

The regular meeting of the Hayden Planning Commission was called to order by Chair Amy Williams at 7:00 p.m. Other members present were Vice Chair Michelle Lewis, Commissioner Melinda Dudley, Commissioner Tim Frentress, Commissioner Carly Kelly and alternate Commissioner Kimi Lehman. Community Development Director Tegan Ebbert and as well as application representatives Kimball Crangle and Nate Stark, Gorman & Company, were present.

Pledge of Allegiance

Chair Williams led the Pledge of Allegiance.

Consideration of Minutes

Commissioner Kelly moved to approve the Planning Commission minutes for the meeting held on October 13, 2022 as written. Commissioner Dudley seconded the motion. Motion approved unanimously.

**Barnes Rezone – 1300 W
Jefferson Avenue**

Ms. Ebbert explained that the Barnes property is a 23.21-acre piece of land containing one single family dwelling located at 1300 W Jefferson Avenue. Gorman and Company is under contract to purchase the property and are acting as the representative for this application.

The request being presented is to rezone the 23.21-acre parcel from the Open (O) Zone District to Commercial (C) Zone District. The subject parcel was annexed into the Town in 1992. It is typical practice for annexed land to be assigned Open (O) zoning upon incorporation until such time as development plans come forward.

The Future Land Use Map has identified the subject parcel as being designated for "Mixed Use/Trade Spaces" and Commercial is the Zone District that can facilitate this future use. The Hayden Forward Master Plan supports mixed uses along the US Highway 40 corridor. It is Gorman and Company's desire to pursue mixed use development containing both residential and commercial components and Commercial Zone District is the appropriate designation to accommodate that type of development.

The property is surrounded on three sides by Zone Districts that allow for similar intensity of uses to the future mixed use intended on the subject parcel. The subject parcel is adjacent to Light Industrial (I-1) zoned property to the east, Commercial (C) and Light Industrial zone property to the west, and Mobile Home Residential (MHR) zoned property to the north. The parcel the south is located in unincorporated Routt County and zoned Agriculture/Forestry (A/F). The subject property has frontage on US Highway 40.

Any specific development plans will be subject to a separate land use application process. Rezoning the parcel does not approve actual development without further review and approval by the Planning Commission and Town Council.

The current property owners, Samuel and Holley Barnes, are requesting that the rezoning ordinance include a condition that they, or their heirs, may continue to use the parcel for agriculture until such time as the property is sold outside of their family or the property is developed. The Town supports this request as supporting agriculture is an expressed desire in the Hayden Forward Master Plan and an agricultural use is less intense than is anticipated in the Commercial Zone District.

Ms. Crangle of Gorman & Company gave a brief presentation of their development goals for the parcel. The housing types will likely include multifamily and possibly townhouse style units along with some commercial components. Gorman & Company is an experienced affordable housing and community development company. It is their goal to produce a development that is consistent with the Hayden Forward Master Plan to provide new housing inventory that the community needs.

Ms. Ebbert noted that the Town is recommending approval of this request because it meets the intent of the Future Land Use Map and Hayden Forward Master Plan. The Planning Commission will make a recommendation that will be presented to the Town Council for a final decision.

Chair Williams disclosed that she is representing the property owner through the sale of the property therefore she is recusing herself from the vote. She also noted that the clause allowing for continued agricultural use of the parcel by the present owners is a crucial component of this rezone application.

Motion – Recommendation to approve

Commissioner Lehman made a motion to recommend approval of the rezone request of the Barnes Property, 1300 W Jefferson Avenue, from Open Zone District to Commercial Zone District.

Findings of Fact:

1. The proposal meets the standards of the Town of Hayden's Development Code, is in general conformance with the intent and purpose of the Hayden Forward Master Plan and preserves the health, safety and welfare of the citizens of the Town of Hayden.

Subject to the following conditions:

1. The approval of the rezoning shall be authorized and approved by an ordinance of the Hayden Town Council, and such ordinance recorded in the records of the Routt County Clerk and Recorder.
2. The current property owners, Samuel and Holley Barnes, and their heirs, may continue to use the parcel for agricultural activity until the



Regular Meeting

Hayden Planning Commission

November 10, 2022

property changes ownership outside of their family or development commences

Commissioner Dudley seconded the motion; Chair Williams abstained; motion passed unanimously.

Staff Report

Ms. Ebbert reviewed pending projects and upcoming meeting dates. There is an open alternate Planning Commission member position that is posted on the Town’s website.

Adjournment

The meeting was adjourned at 7:37 p.m.

Recorded by:

Tegan Ebbert

APPROVED THIS _____ DAY OF _____, 2023

Amy J. Williams, Chair