

The regular meeting of the Hayden Planning Commission was called to order by Chair Amy Williams at 7:05 p.m. Other members present were Commissioner Tim Frentress and Commissioner Carly Kelly, Commissioner Melinda Dudley attended virtually. Community Development Director Tegan Ebbert, Town Manager Mathew Mendisco, and Public Works Director Bryan Richards were also present. Applicant representative, Aaron Johnson, River Valley Architects, was present and applicant, Joe Armstrong, Main Street Apartments, LLC attended virtually.

**Pledge of Allegiance**

Chair Williams led the Pledge of Allegiance.

**Consideration of Minutes**

Commissioner Frentress moved to approve the Planning Commission minutes for the meeting held on February 9, 2023 as written. Commissioner Kelly seconded the motion. Motion approved unanimously.

**Main Street Apartments Site Plan Application**

Mr. Johnson gave a presentation regarding the proposed project consisting of 109 residential units and approximately 5,800 square feet of commercial space located on Lot 2, Campus Subdivision. He reviewed the overall site plan, architectural plans, and landscaping in his presentation.

Ms. Ebbert reviewed the criteria of the Dimensional and Developmental Standards located in the Hayden Development Code and noted the compliance of the proposal as detailed in the staff packet. The subject property is zoned Central Business District and the proposed uses are defined as "Uses by Right" in the Hayden Development Code. Due to the proposed uses being "Uses by Right", the compliance with the Dimensional and Developmental Standards, and compliance with several components of the Hayden Forward Master Plan, staff are making a recommendation of approval.

Ms. Ebbert noted that, after the staff packet was published, correspondence was received from West Routt Fire Protection District clarifying that they are requesting an emergency responder access gate onto the property through the bus barn lot (Lot 1, Campus Subdivision) and that they are not requesting/requiring W Washington Avenue to become a through street. Additionally, the Town's contract engineer provided feedback that while they do not have concerns regarding the engineered Traffic Impact Study, they provided a soft recommendation of W Washington Avenue becoming a through Street to W Jackson Avenue. Several written public comments opposing the project were included in the staff packet addendum as well.

Ms. Ebbert discussed the recommended conditions of approval as listed in the staff packet. Due to the comment from the Town's contract engineers, staff are also recommending that a condition be included that allows Town staff to continue to work on details of the access plan, if the Planning Commission elects to approve the application. This will allow Town staff to coordinate with the applicant, the Town's contract engineer, and Colorado Department of Transportation to come up with a better plan than what is being proposed.

Chair Williams allowed members of the public to ask questions from their seats.

During public comment Ken Gibbon, JJ Pike, Kali Bell, Ryan Bell, Cody Frautschy, Dana Haskins, and Jim Haskins made comments. Several comments were made specifically pertaining to traffic concerns related to vehicular congestion, public safety of pedestrians and youth, and use of intersections that currently feel overwhelmed. Additionally, comments opposing the application related to the density of the proposal, identity/rental status of individuals occupying the proposed development, displeasure with the public notice period and application process, changing of the character of the community, concerns about the existing status of water/wastewater infrastructure, and overall developmental design were voiced. Public comments indicated that the attendees desire additional time to review and converse about the application and want to see access to the site off of US Highway 40.

#### Motion to Table

Commissioner Frentress Move to table the public hearing to allow for more consideration of an alternative traffic plan to May 23rd. Commissioner Kelly seconded the motion.

In Roundtable, Commissioner Frentress noted that he has concerns about the existing proposed traffic plan and would like to see it be re-evaluated and brought back to the Planning Commission. He also recommended looking into whether a right of way exists to extend N 2<sup>nd</sup> Street onto the parcel. Chair Williams indicated to the members of the public that tabling hearing to allow for staff and the applicant to research and explore an alternative traffic plan but it does not mean that the project will discontinue its progress through the process, it simply will allow for additional time to focus on the traffic access plan solely. Commissioner Dudley reiterated that the application will be back for further review of the traffic access plan if tabled however it will likely not stop the overall development and applicant from moving forward to seek an approval.

Mr. Mendisco requested clarification that the Planning Commission is moving to tabling the application exclusively to re-evaluate the traffic access plan. The Planning Commission members agreed that they are tabling solely to allow for re-evaluation of the traffic access plan. Mr. Mendisco indicated that staff will organize a community open house so members of the public can contribute feedback and ask questions about the traffic access plan re-evaluation.

The motion passed unanimously.

Regular Meeting

Hayden Planning Commission

February 23, 2023

Staff Report

Ms. Ebbert noted that there are no additional active applications on the schedule at this moment. There will be no Planning Commission meeting on March 9<sup>th</sup>. The Main Street Apartments Site Plan application hearing will continue on the date it was tabled to of March 23, 2023.

Adjournment

The meeting was adjourned at 8:45 p.m.

Recorded by:

\_\_\_\_\_  
Tegan Ebbert

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023

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Amy J. Williams, Chair