



**Town of Minturn, Planning and Zoning Commission Minutes
Wednesday, December 13 2006 7:00pm
Minturn Town Center, 302 Pine Street**

1) Call to Order/Roll Call

The meeting was called to order at 7:04pm by Chairman Woody Woodruff. Roll call showed Woody Woodruff, Lynn Teach, Jim Brinkerhoff, Ernie Glesner and Kristie Bloodworth present.

Town Staff present was Town Planner Wiley Smith and Public Works/Planning Department Assistant Torrey Maxwell.

2) Approval of Agenda

Motion by Kristi B., second by Ernie G. to **approve** the agenda as presented; **Motion passed 5-0**

3) Approval of Minutes – Minutes from November 15, 2006.

Motion by Lynn T., second by Woody W. to **approve** the minutes of November 15, 2006; **Motion passed 5-0**

4) Discussion/Action Item - David Clapp, 386 Taylor Avenue, Game Creek Character Area in a Residential Zone, requesting Design Review approval for a residential duplex totaling approximately 4,550 square feet, or approximately 2,275 square feet per unit.

W. Smith introduced David Clapp as the applicant for this Design Review. He is requesting approval for a residential duplex totaling approximately 4,550 square feet, or approximately 2,275 square feet per unit with a two car garage will attach the two units above the garage. Each unit will have a finished walk-out basement, kitchen, living room, and dinning room on the second floor with a patio entrance on the second floor (Main Level) and three bedrooms and two bathrooms on the third floor (Upper Level). The development, at full build-out will cover 38% of the site. Dimensional Standards for Maximum Lot Coverage in a Residential Zone in the Game Creek Character Area is 40%.

David Clapp, 392 Taylor Street, Minturn, CO

E. Glesner inquired about setback and a setback discussion. Need to see the stairs there to see if you make it as far as code as it is very steep. Directed Mr. Clapp to look at the code and make sure he is meeting the requirements.

W. Woodruff inquired how Mr. Clapp intends on handling the drop (5 or 6' drop) with just a gravel drive and no retaining wall, what do you plan on doing with that?

Mr. Clapp responded that he has plenty of parking area there and a one foot retention wall where line is drawn.

W. Woodruff stated he would like to see the plan laid out with elevation included.

Mr. Clapp noted that he is digging out everything to road level, with just a two foot difference, after that will be stairway or walkway up to that doorway.

W. Woodruff stated that the plans don't show that and the commission can only go by what they have in front of them. It is a very large house and he doesn't see how it is going to play on that lot with the neighbors.

E. Glesner noted that the final grading plan is not included here.

D. Clapp responded that was his fault as his old plan did have the drainage plan included but when he changed plans he forgot to include them.

W. Woodruff said that the lot is 42.5' lot wide facing the street. Code says you have to have 50' feet. Referencing Appendix B Design Standards, W. Woodruff read that it talks about wanting the house to play to the street and on page eight that the front of the structure shall be oriented to the street. Your double garage doors measure 32.5 feet and garage is going to be tight when the stairway comes into garage.

Mr. Clapp replied that it is a single car garage.

W. Woodruff pointed out that the garage door slides in the wrong way and he added that the doors face the street with snow dumping directly in front of the garage. Roof should be designed to protect the driveway from potential snow shed.

E. Glesner suggested using a snow fence.

Mr. Clapp stated that he added the dormers to help with that. With the lot being so narrow it is difficult.

W. Woodruff restated that the lot is small and house is big, too big for this lot.

W. Smith added that it does step back.

L. Teach said that it is not a Victorian; noting that Victorian is warmer, more inviting.

W. Smith it does meet the minimum requirements as far as setbacks and height, etc.

E. Glesner added dormer 5' setback.

J. Brinkerhoff said he doesn't see a setback just a different angle.

W. Smith read from MMC 16-17-6 in regards to building height exceptions noting that dormers may be considered an exception.

E. Glesner and J. Brinkerhoff stated a dormer is a dormer, would not be an exception as listed.

Mr. Clapp said that one of his concerns is blocking his own personal view also, trying to keep that from happening.

W. Woodruff not talking about shifting footprint, but stepping it back.

J. Brinkerhoff inquired if David is set on a duplex on this lot

Mr. Clapp replied yes, he would really like a duplex.

E. Glesner continued that with the elevation, bottom of overhang all the way to ridge line, gives it the appearance of being too tall looking. Why not use a gabled roof, step back a ways and then maybe go back again and do the same thing.

D. Clapp stated move the back levels out and move bedrooms up and back.

J. Brinkerhoff stated that is the downside of a step lot and huge façade.

W. Woodruff suggested adding awning up three feet, pop dormers out and turn roof line.

E. Glesner noted that both sides of duplex don't necessarily have to be equal in square footage.

W. Smith inquired if the commission would you like to continue this...

W. Woodruff and other commission members agreed and stated they do not want to hear Conditional Use until Mr. Clapp comes back with changes requested.

5) Discussion/Action Item - David B. Clapp, 386 Taylor Avenue, Game Creek Character Area in a Residential Zone, is requesting a **Conditional Use** approval in a Residential Zone for a residential duplex building on Lot7, Block C, in the Taylor Addition.

Motion by J. Brinkerhoff, second by L. Teach to **table** Conditional Use until resubmission of Duplex DRB application to a **date uncertain**; **Motion passed 5-0**

6) Discussion/Action Item: - Review of Three Mile Plan in February

W. Smith stated that the Commission will have the Ginn PUD in front of them the first meeting in January. W. Woodruff noted he will out of the country for this meeting. Dominic stated that

they will be video taping the meeting and a DVD can be provided to anyone who needs one. Out of the 200 DVDs that were made on this PUD, they are all gone at this point.

W. Smith stated that the Commission will review the Three Mile Plan the first meeting in February.

J. Brinkerhoff inquired if the commission weighs in on the 3-mile plan.

W. Smith said yes. Each year the Town looks at land outside of the Town and questions is it growing, what impacts to the town on land outside of town, etc. It is not looking specifically at the annexation that will be in front of them next month but looking at future growth including any annexation that will have an impact on the town.

J. Brinkerhoff stated that there is potential of annexing in a variety of different properties.

W. Smith noted yes. It had been revised and was approved by Town Council in 2001. Earlier this year planning staff with the help of Carter Burgess reviewed the 2001 approved plan and edited out items that were not pertinent and added information that was more pertinent.

J. Brinkerhoff inquired what the commission is to do with it.

W. Smith responded that the planning commission gives input on what to add to the three mile plan, it will be brought back in front of the commission and when ready it goes to the Town Council with your recommendations.

W. Woodruff noted that it would be a similar process to the Ad hoc committee on the height issue that Ernie served on.

7) Old Business - None

8) Informational

W. Smith also noted that the height ordinance is going before council for its second reading and if they sign it, it becomes part of the MMC.

W. Woodruff inquired on what Town Council took out?

W. Smith said the term compound slope – which is difficult to calculate.

9) Adjournment

As there was no further business or discussion, the meeting was adjourned at 8:00pm.