

**Town of Minturn
Planning and Zoning Commission Agenda
Wednesday, January 9, 2008**

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

Call to Order/Roll Call

The meeting was called to order at 7:04 p.m. by Chairman Woody Woodruff. Roll call showed Woody Woodruff, Lynn Teach, and Kristi Bloodworth, Tim Osborne and Ernie Glessner were present.

Also present was Chris Cerimele, Town Planner

Approval of Agenda Items

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

Motion by Kristi Bloodworth 2nd by Lynn Teach to approve the agenda. The motion passed 5-0

Approval of Minutes – Minutes from December 12, 2007.

Motion by Lynn Teach 2nd by Kristi Bloodworth to approve the agenda. The motion passed 5-0

DISCUSSION ITEM # 1 – DRB 07-13

Applicant: Minturn One, LLC.

Address of Property: 987 Main Street

Proposal: To seek Design Review approval for a 34 unit condominium building

Zoning: Commercial Zone - Old Town Character Area

Recommendation: Approval with conditions.

DISCUSSION ITEM # 2 – CU 07-08

Applicant: Minturn One, LLC.

Address of Property: 987 Main Street

Proposal: To seek Conditional Use approval for a 34-unit condominium building.

Zoning: Residential Zone - Old Town Character Area

Recommendation: Approval with conditions.

Discussion Items # 1 and 2 were discussed concurrently

Town Planner Chris Cerimele introduced the applications. He stated that the proposal is for a 34-unit condominium building in the South Town Character Area. He stated that the application meets the lot coverage, setback, landscaping, parking and height requirements of the Minturn Municipal Code. Additionally, the application was reviewed by CDOT and a determination was made that an access turning lane was not required. Eagle River Fire Protection District also reviewed the application and determined that emergency access is sufficient.

C. Cerimele went on to say that he recommends approvals for both applications subject to the conditions in the staff report. He then went on to introduce Marci Jaegar of Minturn One, LLC.

Marci Jaeger – 653 Eagle Drive, Eagle Vail. – Marci provided a brief history of the project. She stated that the commercial building is currently vacated and there are two trailers on the site and two small homes. Ninety-nine percent of the property is currently impervious. They are not asking for a variance or PUD. The hope is to start demolition in the spring and be finished in 18 months. A traffic study was completed and it suggests that there will be a 30% reduction in traffic over the commercial use.

A team of local experts was hired to design the project. Kristen Lester provided a presentation on the environmental (green) measures that will be implemented for the project. (a copy of this presentation is available in the Planning Department)

Kurt Segeberg , project architect, outlined the design of the building. The proposal is for a building that follows the flag shape of the property. The entrance will be moved to the south and the drive will slope down into an underground garage.

The meeting was opened to public comment.

Roy Vasquez – Main Street- Where will the water drain.

Woody Woodruff – said we would get to that.

Public comment was closed

Tim Osborne inquired to the status of the United States Forest Service Parcel.

Chris Cerimele – it may eventually be sold

Lynn Teach – inquired into the snow storage.

Ed Segeberg said they meet the requirement and a portion of the driveway will have snowmelt.

Tom Marcin – project engineer – spoke about the property’s retaining walls and drainage.

W. Woodruff stated that it looks like the drainage will drain to the north property.

T. Marcin –From Highway 24 the water flows towards the rear of the property and then to the north. The project will considerably reduce the amount of impervious surface. The existing draining will flow through natural channels. There will also be trench drains at the base of the garage. The water will go into a sump and then pumped into a ditch.

Ultimately the water will flow to the north if there is an excess amount. It is the historic drainage location.

Woody Woodruff was concerned if the Town would have liability if water went on to the neighbors' property.

C. Cerimele – stated that we are covered.

Ernie Glessner – stated that the off site flow will be reduced.

Woody Woodruff asked the engineer to submit a drainage report.

Lynn Teach inquired about the privacy fence.

Ed Segeberg said that it wasn't designed yet but he would provide a sample.

Tim Osborne asked the applicant to consider a geothermal system since there would be extensive excavation already taking place.

Woody Woodruff asked the applicant to consider making the ground level units more accessible to the outside.

The hearings were continued to January 23, 2008

New Business:	None
Old Business:	None
Informational:	None

Adjournment: 8:30