

**Town of Minturn
Planning Commission Agenda
Wednesday, October 22, 2008**

**Site Visit @ 564 Taylor St. - 6:30 p.m.
Regular Meeting - 7:00 p.m.**
Minturn Town Center – 302 Pine Street

Call to Order/Roll Call

The meeting was called to order at 7:13. Roll call showed that Chairman Woody Woodruff, Vice-Chair Kristi Bloodworth, and Michael Gallagher were present.

Staff present included Planning Director, Victor Villarreal, and Planner, Chris Cerimele

Approval of Agenda Items

A motion was made by M. Gallagher to rearrange the order of the agenda. Item #2 was moved to the top of the agenda. It was seconded by Kristi Bloodworth. The motion passed 3-0

Approval of Minutes – Minutes from October 8, 2008

The approval of the minutes from October 8, 2008 was tabled until the November 12, 2008 meeting.

DISCUSSION ITEM # 2 – VAR 08-04; Variance

Applicant: Rob Baumgartner

Address of Property: 564 Taylor Street. The legal description is Lots 8, 9 and 10, Block E, of the Taylor Addition to the Town of Minturn

Proposal: To seek approval to build on land sloping in excess of 30%

Zoning: Residential – Game Creek Character Area

Recommendation: Denial

Chairman Woody Woodruff recused himself from this discussion item due to the fact that he owns property in the vicinity. Because of this action, a quorum did not exist to hear this discussion item.

A discussion ensued between the applicant, staff and members of the Planning Commission. M. Gallagher stated that he would not be at the 11/12/08 meeting. It was determined that the item would be tabled to the 11/12/08 meeting.

A motion was made by M. Gallagher to table the application until the 11/12/08 meeting. It was seconded by K. Bloodworth. The motion passed 3-0

DISCUSSION ITEM # 1 – DRB 08-10; Design Review

Applicant: Lael Engstrom

Address of Property: 1131 Main Street

Proposal: To seek Design Review Board approval for a duplex residence.

Zoning: Residential – South Town Character Area

Recommendation: Approval

Chris Cerimele introduced the application. He thanked the applicant for their hard work and stated that they had revised their plans per the staff and planning commissions' comments. He proceeded with a brief presentation that illustrated the different iterations of the project. He stated that he was satisfied with the new revisions and that his recommendation was for approval of the project.

Phil Matson of Avon, Colorado spoke on behalf of the applicant. He stated that he would be the main contractor on the project and that he was filling in for the architect, Michael Pukas. He also stated that the new revisions added to the overall appeal of the building and that it is going to be an improvement to the town.

Lael Engstrom, Main Street Minturn, thanked the staff and Planning Commission for their efforts during the review process. She stated that everyone was trying to serve the best interest of the community and that in the end she was satisfied with the final design.

She stated that she had finalized the colors for the building and proceeded to show samples. She also stated that they were going to adhere to the standards of the ECO Build program.

W. Woodruff inquired about the rooflines of the building. He was concerned with how water would drain from certain sections of the roof.

P. Matson said a cricket would be used to handle the drainage.

W. Woodruff asked the board how they felt about the revisions. The consensus was that the changes were acceptable.

K. Bloodworth stated that she liked the color of the roof.

W. Woodruff stated that he appreciated the eclectic nature of the architecture.

V. Villarreal thanked the applicant for responding to the commissions' suggestions and said the final outcome will be an asset to the town.

M. Gallagher made a motion to approve DRB 08-10. It was seconded by K. Bloodworth. The motion passed 3-0

DISCUSSION ITEM # 3 – Minturn Municipal Code; Chapter 16 Text Amendment

Applicant: Town of Minturn

Proposal: To make revisions to the Character Area Use Tables

Victor Villarreal introduced this discussion item. He explained that the changes were necessary to include the residential uses into each Character Area Use Table of Chapter 16 of the Municipal Code. He stated that these changes did not

radically alter the tables but were simply necessary to update the code to what has historically been practiced. The uses that were added include: duplex, multi-family residential, single family residential, accessory apartment and accessory building.

He further stated that this is a simple housekeeping item and that more substantial amendments would be present in the upcoming year.

M. Gallagher stated that the use tables needed further scrutiny but was comfortable passing this amendment at this time.

A motion was made by K. Bloodworth to approve the Chapter 16 text amendment and forward it to the Town Council. M. Gallagher seconded the motion. The motion passed 3-0.

New Business: Cissy Olson, Main Street, inquired about building setbacks and the tri-plex project going on next door to her house.

Old Business:

Informational:

Adjournment: 8:20