

**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, January 14, 2014**

Minutes

- I. The meeting was called to order at 8:03 am.
- II. Roll Call indicated present: Dick Norman, Susan Keck, Brad Holzwarth, and Cliff Anderson.
- III. Commissioner Anderson moved, and Commissioner Holzwarth seconded a motion to approve the minutes of December 10, 2013. Motion carried: 4-0.
- IV. NEW BUSINESS:

- A. Election of Chairman and Vice Chairman (yearly)

Commissioner Anderson moved to leave the Chairman the same (Dick Norman), and Commissioner Holzwarth seconded the motion. Motion carried: 4-0.

Commissioner Anderson moved to leave the Vice Chairman the same (Jonathan Larson), and Commissioner Keck seconded the motion. Motion carried: 4-0.

- B. Conditional Use Permit – CDOT sign at Winter Park Resort

Planning/Building Tech Evans presented staff report.

The Town received a request for approval of a conditional use permit for an electronic message center sign (EMC) at 102 Vintage Way. The Colorado Department of Transportation provided Winter Park Resort a portable and temporary digital display sign measuring 10 feet wide by 6 feet tall with the intent of relaying messages specific to traffic conditions along I-70 corridor. The digital portion of the sign consists of three digital panels that rotate with three lines of eight characters on each panel. The sign is on a trailer that can be easily hitched to a standard pick-up truck and moved. This sign is very similar to the one the town owns and uses for travel information postings in Winter Park and Fraser.

CDOT is in charge and they control nearly every aspect of the sign's utilization. The only exception is that in exchange for placing the sign in the Vintage parking lot, they have given the Resort the opportunity to add a marketing message to their I-70 traffic messages.

The sign consists of three rotating "screen" that consist of three lines of eight characters apiece. Two of the screens contain CDOT messaging and one screen contains Winter Park Resort messaging. The screens rotate every 5 seconds. On Thursday of each week, the Resort emails the person who will be CDOT'S Corridor Manager on that Sunday their message for the week. Since the sign has been in place, the message has been:

APRES
DEAL @
VINTAGE

All signs placed at the Village must be approved by the Village Design Review Board (DRB)

per Section 6-2A of the Town Code (Village Center Neighborhood Signage Code). The Village DRB approved the request for the electronic message center sign on December 19, 2013.

Electronic message signs (animated or moving) are not permitted in the Town of Winter Park per the Town Code without first going through a conditional use permit hearing. The conditional use permit must be approved by the Planning Commission and the Town Council. A mailing was sent to adjacent property owners within 300 feet. No comments were received.

Owner's reason why this Special Use should be granted

CDOT is looking for proactive ways to mitigate traffic congestion along the I-70 corridor and chose Winter Park Resort to collaborate on new methods to get ski resort visitors to delay their trips back to the Front Range on Sundays and Holidays. CDOT research indicates that once people reach their vehicles, they are committed to the drive, so the hope is to find inventive ways to relay messages that update visitors on traffic conditions on a real-time basis while enticing them to stay at the resort a little longer. In addition to a CDOT message, Winter Park Resort is allowed one or two messages that convey general specials in an attempt to achieve that end. Ultimately, CDOT's hope is to develop in conjunction with the resort a plan that helps alleviate traffic delays during peak times.

A Public Notice is not required for Conditional Use Permits.

Any conditional use permit shall only be permitted after meeting the following standards, as determined by findings of fact established by the Planning Commission and Town Council:

1. *General Welfare: The establishment, maintenance or conducting of the sign for which a use permit is sought will not, under the particular case, be detrimental to the public welfare or injurious to property or improvements in the general vicinity of the proposed site.*

STAFF COMMENT – The proposed sign does not seem to be detrimental to the public welfare or injurious to property or improvements in the general vicinity. The EMC sign would display traffic information that CDOT wants to convey. CDOT's hope is to develop a novel approach in conjunction with the resort that alleviates traffic delays during peak times.

2. *Nuisance: Any sign found to be objectionable or incompatible with the town of Winter Park or the surrounding area due to light pollution, visibility from public rights of way, aesthetic degradation, hours of operation, or other undesirable characteristics as determined by the town of Winter Park town council may be prohibited.*

STAFF COMMENT – The proposed sign is not a nuisance and provides travel information for visitors.

3. *Zoning Consistency: To obtain a conditional use permit, the applicant must generally show that the contemplated sign is compatible with the policies in terms of the town code, and that such use would be essential or desirable to the public convenience or welfare, and will not impair the integrity and character of the underlying zone district or be detrimental to the public health, safety, or welfare of the town of Winter Park. (Ord. 388, Series of 2006)*

STAFF COMMENT – The proposed sign would not impair the integrity and character of the underlying zone district (PD-DC) which supports commercial business. The EMC sign would display traffic information that CDOT wants to convey. The sign would be for the welfare of the public.

Staff recommended approval of the Conditional Use with conditions:

1. This conditional use permit shall be valid for January 21, 2014 till April 20, 2014 stated with automatic renewal if no formal complaints have been sent to the Town or Village DRB. If complaints are received a full review by the Village DRB, Planning Commission and Town Council shall be required.
2. IF CDOT updates/changes their sign, a staff review will be required.

Steve Hulbert was present to answer any questions from the Commission.

Commissioner Anderson moved, and Commissioner Holzwarth seconded to approve the CDOT sign at Winter Park Resort motion. Motion carried: 4-0.

This will go to Town Council on January 21, 2014.

C. Jim Creek Minor Subdivision – Winter Park Resort

Planner Shockey presented his staff report.

The applicant, Winter Park Recreational Association, is proposing to subdivide Tracts A, B & C of Exchange Survey No. 367 and a replat of a portion of the Vintage Subdivision (recorded at Reception No. 251533) into three lots. The applicant is requesting to subdivide the land and record the plat in order to sell the parcels to a third party. Since this plat is subdividing three tracts into three lots, the application can be processed as a Minor Subdivision.

Staff recommended the Commission provide a favorable recommendation of approval to the Town Council for the Final Plat of Jim Creek Minor Subdivision with the following conditions to be met and/or provided prior to recording:

1. The applicant shall revise the submitted plans and documents in conformance with the official red-marked print dated January 14, 2014.
2. A 911-address plat shall be provided.
3. A Statement of Authority shall be provided for each party that signs the Final Plat.
4. A digital file of the approved plat must be submitted. The digital file shall be in a format acceptable to the Town's System. Requirements for digital submittal can be obtained from the Town's Planning Department.
5. An executed Final Plat Mylar and other supporting documents, including a Ratification and Confirmation of Plat, as well as recording fees, be provided.

Doug Laraby was present to answer any questions for the Commission. Mr. Laraby stated the 20' utility easement that was proposed around each lot be removed, since the applicant does not know where the location of future utilities will be. The associated language on the plat would also need to be removed. Plus, the lot line between Lots 1 & 2 be adjusted to split the entrance to the existing parking lot. This will allow both lots access to the property utilizing the existing access.

Discussion was held.

Commissioner Holzwarth moved, and Commissioner Anderson seconded the motion with the modification as discussed. Motion carried: 4-0.

This will go to Town Council on January 21, 2014.

D. Eagle Wind Condominiums Preliminary Plat

Planner Shockey presented his staff report.

Cabin Properties, LLC applied to the Town of Winter Park to replat Whistlestop Townhomes, a 22-unit townhome project located west of the Post Office on Lions Gate Drive. The proposed development would consist of 35 condominiums, 28 two-bedroom units and 7 three-bedroom units. There are four existing townhomes that would remain as currently platted. The zoning on the property is Destination Center District (DC), which permits this type of use.

The applicant proposed to access the development from Lions Gate Drive via Whistlestop Circle, a private local low-volume road. The width of the proposed roadway varies from 16' to 27'. The entrance and exit are proposed at 16' (with 2' gravel shoulders) and in-between the buildings the drive widens to 24' to 27' to accommodate vehicles turning into the garages. The road will be one-way travel, entering from the south.

East Grand Fire District indicated they are willing to accept the reduced width for the entrance and exit if the road is properly signed one-way and additional fire protection measures, such as sprinkling, are incorporated into the design. The applicant stated the building will be sprinkled and each unit will be equipped with a monitored alarm system. Multiple fire command locations will be provided, and each will be equipped with a strobe light, horn, and Knox box.

East Grand Fire District also requested the applicant provide turning templates to verify their trucks could make the proposed radius for the narrow road. Turning templates have been provided in Exhibit H. East Grand Fire has not reviewed the templates as of this memo but will prior to Final Plat. Other than the comments above, the Fire Department is satisfied with the development.

The Town Engineer noted that the roadway is not in conformance with the Standards and Specifications for Design and Construction (the "Standards"). Several variances are required due to the width of the roadway, the proposed grade, and the radii.

- Variance #1 – Per Town Standards (§3.3.3), the width shall be 24' for a local low-volume road. The applicant is requesting 16' with 2' gravel shoulders and signing it as one-way.
- Variance #2 – Per Town Standards (§3.4.1), the minimum centerline curve radius shall be 75'. The applicant is requesting a minimum centerline curve radius of 18'.
- Variance #3 – Per Town Standards (§3.5.0), vertical curb and gutter is required on roadways. The applicant is requesting a variance to this requirement.
- Variance #4 – Per Town Standards (§3.6.1), the maximum grade for a local low-volume road is 7%. The applicant is proposing a grade of 10.7%.
- Variance #5 – Per Town Standards (§3.7.3), the horizontal offset for a local low-volume road from an adjacent driveway is 125'. The applicant is requesting an offset of 37' from

the driveway of Winter Park Chateau.

- Variance #6 – Per Town Standards (§3.7.4), the maximum grade at an intersection is 3% for the first 100'. The applicant is proposing a 5% grade for 25' within the first 100'.

The proposed development, including the existing townhome units require 64 parking spaces, eight spaces for the existing townhome units, 42 spaces for the two-bedroom units and 14 spaces for the three-bedroom units. There are a number of parking spaces shown on the Preliminary Plat as compact. The Standards (§3.9.1) do not permit compact parking on outside stalls, the minimum size is 10'x20'. In addition, the Standards (§3.9.3) require three bedroom units have two dedicated parking spaces each. The plat provided two parking spaces for six of the seven units. Building N contains two three-bedroom units but only provides one of the units with two parking spaces in the garage. The applicant will need to assign one of the outside spaces to a three-bedroom unit in Building N.

The distance between the garage doors and outside parking spaces vary between 24' to 27'. Since the minimum distance required is 24' per the Standards (§3.9.3), staff requested turning templates to verify vehicles could turn into the garages. Staff had originally requested turning templates for a large vehicle, such as a suburban but we were provided turning templates for a passenger car. The garages have been designed with oversized garage doors (10 feet wide) to assist with entering and exiting the garages.

The Town's Landscape Design Regulations and Guidelines (the Guidelines) require a "D" Landscape Transition Zone (LTZ) for the north, south, and east property lines and a "C" LTZ for the railroad right-of-way. This requires a total of 112 evergreen trees, 112 deciduous trees, and 430 shrubs. The applicant indicated that the requirements are rather substantial and they are concerned about the long-term survival of the plant material if required to provide that many trees. Their concerns range from not wanting to place landscaping in snow storage areas, to limited space behind the buildings adjacent to the railroad and concerns with fire mitigation/firewise guidelines that require landscaping be a certain distance from buildings.

The applicant provided two landscape plans for the Commission to consider. Sheet SP1.2 shows the required amount of landscaping per the Guidelines. Sheet SP1.2-V is their preferred landscape plan that reduces the tree count by approximately 33%. Specifically, they propose 75 evergreen trees (67% of required), 75 deciduous trees (67% of required) and 261 shrubs (61% of required). The Design Review Committee reviewed the landscape plans on January 7 and recommended granting a variance to the Guidelines. The Committee recommended larger mature trees should be included in the landscape plan if there is a reduction in the number of trees required. The Planning Commission should consider if a variance to the Guidelines is appropriate for this development. If a variance is granted, the Commission should provide the applicant with direction on the number of trees that should be a greater height than currently required by the Guidelines. They are currently proposing 4'-6' evergreen trees and 2"-3" caliper deciduous trees.

The applicant requested landscaping and an undulating berm be permitted in the town right-of-way behind the proposed sidewalk. Public Works reviewed the landscape plan and was not in favor of the landscaping or berm within the right-of-way as that area will be used for snow storage.

The landscape plan stated a drip irrigation system would be installed. The irrigation system must first be approved by the Grand County Water and Sanitation District No. 1 prior to installation.

No entry signage was indicated on either the Preliminary Plat document or the landscape plan.

Exterior lighting will be installed at each entryway including the garage doors and decks. The lighting is an outdoor wall light by Kichler utilizing a 150-watt bulb and a honey opalescent glass to shield the bulb and diffuse the light source. Guideline 6 in the Town of Winter Park Residential Architectural Guidelines and Design Regulations state that the maximum wattage for a continuously lit area is 75 watts. The proposed wattage will need to be reduced to come into conformance with Town Guidelines. In order to reduce light pollution, no additional parking lot, driveway or landscape lighting will be installed.

The Preliminary Plat has identified snow storage locations throughout the development. Some of the locations shown on the plat are not practical for snow storage. Large retaining walls are present at the entrance and exit that cannot be used for snow storage without significant damage to the walls. The plat shows snow storage for 31% of the site. The applicant has since revised the numbers, placing snow storage where it is practical and they are at 25.5%. The Standards (§3.11) require a minimum of 25%. The Town Engineer feels the snow storage for the site is inadequate and a plat note should be added that off-site snow removal might be required. This will alert future buyers of the potential costs associated with snow removal. In addition, the snow storage plan has not taken into account, landscaping and utility boxes. The snow storage plan should be revised to account for the landscaping and utility boxes.

The proposed building coverage for Eagle Wind is 69.51% of the total site area – approximately 9.51% over the 60% maximum allowed per Town Code (§7-5B-4). The previous plat, Whistlestop Townhomes was permitted to buy-down open space and their coverage was permitted at 71.78%. The applicant states they have a vested right to the buy-down and should not have to request a variance from the building coverage. According to the Town Attorney, once the applicant filed a new application to condominiumize the property, they are subject to review under the Town's current Code. The applicant has no vested rights claim to the previous developers buy-down as any such vested rights, even if they were created, have expired.

In the spirit of cooperation, the applicant will not pursue their theory of a vested right to the buy-down and will instead ask that a variance be granted to allow for a small increase in the allowed building coverage. Per Town Code (§7-2-3), building coverage includes the building's footprint –along with its overhangs, patio's, decks, and balconies, and impervious surfaces–sidewalks, parking and driveway areas. During Sketch Plan, the Planning Commission agreed that a variance might be justified if the building coverage does not exceed 60% once overhangs are excluded. Most jurisdictions do not count overhangs since they don't touch the ground; Winter Park is unique in that we use a bird's eye perspective that includes overhangs. The Commission also stated that practical/functional snow storage must be provided on the site if a variance was to be considered.

The overhangs account for 8.85% of the building coverage. Excluding the overhangs, the coverage is at 60.66%, 505 square feet over the 60% maximum coverage. The applicant is proposing to install permeable/grasscrete patio's on the lower levels of Building A, B, C and D, and the two lower level patios of existing Building E. This product creates a pervious surface that allows water to soak into the ground instead of running off as a traditional concrete patio would. The total square footage of those six patios is 493.83 square feet. If those patios are excluded, since they are pervious, the total overage is 11.17 square feet.

The Commission stated that practical/functional snow storage must be provided on the site if a variance was to be considered. As it is currently, the snow storage on this project is inadequate, although this issue is common for similar projects and is not a reason to reduce the project density. If the applicant is able to create adequate snow storage, staff is in favor of the requested variance. The Planning Commission should not formulate a decision but instead, should provide the applicant with your thoughts concerning the variance request. The Commission should render a decision at Final Plat, once they have revised the snow storage plan to take into account the landscaping and utility boxes.

As noted during sketch plan, no public open space dedication or fee in lieu is required for Eagle Wind, as an agreement was made between the Town and Midtown Joint Venture for the Town acquiring a portion of Lions Gate Drive. (Resolution 326, Series of 1991)

Three homeowners associations will govern Eagle Wind—a master association and two sub-associations. The master association will own and be responsible for the maintenance of all common elements such as the open space and driveway. A sub-association will be formed for the four existing townhomes, and another sub-association will be formed for the 35 new condominium units.

All improvements (water, sewer, roadway, landscaping, drainage/erosion control, etc.) associated with the proposed project are required to be guaranteed (120%) through a Development Improvements Agreement (DIA). The applicant has provided cost estimates for said improvements and the Town Engineer is satisfied with the numbers as proposed. The numbers will need to be revised after the applicant has finalized the construction plans.

The applicant is required to install an eight-foot wide sidewalk on Lions Gate Drive along the length of the property. This will allow the Town to connect the sidewalk to Kings Crossing Road and Rendezvous Way in the future. The Town will be responsible for the maintenance once the warranty period has expired.

Dennis Soles of the East Grand Fire Protection District responded to the referral in a letter dated November 19, 2013. In that letter, East Grand indicated that the roadway width is acceptable to the District if additional fire protection measures, such as sprinkling, are incorporated into the design.

The Town Engineer has noted that the construction plans are complete but not fully in conformance with our Standards and Specifications for Design and Construction. The applicant shall amend the construction drawings as noted in the attached letter date December 9, 2013.

Jill Carlson of the Colorado Geological Survey (CGS) responded to the referral in a letter dated December 10, 2013. In that letter, she stated they have several concerns about the planned cuts and retaining walls along the western side of the property, immediately below the Union Pacific right-of-way. In addition, she identified sections in the geotechnical report that should be adhered to during development. Those sections should be placed on the Final Plat as plat notes.

Jean Johnston of Mountain Parks Electric, Inc. responded to the referral in a letter dated December 5, 2013. In that letter, Mountain Parks stated that they are unable to utilize the existing power line in Whistlestop Circle because of its proximity to existing structures. They will need to run power along Lions Gate Drive and feed the buildings from that line. In addition, they have requested easement language be added to the plat as noted in their attached letter.

Bruce Hutchins of Grand County Water and Sanitation District No.1 responded to the referral in a letter dated December 17, 2013. The water and sewer lines currently installed in Whistlestop Circle will need to be removed and new lines installed. This is required because the existing lines already have taps on them that need to be removed and new taps installed. The District is concerned that this will create too many “holes” in the pipe.

David Covey of Xcel Energy responded to the referral in a letter dated December 18, 2013. In that letter, he noted gas currently exists in Whistlestop Circle but may need to be relocated depending on the location of the proposed buildings

Jeromy Huntington, District Wildlife Manager for the Colorado Parks and Wildlife responded to the referral in a letter dated December 6, 2013. CPW is concerned with insuring bear-proof dumpsters are installed on the property and homeowners are aware of the potential interactions they could encounter with the local wildlife. The development does have one centralized dumpster that will be completely enclosed.

Anastasia Kenner of Century Link sent a letter dated January 3, 2014. Phone lines have already been installed in Whistlestop Circle and they will provide service to the proposed buildings.

Michael Johnson of Comcast sent a letter dated January 7, 2014. They have the ability to provide cable service to the proposed buildings.

The town did not receive any comments from East Grand School District, Grand County Assessor Department, or Planning Department.

Staff sent notice to adjacent property owners on December 26, 2013. Two letters have been received from owners in the existing townhome units.

The owner of the existing townhome units (F-1 & F-2) in Building F, Hiren Patel sent a letter on December 30, 2013 objecting to the proposed location of Building G as it would eliminate their garage access. The garages in Building F are unusable according to the applicant so eliminating them and providing outside parking would not have a detrimental effect on the property owner. Staff required the applicant come to an agreement with the owners of Building F prior to preliminary plat review. The applicant met with the owners on January 7, 2014 and was able to come to an agreement. The agreement will require a modification of the plat to incorporate a new garage for Building F. Staff and the applicant will update the Commission about the proposed changes at the meeting.

Stacy Frank, owner of E1 in Building E, sent a letter dated January 8, 2014 expressing concern about the overall density of the proposed development. They have concerns with limited parking for the property, limited snow storage on the site and the overall building coverage

Staff is requesting the owners of F-1 & F-2 (existing townhome units) sign the Final Plat since their existing property rights established by the Whistlestop Final Plat are being modified. Plat Note 6 states that the existing townhome units are neither being altered nor are their existing property rights being affected by this plat. While staff agrees that property rights for Building E are not being affected, the units in Building F are since their parking is being modified.

There are a number of variances for the development. The variances concerning the road

access will likely be approved by staff since it would not result in substantial detriment to public health, safety and welfare. The approval for the road access variance will hinge on final approval of the design from the East Grand Fire District.

The Planning Commission should review the two variances being requested. The applicant is requesting a variance to exceed the building coverage by 9.51% and requesting to reduce the landscaping by 33%. Snow storage is a major concern with this development, and although it currently meets the requirements on paper, not all the proposed areas are practical. The Commission should consider the effect the variances will have on the overall success of the project.

If the Commission is satisfied with the Preliminary Plat, staff recommended approval with the following conditions:

Conditions Prior to Final Plat Review

1. Prior to Final Plat review, the applicant shall provide the turning templates to East Grand Fire District for their review and approval. The applicant shall provide a letter from the District stating their concerns have been addressed and they are satisfied with the proposed development.
2. Prior to Final Plat review, the applicant shall receive approval of the variances from Town Staff. If variances are denied, the applicant shall bring the construction plans into conformance with the Standards.
3. Prior to Final Plat, the applicant shall revise the outside parking spaces to comply with the 10' x 20' requirement.
4. Prior to Final Plat, the applicant shall amend the plat to insure all three-bedroom units have two parking spaces dedicated to the unit.
5. The landscape plan shall be revised to include evergreen trees with a minimum height of _____feet and deciduous trees with a minimum caliper of _____inches. This will only apply if a variance is granted.
6. Prior to Final Plat review, the landscape plan shall be amended to remove any landscaping and berms within the Lions Gate Drive right-of-way.
7. The irrigation system shall be reviewed and approved by Grand County Water and Sanitation District No. 1 prior to any Final Plat review.
8. Prior to Final Plat, the applicant shall add a plat note stating that all lighting shall meet the Residential Architectural and Design Guidelines of the Town of Winter Park. The applicant will need to reduce the wattage to 75 watts.
9. Prior to Final Plat review, the applicant shall create a snow storage plan that incorporates the landscaping, proposed and existing retaining walls and utility boxes.
10. Prior to Final Plat review, the applicant shall add a plat note stating that snow may be required to be hauled off-site during heavy snow years.
11. Prior to Final Plat review final copies of the Rules and Regulations, Bylaws and State approved / stamped copy of the Articles of Incorporation shall be provided.
12. The applicant shall provide an executed DIA with cost estimates along with final stamped engineered plans for all applicable improvements prior to acceptance of any DIA and subsequent site disturbance.
13. Prior to Final Plat review, the applicant shall provide a response to questions raised by the Town Engineer in the letter dated December 9, 2013.
14. Prior to Final Plat submittal, the applicant shall submit a letter from CGS stating their concerns have been addressed.
15. Prior to Final Plat submittal, the applicant shall add the language from the geotechnical report to the Final Plat as plat notes.
16. Prior to Final Plat review, the applicant shall obtain a letter from the East Grand

Fire Protection District stating they have no concerns regarding the proposed development. Construction Plans shall be modified to include their recommendations.

17. Prior to Final Plat review, the applicant shall obtain a letter from Mountain Parks Electric, Inc. stating they have no concerns regarding the proposed development. Required changes to the electric lines shall be shown on the final construction plans and noted in the DIA.
18. Plat notes shall be added to the Final Plat as noted in the December 5, 2013 letter from Mountain Parks Electric, Inc.
19. Prior to Final Plat review, the applicant shall amend the construction plans and DIA to incorporate the requirements of the Water and Sanitation District.
20. Prior to Final Plat, the applicant shall obtain a letter from Xcel Energy stating they have no concerns regarding the proposed development. Any required changes to the gas line shall be noted in the construction plans and DIA.
21. Prior to Final Plat submittal, the applicant shall revise the Preliminary Plat in conformance with the red-marked print dated January 14, 2014.
22. Prior to Final Plat review, the applicant shall create a signature block for the owners of Building F.
23. This proposed project is subject to school impact fees, and the amount shall be calculated prior to Final Plat review.

Conditions Prior to Recording

1. A Certificate of Taxes, shown to be paid in full from the County Treasurer, shall be provided for the subject property prior to the recording of any Final Plat.
2. A digital file of the approved plat must be submitted. The digital file shall be in a format acceptable to the Town's System. Requirements for digital submittal can be obtained from the Town's Planning Department
3. A 14"x18" 911 Address Plat shall be provided prior to recording of any Final Plat.
4. The school impact fee shall be provided prior to recordation of any Final Plat.

Craig Dewars as the applicant was present to answer question. His design team was not able to attend because of weather.

Discussion was held. The concerns outlined at the meeting included –

1. Access
 - a. The Commission wanted an exhibit that shows where the variance request is for the 5% grade for 25' within the first 100' of the intersection with Lions Gate Drive (§3.7.4 of the Standards). The concern was that this might be too steep for cars exiting onto Lions Gate Drive.
 - b. The Commission wanted to see turning templates for a larger vehicle. It was originally requested that a larger vehicle such as a suburban be used.
2. Landscape
 - a. The Planning Commission agreed to the requested variance for landscaping with the condition that the evergreen trees be divided in the following heights –
 - i. 33% - 4'
 - ii. 33% - 6'
 - iii. 33% - 8'
 - b. The Commission requested a phased landscape plan be created so they can understand how the landscaping will be installed over the several years of construction.

3. Lighting

The Commission was concerned with the project being too dark when homeowners were not at their place. They requested language be added to the covenants that outside lighting (on the garage doors) will be controlled by the HOA.

4. Building Coverage

The Commission was amenable to the variance request for building coverage but snow storage was a concern that would need to be addressed prior to approving the variance. The Commission requested a snow storage plan be created that shows landscaping, utility boxes, buildings, parking areas and snow storage.

5. Adjacent Owners

The Commission was concerned with the proposed plan to shed snow from the Building G garage towards Building F. They were also concerned with idea of just removing access into the structure from the south side of Building F without it being approved by the owner of the building. The Commission requested a visual 3D model be created that shows how Building G will be constructed adjacent to Building F.

Commissioner Anderson moved and Commissioner Keck seconded the motion to continue the meeting to allow the applicant time to address the concerns identified above. Motion carried: 4-0.

E. Eagle Wind Condominiums – Multi-Family Design Review

Commissioner Anderson moved and Commissioner Keck seconded the motion to continue the meeting when the design team was available to make a presentation. Motion carried: 4-0.

F. Eagle Wind Sales Trailer – Modification to Original Design

Planner Shockey presented his staff report.

The Planning Commission reviewed and approved the Eagle Wind Sales Trailer in September 2013. Since that time, the owner has slightly modified the design for functional and aesthetic reasons. The requested changes include:

- Various windows have been re-sized and/or relocated on each elevation. This includes adding glass to the upper panels of the garage doors.
- Rock is to end at the bottom of the window sills on the east elevation—rather than 6” above.
- The lower band board has been eliminated, and the siding has been raised to the band board’s previous height.
- The siding material has changed. The vertical fiber cement siding on the second level has been replaced with textured horizontal fiber cement siding, and the horizontal fiber cement siding on the third level has been replaced with random/staggered fiber cement shingles.
- The upper stair’s deck has been extended to prevent any snow falling from the roof onto the walkway below. (See north elevation for details.)

- The roof over the first garage bay (northwest corner) has been redesigned to prevent snow falling off the roof onto the driveway in front of it.
- 46 square feet has been added to the southwest corner of the upper unit on the third floor.
- The wall planes and roof plans have changed in order to accommodate the above modifications.

The original and proposed renderings have been attached for your review. Staff is satisfied with the proposed modifications.

The DRC reviewed the design on January 7, 2014 and recommended approval with the conditions outlined in the staff recommendation.

Staff recommended the Planning Commission approve the proposed changes to the temporary real estate sales building with the original conditions still being applicable.

Discussion was held.

Commissioner Holzwarth moved, and Commissioner Keck seconded a motion to approve modifications to the Eagle Wind Sales Trailer. Motion carried: 4-0.

V. STAFF UPDATE

- Vasquez Village
- BOA

Upon a previously adopted motion, the meeting was adjourned at 10:03 a.m.