
Town of Minturn

Planning Commission Agenda

July 22, 2009

Regular Session - 6:00 p.m.

Minturn Town Center – 302 Pine Street

Call to Order/Roll Call

The meeting was called to order by Chairman Stuart Brummett. Commissioners present included: Vice-Chair Lynn Teach, Lael Engstrom and Tim Osborne. Michael Gallagher was absent and excused.

Staff present included Planning Director, Victor Villarreal and Chris Cerimele

Approval of Agenda Items

Tim Osborne made a motion to approve the agenda as presented. It was seconded by Lynn Teach. The motion passed 4-0

Approval of Minutes – Minutes from July 8, 2009

Tim Osborne made a motion to approve the minutes from July 8, 2009 as presented. It was seconded by L. Engstrom. The motion passed 3-0. (L. Teach abstained due to her absence at the 7.8.09 meeting)

Discussion Items: 2009 Minturn Community Plan

L. Engstrom inquired why two bullet points were eliminated from the Community Character section of the plan. It was explained that the one pertaining to high quality development is addressed elsewhere and the one pertaining to discouraging chain retailers does not make sense since we already have chain businesses.

A discussion ensued regarding the intent of the Community Plan and the misperception in the community that any residential home in the commercial zone of the Old Town Character Area will need to be replaced with a commercial building once the future land use map is adopted. The planning staff explained that this is not the case and an educational campaign is necessary to inform the community.

The discussion then focused on the Land Use Section of the plan. Stuart Brummett stressed the importance of addressing mass transit as part of the plan. He wants transit stops with all new major development. Additionally, he wanted a transit hub designated on the future land use map.

Parking was the next topic of discussion. It was determined that the Town should develop alternative parking standards that were less restrictive for businesses in the downtown area. Additional parking may be gained on the side streets and diagonal parking should be considered too. The group wanted a parking garage designated on the future land use map.

The group decided to eliminate the bullet points *Develop methods to remedy existing encroachment issues* and *Enforce the land use code*. The point *Implement streetscape improvements with pedestrian scale site elements....* was moved to the public services and facilities section.

Stuart Brummett stressed the importance of allowing a variety of lot sizes. He stated that we need to have smaller lot sizes if we want to encourage smaller sized homes. As it stands now, a developer will maximize the size of building that can be built on a 5000 square foot lot.

Transportation was the next section of the plan to be discussed. It was agreed to rename this section *Transportation, Parking and Circulation*. The first two bullet points were eliminated and a new one was added. It states: *Develop a comprehensive parking plan for the Town*. A goal for this section of the plan is being developed by the planning staff.

The group then discussed housing. It was decided to eliminate the point *partner with owners of large land holdings on mutually beneficial redevelopment projects and Develop of housing program for qualified Town residents*.

The next topic was public services and facilities. It was decided to eliminate the point *Support the development of Wi-Fi technology throughout the Town*. The group also discussed the possibility of an environmentally sensitive town snow dump.

The next topic discussed was economic development. The group decided to eliminate the point *Partner with the MRBA...* and replace it with *Develop a comprehensive marketing strategy for the Town*. The final point was amended to say *Develop a Town web portal to promote the town and all that it has to offer*.

Natural resources and parks and recreation were the final topics of discussion. The group wants to promote the Town as a kayaking spot. It was decided to amend the parks and rec point to say *Investigate opportunities for the development of playgrounds and public parks*.

Action Items: None

Planning Director's Report

Commissioner Comments

Adjournment

The meeting was adjourned at 8:58 PM