

PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 p.m. by Chair Giller.

ROLL CALL

Christie Mathews-Leidal	Jim Lamb	Ron Schuman
Mike Giller	Steve Gerard	
Dan Schroder	Lowell Moore	

APPROVAL OF MINUTES

With no changes, the September 17, 2019 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the October 1, 2019 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None.

CONSENT CALENDAR:

1. Gravity Haus Master Sign Plan (CL), 605 S. Park Avenue, PL-2019-0391

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

WORK SESSIONS:

1. Subdivision Code

Mr. Lott reviewed proposed changes to the Subdivision Code including amendments, updates to grammar, updates to definitions, and changes to content in regards to site disturbance envelopes. The Commission was asked for any questions or feedback.

Commissioner Questions / Comments:

Mr. Giller: Under 9-2-1-2.G. it lists all of the codes and plans and criteria, but I wondered if there is a hierarchy to the list? (Mr. Lott: I wouldn't think so.) (Mr. Kulick: The Comprehensive Plan is the overarching advisory document for Town Planning but is advisory. Other documents such as the Handbook of the Design Standards fall under the umbrella of the Comprehensive Plan but are narrower in focus and mandatory) If there is a conflict, which would have precedence? (Mr. Kulick: We try and keep them so they are not in conflict. We occasionally find incidental conflicts such as different definitions for the same word, but historically have not had any glaring philosophical differences between documents. Sometimes there are slight differences when we do a joint plan such as the Joint Upper Blue Master Plan.) (Ms. Puester: The Joint Upper Blue Master Plan is more density and land use related as it would apply here.) (Ms. Leidal: Jeremy is going to check to make sure all those documents exist, like the urban design plan.) (Mr. Kulick: I don't think we've updated that the Urban Design Plan recently, many of the items in the plan have been completed such as the majority of the Riverwalk.) (Ms. Leidal: Jeremy is also going to add some definitions, like defining a building envelope.)

Mr. Gerard: One of the things that came up in my mind before is that I'd really like to see a definition for the term 'adjacent lot'. On page 63, under the class C subdivision procedures, there is a definition that would work quite well in the definitional section as well. In the Highlands for example, we have a lot of properties separated with open space between them, and this would make the two lots adjacent, though they are really not. If you make a definitional description of what adjacent lot means, it comes into play a lot. One other comment, this may be policy,

on page 81 under utilities, telephone, electric, gas, cable, it talks about all of those things being placed underground. I think we should put the word fiber in there, and make the subdivider responsible for the fiber drops. The Town is paying for that right now. Maybe the Town Engineer can review this. (Ms. Puester: We will run that through the Town Manager's office. We do have a one-dig policy, where once the ground is opened up for utilities, everything needs to be installed at that time.) I think it needs to be completely articulated. It makes economic sense for the town. (Ms. Puester: It's a good point and we will follow up on that).

Mr. Giller: Small question, I know this dealt with building envelopes, but will you address sustainability in subdivisions at some point? (Mr. Lott: We have things like provisions for wildlife corridors, we added some language for solar and wind turbines) (Ms. Puester: What are your specific concerns?) Some of our tours and conferences we look at storm water detention areas, permeable pavements, and I do not know what code that falls under. (Mr. Kulick: We are meeting with engineering for some of these updates specifically related to preservation of flood plains and wetland areas. Also we look at steep slopes. We are looking at a property to potentially annex now and one of the things required is a slope map, so they can only count the areas that are under 15% for their density. The remainder will need to be placed in Land Use District 1. (Mr. Lott: And we updated what could be outside of a disturbance envelope, we included freestanding solar arrays and wind turbines.) (Ms. Puester: We added solar and wind to be allowed outside of the disturbance envelope. Of course they will still get reviewed under the Development Code, so they will have to adequately sight and screen those type of developments. Is the Commission comfortable with those outside? That's new to the code here.) (Note: All Commissioners were fine with that change)

Mr. Gerard: I have one other comment. Page 87, street lighting, in the second sentence it talks about lighting being compatible, and I would like to see it say it will be dark sky compliant. (Ms. Puester: I think we need to tie it in with Chapter 12, which address outdoor lighting standards and we also don't want the commission 'determining' the fixtures, we should that to 'approving').

Mr. Giller: When might we see the next round? (Ms. Puester: If the Commission is comfortable with this, we would like to go to Council. The Council has seen the previous minutes on this and they've requested a work session. Let us know if you have any more comments between now and first reading if you happen to see anything else you would like to add, just contact staff.)

OTHER MATTERS:

1. Town Council Summary (Memo Only)

Mr. Schroder: They talked about burying power lines, but really that is all county that is left. (Ms. Puester: The program is with Xcel, we drop the line in conformance with an existing Xcel program. Anything new is automatically underground, but anything old... that's how it works. Usually when we touch the property for development, we drop it otherwise.)

Mr. Giller: List of five-year projects was interesting.

Ms. Puester: Past Forward conference is next Thursday/Friday.

Mr. Kulick: I'm working to get us a tour of Moose Landing. Tentatively plan for that site visit October 15th.

Ms. Puester: October 15th is going to be a really long meeting, maybe we should set it up for another day. (The Planning Commission agreed to look into another day, an off meeting day.)

ADJOURNMENT:

The meeting was adjourned at 6:02 pm.

Mike Giller, Chair