

PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 p.m. by Chair Mathews-Leidal.

ROLL CALL

Christie Mathews-Leidal
Mike Giller
Dan Schroder

Jim Lamb
Steve Gerard
Gretchen Dudney

Ron Schuman

APPROVAL OF MINUTES

With the changes below, the July 3, 2018 Planning Commission Minutes were approved.

Last page of minutes – word “gate” should be “date”- Mr. Giller.

Page 6 of packet, concerning Ten Mile Room, Mr. Gerard, should say “to solve problem *with parking*”.

APPROVAL OF AGENDA

With no changes, the July 17, 2018 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- No Comments

CONSENT CALENDAR:

1. Ernst Addition, Remodel and Driveway Variance (CL), PL-2018-0103, 73 Red Feather Rd.
2. Cove Residence (JL), PL-2018-0272, 107 Victory Ln.

With no call-ups, the Consent Calendar was approved as presented.

TOWN PROJECTS:

1. Breckenridge Transit Bus Storage (JL), PL-2018-0211, 1201 Airport Rd.

Mr. Lott presented a proposal to construct a 5,000 sq. ft. structure with six bay electric bus storage and additional equipment storage. (Mr. Lott pointed out on a map where the site is located.) The building is made of metal with a flat roof. Several of the buildings in this facility didn't go through planning and were not reviewed, however this building is not very different from those. -6 points are awarded under policy 5A. The colors will be beige and brown, consistent with the other structures on the site. The height is 16' 9" and under this policy any ridgeline over 50' receives negative points. The building is very utilitarian. Total negative points are -7. Staff recommends +6 points under Policy 24R for meeting a 2018 Town Council goal of expanding the electric bus fleet. Under Policy 25R transit, staff recommends +4 points because the project is contributing to the non-auto transit system. Not much else is changing on the site. Staff finds that the berm along airport road provides a significant buffer. Passing point analysis of +3 points. One finding was added in regards to the undergrounding of utility lines.

Commissioner Questions/Comments:

Mr. Lamb: Are the buses charged and stored in here? Mr. Lott: Yes, both stored and charged.

Mr. Giller: What are the three boxes to the north and behind it? Shannon Smith, Capital Project Manager: Existing buildings that we are going to move. (Pointed out on map.)

Mr. Schroder: In regards to access and circulation; how will the buses get in? Do they back in? And, is there a plan to acquire more than the 2 buses we have heard about? Ms. Smith: Yes, and there is a long waiting period when ordering a bus. (Pointed on the map how the buses will enter the facility.)

Ms. Leidal opened the hearing for public comment. No comments.

Mr. Gerard: The area is pretty protected and screened with landscaping. We need the buses and I agree with the point analysis.
Mr. Schroder: I support.
Mr. Giller: I support.
Mr. Schuman: I agree.
Mr. Lamb: I agree and think the architecture is compatible and I'm excited to have electric busses.
Ms. Dudney: I agree.

Mr. Schroder made a motion to approve with the added finding, seconded by Mr. Gerard. The motion carried unanimously (7-0).

OTHER MATTERS:

1. Administrative Rules and Regulations for the Town of Breckenridge Development Code and Subdivision Standards
2. Class D Majors, Q2 2018
3. Class C Subdivisions, Q2 2018
4. Town Council Summary

Ms. Leidal: I see the rules and regulations say the Class C subs will be forwarded at the next meeting. (Ms. Puester: If that is still ok with the Commission, we would send them quarterly as we currently do. Will make sure it is reflected. (Commission: Yes that is ok).)

Ms. Puester: I have two questions for the Commission regarding the CLG Annual Reporting that I am working on for the State. 1) I want to be sure I have correct numbers for Telluride conference attendance. Mr. Giller, Mr. Gerard, Ms. Dudney. 2) Saving Places Conference attendance: Ms. Leidal, Mr. Giller, Mr. Gerard.

Mr. Schroder: The APA conference will be in Keystone and should be easy to attend. Ms. Puester: We have also started talking about a PC field trip in October and potential dates. We also have some seats up this year – 4 seats. Gretchen, Ron, Christie, and Mike. We have a different process this year, the Council has gone away from formal interviews at their formal meetings and we do the application review with staff and Council representation, interviews internally with that group, then make a recommendation to the Council. We will still have the same advertising in October.

ADJOURNMENT:

The meeting was adjourned at 5:52 pm.

Christie Mathews-Leidal, Chair