

PLANNING COMMISSION MEETING

The meeting was called to order at 7:03 p.m.

ROLL CALL

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

APPROVAL OF MINUTES

With one change, the February 21, 2012 Planning Commission meeting minutes were approved unanimously (7-0).

Gretchen Dudney: On page 4 of the packet, please change “determent” to “detriment”.

APPROVAL OF AGENDA

With no changes, the March 6, 2012 Planning Commission meeting agenda was approved unanimously (7-0).

CONSENT CALENDAR:

1) Parkway Center Master Sign Plan (MGT) PC#2012011, 435 North Park Avenue

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

WORKSESSIONS:

1) Landscaping Guide (JC)

Ms. Cram presented a memo updating the Commission on changes to the Landscaping Guide. It is important to remember that specific requirements for landscaping, such as size, are outlined in the Development Code and that the Landscaping Guide is intended to be a guide. The Planning Commission reviewed Sections 1, 2, 3 and 4 of the Landscaping Guide on January 17th. Staff has incorporated the comments from the Commission, made some other minor changes and completed Section 5 – Common Pests and Diseases. Staff requested feedback from the Commission.

Commissioner Questions / Comments:

Section 1:

Ms. Dudney: Terrific, read it as a homeowner. The key is kind of confusing; “M-D” made me feel like these species didn’t need moisture. You used “M” for both requiring moisture and not requiring. (Ms. Cram: It is according to the plant’s preference; some plants do well in both conditions. Mr. Neubecker brought it up as well. I will look into making it more user-friendly.) (Mr. Neubecker: If it does well in either condition, do we even need to list it? Or, we can consider another letter or symbol.)

Mr. Pringle: On “micro-climates”, can we have an expanded definition of what it means? (Ms. Cram: Example: The lilac can do well with shelter from NW winds, etc.) The words “protection from wind and sun” might be more explanatory, i.e.: might need special planning considerations. (Ms. Cram: We do have a noxious weed ordinance. Summit County has a website with great information.)

Ms. Dudney: Where are you going to publish this guide? (Ms. Cram: We will have copies at Town Hall and on our website. We will also make sure that landscaping professionals have it.) (Mr. Neubecker: We can forward this to HOA’s, etc.) It would be great to publicize it.

Mr. Schroder: I agree with Ms. Dudney that this is very well written. I am very impressed with what you are presenting here. The easier the documents are to find, better use to people.

Ms. Christopher: Maybe have a “Homeowner” tab on the webpage for any documents Breckenridge homeowners might need.

Section 2:

Mr. Schroder: Liked the diagrams, very user-friendly. (Mr. Neubecker: We may try to incorporate more images throughout if possible.)

Ms. Christopher: I liked the hand drawn-sketches.

Ms. Dudney: On “Defensible Space”, is there a requirement where people would have to look into their HOA requirements in addition to the town? (Ms. Cram: That is a great idea.)

Section 3:

Mr. Schroder: Nicely put together documents.

- Ms. Christopher: I just found some typo errors; will give you the paper with my corrections.
- Mr. Lamb: I like this chapter; the planting details are so important. Giving trees a good start is critical for their success.
- Mr. Schroder: Taking care of the roots underground supports what happens above ground: i.e.: flowers, trees, etc.) (Ms. Cram: It is important to not disturb the root zone; i.e.: below the drip-line of tree; this is where the action of the tree is happening. We would like to include a bit on protecting trees during construction. We could come up with a nice sketch.)
- Mr. Schroder: Supports Ms. Cram drawing more images, they are extremely helpful.
- Section 4:
- Mr. Schroder: Important to maintain irrigation.
- Section 5:
- Mr. Rath: The life-cycle of the pine beetle is important knowledge; important for people to understand the timeline of how to deal with it, but cutting infected trees in spring/early summer. (Ms. Cram: I totally agree and will add this.)
- Mr. Schroder: I think aphids are very important. (Ms. Cram: Do you think I should include other things? The things I have included are what I most receive most calls about. I wanted it to be basic stuff that the homeowner is dealing with.)
- Mr. Pringle: A picture says a thousand words. It might be interesting to document how Breckenridge and the forest are going to change over the years. Perhaps show a before (healthy) photo and an after (how it is now) photo.
- Mr. Schroder: Perhaps there is a place in the Visitors Center that could include “Forest in Transition” or something of that nature.

PRELIMINARY HEARINGS:

1) Valette Residence (MGT) PC#2012010, 301 South French Street

Mr. Thompson presented a proposal to remove the existing non-historic structure and replace it with a 2,012 square-foot, two-story residence with four bedrooms, three bathrooms, one gas fireplace, two upper-level decks, and a lower level one bedroom, one bathroom, 434 square-foot employee housing unit. Exterior materials include fiberglass composite shingles, scalloped cedar shingles at the gable ends, 4 ½ inch bevel hardboard siding (Priority Policy 125 recommends lap siding dimensions of approximately 4 inches), 3 ½ inch wide hardboard corner and window trim, wood deck railings, decorative cornice brackets and corbels, a real stone wainscoting around the base of the house varying in height from 9 to 18 inches, and a real stone and wood timber retaining wall for the driveway.

Staff found that the Valette Residence, Accessory Unit, and Removal of Existing Structure (PC#2012010), would be compatible with the surrounding neighborhood and does a good job to hide its parking at the rear of the lot. While this home has been approved before, Staff recognized that there are several new members on the Commission, and Staff understood that there may be questions. Staff is happy to answer your questions or receive any feedback that the Commission may have. If there are no serious concerns, and no changes to the draft point analysis, Staff recommended that this project return soon for the Final Hearing.

Commissioner Questions / Comments:

- Mr. Butler: Wanted Commission to know that I have a personal and professional relationship with the builder; potentially could be a supplier for this project. (The Commission discussed this possible conflict of interest; Mr. Schroder dismissed Mr. Butler from the room for the hearing.)
- Mr. Lamb: Thought you couldn't transfer density through a TDR into the historic district? (Mr. Thompson: Yes, that is the new rule, but the density was already transferred back in 2005 after the original approval of this design.)
- Mr. Schroder: Wanted to verify the parking situation according to the pictures Mr. Thompson provided. The current photos do not accurately show the potential new parking situation.
- Ms. Christopher: Is the current parking going to remain in the French Street right-of-way for Town residents, etc? (Mr. Neubecker: That will be up to the Town to decide that.)
- Mr. Pringle: Was the building permit ever applied for? (Mr. Thompson: Not sure. But they did purchase the TDR and we have confirmed that.)
- Ms. Christopher: Is the chain link fence temporary construction fence? (Mr. Thompson: Yes.)
- Mr. Pringle: Are there any significant changes to the Development Code since this project was first approved? (Mr. Thompson: One thing that comes to mind is negative points for the snow-melting in the driveway. For

the size of the heated area we felt that negative two (-2) points were an appropriate amount.) Is there anything that distinguishes this parking solution to any other solutions? Are we reviewing this policy different or has anything has changed? (Mr. Thompson: In my opinion, I feel that this project should have received positive two (+2) points before. We do need to be careful about setting correct precedents regarding the Code.) Mr. Pringle: Have they thought of any other parking options? (Mr. Thompson: We feel that this works with the historic district by having the parking in the rear of the property.) I just want to make sure that we are consistent with the way we award points. (Mr. Neubecker: It will be screened better than most surface parking.) I'm just looking for an understanding of why if nothing has changed but now they are getting positive two (+2) points. Staff has been giving two positive points for placing parking in the rear of the property and out of site. (Mr. Neubecker: The Historic District Guidelines encourage respecting the historic development pattern of front yards and not having parking in front of the residence. We want to encourage applicants to design parking in the rear of the residence, off of the alley. We do have recent precedence for awarding positive two points (+2) for placing the parking in the rear and out of sight.)

Ms. Dudney: Is this Character Area #1, East Side Residential? (Mr. Thompson: Yes.)

Mr. Rath: I hate snowmelt. This turns the house into an energy hog. They could put a garage there if they were allowed more square feet. (Mr. Jon Raymond, Builder: We agree on the snowmelt, Mr. Rath. We accommodated the back site with parking for many reasons because we didn't have many choices. There is not a foundation under the existing house, it will be recycled and we will be donating it so it is not going to go to the landfill.)

Mr. Pringle: When you say it is a four-plex, it sounds like a legally divided property. (Mr. Raymond: It is not a legally divided property; there are four one-bedroom units, and the existing house straddles both Lots 1 and 2. We have the lot line vacation subdivision application in right now.) (Mr. Thompson: We have sent out notice and placed notice of the subdivision on the property; we are in the notice waiting period right now.)

Mr. Schroder opened the floor for Public Comment:

Maureen Nicholls, adjacent property owner to the West: I think everything looks fine. Just a couple questions on the snowmelt. When the snow melts at the three car parking space, is there going to be a drain that takes the water away? The issue of a plow coming in from Adams Street and then backing out; I am concerned about what happens when the snow gets plowed. Would it be adequate for a snow year like last year? Something has to take that water somewhere. (Mr. Raymond: We try to manage snowmelt by putting in high condenser melters that measure slab temperature, air temp, etc. We try to evaporate instead of having the big trough of water. We will have an ice-bridging.) (Mr. Neubecker: The Town typically does not let you snowmelt into the right-of-way.) (Mr. Raymond: Plowing and snow storage will be a maintenance issue for the property owners. If it is an extra large snowfall year they might have to haul snow out. There will be a plow from a private contractor.) (Mr. Pringle: It will be an ongoing maintenance issue and they will have to keep tabs on it.) (Mr. Thompson: We have had one meeting with the Engineering Department. The engineer is aware of the plan and she will be working closely with Mr. Raymond on the plan.)

Mr. Schroder closed the public comment period and opened the floor back to Commissioners for further questions.

Mr. Pringle: Are there going to be any flue pipes sticking up 10-15 feet from the fireplaces? (Mr. Thompson: They are just proposing the one in the front.) Wouldn't we encourage them to put it in a chimney chase? (Mr. Thompson: I think what we have planned is more historically accurate.) (Mr. Raymond: Could they do a direct vent to the side of the house?) (Mr. Thompson: We have allowed that in the past in the Historic District.)

Mr. Schroder: I like that the parking is tucked away and think this is a good parking solution. Thank you for the explanation of the snowmelt system. I feel confident that the snowmelt system will be addressed and I am happy to see this lot become something else.

Mr. Pringle: I need to be clear on the positive points for employee housing; do we have insurance or some sort of compliance process to know that it will actually be used that way? (Mr. Grosshuesch: We do the monitoring annually but we can't force somebody to live there.) (Ms. Christopher: Does that mean it is deed restricted?) (Mr. Thompson: Yes, it will be deed restricted for locals; a renter would have to work at least 30-hours a week in Summit County.)

Ms. Dudney: Compliments to the design; seems to fit within the neighborhood.

Mr. Lamb: Parking needs to be monitored so that it drains well. I like the design of the building. Worried about the stove pipes looking too low on the roof.

Ms. Christopher: Great with the design; what are the dotted line windows on the bottom? (Mr. Raymond: They are window wells below grade that will allow natural light.)

OTHER MATTERS:

1. Joint Town Council Meeting Topics and Date (CN)

Mr. Neubecker presented a memo outlining several topics for the joint meeting with the Town Council on May 8, 2012. This will occur after the new Town Council is in place. We have suggested potential topics to talk about.

Commissioner Questions / Comments:

Mr. Schroder: How many of these would we like to attempt to cover? What kind of approach do we expect? Maybe if we pick some main topics to cover that would be helpful since sometimes dinner makes things tight.

Mr. Rath: That is only 20 minutes per topic.

MEETING TOPIC IDEAS:

1. Historic Preservation Incentives (Mr. Lamb)
2. Solar Gardens (Mr. Lamb)
3. Energy Efficiency/Review point system (Mr. Rath)
4. Vendor Cart Guidelines (Mr. Pringle)
5. McCain Property/F-Lot Update (Ms. Dudney)
6. Transition Standards (Tiger Dredge) & Inclusion of School Property/Park , Breckenridge Elementary (Mr. Grosshuesch)
7. Solar Panels/Historic Transitions (Mr. Lamb)
8. Re-development of Commercial Development (Mr. Pringle)
9. Importance of the Town Council Liaison (Ms. Dudney)

Other Matters:

Mr. Grosshuesch: Potential rodeo on Airport Road this summer; you might not see it as an application, just as a heads up. It will go through the SEPA (Special Event Permit Application) review process.

ADJOURNMENT:

The meeting was adjourned at 8:57 p.m.

Dan Schroder, Chair