

Planner Katie Cattan reported that a special meeting to begin the General Plan discussion was scheduled for September 16, 2009. She noted that special meetings on the General Plan are tentatively scheduled for the third Wednesday of each month through December.

Commissioner Wintzer stated that he is unable to open any of the email that Patricia sends from the Planning Department. Commissioner Russack noted that he also experienced the same problem. Commissioner Wintzer believed the problem related to Win Mail. Director Eddington stated that he would ask Patricia to put their correspondence on a large PDF that can be downloaded.

PUBLIC HEARING AND CONTINUE TO A DATE CERTAIN

1. Treasure Hill - Conditional Use Permit

Chair Thomas opened the public hearing.

Brian Van Hecke thanked the Sweeney's for leading the Treasure Hill site tour. He was also pleased with the good public turnout. Mr. Van Heck felt the site visit was a good first step but there is still a lot of confusion and concern about the project. He offered suggestions that would help give the public and the Planning Commission a better sense of the scale, mass and locations of the proposed buildings. He noted that John Stafsholt had a map that showed all the buildings with the building name and actual use, the number of stories and the amount of square footage. Mr. Van Hecke requested that the developers provide that same type of aerial topo map for Treasure Hill with that information. He also thought it would be helpful to have another site visit in a central location where the developer can point out exactly where the buildings will be and how large and tall they would be. Mr. Van Hecke stated that because it is difficult to understand height in terms of stories, he suggested flying helium balloons so people can visualize the heights of the buildings. He acknowledged that the Treasure Hill web site contains a lot of detailed information and pictures, but it still lacks a good a streetscape showing the development in relation to Old Town and nearby structures. Every building proposed for Old Town is required to have a streetscape and he recommended that one be required for the Treasure Hill development.

Mr. Van Hecke had researched the Treasure Hill website to find the better images that showed massing and he submitted those to the Planning Commission. Referencing the handout provided during the site visit, he noted that only one page had images of the buildings and it was difficult to actually see the massing. Referring to the images he had just submitted, Mr. Van Hecke noted that the first image was a view from Empire Avenue with a building behind, but the top of the building was cut off. There was a similar view from Lowell Avenue and the top of that building was also cut off. He would like to see that same image showing the top of the buildings to know how large they would actually be.

Kyra Parkhurst agreed that the site visit was very informative. However, when she was on site she had a sense of how far they would have to dig down in to the ground; but in looking at the building images, she was concerned with how much building is still above ground and visible. Ms. Parkhurst noted that the applicants have previously said that mitigation measures would be

taken to avoid hauling too much dirt down the road. Tonight she heard them say they would use the dirt to flatten out other hills. She was unsure if the skiers would want the hills to be flattened out and suggested that the applicants provide an estimate of which hills would be flattened out and how much dirt would be needed to do that. Knowing the total amount of dirt would help estimate how much dirt would be hauled down the road. Ms. Parkhurst echoed the request for additional pictures showing the scale and size to look at as they walk the site. It would help everyone realize the size and scope of how this development would fit into Old Town.

Brian Van Hecke stated that a full scale model of the development would also be helpful. He believed a project of this size merits a model from the applicant.

John Stafsholt also thanked the Sweeney's for the site tour. It was very informative and the Sweeney's were up front in answering questions directly. Mr. Stafsholt stated that in looking at height and floating balloons, everyone needs to remember that most of the buildings are four to eleven stories of excavation. He noted that floating a balloon at 60 feet still has four more stories of excavation. The building would be four stories higher than what the balloon shows because the existing grade would be significantly disturbed. Mr. Stafsholt felt it was hard to grasp a really steep hillside that has 40 to 100 feet of excavation plus all the buildings shown in the pictures.

Chair Thomas continued the public hearing to September 23, 2009.

Commissioner Pettit asked if there is a computer simulation tool that would help them understand the feet of excavation and final grade. It was difficult for her to understand what existing grade is today and what final grade will be once excavation occurs. Planner Cattan stated that the applicant had updated the elevation of the buildings to show the difference between final grade and the existing grade through the building. She offered to put together a packet that better explains the grades.

Commissioner Wintzer felt a massing model would help demonstrate the excavation.

MOTION: Commissioner Russack moved to CONTINUE Treasure Hill - Conditional Use Permit to September 23, 2009. Commissioner Wintzer seconded the motion.

VOTE: The motion passed unanimously.

2. Land Management Code - Amendments to Chapters 2.1, 2.2, 2.3 and 15 regarding Height Parameters

Chair Thomas opened the public hearing.

There was no comment.

Chair Thomas closed the public hearing.

MOTION: Commissioner Russack moved to CONTINUE the Land Management Code