

Date: Thursday, June 17, 2021
Time: 3:30 PM
Location: Location: EV Rec and Park District - Classroom 660 Community Drive

ESTES VALLEY PLANNING ADVISORY COMMITTEE MINUTES

The Larimer County Estes Valley Planning Advisory Committee (Committee) met in person at the Estes Valley Community Center and via Zoom. It started at 3:30 p.m.

The following committee members were present: David Converse, Mike Kennedy, Linda Moak, Olivia Harper, Frank Theis, and Drew Webb. Commissioner Shadduck-McNally was present. Staff present were Lesli Ellis, Community Development Director; Matt Lafferty, Principal Planner; Michael Whitley, Planner II; Amy White, Code Compliance Supervisor; Don Threewitt, Planning Manager; Alyssa Martin, Planner I; and Eric Fried, Chief Building Official. Miriam McGilvray from Logan Simpson also joined the meeting for the Comprehensive Plan discussion.

Randy Hunt observed the meeting from the Town of Estes Park.

AGENDA

- A. CALL TO ORDER
- B. ROLL CALL
- C. ADOPTION OF AGENDA
- D. APPROVAL OF MINUTES FROM THE APRIL AND MAY MEETINGS
- E. COMMUNICATION ITEMS
- F. PUBLIC COMMENT REGARDING OTHER RELEVANT LAND USE MATTERS NOT ON THE AGENDA
- G. ACTION ITEMS
- H. DISCUSSION
- I. ADJOURN

APPROVAL OF AGENDA

Motion

Member Webb made a motion to approve the agenda. Member Harper seconded the motion. The committee unanimously approved the agenda. (Frank had not yet arrived for this motion.)

APPROVAL OF MINUTES

The committee approved the April 15, 2021 and May 20, 2021 meeting minutes.

Motion

Member Webb made a motion to approve the minutes. Member Moak seconded the motion. The committee unanimously approved the motion to approve both sets of minutes.

COMMUNICATION ITEMS

- Commissioner Shadduck-McNally provided updates on the new budget webpage. Larimer.org/BudgetExplorer
- Don Threewitt and Alyssa Martin provided a brief presentation on Short-Term Rental review process and what to expect in coming months (with 27 STRs off the wait list and under review in the Estes Valley area, with 32 on the wait list.) The reviews will probably filter out over the rest of the year.
Process:
 - For waitlist applications in A or A-1 district: Move forward on consent if no concerns or appeals to standards.
 - Focus committee's attention and time on the ones that may need more public input.
 - Committee members asked how many might be on consent and discussed some negative stories about neighborhoods such as Carriage Hills that have multiple STRs. Neighbors don't know if units are in the county or town.
 - Committee members asked about an update for Fawn Valley – would those be on the consent agenda? No.
- Eric Fried and Commissioner Shadduck-McNally responded to questions about information from the Estes Park Fire District with findings about fire records in Short-term Rentals/Vacation Homes. The Fire District is finding that STRs are requiring a lot of resources and would like STRs to be sprinklered because most fires are in residential structures and 60% of fires that are occurring in Single Family homes are STRs.
- Amy White addressed questions about code compliance related to STRs and the “three strikes” with valid complaints and the 24/7 ‘Hotline’ for Vacation homes that she forwarded to committee member. She noted that the County uses Lodging Revs which is the same as the Town's contractor for tracking units. She also addressed tracking neighborhoods where the County has approved units for later discussions.
- Eric Fried provided information on questions related to condos being converted to STRs (e.g., Fawn Valley was built as a hotel; it's different than a STR and is nonconforming) for later discussions. Members reflected on the safety issues and concerns.
- Lesli Ellis provided an update on the Park and Recreation and General Recreation Outdoor Facilities changes to the Land Use Code that BCC approved May 24. She confirmed that no official application for an adventure park has been submitted to the County (in the Tahosa Valley). She will send the staff report on the Code changes that were approved in June. There will be future conversations about appropriate recreational uses in various locations.

PUBLIC COMMENTS

- No comments

ACTION ITEMS

- No action items

DISCUSSION ITEMS

Estes Valley Comprehensive Plan Kick Off Items

Staff provided information ahead of the meeting, including files sent to the Town's Comprehensive Planning Advisory Committee regarding "Using Visioning". Rex provided a file about "Updating a Comprehensive Plan" and sent Logan Simpson's scope of work and schedule and a copy of the County's Comprehensive Plan and the Estes Valley Comprehensive Plan. At the meeting, staff shared the newly prepared Community Engagement Strategy. Miriam McGilvray introduced herself and the role of Logan Simpson to the Committee.

- The committee discussed having tours with the consultants, staff, and Commissioner when the time is right – or perhaps a self-guided tour around the valley.
- Miriam will be reaching out to schedule interviews.
- The committee reviewed the June 16 draft of the **Community Engagement Strategy** and provided input as follows:
 - Add Wandering Wildlife Society, Rocky Mountain Conservancy
 - Add Watershed Coalition
 - Consider Wildfire Issues – CWPP
 - Add Nepalese and BIPOC communities in addition to Hispanic (English as a Second Language).
 - Add Estes Valley Contractors Association
 - Add Estes Park Health Foundation
 - Contact major employers and their employees
- The committee also provided input on **Key Issues**. (See Attachment A with list of issues from Committee members provided at the meeting verbally and some via email.) A general summary of the key issues includes:
 1. Sustainable plan that reflects core values of the community
 2. Successful public engagement and plan process
 3. A plan as a roadmap to the future
 4. Balancing conservation and development
 5. Preserving natural sense of place
 6. Support hospitality and tourism while creating year-round economy.
 7. Sustainable economy and community able to attract a work force.
 8. Protect valley from incursion of commercial uses (e.g., recreational or vacation homes)
 9. Short-term rental program and impacts to neighborhoods
 10. Governance in the Estes Valley (codes and districts)
 11. Housing affordability and predominance of a retired community.
 12. Lack of service workers tied to lack of housing affordability.
- The committee members suggested doing a **Strengths, Weaknesses, Opportunities, and Threats** (SWOT) analysis for the next meeting related to Comprehensive Plan Issues. Staff will send the template for that work.
- Key words for **Vision Statement** – This topic was deferred to the next meeting, following greater discussion about the SWOT.
- The committee discussed wildlife corridor mapping and other **mapping resources** that might be useful for the plan (e.g., from Land Trust or wildlife coalition).
- Finally, the committee gave input on the **Branding and Project Name**. The feedback was mixed. Some like the "One Estes" name and icons. Others find it not compelling. More review may be needed.

- The committee will continue discussion and input on the Comprehensive Plan at the next meeting. Additionally, the Town's Comprehensive planning committee and EVPAC will hold a joint meeting **on August 26 at 9:00 a.m. to 11:00 a.m.**

Adjournment

The next meeting is scheduled for **Thursday, July 15, 2021, at 3:30 p.m.** It will be in person at the Estes Valley Community Center, 660 Community Drive, in the classroom for committee members who RSVP, and it will be held virtually via Zoom for other members and public attendees and guests).

The meeting adjourned at 5:30 p.m.