



Minutes

MEETING OF THE MINTURN PLANNING COMMISSION & DESIGN REVIEW BOARD

Minturn Town Center, 302 Pine Street
Minturn, CO 81645 • (970) 827-5645

Wednesday July 30, 2014

Regular Session – 6:30 pm

PLANNING COMMISSION:

Lynn Teach – Chair
Melissa Decker
Burke Harrington
Bobby Head
Timothy Osborne

When addressing the Planning Commission, please state your name and your address for the record prior to giving your comments. Please address the Planning Commission as a whole. All supporting documents are available for public review in the Town Offices – located at 302 Pine Street, Minturn CO 81645 – during regular business hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.

1. Call to Order at 6:35

- Roll Call – L Teach did roll call – all here except M Decker, with an excused absence
- Pledge of Allegiance was done by everyone

2. Approval of Agenda – B Harrington motioned approval, B Head 2nd motion all voted yea to approve agenda

- No items were Pulled or Added

3. Approval of Minutes

- July 9, 2014 – minutes not approved. T Osborne requested item 7 on 1976 Subdivision have public comments added, Aggie Martinez comments added and discussion of public's want of sidewalks built on site.
- June 25 minutes approved but need to fix typo error in #8 from is-has – T Osborne made motion to approve the minutes, B Harrington 2nd – all in favor

4. Public comments on items, which are NOT on the agenda (5 minute time limit per person)

No public comment was made

DESIGN REVIEW

5. Design Review: Steve Riden - Minturn Duplex & Accessory Apartment 1131 Main Street, Minturn, CO 81645

The Planner presented Steve Riden and his project. She discussed the applicant withdrew their variance request. They chose to redesign the project and move everything out of the setbacks. Steve Riden gave the presentation. He brought a 3D model of the project and discussed the various features and concepts. T Osborne asked if there was a heated driveway, concern over steepness of access into property. Riden stated no heated driveway as it is only at 8% grade not quite 20' long.

L Teach asked about sidewalks – Riden agreed to contribute to the sidewalk fund the length of his property. B Harrington asked about meter location – if it was moved – Riden said yes to the back. B Harrington asked if there are gutters – Riden yes. The paint colors are shown in images and the shingles are asphalt.

Motion by B Harrington to approve the project – 2nd by T Osborne with condition to contribute money to the sidewalk fund the length of the property at the current rate of a 5' wide sidewalk and the removal of the blue spruce on the east side of the plans. All voted yea.

6. Design Review: Beth Levine Architect – 850 Main Street – Minturn, CO 81562

The Planner presented Beth Levine with a review of the history and changes to the project at the request of the previous meeting. B Levine gave presentation stating that the north wall was reduced to 88'. The design now has 3 dormers instead of 4. They corrected the driveway width, added snow melt driveway, add 2 more parking spaces, added a new architectural feature to the 1st duplex,

added more windows to the front and north wall at Commissioners request, and added additional landscaping and trees.

T Osborne asked if there were snow clips on roof – Levine – yes

B Head asked if metal roof – Levine – yes, matches existing roof

L Teach has concern over density and size of the home and if it is compatible with the Character described in Appendix B. – does it over power the character of the Town? Is the scale similar and compatible with existing structures? It is their job to maintain the character of the area. She stated she does not think the home meets Appendix B requirements.

B Harrington has concern of the duplex having 10 bedrooms – is this going to turn into a dormitory type of living?

B Melcher, owner of project, spoke to the above concerns: he stated that the size does fit the character of Minturn and the price of the lots. He gave examples of other large homes on the river.

L Teach stated last duplex had 7 bedrooms this home has 10. She is concerned it is blocking sun from the neighbors.

B Melcher stated he spent \$800,000 on the lot and has the right to build to zoning regulations and maximize his investment – he has met all existing regulations and meets the neighbors lots if they build. Cannot compare his project to the double wide trailer next door because it will be developed to a larger structure.

B Head asked that the curb appeal at the front of the house be enhanced with additional windows on the second floor – owner agreed

T Osborne asked if that they contribute to the sidewalk fund and asked if a sidewalk will fit with their landscaping? Architect said yes because not in CDOT right of way. Also requests snow clips be added.

L Teach gave a 5 minute recess at 8:45-8:50 pm.

B Head made motion to approve the home with the following conditions:

- add windows on the north elevation to the 3rd floor and on front elevation, 1 addition on each level.
- Snow clips to be added onto the new additions roof (not the existing house as it might not be built to withstand the weight and already shown does not shed on neighbors)
- A financial contribution is made the price of a sidewalk the length of their property x 5' wide to the sidewalk fund

B Harrington 2nd the motion

T Osborne, B Harrington, B Head vote yea

L Teach vote neigh – does not meet Appendix B requirements

7. **Sign Approval:** Mountain Valley Development Services – 472 Main Street,
Minturn, CO 81562

B Harrington makes a motion to approve the sign.
T Osborne 2nd the motion

All vote yea – approved.

PROJECTS

8. **Eagle Park Restroom** The Planner gave an update on the bathrooms – foundation being ready to be built, hired a welder and plumber
9. **TAP Grant** – The Planner submitted the grant
10. **Boneyard Conservation Easement** – Need to start developing the site plan – will have pre-design facilitation with Commission at next meeting.

OTHER: B Harrington asked that the trailers across from Taylor Street be investigated to see if they need to be condemned. They appear to be a hazard and know one is living in them. The Planner said it is being addressed with the Rail Road and will give an update.

FUTURE AGENDA ITEMS

11. **Next Meeting – August 13, 2014**

12. **Adjournment** – B Harrington motion to close the meeting – B Head 2nd – all voted yea – meeting adjourned at 9:04