

PLANNING COMMISSION MEETING

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

ROLL CALL

Mike Giller	Mark Leas	Allen Frechter	Susan Propper- absent
Ethan Guerra- remote	Steve Gerard	Elaine Gort	

APPROVAL OF MINUTES

With the below change, the September 19, 2023, Planning Commission Minutes were approved.

Mr. Guerra: Regarding landscape lighting, he would like to amend his comment to note that he did not state the Town should not allow landscape lighting but only meant to state that the code does not currently address landscape lighting.

APPROVAL OF AGENDA

With no changes, the October 3, 2023, Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- Janet Sutterley, Architect: Ms. Sutterley gave an update on her previous September 5th comments regarding historic sheds. Several historic sheds in Breckenridge are dilapidated to the point that they risk collapse with the coming winter snow. Ms. Sutterly has spoken with Larissa O'Neil, Breckenridge History, and believes Breckenridge History could work on an updated historic shed inventory. (Mr. Truckey: Our Department has been working on a historic shed inventory since your previous comments and can share with Breckenridge History. These findings will be shared with the Planning Commission and Town Council at a subsequent meeting.)

PRELIMINARY HEARINGS:

1. Romer Residence (CC), 203 Briar Rose Ln., PL-2023-0354

Mr. Cross presented a proposal to construct a 3,229 sq. ft. single-family residence with five (5) bedrooms and a 506 sq. ft., two-car garage. This proposal is subject to a Development Agreement approved by the Town Council in 2020 for subdivision of the existing Lot 2 into equally sized Lots 2A and Lot 2B, and development of each lot. The development proposed with this application is for the northern lot, Lot 2A. The subdivision, which is a requirement prior to completion of the residence, has already been completed. The existing modular single-family residence on the property (Lot 2A) is proposed to be removed with this application. The following specific questions were asked of the Commission:

1. Does the Commission agree the orientation of the garage incurs negative three (-3) points under Design Standard 318?
2. Does the Commission agree that the main ridge is oriented perpendicular to the street and no negative points shall be incurred?
3. Does the Commission agree that the proposed windows comply with Design Standard 319?
4. Does the Commission have any other comments on the project or concerns with the point analysis?

Commissioner Giller is employed by a contractor who will likely construct this residence and recused himself from the discussion.

Commissioner Questions / Comments:

Mr. Leas: What is the Town's intention of the regulation that requires the differentiation of concrete for the driveway and the right-of-way asphalt? (Mr. Cross: I am not sure why; the standard says that it should be a material that is distinguished from the right-of-

way.) (Mr. Kulick: This standard concerns showing a material that is not asphalt and has a different texture from the right-of-way. Asphalt would not have been present historically.) This is a standard for purely aesthetic value.

Applicant: Janet Sutterley, Architect: I wanted to address the comments from last hearing regarding the Cottonwoods. The applicant does not like Cottonwoods and proposed Spruce trees which would provide more screening year round. The applicant also chose not to change the metal wainscot on the base as was suggested by Commissioner Propper. They believe the metal blends well with the historic district. The stamped concrete driveway was the same driveway transition that was approved next door for the Kuhn Residence. We still question whether the concrete will last, without heating, it will likely crack in the future. We will discuss how to mitigate this with the contractor. I wanted to address the ridgeline comments previously by showing examples of rooflines in the historic district with rooflines which run parallel to the street; there are many [applicant showed prepared slideshow of homes with rooflines that violate the perpendicular principle within the historic district]. On the Kuhn Residence, we did receive negative three points for a roofline that was parallel with the street to give Commissioners who were not here at that time a clear example of a ridgeline that is parallel.

Ms. Gort: Were there any examples of the main ridgeline being the tallest ridge and parallel? We still have the code to consider.

The hearing was opened to public comment. There were no comments and the hearing was closed.

Mr. Leas: I agree with the point analysis. I believe that the revision orients the ridgeline perpendicular to the street and no negative points are warranted. I believe the windows comply with 319. No additional comments and the project is ready for final hearing.

Ms. Gort: I agree with the point analysis. I do not agree the main ridgeline is perpendicular. I agree the window complies. They are ready for final hearing.

Mr. Gerard: I think you have done everything to attempt to address the main ridgeline issue but the problem with this project is that the home is wider than long. The house reads perpendicular from the side but wide from the front. I am not going to stand on the position it is not perpendicular. I am okay with where you ended up. I do wish they would include a Cottonwood for variety. I think all changes addressed our issues. The orientation should not incur negative three points. I agree with the point analysis. While I do not agree the ridge is perpendicular it should not incur points.

Mr. Guerra: I agree with Mr. Gerard on the ridge alignment. I agree with negative three points for the garage. I am okay with the orientation of the main ridgeline and no negative points should be added. The windows comply and we are ready for final hearing.

Mr. Frechter: I agree with negative three points for the garage and the overall point analysis. I agree the ridge is perpendicular. This is a product of the lot dimensions. No other comments and I agree on the point analysis and that the project is ready for a final hearing. On Cottonwoods, they grow best in areas with lots of water and may not do well in this location.

Mr. Truckey: The variety of Cottonwood, Balm of Gilead, was specifically planted in the Breckenridge historic district.

OTHER MATTERS

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:37 pm.

Allen Frechter, Chair