



AGENDA

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

Wednesday, March 11, 2020

Work Session – 5:30 PM (Cancelled)
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 - Cancelled

1. No Work Session Items

Regular Session – 6:30pm

1. Call to Order

- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

3. Approval of Minutes

- February 26, 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. **1041 Main Street – Peace Love Aerial Yoga Studio Final Plan Review**
Review of final plans for a commercial and residential building proposed as a yoga studio with two employee housing units and underground parking garage.

Recommendation: Approval, with conditions.

PROJECTS AND UPDATES

7. Project Updates

- None.

8. Planning Director Report & Minor DRB Approvals by Director

- Status Update: Ordinance No. 2 – Series 2020 – Chapter 16 Amendments, Town Council – Approved on 2nd Reading

9. Future Meetings

- March 25, 2020
- April 8, 2020

10. Adjournment



OFFICIAL MINUTES

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

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**Work Session – 5:30 PM
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CHAIR – Lynn Teach

COMMISSION MEMBERS:

Jeff Armistead
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Work Session – 5:30pm

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

Regular Session – 6:30pm

1. Call to Order

Lynn T. called the meeting to order at 7:01 p.m.

- Roll Call

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

Staff Members Present: Town Planner Scot Hunn and Economic Development Coordinator Cindy Krieg.

- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

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

3. Approval of Minutes

- February 12, 2020

Motion by Jeff A., second by Jena S., to approve the minutes of February 12, 2020 as presented. Motion passed 5-0.

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

Public Comment Open and Closed. No Public Comment.

5. Planning Commission Comments

Jena S. now an APA (American Planning Association) Ambassador.

Cindy K. – Reminder that Barstool Racing is March 7th

We are still in need of judges if anyone is interested, or know someone who might be. Please contact Cindy if you'd like to be a judge.

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.

Scot H. introduced the project.

This is a fairly straight-forward renovation, consisting of re-siding (re-skin),

To replace water-damaged siding and broken windows.

New / updated, insulated front door and side light.

New Andersen energy-efficient windows.

Lisa Keogh, applicant
542 Main St.

The siding will be reclaimed wood (natural / sustainable materials).
She shared example photos of similar projects.

The house is from 1935.

Timeline (depending on availability of materials) is March 2020.

Motion by Jena S., second by Jeff A. to approve the application for 542 Main St.
Motion Approved 5-0.

PROJECTS AND UPDATES

7. Project Updates

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

Scot H. stated that the commission has covered every section. One primary outstanding issue is regarding interpretation of building height. Sec. 16-2-65 (subparagraph a and b). The language had previously been interpreted to allow up to 35' step-ups on the back side (not fronting Main St – ie, Williams and Eagle St). Do we want to leave the language as is, or revise it?

Sec. 16-2-65. - 100 Block Commercial Zone building height limitations.

- (a) In the 100 Block Commercial Zone, commercial buildings not fronting or adjacent to Highway 24 can have a maximum building height of thirty-five (35) feet with a maximum angle of forty-five (45) degree bulk plane from the street front setback or a maximum of twenty-eight (28) feet for a flat roof.*
- (b) All buildings in the 100 Block Commercial Zone fronting or adjacent to Highway 24 located between Eagle Street and Williams Street can have a maximum building height of twenty-eight (28) feet with a maximum angle of forty-five (45) degree bulk plane from the street front setback or a maximum of twenty-eight (28) feet for a flat roof.*

Was discussed that buildings fronting on Main Street should remain at 28', but also discussed flexible space options such as rooftop patios, etc, to be more beneficial for businesses (especially with limited ground space for patios, parking, etc).

Flexible second floor space was also discussed - could build to commercial standard so it can always be commercial but allows flexibility for mixed use.

Scot H. also referenced Appendix B of the Design Standard and Guidelines which seems inconsistent with the building height regulations for the 100-Block Commercial Zone District:

Old Town Commercial Zone

The intent of this area is to create a pedestrian-friendly area where residents and visitors are invited to walk and window shop. Traditional commercial strip centers are discouraged in Old Town due to their automobile orientation; however, modified commercial centers with multiple uses are encouraged. The following elements shall be considered in the design and planning of new or renovated commercial storefront structures:

Provision of large display windows that are complementary and consistent with adjacent structures.

*New buildings shall draw on interpretations of existing storefront structures. The scale of the new buildings shall be consistent with adjacent buildings. Height shall be consistent as viewed from the street; **additional height may be approved if it steps back from the facade to reduce the perceived scale of the new development.***

It was discussed that this language provides for some flexibility, but the applicant, if requesting additional height, would need a variance.

Jena S. suggested possibly creating established criteria to allow for some flexibility in how building height and forms are regulated, particularly with respect to the public realm/pedestrian level.

Scot H. summarized the current building height calculation methods and some of the issues that have been discussed with regard to building height calculations for recent proposals on Main Street, and suggested that new building height calculation methods might be crafted to encourage stepping of roof forms as well as adherence to the bulk plane standards.

Scot H. also suggested that as a response to the inconsistencies between the 100-Block Building Height restriction language and the language in Appendix B, the Town will be well served to work with an architectural consultant to model different scenarios in Old Town and to better understand the relationship of buildings and roof forms to existing structure and character.

Scot H. reminded the Planning Commission of the suggestion by Jena S. for a form-based code approach to the 100-Block.

Lynn T. – Agreed with Scot H. that modeling would be helpful for further discussions about the 100-Block.

Jeff A. – The code currently works in our favor – more restrictive than where we might end up after modeling.

Public Comment:

Ken Mintz
167 Williams St.

Has had conversations with other property owners, business owners, and renters in the area. He feels that the majority of those in the area want to keep with the 28' restriction, and maintaining the scale of what we have.

The consultant (Andrew Amend, Stolfus & Associates) discussed the narrowness of Williams St. Ken noted that if you have tall buildings on that street, it will become very dark and tunnel-like.

Does not feel it's the Town's responsibility to bail out a developer who made a bad investment.

Ken felt that the initial submittals for 161/171 Main St. by the developer, were inappropriate for our Town. He does not feel that they (MR Minturn) want to help the vitality of the town.

Public Comment Closed.

Additional Planning Commission Comments:

Jeff A. – Feels that even at 28 ft., that Williams would have a very different feel if everything was built to 28 ft. Currently, many buildings are much lower than that. (Mostly parking there right now on east side of Williams) – Country Club, Milhoan Studios, etc). Would have a very different feel.

Additional Public Comments:

Ken Mintz – In the transportation study group, there was some discussion about front setbacks along Hwy 24 / Main St (that perhaps buildings could be pushed up and would allow for more space along Williams).

Lisa Keogh
542 Main St.

Has seen a lot of change in small towns, and it can change the whole feel of the town. Recommends looking at the long-term vision of what the Town wants to see happen, to keep from losing its character.

Suggested also looking at the commercial tax rates, (commercial real estate), is this deterring commercial businesses from coming here?

Scot H.
This is a long-term plan.

If the town wants to maintain its character, it needs to allow for some development, repurposing of buildings, rehabilitation of buildings and empty space. But, understand the importance of maintaining 28' building height overall. Suggested the Town may need to provide flexibility (or delve deeper into subject using modeling).

Jena S.
Suggested possibly even (over the long term) zoning by block / view corridors, etc. You could do this in a way so that you have appropriate heights in different areas. Jena also offered to help with definitions and zoning maps.

It was decided that for now, the language would remain as is, but that we will work on modeling / maps to help with clarity.

8. Planning Director Report & Minor DRB Approvals by Director

- Status Update: Ordinance No. 2 – Series 2020 – Chapter 16 Amendments, Town Council 1st Reading

The primary comment was Appendix C (engineering standards). Council expressed concern for provision that gives Planning Director and/or Town Engineer discretion to waive engineering requirements:

The proposed amendment to Appendix C is intended to allow the Planning Director and/or Town Engineer to waive or require certain submittal requirements – based on project scope and scale - to ensure that engineering details are right sized, rather than 'one-size-fits-all.'

Council voted to keep the language as is (to allow for Planning Director discretion) but did ask for more clarification on requirements within the engineering standards and to come forward with another amendment to clarify what is required for smaller projects vs. larger projects.

Scot H. reported that the ordinance was approved on first reading by the Council.

- Status Update: Affordable Housing Guidelines and Draft Ordinance

Will be presented in the coming weeks and will include details as to how the Town will require and incentivize housing in order to achieve the 10-year goals of the Minturn Housing Action Plan.

Scot H. stated that the Town can rely on the goals of the 2019 Housing Action Plan in the interim, but working to get an ordinance in place to codify the requirements is a priority.

Jeff A. – is there any consideration in the guidelines as to whether or not the Town is interested in waiving or reducing tap fees to encourage affordable housing development?

Scot H. stated that waiver of fees is an ongoing discussion and that it (waiver) should be considered as an important tool.

The Planning Commission also discussed base water rates for commercial vs. residential.

- Status Update: Three Mile Plan

Had a work session with town council last week.

Scot H. and the Planning Commission had recommended to strike the Two Elk Area (as it is Forest Service land). Scot H. stated that the Council reviewed the Three Mile Plan and suggested that the Plan keep references to the Two Elk Area.

Scot H. stated that, at the Council meeting to review the Plan, the Town attorney stated that we can still show the Two Elk Area as a potential area for annexation, but ultimately it (the Two Elk Area) may not legally be annexable; or that the USFS may not recognize any future annexation of that area.

Lynn T. – asked if there was an update regarding the Railroad PUD.

Scot H. stated that the Applicant is working on the Preliminary Plan for PUD application and is actively working with the Town and neighboring property owners on several issues identified during the Conceptual Plan review.

The developer has milestones within their contract with the Union Pacific Railroad, but Scot H. understands from the Applicant and Gregg Larson, UPRR, that the railroad is working with the Developer to extend deadlines when and where needed to keep the project moving forward.

Still discussing:

- Need clarity on water rights
- How roads would be maintained
- Snow storage

Have also discovered other site challenges, such as a high-pressure gas line. Some modifications will need to be made to the plans before proceeding.

General Planning Commission Comments:

Lynn T. – Brought up the Market Survey that was done awhile back. She commented that many respondents noted their reason for coming was because of the food. She asked if attempts were being made to get more food vendors.

Cindy K. – Yes, food vendors have become more of a challenge due to staffing / labor for vendors (restaurants and caterers), and caterers typically are busiest on Saturdays so often can't do Saturday markets. But we have been actively recruiting food vendors (and offering incentives) since the end of last year's market. Efforts continue, and this is a big focus.

Lynn T. – what about food trucks?

Cindy K. – We allow food trucks at the market and have encouraged them. The same challenges apply however – have already had 2 food truck vendors say that they can't do it because of staffing / coverage. But will continue efforts.

Scot H. – This also relates to food trucks in general. We have had some inquiries at the Town regarding food truck regulations in general, for Minturn. We will be discussing some guidelines soon for mobile vendors (food trucks) and working to incorporate that into the code.

General updates:

Scot H. provided a quick update regarding the Avon to Gilman Holy Cross Transmission Line project and the U.S. Forest Service's NEPA scoping process that is commencing. This is the early stages of the USFS's public outreach as part of the review of the project.

Scot H. provided the dates involved:

Official public scoping of the project will begin March 2nd, and last until April 1st, 2020 (a 30-day scoping period).

The USFS will also be hosting a public meeting at the Ranger Station in Dowd Junction:

- Meeting on March 12th – 4:30pm – 7pm, Ranger Station
- March 2nd – April 1st – public comment period

9. Future Meetings

- March 11, 2020
- March 25, 2020
- Was also noted that the April 22nd meeting will need to be rescheduled (Scot H., Jeff A., and Burke H. will be unavailable). Since there are 5 Wednesdays in April, this meeting is tentatively being moved to April 29th.

10. Adjournment

Motion by Jeff A., second by Burke H., to adjourn the meeting of February 22, 2020 at 8:32pm. Motion passed 5-0.

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director

February 18th, 2020

Tracy Long & Thom Conville
PO Box 331, Minturn CO 81645

Town of Minturn
301 Boulder Street, Minturn CO 81645

To the Town of Minturn,

Please consider this Letter of Intent for redeveloping the property at 1041 Main Street in Minturn, Colorado. The purpose of the project is multi-faceted. We would like to accomplish establishing a new home for my existing Minturn business and provide two employee housing units.

Allow me to share the relevant background of undertaking this project. Currently, I rent space in the Meadow Mountain Business Park for my studio: Peace Love Aerial Yoga. We conduct aerial yoga, aerial fitness and aerial acrobatics classes. The business is expanding most in the direction of aerial acrobatics education and performance. This facilitates a real need for ceilings much higher than our current ten feet. I have visited all of the Denver aerial studios to learn more about rigging approaches, and better determine equipment and facility needs. We need a minimum of twenty-five feet floor to rigging points to expand the business in this direction. We cannot rent this type of space in Minturn, it does not exist. We cannot rent this type of space in the valley, it is too costly. And, we really want to keep the business in Minturn. The studio attracts mostly women. It is a supportive and empowering space for our students and instructors. Our instructors have the necessary talent, experience and accreditation to continue to grow the business. I want to incentivize and support my instructors by providing some housing security, as it can be the biggest challenge to many workers residing in the valley.

Currently, the lot has a double wide trailer situated on it, and is tenant occupied. The trailer is in poor condition and has lived well past its expected life. The property has electric, gas, water and sewer utilities. The remainder of the lot is vacant and not landscaped.

We propose to build one structure: a post and beam barn with underground parking. The Barn will be divided into a large studio space and a duplex for employee housing. The primary use of the studio will be for our aerial yoga, fitness and additional acrobatics classes. The studio can be rented for small community events, when not in use by Peace Love Aerial Yoga.

This proposal differs from the current residential only use. We are proposing a commercial development with a significantly upgraded residential component.

There are two easements assigned to this lot. One is a utilities easement for the sewer line assigned to ERWSD. The other is an access easement with our neighbor William Reis at 1031 Main Street. We have granted written permission to our neighbors at 1021 Main Street for their tenants use of our driveway to access the back of their property.

We hope the above information has been helpful in explaining our project. Thank you for your kind consideration. Sincerely, Tracy & Thom

Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645



Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Lauren Dickie
Burke Harrington
Chris Manning
Jena Skinner

Design Review Board Hearing

Peace Love Aerial Yoga Studio Project – Final Plan Review

1041 Main Street

Hearing Date:	March 11, 2020
File Name and Process:	Peace Love Aerial Yoga Studio Project – Final Plan Review
Owner/Applicant:	Tracy Long and Thom Conville
Representative:	Same
Legal Description:	South Minturn Addition, Lot 18
Zoning:	South Town Character Area – Commercial Zone District
Staff Member:	Scot Hunn, Planning Director
Recommendation:	Approval, with Conditions

Staff Report

I. Summary of Request:

The Applicants, Tracy Long and Thom Conville, request final plan review of a new commercial and residential project located at 1041 Main Street. The project includes:

- 1,989 square feet of studio space designed specifically for aerial yoga
- 4,500 square feet of underground parking garage to provide 10 enclosed spaces
- Outside parking areas to accommodate three additional spaces including ADA accessible space

- Two residential units intended to provide employee housing and configured as a “duplex”
- A green roof terrace area located over the parking garage entry
- Improved property access

Following conceptual plan review on January 22nd the Applicants have revised the design of the site and building plans to better comply with the Town’s development standards and dimensional limitations.

Staff’s analysis of development standards and dimensional limitations in Section III outlines how the proposed project meets or exceeds requirements of the Town of Minturn Municipal Code, Chapter 16.

II. Summary of Process and Code Requirements:

This is a final plan review of a new commercial and residential building. Therefore, this is a formal hearing of the Town of Minturn Planning Commission, acting as the Design Review Board. Following presentation by staff and the Applicant, and after consideration of the staff recommendations, findings and public testimony, the DRB may take one of the following actions in accordance with the Minturn Design Standards and Guidelines (Appendix B of the Minturn Municipal Code):

Table the Application

The application may be tabled for a period not to exceed thirty (30) days if the application is incomplete or if the DRB determines that changes are required to bring the application into compliance with design standards and guidelines or other regulations of the Town. The Board may specify additional requirements for the applicant is to bring to the future meeting. These requirements may include additional information necessary to determine whether the application complies with all zoning, building, design codes adopted by the Town, and may include plans, reports, surveys or other documents completed by registered architects, surveyors, engineers or other professionals in order to indicate conformance with such codes. The DRB may also table the application if it determines that changes in the application are required which would bring the proposed project into compliance with zoning, building, design codes, and other regulations of the Town.

Deny the Application

If an application is found to conflict with the purposes and/or any one (1) or more of the design guidelines, codes or any other regulations of the Town, the DRB shall disapprove the application. Any disapproval shall be in writing and shall specifically describe the reasons upon which the disapproval is based.

Approve the Application

If the application is complete and is found to comply with the design standards and guidelines, codes and other regulations of the Town, the DRB shall approve

the project. The DRB may approve an application with conditions or modifications. The DRB shall not approve an application that does not meet the requirements of the Town or any other provision required to ensure compliance with the design standards and guidelines, codes and other regulations of the Town.

Staff is **recommending approval** of the final plans for 1041 Main Street, Lots 18 South Minturn Addition, with conditions.

III. Zoning Analysis:

Zoning

The subject property is located within the “South Town Character Area” Residential Zone District. The description and purpose of the South Town Residential Zone District are as follows:

- “(a) The neighborhood is bisected by Highway 24 and is characterized by single-family residences and accessory buildings. The residences are typically one (1) and two (2) stories, with outbuildings on larger lots than found in Old Town. Low-density residential and public recreational and open space use along the Eagle River is encouraged. Higher density residential development can be accommodated on the south side of Main Street if it remains in character and all impacts are adequately addressed.*
- “(b) The purpose of this area is to provide for continued residential use that benefits from proximity along the Eagle River. New development and redevelopment should preserve the unique character and scale of the neighborhood. An objective is to retain the residential areas as quiet and safe neighborhoods while allowing for compatible and appropriate nearby commercial. This area can accommodate reasonable growth where land and services are available.”*

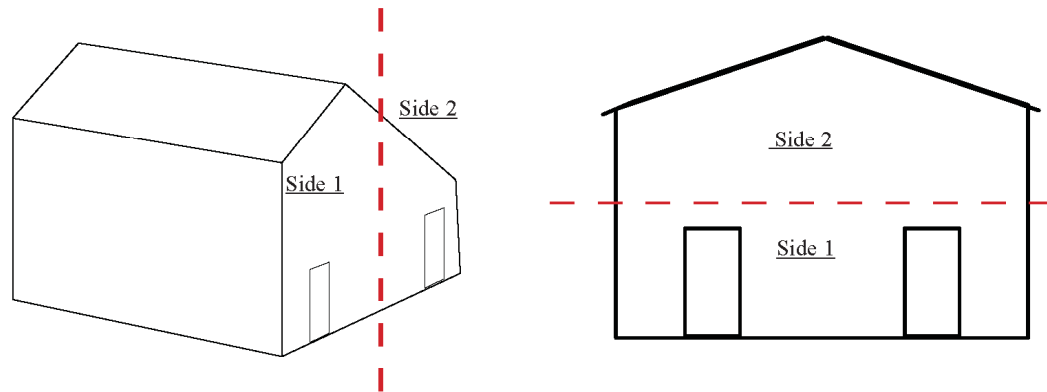
- Town of Minturn Town Code Section 16-7-20

The Commercial Zone District provides opportunities for a long list of potential residential and commercial uses, including “Professional offices, business offices and studios.” Additionally, “Duplexes” are a permitted residential use ‘by right’ and the proposed mixed-use building embodies the intent of the Commercial Zone District. the following definition is germane to the Town’s review of the two residential units proposed:

“Duplex means a structure that is used exclusively by two (2) families, each living as an independent house-keeping unit. Joining Requirements: a shared roof line, buildings connected by a common roof, including covered walkways; or a minimum ten percent (10%) of a party wall; or a structure divided into two (2) living spaces by one (1) wall or floor.”

Article 2 also provides illustrations showing how duplexes can be configured:

- 3) Duplex: structure is divided into two living spaces by one wall or floor



It is staff's determination that the proposed residential units conform to the Town's definition and illustration of appropriate duplex development and configuration which can be side-by-side or even divided horizontally.

Zoning Map

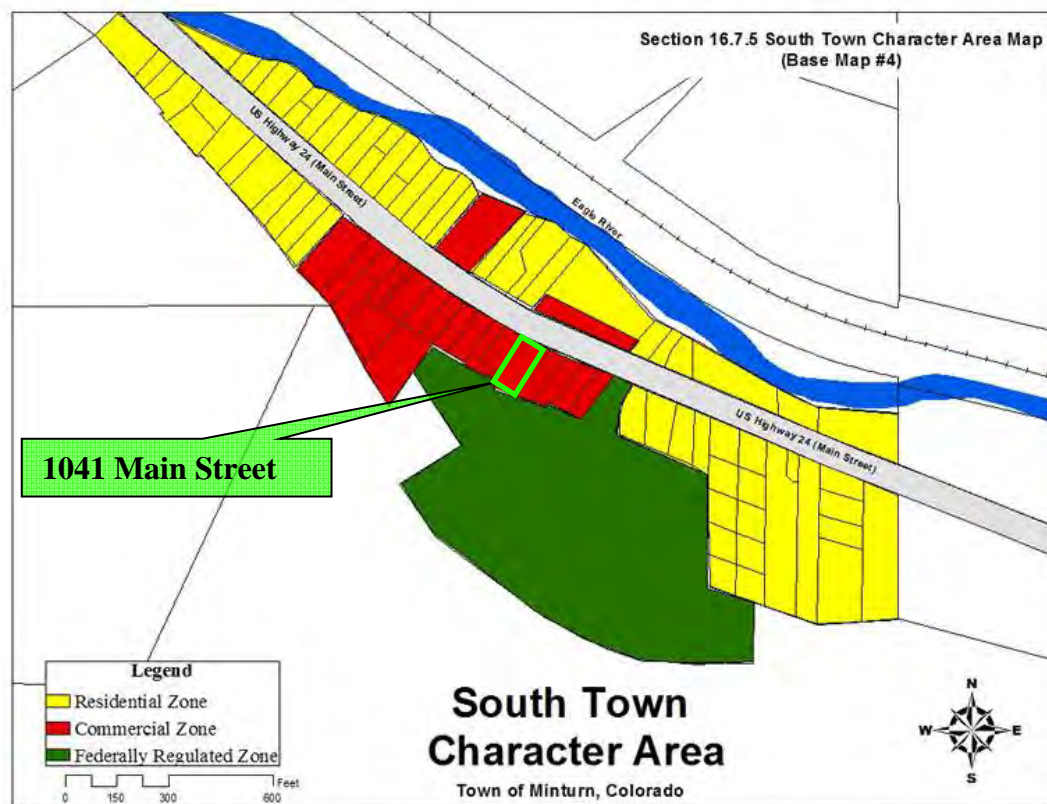


Figure 1: South Town Character Area Zoning Map

Dimensional Limitations and Development Standards

The following table summarizes the lot, development and dimensional standards and limitations applicable to Lot 3A and Lot 3B pursuant to Sections 16-2-40. - *General lot requirements and dimensional standards* and 16-16-20 – *Parking Required for Residential and Lodging Uses*.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	7,500 sq. ft.	13,329 sq. ft.
Minimum Lot Frontage:	50'	85'
Maximum Building Height:	28 feet	28 feet
Minimum Front Setback:	20 feet	20+ feet
Minimum Side Setback:	5 feet	5 feet (east); 10 feet (west)
Minimum Rear Setback:	10 feet	40 feet
Maximum Building Coverage:	70% (9,330 sq. ft.)	4,790 sq. ft. (36%)
Maximum Impervious Coverage:	No Limit	7,858 sq. ft. (60%)
Minimum Snow Storage Area:	5% of Driveway Area (153 sq. ft.)	1,112 sq. ft.
Parking:		
Yoga Studio - Commerical	1 space per 250 sq. ft. (9 spaces)	9 spaces
Residential - Duplex	2 spaces per unit (4 spaces)	4 spaces
Total:	13	13

IV. Applicable Standards and Design Guideline Criteria:

Design

In addition to the development standards listed above, the following general design principles are provided for reference.

Snow Storage and Orientation of Buildings and Roof Forms

The design guidelines encourage designs that integrate or account for snow storage and snow shed from roof structures, along with ensuring that the orientation of buildings – to street frontages and neighboring properties – is considered.

Overall, it appears that the building and site designs take advantage of solar access and orientation; driveway and parking surfaces generally have a southern exposure while setbacks and snow-storage areas meet or exceed Town standards.

Mass and Form

The following excerpt from the Design Guidelines is applicable to the proposed home design:

“Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment. Homes are encouraged to be sheltering

in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.

“Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures.”

-Town of Minturn Design Guidelines

The Applicants’ vision for this property is evident in the plans submitted and the final plans reflect a refined version of the concept presented in January 2020. Staff is supportive of the design and architectural detailing; materials usage is appropriate; and, proposed exterior light fixtures meet the Town’s goals for dark or ‘night sky’ compliance.

The preservation or use of large portions of the site for green space (reseeded areas with wildflower or native grass seeds) and planting areas for spruce, fir and aspen will significantly enhance the property and the surrounding area while serving to improve drainage and increase permeable areas of the site which are currently graded and treated with compacted gravel.

The use of windows and doors to add fenestration and break up large walls is appropriate, as are the sizing of architectural elements and details such as roof overhangs (proportionate to the mass and scale of building and roof forms). Likewise, the orientation of the building, with the gable end of the building facing Hwy. 24 and the roof ridge running north to south aids in ensuring that the overall mass and scale of the building and prominent roof form are minimized as viewed from the highway.

The use of cupolas on the roof adds another level of detailing on the roof and such details are permitted to exceed the maximum height limits as “exceptions” to the building height standards.

Last, staff believes the final plans demonstrate uses and design elements that comply with the South Town Character Area Commercial Zone District will add to the character and richness of the surrounding community.

V. Issues to Consider and/or Address:

Staff suggests that the Applicant has satisfactorily addressed the following issues or concerns identified during previous reviews:

- Building Height
- Sewer Line Easement

Building Height

During the conceptual plan review by the Planning Commission for this building, the Applicant disclosed that the design of the parking garage and the desired building – which needs a clear story height of at least 25’ to allow for aerial yoga – would dictate the height of the building on this sloped lot.

The grade change or slope from the front property line along Hwy. 24 to the area of the lot where grades flatten out at the lower 1/3 of the property is approximately 12 percent. This slope is apparent in the existing gravel driveway that provides access to the property as well as the adjacent property owner. Other portions of the front 2/3 of the property are raised with grading and boulder retaining walls. The entire site has long-since been graded and disturbed, so establishment of “natural grade” particularly in the front 2/3 of the property is difficult if not impractical.

At the January 22nd hearing to consider the conceptual design, the Applicants asked if finished grade could be used to calculate building height given the impracticality of establishing or even extrapolating what natural grade might have been in the past (prior to previous property owners manipulating grade in such a substantial manner). It was determined at that time that the Applicants could use that method (using finished grades) and that raising the grade of the access driveway could serve two purposes: to even the slope of the access drive and to aid in effectively lowering the appearance of height of the building, particularly on the southwest corner of the building.

In response, the Applicant’s plans now show an amended grade along most of the length of the access drive – in some places adding 4-5’ of fill and reducing the slope from 12% to 3%-8%, and a building that is at or below the 28’ height limit.

Last the Minturn Design Guidelines and Standards provide the following guidance for the Planning Commission when interpreting building height calculations:

The following evaluation shall be made by the Planning Commission in reviewing a proposal for an increase in structure height:

- a. Has there been a change in character in the area due to zone changes, new growth trends, deterioration, development transitions, etc.?*
- b. Is the height compatible with the surrounding area or will there be adverse impacts? Consider impacts on light and shadow, solar energy, views, privacy, and neighborhood scale.*
- c. Is the height in conformance with the policies, intents and requirements of this code and other adopted plans and policies?*

Staff suggests that there has been a deterioration of the built environment in the area at the same time that development interest in individual properties is leading to new proposals for redevelopment and growth in ways that support the purposes and intents of the South Town Character Area Commercial Zone District. This proposal may set the

tone for future redevelopment activities in the immediate vicinity and is a great representation of the Town's desired architectural style and character.

Further, staff believes that the building has been carefully designed to conform with and be compatible with the surrounding area in a manner that will not overpower or have adverse impacts on light and shadow, solar energy, views, privacy or neighborhood scale.

Sewer Line Easement

A 20' sewer line easement is reserved at the rear (southwest side) of the property. The landscape plan by Blueline Architects shows two groupings of evergreen and deciduous tree plantings within that easement. In discussions with the Applicants, staff has recommended that the Applicant work with the Upper Eagle River Water and Sanitation District and Town staff to revise the landscape plan as necessary to avoid any impacts to existing sewer lines – this will require proper locates by ERWSD and possibly an encroachment agreement with the District prior to landscape installation.

VI. Staff Recommendation: Approval, with Conditions

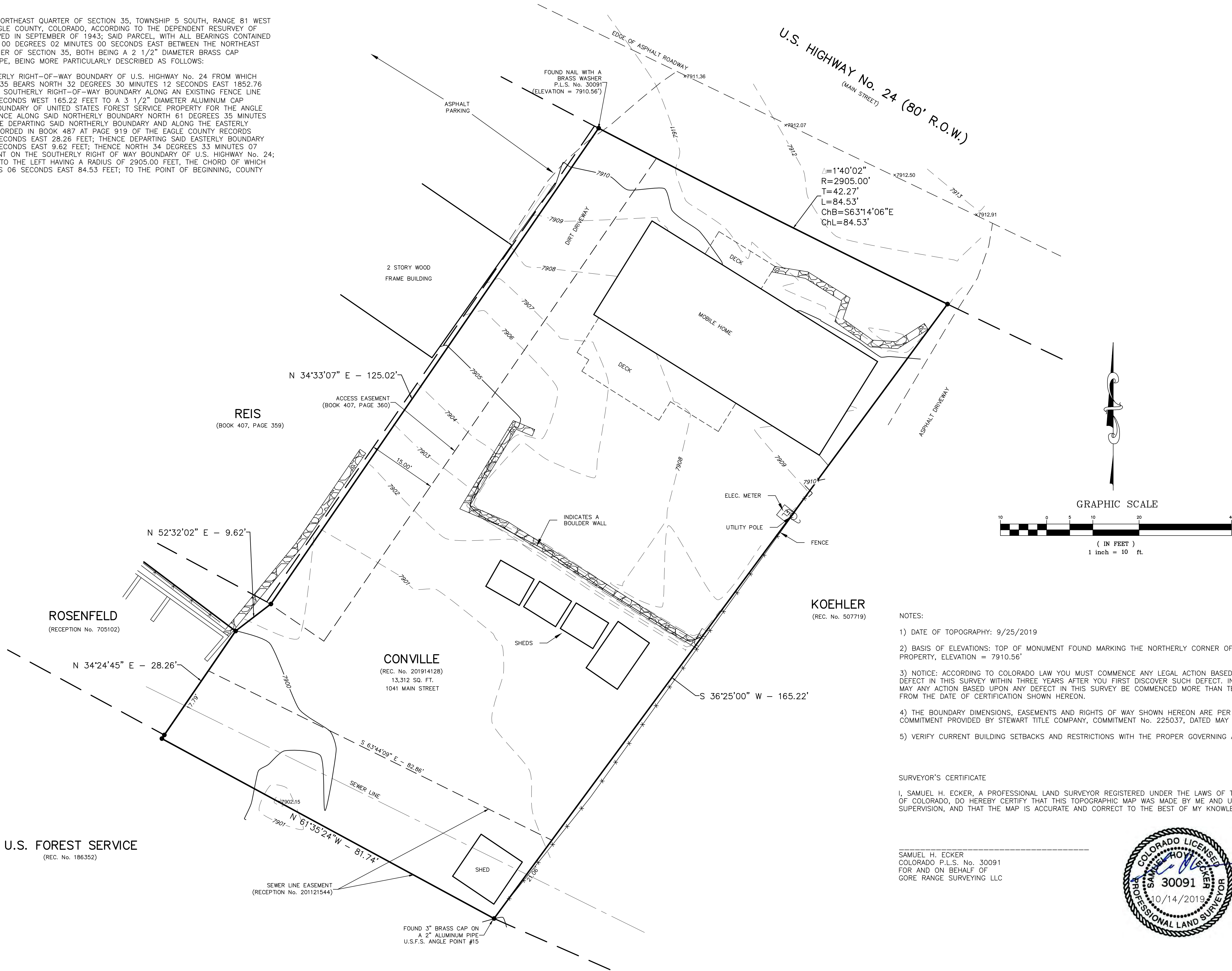
Staff suggests that the Final Plans for 1041 Main Street comply with applicable provisions of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

In the event the Planning Commission, acting as the Design Review Board, is included to approve the Final Plans, staff respectfully suggests the following recommended conditions:

1. All material representations made by the Applicant in writing and as a matter of public testimony during the course of the application and review processes shall be considered conditions of approval.
2. The Applicants shall submit a final grading and drainage plan for review and approval by the Town Engineer prior to or concurrent with building permit application.
3. The Applicants provide final materials selections and exterior lighting specifications prior to or concurrent with building permit application submittal.

PARCEL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EAGLE COUNTY, COLORADO, ACCORDING TO THE DEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE AS APPROVED IN SEPTEMBER OF 1943; SAID PARCEL, WITH ALL BEARINGS CONTAINED HEREIN BASED UPON A BEARING OF S 00 DEGREES 02 MINUTES 00 SECONDS EAST BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 35, BOTH BEING A 2 1/2" DIAMETER BRASS CAP MONUMENT ON A 2" DIAMETER IRON PIPE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY BOUNDARY OF U.S. HIGHWAY No. 24 FROM WHICH SAID NORTHEAST CORNER OF SECTION 35 BEARS NORTH 32 DEGREES 30 MINUTES 12 SECONDS EAST 1852.76 FEET DISTANT; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY BOUNDARY ALONG AN EXISTING FENCE LINE SOUTH 36 DEGREES 25 MINUTES 01 SECONDS WEST 165.22 FEET TO A 3 1/2" DIAMETER ALUMINUM CAP MONUMENT SET ON THE NORTHERLY BOUNDARY OF UNITED STATES FOREST SERVICE PROPERTY FOR THE ANGLE POINT No. 15 OF SAID PROPERTY; THENCE ALONG SAID NORTHERLY BOUNDARY NORTH 61 DEGREES 35 MINUTES 24 SECONDS WEST 81.74 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY AND ALONG THE EASTERLY BOUNDARY OF A PARCEL OF LAND RECORDED IN BOOK 487 AT PAGE 919 OF THE EAGLE COUNTY RECORDS NORTH 34 DEGREES 24 MINUTES 46 SECONDS EAST 28.26 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY NORTH 52 DEGREES 32 MINUTES 02 SECONDS EAST 9.62 FEET; THENCE NORTH 34 DEGREES 33 MINUTES 07 SECONDS EAST 125.02 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY BOUNDARY OF U.S. HIGHWAY No. 24; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 2905.00 FEET, THE CHORD OF WHICH BEARS SOUTH 63 DEGREES 14 MINUTES 06 SECONDS EAST 84.53 FEET; TO THE POINT OF BEGINNING, COUNTY OF EAGLE, STATE OF COLORADO.



- NOTES:
- 1) DATE OF TOPOGRAPHY: 9/25/2019
 - 2) BASIS OF ELEVATIONS: TOP OF MONUMENT FOUND MARKING THE NORTHERLY CORNER OF THE SUBJECT PROPERTY, ELEVATION = 7910.56'
 - 3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
 - 4) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE PER TITLE COMMITMENT PROVIDED BY STEWART TITLE COMPANY, COMMITMENT No. 225037, DATED MAY 31, 2018.
 - 5) VERIFY CURRENT BUILDING SETBACKS AND RESTRICTIONS WITH THE PROPER GOVERNING AUTHORITY.

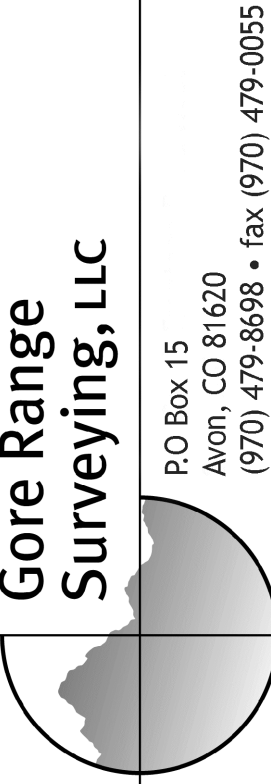
SURVEYOR'S CERTIFICATE

I, SAMUEL H. ECKER, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SAMUEL H. ECKER
COLORADO P.L.S. No. 30091
FOR AND ON BEHALF OF
GORE RANGE SURVEYING LLC



TOPOGRAPHIC MAP
1041 MAIN STREET
TOWN OF MINTURN
EAGLE COUNTY, COLORADO



P.O. Box 15
Avon, CO 81620
(970) 479-8698 • fax (970) 479-0055

DRAWN BY:	SE	DATE:	10/14/2019
CHECKED BY:	SE	DRAWING NO.:	09-496 topo
JOB NO.:	09-496	SHEET	1 OF 1



TERRACE AREA: 1029.2 SF
REQUIRED SNOW STORAGE: $(1029.2 \text{ SF} \times .05) = 51.5 \text{ SF}$
SNOW STORAGE PROVIDED: 443.8 SF

970.376.2052 (c)
ken@bluelinearchitects.com
www.bluelinearchitects.com

ISSUED FOR:	DATE:
PRELIMINARY ZONING	01.03.20
PLANNING SUBMITTAL	02.28.20

REVISIONS:

SHEET SCALE: 1" = 10'-0"

RAWN BY: _____

CHECKED BY: KB

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PROJECT #: 1903
SHEET TITLE: SITE PLAN
(LOWER LEVEL)

A1.10



(A) PLANTING ON SLOPE GREATER THAN 3:1
NOT TO SCALE




1 LOWER LEVEL FLOOR PLAN
A2.10 3/16" = 1'-0"

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ARCHITECTS

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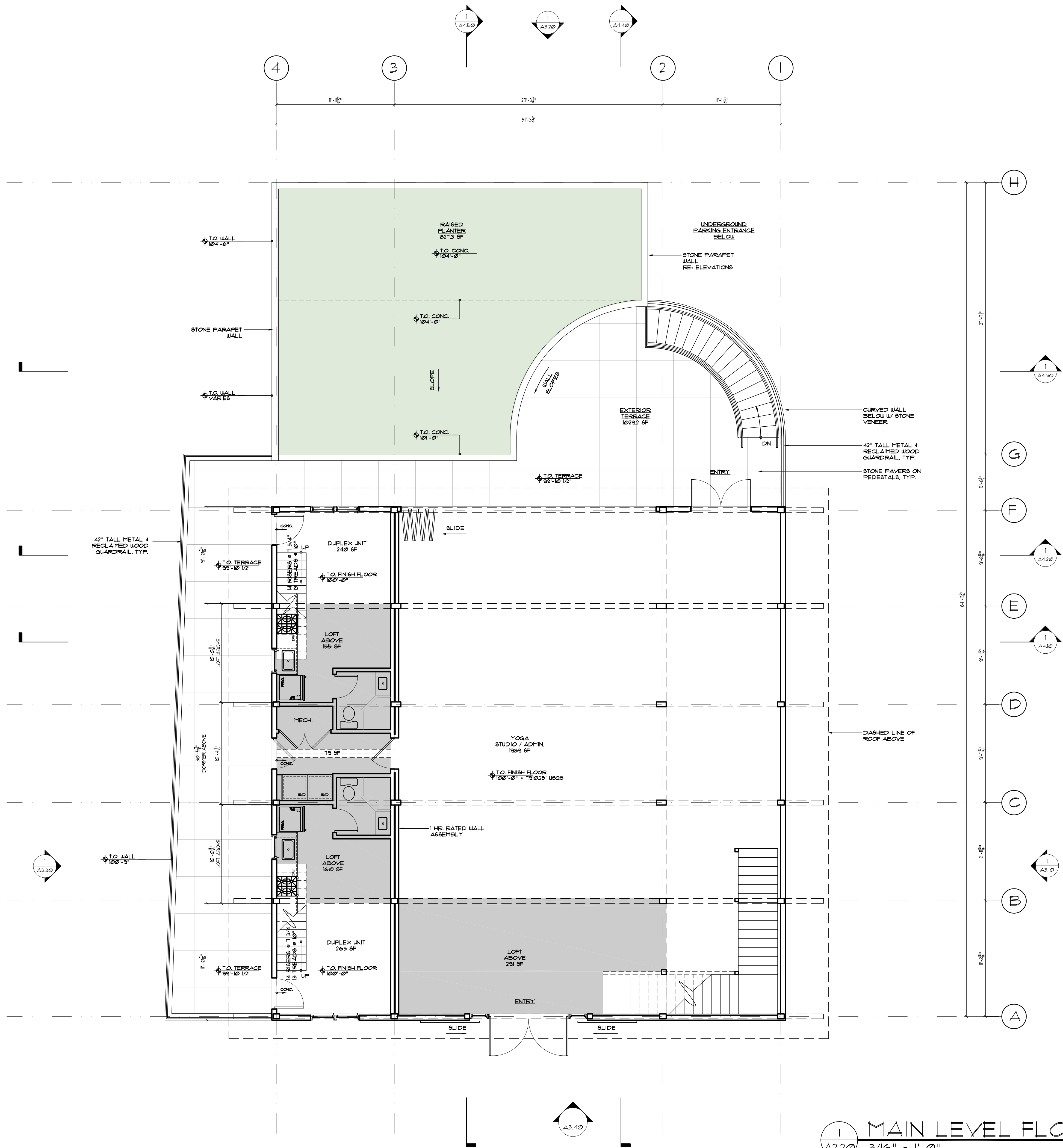
321.18th Street
Golden, CO 80401

1041 MAIN STREET
1041 MAIN STREET
MINTURN, CO 81645
PARCEL NO.: 2103-351-01-025

ISSUED FOR:	DATE:
PRELIMINARY ZONING	01.03.20
PLANNING SUBMITTAL	02.28.20
REVISIONS:	
SHEET SCALE:	3/16" = 1'-0"
DRAWN BY:	
CHECKED BY:	KE
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PROJECT #: 1903
SHEET TITLE: LOWER LEVEL
FLOOR PLAN

A2.10



- GENERAL NOTES:
1. DATUM: ARCHITECTURAL 100'-0" = 791025' ON SURVEY
 2. REFER TO SHEETS A110 AND A120 FOR SITE GRADING.
 3. INDICATES FLOORS ABOVE.

AREA:	
DUPLEX UNIT 1	423 SF*
DUPLEX UNIT 2	395 SF*
*INCLUDES THE STAIR	
YOGA STUDIO	1989 SF
LOFT	291 SF*
RAISED PLANTER	827.3 SF
EXTERIOR TERRACE	1029.2 SF**
**DOES NOT INCLUDE THE STAIR	

1 MAIN LEVEL FLOOR PLAN
A2.20 3/16" = 1'-0"

1041 MAIN STREET
1041 MAIN STREET
MINTURN, CO 81645
PARCEL NO.: 2103-351-01-025

ISSUED FOR:	DATE:
PRELIMINARY ZONING	01.03.20
PLANNING SUBMITTAL	02.28.20

REVISIONS:

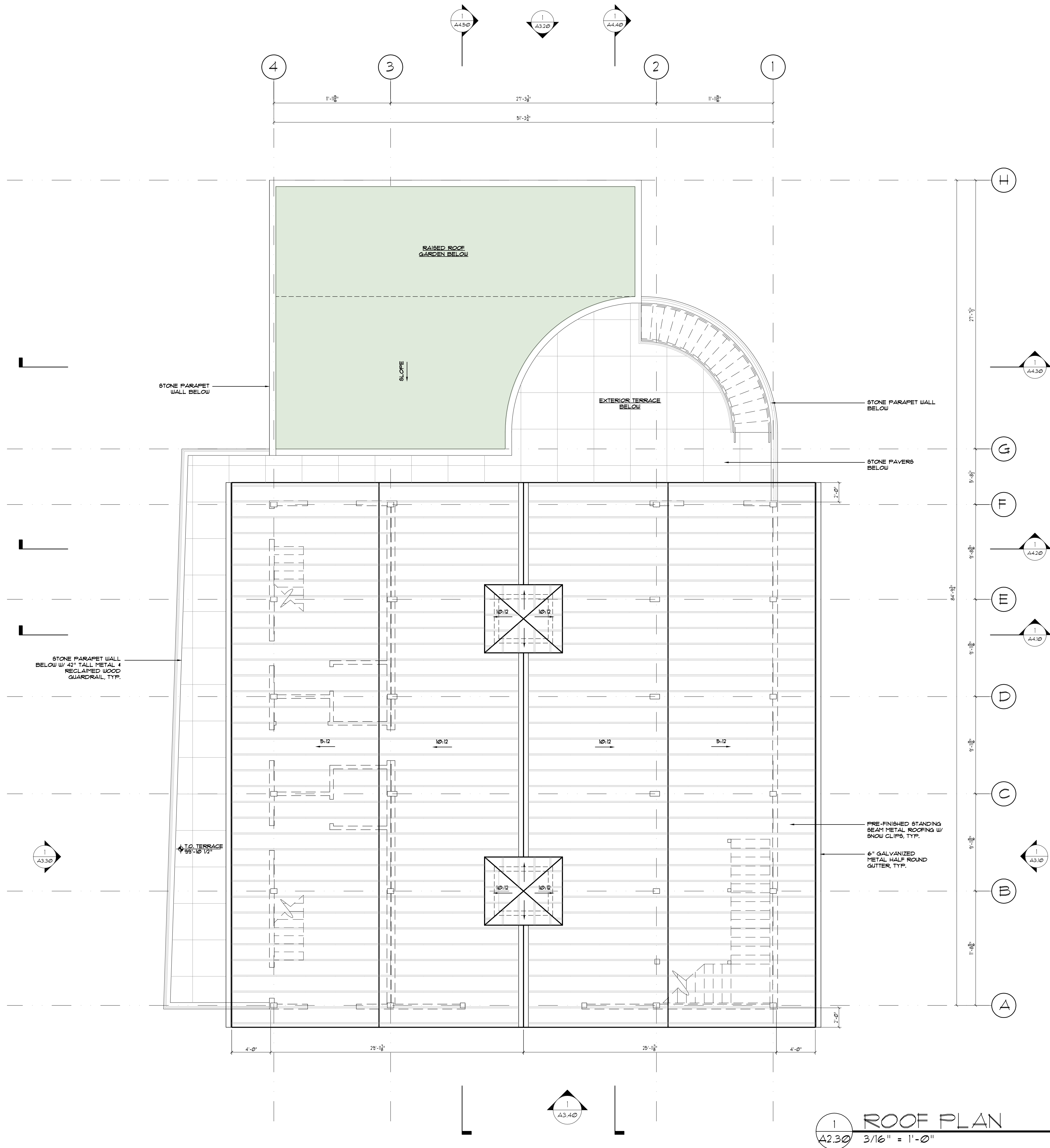
SHEET SCALE:	3/16" = 1'-0"
DRAWN BY:	-
CHECKED BY:	KB
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PROJECT #: 1903
SHEET TITLE: MAIN LEVEL
FLOOR PLAN

A2.20

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Golden, Colorado 80401



1 ROOF PLAN
A2.30 3/16" = 1'-0"

1041 MAIN STREET
1041 MAIN STREET
MINTURN, CO 81645
PARCEL NO.: 2103-351-01-025

ISSUED FOR:	DATE:
PRELIMINARY ZONING	01.03.20
PLANNING SUBMITTAL	02.28.20

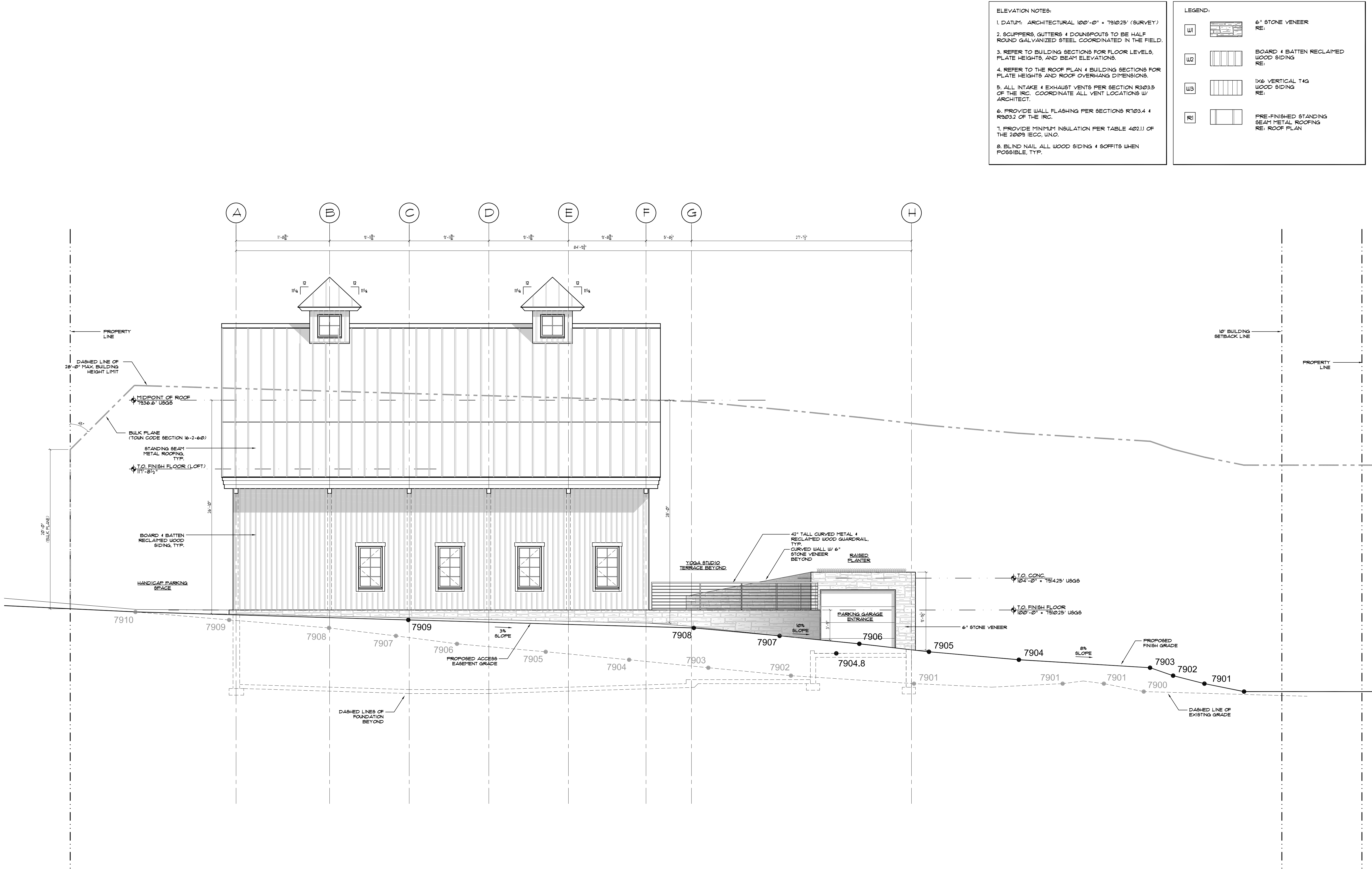
REVISIONS:

SHEET SCALE:	3/16" = 1'-0"
DRAWN BY:	-
CHECKED BY:	KB
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PROJECT #: 1903
SHEET TITLE: ROOF PLAN

A2.30

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ken@bluelinearchitects.com
www.bluelinearchitects.com
321 18th Street
Golden, Colorado 80401



- ELEVATION NOTES:
1. DATUM: ARCHITECTURAL 100'-0" = 191025' (SURVEY)
 2. SCUPPERS, GUTTERS & DOWNSPOUTS TO BE HALF ROUND GALVANIZED STEEL COORDINATED IN THE FIELD.
 3. REFER TO BUILDING SECTIONS FOR FLOOR LEVELS, PLATE HEIGHTS, AND BEAM ELEVATIONS.
 4. REFER TO THE ROOF PLAN & BUILDING SECTIONS FOR PLATE HEIGHTS AND ROOF OVERHANG DIMENSIONS.
 5. ALL INTAKE & EXHAUST VENTS PER SECTION R303.5 OF THE IRC. COORDINATE ALL VENT LOCATIONS W/ ARCHITECT.
 6. PROVIDE WALL FLASHING PER SECTIONS R103.4 & R303.2 OF THE IRC.
 7. PROVIDE MINIMUM INSULATION PER TABLE 402.1.1 OF THE 2009 IECC, UNO.
 8. BLIND NAIL ALL WOOD SIDING & SOFFITS WHEN POSSIBLE, TYP.

- LEGEND:
- | | | |
|----|--|--|
| W1 | | 6" STONE VENEER
RE: |
| W2 | | BOARD & BATTEN RECLAIMED
WOOD SIDING
RE: |
| W3 | | 1X6 VERTICAL T&G
WOOD SIDING
RE: |
| R1 | | PRE-FINISHED STANDING
SEAM METAL ROOFING
RE: ROOF PLAN |

1
A3.10

NORTHWEST ELEVATION

3/16" = 1'-0"

1041 MAIN STREET
1041 MAIN STREET
MINTURN, CO 81645
PARCEL NO.: 2103-351-01-025

ISSUED FOR: PRELIMINARY ZONING
DATE: 01.03.20
PLANNING SUBMITTAL 02.28.20

REVISIONS:

SHEET SCALE: 3/16" = 1'-0"

DRAWN BY: .

CHECKED BY: KB

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PROJECT #: 1903
SHEET TITLE: EXTERIOR
ELEVATIONS

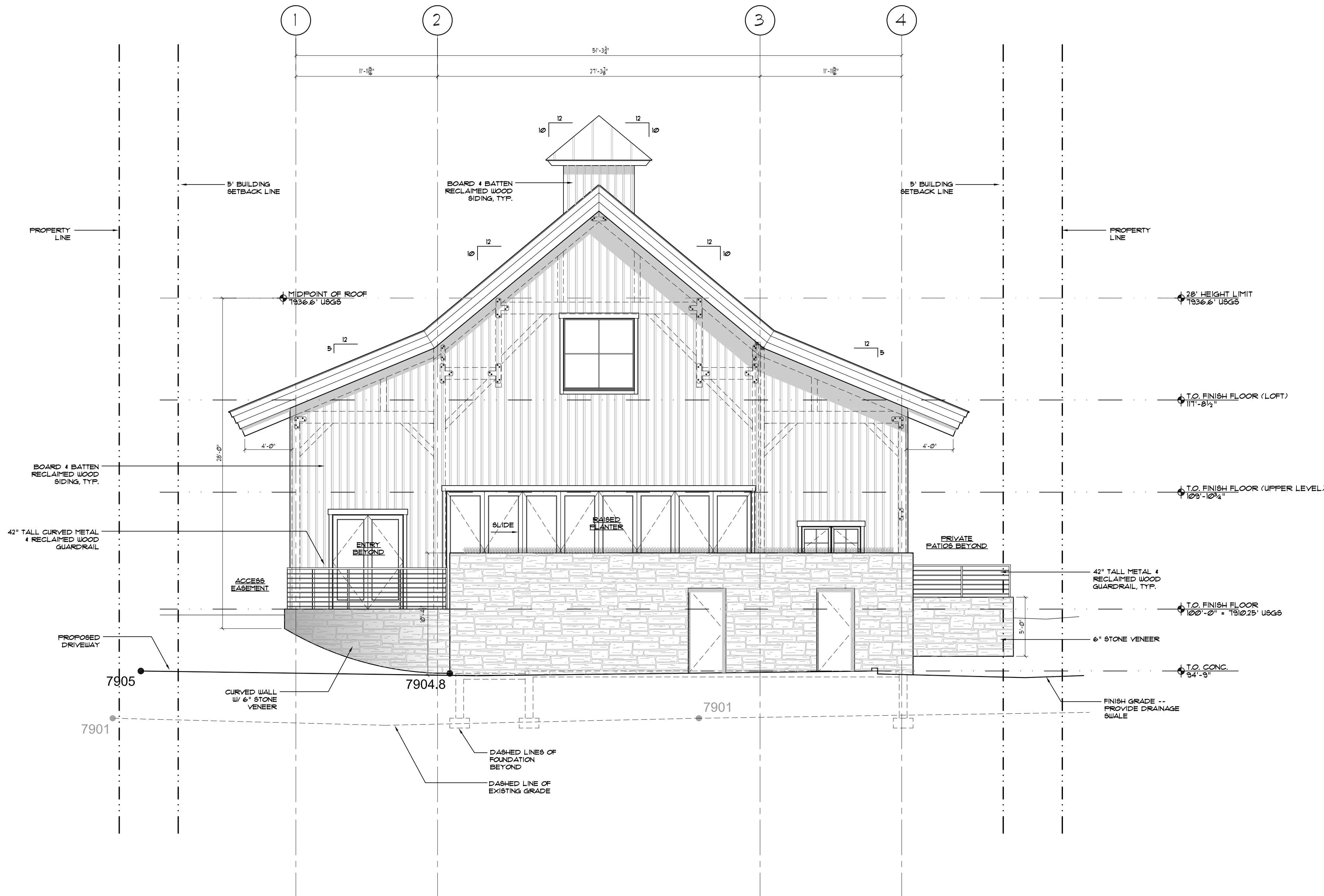
A3.10

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ARCHITECTS

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Golden, Colorado 80401
970.376.2052 (c)
k@bluelinearchitects.com
www.bluelinearchitects.com

- ELEVATION NOTES:
1. DATUM: ARCHITECTURAL 100'-0" x 7910.25' (SURVEY)
 2. SCUPPERS, GUTTERS & DOWNSPOUTS TO BE HALF ROUND GALVANIZED STEEL COORDINATED IN THE FIELD.
 3. REFER TO BUILDING SECTIONS FOR FLOOR LEVELS, PLATE HEIGHTS, AND BEAM ELEVATIONS.
 4. REFER TO THE ROOF PLAN & BUILDING SECTIONS FOR PLATE HEIGHTS AND ROOF OVERHANG DIMENSIONS.
 5. ALL INTAKE & EXHAUST VENTS PER SECTION R303.5 OF THE IRC. COORDINATE ALL VENT LOCATIONS W/ ARCHITECT.
 6. PROVIDE WALL FLASHING PER SECTIONS R103.4 & R303.2 OF THE IRC.
 7. PROVIDE MINIMUM INSULATION PER TABLE 402.1.1 OF THE 2009 IECC, UNO.
 8. BLIND NAIL ALL WOOD SIDING & SOFFITS WHEN POSSIBLE, TYP.

- LEGEND:
- | | | |
|----|--|--|
| W1 | | 6" STONE VENEER
RE: |
| W2 | | BOARD & BATTEN RECLAIMED
WOOD SIDING
RE: |
| W3 | | 1X6 VERTICAL T&G
WOOD SIDING
RE: |
| R1 | | PRE-FINISHED STANDING
SEAM METAL ROOFING
RE: ROOF PLAN |



1
A3.20

SOUTHWEST ELEVATION
3/16" = 1'-0"

1041 MAIN STREET

1041 MAIN STREET
MINTURN, CO 81645

PARCEL NO.: 2103-351-01-025

ISSUED FOR: DATE:
PRELIMINARY ZONING 01.03.20
PLANNING SUBMITTAL 02.28.20

REVISIONS:

SHEET SCALE: 3/16" = 1'-0"
DRAWN BY: -
CHECKED BY: KB

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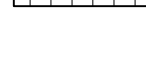
PROJECT #: 1903
SHEET TITLE: EXTERIOR
ELEVATIONS

A3.20

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Golden, Colorado 80401
970.376.2052 (c)
k@bluelinearchitects.com
www.bluelinearchitects.com

1. DATUM: ARCHITECTURAL 100'-0" = 7910.25' (SURVEY)
2. SCUPPERS, GUTTERS & DOWNSPOUTS TO BE HALF ROUND GALVANIZED STEEL COORDINATED IN THE FIELD.
3. REFER TO BUILDING SECTIONS FOR FLOOR LEVELS, PLATE HEIGHTS, AND BEAM ELEVATIONS.
4. REFER TO THE ROOF PLAN & BUILDING SECTIONS FOR PLATE HEIGHTS AND ROOF OVERHANG DIMENSIONS.
5. ALL INTAKE & EXHAUST VENTS PER SECTION R203.3 OF THE IRC. COORDINATE ALL VENT LOCATIONS W/ ARCHITECT.
6. PROVIDE WALL FLASHING PER SECTIONS R103.4 & R203.2 OF THE IRC.
7. PROVIDE MINIMUM INSULATION PER TABLE 402.1 OF THE 2009 IECC, UNO.
8. BLIND NAIL ALL WOOD SIDING & SOFFITS WHEN POSSIBLE, TYP.

W1		6" STONE VENEER RE:
W2		BOARD 4 BATTEN RECLAIMED WOOD SIDING RE:
W3		1X6 VERTICAL T&G WOOD SIDING RE:
R1		FIRE-FINISHED STANDING SEAM METAL ROOFING RE: ROOF PLAN



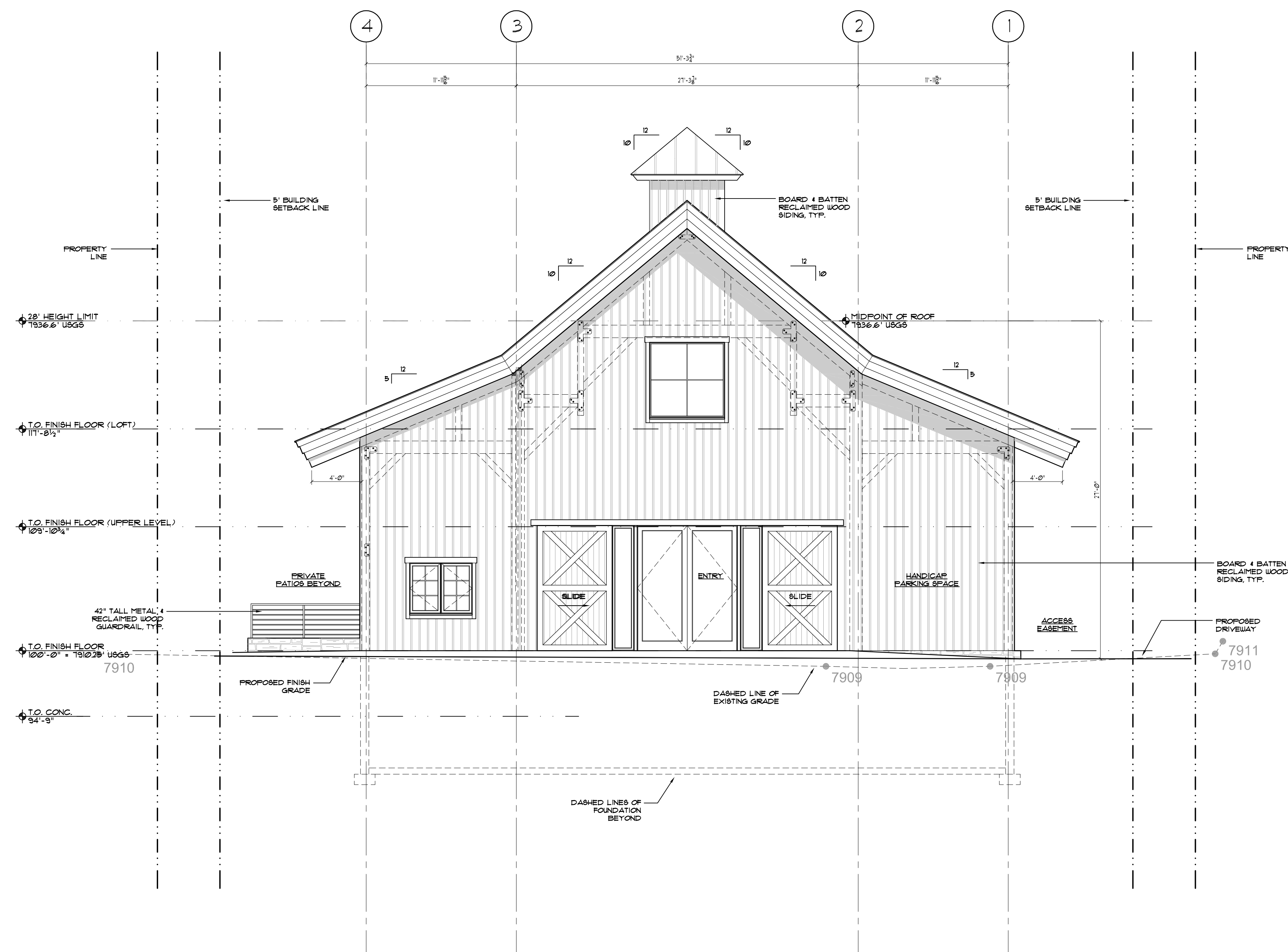
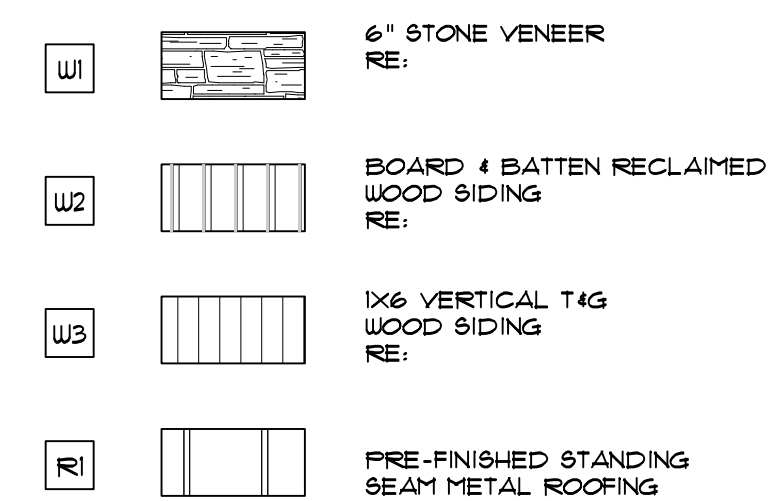
A3.30

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321 18th Street
Golden, Colorado 80401

- ELEVATION NOTES:

1. DATUM: ARCHITECTURAL 100'-0" = 7910.25' (SURVEY)
2. SCUPPERS, GUTTERS & DOWNSPOUTS TO BE HALF ROUND GALVANIZED STEEL COORDINATED IN THE FIELD.
3. REFER TO BUILDING SECTIONS FOR FLOOR LEVELS, PLATE HEIGHTS, AND BEAM ELEVATIONS.
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LEGEND:



1041 MAIN STREET
1041 MAIN STREET
MINTURN, CO 81645
PARCEL NO.: 2103-351-01-025


ISSUED FOR:	DATE:
PRELIMINARY ZONING	01.03.20
PLANNING SUBMITTAL	02.28.20

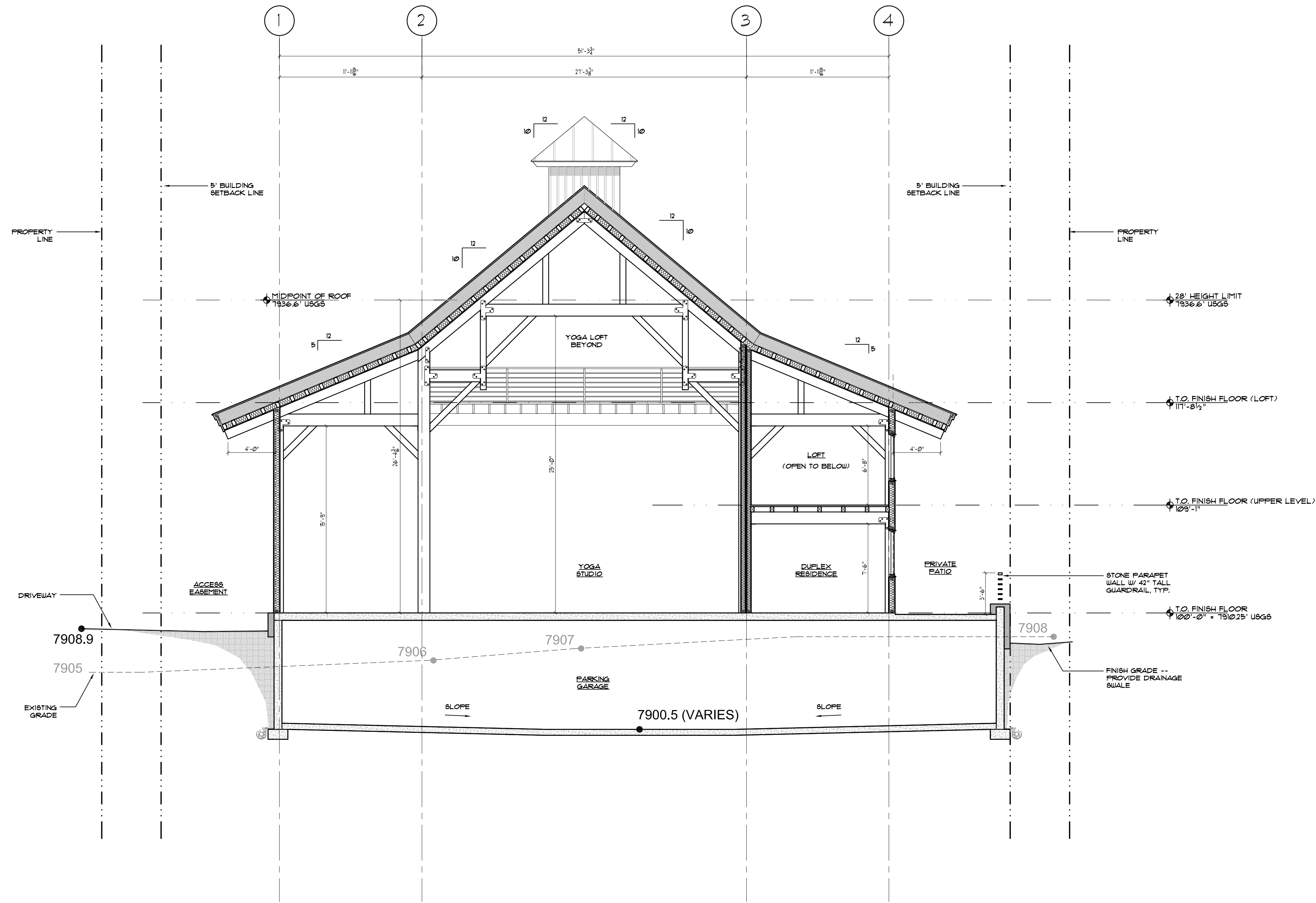
REVISIONS:

SHEET SCALE:	3/16" = 1'-0"
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PROJECT #: 1903
SHEET TITLE: EXTERIOR
ELEVATIONS

A3.40

 NORTHEAST ELEVATION



1 BUILDING SECTION
A4.10 3/16" = 1'-0"

1041 MAIN STREET
1041 MAIN STREET
MINTURN, CO 81645
PARCEL NO.: 2103-351-01-025

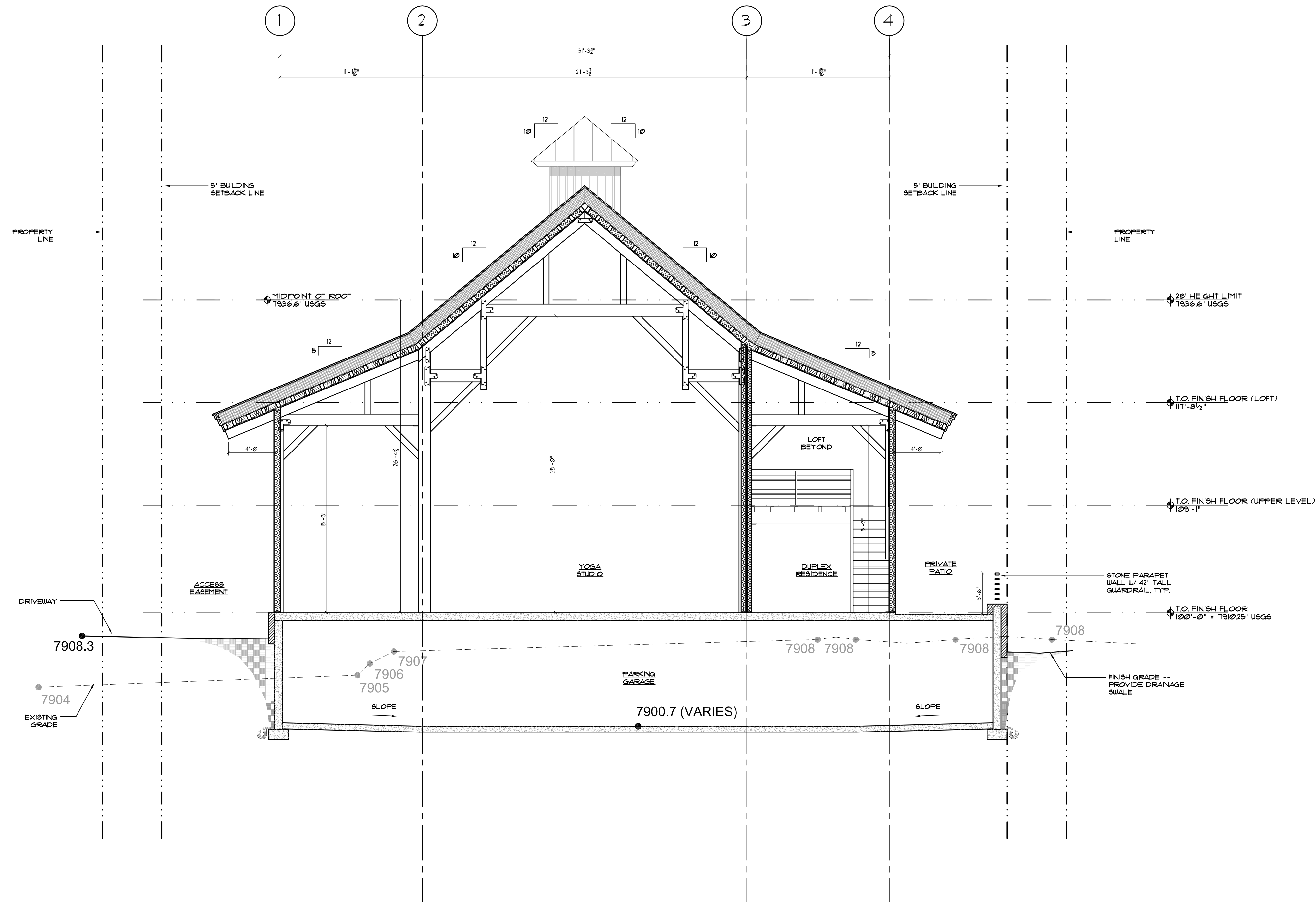
ISSUED FOR:	DATE:
PRELIMINARY ZONING	01.03.20
PLANNING SUBMITTAL	02.28.20

REVISIONS:

SHEET SCALE:	3/16" = 1'-0"
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PROJECT #: 1903
SHEET TITLE: BUILDING
SECTIONS

A4.10



1 BUILDING SECTION
A4.20 3/16" = 1'-0"

1041 MAIN STREET
1041 MAIN STREET
MINTURN, CO 81645
PARCEL NO.: 2103-351-01-025

ISSUED FOR:	DATE:
PRELIMINARY ZONING	01.03.20
PLANNING SUBMITTAL	02.28.20

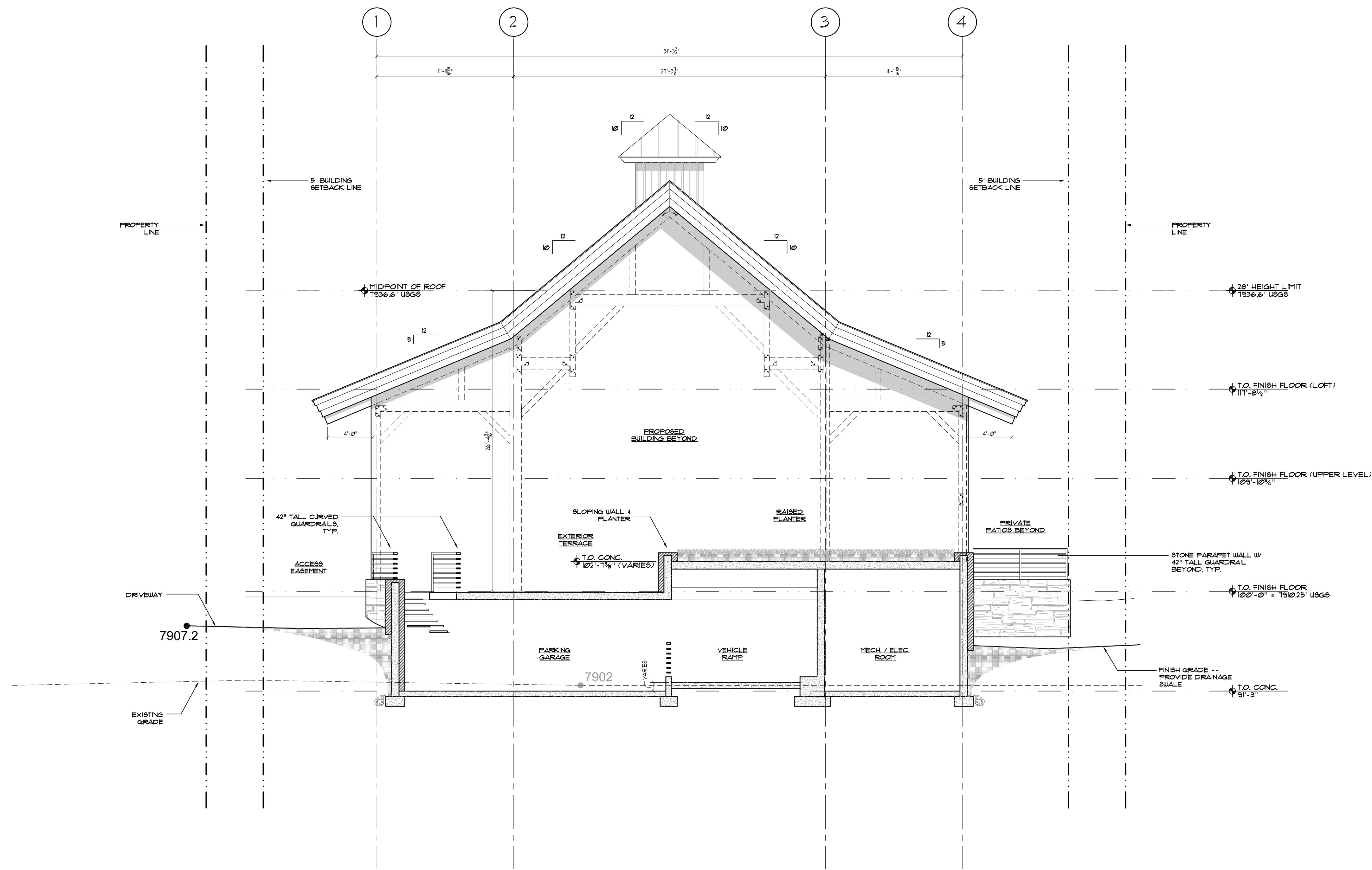
REVISIONS:

SHEET SCALE: 3/16" = 1'-0"
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PROJECT #: 1903
SHEET TITLE: BUILDING
SECTIONS

A4.20



1 BUILDING SECTION
A4.30 3/16" = 1'-0"

ISSUED FOR:	DATE:
PRELIMINARY ZONING	01.03.20
PLANNING SUBMITTAL	02.28.20

REVISIONS:

SHEET SCALE:	3/16" = 1'-0"
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CHECKED BY:	KB
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PROJECT #: 1903
SHEET TITLE: BUILDING
SECTIONS

A4.30





Eagle County GIS Viewer

<http://www.eaglecounty.us>

Address, Parcel, or Schedule



+

-

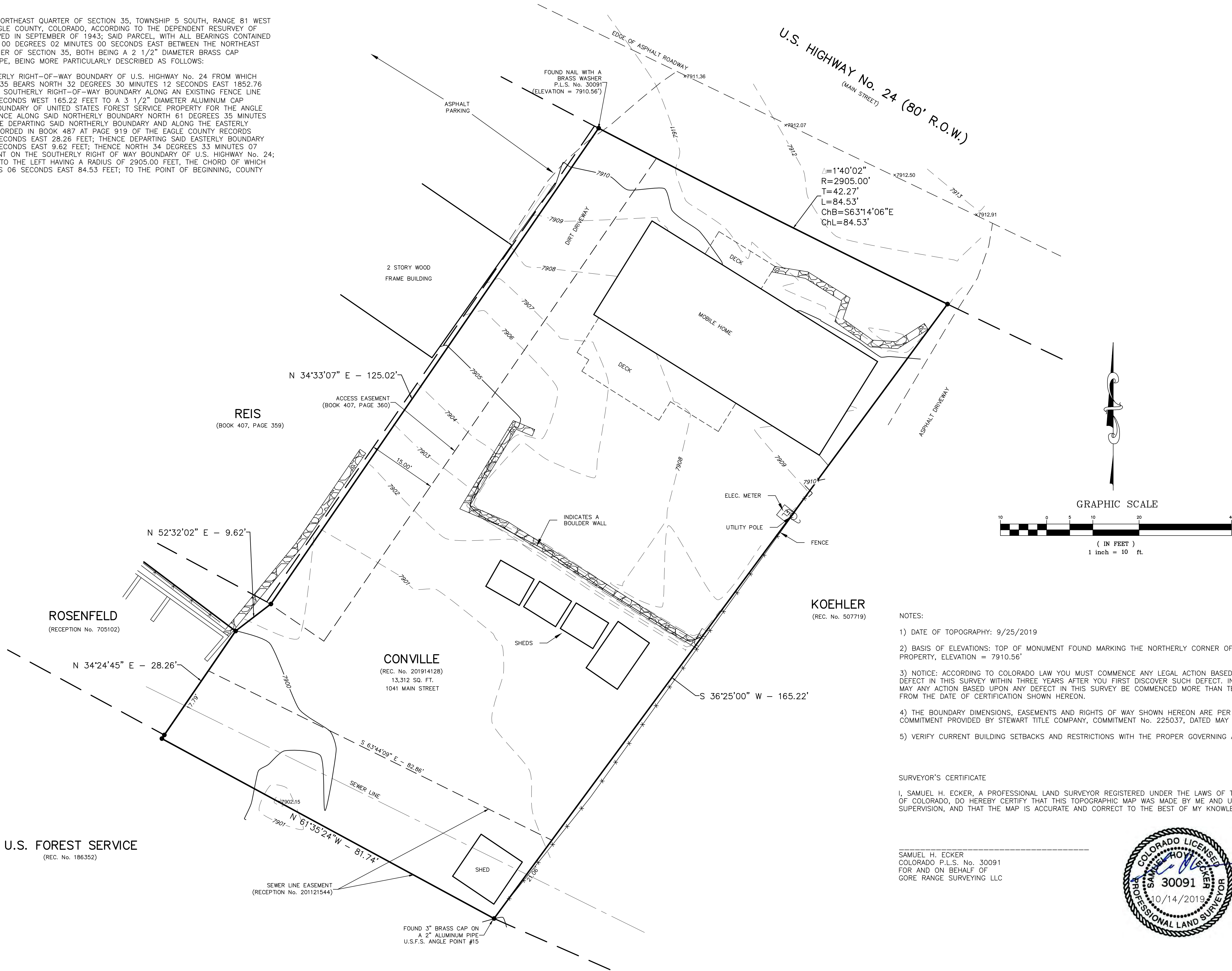
947

38



PARCEL DESCRIPTION:
A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, EAGLE COUNTY, COLORADO, ACCORDING TO THE DEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE AS APPROVED IN SEPTEMBER OF 1943; SAID PARCEL, WITH ALL BEARINGS CONTAINED HEREIN BASED UPON A BEARING OF S 00 DEGREES 02 MINUTES 00 SECONDS EAST BETWEEN THE NORTHEAST CORNER AND THE EAST QUARTER CORNER OF SECTION 35, BOTH BEING A 2 1/2" DIAMETER BRASS CAP MONUMENT ON A 2" DIAMETER IRON PIPE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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- NOTES:
- 1) DATE OF TOPOGRAPHY: 9/25/2019
 - 2) BASIS OF ELEVATIONS: TOP OF MONUMENT FOUND MARKING THE NORTHERLY CORNER OF THE SUBJECT PROPERTY, ELEVATION = 7910.56'
 - 3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
 - 4) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE PER TITLE COMMITMENT PROVIDED BY STEWART TITLE COMPANY, COMMITMENT No. 225037, DATED MAY 31, 2018.
 - 5) VERIFY CURRENT BUILDING SETBACKS AND RESTRICTIONS WITH THE PROPER GOVERNING AUTHORITY.

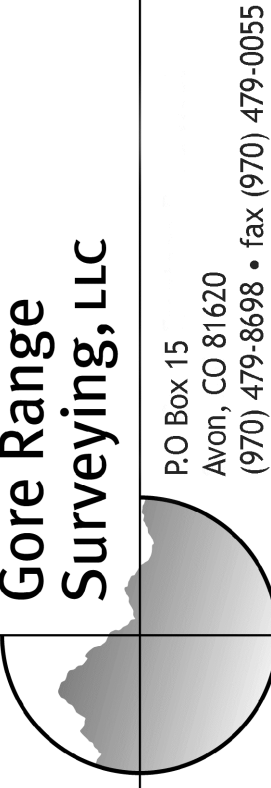
SURVEYOR'S CERTIFICATE

I, SAMUEL H. ECKER, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SAMUEL H. ECKER
COLORADO P.L.S. No. 30091
FOR AND ON BEHALF OF
GORE RANGE SURVEYING LLC



TOPOGRAPHIC MAP
1041 MAIN STREET
TOWN OF MINTURN
EAGLE COUNTY, COLORADO



P.O. Box 15
Avon, CO 81620
(970) 479-8698 • fax (970) 479-0055

DRAWN BY:	SE	DATE:	10/14/2019
CHECKED BY:	SE	DRAWING NO.:	09-496 topo
JOB NO.:	09-496	SHEET	1 OF 1





Standard COLORS and COATINGS

PERMACOLOR 3500 Full Strength 70% Kynar 500®/Hylar 5000®

All colors available in Galvalume and Aluminum (.032", .040" & .050").



SUNNET BLUE



HARTFORD GREEN



DARK BRONZE



MANSARD BROWN



BURGUNDY



ROYAL BLUE



FOREST GREEN



MATTE BLACK



MEDIUM BRONZE



COLONIAL RED



PERMAMETALLICS 3500+



METALLIC COPPER



CHAMPAGNE



PACIFIC BLUE



EVERGLADE MOSS



CHARCOAL GRAY



SIERRA TAN



PREWEATHERED GALVALUME



MILL FINISH



GALVALUME-PLUS



DEEP RED



SLATE BLUE



PATINA GREEN



SLATE GRAY



TERRA COTTA



BONE WHITE



HEMLOCK GREEN



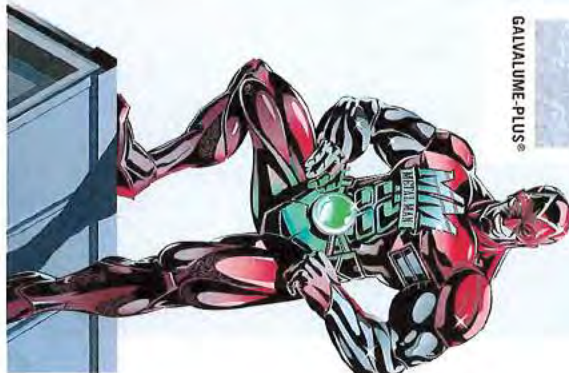
DOVE GRAY



STONE WHITE

To view current SRI values, please visit the Englert website.

Colors shown are close to actual finishes however, due to the limitations of printing processes, slight variations may exist. Please contact Englert for actual color chips before ordering.



Metal Roof Color →



