal made a motion to call up the application for the purpose of removing condition #11, seconded by Mr. Schuman. The motion passed unanimously.

Mr. LaChance presented a proposal to construct Vern Johnson Memorial Park, including landscaping, fencing, picnic cover, grill, and train bed platforms. There is not any change in density proposed with this application. Courtney Kenady, representative of Poplar Lincoln Park, LLC, was present for the presentation.

All commissioners supported staff recommendation, the revised site plan, and the removal of Condition of Approval #11 (and the re-numbering of the Conditions of Approval thereafter).

Mr. Schuman made a motion to approve, seconded by Ms. Leidal.

The Consent Calendar was approved with the above call up.

TOWN COUNCIL REPORT:

- Mr. Truckey updated the commission on the last Council meeting. Town recently purchased the horse and carriage business. The Council adopted an emergency ordinance on Tuesday that modified the Town’s street use permit process so that horse and carriage operations would no longer be allowed. The Council also removed pedicabs and bike buses from the street use permit. There had

been numerous concerns about these operations holding up traffic, horse manure, etc.

- The Council reviewed a proposed budget for moving the Town to 100 % renewable energy sources. Numerous strategies will be pursued including participation in new solar gardens and purchasing renewable power through the new Solar Connect program through Excel. Another big piece will be increased energy efficiency projects for town facilities. (Ms. Dudney: Will the town residents be expected to pay the higher price on renewable energy?) Renewables are continuing to come down in price as more large-scale projects are brought online and we hope there won't be an increase for the town. (Mr. Schroder: On a side note, have you had any calls about the appearance of the cell tower at the Kingdom Park ballfield?) I have heard no complaints about it.
- Breckenridge Heritage Alliance presented their capital budget for 2018. Projects included restoration of Eberline House, stabilization at Sallie Barber Mine, archiving projects, restoration of the Reiling Dredge, and others. Asking for a total budget of close to \$350,000.00. Council will be considering that at the Council budget retreat in September.
- Laurie Best reviewed the deed restrictions for Blue 52 (DP1). The Council discussed realtor fees and capped the amount of real estate commission allowed to be recaptured by sellers at one percent (one-half percent for first three years of ownership). AMI targets have been specified and appreciation cap will be two percent annually.
- Drone regulations are being considered.
- Parking structure review (from previous Town Council meeting). Ruled out the East Sawmill/Wellington Lot structure. Did not authorize moving forward with Ice Arena at this time. Did authorize moving forward with further evaluation of the F-Lot/Tiger Dredge location. There are CDOT capacity constraints on Park Avenue that may be a challenge for a large structure. Traffic study and preliminary architectural concepts are next.

FINAL HEARINGS:

1) Gold Pan Bar and Restaurant Building Landmarking, (CL) PL-2017-0229

Mr. LaChance presented a proposal to designate the Gold Pan Bar and Restaurant Building as a Landmark, and suggested the Planning Commission recommend that the Town Council pass an ordinance designating the Building as a Landmark, noting in the ordinance that covered walkway did not meet the Town's "period of significance."

Commissioner Questions / Comments:

No Commissioner questions.

No public comment.

Final Commissioner Comments:

Mr. Gerard: Worthy of land marking. Front walkway could be removed if needed. I support land marking and the change.

Ms. Leidal: I support staff recommendations and appreciate the extra verbiage.

Mr. Lamb: I like the covered walkway and I would like to see it stay. It is hard to believe it hasn't been landmarked in the past. I support staff recommendations.

Ms. Dudney: I support staff recommendations.

Mr. Schuman: I too support staff recommendations.

Mr. Schroder: I support staff and would like to see the covered walkway stay.

Mr. Schuman motioned that the Commission recommend the Town Council pass an ordinance designating the Building as a Landmark, noting in the ordinance that covered walkway did not meet the Town's "period of

significance.” The motion was seconded by Mr. Lamb. The motion passed 6-0.

OTHER MATTERS:

- Retreat dates.

ADJOURNMENT:

The meeting was adjourned at 6:30 pm.

Dan Schroder, Chair