

Town of Minturn
Planning Commission Agenda
February 24, 2010

Regular Session - 7:00 p.m.
Minturn Town Hall – 302 Pine Street

Call to Order/Roll Call

Chairman Stuart Brummett called the meeting to order at 7:03 p.m. Other Commissioners present included Lynn Teach, Tim Osborne, and Michael Gallagher, *Lael Engstrom was absent.*

Staff present included Chris Cerimele, Planner and Michele Metteer, Deputy Town Clerk.

Approval of Agenda Items

Motion by Michael G., second by Lynn T., to approve the agenda; all voted in favor. *Lael E., absent.*

Approval of Minutes – Minutes from February 10, 2010

Motion by Tim O., second by Lynn T., to approve the minutes of February 10, 2010 as amended; all voted in favor, *Lael E. absent.*

Page 2, 3rd bullet: front yards are allowed to be used as snow storage as long as they are adjacent to the property

Page 2 6th bullet: up to 8%

Page 2, last bullet point: may be difficult to achieve for some commercial properties

Public Comment – Members of the public may have 5 minutes to comment on any item they wish that is not on the agenda – No members of the Public were present.

Action Items:

ZTA 10-01; a zoning text amendment to repeal and replace section 16-17-180 of the Minturn Municipal Code (MMC) with new outdoor lighting regulations for the Town of Minturn.

Recommend approval to the Town Council motion by Michael G., second by Lynn T., all voted in favor. The motion passed 4-0. *Lael E., absent.*

Discussion Items

1. Land Use Code Revisions (MMC Chapter 16)

- Proposed revisions to current snow storage requirements (MMC 16-16-130)
 1. Stuart B. would like to add the wording “snow storage requirement for the front sidewalk area only, may be reduced to 5%”. The goal here is to make sure there is no exemption for the parking area
 2. Michael G. would like to see the 5' width described be in any dimension
 3. Driveway slope; recommended for the parking requirement section of the code
 - Driveway slopes between 8% and 15% shall have an approved heating/snowmelt system (suggested verbiage)-to be in the standards section.
 - Slopes greater than 8% shall require approval from the Eagle River Fire Protection District.
 4. Plans for snow removal and storage for any property greater than a single family unit should be submitted for review. This plan is to remain on file in the planning office.

- Proposed hillside building regulations
 1. Current regulations require a variance to build on a slope greater than 30%. Chris recommends allowing hillside building if it is properly regulated.
 2. Can remove section “E” of the proposed guidelines
 3. For section A of the guidelines
 - Revise to read: soils report with foundation and site retention recommendations
 - add words: upon issuance of a building permit
 4. Section B can be eliminated
 5. Slopes greater than 40% require a variance in order to build
 6. Section 1 under the deleted section E, shall be eliminated and then addressed under a section that applies to all lots
 7. Section F to include: Prepared by a licensed civil engineer
 8. Add to section G: stamped by a licensed engineer. This section to be reviewed for the possibility of being a requirement for all sites, not just sites with a slope equal to or greater than 30%. Possible verbiage to read: “Retaining walls five feet or less will not require an engineer’s design, however; retaining walls greater than five feet or tiered retaining wall systems shall require a stamp by a licensed engineer” – Recommended moving this

to under section "A". Retaining wall systems to be installed per the manufacturer's specifications.

9. Section "H" to remain unchanged

10. Section "I" to be deleted

2. Prioritize Revisions to MMC Chapter 16

- Develop timeline for revisions
 - a. Parking requirements
 - b. Building height
 - c. Landscape and impervious surface
 - d. Development standards in different Character Areas

Commissioner Comments

Adjournment

Motion by Michael G., second by Lynn T., to adjourn the meeting at 8:28 p.m.