

PLANNING COMMISSION MEETING

The meeting was called to order at 7:02 pm

ROLL CALL

Gretchen Dudney Kate Christopher Trip Butler
Dave Pringle
Jim Lamb, Eric Mamula and Dan Schroder were absent.
There was no Town Council liaison present.

APPROVAL OF AGENDA

Ms. Puester removed the Town Council Report. Ben Brewer will be the new Town Council rep. He grew up here and knows a lot about planning and local issues. He will be a good addition. With no other changes, the Agenda was approved as presented. Mr. Pringle indicated his thanks to Ms. McAtamney for her past service as liaison and expressed hoped we would continue to have liaisons that were able to effectively relay issues between the Commission and the Council.

APPROVAL OF MINUTES

With no changes, the March 31, 2014, Planning Commission Minutes were approved as presented.

OTHER MATTERS:

- 1) Valley Brook Cemetery Landmarking (Valley Brook Cemetery, Masonic Placer MW 9616), PC#2014024, 905 Airport Road

Ms. Puester presented. This property is at least 50 years old, it enhances sense of identity of the community, and it is an established and familiar natural setting or visual feature of the community. In addition, the property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state, or nation. Finally, it retains original design features, materials and / or character.

The Planning Department suggested the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the Red White & Blue Volunteer Fire Museum (Dewers House) located at 308 North Main Street, PC#2014026 based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

Commissioner Questions / Comments:

- Ms. Dudney: Why do we want these landmark designations? (Ms. Puester: Makes the properties grant eligible and provides greater protection for structural stability, etc. Also, with private properties the bonus basement density provided encourages property owners to restore their properties.)
- Mr. Butler: Only part of cemetery is to be designated? (Ms. Puester: 20 acres total but 13 are in Town and eligible for designation.) (Ms. Larissa O'Neil (Director, Breckenridge Heritage Alliance): The southern third of the cemetery, which is outside town limits, would be excluded.)

Mr. Pringle made a motion to recommend the Town Council adopt an ordinance to Landmark the Valley Brook Cemetery, PC#2014024, 905 Airport Road based on the fulfillment of criteria for Geographical/Environmental significance as stated in Section 9-11-4 of the Landmarking Ordinance. Mr. Butler seconded, and the motion was carried unanimously (4-0).

2) Red, White and Blue Fire Museum Landmarking (Snider Addition, Lots 19-20), PC#2014026, 308 North Main Street

Mr. Mosher presented. This property is at least 50 years old, it exemplifies specific elements of architectural style or period, and it is of a style particularly associated with the Breckenridge area. In addition, it shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation, and it retains original design features, materials and / or character. Finally, the structure is on its original location or is in the same historic context after having been moved.

The Planning Department suggested the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the Red White & Blue Volunteer Fire Museum (Dewers House) located at 308 North Main Street, PC#2014026 based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance as stated in Section 9-11-4 of the Landmarking Ordinance.

Commissioner Questions / Comments:

Ms. Dudney: Eligible for national register? (Mr. Mosher: Back of property has been somewhat compromised because of a parking lot in the rear.) (Ms. O'Neil: The Cultural Resource Survey for the site indicates it still could be nationally eligible.)

Mr. Butler made a motion to recommend the Town Council adopt an ordinance to Landmark the Red, White and Blue Fire Museum, PC#2014026, 308 North Main Street. Ms. Dudney seconded, and the motion was carried unanimously (4-0).

3) Iowa Hill Site Landmarking (Tract A, Iowa Hill Subdivision), PC#2014027, 1605 Airport Road

Mr. Mosher presented. This property is at least 50 years old, it is an example of the work of an architect or builder who is recognized for expertise nationally, statewide, regionally or locally, it represents an innovation in construction, materials or design, it is of a style particularly associated with the Breckenridge area, and it enhances sense of identity of the community. In addition, the property shows character, interest or value as part of the development, heritage or cultural characteristics of the community, region, state or nation. Finally, the property retains original design features, materials and / or character.

The Planning Department suggested the Planning Commission recommend that the Town Council adopt an ordinance to Landmark Iowa Hill Placer Mine and Structures, located at 1605 Airport Road (PC#2014027) on the fulfillment of criteria for Architectural and Physical Integrity and Geographic/Environmental Importance significance as stated in Section 9-11-4 of the Landmarking Ordinance.

Ms. Dudney made a motion to recommend the Town Council adopt an ordinance to Landmark the Iowa Hill Site, located at 1605 Airport Road (PC#2014027) on the fulfillment of criteria for Architectural and Physical Integrity and Geographic/Environmental Importance significance as stated in Section 9-11-4 of the Landmarking Ordinance. Mr. Pringle seconded and the motion carried unanimously (4-0).

4) Old Masonic Hall Landmarking (Stiles Addition, Block 1, Lots 4-5), PC#2014028, 136 South Main Street

Mr. Mosher presented. The property is at least 50 years old, it is of a style particularly associated with the Breckenridge area, it exemplifies cultural, political, economic or social heritage of the community. In addition, it is on its original location or is in the same historic context after having been moved. Finally, it has been accurately reconstructed or restored based on documentation.

The Planning Department suggested the Planning Commission recommend that the Town Council adopt an ordinance to Landmark the Old Masonic Hall located at 136 South Main Street, PC#2014028, based on proposed restoration efforts and the fulfillment of criteria for Architectural and Physical Integrity significance

as stated in Section 9-11-4 of the Landmarking Ordinance.

Mr. Pringle made a motion to recommend the Town Council adopt an ordinance to Landmark Old Masonic Hall, PC#2014028, 136 South Main Street. Mr. Butler seconded, and the motion was carried unanimously (4-0).

ADJOURNMENT:

The meeting was adjourned at 7:30 pm.

Kate Christopher, Vice Chair