

Town of Minturn Planning Commission Agenda February 9, 2011

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 7:01 pm. Also present were Commissioners Lynn Teach, Melissa Decker, Michael Gallagher and Tim Osborne.

Staff present included: Chris Cerimele, Town Planner; Jim White, Town Manager and Allen Christensen, Town Attorney.

Approval of Agenda Items

L. Teach made a motion to approve the agenda as presented. M. Gallagher seconded the motion. The motion passed 5-0.

Approval of Minutes – Minutes from January 26, 2011

L. Teach had the following correction to the 1.26.11 minutes. Pg. 3 – paragraph 5; change the word minimum to maximum where it references lot coverage.

M. Gallagher made a motion to approve the minutes as amended. L. Teach seconded the motion. The motion passed 5-0.

Public Comment - none

Action Items

1. **AZDM 2011-01; Amendment to the Official Zone District Map**

Applicant: Eagle County School District

Property Location: 1951 US 24 – Maloit Park

Property Size: 104.5 acres

Proposal: The applicant is proposing the following zoning classifications on the 104.5 acre parcel: Mixed-Use; Public Facilities; Recreation and Open Space.

Chris Cerimele introduced the agenda item and provided an overview of the changes to the submittal that were made since the January 26, 2011 meeting.

H stated that the changes included the following: eliminating the word light industrial from the public facilities zone; revising the Cross Creek setback to 50' to match the existing requirement; revising the maximum building coverage to 40%; and making changes the Character Area Use Tables.

C. Cerimele proceeded to outline the subdivision regulations pertaining to open space. He read MMC section 17-1-41 that states one of the purposes of the subdivision regulations is to provide for open space and recreational land through efficient and appropriate subdivision design. He also stated that a subdivision improvement agreement would be required at the time the property is subdivided. This agreement would include a common open space, park and recreation area plan. He mentioned that there are currently no quantifiable standards for park land outlined in the code but that the Planning Commission could make a recommendation that standards be developed and adopted by the Town.

Tom Braun, representative for the School District, summarized the changes to the proposal. As requested by the Planning Commission, he showed a map depicting the 18 acre public facility parcel. He concluded that approximately 6 acres of the site were developable. He also mentioned that a soccer field was approximately 2 acres in size. T. Braun also displayed a map showing the boundary of the mixed-use zone in relation to Cross Creek and the 50 foot setback. He stated that no part of the mixed-use zone is within the 50 foot Cross Creek setback.

A discussion ensued regarding the open space associated with the property. T. Braun stated that the district was providing twice the amount of open space than would be required with a Planned Unit Development (PUD). He added that there are no standards for open space in the Town's subdivision regulations but that this could be addressed by the Planning Commission through revisions to the code.

M. Decker was concerned that the open space associated with the property was not suitable for recreational fields. S. Brummett inquired if there were any sites in Minturn that would be suitable for recreation fields. C. Cerimele said that there is an 8 acre parcel that was deeded to the Town by Vail Resorts for recreational purposes. He mentioned that it is being considered as a possible site for a future recreation center. M. Gallagher commented that the area was not suitable for a rec center due to the high probability of rock fall.

M. Gallagher stated that his issue with the proposal was the community losing ownership of the use of the property. M. Decker echoed those concerns plus the fact that the Town would be replicating the same problems we have by establishing 5,000 square foot lots on the property. T. Braun stated that was not an accurate assessment and that any new development would be properly

planned with adequate snow storage areas and building setbacks. He stated that the Planning Commission would have a major role in approving any new development on the property.

S. Brummett stated that he would like for the proposal to move forwards. He added that the town would receive revenue through real estate transfer taxes and water tap fees when the property is developed. T. Osborne stated his support for the proposal. He mentioned that it was for the greater good of the community and that a sale of the property would benefit the school district by raising a substantial amount of revenue.

J. White added that the Town desperately needs to own the land where the water plant sits.

A discussion ensued regarding the addition of language to the approval Resolution that would state the Planning Commission's desire for reasonable access to the recreation and open space parcel. The following recommendation was agreed upon to be added to the approval Resolution:

At the time of subdivision review, the open space and recreation plan of the Subdivision Improvement Agreement shall provide for reasonable public access to the open space and recreation zone through the mixed-use zone of the Maloit Park Character Area.

M. Gallagher made a motion to recommend approval of application AZDM 2011-01 and the associate Resolution 2011-01 to the Minturn Town Council with the following recommendation:

At the time of subdivision review, the open space and recreation plan of the Subdivision Improvement Agreement shall provide for reasonable public access to the open space and recreation zone through the mixed-use zone of the Maloit Park Character Area.

L. Teach seconded the motion. The motion passed 4-1 (M. Decker voted Nay)

T. Braun asked Commissioned Decker her reason for opposing the proposal. She reiterated her concern for the loss of the active recreation fields.

Discussion Items

none

Commissioner Comments

S. Brummett wanted the Planning Commission's concern with the loss of the recreation fields passed on to the Town Council.

The Planning Commission inquired about the Hotel Minturn appeal. C. Cerimele stated that it would be held on February 16th.

Adjournment

L. Teach made a motion to adjourn the meeting at 8:54 pm. T. Osborne seconded the motion. The motion passed 5-0.