



Official Minutes

MEETING OF THE MINTURN PLANNING COMMISSION

Minturn Town Center, 302 Pine Street

Minturn, CO 81645 • (970) 827-5645

Wednesday October 25, 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 Gastineau, Lauren Dickie and Burke Harrington. *Note: Greg Sparhawk was excused absent.*

- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

Motion by Greg G., second by Lauren D. to approve the agenda as presented. Motion passed 5-0.

3. Approval of Minutes

- October 11, 2017

Motion by Greg G., second by Burke H. to approve the minutes of October 11, 2017 as amended in section 6. 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

6. River Access Trail Committee Grant Match Funding

Jeff A. communicated that he did a presentation on the River access trail project, at the last Council meeting, on October 18, 2017. The application was approved by Council for a \$10,000.00 grant matching fund.

7. Minturn Water Tap Fee Discussion

Janet H. introduced Willy Powell, Town Manager. Mr. Powell talked about the water tap fees, and described the fee schedule for Single family and Multi-family residences, in the Town of Eagle. Which are based on the size of the lot, depending on the sq. ft.

The Town of Minturn is currently based on a “one size fits all” rate, which does not necessarily reflect on water consumption of the property. This circumstance brings issues such as: residents trying to elude paying the tap, as it is so high for smaller units (\$10,600.00). It is also hard to administer and it results inequitable.

Mr. Powell explained the Town of Minturn, commissioned SGM out of Glenwood Springs, to study the capacity of the existing water plant and its durability. Due to the potential projects coming to town:

- Battle Mtn.: building up to 200 units at the Maloit Park area
- As well as the 120 units the School district is planning to build, as employee housing.
- Red Mtn. Elementary School construction, where 200+ students will be moved to Maloit Park area.

A water tap fee rate is not determined yet.

A house of 3000 Sq. ft. would pay a specific rate, any property smaller or bigger than that would pay a different amount accordingly.

Greg G. inquired about the installment fee and tap fee. Considering the quantity of fixture units and usage of the water in residential units, to size the line accordingly and pay for a specific fee rate. He compared the water usage between commercial and residential units, of the same size.

Willy P. described the term: Rational nexus- states that there must be a proportionality between the amount charged to the developer and the type and amount of facilities demand generated by the development and that there be a reasonable connection between the use of the fees and the benefits produced for the new development.

Jeff A. asked if the new water treatment plan project involved having potable/drinking water or just a sewer system.

8. First Draft New Minturn Zoning Chapter 16 Code Re-write

Janet H. displayed maps that depicted the lots throughout Town, distinguishing the Commercial Zone, from the Residential and mix-used Zoning.

Commission discussed appropriate zoning for different sections of Town.

9. Planning Director Report

Planning director, presented a project by Holy Cross Energy, who intends to put a power connection thru Minturn, which will carry 115kv. The power pole lines would go over Battle Mtn. area, the railroad and the Rec center side, where it needs to become buried to go through Downtown.

10. Next Meeting – November 8, 2017

11. Adjournment

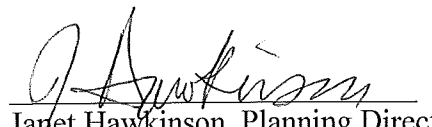
Motion by Greg G., second by Lauren D. to adjourn the meeting at 8:20pm. Motion passed 5-0.

FUTURE AGENDA ITEMS

Future Meetings:

- a) Commission Meetings:
- November 22, 2017- CANCELLED
 - December 13, 2017
 - December 27, 2017


Lynn Teach, Chair


Janet Hawkinson, Planning Director