

**PLANNING COMMISSION MEETING**

**THE MEETING WAS CALLED TO ORDER AT 7:00 P.M.**

**ROLL CALL**

Michael Bertaux	Rodney Allen	Dan Schroder
Mike Khavari	Leigh Girvin	Jim Lamb

Dave Pringle did not attend.

**APPROVAL OF MINUTES**

With no changes, the minutes of the August 19, 2008 Planning Commission meeting were approved unanimously (6-0).

**APPROVAL OF AGENDA**

Mr. Mosher announced that the Peak 8, Building 804 (PC#2008032) was once again withdrawn from the agenda at the request of the applicant. With no other changes, the Agenda for the September 2, 2008 Planning Commission meeting was approved unanimously (6-0).

**CONSENT CALENDAR:**

1. Dixon Addition (CK) PC#2008097; 697 Broken Lance Road

Ms. Girvin: At the last meeting building size was discussed and therefore curious to hear how this house would fit into the proposed restrictions. (Staff briefly discussed this application with the commission.) Didn't have a problem with this application but was just curious.

2. Breig Residence (MGT) PC#2008095; 497 Silver Circle

With no motions, the consent calendar was approved unanimously (6-0). Mr. Pringle was absent.

**FINAL HEARINGS:**

1. Peak 8 Building 804 (MM) PC#2008032; 1521 Ski Hill Road  
Removed from the Agenda at the Applicant's request. Anticipated to be reviewed at a future hearing, but no date has been designated yet.

**COMBINED HEARINGS:**

1. Resubdivision of Lot 1, Block 10A, Breckenridge Airport Subdivision (CK) PC#2008096  
Mr. Kulick presented an application to Resubdivide Lot 1, Block 10A, Breckenridge Airport Subdivision Amended into two lots. The proposed lots would be used with the adjacent western lots in the County's Continental Subdivision. No density would be associated with this land. The lots may only be used in the future for landscaping, parking, and storage in accordance with the provisions of the Town's Development Code.

**Commissioner Questions/Comments:**

- Mr. Bertaux: Final Comments: No questions or comments and supported the application.
- Mr. Allen: Asked what would happen if the county didn't approve the subdivision? (Mr. Grosshuesch pointed out the commission was only approving a permit not a plat.) (Staff suggested a condition could be added to ensure nothing would happen without county approval.)  
Final Comments: Concurred with Mr. Bertaux
- Ms. Girvin: Questioned the extension of this parcel to the south. (Staff explained this is more of a housekeeping application to extend actions that took place in 2001.) Confirmed the existing berm would remain and further suggested it be screened to enhance visual effects.  
Final Comments: Concurred with Mr. Bertaux.
- Mr. Lamb: Final Comments: Concurred with Mr. Bertaux.
- Mr. Schroder: Final Comments: Concurred with Mr. Bertaux.
- Mr. Khavari: Final Comments: Concurred with Mr. Bertaux.

Mr. Allen made a motion to approve the Resubdivision of Lot 1, Block 10A, Breckenridge Airport Subdivision, PC#2008096, with the presented findings and conditions plus Condition #12: “This plat should not be recorded until the corresponding plat is approved by the county and recorded.” Mr. Lamb seconded, and the motion was carried unanimously (6-0).

**WORKSESSIONS:**

1. Planning Commission Field Trip (CK)

Mr. Kulick presented a memo outlining the Planning Commission Field trip, tentatively scheduled for October 8-10. The destination has been changed from Whistler, BC, to Park City, UT. A tentative schedule was also presented. Staff suggested the following topics to be covered during the field trip:

1. Historic District & Standards
2. Base Area/ Ski Resort Development
3. Facilitating Large Crowds (Traffic, Transit & Parking)
4. Commercial Land Use Regulation
5. Downtown Redevelopment & Infill
6. Sustainability Initiatives
7. Employee Housing

Staff welcomed additional ideas for the Field Trip, recognizing that there is limited time available. Mr. Kulick requested the Commission let the staff know if they supported the proposed topics, or if major topics were missing.

*Commissioner Questions/Comments:*

Mr. Allen: There is no bread crumb trail in Park City thus this could be a topic of discussion.

Ms. Girvin: Trails and open space incorporation with towns should be a topic.

2. Joint Planning Commission / Town Council Meeting Agenda for September 9 (CN)

Mr. Neubecker presented a memo discussing potential topics for the joint Town Council meeting on September 9. In addition, a handout on the top 5 list was included in the Planning Commissioner’s packets for the meeting.

*Commissioner Questions/Comments:*

Mr. Allen: Would like to clarify implementation vs. experimentation. Code changes should be brought to the commissions attention via email or another appropriate means.

Ms. Girvin: Curious about the format and whether or not 14 individuals can get through so many topics.

**OTHER MATTERS:**

Mr. Khavari informed the commission this will be his last meeting although his term doesn’t expire until October. He will be traveling the next two months prior to his term’s expiration thus the reason he is stepping down now as opposed to in October.

Staff discussed Ms. Girvin’s home size question from the consent calendar.

**ADJOURNMENT:**

The meeting was adjourned at 7:53p.m.

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Mike Khavari, Chair