Minutes

MEETING OF THE MINTURN PLANNING COMMISSION

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

Wednesday, October 14, 2015

Regular Session – 6:30 pm

PLANNING COMMISSION:

Lynn Teach – Chair
Burke Harrington
Bobby Head
Brad Bickerton
Planning Director – Janet Hawkinson

When addressing the Planning Commission, please state your name and your address for the record prior to providing 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.

Regular Session – 6:30pm

1. **Call to Order**
   - Roll Call – Burke Harrington excused absence
   - Pledge of Allegiance

2. **Approval of Agenda**
   - Items to be Pulled or Added – agenda approved

3. **Approval of Minutes**
   - No minutes

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

DESIGN REVIEW

5. **Design Review:** Variance: 175 Williams Street, Minturn, CO – a parking variance is being requested in order to rent additional parking from the Town of Minturn at the Town parking lot.

The Town Planning Director introduced the variance. A description was given on the new business needed 17 parking spaces to rent at the municipal lot. The Planning Director introduced Ryan & Nancy Richards, applicants and their architect Beth Levine.

Ryan Richards showed the Bunkhouse PowerPoint presentation. This outlined their proposed business plan of leasing the bottom floor of the Molly G Building and turning it into a high end Hostel, targeting Denver commuters. There will be 38 bunkbeds plus full time employee who lives on site. The variance is requesting 17 parking spaces in the municipal lot, to meet the Bunkhouse needs and meet zoning codes.

Ryan Richards explained they will be able to control their guests parking because there will be to drop off check in spots in front of Molly G building. The guests will give the keys to the Bunkhouse and the employees will than valet the cars to the rented spaces at the municipal lot. This controls where cars will be parked.

The Chair opened the floor for Public Comment:

Randy Milhone: why are you only requesting 17 space for valet parking?
Ryan Richards answered: they did the research on commuters and needs and this is above average of parking spots needed with people carpooling if the Bunkhouse is full.

Randy Milhone: commented that snowplowing and parking are a challenge in the area of the Molly G Building.

Andy Koplan: stated he was in favor of the business. He asked why not 21 parking spaces, ½ the beds or 1 for every bed, 38-45. Minturn has a lack of business versus any parking problem that would keep a business out.

Ryan Richards answered that the Town of Vail requires 1 parking spot per hotel room – that is 1to4 – Minturn's code does not address hostel parking requirements.

Brad Bickerton: how do we handle the maintenance of the parking lot? What happens if a bunch of dulies come and take all rented parking spaces?

Ryan Richards: they will block renting any more beds if they run out of parking. It is highly unlikely this will happen with the market research they have performed for this project.

Randy Milhone: he agrees with plans and theory of business model. Would like to have regular meetings with new owners and neighbors to keep problems from arising and be proactive.

Ryan Richards: our values are aligned with Minturn

Bryan Sipes – 102 Nelson – this variance is about fairness, would we do it for everyone? Is is at a cost or inconvenience? It needs to be fair for everyone and not creat a burden. Would like one of the conditions to be assigned parking in the buildings underground parking lot and out front. How will you handle noise and noise complaints?

Ryan Richards: we have a policy in place for noise that guests will sign. We have a full time employee living on site and it is in our contract for leasing the property that if noise is too loud or uncontrolled, our lease can be terminated.

Chris Ceremele: what is the Planning Directors view on this variance?

PD: I accepted the application as a valid request for a variance and it meets the zoning and character requirements of the area. It is now to be analyzed and reviewed by the appointed Planning Commission and Town Council for benefit or not to Minturn.

Chris Ceremele: the Town needs to fix code to deal with hotels and restaurants and the parking requirements for each. It is a good idea for Minturn to have this business in a building that has been vacant for 10 years.

PD: The applicants have a total of 21 spaces to meet 1 car per 2 beds and check in. They would lease 17 from the lease lot and they have 4 on-site that exist with their lease and building.

Sage – Sticky Fingers: would have liked the applicants to knock on doors and introduce themselves and business plan before Planning Commission hearing. She advised it is a small community and they need to tread lightly and work with the local business.

Michelle Metteer: 302 Pine – Director of Economics: very supportive of this business coming to Town – already discussed with owners that the Minturn Market will give up spaces to have them come to Town. Extremely encouraged on discussion and solving the parking problem with valet. She read letter from Larry Stone, owner of Scarab, 152 Main Street, that supported this business coming to Town.

PD: read letter from the Vasquez, 175 William Street, that asked that this variance be denied do to business type, noise and parking problems.

Chair closed Public Comment and opened to Planning Commission comment.

B. Head: He questioned if they need to rent 34 parking spaces – 1 for each bed.

B. Bickerton: supports project is there are provisions on variance – can PC add sunshine clause of 3 years for variance, levy time and charge Bunkhouse for any towing that occurs?

L. Teach: questioning how many parking spaces are at Municipal lot now? Do we have enough to lease to bunkhouse?

PD: As per the Town Treasurer and billing of the lease lot, it is determined there are 91 spaces. The PD believes there are enough spaces in the municipal lot to lease 17 to the Bunkhouse and have enough remaining for other customers to Town.

Chair moves to recess at 9:10 for 10 minutes.

Planning Commission states approval of the variance with the following conditions attached:

1. Sunset Clause: a new application must be submitted by April 30, 2018 after 2 years for review – to determine if parking valet and noise and business can be reviewed to see if continue in Minturn.
2. The Bunkhouse will need to rent 20 spaces from the municipal lot (not 17)
3. The Bunkhouse needs to provide sign at the municipal lot and in front of building
4. If a guests vehicle is towed off others property, the Bunkhouse is fined $100.00
5. Rent back part of the Municipal lot and they are responsible for maintenance and snow removal of their portion of the lot
6. Front 2 spaces of building are short time drop-off/ pick-up only

Brad Bickerton made motion, B Head 2nd motion of variance.
All Planning Commission voted in favor.

B Bickerton moved to adjourn meeting, B Head 2nd – all in favor.
The meeting was adjourned at 9:34 pm