



## Planning Commission Meeting Minutes - Final

Chair Laurie Van Court  
Vice Chair Sarah Humbargar  
Charles Fletcher  
Dan Ahrens  
Chris Cote  
Chris Teem  
Jeremy Begley

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Thursday, March 25, 2021

6:00 PM

Virtual Commission Meeting

Online: <https://crgov.webex.com/crgov>

Phone-in: 720-650-7664

Meeting Number: 146 368 1528

Meeting Password: 2021PCMeeting

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**This meeting is open to the public and will be held in a fully virtual format in accordance with Town Council Meeting Special Procedures During Declared Disasters.**

**\*\* ALL TIMES ARE APPROXIMATE \*\***

**In lieu of appearing in person for public comment, please sign up to speak by sending an email to the Town Planning Manager, Kevin Wrede ([kwrede@crgov.com](mailto:kwrede@crgov.com)) no later than 1 P.M. on the day of the hearing, to be added to the list of speakers. Public comments may also be submitted in writing via email to the Town Planning Manager, to be included in the public record.**

### CALL TO ORDER / ROLL CALL

The meeting was called to order at 6:04 p.m. by Vice Chair Humbarger.  
Note: the recording of the meeting began at 6:00 p.m. and was suspended until 6:04 p.m. The recess was to give additional time for Chair Van Court to attend the meeting, and no discussion took place.

**Present** 5 - Charles Fletcher, Dan Ahrens, Chris Cote, Sarah Humbargar, and Jeremy Begley

**Not Present** 2 - Laurie Van Court, and Chris Teem

**Attendance** 12 - Jason Gray, Tim Dietz, Kevin Wrede, Donna Ferguson, Brad Boland, Tara Vargish, Tony Felts, Julie Parker, Keith Johnston, Elizabeth Allen, David Van Dellen, and Sandra Aguilar

### CERTIFICATION OF MEETING

Mr. Wrede confirmed the meeting and agenda had been noticed in accordance with the requirements of the Open Meetings Law.

### APPROVAL OF MINUTES

[PC 2021-005](#) Minutes: February 11, 2021 Planning Commission Meeting Minutes

**Attachments:** [PC02.11.2021Minutes-DRAFT](#)

**Moved by Fletcher, seconded by Begley, that February 11, 2021 Planning Commission meeting minutes be approved as presented. The motion passed by the following vote: 5 to 0**

**Yes:** 5 - Fletcher, Ahrens, Cote, Humbargar, and Begley

**Not Present:** 2 - Van Court, and Teem

## PUBLIC HEARING ITEMS

[PC 2021-006](#) North Basin Village at Terrain Phase 1 Site Development Plan (SDP)

**Attachments:** [Staff Memorandum](#)

[Attachment A: Site Development Plan](#)

[Attachment B: Traffic Impact Analysis](#)

[Attachment C: Drainage Report](#)

[Public Record Document: Public Comment Emails](#)

[Public Record Document: Staff Presentation-North Basin Village Ph 1 SDP](#)

[Public Record Document: Applicant Presentation-North Basin Village Ph 1 SDP](#)

[Public Record Document: Virtual Sign-in Sheet for Public Comment](#)

Commissioner Fletcher disclosed that he lives in the Terrain but not near the PC 2021-006 SDP and has had social interactions with members of the household from the PC 2021-007 item. Commissioner Cote disclosed he is a resident in Terrain, lives near the proposed SDP and is also a member of the homeowner's association board. Per an inquiry from Legal Council Elizabeth Allen, both Fletcher and Cote confirmed they would act impartially regarding the public hearing items. Donna Ferguson presented the North Basin Village Phase 1 Site Development Plan, she confirmed that the Commissioners had received the additional comments since the printing of the packet. Staff completed their presentation, as well as the applicant completed their presentation. Public testimony was taken and staff concluded by stating a recommendation of approval for the SDP based upon meeting Town criteria for approval.

Commission Chair Van Court joined the meeting at 6:15 p.m.

Applicant: Kevin Rohrbough with CORE, presented additional details.

Public Comment:

Taryn DeFazio-Thomas, resident, oppose.

Beth Parker, resident, oppose.

**Moved by Van Court, seconded by Ahrens, to recommend approval of the North Basin Village Phase 1 SDP to Town Council. The motion passed by the following vote: 5 to 1**

**Yes:** 5 - Van Court, Ahrens, Cote, Humbargar, and Begley

**No:** 1 - Fletcher

**Not Present:** 1 - Teem

[PC 2021-007](#) Use By Special Review: Accessory Dwelling Unit at 1750 Wild Rye Court

**Attachments:** [Staff Report](#)[Attachment A: Plot Plan](#)[Attachment B: Elevations](#)[Attachment C: Floor Plan](#)[Public Record Document: Staff Presentation 1750 Wild Rye Court  
ADU](#)

Chair Van Court resumed Chair position.

Fletcher and Ahrens disclosed they each served with the applicant on the Water Commission in the past but have not been in contact with the applicant regarding this issue.

Brad Boland, staff member, presented the Use by Special Review for an Accessory Dwelling Unit at 1750 Wild Rye Court. Staff recommended approval of the UBSR as it meets the Town criteria.

Applicant: Scott Weyand, applicant, was available for Commission questions.

Public Comment: None

**Moved by Cote, seconded by Humbargar, to approve the Use By Special Review for Accessory Dwelling Unity at 1750 Wild Rye Court. The motion passed by the following vote: 6 to 0**

**Yes:** 6 - Van Court, Fletcher, Ahrens, Cote, Humbargar, and Begley

**Not Present:** 1 - Teem

## TOWN COUNCIL LIAISON UPDATE

Mayor Gray commended the Commission on their thoroughness and agreed about the comments regarding development transparency. He congratulated Mr. Boland on his new baby. Town Council has been reviewing the Town finances and financial plan and the Town is considering an new recreation center. Building permits are up and tax numbers look good though small businesses are still struggling.

## DESIGN REVIEW BOARD UPDATE

Design Review Board Representative Commissioner Begley reported that the DRB, on Feb. 24, has approved the Grand Mere Plaza redevelopment which will add additional businesses with a carryout only Pizza Hut. On March 10, the DRB approved, with a 5 to 2 vote, the SDP for The View, a 6-story multi-purpose use building on Jerry St.

## COMMISSION ITEMS

### Check for quorum for upcoming meetings

1. April 8, 2021
2. April 22, 2021

Chair Van Court checked for quorum for upcoming meetings and Begley will be out on April 8.

## STAFF UPDATE/PLANNING COMMISSION DISCUSSION ITEMS

Mr. Wrede informed the Commission that the April 8 meeting may be canceled

due to no items for review. On April 6, Town Council will review building heights requirements in Downtown.

**ADJOURN**

**Moved by Van Court, seconded by Humbargar, that the meeting be adjourned at 8:24 p.m. The motion passed by the following vote: 6 to 0**

**Yes:** 6 - Van Court, Fletcher, Ahrens, Cote, Humbargar, and Begley

**Not Present:** 1 - Teem