



Official Minutes

MEETING OF THE MINTURN PLANNING COMMISSION

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

Wednesday, June 22, 2016
Regular Session – 6:30 pm

PLANNING COMMISSION:

Lynn Teach – Chair

Jeff Armistead

Bobby Head

Brad Bickerton

Greg Gastineau

Planning Director – Janet Hawkinson

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 6.35pm.

- Roll Call

Those present included: Chair Lynn Teach, Commission members Bobby Head, Greg Gastineau and Brad Bickerton. Staff: Janet Hawkinson, Planner and Jenny Lowe Court Clerk. Note: Jeff Armistead was excused absent.

- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

Janet H. specified she wanted to talk about the design of the entry way project, at the end of the agenda.

Motion by Brad B., second by Greg. G. to approve the agenda as presented. Motion passed (4-0). Note: Jeff Armistead was excused absent.

3. Approval of Minutes

- June 8, 2016

Motion by Bobby H., second by Greg G. to approve the minutes as presented. Motion passed (4-0). Note: Jeff Armistead was excused absent.

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

PROJECT REVIEW

1. Conditional Use Permit – Wilcon Energy – Union Pacific Railroad

Mr. Matt Morrison, 801 Main St. with Wilcon Energy, explained he converts residential and commercial vehicles into propane ones. Such as conversions for Vail Resorts, golf courses and maintenance equipment. He stated he is looking for a location to put a refilling station and the Union Pacific Railroad approved the dirt area, across the bridge. He exposed pictures of how the 1000 gallon propane tank would look, when set in town. Mr. Morrison proposed two alternatives to build it, either buried under ground, which will not be visible or leave it above ground. He clarify that general public wouldn't just have access to it, they will require an access code and an adaptor in their car to dispense propane. Thus it wouldn't be dangerous for random people to go use. It would also include a motion sensor light, so it's not illuminated at all times. And the usage of the tank will not disable the direct access to the river.

Greg G. asked what would happened if someone cuts the hose. Mr. Morrison explained there is an automatic emergency cut off switch that will instantaneously stop the propane from coming out.

Janet H. asked Mr. Morrison to explain why he chose this location. He described his goal is to make it as simple and convenient as possible for the drivers. Therefore any cars going thru I-70

would have easy access to refill their vehicle. Moreover there are already trees in that area to cover the visibility of it.

Greg G. questioned him about what kind of vehicle flow he expects, within commercial vehicles and regular cars.

Mr. Morrison said his target audience right now is mainly commercial, such as taxi companies, airport shuttles and property management companies, who drive thru the valley all day long. Eventually he would service to carrier companies, medical centers, grocery deliveries and any personal car that would prefer this propane system; which is cheaper and cleaner. It would not include big trucks, but passenger vans and fleets only.

Greg G. agreed with Lynn T. on preferring it to be buried, so it's not as noticeable right at the entrance of town. They advised as well, that the tank and bollards around it get painted in a darker color, instead of white and red, which are pretty outstanding.

Mr. Morrison alleged that the tank can also be mounted and covered around. Although burying it would imply twice as much the costs.

Brad B. asked how many cars would be coming thru each day for the first years. He expressed his concern about the project being too successful, resulting in the county bridge being over crowded, and having even more cars by the town's entrance.

Mr. Morrison responded that so far they have done two vehicles for Vail Resorts, some for golf courses and hoping to get business from CME. For the moment this would be the only refilling station in the valley. In addition he would be responsible for all snow removal in the area.

Commissioners agreed as long as he complies with the following conditions: whether the tank is buried or mounted, needs to be hidden from general view. The bollards should be painted in an earthy color to camouflage them, so it's not visible from Hwy 24 or the bridge. He is not allowed to close the parking to the public and must remain available access to the river, with a sign specifying who and what that is, and that rafts and fishing are still permitted. He is required to put in night sky light fixtures, not higher than 10'. The CUP is approved for 2 years, applicant can reapply at this time.

Motion to approve the conditional use permit for a propane tank next to the County Bridge, first by Brad B., second by Greg G. Motion passed (4-0). Note: Jeff Armistead was excused absent.

2. Text Amendment – Cross Creek Development

Mr. Matt Gibling, developer for Cross Creek Properties, 2015 East Arkansas in Denver.

Mr. Christopher Fetts, finance manager, 2320 Lafayette St. Denver. Introduced themselves and gave a brief description of the property that includes 3 lots with 6 units originally. And the access roads to it.

Mr. Gibling commented on their previous projects and attempts to develop in that land. He stated they currently have a contract with Excel Energy and Comcast. Correspondingly their engineer has reviewed their plans.

Janet H. explained it was requested in the preliminary Plat that the land remains commercial friendly, if it would be used for commercial buildings in the future. They do need to have enough land to have their own road and are responsible for its snow plowing. This land has a 20' set back, although they are trying to propose a 10' set back, like every other lot, which will not set a precedence.

Brad B. asked Janet from a planner perspective, why they would prefer more than less of a setback, what is the purpose of it and how does it affect the town.

She described several reasons for it:

- To support a good building and construction, utilizing the land to its best ability. Furthermore the Town will not be giving up anything, such as utilities.
- There is an area that will be beautified between the Forest services and their lot.
- It is not harmful to the neighbors.
- It is consistent with the Master plan, while staying within the Towns character and development patterns.
- No impact on current roads or streets usage
- Positive effect in natural environment, it will improve water management.
- It's a community need to develop the property correctly, to create further housing.
- Residential area will be next to other residential areas.

Brad B. is concern about the existence of that 20' set back specifically, when every other lot has a 10' set back.

Public comments:

Mr. Robert Davis, 1796 Main St., expressed his concern on the design review, given that it is the entrance from the south to the Town of Minturn and needs to reflect accurately the character of Town. Doesn't consider the 20' set back a problem.

Motion to approve the text amendment for Cross Creek Development as proposed, first by Greg G., second by Brad B. All in favor (4-0). Note: Jeff Armistead was excused absent.

Lynn T. called a recess at 7:43 pm.

Meeting called back to order at 7:50 pm.

3. Cross Creek Final Plat Approval

Janet H. defined that during the preliminary Plat review of 1973 Hwy 24, it was voted to keep it mix used, not only residential. Otherwise they would need 2 residential codes.

The Plat is in conformance with the code and Intermountain engineering has given their approval as well.

Janet exposed the subdivision plat requirements that were approved in 2014, describing each restriction and regulation. There are some changes to the Plat approval, such as gravel path on the ride away, since CDOT considers it a danger and hazardous conditions for pedestrians. Cdot approved the 17' width for the road. The plans have been reviewed by the Town Public Works and approved by the town's attorney. Who is personally drafting the subdivision improvements on the HOA, for approval in the Commissioners meeting.

Janet H. recited the conditions of the Recommendation, in order to approve the Final Plat.

Bobby H. inquired about the snow storage space. Mr. Gibling clarified that they are looking into snow plowing more than just snow storage on the road.

Mr. Davis, 1796 Main St., recommended to have a discussion with Steam Master (neighbor), since they often cause noise, probably from their cleaning business being conducted.

Upon the recommendations listed and mentioned, followed by the council's approval of the text amendment; the planning commission approves the final subdivision plat for the location 1973 Hwy 24. First by Bobby H., second by Brad B. All in favor (4-0). Note: Jeff Armistead was excused absent.

PLANNING PROJECTS

9. 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...

Janet H. indicated the Town is moving forward with the original plans for the turntable project.

Per Cdot in order to build a fence, it needs to be 13' away from the curve. Janet recommends a steal fence of 6' tall and 70' long, with holes on the top. Where wind spinners and artistic shapes can be placed. This will represent movement and a creative pattern.

Lynn T. expressed her concern on the quality of the spinners and the maintenance cost they imply.

Bobby H. liked the idea of it, since it's different and original. And if it happens to fail, the spinners can just be replaced and the holes be filled with something else. Although there will be backlight and even if it is entertaining for spectators and pedestrians, it could be a distraction for drivers, turning in the curve.

Greg G. and Lynn T. supported the idea of making random sized holes, to make every pattern unique.

Brad B. voiced his desire of permitting each hole and piece of art have its own color, to be consistent with Minturn's individuality and eccentricity.

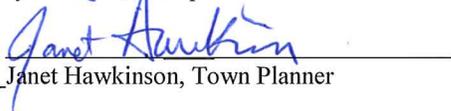
10. Next Meeting – July 13, 2016

11. Adjournment

Motion by Bobby H., second by Greg G. to adjourn the meeting at 9.10 pm. Motion passed (4-0). Note: Jeff Armistead was excused absent.



Lynn Teach, Chairperson



Janet Hawkinson, Town Planner