

AGENDA
ESTES VALLEY PLANNING COMMISSION
Tuesday, August 17, 2010
11:00 Study Session, Rooms 201 and 202, Town Hall
1:30 p.m. Meeting, Board Room, Town Hall

1. PUBLIC COMMENT

The EVPC will accept public comments regarding items not on the agenda. Comments should not exceed three minutes.

2. CONSENT AGENDA

- a. Approval of minutes – July 20, 2010 Planning Commission Meeting
- b. Amended Plat, Lots 1, 2, and 3, Big Horn at Spruce Subdivision; 219, 221, and 223 Big Horn Drive; John and Margaret Kacergis, Vincent and Karen Gerber/Applicants – Request to adjust the boundary line between three adjoining lots and vacate a portion of the utility easement
- * c. Revised Development Plan 00-07D, Lot 3, Mary's Lake Replat – Request to continue the review to the September 21, 2010 meeting of the EVPC

3. REPORTS

- a. Town Board and County Commission decisions on applications reviewed by Planning Commission:
 - 1. EVDC Amendments concerning Townhomes (BCC)
 - 2. EVDC Amendments concerning Expired Development Plans (BCC)
 - 3. Gate House Rezoning & Boundary Line Adjustment (BCC)
 - 4. EVDC Amendments concerning density in the A-1 Zoning District (TB)
- b. Other Reports
 - 1. Private Schools and Religious Land Use and Institutionalized Persons Act (RLUIPA) Problem Statement
 - 2. Zoning Changes from R-1–*Residential* to R–*Residential*

4. PROPOSED AMENDMENTS TO THE ESTES VALLEY DEVELOPMENT CODE CONCERNING:

- a. **Small Wind Turbines**
Proposed amendment to Section 5.2 of the EVDC to allow and regulate Small Wind Energy Conversion Systems

5. REZONING REQUEST, Aspen Brook Planned Unit Development (PUD), Phases I and II, 2343 Aspen Brook Drive

Owner: Philip Moenning
Applicant: Aspen Brook Townhomes Home Owner's Association
Request: Rezone the PUD from RM–*Residential Multi-Family* to A–*Accommodations*
Staff: Dave Shirk

6. FUTURE MEETING TIMES

7. ADJOURN

A meeting packet is available for review in the Community Development Department and the Estes Valley Library two business days prior to the meeting.

The Estes Valley Planning Commission reserves the right to consider other appropriate items not available at the time the agenda was prepared.