

There was a long discussion between the Commissioners, Ms. Seltenrich and Mr. Green regarding the placement of the first floor signs. The Commissioners did not think that signage placed above the canopy would be appropriate.

Mr. Bickmore said he would find it difficult to grant the applicant's request for an exception since the Sign Ordinance was just amended to avoid this type of signage.

Ms. Gezelius asked Ms. Seltenrich if different alternatives were considered on the lower level. Nora Seltenrich said that another option may be to hang signs from underneath the canopy (e.g., Silver Queen) which staff has not yet reviewed. Ray Robinson and a few other Commissioners thought this type of hanging signage would not be desirable.

Mr. Green asked the Commissioners if he could figure out a way to affix signage to the front of the canopy that complied with the Sign Ordinance if that would be okay. The Commissioners seem to prefer this type of approach.

Chairman Brad Olch expressed some concern over the size and scale of the letters. Ms. Seltenrich said the letters as proposed would not be visible from too far away.

Due to a lengthy agenda, Planning Director, Bill Ligety, suggested if there were additional exhibits needed that they should be prepared and brought back before the Commission.

Ms. Gezelius said she would like to see the proposal brought back with the signage on the canopy. Brad Olch added that he would also like to see the signage scaled down to the size of the existing sign plan.

#### Motion

Ruth Gezelius: "I recommend that we table the issue of the revised signage plan for the Deer Valley Plaza for additional exhibits as requested". Ron Whaley seconded the motion and the vote was unanimous.

The meeting was adjourned at 8:45 p.m. into work session on the following:

1. Sweeney Properties MPD/Coalition Sites - Continued discussion regarding the development concepts proposed for the Coalition East and West sites located adjacent to and across from the Town Lift base area on Park Avenue.
2. Bald Eagle MPD - Continued discussion regarding the proposed Large Scale Master Planned Development concept.

Planning Commission  
Work Session Notes of September 11, 1985

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SWEENEY PROPERTIES MPD - COALITION SITES

-area was shown on map as parcels on both sides of the Town Lift base and  $\frac{1}{2}$  acre area across the street

-objective is to leave an open corridor up the mountain along the propose triple chair lift

-east side has reduced density by 15%

-project needs 45' height envelope - the recent HRC zone proposed would create a 35' square building - could negate building pad agreement with the city if proposed MPD is not approved and the HRC zone reduces allowable height to 35'

-west side is in HR-1 zone - height greatly reduced as per the current zone limit of 28'- density has been reduced on the west side 15%

-west side configuration - 3 triplexes, 1 duplex, 1 SFD with 2 parking stalls/unit provided in a common underground structure with a single access off Park Avenue

-exhibit described which showed skier circulation at base of lift anticipated for this winter

-Ruth Gezelius asked what the distance was between the bus turn-out and building (approximately 10', 4' of that is sidewalk)

-Brad Olch says 45' height envelope okay with stepbacks - Ray Robinson concurs

-Ruth Gezelius/Brad Olch - 45' height for entire Depot without stepbacks is not acceptable (Canyon effect)

-Bill Ligety - feels Sweeney application is grandfathered as to the 45' allowed under zoning currently in effect

-Brad Olch asked if new HRC zone would allow 45' height and require stepping (that proposal was not accepted by City Council 2 years ago as Council did not wish to define an envelope, just height, facade variation, and setback)

-Pat Sweeney - not comfortable with zone always changing - Sweeney property owners feel they are giving up a lot - basically a piece of their land for the lift-way and 40% open space

-Ruth Gezelius likes concept - no changes to HR-1

-Brad Olch thinks Planning Commission should re-recommend 45' height with stepping as proposed 2 years ago, since lift is now a reality

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-Ron Ivic is against an ordinance that would require stepping because of difficulty with maintenance, with regard to water control and serious safety concerns - not opposed to people selecting a stepped building but is opposed to requiring projects to step buildings..."look at design concepts that make sense but don't force people into design concepts that don't make sense"

Brad Olch appreciates the density reductions proposed by the Sweeney MPD

Phil Jones explained the uniqueness of the lift which will load and unload at the same time - talked about the circulation and need for space to download possibly 2 skiers every 6 seconds - new ski run to base lift has narrow cut and is well protected from the sun - innovative new methods being tried at base lift level since it must work early and late in the season - altitude is the lowest here for all lifts - talked of using plastic ramping, possible future snowmaking if necessary

BALD EAGLE MPD

Issues....

1. Keith access
2. difficult to service
3. density proposed
  - a) are the numbers achievable?
  - b) unit equivalents being used
  - c) Deer Valley units being used
  - d) "almost subdivision"

-parcels must be described  
-not required to be platted

Brad Olch - will parcels be allowed to switch back and forth if numbers work out..."yes"

4. Utility capacity
  - a) Sewer District maintains accurate records
  - b) Deer Valley maintains accurate records
  - c) these control mechanisms are in place and do work

John Miiller of Deer Valley - give us an agreement and then let us work it out - adequate water will be available - don't hold up the process for complete resolution of this



Community Development/Engineering  
Building and Planning Departments  
PLANNING COMMISSION AGENDA

September 11, 1985

MARSAC BUILDING

7:30 P.M.

PUBLIC HEARING  
7:30

1. DEPOT AREA REZONE - General discussion and for purposes of receiving public input on the proposed creation of a new Historic Recreation Commercial (HRC) zone district to be applied to the property commonly referred to as the Depot Area and to those properties fronting Park Avenue from Heber Avenue north to Ninth Street.

REGULAR MEETING

- I. Roll Call
- II. Public Input
- III. Minutes of August 28, 1985
- IV. Consent Agenda
  1. Powder Run Condominiums - Condominium plat approval for the 33-unit residential project currently under construction at 2440-2510 Deer Valley Drive East.
  2. Ridge Point Condominiums. Condominium plat approval for this 38-unit residential project currently under construction at 7895 Woodland View Drive.
- V. Old Business
- VI. New Business
  1. Unit Equivalent - Recommendation to the City Council on proposed amendments to the Land Management Code pertaining to unit equivalents.
  2. Revised signage plan for the Deer Valley Plaza located at 1375 Deer Valley Drive.

WORK SESSION

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