

PLANNING COMMISSION MEETING

The meeting was called to order at 7:05 p.m.

ROLL CALL

Kate Christopher Jim Lamb Dan Schroder
Trip Butler Michael Rath Dave Pringle
Gretchen Dudney was absent.

APPROVAL OF MINUTES

With no changes, the August 2, 2011 Planning Commission meeting minutes were approved unanimously (6-0).

APPROVAL OF AGENDA

With no changes, the August 16, 2011 Planning Commission meeting agenda was approved unanimously (6-0).

CONSENT CALENDAR:

1. Smith Residence (MGT) PC#2011047, 834 Preston Way
2. White Cloud Residence (MM) PC#2011051, 499 White Cloud Drive

With no requests for call up, the Consent Calendar was approved as presented.

WORKSESSIONS:

1. Landscaping Guidelines (JC)

Ms. Cram presented. In January of this year updates to Policy 22 – Landscaping were adopted. In conjunction with these updates staff has been working on updates to the Landscaping Guidelines referenced in the Policy. The existing Landscaping Guidelines have not been updated since 1985. The goal of the updates is to make the Landscaping Guidelines consistent with the current Landscaping Policy and create a relevant and timely document to assist staff and the public in developing landscape plans that meet the intent of the requirements and recommendations outlined in the Landscaping Policy.

Thus, the purpose of the Landscaping Guidelines is to provide more detail with regard to species selection, location, spacing between plants, planting details and maintenance of plants than what is outlined in the Landscaping Policy within the Development Code.

Staff has divided the Landscaping Guidelines into 4 Sections as noted above.

1. Species Selection
2. Location of Plantings/Spacing between Plantings
3. Planting Details
4. Maintenance/Pests and Diseases

The updates will also include graphics to assist with understanding location, spacing and planting details.

Staff shared the first section, Species Selection, with the Commission.

Commissioner Questions / Comments:

- Mr. Schroder: Do you intend to provide applicants a comprehensive list? (Ms. Cram: Yes.) Mr. Neubecker: In the future we might pass it along to landscaping contractors; we want to make sure the people that are going to use it and that it will make sense to them.) (Ms. Cram: There were some things on the existing guidelines that we removed because some things have changed since then.)
- Mr. Pringle: Did I hear you say that people will have to plant 50% of class I? So it is possible that they could plant class II but not get positive points? (Ms. Cram: We want to encourage people to plant native species but they can use class II plants as well.)
- Mr. Lamb: Can you please touch on the “microclimate”? (Ms. Cram: Example: Providing protection from northwest wind; we are still trying to figure out what section this will go under.)

- Ms. Schroder: Maybe there should be an overview section of why native plants are encouraged; an introductory paragraph to further explain why it is necessary. (Ms. Cram: That is a good idea.) Would you consider addressing stratification across growing season? (Ms. Cram: Main goal of this plan is that the layered landscape is harmonious with our mountain character.)
- Mr. Schroder: The keys were very helpful. (Ms. Cram: Are there changes that would make things easier for you when you are reading the landscaping plan? Staff will point out changes as they come along.)
- Mr. Pringle: We could extend this information out to other people. How do we get that information to them? (Ms. Cram: The new guidelines will be electronic and posted online; we can get information to the HOA's.) Maybe it could go on the Breck Buzz on TV? (Mr. Neubecker: Working through the HOA's would be a good thing; they can pass the word along to make people aware that the town has this service available, and a landscape architect on staff.)
- Mr. Schroder: If this is electronic we could have links to other helpful sites (i.e. Jefferson County; CSU Extension Office has list of Colorado native species.)

OTHER MATTERS:

- Mr. Neubecker: Town Council Update:
The Peak 6 expansion project will continue to take comments until August 26th.
Summit County Road 3 annexation going through approval. Woods Manor annexation approved.
Town is constructing a sidewalk on Airport Road.
Pro-Cycling Challenge is coming up next week.
- Mr. Grosshuesch: Summit County is looking at Kennington Neighborhood for additional affordable housing. New housing would be on site of recycling center. Recycling would relocate to end of Airport Road, at Coyne Valley on McCain property. County is also considering the potential of building a new library on Airport Road. Solar panels are going up now on Town buildings; solar gardens are now allowed and under consideration at the county landfill. Individuals can sponsor solar panels off-site, they will show up as a credit on your utility bill to offset consumption. (Mr. Pringle: If it is screened well enough people might not complain; people could buy shares to offset their bills.) (Mr. Neubecker: The question is how easily it will be to participate—it needs to be easy to get in, easy to operate—otherwise people will choose to do it on their own. Is that the only option to go through the solar garden or will they be able to put them on their homes individually?)

Open House on Transition Area Standards: August 22, 2011 at 5:30 p.m. at Town Hall
Walk Around Historic District Site Visit: August 30, 2011 at 9:30 a.m. at Town Hall

ADJOURNMENT:

The meeting was adjourned at 7:42 p.m.

Dan Schroder, Chair