

PLANNING COMMISSION MEETING

The regular meeting was called to order at 5:35 pm by Chair Leas.

ROLL CALL

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

APPROVAL OF MINUTES

With no changes, the August 6, 2024 Planning Commission Minutes were approved.

APPROVAL OF AGENDA

With no changes, the August 20, 2024 Planning Commission Agenda was approved.

PUBLIC COMMENT ON HISTORIC PRESERVATION ISSUES:

- None

FINAL HEARINGS:

1. Highlands Riverfront Tract E Deed-Restricted Condos (SVC), 13545 S. State Hwy 9, PL-2024-0089
Ms. Crump presented a proposal to construct 44 deed-restricted workforce housing units in four condominium buildings on Highlands Riverfront Tract E, accessed from Stan Miller Drive. Each building will be three stories with 11 one-bedroom units. The entirety of the project is intended to be deed-restricted for-sale units. The project will provide 67 surface parking spaces. An existing 2,344 sq. ft. professional office building is located on the southeast corner of the lot and is proposed for demolition with this project.

Commissioner Questions / Comments:

Mr. Giller: Which units will be the accessible units and will they be in close proximity to the accessible parking spaces? (Ms. Crump: I will let the applicant answer that but most likely the entire first floor of each building will be considered accessible units.)

Mr. Leas: How was the applicant able to work around the negative points initially received for the non-natural siding, did they add wood accents? (Ms. Crump: That is correct, they added natural wood fascia, trim, and posts. The code under Policy 5/R does not specify an amount of natural accent material needed to avoid receive negative points for fiber cement siding, only that some natural material must be present, and Staff feels the proposal aligns with an amount that would be expected.) And who owns the Tract W to the west? (Ms. Crump: Tract W to the west is private open space and part of the overall Highlands Riverfront HOA ownership. This tract has a pedestrian access easement across it for access to the rec path.)

Applicant, Tom Begley, Breckenridge Lands:

I want to thank Mark Truckey and Chris Kulick for allowing the project to have a combined final hearing. After the feedback from the preliminary hearing for the project we felt we were in a good position to make the needed changes and have a single final hearing. This will help us meet the project goal of breaking ground on the first building foundation this fall. We will adjust the accessible parking spots to be consistent with the location of the accessible units, but we will need to make sure we meet the building code with where those accessible units are located, I believe it is five percent accessible units required and we will need to spread that across all buildings but most of the lower-level units will likely be accessible.

Mr. Giller: I understand, and I encourage you to make the route to those spots as short as possible and consider all the facets of accessibility beyond what is required by the code.

Ms. Gort: How many accessible units are required?
Mr. Begley: I believe it's 5%, and we may provide more than that because it is only an incremental cost change to make additional accessible units on the ground floor.

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

Mr. Giller made a motion to approve the Highlands Riverfront Tract E Deed-Restricted Condos, seconded by Ms. Gort. The motion passed unanimously, 6-0.

OTHER MATTERS:

1. Town Council Summary

ADJOURNMENT:

The meeting was adjourned at 6:08 pm.

Mark Leas, Chair