

**Town of Minturn  
Planning Commission Agenda  
March 24, 2010**

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

**Call to Order/Roll Call**

The meeting was called to order at 7:01 by Chairman Stuart Brummett. Also in attendance were Vice-Chair Lynn Teach and Commissioners Michael Gallagher and Tim Osborne.

Staff present included Chris Cerimele, Planner.

**Approval of Agenda Items**

L. Teach made a motion to approve the agenda as presented. M. Gallagher seconded the motion. The motion passed 4-0

**Approval of Minutes** – Minutes from March 10, 2010

T. Osborne made a motion to approve the minutes from 3.10.10 as presented. L. Teach seconded the motion. The motion passed 4-0

**Public Comment**

No members of the public were present to comment

**Action Items:**

None

**Discussion Items**

**1. Land Use Code Revisions (MMC Chapter 16)**

- Discuss potential changes to the existing parking requirements in the Town of Minturn

C. Cerimele presented the proposed changes to Chapter 16 – Article 16 of the Minturn Municipal Code. He stated that he reviewed the parking requirements of seven Colorado communities. These included: Crested Butte; Steamboat Springs; Gypsum; Salida; Grand Lake; Basalt and Carbondale.

He stated that the majority of the revisions to the parking requirements were deletions of code sections that were not applicable to Minturn. The following is a highlight of the proposed changes and the reasoning behind the change.

- Sec. 16-16-10 §D. addition of “ *the failure at any time in the future to provide agreed upon and required off-street parking shall be a violation of this Article and shall subject the building or use in question to revocation of its Certificate of Occupancy* ”
  1. This requirement will ensure that the required parking spaces for a building will not be reduced
- 16-16-20 Table 16-10 – efficiency unit or 1 bedroom requirement was changed from 1.5 spaces to 1 space per dwelling unit.
  1. One space is consistent with the current requirement that states one space is required for an accessory apartment
- 16-16-20 Table 16-10 – the requirement for 2 or more bedrooms was deleted
  1. This is redundant.
- 16-16-20 Table 16-10 – Private garage requirement was deleted
  1. This is not applicable
- 16-16-30 Table 16-11 – Medical offices, clinic, hospitals, places of worship were deleted.
  1. These are either redundant or not applicable in Minturn.
- 16-16-30 Table 16-11 – Restaurants – the requirement was simplified to 1 space per 6 seats for all restaurant types.
  1. The proposed change simplifies enforcement of the requirement.
- 16-16-50 §A. Planning Director was changed to Planning Commission.
  1. The proposed change charges the Planning Commission with approving parking requirements for uses that are not listed.
- 16-16-60 §A. Main Street Parking- the language was changed to allow all businesses in the commercial zone the opportunity to count Main Street Parking in the public right of way in front of their business towards the parking requirement. However, the Planning Commission would like to require a parking in lieu fee payment for each required space that is located in the public right of way.
  1. The existing requirement was only applicable to commercial businesses on Main St. The payment in lieu fee will be used to

mitigate parking problems throughout town. The amount to charge per space has yet to be determined.

- 16-16-70 §D. Off Street Loading requirements were deleted.
  1. These requirements were not applicable to Minturn. A loading berth in front of a building would take away from the total number of on street parking spaces.
- 16-16-110 §2. Location of required spaces. Language was added that states the Certificate of Occupancy will be revoked if an owner of a building fails to meet their parking requirement.
  1. This will ensure that the property owner consistently provides the required amount of parking.

### **Commissioner Comments**

### **Adjournment**

M. Gallagher made a motion to adjourn the meeting. T. Osborne seconded the motion. The motion passes 4-0. The meeting was adjourned at 8:35