



**Town of Minturn
Planning and Zoning Commission Agenda
Wednesday, August 8, 2007**

Regular Meeting 7:00 p.m.
Minturn Town Center – 302 Pine Street

Call to Order/Roll Call

The meeting was called to order at 7:05 p.m. by Chairman Woody Woodruff. Roll call showed Woody Woodruff, Kristi Bloodworth, Ernie Glessner, Lynn Teach and Tim Osborne present. Woody welcomed Tim Osborne as the newest member of the Planning Commission

Also present was Chris Cerimele, Interim Town Planner.

Approval of Agenda Items

- a. Items to be pulled from the Consent Agenda
- b. Items to be pulled from Action Items
- d. Emergency Items to be added
- e. Order of the Agenda Items
- f. Approval of the agenda

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

Approval of Minutes – Minutes from July 11, 2007.
Minutes from July 25, 2007.

Motion by L. Teach, second by E. Glessner to approve the minutes from July 11, 2007; **Motion passed 3-0**

Motion by K. Bloodworth, second by L. Teach to approve the minutes from July 25, 2007; **Motion passed 3-0**

ACTION ITEM #1 DRB 07-10; DESIGN REVIEW APPROVAL

Applicant: El Dorado Development, LLC.

Address of Property: 271 Main Street

Proposal: To seek Design Review approval for two duplexes on one lot.

Zoning: Mixed-Use Zone – Old Town Character Area

Recommendation: Deny the application.

C. Cerimele introduced the application and the applicant's representative, Stuart Brummet.

Stuart Brummet, 421 Main Street – Minturn, Colorado outlined the process for the design of the lot. He stated that initially they had proposed to build a building similar to Harry Gray's with commercial on 1st floor and residential on 2nd and 3rd. This proposal would involve obtaining variances and there is no system in place to hear variances. Town Council would need to appoint a hearing officer and that process could take at least a month. After hearing objections from the neighbors, they decided to scale back the project significantly to 4 residential units placing two duplexes together with a yard in between. The proposal is in keeping the character of other houses on Main Street and doesn't involve subdividing the lot. The units would be condo minimized and an HOA would control the common areas. By definition it is still a mixed use lot. I provided an option that combines the 2 garages so the buildings are combined. Parking is in non compliance but in Option two there is no tandem parking.

C. Cerimele. There is one application on the table and staff hasn't had time to review the other options.

S. Brummet.- I worked hard to make this design work. The code doesn't allow us to use any on-street parking towards the parking requirement. I want as much info from the commission. The building complies with setback and height limits, density. Harry's building has variances for setbacks, height, parking and lot coverage. Our lot is comprised of 3.5 lots. The proposal is for 2-3 bedroom homes which are more affordable to the average person. The alternative would be to build a large duplex or go through the variance process and construct a building similar to Harry Grays.

W. Woodruff- You obviously put a lot of work into this and we appreciate it but we would like to hear from the neighbors now. We need to address the issues that staff has.

S. Brummet- I would like a definition of a duplex.

C. Cerimele- The Code doesn't provide one.

S. Brummet- I would argue that this is a problem.

W. Woodruff- I think it is pretty clear that you have two duplexes but lets get to that later after we hear from the neighbors.

At this point in the meeting, the neighbors were invited to speak about the proposal.

Brian Kanapa – Boulder St. – It was very insulting to hear that people are being nit-picky about our Town. If you want to come into our Town, then you better do a nice project that contributes to quality of life. This proposal degrades my quality of life. I understand you want to build 4 units on 3.5 lots. That doesn't work. You must understand that lots of people have lived in that neighborhood for many years. For me, this is way overbuilt. There are lots of things that happened in the past that shouldn't have happened. Just because Harry Gray got variances doesn't guarantee that you should too. I am totally against this- what you are proposing is totally out of the question.

W. Woodruff.- What specifically doesn't work from your point of view.

B. Kanapa – Two duplexes in a neighborhood of single family homes and one car garages that will never be parked in. We don't need town homes on Main Street to make this Town work. If you want to put a single family home in and sell it for 1.5 million- then great. I would support that.

Cissy Olson – 261 Main Street. - I live in the house right to the north of the lot. I have the design review criteria and I have some concerns with this proposal. One is the site design and impacts to adjacent properties. This proposal looks a little too tall and it will impact my house. Also, I have a wall that according to your site plan will be removed. It also talks about orientation of site and drainage. When there is a big snow year, the snow piles up. When the snow falls off of the proposed roofs, there will be a problem. Another concern is shadows. The height of the building will create shadows. Another concern is the stairs. Do the stairs come right up to the sidewalk? Is this consistent? I also feel like Brian Kanapa. It is too dense. There will be parking and snow removal problems.

W. Woodruff- One of the issues is snow storage. What I looked over had issues with snow storage.

Chris Manning – 293 Boulder Street – We've been in Town 10 years. When I looked at the project it is too dense. I have kids and I'm worried about traffic. There is no green space with this proposal.

Lars Hutchinson – 262 Main Street- I would echo a lot of what everybody else said. The parking doesn't work. Harry's parking is a mess- it's a junkyard back there. If this project is allowed, the rest of Main Street will develop the same way.

Linda Brodin – 272 Boulder- My concern is parking and traffic. 2900 square feet of unfinished basement concerns me.

W. Woodruff- There is no commercial proposed with this project.

L. Brodin – My other question is the utilities on the lot. Where would the utilities come from? The current pole is overstressed.

Chris Manning – What can go on the lot?

C. Cerimele read the allowable uses from the Code.

W. Woodruff- Our job is to follow the code. One of the problems is the proposal is not to code on parking, snow removal, and there are two duplexes on an 8,500 sf lot. They can put a duplex but not 2 of them. They could go for a variance but that doesn't guarantee that they will get one.

5 Minute break ensued.

W. Woodruff- Chris, would you like to go over the issues with this proposal?

C. Cerimele - Two duplexes on one lot.

W. Woodruff – these guys have a right to build on the lot. I like the concept of providing housing for residents and not out of town folks.

Lynn Teach – I think the snow storage is impractical. Open space is an issue. There is minimal green space associated with the proposal.

C. Cerimele- There was a landscape plan that was submitted

Lynn Kanakas 248 Main Street - There is not going to be anything green there. How wants to look at a big building with no green space? How is he going to have enough parking? I can't park in front of my own house on Main Street.

W. Woodruff: I think we've heard enough. Does anyone from the board have any comments?

Tim Osborne: Could the bottom basement be considered a lock-off?

W. Woodruff - The Code wouldn't permit it.

W. Woodruff – You need to go back to the drawing board. You've heard from us and you've heard from the neighbors. The parking doesn't work and there are too many units. Do you have questions from us?

S. Brummet – No.

T. Osborne – Introduced himself as being in Minturn for the past 7 years. I'm intrigued by the history here and I want to contribute to the Town. I think it is hugely important that the community has a say in these projects.

W. Woody- How do you want to handle it, Chris?

C. Cerimele – You guys need to vote on it. The application is still on the table but my recommendation is to deny it.

MOTION by Kristi Bloodworth - In the application for 2 duplexes at 271 Main Street, we find ourselves in agreement with staff findings and recommend denial of this application. **Seconded by Lynn Teach. All voted in favor of denying application DRB 07-10.**

ACTION ITEM #2 CU 07-05; CONDITIONAL USE APPROVAL

Applicant: El Dorado Development, LLC.

Address of Property:271 Main Street

Proposal: To seek Conditional Use approval for two duplexes on one lot.

Zoning: Mixed Use Zone – Old Town Character Area

Recommendation: Deny the application.

MOTION by Kristi Bloodworth - In the application for a conditional use at 271 Main Street, we find ourselves in agreement with staff findings and recommend denial of this application. **Seconded by Ernie Glessner. All voted in favor of denying application CU 07-05.**

ACTION ITEM #3 DRB 07-11; DESIGN REVIEW APPROVAL

Applicant: Tom Sullivan

Address of Property: 382 Main Street

Proposal: To seek Design Review approval for a two-story addition to the existing residence.

Zoning: Mixed Use Zone – Old Town Character Area

Recommendation: Table the application.

Tabled

ACTION ITEM #3 CU 07-06; CONDITIONAL USE APPROVAL

Applicant: Tom Sullivan

Address of Property: 382 Main Street

Proposal: To seek Conditional Use approval for a commercial use greater than 901 square feet in a mixed-use district.

Zoning: Mixed Use Zone – Old Town Character Area

Recommendation: Table the application.

Tabled

Adjournment: 8:20 pm.