

TOWN OF SNOWMASS VILLAGE

**PLANNING COMMISSION
MEETING MINUTES**

October 5, 2016

Members Present:

Jamie Knowlton, Chairman
Doug Faurer, Vice Chair
Jim Anathan
Jim Gustafson

Staff Present:

Julie Ann Woods
Cindy Ford
Chase Anderson
John Dresser

Members Absent:

Patrick Keelty
Tom Fridstein
Teri Hooper

Others Present:

Leah Moriarity
Karen Goluba
Michael Adams

Call to order: The meeting was called to order at 4:05 p.m. by Jamie Knowlton, Chairman.

Item 1: Variance: Ridgerun IV, Lot 41, 150 Baby Doe Lane: Staff introduced the Variance Request from owner George Kaye, via his representative Karen Goluba. It involves the location of a hot tub that is outside of the building envelope, within the setback and within 10 feet from the property line. The hot tub has been there for 16 years. The applicant's representative noted that the only reason this has come to light is that the owner is selling the property and the owner as well as the real estate agents involved wish to clean up any problems that may impede the sale of the property. Staff noted that because the request does not meet the Variance criteria of our Municipal Code, the Community Development Director could not approve the Variance administratively, therefore it is now before the Planning Commission. Staff is recommending denial of the Variance, citing the Municipal Code criteria.

There was a discussion of the layout of the property and that it is bordered on 2 sides by BLM land, including where the hot tub currently lies. There are utility easements located on these two sides of the property, but no utilities are located there. It was also pointed out that there has never been a complaint from any of the neighbors, in fact the packet contains a letter from one neighbor stating that he did not object to the hot tub remaining in place as it is out of sight for the rest of the neighborhood.

The Planning Commission felt that special circumstances do exist, that the hot tub has been there for 16 years and that no neighbors object and that it would be costly and environmentally negative to demand that they move it. A straw poll was taken indicating that the Planning Commissioners were in agreement with this finding.

Commissioner Gustafson made a motion to approve Resolution 8, Series of 2016 which was seconded by Chairman Jamie Knowlton, who then asked for further discussion on the Resolution.

The Planning Commission then went through Staff's draft Resolution and discussed proposed appropriate changes to the findings and to reflect approval rather than denial.

Commissioner Gustafson then made a motion to amend Resolution No. 8, Series of 2016 according to the discussion on proposed appropriate changes to findings and approval which was seconded by Chairman Jamie Knowlton and the motion to amend was approved by a vote of 4-0.

Chairman Jamie Knowlton then called for a vote on Resolution No. 8, Series of 2016, as amended, which was approved by a vote of 4-0 and the Variance was granted.

Miscellaneous: Julie Ann Woods advised the Planning Commission of the upcoming events involving the Comprehensive Plan Consultant. They will "kick off" the study on Monday, October 17th and will be in town until Wednesday, October 19th. In that time, they would like to meet personally with each Planning Commissioner, so she asked each commissioner to commit to a day and time for those meetings to take place.

The Consultants will be back on January 10, 2017 for a "Visioning Session" with the community and plan to hold a "Plan-A-Palooza" Charette from February 23rd through February 28th to gather input.

Adjournment: The meeting adjourned at 5:20 p.m.