



AGENDA

MEETING OF THE MINTURN PLANNING COMMISSION Minturn, CO 81645 • (970) 827-5645

Wednesday, February 26, 2020

Work Session – 5:30 PM
Regular Session – 6:30 PM

CHAIR – Lynn Teach

COMMISSION MEMBERS:

Jeff Armistead
Lauren Dickie
Burke Harrington
Christopher Manning
Jena Skinner

When addressing the Commission, please state your name and your address for the record prior to providing your comments. Please address the Commission as a whole through the Chair. All supporting documents are available for public review in the Town Offices – located at 302 Pine Street, Minturn CO 81645 – during regular business hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.

Work Session – 5:30pm

1. 100-Block Existing Conditions and Transportation Study Presentation and Alternatives Discussion

Regular Session – 6:30pm

1. Call to Order

- Roll Call
- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

3. Approval of Minutes

- February 12, 2020

4. **Public comments on items, which are NOT on the agenda (5min time limit per person)**
5. **Planning Commission Comments**

DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

6. **542 Main Street – Keogh Residence Exterior Modifications**
Review of new exterior siding, new front door and new window placement.

Recommendation: Approval.

PROJECTS AND UPDATES

7. Project Updates

- Chapter 16 – Zoning Update Project (continued discussion regarding Old Town residential and commercial development standards and dimensional limitations).

8. Planning Director Report & Minor DRB Approvals by Director

- Status Update: Ordinance No. 2 – Series 2020 – Chapter 16 Amendments, Town Council 1st Reading
- Status Update: Affordable Housing Guidelines and Draft Ordinance
- Status Update: Three Mile Plan

9. Future Meetings

- March 11, 2020
- March 25, 2020

10. Adjournment



OFFICIAL MINUTES

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Work Session – 5:30pm

1. Old Town Zoning and Development Standards – Chapter 16 Amendment Project

Regular Session – 6:30pm

1. Call to Order

Lynn T. called the meeting to order at 6:30 p.m.

- Roll Call

Those present at roll call: Lynn T., Burke H., Chris M., Jeff A., and Lauren D.
Jena S. excused absent.

Staff Members Present: Town Planner Scot Hunn, Town Manager Michelle Metteer, and Economic Development Coordinator Cindy Krieg.

- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

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

3. Approval of Minutes

- January 22, 2020

Motion by Jeff A., second by Chris M., to approve the minutes of January 22, 2020 as presented. Motion passed 5-0.

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

Peter Cranston
376 Pine St.

Is working on an ADU, and is having difficulty working within the 750 sf restriction. He feels that with the other restrictions in place, expanding / loosening this regulation should be considered.

Scot H. responded that current standards/limitations for the size of ADUs are part of the current Chapter 16 update project. Scot is not sure how quickly ADU regulations might be updated (or what those specifics look like yet), but it is being discussed.

5. Planning Commission Comments

Burke H.

Saw a banner at the Turntable Restaurant stating "For Lease."
Wondered if anyone had any information about this, and if banners were actually allowed.
Thought we had a restriction on banners.

Scot H. noted that he will have Christopher Sandoval (Code Compliance) look into the banner. Already working with the Turntable owners regarding parking issues (not plowing resident parking). So the Town staff will be following up.

DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

6. **232 Main Street – Bloodworth Addition Final Review** (Tabled from December 11th, January 8th and January 22nd, 2020 Meetings; To be Tabled to March 25th Regular Meeting).

Jeff A. asked about timing. How long before they need to re-notice neighboring properties?

Scot H. responded that they have 180 days. Since they are still within 180 days, they are OK right now. If they submit a new / changed plan (for example, if they come forward with a variance), a new notice would need to be sent out.

Motion by Jeff A., second by Lauren D., to table the 232 Main St. (Bloodworth Additional Final Review) to the March 25th regular meeting.
Motion Passed 5-0.

7. **302 Main Street – Minturn Gallery Final Plan and Conditional Use Permit Review**
Final review of architectural detailing for a new accessory building including an art studio, storage, and accessory dwelling unit; review of CUP to allow for third dwelling unit as multifamily use within the Old Town Character Area – Mixed-Use Zone District.

Recommendation: Approval, with condition.

Scot H. introduced the project.

In May 2018, Mr. Woodruff and Ms. Feiger received approval from the Minturn Planning Commission for improvements to their property including the demolition of an existing shed structure and the construction of a new 3 story accessory building to include a storage area within a basement area, an art studio (a commercial use) on the main level of the structure, and an accessory dwelling unit located on the second and third levels. At that time, the DRB approved of the site plan (building location, building size and dimensional limitations such as setbacks, lot coverage and impervious coverage) and uses, including the accessory dwelling unit, but required that the Applicants return to the DRB for final plan approval of “finish materials” once architectural drawings and materials selections were complete.

At the time the property owners received their site plan and zoning approval, they were not properly informed by the Town that the proposed accessory dwelling unit proposed on the second and third levels of the building required additional zoning approval via the Conditional Use Permit (CUP) process. This is due to the fact that the existing residential structure on the property currently has two rental units, bringing the total units on the subject property to three if the accessory dwelling unit above the art studio is constructed. Therefore, the Applicants have submitted a CUP application for a multi-

family use, to be reviewed in conjunction with their final plan application for DRB review of architecture and materials.

The Old Town Character Area Mixed Use Zone District allows for single-family and duplex uses 'by right' with no further zoning review or approval required prior to a property owner applying for a building permit. The Mixed-Use District also allows for multi-family (defined as a residential development with three or more units) via the Conditional Use Permit process. This is to ensure that the density, intensity of uses, as well as the bulk and mass of structures are appropriate for the area and that site improvement standards such as lot coverage, setbacks, building height and required parking are met.

It appears from the May 2018 approval, such issues and standards were addressed and approved by the Planning Commission. The site plan details have not changed since original conceptual approval (other than the submittal of a landscape plan) and staff re-confirmed that applicable standards and dimensional limitations are still being met. Therefore, this report will focus instead on the architectural details provided on the plans (Sheets A-2.0 and A-3.0) and the criteria and standards for the granting of a Conditional Use Permit.

This is a Final Plan review by the Design Review Board as well as a Conditional Use Permit (CUP) review by the Town of Minturn Planning Commission. Following review of the request, the DRB will vote to approve or deny the final plans and architectural details.

In a separate motion, the Planning Commission will vote to forward a recommendation to the Town of Minturn Town Council for approval, for approval with conditions, or denial of the CUP request in accordance with the standards, criteria and findings outlined in Section 16-21-620 – Conditional Use, Minturn Municipal Code.

On and Off-Site Parking

The conceptual plans approved in 2018 by the Planning Commission showed essentially the same parking configuration as is being proposed with these final plans, including recognition of perpendicular parking that historically has occurred partially on the subject property, and partially within the Norman Avenue right-of-way to the north of the existing residential structure. The original plans listed two residential units and the art gallery as the basis for providing six (6) spaces on the site. However, staff now calculates that the existing residential structure has two units and with the addition of a new accessory dwelling unit the total (residential) parking requirement is six, plus two more for the proposed commercial art studio use.

Because the art gallery is a commercial use, and because the Old Town Character Area – Mixed-Use Zone District is specifically intended to allow for residential and commercial uses, staff interprets the Minturn Municipal Code parking requirements as allowing for a portion of the commercial parking requirement to be met by parking on Main Street.

Fifty (50%) percent of the required commercial parking (one space) is the lesser of the two on-street parking allowances in this instance. Therefore, staff suggests that the code allows for one on-street parking space to count toward the required commercial parking for the art gallery. Meaning, the site will need to accommodate 6-7 spaces, with one provided on Main Street.

As plans for this project move forward to building permit application, staff recommends that the Applicant be required to enter into an encroachment agreement between the Town and the Applicant to allow for the continued use of Town right of way to meet the parking needs of the property.

Greg Sparhawk (245 Pine St), architect for the project, addressed the commission.

Noted the 3 existing parking spots
Proposing 3 additional surface spaces

Greg S. noted that there had been some question as to whether this would be more of a personal use gallery or a public gallery. The plan is that it will be more of a personal (work space) gallery, with some limited public hours, primarily for special events. The gallery would not be open typical commercial hours.

Greg pointed out some of the materials being used:
Vertical corrugated metal pattern on the lower exterior, above that natural red cedar
Windows a dark color
Exterior sconces – modern, but dark sky compliant

Over the entry, because it is a shed roof, proposing a secondary roof to help with snow shed. Metal roof proposed.

Woody Woodruff, 344 Eagle St.

Woody and Lynn live right across the alleyway from this building.
Their long term plan would be to combine the 3 lots and develop the rest of the area as employee housing (from 302 to 332 Main St – Currently 3 trailers and 2 small houses).

Lynn Feiger, 344 Eagle St.

Regarding the studio - Lynn is a painter, this will be primarily a personal studio.
Would also have some limited gallery hours, but would be limited and mostly utilized for special events.

Woody W. also noted that down the road, the gallery space could become something else. It's being designed with a concrete floor and large enough that you could drive a vehicle into it. So it could be a garage space for some other (commercial) purpose.

There is egress from the basement.
Gallery storage and mechanical would be in the basement.

2nd floor would be split between the dwelling unit (bedrooms), and office space.
3rd floor would be kitchen, and living space.

Lynn T. asked about landscaping.
Woody W. - The detailed landscaping plan is not ready yet.
They wanted to get the engineering figured out first, and then work on landscaping.
Lynn F. did point out some general plans regarding shrubs and plants, and trees that would remain.
Also plan to have plants (perennials) that can be in the snow storage area.

Public Comment:

Robin Adamson
362 Main St.

Robin thinks this a great plan, happy to see something like this being done.
Asked about the timeline / dates for construction.

Lynn F. responded that their hope is this coming summer.

Woody W. - Have to engineer it, then determine exact costs. Goal would be to get the foundation in this summer. It will probably take some time to get to framing and full construction. Wants to take their time and do it right.

Planning Commission Comments / Questions:

Burke H. – Asked about parking.
Was unclear about the reference to 6-8 total spots. How many is it exactly?

Scot H. – The 6-8 was in staff report.
Part of that was due to the existing parking on the street (Norman).
And could use one spot on Main St.
Hence why a range was given.

The 6-8 is for *total* units, not just the new unit.
The Commercial size for the gallery requires 2 spots. (1 spot per 300 sf).
In addition, the two existing rental units require two spaces per unit and the proposed third dwelling unit above the art gallery requires two spaces, for a total of eight (8) spaces. Staff suggests that at least one space could utilize on-street parking on Main Street, while the limited commercial use of gallery (as reported by Lynn F.) – only being

open a limited number of days per month to the public – means that the required two (2) spaces for the gallery would likely not be fully needed or utilized.

Scot H. – The one condition he is asking for is an “encroachment agreement” regarding the spots on Norman (Town Right of Way).
(Formally recognize the use of public property for private use). The Town someday could decide to do something with Norman Ave. and the encroachment agreement could go away (or if the lot were later redeveloped, this could change).

Lynn T. – Would the town charge for this use? Has this been discussed?

Woody W. – Discussed how this was handled with another property they owned when they first moved here (house on the river).

Would like to discuss with Michelle M. to work out an agreement.

Lynn T. also discussed Brian Sipes’ property as an example of this.

Burke H. – A little confused re. the verbiage of the parking. Are there specific spots assigned to the commercial space?

Greg S.

No – the spots noted on the site plans are not “assigned” specifically to the studio (commercial) vs. the residential. He also noted that the gallery owner lives across the alleyway and will likely not utilize parking.

Lynn F.

The gallery would also be open when the MFC / VVAG gallery is open for events (First Friday events, etc).

Lynn also noted that they have extra parking on the property where they live, that would be available during events, as long as they are living there.

Motion by Lauren D., second by Chris M., to approve the final plans for 302 Main St.

Motion approved 5-0.

Separate motion required for the Conditional Use Permit.

Motion by Lauren D., second by Jeff A., to approve the Conditional Use Permit for 302 Main St., with the condition that the applicants execute an encroachment agreement with the Town, for the continued use of a small portion of the Norman Avenue right-of-way for parking associated with the uses on the site.

Motion approved 5-0.

8. 291 Main Street – Rocky Mountain Taco Outdoor Patio Fence and New Sign

Review of proposed fence enclosure for outdoor seating and liquor license boundary and new sign.

Recommendation: Approval.

Scot H. introduced the project.

The Applicant, Rocky Mountain Taco, requests review of new signage for a new restaurant to be located at 291 Main Street along with plans for a low (4') fence enclosure around an existing outdoor seating area facing Main Street.

The proposed six (6) square foot sign is proposed to be mounted to a wood backing in front of the store front and attached to a new wood fence enclosure associated with an existing outdoor patio/seating area.

The sign permit application and DRB application for the fence are complete, the proposed signage and fencing complies with the requirements of the Minturn Municipal Code, and staff is recommending approval of both requests.

The Applicant is also requesting review of the removal of two trees located at the front of the property within or near the outdoor seating area. Both trees were presumably required by the Town's landscaping standards when the mixed-use building was constructed. Staff recommends that one tree – a spruce – located to the south of the patio provides significant landscaping value and does not seem to impact the use of the outdoor patio area. Therefore, staff does not recommend removal of this tree unless the Applicant and/or building owner can demonstrate that the tree poses a maintenance or safety issue or is diseased. The other tree proposed to be removed is an aspen located in the middle of a heated patio area. This tree does appear to pose a practical difficulty from the standpoint of proper use of the outdoor seating area and may not present the same level of value from the standpoint of landscape treatment along the Main Street corridor.

If either tree is approved for removal, staff suggest that the Applicant and building owner work with the Town to propose additional plantings (shrubs and/or trees) in other areas around the front or sides of the building, if appropriate.

3 Items to be reviewed:

- Outdoor patio enclosure / fence
- Sign
- Removal of Trees

Lynn T. asked for clarification on the storefront. In the staff report, it notes that the storefront is “estimated” to be approximately 35 – 40 feet (although measurements were not provided). Lynn asked that we get exact measurements.

Lynn also asked about the sign (will it be double sided)?

Chris McGinnis, Owner 291 Main St. Lot 17A

The sign will be double sided, so it can be seen from both directions.

Lynn T. - Could they keep the trees?

Could we trim them, use tables that work around trees?

Would prefer to see them preserved if possible.

Chris M. responded that the landlord requested the trees be removed.

Lynn T. - Would like to see the pine stay.

If the aspen has to come out, suggested they incorporate some planters in it's place.

Could also do some hanging planters on the fence.

Chris M. agreed that planters were a good idea, and said they were open to that.

Lauren D. – Agrees that the trees should be saved if possible.

If not, would request that other landscaping be incorporated.

Scot H. stated that he will look into whether those trees were required landscaping when the property was built. Will need to clarify whether they would need to be replaced.

Then they can follow up with both the applicant and the landlord.

Jeff A. – Is the fence completely on their property? (Not in the right of way)?

Chris M. – Correct, completely on their property.

Motion by Jeff. A, second by Lauren D., to approve the patio enclosure / fence, as well as the sign.

The request for removal of the trees to be stricken, and that request to be re-submitted once more research can be done about the original requirements for that building.

Motion Approved 5-0.

PROJECTS AND UPDATES

9. Project Updates

- Three Mile Plan – Review Draft 2020 Three Mile Plan

Supposed to be reviewed every year. In our case, it's been 10 years.

Annexations – our 3-mile plan boundary overlaps with the Town of Avon's 3 mile plan boundary (in the Eagle Vail Commercial Service Center area). The plan boundary also overlaps with the Town of Vail's 3-mile boundary in the West Vail area.

The purpose of the three mile plan is to ensure that properties or areas that are currently located in surrounding jurisdictions (unincorporated Eagle County) are identified as potentially appropriate for annexation; to identify constraints on development or providing municipal services; and, to set forth criteria for determining whether an area should be annexed and what potential future land uses will be.

Forest Service (Dowd Junction) – already in the town boundaries (already annexed, within town boundaries). This needs to be updated on the map.

Michelle M. – Sub area section # 4

Not aware if we can annex forest service property that's not of an administrative nature (different terms under the forest service – for example, the shooting range). Does not believe that we can, so this section should be removed.

Lynn T. – Area # 9

Did we verify the actual acreage? (There was previously some discrepancy).
Scot H. to confirm.

Bolts Lake – Area # 10

Michelle M. – already annexed into Town. This also needs to be updated.

Lynn T. – A few areas of the document still reference Town police dept (under community services). Needs to state ECSO (not town).

These need to be updated. (In annexed or non-annexed areas - ECSO).

Lynn T. – Description area 5, Area 6

(Transportation and Vicinity Map)

Should be corrected to County Road (not Country Road)

Page 68 (15-16)

Jeff A. – Can we tie the map into the Eagle County GIS?

Scot H. – Not sure if the County can do that (overlay / layer on their GIS site), but will ask.

We could certainly post a map on our website, with a copy of the plan.

Public Comment:

Greg Sparkhawk
245 Pine St.

If Battle Mountain / Bolts Lake is technically annexed into the town, how can we show it on the 3 mile plan (if it's part of the town)? Would the plan then be amended if a de-annexation happens?

Michelle M. – Ideally would do a sub-area master plan for that area, which has not been done yet.

Scot H. – given the current application for disconnection by Battle North, staff initiated the update project to ensure that in the event that Bolts Lake property was de-annexed, the 3 mile plan would include the Bolts Lake property, along with a set of criteria and potential future land uses deemed appropriate based on impacts to the Town and desired qualities/benefits of any development outside the town boundaries.

Michelle M. - stated that Scot H. and the Town Attorney worked to craft an Intergovernmental Agreement (IGA) with Eagle County to ensure that extra-territorial development proposals (in Eagle County) are thoroughly analyzed and that both jurisdictions would cooperate in the referral and review of any development proposals impacting either jurisdiction.

Next steps for 3 Mile Plan:

Scot H. – Keep working to clean up and finalize this draft.

Will be updating the Town Council in their next work session.

Michelle M. – Asked that the map be part of the presentation for Council.

Scot H. – Should Bolts Lake be removed for now?

Michelle M. - Yes

Take out Bolts Lake and Two Elk.

Confirm with Town Attorney.

Lauren D. suggested that we we work on a plan for Bolts Lake separately, so that we're prepared and following the proper steps.

10. Planning Director Report & Minor DRB Approvals by Director

- None

11. Future Meetings

- February 26, 2020 – Work Session with Stolfus Engineering (regarding the traffic study of the 100 block)
- March 11, 2020 – Would like to wrap up Chapter 16 and new definitions

12. Adjournment

Motion by Jeff A., second by Chris M., to adjourn the meeting of February 12, 2020 at 7:52pm. Motion passed 5-0.

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director

Minturn 100 Block Transportation Study

Andrew Amend, PE, PTOE
Stolfus & Associates, Inc.



Existing Conditions

- Data Collection
 - Property lines obtained from Eagle County GIS and are approximate
- Existing Site Deficiencies
 - Vehicles have difficulty making right turns from Williams Street to Nelson Avenue
 - Vehicles often get “stuck” when turning from US 24 to Nelson Avenue
 - Comingling of public and private property
 - Loading trucks block traffic on Williams Street
 - Snow storage located on private property
 - Private parking and dumpster located on 1st Avenue
 - Dead end at south end of Williams Street requires vehicles to enter private property to turn around
- As redevelopment occurs, it may trigger the need for a left-turn lane at Nelson Avenue



Parking Summary

	Number of Spaces per 1994 Parking Plan	Approximate Number of Usable Spaces Today
In Public R.O.W.	29	22
On Private Property	60	60
<i>Total</i>	<i>89</i>	<i>82</i>



Alternative A

Nelson Avenue One-Way

- Proposes converting Nelson Avenue between Williams Street and US 24 from two-way road to eastbound one-way road
- Benefits
 - Prevents vehicles from getting “stuck” when turning on Nelson Avenue
 - Minimal construction impacts
 - No right-of-way impacts
- Limitations
 - Residents on Nelson Avenue can only access home via Williams Street
 - Moves left turns to Williams Street, which may trigger CDOT requirements for a left turn lane



Alternative B

Nelson Avenue Relocation

- Proposes relocating Nelson Avenue south of its existing location and converting it to an eastbound one-way road
- Benefits
 - Prevents vehicles from getting “stuck” when turning on Nelson Avenue
- Limitations
 - Needs CDOT approval because of proximity to Toledo Avenue
 - Involves property trade negotiations
 - Residents on Nelson Avenue can only access home via Williams Street
 - Moves left turns to Williams Street, which may trigger CDOT requirements for a left turn lane



Alternative C

Nelson Avenue Couplet

- Proposes narrowing Nelson Avenue and designating it as a westbound one-way road and adds a new eastbound one-way road connecting the south end of Williams Street to US 24
- Benefits
 - Prevents vehicles from getting “stuck” when turning on Nelson Avenue
 - Provides alternative circulation routes in the 100 Block
- Limitations
 - Needs CDOT approval because of proximity to Toledo Avenue
 - Involves property trade negotiations



Off-Street Improvement Options

- Snow Storage
 - Option 1: Install snow vault in public right-of-way
 - Option 2: With CDOT approval, store snow in US 24 right-of-way near Williams Street
 - Courtyard on 1st Avenue
 - Allows outdoor seating for existing and redeveloped commercial sites
 - Extends pedestrian route from Williams Street to US 24 crosswalk
 - Shared private underground parking among MR Minturn properties
 - Loading Areas
 - Option 1: On Main Street, north of Nelson Avenue
 - Option 2: On Main Street, south of Nelson Avenue
 - Option 3: On Williams Street, in public ROW
- Require wayfinding signage to guide trucks to the designated turnaround area off of Cemetery Road*



Code Requirements

- General Commercial Use
 - Minturn Code requires 1 space/300 GSF
 - ITE Parking Generation is 5 spaces/300 GSF
 - Similar difference for dining uses
- Residential Use
 - Minturn Code requires 2 spaces/DU + 1 space/5 DUs for Multi-family
 - Accessory Apartment is required to have 1 space/DU
 - ITE Parking Generation is 1.5 spaces/DU



Recommendations

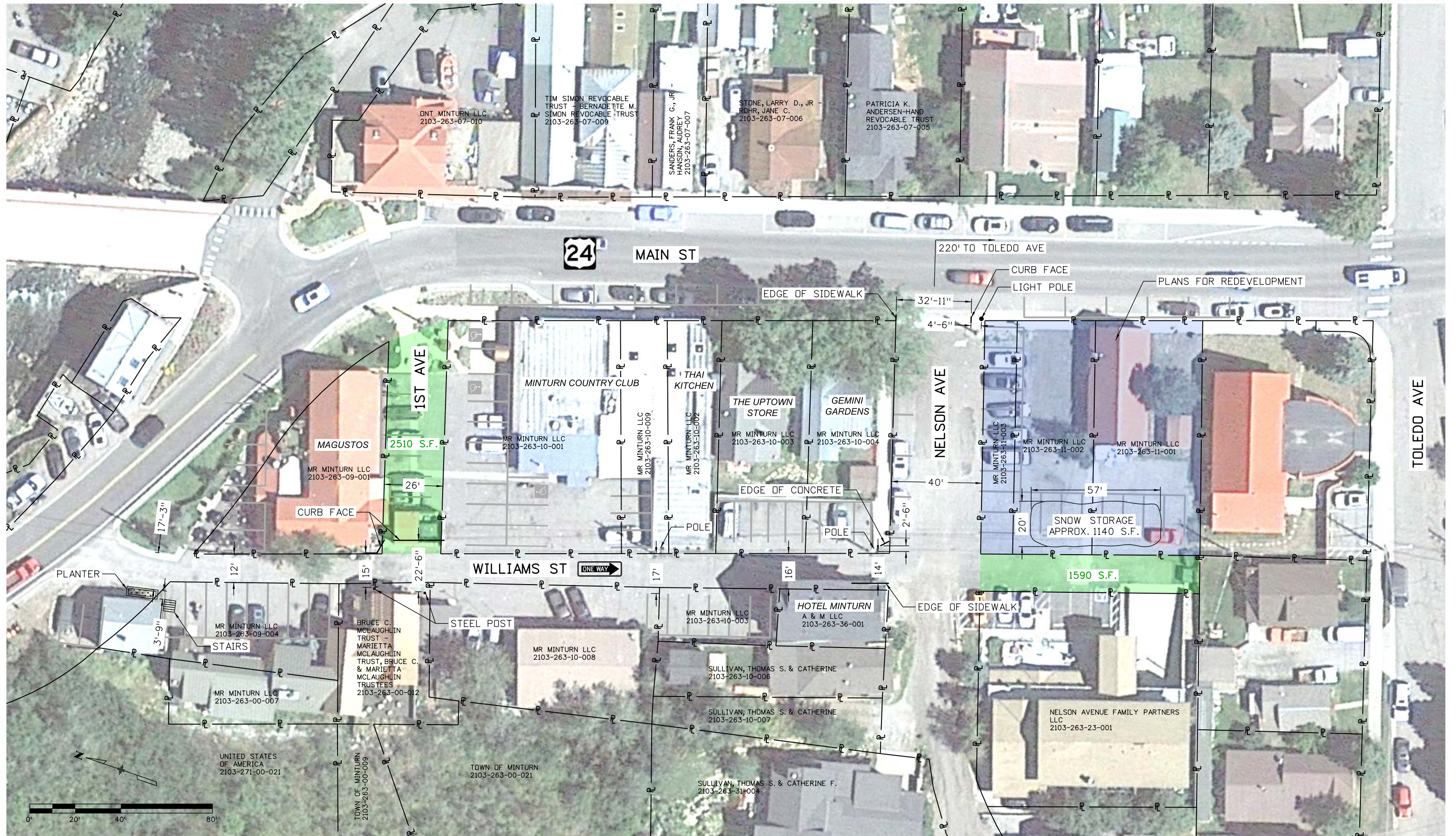
- Transportation
 - Alternative C- Nelson Avenue Couplet is recommended. If CDOT does not allow another access closer to Toledo Avenue, Alternative A is the second choice
- Code
 - Consider Code change reducing residential parking requirement in 100 Block Zone for mixed-use development with more commercial space
 - Changing Code to allow for less commercial parking is not recommended without a parking occupancy study
- Off-Street
 - Allow off-hours loading along Main Street and consider eliminating loading berth requirements for redeveloped properties with Main Street frontage
 - Request CDOT authorization to store snow in US 24 ROW. If that is not allowable, negotiate with developer to transfer 1st Avenue ROW for snow storage/snow vault



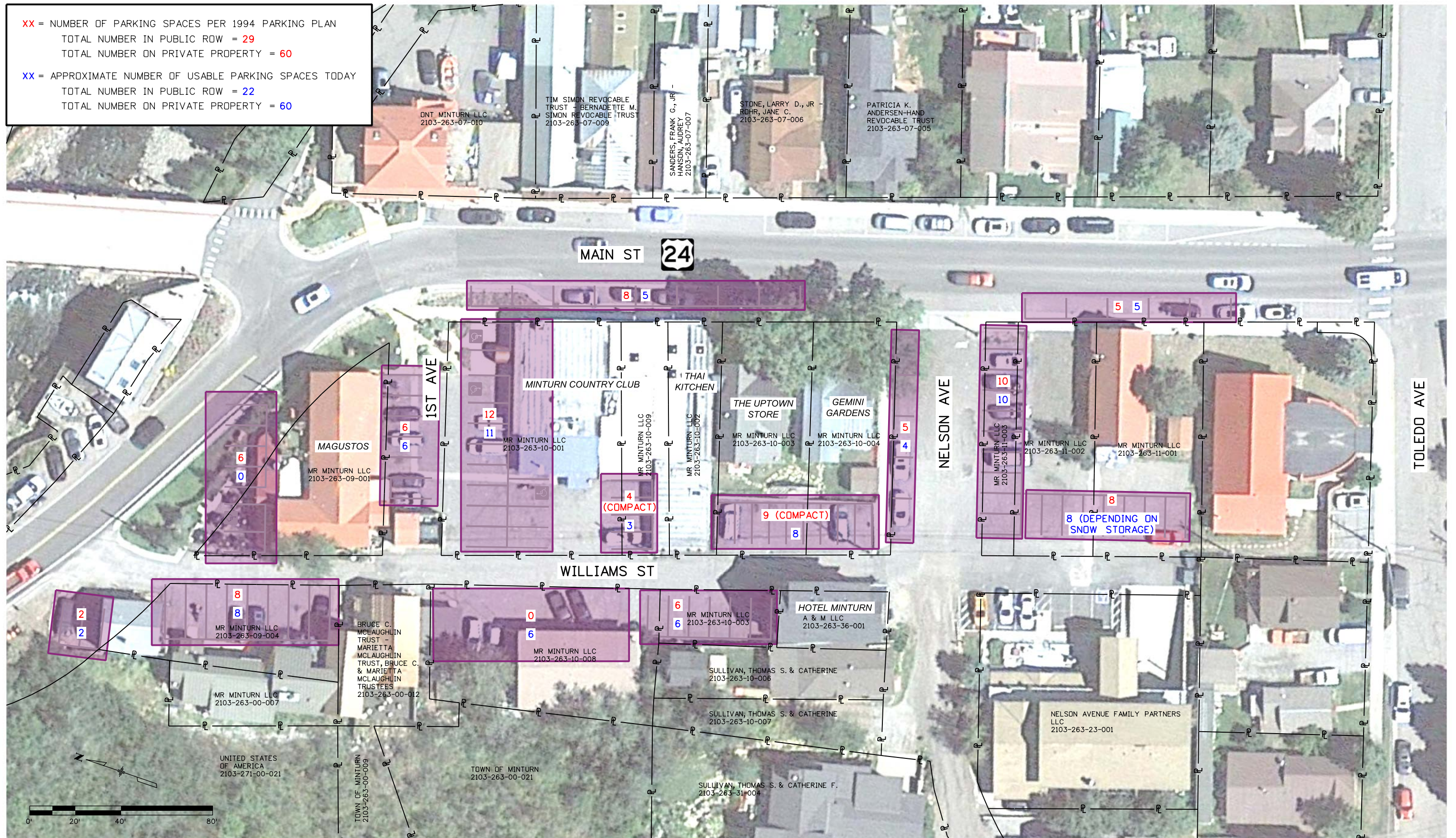
Questions?

Andrew Amend, PE, PTOE
Stolfus & Associates, Inc.

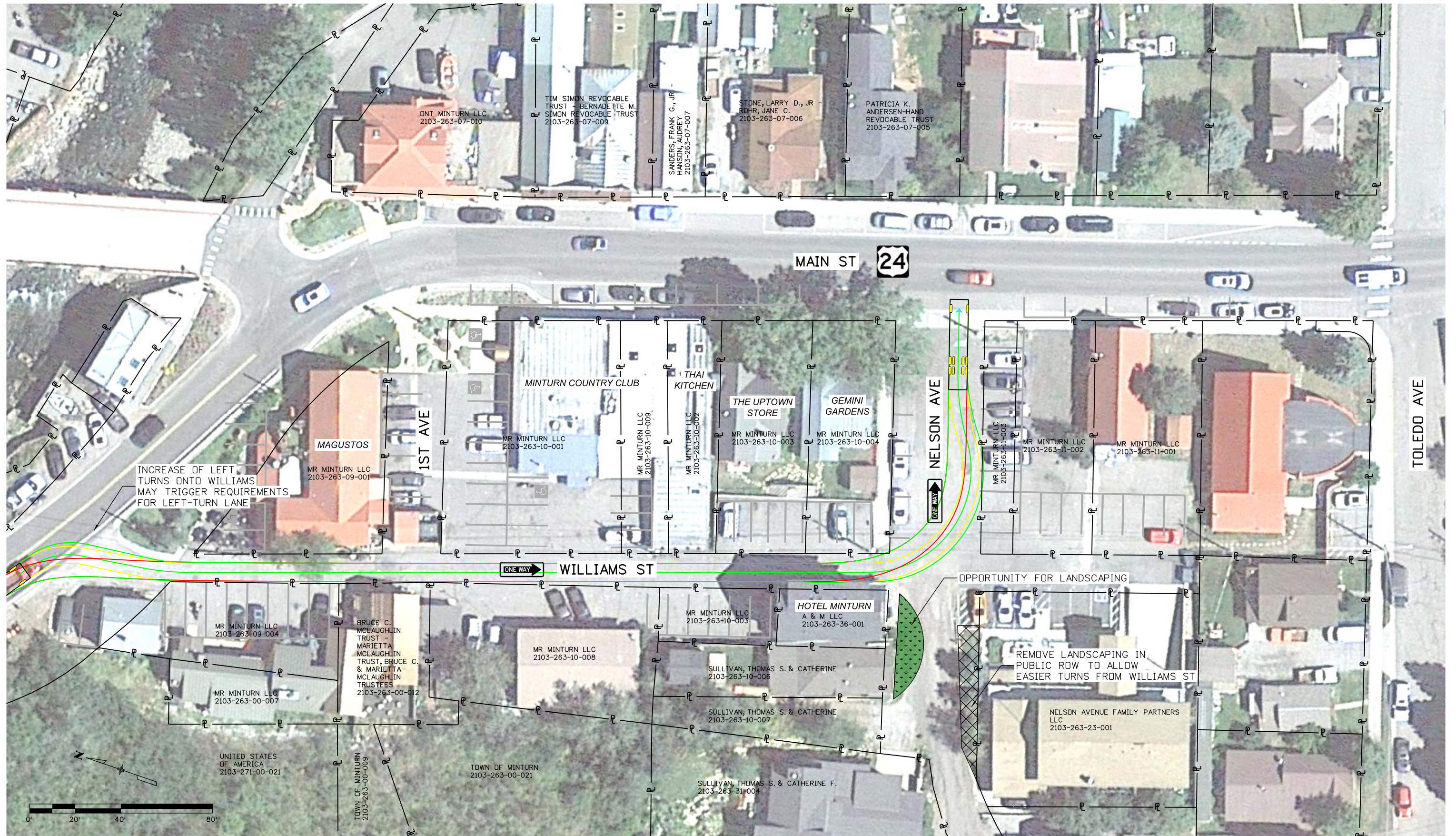




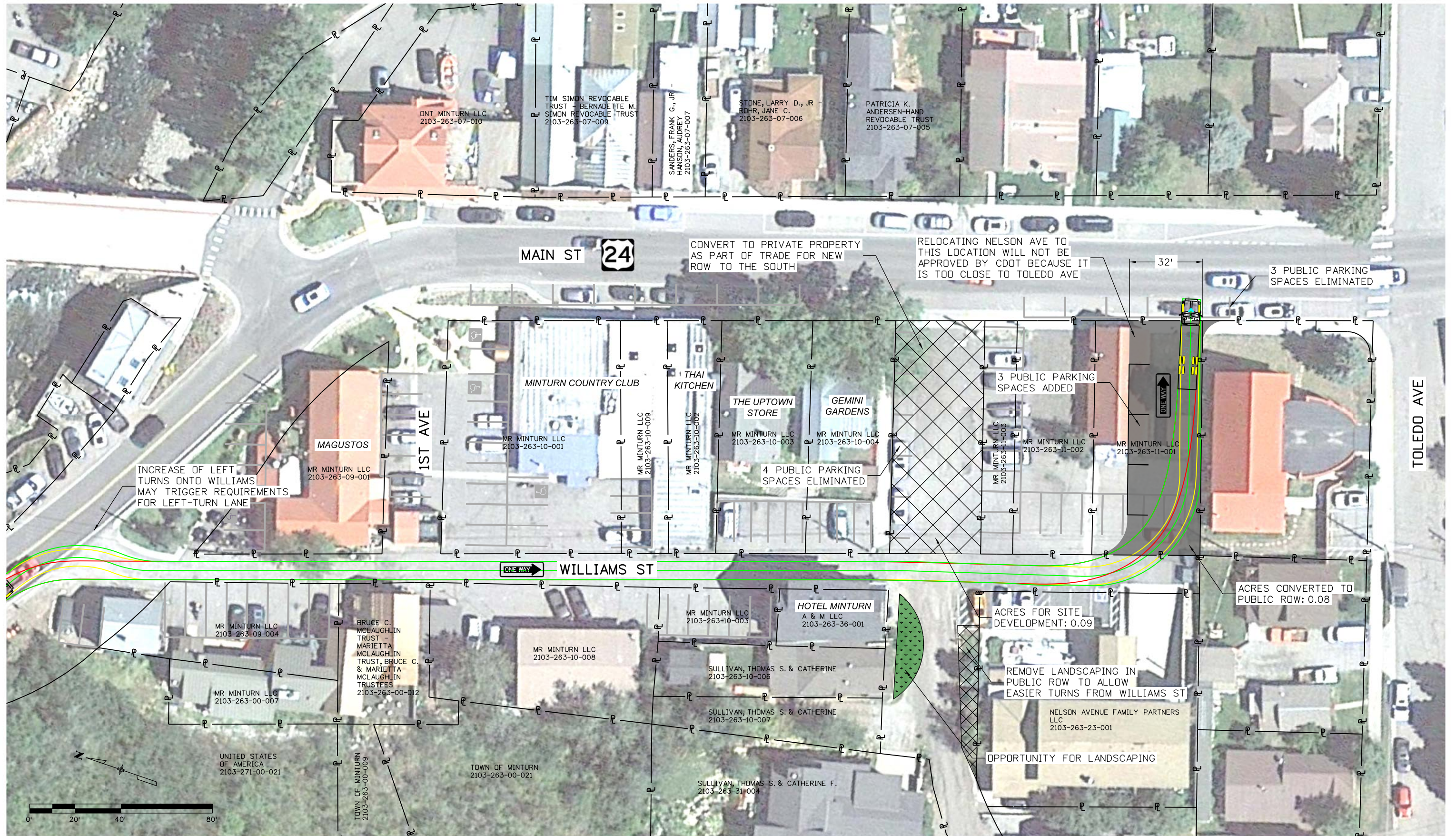
100 BLOCK EXISTING CONDITIONS



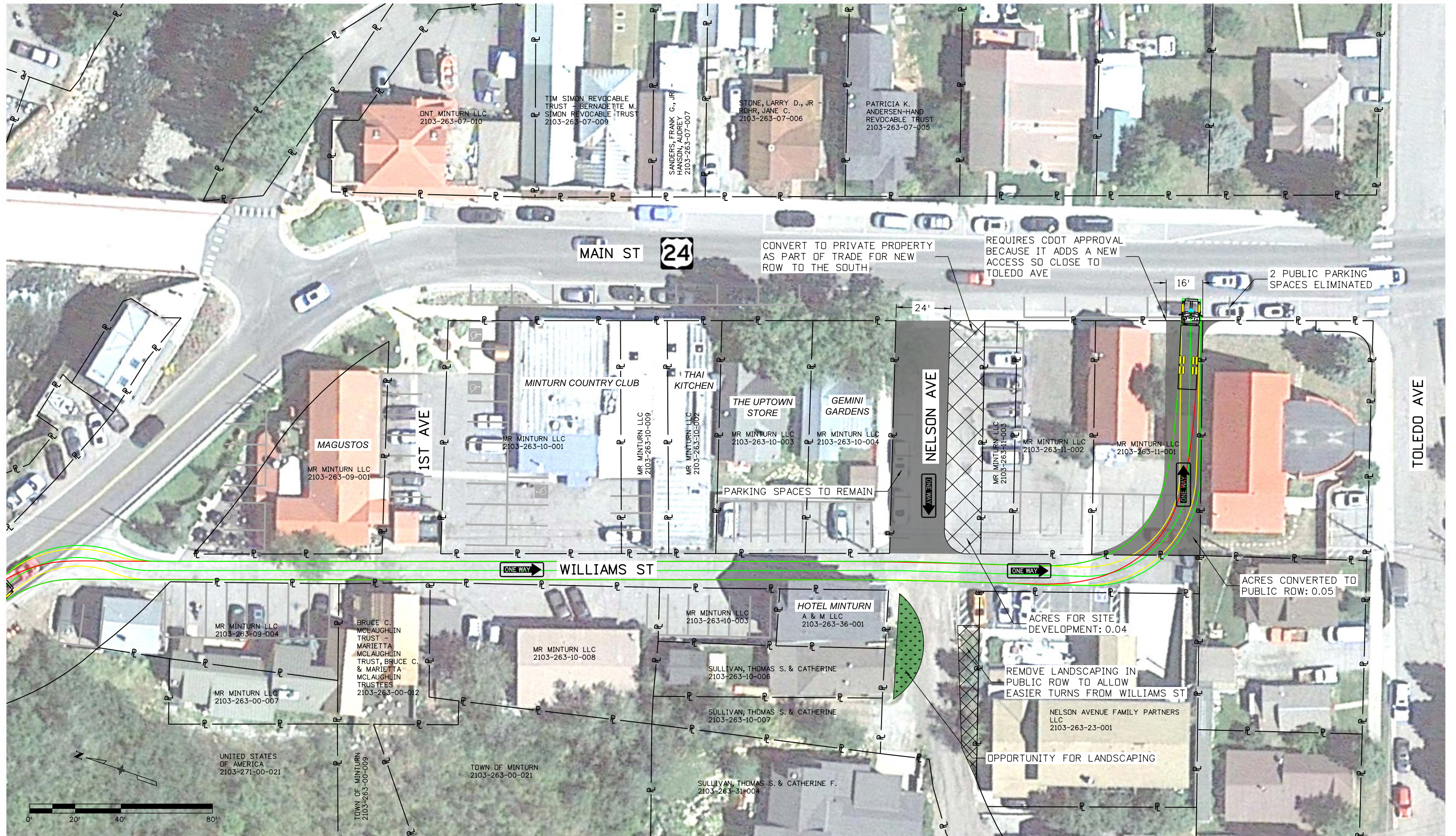
100 BLOCK EXISTING PARKING



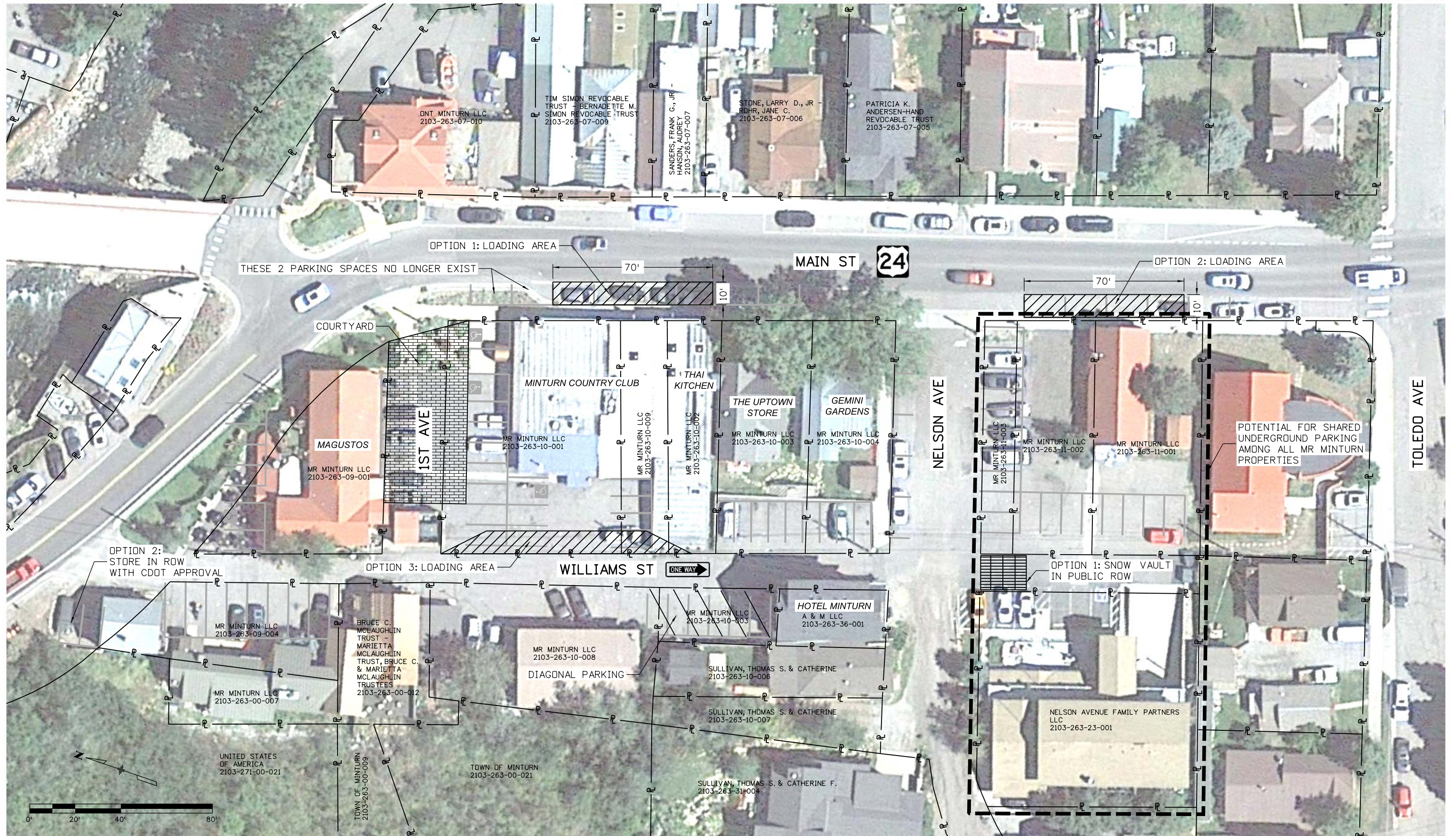
ALTERNATIVE A NELSON AVENUE ONE-WAY



ALTERNATIVE B NELSON AVENUE RELOCATION



ALTERNATIVE C NELSON AVENUE COUPLET



OFF-STREET IMPROVEMENT OPTIONS



TRUCK TURNAROUND

Paclet plus pages attached (1-13)



DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner@minturn.org

Project Name:

542 MAIN STREET

Project Location

Street Address:

542 MAIN STREET - MINTURN

Zoning:

lot 4, Block 3 Bocco 2nd Add.

Parcel Number(s):

2006 05871

Application Request:

Re-siding (re-skin) to replace damaged siding + broken windows. New updated insulated front door + side lite, New Anderson window - energy efficient.

Applicant:

Name:

LISA KEOGH

Mailing Address:

~~542 MAIN STREET~~ PO Box 594 - Minturn

Phone:

469-236-0034

Email:

lisa.keogh@theK3company.com

Property Owner:

Name:

Lisa Keogh

Mailing Address:

PO Box 594, Minturn, CO 81645

Phone:

469-236-0034

Email:

lisa.keogh@theK3company.com

Required Information:

Lot Size:

0172 Net
0186 gross

Type of Residence (Single Family, ADU, Duplex)

single family

of Bedrooms

2

On-site Parking Spaces

3-4

of Stories:

1

Snow storage sq ft:

Building Footprint sq ft:

Total sq ft Impervious Surface:

Signature:

[Handwritten Signature]

Fee Paid:

\$200.00

Date Received:

2/19/20

Planner:

[Handwritten Signature]

LISA Keogh

542 MAIN Street

MINTURN, Co 81645

469-236-0034

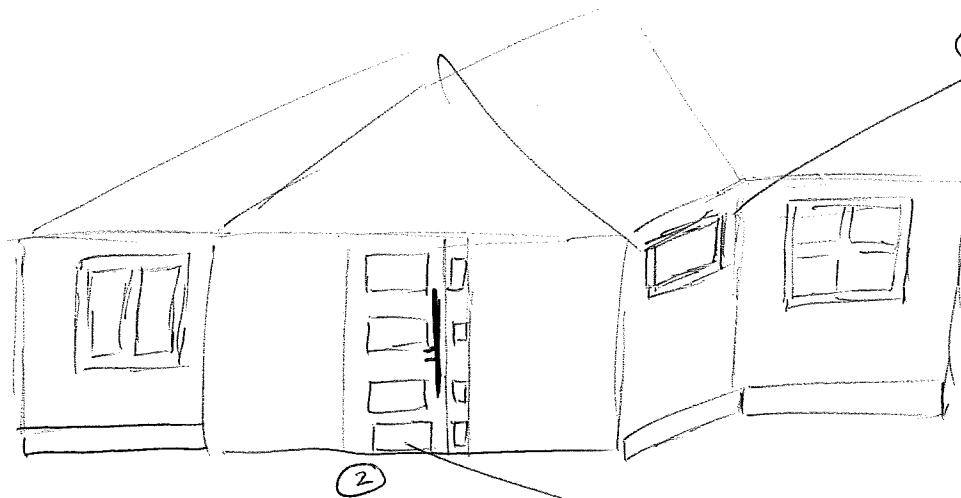
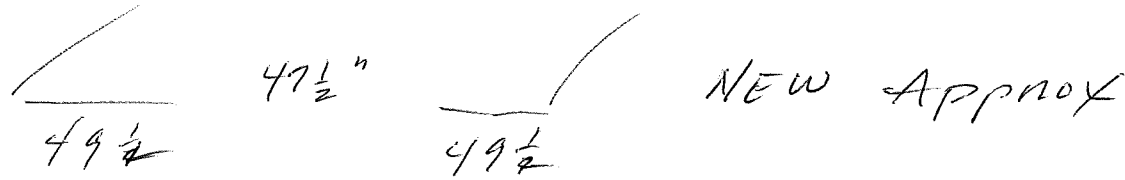
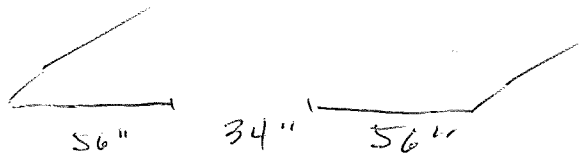
- 1) RE-SKIN OF SIDING AS SHOWN ATTACHED
TO REPAIR water damage SIDING
- 2) NEW INSULATED FRONT DOOR WITH SIDE LITE
Therma Tru - BRONZE, 6 $\frac{7}{8}$ " Jam
- 3) NEW ANDERSON INSULATED WINDOW AS SHOWN
ATTACHED - BRONZE, 6 $\frac{1}{2}$ " Jam
- 4) MARCH 2020 TIMELINE

DRB Application Form

\$ 200 fee - Town of Minturn

2

542 MAIN STREET - MINTURN, CO
FRONT FACING - DOOR + WINDOW
CURRENT APPROX.



- ① NEW WINDOW (1 EACH)
- (A) DOUBLE PANE (4)
 - (B) BRONZE COLOR
 - (C) PRIVACY GLASS - SE
 - (D) SIZE = $33 \times 19 \frac{1}{2}$, $6 \frac{5}{8}$ JAMB
 - (E) BRAND ANDERSON
AWNING - STYLE

- ② NEW DOOR w/ SIDE LITE
- (A) INSULATED FIBERGLASS
 - (B) BRONZE COLOR
 - (C) PRIVACY GLASS - SATIN ETCH
 - (D) SIZE INCLUDING SIDE LITE
 $47 \frac{1}{2}$ ", $6 \frac{9}{16}$ JAMB
 - (E) BRAND THERMA TRU

542 MAIN STREET - MINTURN, CO
 FRONT FACING - SIDING
 RE-SKIN



(D) NEW BELLY BAND
 CEDAR RE-SURFACE
 w/ FLASHING

(E) NEW CEDAR FACIA BOARDS
 IF NEEDED

(1) RE-SKIN OF FRONT SIDING
 TO REPAIR WATER DAMAGE
 SIDING + BROKEN WINDOWS

(A) ARRIGONI Reclaimed wood
 3/4" gray in color

(B) HORIZONTAL + VERTICAL
 AS SHOWN

(C) Bridger Steel Corrugated
 Steel - on sides ³⁵



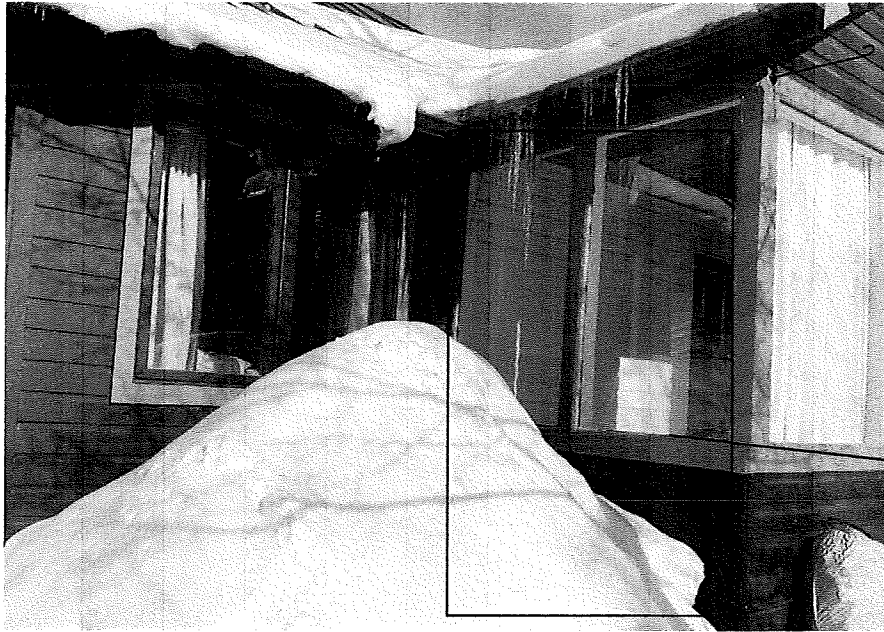
New front door Therma Tru Insulated with matching sidelite- Bronze to match current side windows. Includes privacy glass-Details attached.

Large broken front windows will be replaced with siding.

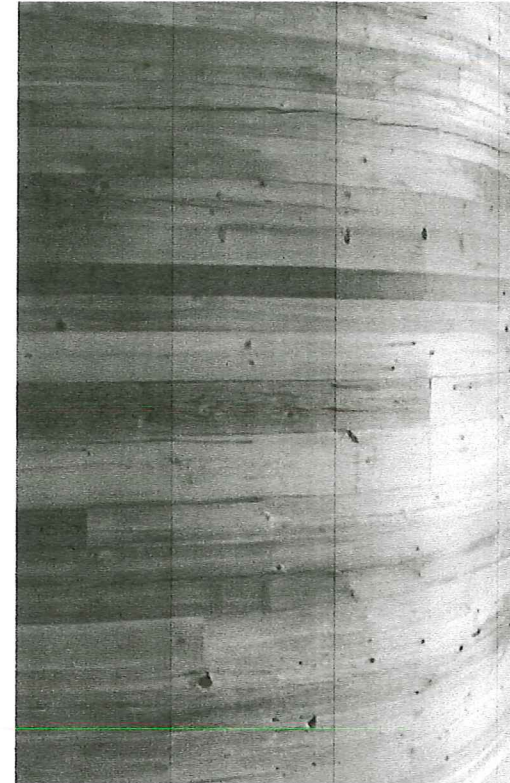
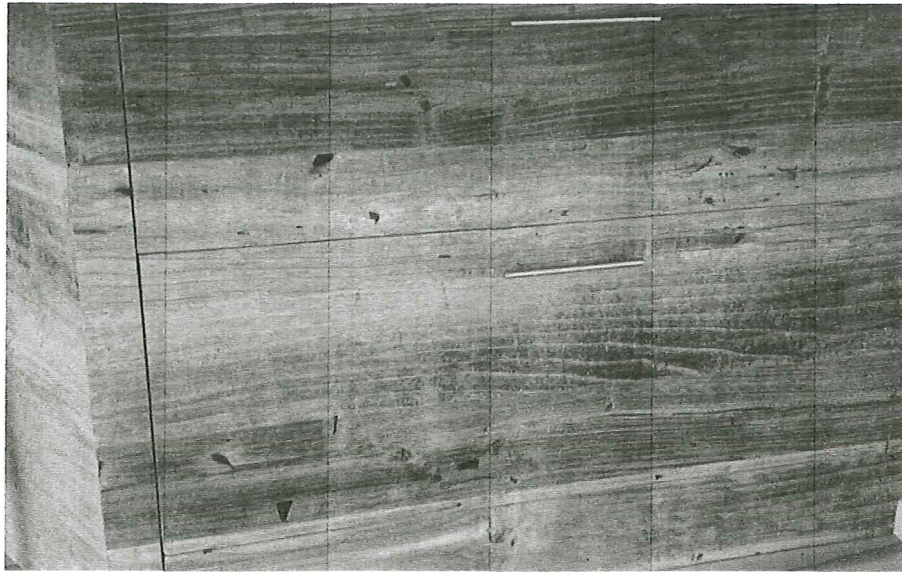


Large broken window to be replaced with smaller Anderson window- bronze to match current side windows. Details attached

5

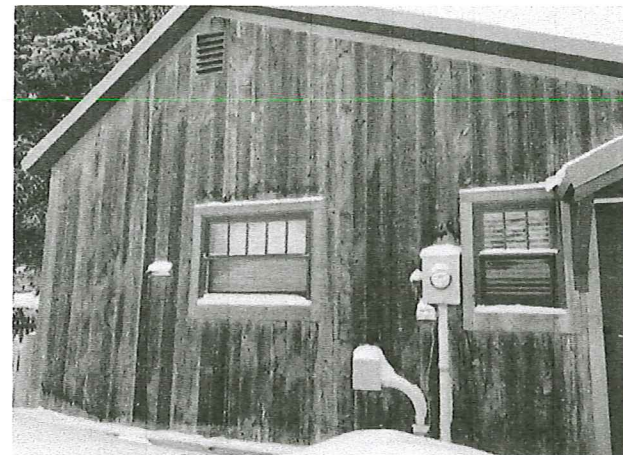
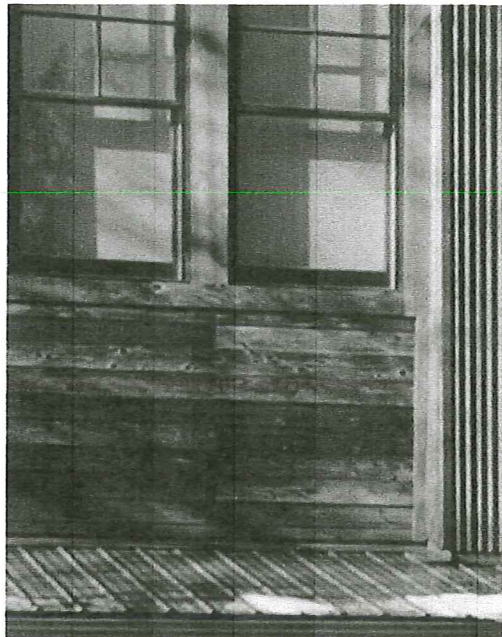


Current broken windows
on North side to be
covered with siding (
actually replaced with
vertical siding and steel)
No window – see attached
photos.



Exterior Siding- $\frac{3}{4}$ " reclaimed wood Austria. Supplier Arrigoni Woods

Color: Gray Scale- can vary by the lot available for purchase



Examples of similar work completed in town with reclaimed horizontal & vertical lumber and steel.



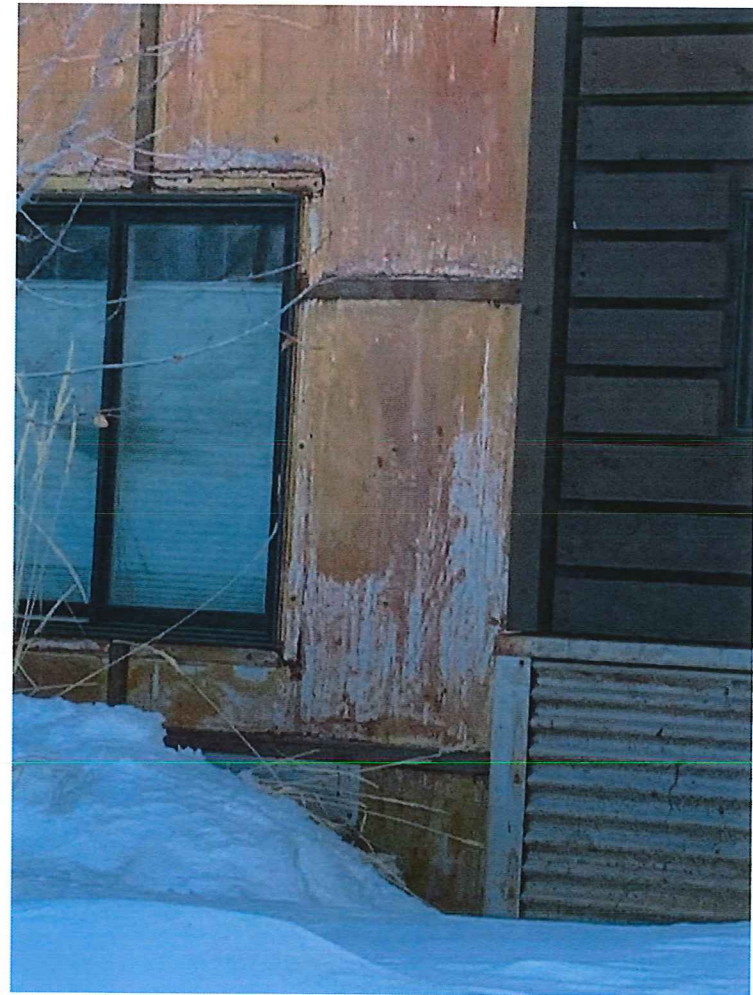
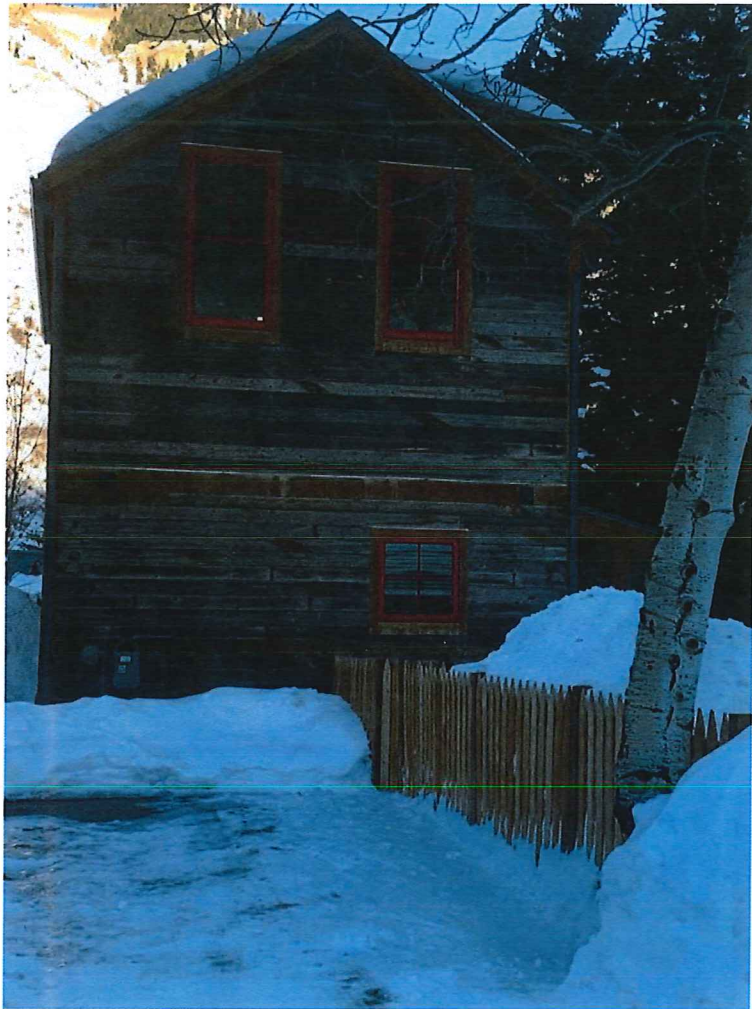
Similar Front Door. Therma Tru with sidelite and privacy glass. See attached specifications from Edwards Building center estimate

These doors are seen throughout town varying in size + color.

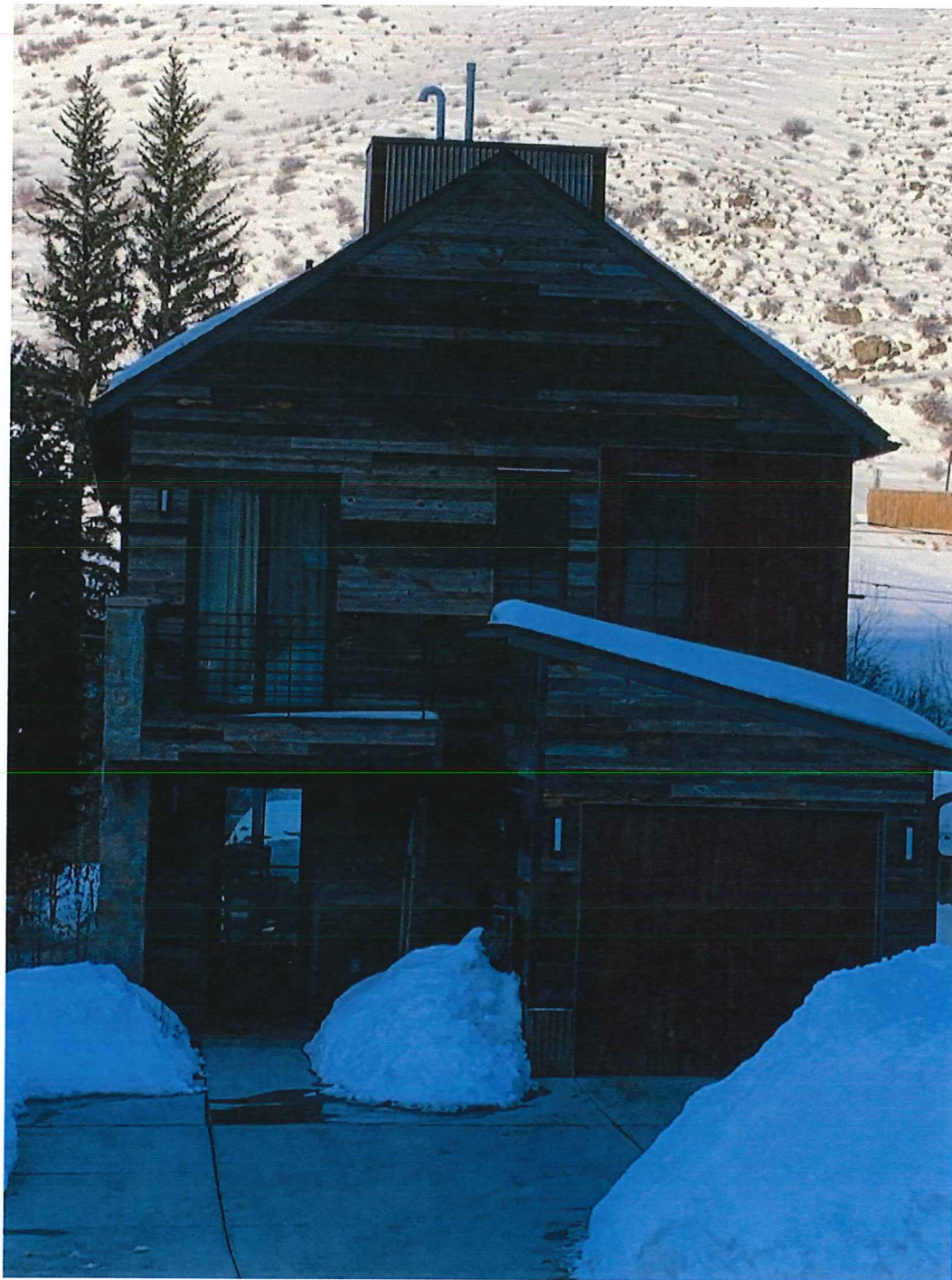


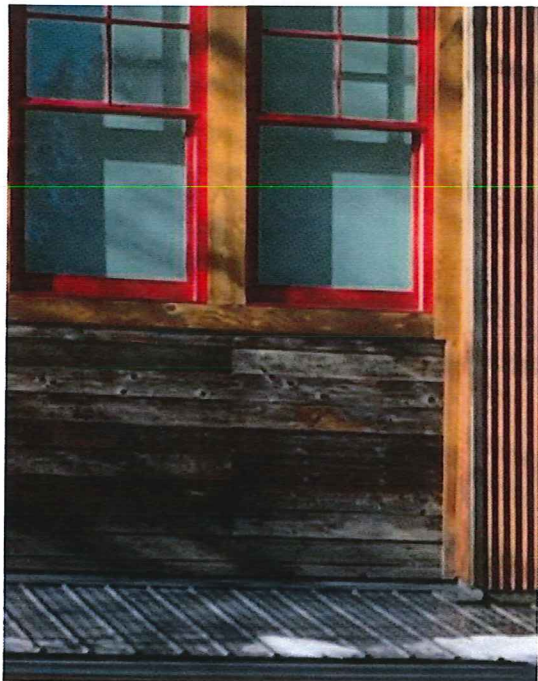






EXAMPLES OF METAL & RECLAIMED WOOD THROUGHOUT
TOWN- BOTH NEW, OLD AND COSMETIC UPDATES





Examples of similar work completed in town with reclaimed horizontal & vertical lumber and steel.

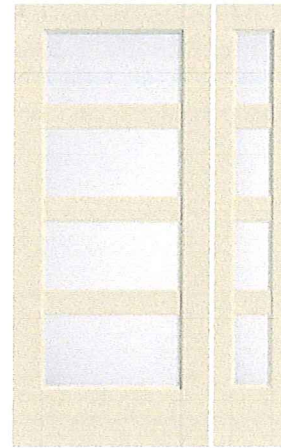
Item 1

*(5-7 days)

Product Line	Therma-Tru Steel and Fiberglass Doors
Door Configuration	Single Prehung w/ Sidelite on Right Side
Door Handing	Left Hand Inswing (A)
Door Height	6/8
Door Width	2/8
Sidelite Width	12"
Style Number	S5710XE
Door Category	Privacy Glass Doors
Material	Fiberglass
Door Texture	Smooth-Star
Door Thickness	1 3/4"
Insert Shape	Full Lite Rectangle
Glass Collection	Flush-Glazed Privacy Glass
Door Style	Full Lite Flush-Glazed
Glass Name	Satin Etch 4 Lite Contemporary
Grille Type	4-1/2" Wide Simulated Divided Lites
Low-E Glass	No
Style Option Number	S5710XE-SDLF245
Sidelite Style Number	S5710XESL
Sidelite Glass Collection	Flush-Glazed Privacy Glass
Sidelite Shape	Full Lite Sidelite Flush-Glazed
Sidelite Glass Name	Satin Etch 4 Lite Contemporary
Sidelite Grille Type	4-1/2" Wide Simulated Divided Lites
Sidelite Low-E	No
Sidelite Style Option Number	S5710XESL-SDLF245
Lock System Type	Lock Prep Only - No Hardware
Door Bore	Double Bore (Lockset w/ Deadbolt)
Bore Backset	2 3/8"
Edge Prep	Mortise (Radius Corner)
Deadbolt Frame Prep	1" x 2-1/4" (Standard)
Jamb Species	Primed
Jamb Width	6 7/8"
Weatherstrip	Bronze Weatherstrip
Exterior Trim	No Brickmould
Sill	Bronze Tru-D Composite Adjustable Sill
Sill Cover	Sill Cover
Hinge Finish	Oil-Rubbed Bronze (US10B)
Hinge Type	Self-Aligning Residential
Hinge Shape	5/8" Radius x Square
Add-Ons	No

S5710XE

S5710XESL



OUTSIDE

Size	Width	Height
Rough Opening	47 1/4"	82"
Net Unit Size	46 1/2"	81 5/8"

Vendor Item Description

2/8 x 6/8 with 1/0 x 6/8 - Left Hand Inswing (A) - S5710XE-SDLF245 - S5710XESL-SDLF245 - Exterior Therma-Tru Single Prehung w/ Sidelite on Right Side - Lead Time: *(5-7 days)
 - 2/8 x 6/8 Smooth-Star Full Lite Flush-Glazed Satin Etch 4 Lite Contemporary 4-1/2" Wide Simulated Divided Lites - 1/0 x 6/8 Smooth-Star Full Lite Sidelite Flush-Glazed Satin Etch 4 Lite Contemporary 4-1/2" Wide Simulated Divided Lites - Double Bore (Lockset w/ Deadbolt) 2 3/8" - Mortise (Radius Corner) Edge Prep - Deadbolt Frame Prep 1" x 2-1/4" (Standard) - 6 7/8" Primed Jamb - Bronze Weatherstrip - No Brickmould - Bronze Tru-D Composite Adjustable Sill - Sill Cover - Oil-Rubbed Bronze (US10B) 5/8" Radius x Square Self-Aligning Residential Hinges

Item Price: \$1,589.53

Quantity: 1

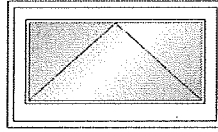
Item Total: \$1,589.53

FRONT DOOR - NEW
 Painted BRONZE

Hinge_Shape = 5/8" Radius x Square LH, Door
Protection Cover = No
Unit 2: Lock System Type = Lock Prep Only - No
Hardware, Deadbolt Strike Jamb Prep = 1" X 2-
1/4" (Standard), Door Protection Cover = No

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End Line 100 Description



Standard Width = AAN210XX - RO:
34" | UNIT: 33 1/4"
Standard Height = XX18 - RO: 20" |
UNIT: 19 1/4"
Frame Width = 33 1/4
Frame Height = 19 1/4

Catalog Version 144

Line Number	Item Summary	Was Price	Now Price	Quantity	Total Savings	Total Price
200-1	A Series Awning-AW , Vent , 33.25 x 19.25 , Dark Bronze w/Dark Bronze Sash / Pine Unfinished	\$472.10	\$472.10	1	\$0.00	\$472.10
200-2	Hardware: AAN Contemporary Folding Oil Rubbed Bronze PN:9005598 Version:01/10/2020	\$70.70	\$70.70	1	\$0.00	\$70.70
200-3	Insect Screen 1: A Series Awning-AW AAN21018 8 Degrees - Moderate Full Screen Aluminum Dark Bronze Version:01/10/2020	\$29.02	\$29.02	1	\$0.00	\$29.02
Unit 200 Total:		\$571.82	\$571.82		\$0.00	\$571.82

Begin Line 200 Descriptions

--- Line 200-1 ---

A Series Awning-AW
Overall Rough Opening = 34" x 20"
Overall Unit = 33 1/4" x 19 1/4"
Installation Zip Code = 81620
U.S. ENERGY STAR® Climate Zone = Northern
Search by Unit Code = No
Standard Width = AAN210XX - RO: 34" | UNIT: 33
1/4"
Standard Height = XX18 - RO: 20" | UNIT: 19 1/4"
Frame Width = 33 1/4
Frame Height = 19 1/4
Unit Code = AAN21018
Frame Option = Standard Flange
Frame Depth = 4 9/16"
Venting / Handing = Vent
Exterior Color = Dark Bronze
Exterior Sash / Panel Color = Dark Bronze
Interior Species = Pine
Interior Finish Color = Unfinished

Glass Construction Type = Dual Pane
Glass Option = Low-E4
High Altitude Breather Tubes = Yes
Glass Strength = Standard
Glass Tint = No Tint
Specialty Glass = None
Gas Fill = Air
None
Hardware Style = Contemporary Folding
Hardware Color/Finish = Oil Rubbed Bronze
Corrosion Resistant Hardware = None
Security Sensor Type = None
Insect Screen Type = Full Screen
Insect Screen Material = Aluminum
Insect Screen Color = Dark Bronze
Extension Jamb Type = Interior Extension Jamb
Extension Jamb Profile = Standard
Extension Jamb Species = Pine

Extension Jamb Color = Unfinished
Overall Jamb Depth Range = 5 1/4" to 7 1/8"
Overall Jamb Depth = 6 5/8"
Extension Jamb Configuration = Complete Unit
Extension Jamb
Extension Jamb Application Location = Factory
Applied
Installation Material Options = No
Re-Order Item = No
Room Location = None
Unit U-Factor = 0.3
Unit Solar Heat Gain Coefficient (SHGC) = 0.26
U.S. ENERGY STAR Certified = No
Hardware Part Number = 9005598
SKU = 290211
Vendor Name = S/O ANDERSEN LOGISTICS
Vendor Number = 60509030
Customer Service = (888) 888-7020
Catalog Version Date = 01/10/2020

--- Lines 200-2 to 200-3 have the same description as line 200-1 ---

End Line 200 Descriptions

New Window
Bronze - Side



Bridger Steel – Batten or
corrugated dependent on
availability at time of approval.
In high demand!

Color: Weathered Zinc or FRONZE



