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Town of Minturn Planning and Zoning Commission (Site Visit)
Friday July 14, 2006 (Continued from July 12, 2006) Meeting Minutes

REGULAR MEETING (8:00am)

1. Call to Order

Chairman Woody Woodruff reconvened the meeting, which had been continued from the regular July 12th, 2006 Planning and Zoning Commission meeting, at 8:08a.m. Roll call showed the following members present: Co-Chair Kristie (Boulle) Bloodworth, Woody Woodruff, Jim Brinkerhoff and Ernie Glesner. *(Note: Lynn Teach was absent and excused)*

Staff present included Town Planner Wiley Smith, Town Attorney Allen Christensen and Office Technician/Court Clerk Torrey Maxwell.

This meeting was audio and video taped by EET Productions.

2. Discussion of the Agenda

- a. Items to be pulled from Action Calendar - *None*
- b. Items to be pulled from the Discussion Calendar - *None*
- c. Items to be pulled from the Consent Calendar - *None*
- d. Emergency Items to be added - *None*
- e. Order of the Agenda Items – *As presented*
- f. Approval of the agenda -

ACTION ITEM #1 Planned Unit Development Concept Plan (Site Visit)

Applicant: Ginn Battle North, LLC, Ginn Battle South, LLC, Ginn – LA
Battle One, Ltd., LLLP

Address of Property: Located between Minturn and Red Cliff and commonly known as Battle Mountain.

Zoning: Unincorporated County

Proposal: To seek approval for a Planned Unit Development Concept Plan

Summary: The applicant is proposing a resort-oriented development with 1,700 dwelling units in a variety of layouts, an 18 hole golf course at Bolts Lake, a private ski area with approximately eight ski lifts on Battle Mountain, resort commercial, restaurant facilities, and an aquatics facility intended for use by residents and guests of the project, and other associated resort support facilities..

Discussion:

The applicant has demonstrated meeting the PUD requirements of the Minturn Zoning Code and the following conditions of the PUD Concept Plan: The Plan is consistent with the General PUD standards, Section 16.15.8; Concept Development Application and Checklist, Section 16.15.10; Consistency with the Minturn Community Plan. The applicant has also demonstrated an appropriate architectural approach to mitigating the visual impact of the project as stated in the Minturn Design Guidelines and the policies of the Minturn Community Plan.

Recommendation:

The Planning and Zoning Commission grant approval to the application subject to the following conditions.

1. The applicant agrees to the requirement Section 16.15.10., PUD Concept Development Plan Application and Checklist with the exception of the following to be included with the Preliminary Plan.
 - a. A Preliminary traffic and parking analysis.
 - b. A preliminary attainable housing analysis.
 - c. A preliminary school impact analysis.
 - d. An environmental impact report will be required.
 - e. A preliminary of architectural designs and guidelines regarding bulk, scale, density, and effects on ridgelines within the development.
 - f. The applicant will coordinate with the Town to establish public trail and path connections at the boundaries of the property and extend the Eagle County network of planned trails.
 - g. The applicant will coordinate with the Department of Wildlife regarding wildlife, habitat impacts, and mitigation.
 - h. Articulation of public recreation facilities and opportunities in the project and outside the project.
 - i. Preliminary traffic analysis must have a detailed evaluation of the anticipated damage to U.S. Highway 24.
 - j. A preliminary school impact analysis must now take into consideration the children of employees as well as impact on both Lake County and Eagle County districts.
 - k. An attainable housing analysis must include on-site housing plan quantifiable in types, location and numbers including in-town housing and assistance.
2. The applicant will address staff comments along with outside review comments as a condition of concept plan approval that all review comments be satisfactorily addressed or corrected before PUD preliminary plan is accepted for review and processing.
3. The applicant will submit any change in plans to the Planning Department such as adding an accessory unit by following the criteria in Section 16.15.27, Changes to Approved Plans.
4. The applicant agrees to address the Planning Commission comments and concerns as identified within this report.
5. The applicant making any modifications to the plan document as requested by the Planning Staff and Building Inspector, Town Clerk, and Eagle River Fire Protection District. prior to Certificate of Occupancy.
6. The applicant shall pay all required fees and charges related to development of the subject property.

The meeting was recessed as those in attendance traveled by vehicles to Point A (please reference Battle Mountain Conceptual Plan Map dated 6/9/06); Tigwon Road, Bolts Lake Character Area and the meeting was then reconvened at 8:30am on site.

The meeting was recessed as those in attendance traveled by vehicles to Point B (please reference Battle Mountain Conceptual Plan Map dated 6/9/06); Gilman Character Area and the meeting was then reconvened at 9:10am on site.

The meeting was recessed as those in attendance traveled by vehicles to Point C (please reference Battle Mountain Conceptual Plan Map dated 6/9/06); Town of Red Cliff overlook and the meeting was then reconvened at 9:45am on site.

The meeting was recessed as those in attendance traveled by vehicles to Point D (please reference Battle Mountain Conceptual Plan Map dated 6/9/06); the mid way unloading for the Gondola at Bolts Lake, and the meeting was then reconvened at 10:15am on site.

The meeting was recessed as those in attendance traveled by vehicles to Point E (please reference Battle Mountain Conceptual Plan Map dated 6/9/06); Willow Creek overlook and the meeting was then reconvened at 10:45am on site.

The meeting was recessed as those in attendance traveled by vehicles to Point F (please reference Battle Mountain Conceptual Plan Map dated 6/9/06); and the meeting was then reconvened at 11:15am on site.

The meeting was recessed as those in attendance traveled by vehicles to Point G (please reference Battle Mountain Conceptual Plan Map dated 6/9/06); and the meeting was then reconvened at 12:15pm on site.

The meeting was recessed as those in attendance traveled by vehicles back to the Town Center due to the Tour Company needing to prepare the vehicles for their next scheduled tour group.

The meeting was then reconvened at 1:10pm at Maloit Park.

Old Business: None

Informational: None

Adjournment

Motion made by J. Brinkerhoff, second by K. Bloodworth to recess the meeting at 1:30pm and to continue at the regular Planning & Zoning Commission meeting, Wednesday, July 26, 2006 at 5:30pm; **Motion Passed by voice vote; 4-0**

Those present for this site visit were:

Guy Patterson, Carter Burgess Staff, Tim Parks; Red Cliff Manager, Michael Gamba; Gamba & Associates, Mike Jackson; Ginn Development, Billie Jean Lovato; Minturn Resident, Marilyn Rinaldi; Minturn Property Owner, William Weber; Ginn Development, Sarah Baker; Sarah Baker P.C., Dominic Mauriello; Mauriello Planning Group, LLC, Abraham White; EET Productions, Holly McKay; EET Productions, Lynn Feiger; Minturn Resident, Michael Gallagher; Ginn Development, Cliff Thompson, Eric Petterson; RMES, Inc., and Lisa Sakata; Ginn Consultant