

**TOWN OF WINTER PARK
PLANNING COMMISSION
Tuesday, May 22, 2018**

Minutes

- I. The meeting was called to order at 8:00 am.
- II. Roll Call indicated present: Brad Holzwarth, Roger Kish, Mike Davlin, George Stevens, and Doug Robbins.
- III. Town Hall Meeting – no comments were received.
- IV. No minutes to approve.
- V. Conflicts of Interest – no comments were received.
- VI. NEW BUSINESS:

A. Design Review- Winter Park Resort Gondola

CA Lane, VP and General Operations Manager introduced Dan Orecchio, architect of record for the project. Mr. Orecchio presented the project to the Commission.

Planner Owen presented the staff report.

Winter Park Resort is designing the replacement of the existing Zephyr Express chair lift with a gondola system. Included in this project is the construction of a queuing plaza and remodel of an existing building at the base as well as construction of an additional maintenance building adjacent to the upper terminal. The proposed upper building structure is located on the National Forest and will need to be authorized under a Special Use Permit.

The Forest Service is currently reviewing the proposed structure and will provide approval in the next few weeks. Any approval from the Town should be contingent on approval by the Forest Service.

The buildings will consist of natural looking materials, and earth-toned colors will be used to help blend it into the natural mountain setting. A simple architecture is planned with timber belly board, Hardie boards with vertical battens and horizontal plank lap, a concrete base, and a composition asphalt shingle roof. Refer to the rendering, and material/color board for details.

Exterior lighting will be installed at each entryway. The lighting is an outdoor LED wall luminaire that has been nighttime friendly certified, which is a more stringent rating than the International Dark Sky Association certification. The lighting submitted does take into consideration Guideline 6 in the Town of Winter Park Residential Architectural Guidelines and Design Regulations, which states the maximum wattage for a continuously lit area is 75 watts.

The building elevations indicate that the height of the building at its highest point is 51' 9". This is on the downhill side of the building, facing southwest. The northwest elevation, where most people will view the structure, is 38' 10". Per the OSF zone district, the Planning Commission and Town Council shall determine the height of buildings on an application-by-application basis. If the Commission is satisfied with the proposed height, it shall forward a recommendation to the Town Council for approval.

An existing service road is used for access in the summer months. In the winter, supplies are delivered via snowcat. There is no public access to the site for vehicles so no parking is required.

The Town's Landscape Design Regulations and Guidelines state that any landscaping within the OSF zone district shall be determined by the Planning Commission. The Forest Service will require landscaping as part of their approval process. Since they specialize in what will survive at that elevation staff recommends the Planning Commission rely on the Forest Service for determining the appropriate landscaping for site.

The Forest Service shall review and approve the landscaping plan for the site. A copy of the approved landscaping plan shall be submitted to the Town.

Staff believed the overall design of the structure could benefit from the addition of more visual interest and human scale. Even though this is a purely maintenance building, it will be highly visible as one of only two total buildings in the area. Having a slightly higher standard of design may be prudent for buildings of this visibility, understanding however, that this building is not open to the public and should not be expected to meet the same requirements as one that is intended to be inviting to the public.

A slightly higher design standard could be accomplished by adding additional detail such as windows (even false/blank windows) to break up the building sides, and/or a stone veneer element to match the lower gondola building which is also a maintenance building not open to the public. This additional visual interest could be warranted due to the high visibility of this structure, and the need for harmonious, contextually sensitive, and compatible architecture on the mountain and throughout Winter Park.

Roofs - The building has been designed with a simple roof design due to its location. It does not have broken rooflines as suggested in the design regulations but staff is in support of the simple roofline because of the extreme weather this roof will endure.

The building design incorporates asphalt shingles, which assists in preventing roofs from shedding during the course of a winter. This will help prevent large snow and ice from falling onto unsuspecting users below. Where the possibility exists of pedestrians being at risk of falling snow, gable roofs have been created. It appears from the elevations that each entrance has been covered by a roof. Other areas have snow holding devices installed to protect users.

Windows - The elevations show that there are only windows in the Operator Cabin section of the building, mainly on the northwest side of the building. The other sections of the building do not have windows.

There are no setbacks associated with this building. It is under a Special Use Permit from the Forest Service. Per the OSF zone district, the Planning Commission and Town Council shall determine the minimum yard requirements on an application-by-application basis. If the Commission is satisfied with the proposed location, it shall forward a recommendation to the Town Council for approval.

Building coverage does not apply to this building. It is under a Special Use Permit from the Forest Service. Per the OSF zone district, the Planning Commission and Town Council shall determine the building coverage on an application-by-application basis. If the Commission is satisfied with the footprint in relation to the area, it shall forward a recommendation to the Town Council for approval.

Trash will be contained within the structure and removed each day. Staff is satisfied with the proposed design.

There are no plans to construct fences or gates in this submittal.

A preliminary Drainage and Stormwater Management plan has been submitted.

Approved drainage and erosion control shall be in place prior to site preparation, during construction, and through successful revegetation.

A site inspection of the property has not been performed by staff.

No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.

Staff recommended the Planning Commission approve the design for the Zephyr Gondola with the following conditions:

The Forest Service shall provide approval of the design for the structure.

- The Forest Service shall review and approve the landscaping plan for the site. A copy of the approved landscaping plan shall be submitted to the Town.
- The Town Engineer shall provide approval of the drainage and stormwater management plan.
- A slightly higher standard of design be requested by the applicant regarding the upper building, due to the high visibility of the structure and the desire for compatibility with the lower building.
- Approved drainage and erosion control shall be in place prior to site preparation, during construction, and through successful revegetation.
- No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.

In addition, the Planning Commission should recommend to the Town Council, approval of the site plan and building elevations as they relate to the lot area, building spacing, yard requirements (setbacks), building coverage and building height.

Discussion was held.

Concerns:

- ADA ramp not being replaced every year in the upper Gondola building. Mr. Lane explained that it could not be a permanent fixture because the groomers would hit it under the snow.
- The roof line looked plain, but a big rectangle building. Needs more color breakup; plus look more like the lower building.
- The generators needed to be screened. Mr. Lane said there is a concern with a screen and the snow piling up because of the prevailing wind from the west.

Commissioner Davlin moved and Commissioner Robbins seconded approval of the design review to go to Town Council with the condition to have an ADA ramp as a condition in the summer. Motion Carried: 4-1.

Going to Town Council on June 5, 2018.

B. Minor Subdivision – Lots 5 & 6, Winter Park Village, Lot 10

Planner Owen present the staff report.

The applicant, Mike Ziehler, KB2 Investments, LLC, is proposing to replat Lots 5 & 6, Block 10, Winter Park Village (Old Town). The intention of the subdivision is to create four parcels to allow transfer of the property once vertical improvements are constructed on the site. Since this plat is only subdividing into four lots, the application can be processed as a Minor Subdivision.

The Town Code (§8-3-10) requires either the dedication, reservation or conveyance of areas suitable for public purposes such as parks, flood channels, scenic areas and greenbelts of up to five percent (5%) of the total area of the subdivision, or a payment in lieu of such dedication.

The amount is calculated as follows: $.05 \times \$230,000 = \$11,500$

The Town engineer shall review and approve the submitted drainage report prior to building permit being issued.

Staff sent notice to adjacent property owners on May 17, 2018. No comments were received.

Staff prepared a red-marked print for the proposed Final Plat.

1. Prior to recordation, the applicant shall revise the final Plat in conformance with the red-marked print dated May 22, 2018.

Staff recommended the Commission provide a favorable recommendation of approval to the Town Council for the Final Plat of Winter Park Mixed Use Development 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 May 18, 2018.
2. 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.
3. N/A
4. A Statement of Authority shall be provided for each party that signs the Final Plat.
5. If there is a lien holder, a ratification and confirmation of the plat shall be provided.
6. 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.
7. This proposed project is subject to school impact fees, and the amount is calculated as follows:

4 units x .0026 = 0.0104 assessable units
 \$230,000 (purchase price) / .21 acres = \$1,095,238.1/ acre
 \$1,095,238.1 / acre x 0.0026 (assessable units) = \$2,847.62

A School Impact Fee in the amount of \$2,847.62 shall be provided prior to recordation of any Final Plat.
8. An executed Final Plat Mylar and other supporting documents, as well as recording fees, be provided.
9. The Town engineer shall review and approve the submitted drainage report prior to building permit being issued.
10. A 14"x18" 911 Address Plat shall be provided prior to recording of any Final Plat. Addresses shall be as listed:
 - a. 5A - 122 Fir Drive
 - b. 5B - 126 Fir Drive
 - c. 6A - 130 Fir Drive
 - d. 6B - 134 Fir Drive

The applicant, Mike Ziehler, KB2 Investments, LLC was spoke to the Commission. He discussed each condition and asked if he could dedicate land instead of making payment. Community Development Director Shockey stated the land he wanted to dedicate he did not see a public benefit because there was no connect of trails on the adjoining property.

Commissioner Davlin moved and Commissioner Stevens seconded approval of the Minor Subdivision to go to Town Council. Motion Carried: 5-0.

Going to Town Council on June 5, 2018.

C. Design Review – Lots 5 & 6, Block 10 Winter Park Village

Planner Owen presented the staff report.

Michael Ziehler, NJM Builders, LLC (Owner)

Zoning: R-2-O

These are two duplexes (four residential units total) with each unit having a building footprint (with overhangs) square footage of 519, including a 1 stall interior garage space per unit.

There is no HOA in Winter Park Village.

The materials board and elevations for the material list were presented.

No lighting plan was presented.

- A cut sheet, or lighting plan showing exterior lighting fixtures which comply with Town guidelines and are dark sky compliant will need to be provided prior to issuance of a building permit (please refer to the Residential Architectural Guidelines and Design Regulations, Guideline 6).

Building height complies with Town standards. The maximum building height overall is shown on elevations to be 35' which is in compliance based on the building height definition. However, verification is needed to show that the measurement is being taken from existing grade.

- No building permit shall be issued prior to the submission of plans showing height measurements from existing grade.

Adequate parking has been provided in compliance with Town standards. The design includes a 1 stall parking garage and one exterior parking area per unit.

No landscape plan was submitted

- No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.
- Any disturbed areas on the site shall be revegetated with an appropriate seed mix per the Single Family / Duplex Deposit Agreement.
- Will need to indicate if the trees shown on the plans are existing and being saved, or if they are new plantings as required in the Design Review Checklist, section VI.F

Staff is satisfied with the overall design.

The structure is located within required setbacks.

Impervious surface coverage meets town requirements.

A site inspection of the property has not been performed by staff.

- No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.

The driveway grade has been given an administrative variance after consultation with Public works.

- A stabilized construction entrance shall be installed prior to ground disturbance.

The erosion and drainage plan complies with Town standards.

- Approved drainage and erosion control shall be in place prior to and throughout site preparation and construction and through successful revegetation.
- Site plan will need to show the information required in the Design Review Checklist, section VI.C.3 (protection notes) and section VI.D.10 (Limit of disturbance).

Staff recommended the Planning Commission approve the single-family design for Lots 5&6 Winter Park Village with the following conditions:

- No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.
- Any disturbed areas on the site shall be revegetated with an appropriate seed mix per the Single Family / Duplex Deposit Agreement.
- A stabilized construction entrance shall be installed prior to ground disturbance.
- Approved drainage and erosion control shall be in place prior to and throughout site preparation and construction and through successful revegetation.
- No building permit shall be issued prior to the submission of plans identifying if the trees shown on the plans are existing and being saved, or if they are new plantings as required in the Design Review Checklist, section VI.F
- No building permit shall be issued prior to the submission of plans showing the information required in the Design Review Checklist, section VI.C.3 (protection notes) and section VI.D.10 (Limit of disturbance).
- No building permit shall be issued prior to the submission of plans showing height measurements from existing grade.
- No building permit shall be issued prior to the submittal of either a cut sheet, or lighting plan showing exterior lighting fixtures which comply with Town guidelines and are dark sky compliant (please refer to the Residential Architectural Guidelines and Design Regulations, Guideline 6).

Required Permits:

- ✓ Building Permit
- ✓ Single Family / Duplex Deposit Agreement
- ✓ Driveway Permit

Discussion was held.

Commissioner Robbins moved and Commissioner Davlin seconded to approve the design review. Motion Carried: 5-0.

D. Special Use Permit – Shaved Ice Truck

Planner Owen presented the staff report.

Kona Ice of Peaks and Valleys

D-C Zoning

Section 7-5B-2B of the Town Code states that outdoor vending is permitted in the D-C district subject to the provisions of this title and upon the issuance of a special use permit.

Request to operate a shaved ice truck on public property in the Town of Winter Park to attend “festivals, concert series, arts and craft fairs, fundraisers, and special events at Hideaway Park, Cooper Creek Square, and Winter Park Resort.

Launched in 2017 as a better alternative to the creepy ice cream truck, Kona Ice focuses on serving delicious shaved ice that attracts kids and adults alike with its colorful and eye-catching truck. Kona Ice brings with it a really fun atmosphere complete with the steel drum music of the islands, and unique and delicious flavors that keep Kona Ice devotees coming back for more.

Giving back to the communities we serve is also a huge component of Kona Ice. Our company slogan is, “Shaved ice is what we do, giving back is who we are.” To date, we have donated over \$40 million to local communities. Whether it be through financial support for schools, youth sports, or the many other local charities in need, Kona Ice is proud to be helping improve communities across the U.S. Our 2017 partner for their giveback program is AdoptAClassroom.org.

Kona Ice has been recognized by Entrepreneur Magazine's Franchise 500 List for five years running, rated the Top New Franchise in 2013, and regularly in the Top 25 Fastest Growing Franchises list for the last five years. Kona Ice has been consistently ranked #1 and #2 in Franchisee Satisfaction by Franchise Business Review. The Cincinnati Business Courier named Kona Ice as One of the Best Places to Work in 2015 and Entrepreneur listed Kona Ice as a Top Company Culture."

A Public Notice was published in the Sky Hi Daily News on May 3, 2018 and physically posted at the Winter Park Town Hall on May 1, 2018 providing notification of the meeting and requesting comments.

No comments have been received on this notice.

The Commission shall hear all persons interested in the matter. The applicant has the burden and shall offer competent evidence in support of his application, which is sufficient to enable the Commission to consider the matter and to make findings on the subject. The applicant has the burden of presenting all necessary and relevant information and evidence in support of his application or petition.

All of the public space where this mobile food vendor is expected to operate is zoned DC and within that zone district, an outdoor vendor is a special use per Section 7-5B-2B of the Town Code. In considering an application, the Commission shall consider:

1. The health, safety and welfare of the residents of the Town.
2. The orderly development of the property in the Town.
3. The preservation of property values.
4. The protection of the tax base.
5. The effect on the neighborhood.
6. The likelihood of a nuisance being created.
7. The effect on the master plan of the Town.
8. Any other matters relevant to the inquiry.

A Special Use Permit shall not be granted unless the Commission finds that:

1. The use is appropriate to the location, the lot and the neighborhood.
2. The use does not substantially change the character of the neighborhood.

The applicant requested a Special Use Permit to operate a mobile food truck serving gourmet shaved ice at three separate locations throughout Winter Park: Hideaway Park, Cooper Creek Square, and the Winter Park Resort. They are specifically hoping to be located at these areas during special events including the concert series, festivals, arts and craft fairs, etc..

The Town of Winter Park has permitted mobile vendors similar to this one in the past but with varying regulations and requirements. These previous vendors are listed below:

- Rudi's Deli mobile ice cream cart on public streets
 - Permit expired 2009/11
 - PC Resolution 2-2008
- Cosmic Dog Grill mobile food cart on public streets and private property
 - Permit expired 2006/10
 - PC Resolution 200039 TC Resolution 12020119
- Brendan Delaney mobile ice cream cart on public streets
 - Permit expired 2005/09
 - PC Resolution 29-2000
- Winter Park Coffee Company mobile food cart on private property
 - Permit expired 2004/12
 - PC Resolution 19-2000

Permanent mobile vending regulations are in the initial stages of being formed but will not be complete and approved in time to regulate this particular permit.

Parking spaces for customers should not be an issue due to the fact that they are only providing

to-go food and will be an accessory to existing special events.

This permit would only apply to public right of way in Hideaway Park, Cooper Creek Square, and the Winter Park Resort. If this truck were to be on private property they would need to re-apply for a new Special Use Permit. Town Code states, "If the property is owned by other property owners than the applicant, a letter of permission to use the property for the proposed use must be included".

Staff recommended approval of the Special Use with the following conditions:

1. That the mobile vendor must be located in a public and designated parking slot in order to operate.
2. That written permission from all private property owners within 200 feet of the operating food truck must be provided to the town prior to conducting business (e.g. Cooper Creek Square businesses) exempting Hideaway Park from this requirement as it is town owned.
3. That written permission from event organizers must be obtained before attending any special event within the Town.
4. That written permission from the Winter Park Resort must be obtained before vending at the Resort.
5. That a business license must be purchased and sales tax must be collected and remitted to the Town.
6. That any and all signage must be approved by Town staff prior to display and all signage must be attached to the truck.
7. That any required state licensing and health permits be obtained and visible.
8. That the use of gas generators is not allowed but noiseless alternative energy generators will be considered.
9. That display apparatus is to be removed from public property at the end of each working day
10. That tents not be allowed in conjunction with the mobile food vending.
11. That the mobile vendor shall maintain both the permitted area, the immediate area surrounding the permitted area and the display apparatus in a neat, clean and hazard-free condition.
12. That the mobile vendor must detail their plan for disposal of trash and proposed storage location of the mobile truck after hours.
13. That the Special Use Permit be valid from May 22, 2018 until September 30, 2018 with the option to reapply for a new permit in subsequent seasons after mobile vending regulations have been established.
14. That the mobile vendor is prohibited from obstructing public sidewalks or trails.

The applicant was present and talked about the truck in more detail. He was approved by the Colorado Health Department. He is doing a walk-up service only. A trash can will be available.

Discussion was held. The main topic was he has to park in a parking spot and unable to drive over curbs in town.

Commissioner Davlin moved and Commissioner Robbins seconded approval of the Special Use Permit with the conditions listed. Motion Carried: 5-0.

E. Design Review – 225 Lakota Park Drive

Planning Technician Evans presented the staff report.

Scott Munn, Munn Architecture

Zoning: PD (R-2)

This is a single-family home that has a building square footage of 3,940 including a 2 car garage.

Lakota East/Park Owners Association Board of Directors has approved the plans.

The materials board and elevations for the material list were presented.

Exterior lighting will be installed at each entryway including the garage door and on the deck. The applicant states the fixtures will comply with Town guidelines and but have not been shown as dark sky compliant.

Building height complies with Town standards. The maximum building height overall is 41' 10-3/4" which is permitted based on the building height definition.

Adequate parking has been provided in compliance with Town standards. The design includes a garage plus two exterior parking areas.

No landscape plan was submitted.

- No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.
- Any disturbed areas on the site shall be revegetated with an appropriate seed mix per the Single Family / Duplex Deposit Agreement.

Staff is satisfied with the overall design.

The structure is located within the required setbacks.

Building coverage is 38.1% building to open space.

A site inspection of the property has not been performed by staff.

- No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.

The driveway has been designed with a 7.4% grade which is not in compliance with Town Standards.

- A stabilized construction entrance shall be installed prior to ground disturbance.
- The applicant shall revise the drawings to bring the driveway into conformance

The erosion and drainage plan complies with Town standards.

- Approved drainage and erosion control shall be in place prior to and throughout site preparation and construction and through successful revegetation.

Staff recommended the Planning Commission approve the single-family design for Lot 94, Lakota Park Subdivision with the following conditions:

- No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.
- Any disturbed areas on the site shall be revegetated with an appropriate seed mix per the Single Family / Duplex Deposit Agreement.
- A stabilized construction entrance shall be installed prior to ground disturbance.
- Approved drainage and erosion control shall be in place prior to and throughout site preparation and construction and through successful revegetation.
- The rusty corrugated steel will need to be pre-rusted.
- The chosen lighting will need to be shown as Dark Sky Compliant.
- The driveway grade will need to be amended to not exceed 5% in the first twenty four feet (24') as required by the Town Standards and Specifications for Design and Construction.

Required Permits:

- ✓ Building Permit
- ✓ Single Family / Duplex Deposit Agreement

The Commission discussed elevation measurements to verify they are correct, and reviewed site plans on the driveway. Driveway will be amended as needed.

Commissioner Davlin moved and Commissioner Kish seconded approval of the design review with the conditions listed. Motion Carried: 5-0.

F. Design Review – 384 Leland Creek Circle, Lot 35, Nicole and Stephen Annest

Planner Owen presented the staff report.

Scott Munn, Munn Architecture

Zoning: PD (R-2)

This is a single-family home that has a building square footage of 3,940 including a 2 car garage.

Lakota East/Park Owners Association Board of Directors has approved the plans.

The materials board and elevations for the material list were presented.

Exterior lighting will be installed at each entryway including the garage door and on the deck. The applicant states the fixtures will comply with Town guidelines and but have not been shown as dark sky compliant.

Building height complies with Town standards. The maximum building height overall is 41' 10-3/4" which is permitted based on the building height definition.

Adequate parking has been provided in compliance with Town standards. The design includes a garage plus two exterior parking areas.

No landscape plan was submitted.

- No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.
- Any disturbed areas on the site shall be revegetated with an appropriate seed mix per the Single Family / Duplex Deposit Agreement.

Staff is satisfied with the overall design.

The structure is located within the required setbacks.

Building coverage is 38.1% building to open space.

A site inspection of the property has not been performed by staff.

- No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.

The driveway has been designed with a 7.4% grade which is not in compliance with Town Standards.

- A stabilized construction entrance shall be installed prior to ground disturbance.

- The applicant shall revise the drawings to bring the driveway into conformance

The erosion and drainage plan complies with Town standards.

- Approved drainage and erosion control shall be in place prior to and throughout site preparation and construction and through successful revegetation.

Staff recommended the Planning Commission approve the single-family design for Lot 94, Lakota Park Subdivision with the following conditions:

- No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.
- Any disturbed areas on the site shall be revegetated with an appropriate seed mix per the Single Family / Duplex Deposit Agreement.
- A stabilized construction entrance shall be installed prior to ground disturbance.
- Approved drainage and erosion control shall be in place prior to and throughout site preparation and construction and through successful revegetation.
- The rusty corrugated steel will need to be pre-rusted.
- The chosen lighting will need to be shown as Dark Sky Compliant.
- The driveway grade will need to be amended to not exceed 5% in the first twenty four feet (24') as required by the Town Standards and Specifications for Design and Construction.

Required Permits:

- ✓ Building Permit
- ✓ Single Family / Duplex Deposit Agreement

The Commission discussed the HOA conditions in their letter that require a second review and will require the applicant to obtain an HOA letter with full approval.

Commissioner Davlin moved and Commissioner seconded approval of the design review with the conditions listed. Motion Carried: 5-0.

G. Design Review – 71 Balsam Drive, Winter Park Village

Planning Technician Evans presented the staff report.

Douglas and Keri Olson (Owners)

Zoning: R-2-O

Architectural: This is a single-family home that has a building square footage of 2,148.75 including a 2 stall interior garage.

Homeowner's Association Review: There is no HOA.

Proposed Material & Color: Please see the physically presented materials board and elevations for the material list.

Exterior Lighting: No lighting plan was presented, however exterior lighting fixtures submitted by the applicant will comply with Town guidelines and are dark sky compliant.

Building Height: Building height complies with Town standards. The building height is 34' to midpoint and 37' overall which is permitted based on the building height definition.

Parking: Adequate parking has been provided in compliance with Town standards. The design includes a 2 car parking garage plus two exterior parking areas.

Landscaping/Revegetation: A landscape plan was submitted and meets standards.

No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.

Any disturbed areas on the site shall be revegetated with an appropriate seed mix per the Single Family / Duplex Deposit Agreement.

Site Plan and Building Elevations: Staff is satisfied with the overall design.

Setbacks: The structure is located within required setbacks.

Coverage: Building coverage is 55% building to open space.

Inspection: A site inspection of the property has not been performed by staff.

No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.

Driveway: The driveway has been designed with a 3% grade which is in compliance with Town Standards.

A stabilized construction entrance shall be installed prior to ground disturbance.

Erosion Control / Drainage: The erosion and drainage plan complies with Town standards.

Approved drainage and erosion control shall be in place prior to and throughout site preparation and construction and through successful revegetation.

Staff Recommendation: Staff recommends the Planning Commission approve the single-family design for Lot 1, Winter Park Village with the following conditions:

No site clearing shall be permitted until staff has verified the Pre-Disturbance Checklist has been implemented on the site.

Any disturbed areas on the site shall be revegetated with an appropriate seed mix per the Single Family / Duplex Deposit Agreement.

A stabilized construction entrance shall be installed prior to ground disturbance.

Approved drainage and erosion control shall be in place prior to and throughout site preparation and construction and through successful revegetation.

Required Permits:

Building Permit

Single Family / Duplex Deposit Agreement

Driveway Permit

Commissioner Davlin moved and Commissioner Stevens seconded approval of the design review with the conditions listed. Motion Carried: 5-0.

STAFF UPDATE

- Idlewild will be presented on June 12 and still working with applicant. There will be a fully noticed public hearing with a reopened public comment period, sign-up sheet, and the same 3 minute limit.

Upon a previously adopted motion, the meeting was adjourned at 9:59 a.m.