

PLANNING COMMISSION MEETING

The meeting was called to order at 7:00pm

ROLL CALL

Eric Mamula Kate Christopher Ron Schuman
Dan Schroder Dave Pringle arrived at 7:19pm
Jim Lamb, Gretchen Dudney, and Ben Brewer, Town Council liaison, were absent.

APPROVAL OF AGENDA

Mr. Mosher announced that Mr. Brewer, Town Council Liaison, was absent, and thus there would be no Town Council Report this evening. With no other changes, the August 5, 2014, Planning Commission Agenda was approved as presented.

APPROVAL OF MINUTES

With no changes, the July 15, 2014, Planning Commission Minutes were approved as presented.

CONSENT CALENDAR:

- 1) Three Fourteen Peerless (MGT) PC#2014057, 314 Peerless Drive
- 2) Bendrick Residence (MGT) PC#2014059, 19 Evans Court
- 3) Joyce Residence (MGT) PC#2014060, 37 Stillson Placer Terrace

Commissioner Questions / Comments:

Mr. Schroder: Peerless house is very big. It's interesting that you can get so many positive points on landscaping.

Mr. Mamula: Landscaping mitigates the site impact that is created by the development. I would like to re-examine the HERS points, because people are getting positive points for HERS, which addresses a more global issue, but does not address the impacts on the site. (Mr. Thompson: To be fair to the applicants, when Staff identifies policies where the proposal may receive negative points, the applicant needs to be able to realistically use Policies of the Development Code make up the negative point with positive points.) I understand, but landscaping addresses site impacts and HERS does not. (Mr. Truckey: Your point is that it is not mitigating it on site?) Yes.

Mr. Peter Joyce and Mr. Jon Gunson made the following comments: If Stillson Placer hadn't been put in, then it would be an even bigger obstacle to overcome. I understand what you are saying, but I think it is going to be tough for these lots in the future to mitigate these areas because of the way the grades are. All the good easy lots have been built on; now we are down to the more difficult lots to build on. We need to have a tremendous amount of opportunities to mitigate through positive points to offset negative points incurred for long driveways, etc. that are needed to meet grade and Town road standards.

Mr. Schroder made a motion to approve the consent calendar and Mr. Schuman seconded. The motion was approved unanimously (4-0).

WORKSESSIONS:

- 1) BOSAC Annual Report (MT)

Mr. Truckey presented the recently released State of the Open Space Report, providing information on various accomplishments of the Town's Open Space program since its inception in the late 1990's, as well as providing a summary of 2013 accomplishments.

Commissioner Questions / Comments:

- Mr. Schroder: What happened in 2005; the purple bar on page 2? (Mr. Truckey: That was the big purchase of B&B.) The signage on the Golden Horseshoe; will those signs look any different? I get confused by the USFS signs but the town signs make sense to me. (Mr. Truckey: The hope in the future is that, yes, we will be able to improve these signs. We have been working with the USFS to get the signs that do exist. It is partly a financial thing on who would pay for the updated signs.) One person commented to me that we are very bike centric on our trail system. Do you get comments that there aren't as many hiking trails? (Mr. Truckey: We do feel that we do have a lot of bike use but we are still working to accommodate all user groups. On Moonstone Trail, we have created some alternative downhill trails for bikers so that the hikers have the trail mostly to themselves.)
- Mr. Mamula: It is big deal that we have 120 or so trailheads you can access in Breckenridge without having to get into a car. You can leave your condo or hotel with your bike and just go. I think it is important to promote this.
- Mr. Schroder: This is the reason why I don't leave Breckenridge because I can access so much. (Mr. Truckey: Eventually we will have trails behind the BOEC and also along French Creek, thus allowing an option to people using the roads.)
- Mr. Pringle: I think we have to take a good look at how well the Planning Department and Commission have gotten the open space parcels through the code and this is the positive result of our work over a long time. This is something to point out. (Mr. Truckey: I agree. Numerous open space dedications through subdivisions, etc. have made important contributions to the overall open space network.) A lot of people don't like the Highlands, but it ended up that we got a lot of open space through the master plan of this development. Do we have strategic purchases out there that we would like to buy? (Mr. Truckey: Yes, we do have a prioritized confidential list of properties that we would like to acquire for open space. At the same time we are opportunistic when situations present themselves. We definitely have a plan and we've been successful in acquiring our top priorities.) Is it the goal in the town to buy every private parcel out there and turn it into public space? (Mr. Truckey: It is more about being strategic to buy smart and purchase by priority. We don't have unlimited money so we need to be judicious.)
- Mr. Mamula: The more money you spend on new property, the more you have to do maintenance on. (Mr. Truckey: You are correct. The stewardship and management is something we need to put more money towards in the future.)
- Mr. Schuman: Do any of the funds pay for employees' salaries? (Mr. Truckey: Yes, the funds pay for the trail crew and most of Mr. Kulick's and Mr. Reid's salaries.)
- Mr. Mamula: When this first started this was a huge ordeal that was very contested about raising sales tax for open space when you live in a national forest. Now the benefit is huge and people definitely support open space. It is amazing how successful this program has been. So thank you to the Town Planning Staff, and all the people before the current Staff, who helped create this program.

TOWN COUNCIL REPORT: None.

COMBINED HEARINGS:

1) Sprint 2.5 Modification (MGT) PC#2014061, 611 Village Road

Mr. Thompson presented a proposal from Sprint to modify their existing rooftop telecommunication facility. This modification will bring 4G/LTE technology to the surrounding community providing more bandwidth and faster broadband service. The modification will entail the addition of the three (3) new antennas and three (3) new Remote Radiohead Units (RRU's) – one (1) per sector along with one (1) new BBU Kit in an existing cabinet located on the rooftop. The antennas will be wall-mounted against the existing five story building and will not extend above the existing roof height. The antennas will be painted the same color as the building to effectively blend into the wall. This location has existing

telecommunication facilities on the rooftop which has been seen as an ideal location on a tall building. There is minimal visual impact of the existing facilities from Town. The Planning Department recommended the Planning Commission approve the Sprint 2.5 telecommunication modification at Beaver Run Condo Building #2 at 611 Village Road, (PC#2014061) with the presented Findings and Conditions.

Applicant Presentation:

Ms. Valerie Cardenas from Sprint: There are some changes on page A4. The remote radio head units boxes 2' x 2' which will be relocated up on the parapet wall and be more hidden, further back up on the roof and be less visible.

Ms. Christopher opened the hearing to public comment. There was no public comment and the hearing was closed.

Commissioner Questions / Comments:

Mr. Pringle: We've gone to great lengths with putting antennas up on the roof so that now we are building structures to hide the antennas, which makes them bigger and more visible. I've driven through Clear Creek Canyon quite a bit lately and there are antennas there and they blend with the landscape. Maybe we shouldn't be screening antennas with new building elements.

Mr. Pringle made a motion to approve the point analysis for the Sprint 2.5 Modification, PC#2014061, 611 Village Road. Mr. Mamula seconded, and the motion was carried unanimously (5-0).

Mr. Pringle made a motion to approve the Sprint 2.5 Modification, PC#2014061, 611 Village Road, with the presented findings and conditions. Mr. Schuman seconded, and the motion was carried unanimously (5-0).

OTHER MATTERS:

Mr. Mosher gave updates to the Commission:

- Class D Majors that have been approved by Staff since the last report in April.
- Inquiry on upcoming absences in order to schedule the next Breckenridge Mountain Lodge hearing with a full Planning Commission.

Mr. Truckey gave updates to the Commission:

- Snack Bar-Deli Ordinance: I'm going to the Town Council with a change in the definition of snack bars and delis. The snack bars/delis, which allow exclusive use of disposable paper and plastic products, go against the Town's sustainability goals. The proposal is to not allow snack bars/delis to have liquor licenses. It won't eliminate them all together, but it will keep them more in check with our sustainability guidelines. (Mr. Mamula: The fee for water taps should be paid by the landlord and then recuperated from the tenant in the rent structure. We end up looking like the bad guy asking the small snack bars, delis, restaurants, bars to pay for the tap fees. Then this runs with the land.)
- The State APA conference is October 1 through October 3 and we highly encourage you to go. If you have questions, talk to Ms. Brewster, who will send you another e-mail.

ADJOURNMENT:

The meeting was adjourned at 7:52 pm.

Kate Christopher, Vice Chair