

GEORGETOWN PLANNING COMMISSION

Regular Scheduled Meeting Minutes

Wednesday, January 20, 2021

CALL TO ORDER

The Georgetown Planning Commission held a regular scheduled meeting on Wednesday, January 20, 2021. This meeting was held virtually, using Zoom video-teleconferencing technology. As duly announced and publicly noticed, this format was used to continue with normal business and respond to the COVID-19 pandemic.

The meeting was called to order at 6:00 p.m. by Chairman, Dwayne Gocinski.

ROLL CALL

Answering the roll were Commission Members: Dwayne Gocinski, Anne Wilkins, Ed Hoover, Denise Newton, and Kathleen Hoefl. Town Staff in attendance were Town Administrator: Kent Brown, Town Planner: Martin Landers, Town Attorney: Gerald Dahl and Town Clerk: Jennifer Yobski

AUDIENCE

Craig Abrahamson, Marv Geisness, George Schnittgrund, Greg Jarvis, and Gary Faselt,

AGENDA APPROVAL

Denise Newton made a motion to approve the January 20, 2021 agenda as presented. Anne Wilkins seconded, and the motion was adopted by unanimous vote.

AUDIENCE BUSINESS

There was no audience business.

NEW AND UNFINISHED BUSINESS

Washington Mill Preliminary Subdivision Plat

Chairman Gocinski opened the public hearing at 6:01 PM.

Staff Presentation

Martin Landers, Town Planner, summarized his staff report which included the description of the subject property, review of the subdivision process, land use and zoning, comments from referral agencies, lot size and configuration, and public infrastructure with the commission. (please see attached.) Mr. Landers also stated which referral agencies responded with comments regarding the preliminary plan of the subdivision and mentioned there was one public comment submitted previously for the Conceptual Plan.

Mr. Landers reported that at the November 18, 2020 Planning Commission meeting the commission's approval of the Conceptual Plan for the Washington Mill included " ..the conditions that the Colorado Geological Survey (CGS) and Colorado Department of Public Health and Environment (CDPHE) approve of the solutions to the concerns that they have" .

The CGS 's concerns were that the site is located on a debris fan, and mine/mill waste located in the northeastern portion of the site and appears to impact proposed lot 8.

Craig Abrahamson submitted a Material Management Plan, which specifies how the mining waste rock and soils historically deposited on the parcel will be handled during site development. (Please see attached.)

CDPHE reviewed the Conceptual Plan and recommended “..sampling be conducted on the mine waste and on-site soils prior to any disturbance or development of the Site.” The Materials Management Plan also addresses this concern.

There is a concern if Biddle St. is wide enough and if additional public right-of-way may be necessary which could affect the platting of proposed lots 6, 7, and 8. Draft engineering plans and specifications for all public infrastructure, along with the financial cost of any public improvements will be the responsibility of the property owner. This would be in the form of an agreement with the Town which will be required with the submittal of the Final Subdivision Plat application.

Questions of staff from commission

Kathy Hoeft asked if lot 8 is unbuildable because of the debris fan material?

Mr. Landers stated to refer to the applicant for that question.

Applicant presentation

Craig Abrahamson, applicant for property owner Marv Geisness, stated that the intent of the subdivision is to establish six lots from the existing 40,841.97 square foot parcel, just under one-acre. He noted that the proposed lots are larger than average size lots in Georgetown. He continued that three lots will be accessible from Main St., and the other three lots accessible from Biddle St. Mr. Abrahamson continued that the applicant will be responsible for improving the infrastructure which includes a 6” water main line and extending an 8” sewer main line.

Mr. Abrahamson addressed the concerns by CDPHE and CGS from the Conceptual Plan with the Materials Management Plan. This was sent to both entities and comments were received back from CDPHE. Mr. Abrahamson then revised the Materials Management Plan on 1-10-21, which included incorporating comments from CDPHE.

Mr. Abrahamson stated that much of Georgetown was built on a debris fan and showed maps of the debris fans in and around town. He emphasized that geologic hazards are part of building in the mountains. Another concern is the mine waste area on lot 8, which is an environmental hazard from a potentially contaminated soil perspective as identified by CGS.

Questions from Commission

Kathy Hoeft asked if lot 8 potentially has hazardous material on it, how will it be mitigated?

Mr. Abrahamson stated the capping will consist of the following types of materials: concrete foundation or driveway, 6"-9" rip-rap rock, imported, 18" of topsoil or common fill if needed.

Kathy Hoeft also asked how the north/east properties be protected?

Mr. Abrahamson answered there will not be any grading on lot 8, only capping with 6"-9" rip rap armoring. Additional samples will be taken to verify the soil that is not capped or under rip-rap, is below residential screening levels.

Kathy Hoeft asked how will the soil from lot 8 not fall onto neighboring properties?

Mr. Abrahamson stated he does not expect disturbance on lot 8. The north east corner will be not be disturbed and the house will serve as a cap for most of the lot. The remaining portion of the lot will be capped with clean fill.

Lastly, Mr. Abrahamson addressed the right-of-way concern for Biddle St. He stated currently, the street has a 12-14' travel area and an existing 40' right-of-way. Concerning the platting of lots 6, 7 and 8, he suggested the town could widen the travel way of Biddle St. without affecting the proposed lots.

Kent Brown, Town Administrator, stated the Town's concern about the Biddle St. right-of-way is the outcropping that might inhibit widening the road.

Mr. Brown asked if there is any reason why the lot has not been subdivided before?

Marv Geisness stated he had not had any motivation to do anything with the property. He was going to build one house on the lot around proposed lot 7. The debris fan issue did not come up then, other issues did.

Public Comments

Michael Stavy stated he thought the proposed subdivision seemed dense.

Mr. Abrahamson replied that the lots are larger than most in town.

Mr. Stavy also asked if there will be a house built on lots 1 and 2?

Mr. Abrahamson stated yes and will probably be one house. Those lots are existing platted lots and not part of the proposed subdivision.

George Schnittgrund expressed concerns about utilities and asked if they are building the maximum number of houses allowed for the area?

Mr. Abrahamson replied that the utilities will be an improvement to the area and that the proposed subdivision could accommodate eight lots, but they are proposing six lots.

Gary Faselt asked how they planned on putting in a drive-way on lot 8, it seems steep?

Mr. Abrahamson stated the house will have a walk-out and be contoured with the land.

Bob Gibbs stated he is in support of the subdivision.

The public hearing was closed at 7:10 p.m.

Ed Hoover made a motion to recommend that the Town Board of Selectmen approve the Washington Mill Preliminary Subdivision Plat as presented, Dwayne Goscinski seconded the motion.

Kathy Hoeft suggested an amendment to the motion, which was to add the following condition: *that mitigation of contaminated soils occurs prior to the development of any residential lots.*

Ed Hoover and Dwayne Goscinski consented to amend the motion with Kathleen Hoeft's suggested amendment.

The amended motion reads as follows: To recommend that the Town Board of Selectmen approve the Washington Mill Preliminary Subdivision Plat as presented, with the following condition: that mitigation of contaminated soils occurs prior to the development of any residential lots. The motion was adopted by unanimous vote of the commission.

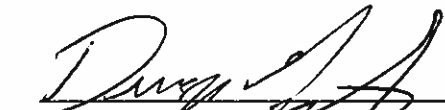
APPROVAL OF MINUTES- December 16, 2020

Ms. Wilkins made a motion to approve the December 16, 2020 meeting minutes as presented, Ms. Newton seconded the motion and it passed with unanimous vote.

ADJOURN

Mr. Goscinski made a motion to adjourn the meeting at 7:26 p.m., Ms. Newton seconded the motion and it passed unanimously.


Jennifer Yobski, Town Clerk


Dwayne Goscinski, Chairman

