

Planning and Zoning Board Hearing Minutes

June 12, 2014

6:00 p.m.

Council Liaison:	Mayor Weitkunat	Staff Liaison:	Laurie Kadrich
Chair:	Jennifer Carpenter	Phone:	(H) 231-1407

Chair Carpenter called the meeting to order at 6:00 p.m.

Roll Call: Carpenter, Hansen, Hart, Heinz, Hobbs, Kirkpatrick, and Schneider

Absent: None

Staff Present: Kadrich, Eckman, Gloss, Burnett, Beals, Mapes, Mounce, McWilliams, and Cosmas

Agenda Review

Chair Carpenter provided background on the board's role and what the audience could expect as to the order of business. She described the following processes:

- While the City staff provides comprehensive information about each project under consideration, citizen input is valued and appreciated.
- The Board is here to listen to citizen comments. Each citizen may address the Board once for each item.
- Decisions on development projects are based on judgment of compliance or non-compliance with city Land Use Code.
- Should a citizen wish to address the Board on items other than what is on the agenda, time will be allowed for that as well.
- This is a legal hearing, and the Chair will moderate for the usual civility and fairness to ensure that everyone who wishes to speak can be heard.

Director Kadrich reviewed the items on both the Consent and Discussion agendas and also explained the consent/discussion procedure.

Public Input on Items Not on the Agenda:

Eric Sutherland, 3520 Golden Currant, spoke about the intersection at Elizabeth and Overland Trail, saying he didn't believe it would be safe or efficient. He indicated that was very dissatisfied with the entire process.

Secretary Cosmas read a letter that was received at the start of the hearing from Ally Roth written in support of the CSU Bus Turnaround (Exhibit 1).

Consent Agenda:

1. Minutes from May 8, 2014
2. Old Town Design Standards Recommended to City Council
3. Colorado State University/Campus Shuttle Bus Turnaround Site Plan Advisory Review #SPA140001
4. Bucking Horse Filing Three Major Amendment – MJA140001

Member Hart made a motion that the Planning and Zoning Board approve the June 12 2014, Consent agenda as presented, including the minutes from the May 8, 2014, Planning and Zoning Board hearing, Old Town Design Standards, CSU Campus Shuttle Bus Turnaround, and Bucking Horse Filing Three Major Amendment. Member Hobbs seconded. Vote: 6:0, with Vice Chair Kirkpatrick abstaining due to a conflict of interest.

Public Input: None.

Discussion Agenda:

5. Sheldon House Bed and Breakfast – APU140001

Project: Sheldon House Bed and Breakfast – APU140001

Project Description: This is request to add Bed and breakfast establishment with 12 or fewer beds as a permitted use in the existing historic Sheldon House Bed and Breakfast at 616 West Mulberry Street. The property is situated in the Neighborhood Conservation Medium Density (NCM) zone district in the first block west of Canyon Avenue. The proposal is to increase the number of beds from the current 8 to 12 with no change in the maximum occupancy which would remain at 14. The proposal would replace queen and double beds with single beds. The request for Addition of a Permitted Use (APU) involves the requested number of beds in the house and does not involve any physical changes to the property.

Recommendation: Approval

Vice Chair Kirkpatrick recused herself at 6:11pm due to a conflict of interest.

Hearing Testimony, Written Comments and Other Evidence

Staff and Applicant Presentations:

City Planner Mapes made a brief presentation of this project. Kelsey Schwager, Applicant, made a PowerPoint presentation, during which she illustrated the current status of the Sheldon House and how the proposed changes would affect the capacity, variety and potential viability of the Sheldon House. She stated that these changes will prevent a decline in future business. She also indicated that there has been a tremendous amount of support from neighbors, and she believes that this building is extremely compatible with the area. No exterior alterations will be made to the building, as it has been listed as an historic home.