

SNAKE RIVER PLANNING COMMISSION
SUMMARY OF MOTIONS
January 17, 2019

COMMISSION MEMBERS PRESENT: Tamara Drangstveit, Warren Reese, Delfin Fuentes, Brad Bailey, Marshall Masek, Wendy Myers, Erik Vermulen

STAFF PRESENT: Don Reimer, Lindsay Hirsh, Keely Ambrose, Jim Curnutte, Bentley Henderson, Robert Jacobs, Tom Gosiorowski

Erik Vermulen, Vice-Chair, called the meeting of the Snake River Planning Commission to order at 5:30 p.m.

APPROVAL OF SUMMARY OF MOTIONS: The Summary of Motions from the September 20, 2018 meeting were approved as written.

CONSENT AGENDA: None

PUBLIC HEARINGS: None

WORK SESSION ITEMS:

PLN18-120 Dillon Valley Work Force Housing Work Session

Class 3 Work Session to consider rezoning the subject property from R-6 to Plan to PUD to accommodate 12 new workforce housing units, Lot 0 and 1, Block 1, Dillon Valley Subdivision #1. Applicant is the Summit County Housing Department, represented by Jason Dietz and Sarah Meggison.

The Planning Commission heard the presentation from staff and the applicant and took public comment. The following is a summary of the comments:

- Traffic and pedestrian safety along Straight Creek Drive needs to be considered in any design
- If a design that results in the backyards facing Straight Creek, fencing should be considered from an aesthetic and safety issue.
- Noise from I-70 should also be considered in the design
- Flooding events and the 100 year floodplain need to be considered.
- Parking layout and snow storage will need to be closely analyzed.
- Visual impacts and on adjacent properties need to be considered.
- Community space, park or other mixed use should be considered.
- The 2009 Walkability Study should be considered in any design to connect proposal to neighborhood.
- Straight Creek and associated wetlands should be incorporated into any design.
- Solar orientation should be factored into the design.
- Design standards will assist with the issue of compatibility of the neighborhood.
- Parks are important, but affordable housing is more important. Possible pocket parks and trail connection to Straight Creek open space corridor is an option.
- Need ownership more than rentals at this time and location.
- Applicant is holding a Community meeting January 31 to gather more input from the public

DISCUSSION ITEMS - Planning Director Reimer discussed the following items with the Planning Commission

- Countywide Comprehensive Plan and Master Plan updates. Now that the Short-term rental regulations are complete, plan to restart comp plan and master plan updates. Suggested an overhaul is likely, based in part on the earlier work session public comments regarding the need for more planning at the neighborhood level. Staff will discuss with the BOCC on Feb

26.

- Countywide Planning Commission issues - STR regs are complete
- Planning Commission Issues - Wendy Myers will have completed 12 years as a Planning Commission as of March 31, and is term limited. Many thanks to Wendy's service, she will be missed!

ADJOURNMENT: The meeting was adjourned at approximately 7:21 p.m.

Respectfully submitted,

Lindsay Hirsh,
Senior Planner