

PLANNING COMMISSION MEETING

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

ROLL CALL

Mike Giller	Mark Leas	George Swintz-remote	Allen Frechter
Tanya Delahoz	Ethan Guerra	Steve Gerard	

APPROVAL OF MINUTES

One change on page 4 of the minutes; Mr. Kulick's comment second line should say, "what was shared with the other **Commissioners**" not "Commission." With that change, the October 4, 2022 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the October 18, 2022 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

CONSENT CALENDAR:

1. Breckenridge Ski Area Master Sign Plan (CC), PL-2022-0439

Mr. Swintz made a motion to call up the Breckenridge Ski Area Master Sign Plan, seconded by Mr. Gerard. The Planning Commission voted 7-0 to call up the project.

Mr. Guerra and Mr. Frechter disclosed they are part-time employees of the Breckenridge Ski Area. No Commissioners had issues with their participation in the discussion.

Mr. Cross gave a brief overview of the proposed Breckenridge Ski Area Master Sign Plan which covers the base area of Peak 8.

Mr. Swintz: Why did you not do the Master Sign Plan for Peaks 7 and 9 at this time? (Mr. Cross: The applicant is going to focus on Peak 8 now where summer activities occur. After winter, the applicant proposes to address Peaks 7 and 9). What part of the plan addresses externally lit signs? (Mr. Cross: The Town Code, not the Master Sign Plan, would address externally lit signs which must be downcast.)

Mr. Giller: No questions for staff.

Mr. Frechter: No questions.

Mr. Gerard: Looking at the temporary sign variance on page 17 of the packet, it should be clear that the allowed temporary signs and sandwich boards is to effectuate snow and ice removal. (Mr. Cross: The exempt signage, most of it is required by law. Temporary and movable format signs have different uses and therefore the variance.) Add something about safety and snow clearing for these temporary signs. Under variance 5; the findings and conditions are good which allow them to only operate those signs during ski-area hours. For condition 9, you should add that the signs should turn-off one hour after lift service. You could improve and clarify under the snowfront zone, no. 2 in the definitions, to describe in full the paved area that is talked about. (Mr. Cross: That paved area does extend far beyond this zone. We could clarify to describe that it pertains to the entire area adjacent to the Peak 8 paved area.)

Mr. Leas: No questions.

Mr. Guerra: No questions.

Ms. Delahoz: No questions.

Applicant, Ty Robbins, Norris Design:

On illumination, all sign illumination will follow Town Code, except the LED signs which will have a variance. We will tackle Peak 8 first, and Peak 7 and 9 will follow.

Mr. Swintz: On the materials variance, we may want limits on the types of materials especially vinyl signs. Generally, there is a commercial standard, it seems interesting that freestanding signs are unlimited. (Mr. Cross: The majority of the freestanding vinyl signs are required by law and are in the on-mountain zone. The number of freestanding signs in the snowfront area will be limited by the MSP.) (Mr. Kulick: When staff examined the plan we recognized that permanently affixed signage should meet the Town's material standards for signage. The material variance is for signs which are movable day-to-day to aid workers and snow removal.)

Mr. Giller: For the applicant, did you consider not using all capitals which are more difficult to read and comprehend quickly than standard lower-case text? (Mr. Robbins: We are proposing to use the existing brand standards on all signage.)

Public Comment was opened.

There was no public comment and the comment period was closed.

Mr. Swintz: I have no additional comments. Safety is always first, wayfinding on the mountain is generally good, in general I was in favor of the proposed plan.

Mr. Frechter: To comment on the vinyl, vinyl is only for the temporary banners which would tip over if they were hard surface signs.

Mr. Gerard: It is a good idea to carve out the ski area with its own rules because of its unique aspects. I will support the plan and what is proposed.

Mr. Leas: This is a good comprehensive plan.

Mr. Guerra: I agree with the previous comments.

Ms. Delahoz: I also agree with the previous comments.

Mr. Gerard made a motion to approve Breckenridge Ski Area Master Sign Plan, PL-2022-0439 with the attached findings and conditions, and also recommend that the Town Council grant the requested variances and find that they meet all the absolute policies of the Code with a passing point analysis of zero points, seconded by Mr. Leas. The motion passes 7-0.

OTHER MATTERS:

1. Entrada Parcel Zoning (JP), 11030 State Highway 9

Mr. Truckey presented a proposal to consider placement of the Entrada parcel into Land Use District 5, if annexed.

Commissioner Questions / Comments:

Mr. Frechter: The development agreement will have an exemption from the floor area ratio (FAR) and units per acre (UPA) noted in the Land Use District? (Mr. Truckey: Yes).

Mr. Giller: This regards the application we previewed for BGV workforce housing and there would be a public benefit? (Mr. Truckey: Yes, every development agreement requires a public benefit. Every unit here will be deed restricted. BGV may use these units to satisfy workforce housing requirements for other projects they have.)

Mr. Gerard: On page 79, the report states that there is no public transit service but that is incorrect. There is bus service to this site. (Mr. Truckey: Yes, we could make a notation of that

without changing the Land Use District.) Second part of the paragraph, I recollect they were short some parking spaces. Is that going to be part of the development agreement? (Mr. Truckey: That may already be part of the development agreement but I will check.) There was discussion about sharing parking with the lot to the north because parking could not be met on site. Has parking been addressed and does it meet the requirements? (Mr. Truckey: I believe parking has been addressed but I will confirm; if it has not it can be made part of the development agreement.)

Applicant, Mr. Sam Dudick, Breckenridge Grand Vacations (online comment):

The site is parked at a 1:1 ratio, with 67 total parking spaces, 66 for each of the 66 units, one for the office space.

Mr. Gerard made a motion to recommend that the Town Council place the Entrada property into Land Use District 5, if annexed, seconded by Mr. Frechter. The motion passed 7 to 0.

2. Town Council Summary
3. Class D Majors Q3 2022 (Memo Only)
4. Class C Subdivisions Q3 2022 (Memo Only)

ADJOURNMENT:

The meeting was adjourned at 6:30 pm.

Tanya Delahoz, Chair