
Town of Minturn

Planning Commission Agenda

March 25, 2009

Regular Meeting - 7:00 p.m.

Minturn Town Center – 302 Pine Street

Call to Order/Roll Call

Chairman Woody Woodruff called the meeting to order at 7:05. All Commissioners were present including: Vice-Chair Michael Gallagher, Lynn Teach, Stuart Brummett and Kristi Bloodworth

Approval of Agenda Items

S. Brummett made a motion to approve the agenda. It was seconded by K. Bloodworth. The motion passed 5-0

Approval of Minutes – Minutes from March 11, 2009

M. Gallagher had a minor grammatical change to the minutes. L. Teach made a motion to approve the amended minutes. M. Gallagher seconded the motion. The motion passed 3-0. S. Brummett & K. Bloodworth abstained from voting due to their absence at the 3.11.09 meeting.

Discussion Items: none

Action Items:

- 1. Consideration of land use applications VAR 09-01; A request to build a single-family residence on a portion of land that slopes in excess of 30%. The property is located at 564 Taylor Street.**
- 2. Consideration of land use application DRB 09-01; A request for Design Review Board approval to build a single-family residence at 564 Taylor Street.**

Chairman Woodruff recused himself from these proceedings due to the fact that he owns property in the immediate vicinity. The meeting was handed over to Vice-Chairman Gallagher.

Chris Cerimele introduced the variance and design review board application and presented the details of the applications to the Commission. He stated that the applicant was requesting a variance to build a 2,280 sq. ft. single family residence on land sloping in excess of 30%. Chris then reviewed the criteria for granting a variance (16-21-690 MMC). He stated that staff believed that the variance would negatively effect the distribution of light and air on the adjacent properties. He also believed that all of the criteria for granting a variance have not been met and for these reasons he was recommending denial of this application.

M. Gallagher asked if this application differed in any way from the Dixon's variance application. C. Cerimele stated that even though this application would disturb less of the hillside, he was recommending denial for the same reason. He then introduced Michael Pukas – architect and representative for the applicant.

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M. Pukas, Gypsum, CO – stated that the section of code that requires a variance to build on slopes greater than 30% is outdated, irrelevant, and has no relevance to how we build today but it is something that must be addressed. He further stated that there have been a multitude of homes built on slopes greater than 30% throughout the valley. He used this as an example that you can build responsibly on these slopes. With this application, the proposed site coverage is significantly less than what is allowed. 19% of the building's footprint falls within the 30% slope.

M. Gallagher asked inquired about the slope of the site. M. Pukas stated that the slope is between 40-50%

Planning Director's Report

Commissioner Comments

Adjournment