RECORD OF PROCEEDINGS

Regular Meeting of the Estes Valley Planning Commission
May 15, 2012 - 1:30 p.m.
Board Room, Estes Park Town Hall

Commission: Chair Doug Klink, Commissioners John Tucker, Betty Hull, Rex Poggenpohl, Joe Wise, two vacant positions.

Attending: Chair Klink, Commissioners Tucker, Hull, Poggenpohl, and Wise

Also Attending: Director Chilcott, Town Attorney White, and Recording Secretary Thompson

Absent: Town Board Liaison Elrod

The following minutes reflect the order of the agenda and not necessarily the chronological sequence.

Chair Klink called the meeting to order at 1:30 p.m. There were two people in attendance.

1. PUBLIC COMMENT
None.

2. CONSENT AGENDA
A. Approval of minutes, April 17, 2012 Planning Commission Meeting.

It was moved and seconded (Hull/Poggenpohl) **to approve the consent agenda as presented, and the motion passed unanimously with two vacancies.**

3. REPORTS
Director Chilcott reported a pre-application meeting with Jordan's Garden Center, located in Stanley Village. Director Chilcott stated there are no specific issues, only the need to go through a formal review process for operating at that location.

Director Chilcott reported an amended plat for a parcel in High Drive Heights will be on the agenda for the June meeting.

Director Chilcott reported the Estes Park Housing Authority is considering subdividing The Pine Condominiums property. The Housing Authority is proposing to create one parcel to be used exclusively for senior housing, and the other would not have restrictions. They believe this proposed subdivision would aid in the marketing and sale of the remaining units. Town Attorney White stated this would allow the current owners that want to sell to be in one parcel, and the Housing Authority would control the other parcel.

Commissioner Poggenpohl requested staff to include addresses on the agenda for those items in the "Reports" section, where applicable.

Director Chilcott reported Riverview Pines may be submitting an application to condominiumize existing cabins and possibly demolish a multi-unit structure and build individual units.

Director Chilcott reported Town Board approved the two carriage ride operators for the downtown area, and directed staff to review the application process to simplify it for that type of applicant. The Town Board tabled the proposed volunteer manual for 60 days.

Director Chilcott reported she had been working on a new job description for the Planning Commissioner positions. She would appreciate feedback from the Commissioners.

Director Chilcott reported the County Commissioners would be reviewing the first supplemental map for Eagles Crest Resort Condominiums on May 21, 2012.

Chair Klink reported the decision on the Elkhorn Lodge's RTA application would become public on May 18, 2012. Director Chilcott reported no development applications have

been submitted pertaining to the Elkhorn Lodge. If received, the information would be posted on the Town website.

Director Chilcott reported no activity concerning development of Fall River Village. The Building Inspector assessed the property and determined there were no current public health/safety concerns. Town Attorney White stated the property was not in foreclosure.

Director Chilcott reported no activity concerning the development of the Park Theatre Mall property.

Town Attorney White reported the proposed parking garage is in the design stage. Director Chilcott stated the proposed garage would require a Location and Extent review by the Planning Commission.

There was a brief discussion concerning the stall barns at the Stanley Park fairgrounds. Town Attorney White reported the current stall barn project has been funded for 2012, and is moving forward as planned. Now that the southeast corner of the fairgrounds is no longer tied up with SOPA, fairground development could change.

Commissioner Hull commented the study session discussion was very productive.

There being no further business, Chair Klink adjourned the meeting at 2:30 p.m.

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Doug Klink, Chair

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Karen Thompson, Recording Secretary