

PLANNING COMMISSION MEETING

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

ROLL CALL

Mike Giller Mark Leas Allen Frechter Keely Ambrose
Ethan Guerra Elaine Gort Susan Propper - **remote**

APPROVAL OF MINUTES

With no changes, the June 18, 2024 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the July 2, 2024 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

CONSENT CALENDAR:

1. Tamarock Residence (SVC), 107 N. Pine Street, PL-2024-0193

Ms. Propper: Related to this project, as it is another scrape project with the new house being much larger than the existing one, is the Town Council looking into this at all? (Mr. Kulick: Yes, Town Council has asked staff to look into the Neighborhood Preservation section of the code limiting house size.)

2. Highlands Golf Course HOA Voluntary Wildfire Mitigation (CC), Multiple Addresses, PL-2024-0239

Ms. Gort: Not for this project specifically, but in this area, along Highway 9 in front of the Highlands there are many trees that are dead or dying from the road treatments to the Highway and I'd be worried about someone throwing out a cigarette and the trees catching on fire. (Mr. Cross: The open space area in front of the entrance to the Highlands was part of the wildfire mitigation project completed last year; this project is for a different filing of the Highlands, but I can go out and take a look at the area.) (Ms. Puester: That area is most likely CDOT right-of-way.)

3. Highlands Riverfront Lot 25 Deed Restricted Duplex (EM), 29 & 31 Monitor Drive; PL-2021-0174

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

TOWN PROJECTS:

1. Relocated Food & Beverage Delivery Service Pilot Temporary Sprung Structure (SVC), 410 N. Park Avenue, PL-2024-0220

Ms. Crump presented a proposal to construct a temporary structure on the vacant lot at the south end of the Parkway Shopping Center, formerly known as the Postal Lot, to house the Town's food and beverage delivery pilot program. The project was previously proposed at the south end of the Tiger Dredge parking lot but will be relocated. The pilot delivery service will manage food and beverage delivery logistics in the core of downtown for participating businesses using smaller electric delivery vehicles. The pilot program aims to reduce emissions and congestion from oversized delivery vehicles while increasing pedestrian and bicycle safety and efficiency of product distribution. Shannon Smith, Town Engineer, was also present for questions.

Commissioner Questions / Comments:

- Ms. Propper: Will the trucks be coming in very early in the morning? (Ms. Smith: Yes, the typical operating hours will be from 4:00am to noon.)
- Ms. Propper: Do you think the amount of daylight at that time will be sufficient, or would they need lighting? (Ms. Smith: The contractor is not requesting lighting at this time, the interior lighting should be sufficient for docking purposes and should they need more lighting they will have to come back to the planning department for an additional permit.)
- Mr. Giller: Will the canvas material be semi-opaque like the DIA canvas? (Ms. Crump: No, it will be fully opaque.)
- Ms. Gort: For the circulation, the red indicates asphalt and the blue indicates gravel? (Ms. Smith: Correct.) Have you considered a curb cut directly onto the Highway? (Ms. Smith: We are not considering any additional curb cuts at this time.)
- Mr. Frechter: Would it be possible to direct delivery truck traffic during construction of the French Street roundabout to enter and exit at the existing curb-cut to the north or create a new temporary curb cut on Highway 9 during construction? (Ms. Smith: We have not talked to Breckenridge Grand Vacations (BGV) about their plan for the roundabout yet and are not certain on the construction timing, but CDOT would most likely not be supportive of an additional curb cut on Highway 9. The City Market lot does already have three curb cuts to work with and has delivery trucks come in regularly, so we are not concerned about circulation during the roundabout construction. The Town and BGV will need to work with CDOT for several approvals throughout the project.)
- Mr. Leas: For drainage, you won't be doing any cut but you will be doing some fill for the project? (Ms. Crump: The project is on an open foundation so there won't be much change to the drainage around the structure.) (Ms. Smith: We have already ordered the docking structure in accordance with the grade at the Tiger Dredge Horseshoe so we will need to grade to match that percentage at the Postal Lot.)

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

- Ms. Ambrose: I like it; I think the project is a great idea.
- Mr. Giller: I support the project and I think it's an improved location.
- Ms. Propper: I'm pleased with the new location; I think it will be much better for not disrupting the employee parking on Adams.
- Mr. Leas: I am also very appreciative of the new location, and glad the Town was proactive and reached out to the new owner of the City Market parcel to make this happen. I think it would be good to work with the developer to see if the structure could be permanently located on this site.

Mr. Giller made a motion to recommend approval of the Relocated Food & Beverage Delivery Service Pilot Temporary Sprung Structure to Town Council, seconded by Ms. Gort. The motion passed unanimously, 7-0.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:04 pm.

Mark Leas, Chair