Official Minutes

MEETING OF THE MINTURN PLANNING COMMISSION

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

Wednesday March 23, 2016
Regular Session – 6:30 pm

PLANNING COMMISSION:

Lynn Teach – Chair

Burke Harrington

Bobby Head

Justin Carter

Brad Bickerton

These minutes are formally submitted to the Town of Minturn Planning Commission for approval as the official written record of the proceedings at the identified Planning Commission Meeting. Additionally, all Commission meetings are tape-recorded and are available to the public for listening at the Town Center Offices from 8:30am – 2:00 pm, Monday through Friday, by contacting the Town Clerk at 970/827-5645 302 Pine St. Minturn, CO 81645

Regular Session – 6:30pm

1. Call to Order

The meeting was called to order by Lynn T. at 6.30pm.

- Roll Call

Those present included: Chair Lynn Teach, Commission members Justin Carter, Bobby Head, Burke Harrington and Brad Bickerton.

Staff present: Town Planner Janet Hawkinson, and Court clerk Jenny Lowe.

- Pledge of Allegiance

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

Motion by Brad B., second by Burke H., to approve the agenda as presented. Motion passed 5-0.

3. **Approval of Minutes**
   - March 9, 2015

Motion by Bobby H., second by Brad B., to approve the minutes of March 9, 2016 as presented. Motion Passed 5-0.

4. **Public comments on items, which are not on the agenda.**

Adding Sage Pierson to the agenda, to support the colors to re paint Sticky Fingers at 132 Main Street.
Ms. Pierson displayed and passed around the colors desired, which included red, yellow and green.

Mr. Gastineau, 421 Main St. and Mr. Mintz, 167 Williams St., inquired about other towns that have established Master Plans, having specific colors approved or color guidelines.

Burke H. asked what's the protocol to be follow with this kind of requests, what guidelines should be taken into consideration. Since there is a need to have some kind of regulations.

Brad B. quoted "Less is more", thus we should encourage people to paint and well maintain their buildings.
Colors proposed were accepted, Lynn T. would just like to see a more subtle grade version of them, so that it blends better with all the other shops.

DESIGN REVIEW

5. **Sign Review: preliminary design review/ appendix B.**

Lot next to Kirby's, wants to develop land into commercial space, garages and 4 units. Person interested in developing did not show up to the meeting.

PROJECTS

6. **Town Entrance Phase 2** – CDOT approved landscape design

Janet H. described the dates and initial process that will begin end of April. Stating that the entrance bus stop will be moved for the Eco transit buses, which will improve the parking availability.
Janet confirmed that CDOT wants to do an overlay project in 2018.
She explained the Lighting plan objective is still to "keep a dark sky" in Minturn. It will illuminate mainly the interstate and town entrance, where Magusto's and the Minturn Country club are located. There will be around 8 light poles of 18.7' feet tall. There are also plans to light up the Bellm Bridge, while keeping it pedestrian as well.

Justin C. suggested to incorporate more "illumination" from street banners like other towns do, which could post events/happenings in the town simultaneously.

Janet H. explained that Minturn does not want to be alike or compared to other towns, thus maintain the unique and eclectic style it has.

Ms. Pierson stated that the plan still doesn't address the issue of safety crossing the street, at the current crosswalk. That is covered by snow all winter, making it not visible.
Bobby H. and Justin C. agreed with Ms. Pierson about the hazardous conditions of crossing and entering into Main Street.

Burke H. stated the "street" definition is the first step to create safety and slow down traffic. Meaning the lights, signage and lowering the speed limit.

All commissioners agreed that a speed limit of 15-20 would be ideal, to keep the streets safe. Even though CDOT hasn't approve most previous petitions the Town has made.

Mr. Mintz, 167 Williams St., thinks the light poles wished-for are very contemporary and not consistent with the rustic Town's style.

Lynn T. explained that many factors are taken into account for the decision, especially the easy maintenance of them among others.

7. **Minturn Master Plan –** Phase 1 – Main Street Designing in Commercial District and review of Commercial Zoning Codes
    - Cadence of 25' – 50' of rhythm between building faces
    - 10' – 15' front setbacks from sidewalk – the purpose: landscaping, beautification, trees, keep old town feel, pedestrian friendly, interest, snow storage…..

Mr. Gastineau, 421 Main St., affirmed the land is going to be developed regardless of who buys it, it's just a matter of time, so everyone needs to be prepared for it. He is a developer himself and considers now is the time to make beneficial changes in the code, while the projects are still in process. He confirms it will have a greater impact than what people may expect. He advised residents and councils to protect themselves now, offering to use him as a resource and counselor for the matter.
He also acknowledged his interest in buying the MCC building to tear it down, and do construction in that lot.
Brad B. agreed with him on the fact that it is crucial to make small quick decisions now.

Janet H. asked Mr. Gastineau his opinion on the current code and setbacks determined by the Town.
He responded that pattern lines are very important, to look as different units, instead of big massive buildings. He recommends to observe at the Town of Telluride and its design.

Mr. Mintz, 167 Williams St., handed out an article from the Aspen Newspaper, about an auditorium happening. He wishes the code to be reconsider at the next council meeting for:

- Setbacks
- Cadence
- Height

Mr. Gastineau agreed architecturally with Justin C. that the new lofts constructed are great rental units, while they stay in character with Minturn. They are wedged together and it is a short building, which doesn't disturb the view.

Lynn T. expressed her desire of Main St. to be limited to 2 story buildings, while other back streets could have 3 or 4 stories. She believes there should be specific design guidelines to prohibit certain lines.

Brad B. is in favor of allowing creativity, to consent specific setbacks and heights.

Bobby H. brought up the fact of having "walking corridors or Breese ways" with a pattern and repetition thru the town. Which would allow a better pedestrian area, by encouraging corridors and giving side setbacks instead.

Janet H. clarified that setbacks can vary for snow storage areas, mainly at the front, which create enough setbacks.

The Planning commission directed the staff and town planner to bring new ideas and possible designs of other towns. In order to not just have a 10 ft. setback in commercial buildings and be consistent on a pattern of 25 ft. cadence required in the commercial district. All in favor.

8. Next Meeting – April 6, 2016

9. Adjournment

Motion by Brad B., second by Burke H., to adjourn the meeting at 8.50 PM. Motion passed 5-0.

Lynn Teach

Lynn Teach, Chairperson

Janet Hawkinson

Janet Hawkinson, Town Planner