

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
SEPTEMBER 28, 2010

CALL TO ORDER

The Chairperson called the meeting to order at 5:40 p.m. with Commissioners Landless, Nowak, Scranton, Mayor Pro Tem Clark, Mayor Pat Willits and Chairperson Petruccelli in attendance. Commissioner Liske was absent.

DISCUSSION ITEMS

1. Comprehensive Land Use Plan Update

Staff Report dated September 23, 2010 from the Town Planner.

Town Planner Jen Coates asked the Commission to review the 2000 Land Use Plan, the 2009 Strategic Plan and the 2009 Community Survey and select components from the documents that are applicable for an update to the Land Use Plan in 2011. Coates suggested the Commission prioritize elements that affect land use and growth, or that may need revisiting in order to frame the update process. She also presented alternative ways to proceed with the process, noting impacts to the 2011 budget

The Commission agreed to review the documents, consider historical and current information, and return to the next regular meeting with components to prioritize for the update process.

2. Improvements to Highway 62 as they relate to the Historic Business Streetscape Plan

The Town Planner explained the 2006 Historic Business Streetscape Plan was developed by a 15-member steering committee, along with significant input from the community and involvement from the Colorado Department of Transportation (CDOT). Part of the streetscape plan includes specifications for a center turn lane on Highway 62. This section of the plan calls for a 12 ft. center turn lane, two - 12 ft. driving lanes, two - 6 ft. landscape strips, two - 7 ft. sidewalks, and two - 2 ft. curb/gutters.

Coates explained CDOT has a statewide transportation plan, which includes Highway 62 improvements. The plan includes a 14 ft. center lane, two - 12 ft. driving lanes, two - 3 ft. bike lanes, two - 8 ft. sidewalks and two - 2.5 ft. curb/gutters to be constructed in 2016. They are also proposing parallel parking from Railroad Street to the north side of Lena Street, adjacent to Heritage Park, which would increase the northern shoulder to 12 ft.; as well as the removal of the existing highway bridge and construction of a three-lane bridge in 2012.

Planner Coates asked the Commission to assist in identifying a preferred plan for the community. There was extensive discussion regarding the details of both plans.

Consensus was reached that constructing a center turn lane from Amelia Street to Highway 550 is not desired. The center turn lane is appropriate through the Historic Business District beginning at Laura Street moving east. The crosswalks at each end of Town should be retained and the two left turn lanes at the east end of Highway 62 should be present to access Highway 550. The proposed bike lanes are negotiable as there are positive and negative attributes associated with incorporating the lanes with other improvements. The proposed planter boxes on the north and south sidewalks are acceptable in lieu of the landscape strips. It was also recommended discussion be scheduled again by the Town Council to solicit more community input and direction.

3. Accessory Dwelling Unit Ordinance Update

Planner Coates stated the Town Council adopted the ordinance to increase the allowed square footage for an accessory dwelling unit from 600 sq. ft. to 800 sq. ft.

Commissioner Nowak excused himself from the meeting at 7:50 p.m.

APPROVAL OF THE MINUTES

4. Minutes from the Regular Meeting of August 31, 2010

ACTION:

Mayor Pro Tem Clark moved, with Commissioner Landless seconding the motion to approve the minutes of August 31, 2010. The motion carried unanimously.

ADJOURNMENT

The meeting was adjourned at 8:10 p.m.

Respectfully Submitted,

Karen Christian
Deputy Clerk