

PLANNING COMMISSION MEETING

The meeting was called to order at 5:30 p.m. by Chair Moore. The meeting was a virtual electronic meeting through the Zoom platform, as a result of the COVID-19 pandemic.

ROLL CALL

Christie Mathews-Leidal	Ron Schuman	Jay Beckerman	Tanya Delahoz
Mike Giller	Steve Gerard	Lowell Moore	

APPROVAL OF MINUTES

With no changes, the February 2, 2021 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the February 16, 2021 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- There was no public comment.

WORK SESSIONS:

1. Update on Code Amendments to Policy 24R Regarding Housing Employee Generation Mitigation
Ms. Rex presented an overview of recent updates to Policy 24R.

Commissioner Questions / Comments:

- Mr. Moore: The report was really comprehensive.
- Mr. Gerard: Will the formula be adjusted on a regular basis? (Ms. Rex: The numbers will be adjusted through a resolution after yearly Area Median Income information is released from the U.S. Department of Housing and Urban Development.)
- Ms. Delahoz: What percentage of businesses will be subject to this in-lieu fee? (Ms. Rex: It will likely be accrued during minor renovations and will apply to commercial, lodging, and multi-family residential uses.)
- Mr. Truckey: For the new Commissioner's benefit, I wanted Nichole to come back and give an update since this was a pretty big policy change when it was adopted.
- Mr. Gerard: Since this is a floating fee when is the fee locked in? (Mr. Truckey: At the time of application.) Nice work.
- Mr. Schuman: Staff should consider updating the fee on a biannual or longer period if possible so that updating the fee is not so cumbersome.

CONSENT CALENDAR:

1. Golko Residence (LS), 127 Penn Lode Drive, PL-2021-0031

Ms. Leidal made a motion to call-up the application, seconded by Mr. Schuman. The motion passed unanimously and the project was called up.

Mr. Sponable presented an overview of the project.

Commissioner Questions:

- Ms. Leidal: Looking at the code for +4 points, the minimum size of trees is 10' and 50% should be multi-stem. Can we add a condition? (Ms. Allen-Sabo: Sure, we can agree to that).
- Ms. Leidal: Can you explain the grading at the rear patio area? (Ms. Allen-Sabo: The 56' contour should be dashed. There should be a small retaining wall faced with stone.) Please modify conditions 11 and 19 (Ms. Allen-Sabo: Sure.)

- Ms. Leidal: A portion of the walkway is shown outside the envelope, is that allowed? (Mr. Sponable: That is allowed in Shock Hill.) Suzanne, it is a beautiful landscape plan. (Ms. Allen-Sabo: We have done about 20 homes with walkways in Shock Hill.)
- Mr. Beckerman: Should the water conservation checklist be included on the plans? (Mr. Sponable: Yes. The Water Conservation checklist is shown on the landscape plan. In this case there are 3 strategies being called out as water conservation strategies.)
- Mr. Schuman: Could you show us the retaining wall? (Ms. Allen-Sabo: It is a very small wall, 18” to 20” and we can sketch one up.)
- Mr. Gerard: I counted 7 bathrooms, in your report it states 6. (Mr. Sponable: Will correct that.)
- Ms. Leidal: Were retaining wall details shown on the plans? (Mr. Sponable: Yes, but nothing that clearly shows the rear patio wall in question.)

Ms. Allen-Sabo presented a retaining wall sketch. (Mr. Schuman: I don't want to approve a Consent Calendar item without having a detail on a retaining wall.) (Ms. Puester asked if the condition of approval for it was acceptable rather than continuing it.) (Commissioners agreed.)

Commissioner Comments:

- Mr. Gerard: I am not going to vote against this even though it has an exceptionally long drive that is being compensated with an above average landscaping plan. The project received -2 points for loss of landscape and trees then +4 for added landscape. I don't believe that is a fair trade.
- Mr. Giller: It is a handsome design, but it does have an almost 7' tall retaining wall at the driveway.

Ms. Leidal made a motion to approve the project with modified conditions 11 and 19, seconded by Mr. Gerard.

Condition #11 was revised to state: “Applicant shall submit and obtain approval from the Town Engineer of final drainage, grading, utility, and erosion control plans. The plans shall be revised prior to issuance of a building permit to show all grading, retaining and drainage inside the disturbance envelope.”

Condition #19 was added stating: “The landscaping plan shall be revised to show the aspen trees to be 50% multi-stem and the minimum height of evergreen trees to be 10’.

The motion passed 7-0.

FINAL HEARINGS:

1. The Carlin Building Remodel and Site Plan Redesign (LS), 200 N. Main Street, PL-2020-0498

Mr. Sponable presented a proposal to renovate the existing structure with restaurant on the lower two levels and four apartments on the upper story. Also proposed are changes to the parking lot, entrance to the parking lot, and main level access to the building.

Commissioner Questions:

- Mr. Gerard: No questions
- Mr. Beckerman: No questions.
- Ms. Delahoz: No questions.
- Ms. Leidal: Nice report and thank you to the applicants for revising the plans. I appreciate the added conditions but I believe it should mention that all Priority Designs Standards should be met.
- Mr. Giller: No questions.
- Mr. Schuman: No questions.
- Mr. Moore: No questions.

Ben Hansen, Allen-Guerra Architecture:

We removed the X element from the railings. We eliminated two windows from the western elevation. We enlarged the outdoor heated areas. We agree with the condition that requires an EPA Phase II pizza oven. Mr. Hansen presented historic examples of rafter tails and rustic siding on Main Street.

Commissioner Questions:

Ms. Leidal: We had a presentation about a workforce housing in-lieu fees and exemptions from outdoor dining, you may consider adding additional outdoor seating once that Policy is modified. (Ms. Allen-Sabo: We are considering that once that policy change is approved.)

Chair Moore opened a public comment period. There were no comments.

Commissioner Comments:

Mr. Beckerman: Great project. I agree the new ornamental design of the railings does comply.
Ms. Delahoz: Yes, the railing complies. Great job, really excited about the modifications.
Ms. Leidal: Thank you for the changes to the plans. I agree with staff. The railing meets Design Standard 205.
Mr. Giller: Wonderful project good work to the design team.
Mr. Schuman: Yes, conforms to 205. Look forward to outdoor seating being added.
Mr. Gerard: Compliments to the design team. Expanding the outdoor heated space will improve safety. Thanks for cleaning up the railings and improving the glazing.
Mr. Moore: I support the project. You did an amazing job improving the building. Design Standard 205 has been met.

Ms. Leidal made a motion to approve the project with a modification to Finding 6 and a modification to Finding 7 which eliminated the first two words of the Finding, seconded by Mr. Giller. The motion passed 7-0.

Finding #6 was revised to state: "The Handbook of Design Standards for the Historic and Conservation Districts requires all Priority Policies to be met in order to be in substantial construction. Priority Policy #200 does not recommend the use of rough sawn, unstained or unfinished siding however, the use of vertical 1x barn wood siding on the north and east elevations of the primary structure is acceptable due to the material variation assisting to break up the mass of the already large non-conforming structure, its limited visibility, and its function as an accent material."

Finding #7 was revised to state: "The screening of the existing mechanical equipment is consistent with similar projects along Main St. and its location to be the most preferable given the site and building conditions."

OTHER MATTERS:

1. Town Council Summary

Mr. Truckey: There were a number of legislative items including the Policy 24 modifications discussed earlier tonight, the Pinewood 1 purchase contract, and eminent domain associated with repair work to the Goose Pasture Tarn Dam. The Council approved the McCain pond filling town project. Julia provided the Council an update on the Town's small cell project. A community survey regarding a tax for supporting child care will be forthcoming. The Council is preparing for a big discussion on events, specifically where do we want to go after we exit the pandemic. The business rent relief program spent \$250,000 to fund 78 businesses in January.

ADJOURNMENT:

The meeting was adjourned at 7:01 pm.

Lowell Moore, Chair