



PLANNING DEPARTMENT

970.668.4200
www.SummitCountyCO.gov

0037 Peak One Dr. | PO Box 5660
Frisco, CO 80443

**TEN MILE PLANNING COMMISSION
AGENDA**

FEBRUARY 08, 2024 – 5:30 P.M.

This meeting will be conducted in person at:

**Mt. Royal Room
County Commons
0037 Peak One Dr.
Frisco, CO 80443**

The public is welcome to attend in person or via Zoom by using the following information:

Register in advance for this webinar:

https://summitcountyco-gov.zoom.us/webinar/register/WN_XVN5wFS4Tei-19VsrnezgA

After registering, you will receive a confirmation email containing information about joining the webinar.

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF SUMMARY OF MOTIONS: September 14th, 2023

IV. APPROVAL OF AGENDA: Additions, Deletions, Change of Order

V. NEW BUSINESS

- No items

VI. CONSENT AGENDA

- No Items

VII. PUBLIC HEARINGS

- PLN23-092: A request for a Class 4 Site Plan review of 15 deed-restricted single family affordable housing units; Tracts 4-10 & 15-17, Bill's Ranch Subdivision; 2.08 acres zoned Bill's Ranch Cabins PUD.
 - Staff recommends that the TMPC continue PLN23-092 to the next Ten Mile Planning Commission meeting, on March 14, 2024.

VIII. WORK SESSION ITEMS

- No Items

IX. DISCUSSION ITEM

- Applicant Interviews for Vacancies and/or Expiring Terms

X. ADJOURNMENT

* Allowance for Certain Site Plans to Be Placed on the Consent Agenda: Site plan reviews consisting of three (3) to a maximum of 12 multi-family units for the total development parcel or project may be placed on a Planning Commission's "consent agenda", which allows for expeditious review and approval of these smaller projects. Site plans may only be placed on the consent agenda if the recommendation does not include any conditions. Single-family and duplex developments that are required to have a site plan review by a Planning Commission due to a plat note, PUD requirement, or other regulatory mechanism may also be placed on a Commission's consent agenda. A Planning Commission member may pull such agenda item off the consent agenda to allow staff or the applicant to address issues or questions related to the site plan review criteria for decision prior to taking action.

TEN MILE PLANNING COMMISSION

SUMMARY OF MOTIONS September 14, 2023

TEN MILE COMMISSION MEMBERS PRESENT: Mike Beernsten, Kelsey Withrow, Sarah McClain, Ross Sheely, Steve Alberico, Julia Koster, Tony Cammarata, Lina Lesmes

Sarah McClain arrived after Julia and Steve were already appointed as voting members of the meeting, and as such did not vote.

STAFF PRESENT: Susan Lee, Lili Girodie, Keely Ambrose, Steve Greer, Robert Jacobs, Dylan Graves

CALL TO ORDER:

Chair, Mike Beernstein called the meeting of the Ten Mile Planning Commission to order at 5:31 pm.

APPROVAL OF SUMMARY OF MOTIONS: Ross Sheely moved to approve the Summary of Motions from the August 10, 2023 meeting. The motion was seconded by Kelsey Withrow. The Summary of Motions was approved by a vote of 7-0.

APPROVAL OF AGENDA: - No revisions were made to the agenda.

NEW BUSINESS - None

CONSENT AGENDA - None

PUBLIC HEARING -

PLN23-054; A request for a Preliminary Rezoning from R-2 to PUD to accommodate 15 deed-restricted single family affordable housing units on 2.08 acres; Tracts 4-10 & 15-17, Bills Ranch Subdivision.

After presentations from Staff and the applicant, comments from the public, and discussions amongst commissioners, Lina Lesmes made a motion to recommend approval, with the following findings and conditions as contained in the staff report, and recommendations as articulated by Keely Ambrose, Deputy County Attorney:

Findings:

1. The proposed PUD is in general conformity with the goals, policies/actions and provisions of the Summit County Countywide Comprehensive Plan, the Ten Mile Master Plan, and the Bill's Ranch Subbasin Plan, specifically with regards to land use, affordable workforce housing, and environmental impacts.
2. The proposed PUD is consistent with the purpose and intent of the County's Zoning Regulations. The proposed draft PUD designation has all applicable elements needed to regulate the proposed development.
3. The proposed PUD is consistent with the County's Rezoning Policies (Section 3200 et. seq.). The proposal is consistent with the terrain and natural features of the site and is compatible with existing development in the vicinity. There is adequate infrastructure to accommodate a proposed zoning amendment, and the project can accommodate the required improvements, and wildfire hazards can be mitigated.
4. The proposed PUD is compatible with present area development and will not have a significant adverse effect on the surrounding area. The surrounding area has a mix of residential uses of similar densities.

The applicant has submitted a traffic study that indicates that the proposed development will not significantly affect the Level of Service for the community.

5. The proposed PUD is consistent with public health, safety, and welfare, as well as efficiency and economy in the use of land and its resources or otherwise promotes an overall public benefit to the community. Based on the submitted information and corresponding referrals, the proposal can be served by water, sewer, and access. The affordable housing component, the open space dedication, an overall public benefit to the community.
6. The proposed PUD is consistent with and furthers the goals as set forth in Section 12200.01. Specifically, the draft PUD and conceptual development plan illustrates development design and layout of buildings, a means of designing development so it relates to and preserves, the natural features of the site and avoids areas having development constraints; and preserves, to the extent practicable, the natural features of an area.

Conditions:

1. A conceptual plan clarifying where fencing is permitted in the PUD shall be provided prior to Final Rezoning. Additionally, the provision listed in Section B.8.6 shall be relocated to another document related to the HOA.
2. The PUD shall clarify the specific types and locations of accessory uses that would be permitted prior to Final Rezoning.

Recommendations:

1. Recommendation that the BOCC discuss road options with the Bills Ranch neighborhood prior to the next meeting. Tangible road plans are recommended to be presented to the Bills Ranch HOA prior to the BOCC consideration of the preliminary PUD.
2. Recommendation that BOCC help existing Bills Ranch HOA gain water and sewer for ADUs.
3. Recommendation that the project include solar energy systems on proposed housing units.

Ross Sheely seconded the motion. The motion carried by a vote of 6-1, with Steve Alberico voting against.

WORK SESSION ITEMS - None

DISCUSSION ITEMS – None

Adjournment: Kelsey Withrow made a motion to adjourn the meeting. Lina Lesmes seconded the motion, and the meeting was adjourned at 8:12pm.

Respectfully submitted,
Dylan Graves
Planner II



PLANNING DEPARTMENT

970-668-4200
fax 970-668-4225
Post Office Box 5660
0037 SCR 1005, Peak One Dr.
Frisco, Colorado 80443

Memorandum

To: Ten Mile Planning Commission

From: Lili Girodie, Planner 1

Date: Meeting of February 8, 2024

RE: PLN23-092: A request for a Class 4 Site Plan review of 15 deed-restricted single family affordable housing units; Tracts 4-10 & 15-17, Bill's Ranch Subdivision; 2.08 acres zoned Bill's Ranch Cabins PUD.

The applicant, Jason Dietz, Housing Director, has requested a continuance for PLN23-092 to the next Ten Mile Planning Commission meeting, to be held on March 14, 2024. See request letter attached.

Staff Recommendation:

Staff recommends that the TMPC continue PLN23-092 to the next Ten Mile Planning Commission meeting, on March 14, 2024.



HOUSING DEPARTMENT

970.668.4210
www.SummitCountyCO.gov

0037 Peak One Dr. PO Box 5660
Frisco, CO 80443

January 29, 2024

**Summit County
Planning Department
0037 Peak One Drive
Frisco CO 80443**

Dear Susan Lee,

The Housing Department hereby requests a continuance of Planning Case PLN23-092 for the Site Plan application for Nellies Neighborhood which is currently scheduled to be heard at the February 8, 2024 Ten Mile Planning Commission meeting. Housing is requesting a continuance due to external referral comments from Xcel energy and Summit Fire and EMS coming in late. Housing is currently working to address these comments and expects to resubmit an application that will be ready to be heard at the March 14, 2024 Ten Mile Planning Commission.

Legal Description:

Bill's Ranch Tracts 4, 5, 6, 7, 8, 9, 10, 15, 16, & 17
Section 35, Township 5 South, Range 78 West

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Dietz", is written over the typed name and title.

Jason Dietz,
Housing Director



PLANNING DEPARTMENT

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MEMORANDUM

TO: Ten Mile Planning Commission
FROM: Susan Lee, Planning Director
DATE: February 8, 2024
SUBJECT: Ten Mile Planning Commission Appointments

BACKGROUND AND DISCUSSION:

According to Summit County Land Use and Development Code §16000 – *Regional Planning Commission Bylaws*, the Ten Mile Planning Commission shall consist of seven (7) regular members, and up to two (2) alternate members. Any town located within the Ten Mile Planning Basin, which is party to the Regional Planning Commission IGA, shall appoint one member as provided for herein. All other members shall be "at-large" members. One member of the Ten Mile Planning Commission shall serve as a representative on the Countywide Planning Commission (CWPC).

Current membership of the Ten Mile Planning Commission (TMPC), respective roles, and term reappointment dates are as follows:

1. Sarah McClain (Regular Member - term expires 3/31/24). *Would like to be reappointed and considered for CWPC representative.*
2. VACANT (Regular Member - term expires 3/31/24).
3. Ross Sheely (Regular Member, Current CWPC representative - term expires 3/31/24). *Would like to be reappointed but step down as CWPC representative.*
4. Tony Cammarata (Regular Member - term expires 3/31/25).
5. Kelsey Withrow (Town of Frisco Representative; Regular Member - term expires 3/31/25).
6. Steve Alberico (Alternate Member - term expires 3/31/25). *Would like to be considered for CWPC representative.*
7. Julia Koster (Alternate Member - term expires 3/31/25).
8. Mike Beerstein (Regular Member - term expires 3/31/26).
9. VACANT (Regular Member - term expires 3/31/26).

Lina Lesmes and Tom Koehler, have both resigned in recent months due to eligibility requirements. This leaves two vacancies on the TMPC. No applications were received.

There are two current members up for reappointment: Ross Sheely and Sarah McClain. Both have expressed interest in being reappointed. Based on their interest and attendance records, staff recommends that the BOCC reappoint Sheely and McClain for an additional three-year term to expire on 3/31/2027.

Ross Sheely has asked to step down as CWPC representative. Two TMPC members have applied to fill this seat, Sarah McClain, and Steve Alberico.

RECOMMENDATION:

Staff recommends that the Ten Mile Planning Commission review and discuss a nomination for the CWPC representative and make reappointment recommendations to the BOCC. Staff also recommends consideration of changing the roles of the *Alternate* members to *Regular* due to the two open vacancies.