



MINUTES OF THE • MINTURN PLANNING AND ZONING COMMISSION
Wednesday, August 9th, 2006
Minturn Town Center, 302 Pine Street • Minturn, CO 81645 • (970) 827-5645

REGULAR MEETING (7:00)

1. Call to Order

Chairman Woody Woodruff called the meeting to order at 7:06p.m. Roll call showed the following members present: Co-Chair Kristie (Boullé) Bloodworth, Woody Woodruff and Ernie Glesner. (*Note: Lynn Teach and Jim Brinkerhoff were absent and excused*)

Staff present included Town Planner Wiley Smith, 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 Kristi B., second by Ernie G. to **approve** the agenda as presented; **Motion passed 3-0**

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

Tabled the approval of the minutes until August 23rd, 2006.

4. New Business

ACTION ITEM #1 Preliminary Design Review

Steve Knutson 1260 Norwood Ave. Boulder, CO 80304 would like to discuss preliminary design ideas from the Design Review Board for a project he is proposing to build. at 791 Main Street.

W. Woodruff disclosed that he has been to this site, was able to meet with the Knudsen's and learned about their plans.

Stephen Richards, Architect, 28 Snow Owl Court Eagle, CO the project that they did last year that is currently under construction is a duplex that is located on the south end of property. There is an area that is directly adjacent to that site that is large enough to put another unit. I believe it has a maximum square footage that can not be exceeded; they are staying below the maximum. The applicant would like a mine shaft look for this building which is different than the buildings that they did last year. As you can tell (referencing the first page of four page packet handed out by applicant) those are 1' contours and it is steep; 40% grade in some areas and other areas are a shear wall. There is a natural rock embankment, basically a bedrock area. The lower portion of this is a pile of scree (an accumulation of rock debris at the base of a cliff, hill, or mountain slope, often forming a heap). The applicant would like to place the unit on top of the ledge of bedrock behind the building currently under construction (referencing second page) with stairs coming down to into a parking area that will be carved out of the loose rock at the bottom of the slope. The applicant has constructed a concrete retaining wall against the hillside behind the building currently under construction and has also graded out a place for loose rock falling off the slope and accumulating at the bottom of the hill. Most of the loose rock accumulating at the bottom of the slope has happened over a long time and is continuing to happen. due to animals walking along the edge up top, and freeze thaw/events that have broken rocks free.

The applicant is here tonight to ask for suggestions (referencing the last page) on the elevation they are purposing, the mine shaft appearance with the stairway that protrudes out front of the building,. There is a nice view from top of platform, trees, hillside, beyond the road and you look down into the river. There is access out of side of the building to a dining room, kitchen area to an area on the right next to a mature Evergreen tree. The tree grows out of the hillside at an angle and it turns and goes vertically where the root system laced in through all the cracks and bedrock. The applicant proposed a one story structure with a loft above the kitchen and dining room that will overlook the living room, high windows in the back of the living room, The platform you see in the drawing is a layer of soil that has washed down from the hillside and it has filled in this area on top of the platform of bedrock that is there. The applicant believes they will be able to easily dig to the top of the bedrock and then place the building on top of that.

(Interference from police car radio that was parked out front.)

Mr. Richards: The current building on the lot is under construction now, walls are poured and some of the framing is complete.

W. Woodruff stated his concern about egress; what is the elevation from the road down at the bottom to where you enter?

Mr. Richards responded that you are coming up 15' to the doorway, then you would have a 5' transition from the doorway up into the

W. Woodruff asked how are you going to get that 15'?

Mr. Richards responded that you can see on the landscape plan there are a set of "U" shaped stairs that go in the front. The surveyors will need to give us a more definite line for the rock

face because they want to hug the face of that rock and come out, switch back. There is a large rock they can move out of the right of way and use that as a way to retain some soil and build the stairs around it.

W. Woodruff inquired if they are planning on covering the stairs?

Mr. Richards responded that they were not planning on covering the stairs.

W. Woodruff discussed mine shaft appearance. If you go up to Belden there are a lot of those long shed roofs. You could think about covering the stairs making it easier to keep the snow off

W. Smith confirmed that there are no additional rules with regards to covering the stairs. If the stairs were to be enclosed, there would be different requirements, and the Building inspector would have to determine the safety and snow load by referring to the International Building Code. But to just have the stairs covered, there are no additional building requirements..

E. Glesner asked if the building is going to be set back?

(Several people talking at one time regarding setback and referencing the packet drawings.)

Mr. Richards 25'

K. Bloodworth (Boulle) inquired how the cars will get in and out; will they have room to turn around or will they have to back into the street?

Mr. Richards responded that the idea is to angle into this (referencing the packet) area here, swing in here and then back up and go.

(Discussion ensued)

W. Woodruff questioned if they can combine the two driveways and make it a drive through?

Mr. Richards responded that the rock face is (referencing to packet) right here making it difficult to create a through driveway. With the loose rock falling down

E. Glesner stated so this topo doesn't really exist?

(General discussion ensued about scree, tree and rock locations, and rock face in regards to entry/exit driveway.)

E. Glesner inquired what type of siding would be used?

(Mr. Knutson responding from his seat in audience, hard to hear)

Mr. Knutson responded by answering the question. The material will be vertical recycle barn siding, metal roof pre-weathered to stay with character, wood, aluminum windows.

E. Glesner inquired what type of stone are you thinking about using?

Mr. Richards responded by saying it would be a moss rock. River rock is difficult to work with and harder to lay.

Mr. Knutson responding from his seat in audience, hard to hear

W. Woodruff stated they should match cliff color.

Mr. Richards responded by agreeing and they have discussed a granite grayish dry stack look.

(Mr. Knutson responding again from his seat in audience, hard to hear)

Steve Knutson, Boulder, CO
Scott Knutson Boulder, CO

(General discussion on zoning, accessory building, utilities, etc)

D. Slocum stated if the application gets turned in to him on time they will be ready for Final DRB next meeting.

Mr. Knutson inquired when the next submittal date is?

D. Slocum responded next Friday

(Mr. Knutson responding from his seat in audience, hard to hear)

W. Woodruff asked if they are pushing the envelope regarding size; 16,000 square feet, so they can have three units?

D. Slocum responded that for that site, residential in south town is 50% and even with this they are only at 28% coverage.

W. Woodruff questioned do you plan on subdividing that off?

(Mr. Knutson responding from his seat in audience, hard to hear)

W. Woodruff asked if there will be shared utilities.

Mr. Knutson responded, no it all has to be separate, no I take that back.....Sewer will be shared but there will be separate water to each unit.

(Mr. Knutson responding from his seat in audience, hard to hear)

D. Slocum with this structure it is considered an accessory building and it has to be less than 1,200 square feet.

W. Woodruff inquired, why does it have to be an accessory building?

D. Slocum responded it is the zoning.

W. Woodruff if he wanted to build something bigger, would there have been an issue?

D. Slocum his initial building would have to have been much bigger to have used up more lot coverage.

Mr. Knutson responding from his seat in audience, hard to hear

5. Old Business

W. Woodruff inquired what the status is on the transcript.

W. Smith stated the Town hasn't received the hard copy from the Court Reporter yet. She said it would take two to three weeks.

W. Woodruff said it was approved and he would like to have them before Ginn comes in front of them again.

W. Smith stated that if the minutes are not received within the next two weeks, he will update the commissioners at the next meeting.

Dominic Maureillo inquired from his seat in the audience if he may buy a copy.

W. Smith responded that he will take his request under consideration.

6. Informational

- Questions and answers discussion of information provided to Planning Commissioners at June 26, 2006 meeting.

W. Woodruff stated we already discussed that.

- Agenda and Minutes from the July 25, 2006 Chapter 16 Review Ad-Hoc Committee Meeting

E. Glesner summarized that they are beginning to look into how determine building height by looking into how other towns are calculating height by hillside slope. Some places use a

percentage; it won't be just a straight number off of the ground. Trying to decide how it is to be interpreted.

W. Woodruff what Tom Sullivan has done with his current project and what the Knutson's are doing, building into the hill is a nice way, in a town without much square footage.

W. Smith the way the town council interprets the building height, is that you measure from the front. For example, if the slope was 30 percent starting at the front of the building, and the front of the building was measured at 28' from mid point of the eave to the peak and stop, the building would stop at the slope where the height would cross the slope percentage.

W. Woodruff responded but that is not how it has been interpreted every time.

W. Smith stated that the code is not clear and can interpreted many ways.

W. Woodruff asked if council has acted on this?

E. Glesner responded no they have not, that is why we are doing this is to try to get it cleared up.

W. Smith stated we are trying to find a compromise in which there won't be an interpretation but a clear definition of how to calculate building height.

E. Glesner added that we are going to change it, the wording, if necessary and present it to P&Z and Council.

W. Smith noted that this is the best way to do it, it has worked for other articles in Chapter 16 by taking it through the Ad hoc Committee first, which is a democratic process, and once the Council reviewed the proposed changes they felt it had gone through the process and there wouldn't be any miscommunication.

- Town of Minturn Interim Engineering Standards and Specification's Draft.

W. Smith noted that this project was started last year.. Carter Burgess drafted the document to the Town. They felt there were a lot of things that they could take from other towns and cities and they went through those, eliminated whatever was not suitable. They wrote a preliminary rough draft which they sent off to the engineers outside of their firm to look at it. I am not sure if they have gotten any feed back yet, but they felt it was necessary to start the process and give this to the Planning Commission to review. We have worked with Carter Burgess for about six months on what was important and what wasn't necessary. What you are reviewing is very close to a final draft. We currently don't have comprehensive engineering standards maybe three pages of standards such as, what the width of the road is. Do we need anything like this; he believes that with the development coming in that we do need something like this.

W. Woodruff responded that we need standards but we don't want to burden anybody looking at building something. We need to keep it within reason. Someone wanting to build a little house.

This is a town of little houses. It is not like Vail. So you want us to read this and then at the next meeting we will discuss it.

W. Smith said yes. We need some standards. He is not saying adopt all of these, just review them and let's discuss.

E. Glesner inquired of W. Smith what his thoughts are on if we need this or not.

W. Smith responded that he has looked through it, and it originally was filled with more information but much of it was taken out. But he is also keeping in mind the future potential and also what the existing conditions are. We need some standards, maybe not this extensive, but we need some standards.

7. Items to be added to future agendas / work session

8. Future Meeting Dates

1) Planning & Zoning Meetings

- August 23rd
- September 13th, 2006
- September 27th, 2006

2) Council Meetings

- August 16th, 2006
- September 6th, 2006
- September 20th, 2006

3) Other

W. Smith reminded the commissioners that it is their responsibility to go and look at locations that will be coming before them as a commission prior to that night.

9. Adjournment

As there was no additional business, the meeting was adjourn at 7:55pm

Chairman, Woody Woodruff

ATTEST:

Town Clerk, Jay Brunvand