



Official Minutes

MEETING OF THE MINTURN PLANNING COMMISSION

Minturn Town Center, 302 Pine Street

Minturn, CO 81645 • (970) 827-5645

Wednesday October 11, 2017

Regular Session – 6:30 pm

COMMISSION MEMBERS:

CHAIR – Lynn Teach

Greg Gastineau

Jeff Armistead

Burke Harrington

Greg Sparhawk

Lauren Dickie

Planning Director - Janet Hawkinson

Clerk – Jenny Lowe

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 Meeting. Additionally, all Planning 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 Planning Office at 970/827-5645 302 Pine St. Minturn, CO 81645.

Regular Session – 6:30 pm

1. Call to Order

Chair L. Teach called the meeting to order at 6:30pm

- Roll Call

Those present: Chair Lynn Teach, Jeff Armistead, Greg Sparhawk, Greg Gastineau, Lauren Dickie and Burke Harrington.

- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

Motion by Jeff A., second by G. Sparhawk to approve the agenda as presented. Motion passed 5-0.

3. Approval of Minutes

- September 27, 2017

Motion by Greg S., second by Jeff A. to approve the minutes of September 27, 2017 as presented. Motion passed 5-0.

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

5. Planning Commission Comments

No comments

6. Concept Design – Battle Mountain Development, Crave Communities –

Images, materials, uses, preliminary neighborhood layout, housing types, size...

Open to public for questions, share ideas, deed restricted housing opportunities, design styles, opportunities...

Janet H. introduced Tim McGuire from Battle Mountain Development. Tim gave a presentation of the proposed first area of development and an overview of the entire development. He went over the studies done and background information for the main concept plan and locations of the project.

The previous proposed plan involved:

Phase I: Maloit Park, with 190 units.

Phase II: Bolts Lake, 125 units

Phase III: OTP, 250 units

Phase IV: Highland, 75 units

Burke H. asked if there is already a set ratio for deed restriction for the development.

Mr. McGuire responded that they will bring a proposal to the Town, as there isn't a specific requirement currently in the town code.

G. Gastineau inquired about the studies done, related to utility systems and the impact that the development would have on the existing infrastructures, such as water, gas and electric services. A development of this magnitude will certainly effect also in nature, wildlife, traffic and the community.

Planning commission requested Battle Mountain, to present a more concrete and precise project, as far as the building architecture, in order to be able to give their input.

G. Sparhawk commented as a professional builder, about the architecture and how the design can grow organically with the project. He requested that the architectural elements be different brands and styles, for example the windows, roof material and siding so that it does not appear as a standard development – keeping it eclectic.

7. Next Meeting – October 25, 2017

8. Adjournment

Motion by Greg G., second by Burke H. to adjourn the meeting at 7:55pm. Motion passed 5-0.

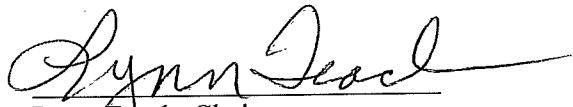
Work Session: Planning, designing & budgeting for the River Access Plan Implementation

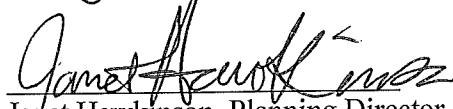
FUTURE AGENDA ITEMS

Future Meetings:

a) Commission Meetings:

- November 8, 2017
- November 22, 2017


Lynn Teach, Chair


Janet Hawkinson, Planning Director