



2012

Planning Commission Meeting

December 12, 2012

Regular Session: 7:00 p.m.
(Town Hall)

Council Goals

Top Council Priorities:

- **Street Repairs and Drainage Improvements**
- **Sidewalk Installations**
- **Improve Planning and Apply for Infrastructure Grants and Loans**
- **Implement Streetscape Plan**
- **Strengthen Marketing and Events**
- **Clean UP Parking Area on North Taylor Street**

Town of Minturn

Planning Commission Agenda

December 12,, 2012

Regular Session – 7:00 p.m.
Minturn Town Hall – 302 Pine Street

Call to Order/Roll Call

Approval of Agenda Items

- a. Items to be pulled from Action Items
- b. Emergency Items to be added
- c. Order of the Agenda Items
- d. Approval of the agenda

Public Comment

Members of the public may have 5 minutes to comment on any item they wish that is not on the agenda.

Action Items

1. ZTA 2012-05; A Zoning Text Amendment to amend Section 16-3-30 of the Minturn Municipal Code as it pertains to parking requirements for health & athletic clubs, aerobics, recreational, amusement and entertainment facilities.

Planning Department Update

Commissioner Comments

Adjournment

Town of Minturn

Planning Commission Agenda

November 14, 2012

Regular Session – 6:30 p.m.

Minturn Town Hall – 302 Pine Street

Call to Order/Roll Call

The November 14, 2012 meeting of the Minturn Planning Commission was called to order by Chairperson Lynn Teach at 6:30 p.m.

Members Present: Lynn Teach, Chairperson
Tim Osborne, Vice – Chair
Melissa Decker
Burke Harrington
Bobby Head

Staff Present: Chris Cerimele, Town Planner

Approval of Agenda Items

Commissioner Osborne made a motion to approve the agenda as presented. It was seconded by Commissioner Harrington. The motion passed 5-0

Public Comment – None

Discussion Items

- 1. Parks, Recreation, Trails and Open Space Master Plan Discussion.**
 - **Review draft of master plan**

Chris Cerimele presented a preliminary draft of the parks, recreation, trails and open space master plan. He provided an overview of the various plan components and elements of the plan.

A discussion ensued regarding additional elements that should be included in the Plan. Commissioner Harrington suggested a kayak course due to user demand and their ability to bring money to a town.

Commissioner Osborne inquired about the USFS Boneyard. Chris Cerimele stated that it was the Town's intention to partner with Eagle County to purchase the parcel with County open space and Town of Minturn funds. The parcel would be utilized as a day use area. Commissioner Osborne added that it would be nice to have a pavilion at that site.

Commissioner Head added that the plan should include a Frisbee golf course.

Commissioner Harrington stated that he was working with the Minturn Community Fund to bring pond hockey to Minturn. He added that there are over 20 kids under 12 years of age that live on Taylor Street and that the vacant lot in the Union Pacific Trailer Park would make an ideal neighborhood playground.

Commissioner Decker inquired about south town sidewalks. C. Cerimele stated that it is a Town Council goal to begin the planning process for a south town sidewalk in 2013.

C. Cerimele stated that he would continue to revise the plan and bring it back to the Planning Commission in January.

2. Parking Standards – Article 16 of the Zoning Code

- **Discuss revisions to commercial parking standards**

C. Cerimele presented a comparison matrix showing the parking standards for various Colorado communities. It was determined that Minturn's commercial parking standards were in line with other mountain communities. Staff informed the Commission that he would explore the idea of implementing a payment in lieu of parking fee into the parking standards.

Planning Department Update

Staff informed the PC that a master plan for Little Beach Park improvements is being prepared in the coming months. The plan will serve as a basis for securing a GOCO grant for site improvements.

Commissioner Comments

It was decided to begin the 12/12/12 meeting at 7:00 pm. A discussion on moving the 2013 meetings to Tuesday nights also occurred.

Adjournment

Commissioner Harrington made a motion to adjourn the meeting at 8:00 pm.
Commissioner Decker seconded the motion. The motion passed 5-0



PLANNING COMMISSION STAFF REPORT

Planning Commission Hearing Date: December 12, 2012

FILE NUMBER: ZTA 2012-05
PROJECT TYPE: Zoning Text Amendment
LOCATION: The incorporated areas of Minturn
OWNER: Not Applicable
APPLICANT: Town of Minturn
REPRESENTATIVE: Chris Cerimele, Town Planner
Staff Recommendation: Approval

SUMMARY

This item is a request for a Zoning Text Amendment to revise the current parking requirements for recreation centers in the Town of Minturn. The current standards mandate 1 parking space per 125 square feet of building area. The proposed amendment would change the requirement to 1 parking space per every 300 square feet of building area, excluding storage areas and mechanical rooms.

EXISTING

Sec. 16-16-30. Parking required for commercial, office and institutional uses.

The following Table 16-11 sets forth the parking required for commercial, office and institutional uses:

TABLE 16-11
Commercial, Office, Places of Worship, School and Medical Facility Uses

<i>MINIMUM OFF-STREET PARKING REQUIRED FOR COMMERCIAL, OFFICE, PLACES OF WORSHIP, SCHOOL & MEDICAL FACILITY USES</i>	
<i>Use</i>	<i>Parking Standard</i>
Health & athletic clubs, aerobics, recreational, amusement and entertainment facilities	1 space per 125 square feet
Theatres, places of assembly, funeral homes and crematoriums	1 space per 4 seats provided within the facility.
General offices	1 space per 250 square feet, not including storage area

Medical offices, clinics	1 space per 135 square feet, not including storage area
Hospitals	1 space per 2 beds and 1 resident/doctor and 1 space per 2 employees (full- or part-time) per shift.
Places of worship	1 space per 4 seats provided within the facility.
General commercial and retail sales	1 space per 300 square feet, not including storage area
Dining & drinking establishments: Standing/eating without chairs: With dancing and/or entertainment: With outdoor dining & drinking areas:	1 space per 6 seats 1 space per 5 people based on maximum occupancy 1 space per 5 people based on maximum occupancy 1 space per 5 people based on maximum occupancy

PROPOSED

Sec. 16-16-30. Parking required for commercial, office and institutional uses.

The following Table 16-11 sets forth the parking required for commercial, office and institutional uses:

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STAFF ANALYSIS

Staff is basing their recommendation on the Town of Gypsum standard of 1 parking space per every 300 feet of building area, not including storage areas and mechanical rooms.

The proposed amendment is being processed under MMC *section 16-21-410; Amendments to text of land use regulations or Character Area and Zone District Map.*

Section 16-21-420 – Purpose – states:

The purpose of this Division is to provide a means for changing the boundaries or any other map incorporated herein by reference, and for changing the text of these Land Use Regulations. It is not intended to relieve particular hardships or to confer special privileges or rights on any person, but only to make necessary adjustments in light of changed conditions.

The procedure for a Zoning Text Amendment is outlined in section *16-21-440 (b); Procedure.* This section states:

Review and recommendation of Planning Commission. The Planning Commission shall conduct a public hearing on an application for amendment to the Character Area Zoning Map, any other map incorporated in these Land Use Regulations or the text of these Land Use Regulations. At the public hearing, the Planning Commission shall consider the application, the relevant support materials, the staff report and the public testimony given at the public hearing. After the close of the public hearing, the Planning Commission shall recommend to the Town Council

either to approve or disapprove the application based on the standards in this Chapter and forward the application to the Town Council.

Section 16-21-450; Standards - outlines the factors that the Planning Commission shall consider when reviewing a Zoning Text Amendment. Staff comments are provided in bold text.

(1) Consistency with Master Plan. Whether and the extent to which the proposed amendment is consistent with the purposes, goals, policies and Character Area Zoning Map of the Master Plan.

(2) Compatible with surrounding uses. Whether and the extent to which the proposed amendment is compatible with existing and proposed uses surrounding the subject land and is the appropriate Character Area and zone district for the land, considering its consistency with the purpose and standards of the proposed zone district.

(3) Changed conditions. Whether and the extent to which there are changed conditions that require an amendment to modify the use, density or intensity.

(4) Effect on natural environment. Whether and the extent to which the proposed amendment would result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, stormwater management, wildlife habitat, vegetation and wetlands.

(5) Community need. Whether and the extent to which the proposed amendment addresses a demonstrated community need.

(6) Development patterns. Whether and the extent to which the proposed amendment would result in a logical and orderly development pattern and not constitute spot zoning, and

whether the resulting development can logically be provided with necessary public facilities and services.

(7) Public interest. Whether and the extent to which the area to which the proposed amendment would apply has changed or is changing to such a degree that it is in the public interest to encourage a new use or density in the area. (Prior code 16-21-8)

STAFF RECOMMENDATION

Staff recommends approval of ZTA 2012-05 and the associated Planning Commission Resolution.

DRAFT MOTION ZTA 2012-05:

I move to approve ZTA 2012-05 and the associated Planning Commission Resolution.

PLANNING COMMISSION ALTERNATIVES TO DRAFT MOTION:

1. Do not forward this zoning text amendment with a recommendation of approval
2. Provide staff with alternate direction

Respectfully Submitted

Chris Cerimele, Planner

Attachments:

Planning Commission Resolution 2012-02

**TOWN OF MINTURN, COLORADO
PLANNING COMMISSION RESOLUTION 2012-05**

**A RESOLUTION APPROVING ZONING TEXT AMENDMENT 2012-05; A
ZONING TEXT AMENDMENT TO AMEND SECTION 16-3-30 OF THE
MINTURN MUNICIPAL CODE AS IT PERTAINS TO PARKING
REQUIRMENTS FOR RECREATION AND ENTERTAINMENT FACILITIES**

WHEREAS, consistent with Section 16-21-430 of the Minturn Municipal Code, the Town of Minturn has proposed a Zoning Text Amendment to amend the parking requirement for health & athletic clubs, aerobics, recreational, amusement and entertainment facilities in the Town of Minturn; and

WHEREAS, public notice was given pursuant to Minturn Municipal Code Sec. 16.21.610; and

WHEREAS, on December 12, 2012 the Planning Commission held a public hearing on the application pursuant to Minturn Municipal Code Section 16.21.620 and recommended approval of the application to the Minturn Town Council; and

WHEREAS, pursuant to Minturn Municipal Code Section 16.21.450, the Planning Commission makes the following finding:

- Zoning Text Amendment 2012-05 is consistent with the applicable standards of Minturn Municipal Code section 16-21-450.

**NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO:**

Recommends approval to the Minturn Town Council of ZTA 2012-05

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED this 12th day of December, 2012.

TOWN OF MINTURN

By: _____
Chairman

ATTEST:

Town Clerk