

MINUTES
PLANNING COMMISSION
REGULAR MEETING
November 3rd, 2021
6:30 P.M.

CALL TO ORDER: Chairman James Shockey called the November 3rd, 2021, Planning Commission meeting at 6:34 p.m. at Town Hall to order.

ROLL CALL
PRESENT: Chairman James Shockey, Vice Chair Heather MacSllarrow attended virtually via GoTo meeting; Commissioners: Judy Burke, John Murray, Ernie Bjorkman, and Town Planner Kimberly White.

ABSENT: Heather Bishop- unexcused

APPROVAL OF
MINUTES Commissioner Murray asked for the following to be added to the minutes from October 6th, 2021 "...to delay zoning designation for 12 months for input from Modus Bishop." See addition in red in the recorded minutes. Commissioner Bjorkman motioned to approve the minutes with the suggested change. Commissioner Murray seconded the motion. The motion was approved. 5:0.

UNSCHEDULED
CITIZEN
PARTICIPATION: Chairman James Shockey asked if there were any unscheduled public comments.
No Public Comment

CONFLICTS OF
INTEREST: Chairman James Shockey asked if any of the commissioners had a conflict of interest, or the appearance thereof. None of the Commissioners had a conflict.

ITEMS OF
BUSINESS: **MAJOR LAND USE DEVELOPMENT AT 505 GRAND AVENUE; SKETCH PLAN.** Planner White presented the item of Business. She explained that the Town received a Major Land Use application for a Sketch plan and the Town received all the required information from the applicant. Planner White stated that the applicant will be presenting two choices for the development and would like feedback from the Planning Commission. The applicant has submitted all necessary items required by the code. Applicant Jim Kreutzer, spoke about the project. Mr. Kreutzer said that the two options for the site was building what is allowed per code or including affordable housing which requires some variances. He showed multiple posters during the meeting that reflect his project layout and explained the plans.
Mr. Kreutzer showed images of multiple commercial buildings on main street that are non-conforming because they do not have adequate parking, nor do they have open space.
Mr. Kreutzer stated that he should have use by right for the project and not subdivision process. He explained that for his other projects in Town (Hub project and Park Avenue Loft Project) he was permitted for these projects as use by right and that is what he started doing for 505 Grand Avenue. He

was asked by the Town to complete a major land use development since there are more than 4 units being created with shared maintenance of property. Mr. Kreutzer said that he has given the required open space and will not be giving 7% open space and school impact fees on a town platted lot. He said that if the planning commission can prove that every building permit on a commercial lot has paid an impact fee, then he will.

Chairman Shockey said that anytime a property goes into a subdivision project, including the Hub and Park Ave. condo projects where a new residential unit is created requires a fee in lieu of, for open space requirement and school impact fee. He went on to explain that a lot that didn't have any residential use, once built on, creates an impact. (example-if the Hub has 36 new units, there are now 36 units that could use the school or park and this is offset by the in lieu of fee or land dedication)

Mr. Kreutzer explained his first option for the project. He stated that the commercial unit that exists in the current pool building, he would turn into commercial units, and then in the adjacent open space to the east, he would request a special permit to allow for food trucks. He would prefer to have affordable housing, because the Town has so many vacant commercial buildings all over Town. Mr. Kreutzer stated that his boardwalk is stamped concrete to match the downtown area and has some covered boardwalk. He stated that he moved the electric pole to underground for Veterans memorial park (triangle park). He said that the streetlights will match the lights on Park and Grand Ave.

Mr. Kreutzer showed images of the second option for the project. He stated that the first floor of the "pool" building and the first floor of the "old hotel" will be turned into workforce/affordable housing. This would require two variances (allow residential in the first 50' of the commercial; and he doesn't have parking spaces for the residents). Regardless of the project layout, the second story of the buildings will be residential, which is allowed by the Town. Mr. Kreutzer suggested that 1 or 2 units in the "old hotel" could be ADA units.

Mr. Kreutzer spoke about his previous attempts at building affordable housing in the Town. He stated that in 2017, He, Cindi Cunningham, Bonnie Severson, DiAnn Butler and others worked to get affordable housing on the "carwash" lots in which he had over \$100k in donations to the architecture, engineers at no charge. Again in 2019, he attempted to convert the lower units on the Park Ave. loft to low-income housing. It failed at planning commission. A third attempt to offer inclusionary housing at the "Hub" failed due to inability to get the documentation from the Town ready in time. Mr. Kreutzer handed out the "2018 Housing Plan for the Study Areas of Granby, Grand Lake, Kremmling, and Hot Sulphur Springs" plan that was created in September 2018. He went over the 37-page document. He highlighted that the plan stated 100 to 150% of AMI for housing, but the Town code states 110%. 100% AMI at 60,800 The plan suggests a goal of 30 units in Grand Lake by 2024 at or below 150% AMI. He said that Grand Lake area has not built a single affordable unit.

He stated that the proposed units would be 1 family, 2 incomes with a rent for about \$1500-\$1700/mo. He used \$62,500 for AMI which he found online. He said that clear concise housing guidelines are needed to be

develop and operate workforce housing. He said that in the past he has built affordable units, had buyers lined up and the Government authority didn't have the paperwork completed to ensure all the deed restrictions were in place, so as long as the Town is able to get all the paperwork in place, he believes this project will move forward. Mr. Kreutzer pointed out that the plan discussed how the municipalities can offer density bonuses, fee waivers, removal of regulatory barriers, parking reductions, building in commercial and mixed-use zones, and these are the type of things he is requesting. He stated that he is housing 18 workers, and he has trouble collecting rent, so he is asking that there is some guarantee from the Town that rents will be collected. Planner White asked if the units would be for sale or rent. Mr. Kreutzer said that that would be worked out and that is a conversation that we need to discuss at a later date. Planner White spoke about the LERP document that was created by the Town and applications, about re-renting the units, how to justify living in the unit, cap on the cost of the building resale if it is done.

Mr. Kreutzer stated that he is asking for the planning commission to make a recommendation on which plan to move forward with building. Chairman Shockey let the commissioners know that PC will be recommending land use, but not pricing and contracts with the affordable housing.

Planner White stated that parking allowance is calculated at $0.85 \times \text{linear footage}$ of the buildings fronting on Grand Avenue. So, this project will be granted 26 parking spaces. She pointed out that there are about 35 spaces available on the street in front of the property. Mr. Kreutzer is asking for 6 required parking spaces (or their fees) to be waived if he builds the 6 affordable housing units. Chairman Shockey pointed out that there are restrictions in the winter for parking overnight, due to plowing activities, and it may be possible to make exceptions to park overnight on Hancock.

Mr. Kreutzer went over the estimated costs: He read that the town code requires 33% of gross income approximate income a 60 to 5 times 110%, which is what the max is here in the in the report, it says you can go up to 150% is \$68,750 would be the gross income you can use to qualify somebody, 33% of that is 22,687. On a \$330k purchase price, which you can go up to about 335 and still meet this guideline, would be 5% down at a current. Mr. Kruetzer checked with two mortgage brokers and the rate is 3%. So, with a FICO score of 680 or above, the PI principal and interest payment would be \$1840, private mortgage insurance would be \$225, hazard insurance, which is the drywall in, is \$25/month? Total \$1877 estimated monthly mortgage.

He said that the Town or a group could borrow \$x million to purchase units and get CHAFA loans with 40-year terms to rent out the units, but unfortunately, CHAFA will not extend such an offer to developers. Mr. Kreutzer said he preferred to sell the units, and not personally rent them because it is difficult to collect rent. He stated that he would like to have a timeline to sell the units to the general public if they don't sell in 6 or 9 months. He said that the affordable units at River Run were allowed to sell after a certain amount of time. Mr. Kreutzer stated that all units would have nice features, limited carpet, using hardwood and tile, granite kitchen counters, washer/dryers, 1bed/1 bath, around 600sf, for about \$330,000.

Chairman Shockey stated that the open space requirement is sometimes reduced to allow for more housing, and asked Mr. Kreutzer if he would be interested in building bigger units. Mr. Kreutzer said he would like that, but doesn't see himself doing it at this point in his life.

There was a discussion that the 7% open space fee should go to maintenance of the parks. Mr. Kreutzer said that he was going to come before the Board and request fees to be waived for water taps, parking, parks, etc. The commissioners agreed that they prefer the affordable housing plan for the units on this project.

Commissioners Bjorkman moved to recommend sketch 2 with the affordable housing, under the condition that variances are approved. Commissioner Burke seconded the motion. MacSlarrow via GoTo meeting, Murray, and Chairman Shockey voted yes. The motion passed 5:0

ITEMS OF DISCUSSION: NA

FUTURE ITEMS: Commissioner Burke stated that she was part of the Lands Committee and wanted to ask the planning commission to request from the Board to allow the consultant Mundus Bishop to meet with the Land Committee.

ADJOURNMENT: Commissioner Murray moved to adjourn, seconded by Commissioner Bjorkman. All Commissioners voted aye, and the meeting was adjourned at 8:20 p.m.

James Shockey, Chairman

ATTEST:

Jenn Thompson, Town Clerk