

Planning Commission Minutes December 10, 2020.

1. Call to Order- The Planning Commission convened a regular meeting on December 10, 2020. Chairman Dowker called the meeting to order at 6:00 p.m.

2. Roll Call- Members present: Jan Dowker Chairman, Jeff Butler Vice Chair, Sean Murphy, Matt Rood, and Abigail Smith

Members absent: Patrick Dillon and Danielle Trotta.

Staff present: Curt Freese and Adam Olinger.

3. Consent Agenda- Minutes from the August 13th and November 12th Planning Commission Meetings. Planner Freese recommended that the Planning Commission vote to approve the minutes even if they did not attend the meetings as Motion to approve the consent agenda was made by Commissioner Butler. Seconded by Commissioner Rood. **Commissioners Dowker, Butler, Murphy, and Rood voted yes. Commissioner Smith abstained. With all in favor, THE MOTION CARRIED.**

4. Public Hearing: Red Horizons Minor Subdivision – Alex Hoime, Agent

Planner Olinger introduced the project as a minor subdivision request to subdivide the property at 712 W County Rd 10E into two separate R-1 lots, sized at 0.39 acres and 0.54 acres respectively.

Alex Hoime explained that there were structures existing on the property that have since been removed.

Public comment was opened at 6:11 p.m.

Public comment was closed at 6:12 p.m.

Commissioner Butler why the homes were slated to have access off of 10E instead of Breckenridge Dr, and Mr. Hoime explained that there was a buffer parcel owned by the Berthoud Ranchettes HOA that would have to be bough, subdivided, and annexed into Town, which the applicant did not wish to spend the time and money on for such a small project.

Commissioner Dowker asked what would trigger the installation of the sidewalks along County Road 10E. Planner Freese stated that they would be required at C/O.

Commissioner Butler asked for the reasoning of the annexations. Mr. Birdsall stated that part of Annexation #2 would be developed as a part of the subdivision, and that the owners of the rest of Annexation #2 and the owners for Annexation #1 asked to be annexed into the Town along with their former farm, which is the main property in this proposal.

MOTION made by Commissioner Butler to recommend approval for the Red Horizons Minor Subdivision, conditioned on the following:

- **Installation of sidewalks along County Road 10E;**
- **The preservation of as many existing trees on the property as reasonably possible**

Seconded by Commissioner Rood

With all in favor, THE MOTION CARRIED

5. Reports -

Planner Olinger announced that this will be the last meeting in 2020.

Planner Freese announced that the Town was partnering with an architecture firm to create stricter code requirements for lot diversity in single family subdivisions.

Commissioner Smith was welcomed by the rest of the commissioners.

6. Adjourn -

Motion to adjourn made by Commissioner Butler

The meeting was adjourned at 6:49 p.m.