

GEORGETOWN PLANNING COMMISSION

Regular Scheduled Meeting Minutes

Wednesday, August 8, 2018

CALL TO ORDER

The Georgetown Planning Commission held a rescheduled meeting on Wednesday, August 8, 2018 in the Georgetown Town Hall, 404 6th Street. The meeting was called to order at 6:00 p.m. by Chairperson Nikki Weber.

ROLL CALL

Answering the roll were Chairperson Nikki Weber, Commission Members Ann Wilkins and Braden Weber. Commission member Kathleen Hoeft was absent. Also, in attendance were Town Clerk, Jennifer Yobski, Town Administrator Kent Brown and Town Planner, Martin Landers.

AUDIENCE

Matt Wiedenman with 359 Design, Walter & Susie Wert, Katherine Hildreth, Tom Buckley, Michael Hocesvar, James & Kristen Billingsley, and Kathy Hunninen

AGENDA APPROVAL

Amendment:

1. Table Encroachment Agreement for Gateway Visitor Center until the September meeting.

Ms. Wilkins moved to approve the agenda as amended. Mr. Weber seconded and the motion was adopted by unanimous vote.

AUDIENCE BUSINESS

Tom Buckley, property owner of 811 Griffith St. and two apartment buildings on Argentine St., appeared and stated he has concern over the Gateway Project. Mr. Buckley believes that the project will cause loss of 14 parking spaces at the apartment buildings. Kent Brown, Town Administrator stated he will meet with Mr. Buckley to go over details of the project.

James Billingsley, property owner of 2019 Clear Creek Dr., is concerned about the property behind his house adjacent to the lagoon. He is wondering if he can purchase the land and if it is developable. Kent Brown will meet with Mr. Billingsley to discuss his question in further detail.

NEW AND UNFINISHED BUSINESS

Referral from Clear Creek County Planning Department

A referral was submitted to the Georgetown Planning Commission for the review of a land use request regarding Douglas Mountain Ranch Properties, Joyce Tanner, and the Emily Lu Croke Estate. The referral is regarding the applicant's request to apply for rezoning of proposed Lot 1 and proposed Lot 3 of the subject properties to Planned Development to allow the following uses:

1. A Water Storage Reservoir

2. Mining and Processing of Alluvial Gravels
3. A Public Fishing Area

The Planning Commission agreed that they don't believe the uses mentioned are the highest and best use of the property. Also, they believe that the traffic at Empire Junction from the haul truck, will impact Georgetown. These comments will be sent to the Clear Creek Planning Dept. by its comment deadline of August 17, 2018.

Public Hearing – Bighorn Crossing- Subdivision Exemption Plat (Lot 4, Block 2) and Minor Subdivision

Subdivision Exemption of the Bighorn Crossing Subdivision

On July 17, 2018 the Town received an application for a Subdivision Exemption of the Bighorn Crossing Subdivision. The purpose of the Subdivision Exemption is to revise two existing plat general notes addressing townhome hospitality units and create a new general plat note restricting the short term rental of townhome hospitality units. In addition, the following plat revisions will be made:

- “Hummingbird Trail” will become “Hummingbird Way” per comment from Clear Creek County
- Revisions to the Legal Description
- Revision to Basis of Bearing
- Addition of missing boundary labels; and
- Updates to miscellaneous adjacent property owner information

Katherine Hildreth, attorney representing Centennial Opportunity Fund, LLC appeared and explained the plat notes #8 and #9 regarding the additional hospitality units. The #8 plat note on the 11 hospitality units that have deed restrictions. These units were originally going to be located at Lot 4, Block 2, but are now going to be dispersed to different areas of the townhome section. Ms. Hildreth continued on to explain plat note #9 which states that an additional 20 sublots (the additional hospitality units) may be rented on a short term basis to third parties through the rental program that may be offered by a hospitality provider that operates the hotel. Plat note #10 restricts all of the sublots within the subdivision from a short term rental permit from the Town of Georgetown.

The Bighorn Crossing Minor Subdivision – Townhome Plat 1

The purpose of the minor subdivision -Townhome Plat #1, is to create a Common Interest Community Subdivision within Lot 4 of Block 2 of the approved Bighorn Crossing Final Plat. Sublots with defined property lines are created for each of the 11 townhome units. Property lines pass through a shared wall between each unit. Easements are defined within each subplot to maintain access to all utilities.

Nikki Weber, Planning Commission Chairperson, opened the public hearing at 7:08 p.m.

Michael Hocevar, Creek House Condo owner (condos adjacent to the Bighorn Crossing Development), asked if the Town of Georgetown will receive additional revenue from the hospitality units? (Yes, the Town receives sales tax from the rentals.)

Walter Wert, Creek House Condo owner, asked about the drainage of the Bighorn property, will it affect the Creek House condos? (It was explained that there will be a detention pond on the south end of the Bighorn Crossing property that will direct drainage into the lagoon. Also, the level of the ground will be raised one to two feet on the west end of the Bighorn property with material from the dredging project.)

Nikki Weber closed the public hearing at 7:18 p.m.

Martin Landers, Town Planner, recommends approval of the Subdivision Exemption, and suggested on page 3, #10) to delete “applying for”

Ms. Wilkins moved to approve the First Amended Bighorn Crossing Subdivision, subject to resolution of all staff comments prior to plat recordation, and deleting “applying for” on page 3, #10, Ms. Weber seconded and the motion passed with unanimous vote.

Mr. Weber moved to approve the Planning Commission Resolution #1 (Series 2018), A Resolution approving with conditions, the Bighorn Crossing Minor Subdivision Planned Community Plat #1, with the deletion of “applying for” on page 3, #10, Ms. Wilkins seconded and the motion passed with unanimous vote.

Loveland Dry Gulch Snowcat Tours

Loveland Ski Area is proposing to expand their snowcat tour area. The Planning Commission had no objection to the request.

APPROVAL OF MINUTES

Ms. Wilkins moved to approve the minutes of the May 16, 2018 meeting as presented. Mr. Weber seconded and the motion was adopted by unanimous vote.

ADJOURNMENT

Mr. Weber moved to adjourn the meeting with Ms. Wilkins seconding and the meeting was adjourned at 7:30 p.m.

Jennifer Yobski, Town Clerk

Nikki Weber, Chairperson