



Town of Minturn, Planning and Zoning Commission
11-08-06 Wednesday, Regular Meeting 7:00pm
Minturn Town Center – 302 Pine Street

1. Call To Order/Roll Call

Meeting was called to order at 7:10pm by Chairman Woody Woodruff. Roll call showed Lynn Teach and alternate commission member Robert Martinez present. Jim Brinkerhoff, Ernie Glesner and Kristie Bloodworth were absent and excused.

2. Approval of Agenda Items

Motion by R. Martinez, second by L. Teach to **approve** the agenda as presented; **Motion passed 3-0** (*Note: Jim Brinkerhoff, Ernie Glesner and Kristie Bloodworth were absent and excused*)

3. Approval of Minutes

Motion by L. Teach, second by W. Woodruff to **approve** the minutes of October 25, 2006; **Motion passed 2-0** (*Note: Jim Brinkerhoff, Ernie Glesner and Kristie Bloodworth were absent and excused*) *R. Martinez abstained as he was not present.*

4. Discussion/Action Item - C&B Development Company LLC, Minturn Town Homes, 100 Block of Taylor Avenue, Game Creek Subdivision, Applicant requesting approval of a Final Subdivision Plat Phase III for Buildings G, H, I and J of Block A, Taylor Addition – by Smith

W. Woodruff inquired on what is happening with the lower retaining wall behind Buildings G, H, I, and J?

Mr. Fitzthum responded that the lower retaining wall will be back filled completely and then they will grade up, there are two tiers, the top tier, which is designed to be a permanent wall, will be back filled somewhat. They will face it, paint it., and they want input from clients who are going to live there (seven of the nine units have already sold) along with input from the Planning Department.

W. Woodruff said that what he saw was sprayed on, is that what you are calling the retaining wall?

Mr. Fitzthum responded that is correct and that the upper tier needs to stay for the stability. It is a sprayed on concrete aggregate. We have talked about facing with the MSE block which is similar to other rocks on site; we also discussed doing a stone veneer similar to our lower veneer

wrap of the buildings. That is one of the things discussed that W. Smith wants to see in the Final CO of the final project, so we are looking for suggestions.

W. Woodruff added that most of it will be hidden as the buildings go up.

Mr. Fitzthum responded that is correct. The roof is going onto the final building tomorrow, trusses tomorrow, sheeted on Friday depending on the weather, it will almost disappeared from the view of coming into town.

W. Woodruff said personally he would like to see as close to a natural feeling as you can, stack rocks, let weeds and sage brush grow up between them, reseed as best you can.

Mr. Fitzthum stated that the residents of the units will be impacted whereas the citizens of the town will not be impacted once the buildings are up. There will be a landscape plan back there, shrubbery, several large boulder walls between the buildings which will be seeded with the native grasses for erosion control.

W. Smith noted that he has spoke with Mike Wheelersberg and Mr. Fitzthum this summer in regards to a landscape plan, which they will have done by a landscaping firm, to show what the final landscaping plan is going to look like. Next spring is when they will be doing that.

W. Woodruff inquired if it is stabilized for the winter?

Mr. Fitzthum responded that it was. And the buildings will be back filled, even if they need to get ground heaters, they will have the buildings back filled before December 15. They have to do that for their inspections and to close the units.

W. Woodruff inquired if they have their drainage plan for behind the walls?

W. Smith responded that he has worked with Jim McNeil and Mr. Fitzthum on this to make sure it drains off the site. He has plans that show that.

W. Woodruff asked if any of the commission had comments or suggestions.

R. Martinez noted that he is reviewing the discussions of the Town and doesn't see any problems.

L. Teach asked if the commission will get to see the landscaping plan.

W. Smith responded that when he receives them that the commissioners can view them. He said it should be sometime in March or April of 2007 that he will receive them. They will be planting when the ground thaws.

R. Martinez asked W. Smith if the landscaping plan has changed since the project first started.

W. Smith responded that he only has the first phase of the landscaping plan; he does not have the entire set of plans, just the front row of the Town Homes. He has asked Mr. Fitzthum for the entire landscaping plan along with that first phase.

W. Woodruff added that all of that gets done before CO, correct.

W. Smith responded yes.

W. Woodruff inquired if they get TCO so that they can sell the buildings?

W. Smith responded yes.

Mr. Fitzthum reminded the commission that his cell phone number is 445-7181 and that he welcomes their call anytime.

Motion by R. Martinez, second by L. Teach to **approve** the Final Plat of the Minturn Town Homes Buildings G, H, I, and J, for applicant C&B Development Company LLC, located in the 100 Block of Taylor Avenue, Game Creek Subdivision Block A, Taylor Addition (nine units). In the application, Minturn Towne Homes proposing 26 unit Towne Homes on 1.857 acres in the Game Creek Character Area, we have read the staff report. We find ourselves in agreement with staff findings including all plans and attachments as set forth in this report dated November 2, 2006, and recommend approval of this Final Plat Phase III application subject to the following conditions:

1. The applicant agrees to address the Planning Commission comments and concerns as identified within this report. 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.

2 The applicant shall pay all required fees and charges related to development of the subject property;

Motion passed 3-0 (Note: Jim Brinkerhoff, Ernie Glesner and Kristie Bloodworth were absent and excused)

W. Woodruff asked if there was any further business and there was none.

5. Adjournment

With no further business to discuss the meeting was adjourned at 7:24pm

Woody Woodruff, Chairman

Attest:

Jay Brunvand, Treasurer/Clerk