



**Planning Commission
Public Hearing Minutes**

6:00 p.m., Tuesday,

March 22, 2016

Evans Community Complex – 1100 37th Street

City Council Chambers

Planning and Zoning packets are prepared several days prior to the meetings. This information is reviewed and studied by the Commission, eliminating lengthy discussions to gain basic understanding. Timely action and/or short discussion on agenda items do not reflect lack of thought or analysis. An informational packet is available for public inspection on the website at www.evanscolorado.gov

Planning Commission Members:

Chairman: Robert Phillips III ✓
Vice Chairman: Deborah Linn ✓
Julie Lowe ✓
Laura Speer ✓
Billy Castillo ✓

Staff:

Fred Starr, Director of Public Works
Sean Wheeler, City Planner
Patricia Lentell, Administrative Specialist

AGENDA

- I. Meeting Call to Order at 6:01pm by Chairman Phillips
- II. Roll Call by Patricia Lentell
- III. Approval of the Agenda: **Motion to approve the agenda by Vice Chairman Deborah Linn, seconded by Commissioner Laura Speer. All approved, motion carried unanimously.**
- IV. New Business:
 - A. Bella Vista Manufactured Home District, Planned Unit Development (PUD) Rezoning and Preliminary and Final Plat: Presentation by Leann with Morris Design and Jim Feehan of Bella Vista. **Motion to approve the PUD Rezoning and Preliminary and Final Plat by Commissioner Laura Speer, seconded by Commissioner Julie Lowe. Recommendation accepted by Chairman Phillips. All approved, motion carried unanimously.**
 - B. Vintage Villas PUD Amendment: Presentation by Mark Foster. **Chairman Phillips: Anyone want to speak in favor of the PUD? Anyone against? Close of the public hearing at 6:42pm. Motion to approve the Vintage Villas PUD Amendment by Vice Chairman Debra Linn, seconded by Commissioner Julie Lowe. All approved, motion carried unanimously.**
- IV. Reports by Staff: Update on pending development applications and Council Activity.
- V. Adjourn by Chairman Phillips at 7:23pm.

Sean read the staff notes, see hand out. Commissioner Lowe works for cave creek, if anyone has objections let them speak now. Linn does not have an issue, Speer does not have an issue. No objections. Point of clarification, we have moved into the public hearing. The public hearing is formally open on this agenda item.

Presentation by Bella Vista:

Laura: Are the homes going to be anchored. Jim: They will be anchored with tie downs. They won't have foundations. Laura: Wanted to make sure the anchoring system will be better than before the flood. Fred: They will have to follow the building code requirements. Laura: Will there be a manager on site. Fred: Yes, they will live in one of the homes. Laura: Are you removing the trees? Jim: Part of the landscaping design, we'll keep what we can. Leann: Due to grading of the site, most of the site had to be graded. The perimeter trees will be kept,. 37th street will be renovated. Laura: Happy to see the requirements of the age of the homes. Jim: My plans are to bring in all manufactured homes. Fred: Feasibility of a non-pot system. There is a non-pot system just north of the site, maybe three blocks. Not sure how serviceable it is at this moment.

Robert: Everyone in favor has an opportunity to speak. Anyone in opposition has an opportunity. A question regarding the name of the streets? Sean: They are private streets. Jim: Do you have preferences or suggestions? Sean: Mr. Chairman, they will have a requirement for a space identification. A copy of the plat will be sent to the assessor's office for safety and emergency service. Laura: Does the city stand to get impact fees. Sean: We will get some, not all. Laura: Will they be marked for. ... Fred: All funds go into a general fund, council can delegate them if they choose. Laura: If they are taking the time to make a nice community, it would be nice to have the rest of the community look nice too.

Robert: Close Public hearing at 6:26pm. Laura I recommend approving the PUD, seconded by Julie. All in favor, motion passed.

VINTAGE VILLAS:

Laura: What is their reasoning? Fred: They have a product that is slightly larger than what the lots will allow. It will create a little more spacing. A product they have in mind to accommodate the new product.

Mark Foster with GEM, Represent Rick Hertzke and Baessler homes. There are a lot of developments that have been sitting for a while. We were asked to look at it. The original PUD had houses as close as 6ft from their neighbor. We thought about trying to go to a narrower product. There were three areas that you couldn't build a house with 10 feet separation. It's an effective way to build, you don't hurt your neighbor. Have met with the HOA, they have approved the plans. Our pricing is very representative of what is already there. Laura: When are you planning on building. Mark: A couple of lots were not affected so we have already started construction on those. We now have a show home on the corner lot. 1300 sq ft on that corner lot as a Show Home. We do have a quite a bit of interest. Julie: The only change is then reducing the amount of lots by three. Fred: This will accommodate the building code and give a little more elbow room.

Robert: Anyone wants to speak in favor of the PUD? Anyone against? Close of the public hearing at 6:42pm. Move to approve by Debra Linn. Seconded by Julie. All in favor, motion passed.

Sean gave a DRT update to the commission. Kum and Go, this facility will be used by Fire and PD as a training opportunity when it is demolished. Laura: Can the City post on FB and make a formal announcement so the community does not call 911 when demolition begins. Sean: Rush trucking has put in an application.

Hill and Park???

Synergy

ARB

Fred: One thing coming to PC and Council in short term, updates to the code. Discussion on timing by Debra. Question is, I feel that I would like to have a time limit on their developments in a timely fashion. Rather than having things go on for years. Laura: Comments I hear from business people here, we need to have simpler easy to follow codes and regulations. Keep it in line with the out of pocket. Keeping that in mind, we can head down that pathway. It would be an amazing pathway for the City to take.

Debra: You could tell the Town of Parker had a good reputation.

Laura: The presentation tonight was one of the best you have put together. Glad to see everyone taking the PC serious. We hope to get a nice movement. We contract out with Greeley for building inspectors. With the proposed building, were are we at with getting another building inspector. Realistically, we don't have enough volume to run a full Building Department. What I'm heading for is heading towards a building inspector 2 or 3 and hire a contractor that we will get better treatment. I get the sense that Greeley is not interested in renewing our agreement. There are other companies that will treat us more like a customer. We have a contract in place with the City of Greeley through the end of this year. Laura: can we look into contracting our person out to smaller communities? Fred: We can look at what we need and look at smaller communities to help them out.

Sean: One final bit of business, would like to have the Chairman to sign the milars.

Debra: The Olsson letter, the cert lists the City of Erie instead of the City of Evans. Fred: It was a cut and paste problem.

Laura: This is my last Planning Commission meeting, I will be bothering these people from the council side.

Meeting adjourned at 7:23pm