

## RECORD OF PROCEEDINGS

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**Regular Meeting of the Estes Valley Planning Commission**  
**September 18, 2012 - 1:30 p.m.**  
**Board Room, Estes Park Town Hall**

**Commission:** Chair Doug Klink, Commissioners John Tucker, Betty Hull, Joe Wise, Kathy Bowers, Tom Gresslin, one vacant position

**Attending:** Chair Klink, Commissioners Tucker, Hull, Wise, Bowers, and Gresslin

**Also Attending:** Director Chilcott, Planner Shirk, Town Attorney White, and Recording Secretary Thompson, Town Board Liaison Elrod

**Absent:** Vacant Position

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 four people in attendance. Chair Klink stated there was one County position open for this Commission, and encouraged interested county residents to contact the Community Development Department.

### 1. PUBLIC COMMENT

Johanna Darden/town resident asked to comment on the EPIC variance request. Director Chilcott stated that application would be heard by the Estes Valley Board of Adjustment. Ms. Darden was welcome to view the documentation on the Town website and attend the meeting on October 2, 2012. Town Attorney White stated the overall project would be heard by the Estes Valley Planning Commission and the Town Board as a Development Plan. Ms. Darden stated she enjoys the unpaved and unimproved "trails" around town.

### 2. CONSENT AGENDA

A. Approval of minutes, August 21, 2012 Planning Commission meeting.

**It was moved and seconded (Hull/Tucker) to approve the consent agenda as presented and the motion passed unanimously.**

### 3. PINE KNOLL MINOR SUBDIVISION, THE PINES NORTH CONDOMINIUMS AND THE PINES CONDOMINIUMS PRELIMINARY AND FINAL CONDOMINIUM MAPS, 1155 S. St. Vrain Avenue

Commissioner Wise recused himself from the discussion and vote and left the dais. This was a request to divide an existing condominium association into two separate associations, located on two separate parcels of land. The purpose of this split was to separate ownership between market-rate units and units owned by the Estes Park Housing Authority.

Planner Shirk stated this was an ownership issue, and no development was proposed. The subdivision plat would divide the lot into two separate lots and dedicate easements. The two newly created lots would each be owned by a separate condominium association, and would have separate agreements to address issues such as snow removal and parking.

Planner Shirk introduced Estes Park Housing Authority Director Rita Kurelja. She stated the buildings were purchased as condominiums in 2006. During the original sales transaction, the lenders had specific regulations which today make it difficult to obtain long-term fixed-rate financing. In order to make the project perform as expected, she felt this subdivision and separation of the condominiums was necessary.

#### **Public Comment**

None.

#### **Staff and Commission Discussion**

Staff recommended approval of the minor subdivision and the preliminary and final condominium maps.

**It was moved and seconded (Bowers/Tucker) to recommend approval of the Pine Knoll Minor Subdivision, The Pines North and The Pines Preliminary Condominium Maps to the Town Board with the findings recommended by staff and the motion passed 5-0, with one recusal and one vacancy.**

Commissioner Wise returned to the dais.

**4. REPORTS**

Planner Shirk reported the owners of 1753 Wildfire Road met with staff to discuss rezoning the property. He stated the biggest issues are water main and road extensions, and the owners are working with the appropriate departments to come up with a solution.

Planner Shirk reported O'Reilly Automotive desires to acquire the former Mountaineer Restaurant, scrape it, and construct an auto parts store. They would be applying for a setback variance in the near future, to be heard by the Board of Adjustment.

Planner Shirk reported there would be three applications before the Planning Commission next month. Two amended plats and one townhome subdivision application.

Planner Shirk reported the application for the multi-use stall barns has been pushed back one month, and was now scheduled for Planning Commission review in November.

Planner Shirk reported the Board of Adjustment would be reviewing four applications at their October 2<sup>nd</sup> meeting. Murphy's River Lodge would like to put a small shed structure behind their building to house mechanical equipment. One unit at Rock Acres Condominiums, the only unit without a deck, has applied for a variance to construct a deck. Fall River Lodge has applied for a variance to allow a trail and seating area to remain in the river setback. The EPIC variance request (former Park Theatre Mall location) will be heard, concerning a height allowance of approximately 62 feet in lieu of the allowed 30 foot height limit. Planner Shirk clarified that the EPIC variance would be specific only to the height and river setback only. Review of the development plan/special review application would be completed by the Planning Commission and Town Board.

Planner Shirk reported the Town Board approved the following: 1) Stanley Avenue Condominiums Supplemental Map #4, the new triplex at the development; 2) Ranch Meadow II Amended Condominium Map, expanding the limited common elements to allow decks and patios. He reported the Riverview Pines Preliminary Condominium Map will be heard by the Town Board on September 25<sup>th</sup>, and the High Drive Heights Amended Plat was approved by the County commissioners on August 20<sup>th</sup>.

**There being no further business, Chair Klink adjourned the meeting at 1:52 p.m.**

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Doug Klink, Chair

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Karen Thompson, Recording Secretary