

The regular meeting of the Hayden Planning Commission was called to order by Vice Chair Michele Lewis at 7:00 p.m. Other members present were Commissioner Tim Frentress, Commissioner Carly Kelly, and Commissioner Kimi Lehman. Town Manager Mathew Mendisco and Community Development Director Tegan Ebbert, and application representative Kimball Crangle were also present.

**Pledge of Allegiance**

**Vice Chair Lewis** led the Pledge of Allegiance.

**Prairie Run Subdivision Sketch Plan**

Ms. Kimball Crangle presented information on behalf of Gorman & Company. The proposed sketch plan is for a residential community consisting of 135 units spread across a mixture of two-story multifamily buildings and townhome buildings. Parking is generally located centrally to the multifamily buildings as well as along private drives that provide access to the town homes. The primary access is taken from Hwy 40 via a proposed collector street that is envisioned to eventually connect through to Breeze Basin Blvd with future development by others. This access will align with Jefferson Avenue to the north, which provides access to the mobile home park and the water treatment plant. An additional access easement is proposed for the future right in / right out to the east if determined necessary by emergency services. Internal circulation is achieved through a grid of private roads and access drives. Storage space for residents is proposed at the west end of the property in a freestanding building. Ms. Crangle noted that a community engagement open house was held in May 2023 to share the plans with the public.

Ms. Ebbert noted that the subject property was annexed in 1992 and zoned to commercial in 2022. This project will occur in two phases. Phase one consist of the proposed 135 dwelling units and 10,000 sqft storage building. Phase two consists of five (5) lots for future commercial development with undetermined uses at this time.

Ms. Ebbert explained that this is the first of three applications in order to complete the major subdivision process.

**Public Comment**

Ms. Karen Hughes indicated that she is a real estate agent with listings in the area of the subject parcel. She noted her concern regarding the access plan and the presumption of access to Breeze Basin. She indicated that no access has been permitted.

**Roundtable**

Commissioner Frentress indicated that he wants to see snow storage indicated on the site plan in the preliminary plan submittal and inquired about a traffic light. Mr. Mendisco responded that Colorado Department of Transportation will indicate whether a traffic light or any other feature or road improvements will be required based upon the engineered traffic study.

**Motion to approve**

Commissioner Frentress Move to approve the Prairie Run Sketch Plan with two (3) conditions, based upon the following finding of fact:

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.

Conditions of approval:

1. Referral agency comments shall be addressed prior to the submittal of a Preliminary Plan.
2. Further evaluation needs to occur and be specified for secondary access to the east or south within the Preliminary Plan submittal.
3. Further evaluation and specification of snow removal/storage needs to be provided with the preliminary plan submittal.

Commissioner Kelly seconded; the motion was approved unanimously.

**Staff Updates**

Ms. Ebbert noted that there is a meeting scheduled for October 26<sup>th</sup>. There are some vacant Planning Commission positions being advertised on the Town website and social media and encouraged everyone to spread the word.

**Adjournment**

The meeting was adjourned at 7:05 p.m.

Recorded by:

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

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

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Amy J. Williams, Chair