



Official Minutes

MEETING OF THE MINTURN PLANNING COMMISSION

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

Wednesday, August 10, 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 6:30pm.

- Roll Call

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

- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

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

3. Approval of Minutes

- July 27, 2016

Motion by Jeff A., second by Brad B. to approve the minutes as corrected. Motion passed (4-0).
Note: Greg Gastineau was excused absent.

4. Public Comments

(items which are not on the agenda - 5 minute time per person)

No public comment

PLAN REVIEW

5. Minturn Recreation:

- Epic Promise Day September 17, 2016 at 9:00 am – construction of the ‘Mini Mile Trail’ in Minturn
- Adopt a Trail Program Update

Michelle Metteer, Economic developer for the TOM, described the project that started last October of 2015, to generate a bike trail in Minturn’s property, between the cemetery and the Little Beach Park area. The idea is to maintain the same elevation, so it is easy to utilize by kids wanting to hike or bike. Vail Resorts in partnership with the Vail Valley Mountain Bike Association, will be hosting over 300 volunteers at Little Beach Park on Saturday, September 17th. To help create a beginner multi-use trail in Minturn.

The trail will be 1 mile long with a pretty flat surface, for children to enjoy during the summer. At the moment the name for it is the “mini mile”, but the Town is open to creative suggestions and ideas.

Michelle M. communicated also that the Town of Minturn has taken part in the “adopt a trail program”, that consists in organizations adopting a trail in their neighborhood to keep up the maintenance. In this case Minturn has adopted Game Creek Trail, at the north end of Taylor St. There is a Maintenance day on August 19 at 9:00am, if any resident would like to volunteer and assist.

DESIGN REVIEW

6. 947 Main Street – PUD Concept Review

Janet H. clarified the PUD Concept is not presented for approval, although they appreciate any feedback and recommendations. The project will involve subdividing the housing lots smaller than 5000 sq. ft. and is meant for the local working class in Minturn, instead of second or third home owners. The development is planned with a higher density, for the houses to be smaller and therefore more affordable.

Mr. Gregory Sparhawk, architect and developer for 947 Main St., described his original idea was to build bigger houses. He considered Town homes, which would have been too dense, cottages wouldn’t work well with the property and duplexes that seem to be the most appropriate type of buildings. Given the square footage of the lot it would allow 9 duplexes, nonetheless with the PUD he is proposing 11 duplexes would be built. With the public green space he suggests a trail that loops around the lot. He pointed out the financial benefit from doing this project, is having housing

available for under \$500,000, which is very hard to find in Minturn now a days. The duplexes would range around \$460,000 a unit. The plan is to keep a simple and clean architecture with different color buildings. The entire lot is 52000 sq. ft., one side is 1200 sq. ft. that will include 2 bedrooms and a den. The other side holds 1300 sq. ft. and will have 3 br. units. Each unit has its own garage and an outdoor parking space, with a total of 44 spaces. If necessary Mr. Sparhawk proposes for the fire trucks turnaround a "grass paved" product, that is still permeable but can support the weight of a heavy truck.

Mr. Kurt Davis, realtor and developer in Eagle county, described how expensive all properties in this county are. Stated this specific project is a unique and ideal opportunity, compared to other developments in the area. The lot has open space in the back, between the units and by having more product than density, the concept of duplexes would work pretty well. He explained the current listing in Minturn has only 8 active properties, which 3 of them are under \$900,000.

Janet H. asked Mr. Davis if there are any projects in the Valley that are cheaper. He responded that even in Gypsum and Dotsero, residences are not valued under \$300,000.

Brad B. asked about the grass pavers. He suggested considering building for mixed use, commercial and residential housing.

Bobby H. inquired about snow storage space. Janet H. stated that there isn't much space in that area for it, but the plans have been reviewed by Public Works and the police department. More snow storage is necessary.

Jeff A. questioned the dimensions of the garages. He suggested moving the units back to give some cadence between them and be able to use the front space. He agreed that Minturn needs more of this kind of properties, which are still very expensive for a single family or a couple to afford.

Mr. Sparhawk explained that granting a larger front set-back, could generate shading to the north to the existing neighbors.

Lynn T. expressed her concern about not being enough parking. And with the sidewalks being constructed along Hwy 24, the onsite parking spaces will be limited. She assumes it would require to have a strong HOA, to manage and control the property.

Open to public comments:

Mr. Roy Vasquez, 61 W. Toledo Ave., inquired about storm water systems and drainage, given that it can get flooded.

Mr. Brodin, 273 Boulder St., asked about the sq. ft. that would be constructed, as the uniformity of the units being built does not quite match the "eclectic" character of Town. He believes Minturn needs a wider diversity of houses and different sizes. He suggested moving the buildings backwards, to create more space in the front and give a sense of community in the neighborhood. Mr. Brodin clarified he is in favor of the project and likes the colors and the idea of having attainable housing in Town.

Larry Stone, 152 Main St., agreed with the project as well as it will increase the density of Town. He is just concerned about parking and recommended building smaller entry level houses, allowing more parking spaces and a higher density. Which would imply a lower price as well.

All comments and recommendations will be directed to Council members for further review.

Lynn T. called a recess at 7.50pm.

Meeting was called back to order at 7.58pm

PLANNING PROJECTS

7. **Zoning:** 100 Block Character Area Zoning Code Addition: includes new character area, design character and zoning code development

Janet H. exposed pictures to review the guidelines of the Code and analyze the description of what it entails.

Minturn is one of the oldest towns and as seen in the historic pictures the original cadence, pattern of buildings, has been 25'.

Images displayed the eclectic style of the Town, with different material designs, colors and shapes. Which illustrate the charm and variations that constitute the character of Minturn as unique and authentic.

The front set-backs would desirably be 10' from the lot line, such area would be landscaped creating a pedestrian corridor. Front decks, patios and benches are encouraged in front of retail stores. A designated area for walkway snow storage will be required. Side set-backs would have a minimum of 15' every 50-75' of connected buildings facing Hwy 24, to have corridors and a larger space for the Market. All buildings facing Hwy 24 have a maximum height of 28', for both residential and commercial, with 1-2 story building heights.

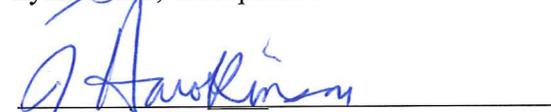
Building facades are not to be greater than 50', since historically the widths have been 25-50', we want to keep this cadence facing Highway 24 and maintain the sense of authenticity.

8. **Next Meeting – August 24, 2016**

9. **Adjournment**

Motion by Brad B., second by Bobby H. to adjourn the meeting at 9.00pm. Motion passed (4-0).
Note: Greg Gastineau was excused absent.


Lynn Teach, Chairperson


Janet Hawkinson, Town Planner