

Town of Minturn
302 PINE STREET,
P. O. BOX 309, MINTURN, CO 81645
(970) 827-5645
FAX (970) 827-5545

WILEY E. SMITH, AICP
PLANNER@MINTURN.ORG



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GORDON FLAHERTY, MAYOR
GEORGE BRODIN, MAYOR PRO TEM
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**Town of Minturn
Planning and Zoning Commission
5/24/06**

MEETING AGENDA

Date: Wednesday May 24, 2006

REGULAR MEETING (7:00)

Minturn Town Center – 302 Pine Street

Call To Order/Roll Call

Chairman Bill Sisk called the meeting to order at 7:03p.m.

Those present included Chairman Bill Sisk, Rob Davis, Kristi Boulle, and Robert Martinez

Staff present included Town Planner Wiley Smith, Planner I Derrick Slocum, and Administrative Technician/Court Clerk, Torrey Maxwell

Approval of Agenda Items

Motion by Bill S., second by Rob D. to approve the agenda as presented; all voted in favor.

Approval of Minutes – Minutes from May 10, 2006

Motion by Robert M., second by Bill S. to approve the May 10, 2006 minutes as presented; all voted in favor.

New Business

ACTION ITEM #1 Design Review

Applicant: Stewart Brummett

Owners of Record: Steve Michanski

Address of Property: 421 – 431 Main Street

Zoning: Old Town Character Area

Proposal: To gain design approval through the Design Review Board.

Summary: Stewart Brummett, applicant, and Steve Michanski, owner(s) of record, are requesting Design Review approval for a commercial building at 3,000 square feet, 4 units with two bedrooms and two units with 1 bedroom residential, 2,000 square feet of storage and covered parking for 16 standard parking spaces and one handicap space. The development, at full build-out, will cover 73% of the site. Dimensional Standards for Minimum Lot Coverage in the Old Town Character Area is 80%.

Discussion:

The applicant has submitted the required documentation for a Design Review Board Application as stated in the Minturn Design Guidelines. The application is complete and is found to comply with the design standards and guidelines, codes and other regulations of the Town.

Recommendation: *Considering the findings and other information provided herein, the staff recommends approval of this application favorably subject to the following:*

1. The DRB grant final approval to the applicant meeting in a general fashion the design and other regulations of the Town.
2. The applicant making any modifications to the plan document as requested by the Planning Staff, Building Inspector, and Eagle River Fire Protection District prior to Certificate of Occupancy.
3. The applicant shall pay all required fees and charges related to development of the subject property.

Stewart Brummett, 385 Avon, CO began by saying they would be using this site as stated, mixed use facility having offices combined with retail main floor, a coffee shop café, garages in the back. The idea is loft atmosphere, keeping with Colorado small town, mixed use, activity spill out on the street, wider sidewalk, trees, 45 degree parking along street front, gain an extra spot, easier entry and exiting Hwy 24 and the majority of access to parking is from the rear. Garages will face Boulder Street, does not affect anyone's view. Upstairs there are three exterior corridors and access to the five levels from below. Each unit has own storage and assigned parking space. Each commercial unit, per requirement, has two parking spaces including those on the street. Three spaces behind the garage doors for guest parking that could be used in tandem.

Third floor is a smaller footprint, master bed, study, main street side, allowing some activity unit could spill out onto the street. From the street front you would see flowers, vines from the façade. Combine a mining vocabulary and on the street side we have broken it down to smaller pieces, precedence set by Minturn commercial, recesses, awnings, created some small garden areas. Tenants in the offices would put flowers pots out on the street and make it inviting. Using corrugated integral color, accent color painted on the siding, some of you have color packets, back of elevations he colored up some side elevations, generally the fields of color are true to what they are proposing. Potentially a galvanized material on side with stucco if budget dictates it.

Rob D. stated he feels it is a safety hazard parking diagonally on Main Street, it creates blind spots.

Mr. Brummett replied that Eagle Ranch planned their main street diagonal, greater number of spaces, it is the direction things are going. Blind spots with parallel also.

Rob D. stated that Main Street is a US highway and with diagonal parking it is harder to get good vision when backing out. Already backing out with driveways as it is and Hwy 24 is only going to get busier. Would like to see a professional independent opinion, which would be good.

Robert M. added that Main Street is the main artery through Minturn; no matter the speed limit traffic drives faster when passing through. He likes the concept but the parking is ... safety is first concern. He noted that where parking is it looks like sidewalk is part of the parking.

Mr. Brummett responded that current sidewalk is 6', building starts at 6', pushing back from property line to curb 6', sidewalk and where their building starts, sidewalk will still be 6'6" wide. An additional 6' to the 45 degree parking, appropriating 45 degree parking, the point where it does with parallel parking. They are willing to move building back if 18" is a deal breaker.

Robert M. reminded them that Boulder is a one way street, how would deliveries be handled. Right not only a small truck or van can maneuver.

Mr. Brummett responded that it would be Fed Ex or UPS, no large delivery trucks.

Rob D. asked if it is three stories on the back; yes

Mr. Brummett added that the side elevation is tapered pretty close.

Rob D. questioned entry into the commercial area; open air corridor

Rob D. asked if, except for the roof deck, the rest of the roofs are pitched roof; yes. He added that the north elevation is too plain and too bulky looking. That can be addressed like adding bay windows, etc. This will be the most viewed part of the building while heading down Main Street

Mr. Brummett added that if Shop n Hop were to get leveled
XXXXXXXXXXXXXXXXX due to code restrictions,

Rob D. answered that architectural setbacks are allowed and as far as Shop n Hop going away, it may but we can't foretell what is really going to happen. I would hate to base a Design Review opinion on something that may or may not happen.

Mr. Brummett questioned if nothing can go on the side lots, only the front and the rear?

Rob D. answered that he could be wrong.

W. Smith responded that outdoor arch features may encroach into the set back; clear vision area for pedestrian can be done. 1/2 of the setback 5' (2.5 ft) terraces, patios, not to exceed 48" above grade may encroach up to 3' windows or similar features up to 3'. Certain things you can do on the sides and certain thing you can do on the front or back. Can't do bay windows on side, but you can do walls and fences up to 6' awnings, shading devices up to 1/2, you can do chimneys and eaves.

Rob D. said that is a very prize piece of property and we would like to see something nice. I like the elements you have proposed but it is important enough to request a model of it.

Bill S. and Robert M. agreed.

Rob D. added that with the roof pitches and the front and rear elevations, it would behoove everybody to look over a scale model.

Robert M. asked Mr. Brummett to refresh his memory on what percent of landscaping.

Mr. Brummett responded that he hadn't given a number. There are trees along the front, planters along front to side yard, grass, trees at the back of boulder, mostly it will be paved.

Rob D. questioned the pitch of the roof.

Mr. Brummett responded 6 and 12, intermediate gables, shed roof

Rob D. repeated this pitch is 6 12; yes

Bill S. inquired if it would be a metal roof; yes

Bill S. suggested that they hire professionals to address parking on Main Street. He also added that because of what has happened with this property in the past, it would be beneficial for them to bring back this model addressing these issues. Then you will have to go to council.

Mr. Brummett asked about a quorum

W. Smith stated that four applications have been turned in, council will interview and assign. Two to three weeks, first meeting of June would be within the current planning commission members; a quorum of three members.

Bill S. stated that he would attend an additional meeting if needed and he let Mr. Brummett know that this is not intended to slow you down but to make it go through easier.

W. Smith asked Bill S. how he feels about overall use, design, etc

Bill S. responded that they presented a building that fits Minturn

Robert M. asked how 45 degree parking will be dealt with, Chief of Police or the State.

W. Smith stated that standard spaces are a dimension, not an angle, up to the developer and he has inset the cars so the width of the sidewalk is the width of parallel. They will bring back a plan or expert advice regarding 45 degree versus parallel and he will talk with Chief in the meantime.

Bill S. asked where he would park his 18' truck.

Mr. Brummett responded that if we can't use 45 degree parking to have our allotted parking we have tandem parking in the rear. If we did maintain 45 degree parking and pushed the building back 18", Boulder is five feet 18" over the property line; 4.5' from edge of pavement.

Kevin Douglas, questioned who they should be meeting with; not CDoT.

Robert M. added that they need to take into consideration the snow build up and backing into center if it is a big vehicle.

Mr. Brummett asked what if they went to 30 degree parking?

Robert M. stated that if one car is disabled snow removal would be a problem.

Mr. Brummett said they would post parking requirements on a sign.

Robert M. responded that posting does not work.

Steve Michanski stated they are trying to avoid tandem parking and there is a lot of parallel parking and the side of Shop n Hop is not being used. Do the tandem parking spots, if we go back to parallel parking is it ok to use the tandem to meet the requirements?

W. Smith stated that tandem parking another shall be allowed in valet or single families unless approved by the planning director. He added that you figure total sq ft in a commercial zone and you determine what they total sq ft up to 6 spaces on Main Street or the width of the store front. If you can determine what the total sq ft of the building is, then we can go from there.

Mr. Brummett said that they can get six cars unfortunately when we move the handicap space to the back, adjacent to it; we lose another parking space in the back.

W. Smith added if you choose to come back that is one of the things that need to be answered.

Rob D. asked if the handicap parking can be one of the ones on the side.

Mr. Brummett responded that he'll see how it can work maybe they can move it forward if we can't have the parallel parking.

Bill S. stated that he likes the parking, the set back and the side walk, much desired, good job. I think once you submit this with the 45-degree parking if you have a traffic engineer report attached with our recommendations you will have an easier time.

Motion by Robert M. to table it as a DRB with the three concerns; model, parking study and architecture features on the NW side of the building addressed, until June 14th, 2006, Bill S. second; all voted in favor.

Old Business: None

Informational: Little Beach Park Update by Ernie Glesner

Ernie Glesner, 1688 Main Street, Minturn, CO passed out a drawing and stated he wanted to update the commission on where they are with the park. Playground is in and people are enjoying it, amphitheater conduit has been run, power off of the pole, amps just back down to the stage. This drawing is of a fence he would like to put off of the road, boarder the back side of the fence, aspen trees, lots of trees, dwarf spruce, plants, perennial beds, 5' set back, one of the questions he has is the asphalt; how far to put this fence on.

Robert M. inquired why don't we move it closer to the railroad and give you a wider area.

Mr. Glesner continued commenting on seeding that he wants, two tiers Road, five feet off, material for the post up there, three by or two by roughs on, counter sink, deep into the concrete, 12' sections. Move the road, hazardous; fence will stop anything if there are a lot of people. Three feet of top tier, move the road away from fence area. DIA top but now they are going with a permanent roof, W. Smith has a CAD drawing if you want to look. 36' across the front, 23' across the back, off the ground three feet, asphalt to set speakers on.

Rob D. asked the height of the stage

Mr. Glesner three feet of the stage, roof is 14' high, shed roof, 4 12 to 9' at the stage, lighting racks, fully electric. Todd Howe from the Ford Amphitheater have someone to do the landscaping and irrigation, low voltage lighting, path lighting, electronics on back of stage, dimmer switches (wedding, etc) turned on, dimmed, low voltage on the pathways to be on a timer .

W. Smith commented that they have a clear vision area and good pedestrian circulation and easements considered.

Robert M. asked about heat on the stage; wall tent green room.

Mr. Glesner added that it will be user friendly, drive right up to it, asphalt or stamped concrete, unload right there. Want to make it easy for the entertainment to set up and play there.

W. Smith reminded everyone that the first venue is Cowboy Poetry.

Mr. Glesner added that the stage is 12 x 12 timbers, 2 x 10 big, you can hang speakers, light racks, etc. it will be very strong. Don't know where the concession stand is going yet, don't want public toilet nearby

Attachments: None

ADJOURNMENT

As there was no further business, the meeting was adjourned at 8:20pm.

Chairman, Bill Sisk