



MINUTES OF THE • MINTURN PLANNING AND ZONING COMMISSION
Wednesday, August 23rd, 2006 7:00pm
Minturn Town Center, 302 Pine Street • Minturn, CO 81645 • (970) 827-5645

1. Call to Order

Chairman Woody Woodruff called the meeting to order at 7:05pm. Roll call showed the following members present: Co-Chair Kristie Bloodworth, Lynn Teach, Jim Brinkerhoff, Ernie Glesner and Woody Woodruff.

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

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

Motion by K. Bloodworth, second by E. Glesner to **approve** the agenda as presented; **Motion passed 5-0**

3. Approval of Minutes – Minutes from July 26, 2006

Motion by L. Teach, second by K. Bloodworth to **approve** the minutes of July 26, 2006 as presented; **Motion passed 5-0**

Approval of Minutes – Minutes from August 9, 2006

Motion by K. Bloodworth, second by L. Teach to **approve** the minutes as presented; **Motion passed 5-0**

4. Discussion/Action Item – Design Review Board approval is requested by Steve Knutson for an accessory residential structure at 791 Main Street, South Town Character Area in a Residential Zone – by Slocum

D. Slocum introduced this request for Design Review Board approval for an accessory residential structure at 1,125 square feet, with one bedroom and parking for 2 standard parking spaces. The development, at full build-out with the addition of the existing structure, will cover 28% of the site which is within the 50% Dimensional Standards for Maximum Lot Coverage in the South Town Character Area. The applicant has submitted the required documentation for a Development 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. Considering the findings and other information provided herein, the staff recommends approval of this application, subject to the following conditions: 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 and 3) The applicant shall pay all required fees and charges related to development of the subject property.

D. Slocum reminded the Commissioners that the review criteria is what is to be referenced for a DR, located on page 7 of the Staff Report.

J. Brinkerhoff inquired if D. Slocum had any suggestions or ideas on the design or how to make it better, other than what had already been disclosed in his introduction of the DR. D. Slocum responded that he likes the architectural style of an old mine shaft and that some the material they will be using is actually from the site itself. They have incorporated some changes based on suggestions by the Commission and D. Slocum and some additional changes were made this week that Mr.Knutson will explain. Overall, D. Slocum is pleased with the DR.

Steve Knutson, 910 Lee Hill Road, Boulder, CO passed out drawings to the Commission showing where they changed the orientation of the house. It was cocked to the south a little but after meeting with the surveyor and staking it out, which is always different from what you see on the topographical map. The big tree on the top would have had to come out. Also CDOT wants the big rock taken away. They are going to move the rock within about three weeks when they get an excavator back in there, which is the about the only thing that can roll it back. He is going to try to use it over by the south unit where there is a tall rock by the foundation. They are going to roll it up onto that and use it like a retaining wall. In the reorientation they put the parking straight in off of the street meeting the two parking space requirement. Mr. Knutson is still going to clear out the area in between the tree that is down below and the next one. He isn't sure if they are going to put a drive through there because they are moving the power pole that is in front of the duplex over next to the tree. W. Woodruff suggested anchoring the guy wire up on the hill where you can drive under it. W. Woodruff reiterated that traffic is whipping up and down Hwy 24 and suggested isolating the driveways and have a drive through, connect the driveways. He has already given approval for where the guy wire is going so now they are in the legal paperwork process. W. Woodruff if pavers aren't done yet, now is the time to do it. Not a requirement but they are suggesting it. Mr. Knutson maybe they have requirements about people driving under the guy wires.

J. Brinkerhoff cutting in vertical cut. Mr. Knutson overburden, there is a cliff that runs along this. J. Brinkerhoff starting at 100 topo, 99, 98 12 'of cut. Mr. Knutson natural rock granite that runs through the cliff, most of that has fallen J. Brinkerhoff are you cutting out this whole thing or ? Mr. Knutson referred to fold out maps. J. Brinkerhoff trying to understand Mr. Knutson linear W. Woodruff rubble pile when you dig in you could run into problems. Mr. Knutson vertical and comes down solid. W. Woodruff what is the final grade going to be instead of this over existing grade.

W. Smith would like to use this as final. If you want more information than you can ask for more time. J. Brinkerhoff lacking some information proposed grades W. Smith you can ask for more information or you can ask Staff Mr. Knutson dirt from one to another W. Woodruff elevation but they all stop at the bottom of the foundation. When traffic drives by what are they going to see from hwy. Mr. Knutson can they approve it pending these other changes. W. Smith If you make those changes and they don't like them, then you are W. Woodruff were you going to scrap. Mr. Knutson Structural engineer KRM Eagle Vail 3-4' W. Woodruff expect that we would approve it just need info on traffic,

Steve Architect platform to build upon on top of something, down the side and then back fill come back to you in 3 and show you the final drawings. Surveyors gave us some extra information. Fine tune the shaft. We can make any changes.

Mr. Knutson I don't think it will hold me up, won't be ready for foundation, will be ready to do backfill. Framing back fill pretty long walls. A week and a half.

Arch proposed grades, elevation with those grades, view from traffic on hwy; combine driveways.

W. Woodruff no need to divide driveways, just combine them.

Mr. Knutson when you take that out it is shear granite.

Arch excel up the hill and drive under

Mr. Knutson magic number

J. Brinkerhoff height of a bridge.

Mr. Knutson 12' semi

W. Woodruff anchor it

Mr. Knutson only thing here is we need to find out the feasibility because it will be like turning a big boat.

Arch table it?

J. Brinkerhoff statement to not ever encourage

J. Brinkerhoff what are you using this for.

Mr. Knutson dwelling seasonal vacation home.

J. Brinkerhoff can you

Condo

Subdivide the duplex

W. Smith Accessory building nothing in code says you can't sell it. There isn't anything in the code

J. Brinkerhoff staff review that for code next meeting - common ownership

It isn't really an accessory building anymore, let's focus

W. Woodruff condos

Five different buildings

W. Smith yes you can accessory bldg which means you can't do anything more than 1200 sq ft

J. Brinkerhoff

W. Smith condo or townhome needs a different

J. Brinkerhoff condo meets a tougher standard.

W. Smith lanci is working with him on this.

J. Brinkerhoff 1 single lot, with three different owners.

W. Woodruff code too big of buildings

W. Smith includes the accessory is part of the overall coverage.

D. Slocum code states it

W. Smith

Mr. Knutson zero lot line not going to subdivide

W. Smith if you look at what Tom Sullivan does he has two separate buildings but he has bridged them with a .

It makes it one building. Two buildings with same sq ft

E. Glesner when you attach something from inside the house. Two by fours connected would that make it a duplex.

W. Smith snow load structure what we looked at it the exterior part enclosed and connecting

Arch 10%

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J. Brinkerhoff what

Arch wood skirt

J. Brinkerhoff for what it is worth, looks like it is stuck on there instead of wrapped. It looks old what are these diamond things.

Mr. Knutson mine shaft vertical siding

W. Woodruff will it feel like it just stops

E. Glesner corrugated steel

Arch Wiley if we take the stairs all of the way down. Should we too tall of a shaft.

W. Smith exceptions to building paraffin there are limits to how high that can go.

E. Glesner roof?

Mr. Knutson rust finish

Arch core temp was created for retaining walls, don't really give you a full warranty for a roof application.

Core 10 look has come out from competition.

E. Glesner Core 10 .ast forever.

Mr. Knutson first go around on duplex, different commission, against metal roof adamantly, no metal roofs.

Need roof color.

Motion by J. Brinkerhoff, second by E. Glesner to **table** until September 13, 2006, including driveway , elevation from hwy, proposed and existing grade, roof material.

Old Business: stronger document, please look at it as far as existing and future development in the next five, ten or more years. With that in mind, are we putting more burden or are we creating a safety net for ourselves.

W. Woodruff can this realistically be read and discuss

W. Smith carter burgess chad will be here to go through it. Town council after you review it. Changes amount of standards, etc we can

J. Brinkerhoff are these all engineering standards. We need to look at design and architectural standards. There are not a lot of standards to help guide people . design homes to look like mobile homes. Eclectic doesn't fly with jb.

W. Smith Frisco or Breck where you are too restricted and have to supply the trim and stay within with design. Would like something more than appendix b but he doesn't want to dictate but he would like some kind of restrictions that can provide some quality. People like this town because it is different, they like the character. Do you want them all the same, something different at each lot? I don't know. We don't need to go that far. If you want to we can go along these lines but you might be opening up a pandora's box.

J. Brinkerhoff encourage people to do better. Promote more creative architecture and use of land as well. Attract people from Edwards, etc. building blocks we can do more in minturn.

W. Smith style, character, we can work towards that.

J. Brinkerhoff presentation karl Worthington experiences in towns he has, ordinances, affects of them, how they have worked, etc. Could he provide a presentation of results.

W. Smith he is going to work for the Town, but if you want to wait until he comes on board we would not have to come up with the money.

J. Brinkerhoff when

W. Smith coordinated through the manager.

J. Brinkerhoff would he do this through and for a minimus.

W. Smith ask the manager and he will let them know.

W. Woodruff we need to do this as a board not just jim. He likes our town the way it is

E. Glesner flat roof adobe?

W. Woodruff yes, why not. Two Elks was adobe. Applaud the idea of looking into how we can encourage and require quality and not squash creativity.

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J. Brinkerhoff can't take it literally, cars parked everywhere, trash everywhere. He feels strongly that it is not the architecture is not the town, it is the heart. He thinks we can improve but he would like to see a couple of great restaurants that people come from vail to eat.

W. Woodruff not develop main street, people live here, not comeercialized. The town does not want to be Edwards.

J. Brinkerhoff it has a heart and we o

L. Teach she has lived her 23 years and she is like others they don't want it to change they like it the way it is.

K. Bloodworth Antiuq Accents, Two Elk if you already live here, you can only buy

W. Woodruff destination shopping; traffic businesses that are Popeck, Yarn Shop, Holy Toledo, Alpine Glass,

J. Brinkerhoff has lived here three years. Amphitheatre we put our money where our mouth is.

W. Woodruff we do look into this as a board and be reasonable, wait until Karl comes on board.

E. Glesner if at every meeting we could bring up some discussion to talk about

K. Bloodworth trailers, nothing you can do about trailers.

W. Smith look and read through appendix b, that is our guildelines. It was written to be not too restrictive. The purpose is to create some idea of what the citizens and town council wanted for south town. People who wrote that

Need appendix B 20 pages , not too specific, just guilelines . Not standards.

W. Woodruff if we decide we want to change it or work on it, that is what we are working on. Right? Yes.

J. Brinkerhoff look backward and forward. What we want in the future.

W. Woodruff delineates better what we have. That we don't get overrun by mcmansion.

L. Teach we can't make decisions without the people of minturn

W. Smith change the code, public process. Write it,k invite the public in as a public hearing, you talk, they talk, send it off to tc and then they go through the same process.

W. Woodruff it makes us better at what we are doing. What come sw before us. As a board work together, what is this minturn

L. Teach proactive

W. Woodruff won't let things go by.....better at judging fairly. Political will to say no.

W. Smith they didn't say no, they asked them for a model

Informational: None

ADJOURNMENT

9. Adjournment

As there was no additional business, the meeting was adjourn at 8:34pm pm

Chairman, Woody Woodruff

ATTEST:

Town Clerk, Jay Brunvand