



AGENDA

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

Meeting will be held online via Zoom Conferencing and call-in. Public welcome to join meeting using the following methods: Join from PC, Mac, Linux, iOS or Android:

<https://us02web.zoom.us/j/89990076439>

Phone:

+1 651 372 8299 US

+1 301 715 8592 US

Meeting ID: 899 9007 6439

Wednesday, October 14, 2020

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.

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**
 - August 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. **449 Pine Street – Bidez Residence Alteration of Approved Plans for Accessory Dwelling Unit**
Earl and Patty Bidez, Property Owners and Applicants
Review and approval of minor alterations to plans originally approved May 13, 2020.

Recommendation: Approval

PROJECTS AND UPDATES

7. **Project Updates**
 - 100 Block Charrette Summary of Event Held October 5th-6th
8. **Planning Director Report & Minor DRB Approvals by Director**
 - New Roof on Existing Patio of Saloon
 - Minturn Crossing Preliminary Plan Application Status
9. **Future Meetings**
 - October 28, 2020
 - November 11, 2020
10. **Adjournment**



OFFICIAL MINUTES

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

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<https://us02web.zoom.us/j/82454200964>

Phone:

+1 651 372 8299 US

+1 301 715 8592 US

Meeting ID: 824 5420 0964

Wednesday, August 26, 2020

Regular Session – 6:30 PM

CHAIR – Lynn Teach

COMMISSION MEMBERS:

Jeff Armistead

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Regular Session – 6:30pm

1. Call to Order

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

- Roll Call

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

Note: Lauren D. is attending in her status as an alternate.

Staff Members Present: Town Planner Scot Hunn, Economic Development Coordinator Cindy Krieg, and Planner I Madison Harris.

- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

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

Note: Lauren D. is attending in her status as an alternate.

3. Approval of Minutes

- August 12, 2020

Motion by Jena S., second by Chris M., to approve the minutes of August 12, 2020 as presented. Motion passed 5-0.

Note: Lauren D. is attending in her status as an alternate.

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

No Public Comment.

5. Planning Commission Comments

Jeff A. said that on September 3 at 5:00 pm there will be the first River Access Trail volunteer night to do some work. They will meet at the Boneyard.

Chris M. noted that the Bike Park is opening this Saturday at 10 am. Cindy K. pointed out that the ribbon cutting is at 10:00 am for contributors and full access is at 11:00 am.

Jena S. said that there is a bike giveaway contest if you go to the Minturn Community Fund webpage.

Cindy K. said that there is a River Cleanup Day on September 12. They are looking for volunteers, but this group will most likely have to spread out due to COVID-19.

Note: Burke H. recused himself and Lauren D. was promoted from alternate status.

DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

6. Burke Harrington Construction New Conditional Use Permit Request for Contractor Storage Yard

Burke Harrington, Applicant

The Applicant requests a public hearing of a Conditional Use Permit application encompassing a lease on Union Pacific Railroad Property for Contractor Storage Uses.

Recommendation: Tabling

Scot H. introduced the application. The original staff report in the packet recommended

that Planning Commission table this until a full review of all CUPs currently on the Railroad property. There have been issues in the past and this review should wait until Staff has done the annual audit of all of the CUPs on the Railroad property. In this particular instance Burke Harrington Construction is applying for a separate CUP which should have nothing to do with any existing CUP. It should be taken on its own merit. There is no particular reason to deny this. Staff is now changing their recommendation to approval with conditions. Public notice has already been put out for this hearing and the next Town Council meeting on September 2. There have been a long history of uses on the Union Pacific Railroad property. Staff started reaching out a few years ago to try and bring everyone who had leases on the Railroad property under CUPs so that the Town could have regulatory control. In 2018 Staff spent a lot of time getting them through the process and legalized. There were no real issues in 2019. In the Spring of 2020 the Town started receiving some complaints about fencing, green screening, hours of operation, and changes in sub-lessees. Now some are operational yards rather than contractor storage. Burke Harrington Construction and Minturn Builders Alliance participated fully in the discussions in 2018, and responded fairly quickly to notices of violations in 2020. We had a change in our Code Compliance officer in 2019 so there is some culpability on both sides. What Mr. Harrington is proposing is with the intent to use an existing building that is in good condition. Darin Tucholke is the cosigner on the lease. They are just intending to use the inside of the building although they are required to fence the whole lease area. The list of conditional criteria or findings are, for the majority, positive.

Mr. Harrington said that he needs this for his company. He saw how crowded it was getting in his original lease and jumped on the empty building. He can't go any further without a CUP. There will be a lot of equipment pertaining to construction such as masonry materials and a couple of trailers outside. Union Pacific made him take all of that land when he originally wanted just the building. There is a great need for space for personal items by Mr. Harrington and Mr. Tucholke. A lot of appliances, cabinets, household goods. There isn't a lot of space at Mr. Harrington's job sites. This is where materials and clients belongings are stored as well as his subcontractors. He needs rental space for materials and anything pertaining to Burke Harrington Construction.

Jena S. loves indoor storage as we have a harsh climate.

Jeff A. doesn't have any issues with this. There is plenty of criteria that go along with those CUPs so Mr. Harrington is very aware of what he needs to do to keep up his end.

Lauren D. clarified why the recommendation had changed.

Chris M. goes by this property everyday. Is the way it is fenced now going to stay that way?

- Mr. Harrington said they might need to put up additional fencing along the river side. It won't block the road.

Lynn T. asked if the 2700 square feet is the size of the building. Does Daren Tucholke have to be the cosigner on the CUP?

- Mr. Harrington said that he probably does. The 2700 sq. ft. is the outline of the building, there is a deck/loft space on the second level that isn't counted in that number.

Lynn T. wanted to be sure there wouldn't be a lot of tow trucks or similar equipment.

Motion by Jena S., second by Lauren D., to approve Burke Harrington Construction's new conditional use permit request for contractor storage yard. Motion passed 5-0.

Note: Burke H. unrecuses himself and Lauren D. defaults back to her status as an alternate.

PROJECTS AND UPDATES

7. Project Updates

- 100 Block Charrette
 - Scot H. is pulling together a charrette in order to have a robust discussion concerning the 100 Block.
- Chapter 16
 - Scot H. said that he was hoping to have the updated Chapter ready for public review in about a month
- Tom Sullivan – Lucero gas station property.
 - Scot H. said that Mr. Sullivan is subdividing the lot. No public hearing needed for this as it is a Minor Subdivision.
- Leak detection system
 - Scot H said that the Town is constructing roads to new water tank site.

8. Planning Director Report & Minor DRB Approvals by Director

- None

9. Future Meetings

- September 9, 2020
- September 23, 2020
 - Jeff A. will not be here, but as long as it remains on Zoom he should be able to attend.

Regarding the start time of the Planning Commission meetings, the consensus of the Planning Commission is that 6:30 as a start time is best.

10. Adjournment

Motion by Chris M., second by Jena S., to adjourn the regular meeting of August 26, 2020 at 7:16 pm. Motion passed 5-0.

Note: Lauren D. is attending in her status as an alternate.

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director

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

To: Planning Commission
From: Scot Hunn, Planning Director
Madison Harris, Planner I
Date: October 7, 2020
Re: 449 Pine Street – Bidez ADU Modification to Approved Plans

Earle and Patty Bidez, owners of 449 Pine Street, received approval from the DRB on May 13, 2020 for a major renovation project involving construction of a new Accessory Dwelling Unit (ADU) above and integrating an existing garage located at the rear of their property.

The project is under construction and the Applicant has determined that the plans, as approved, require minor modifications to certain aspects of window sizing and grouping; revising head clearance between stairs and ceiling; and, as a result, raising the roof ridge height by ten (10”) inches.

The Applicant has provided plans showing the modifications and staff has confirmed that the proposed increase in building height will result in a maximum height (measured from the adjacent existing grade to the mid-point of the roof element) of 23 feet. Allowable height in the Old Town Residential Zone District is 28.’

Staff believes that the proposed modifications are minor in nature and will not change the project’s conformance with the applicable standards of Chapter 16 – *Zoning*, or Appendix ‘B’ – *Design Standards and Guidelines* of the Minturn Municipal Code.

Staff is recommending approval without conditions.

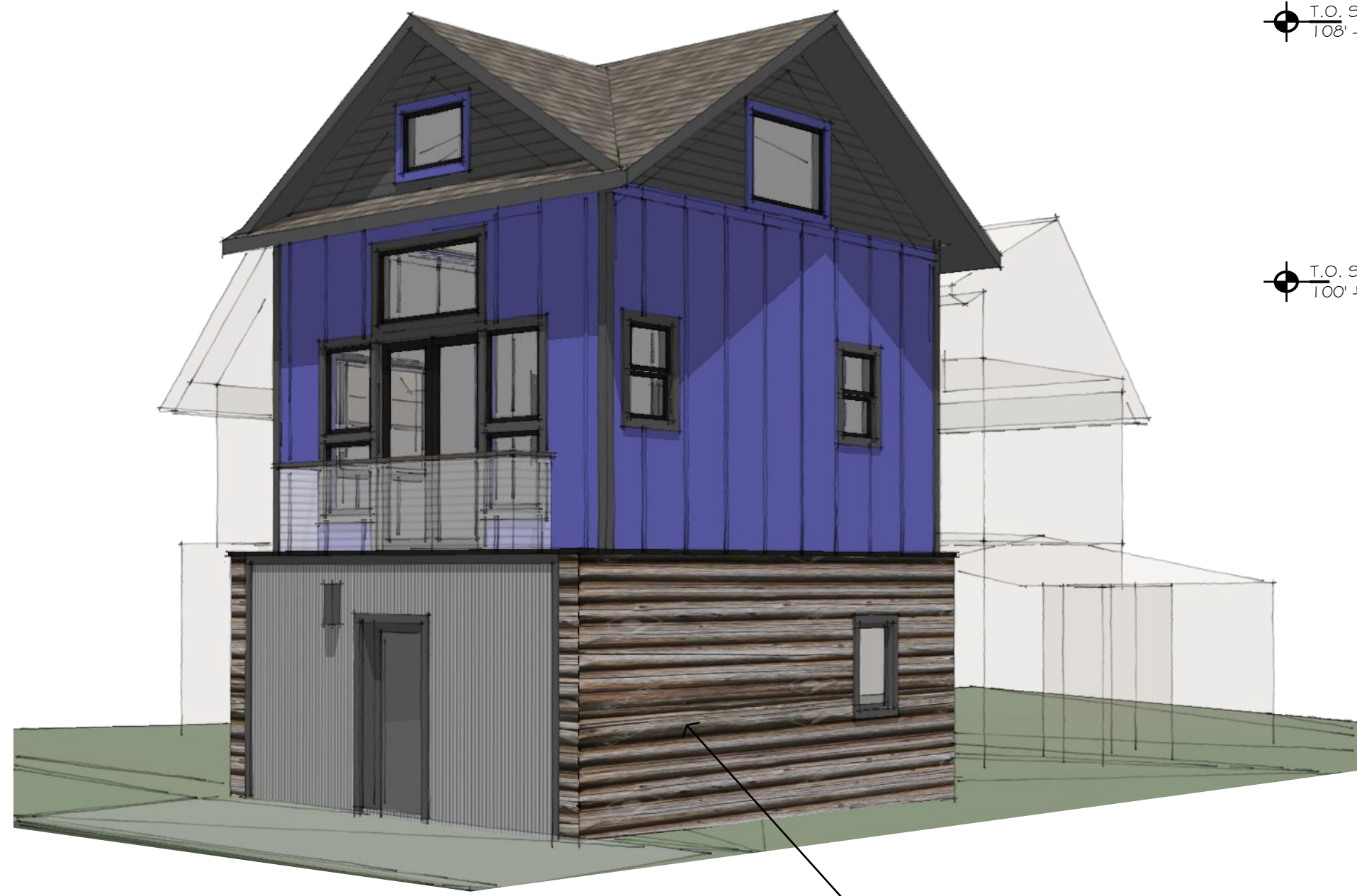
ELEVATION NOTES:

1. REFER TO BUILDING SECTIONS FOR TYPICAL ASSEMBLY NOTES
2. SEE SCHEDULE FOR NOMINAL WINDOW (WIDTH), FOR ROUGH OPENING DIMENSIONS-PROVIDE COMPLETE WINDOW SUBMITTAL FOR REVIEW.
3. EXTERIOR LIGHT FIXTURE TYPICAL (HEIGHT) 7'-0" AFF, UNLESS OTHERWISE NOTED.
4. DOOR AND WINDOW HEIGHTS ARE DIMENSIONED TO FINISHED HEAD AND SILL (VERIFY WITH ARCHITECT) TYPICAL HEAD HEIGHT 8'-0" AFF UNO. SIZES ARE GENERIC AND SHOULD BE COORDINATED WITH MANUFACTURER CHOSEN. PROVIDE A COMPLETE SUBMITTAL FOR REVIEW.
5. REFER TO BUILDING SECTIONS FOR RIDGE AND PLATE HEIGHT INFORMATION.

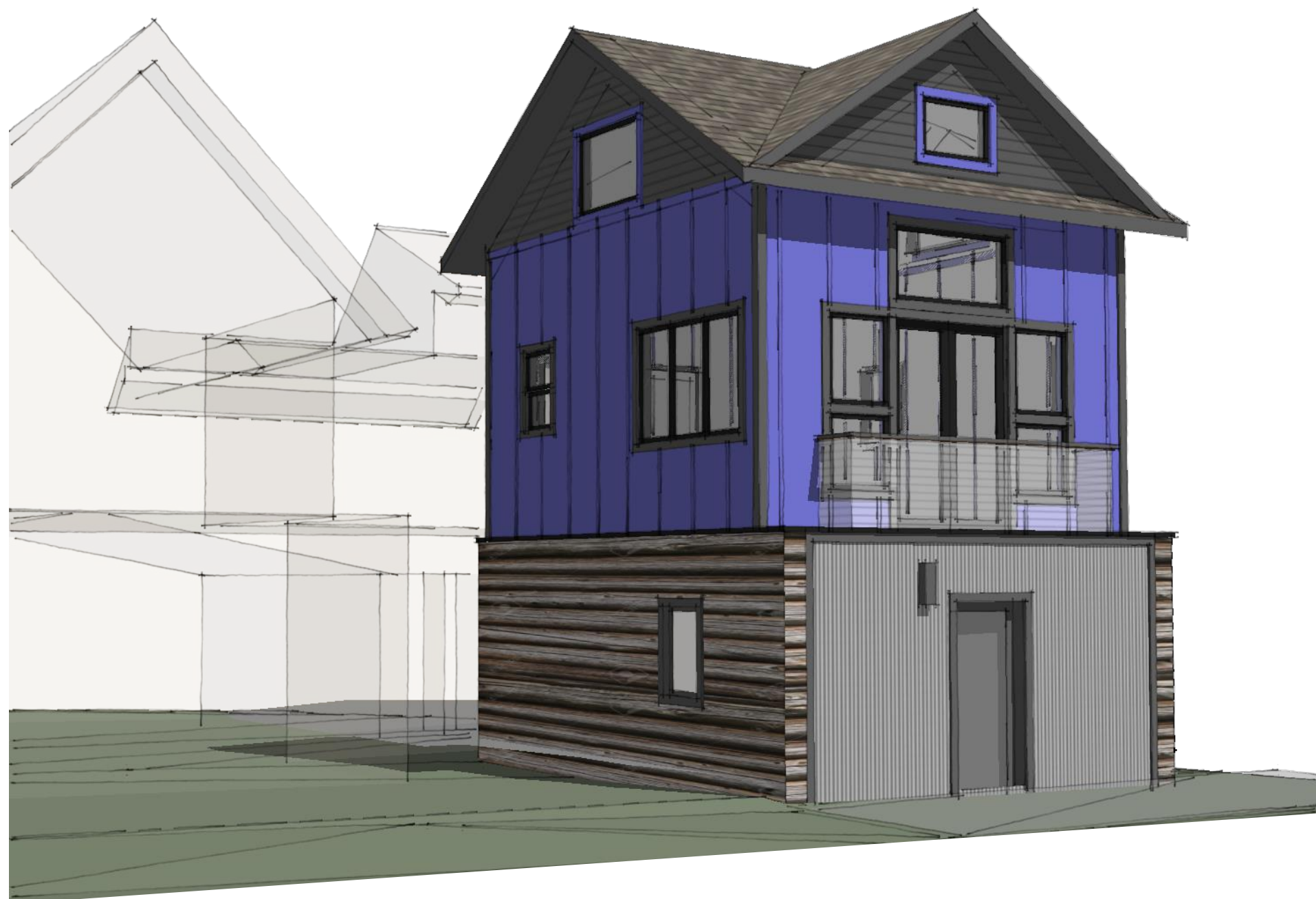
EXTERIOR COLOR SCHEDULE

1. WINDOWS AND DOORS: JELD-WEN (TBD) PICTURE OR CASEMENT, BRONZE VINYL, LOW-E DOUBLE PANE
2. SOFFIT & TRIM: LP SMARTSIDE 540 SERIES, MATCH EXIST GREY
3. SIDING: 6" EXPOSURE HARDI FCB, MATCH EXIST GREY
4. BOARD AND BATTEN SIDING: MATCH EXIST BLUE HARDI PANEL WITH 1x2 BATTENS @ 16"o.c., CAULKED UPPER WDW TRIM TO MATCH
5. ASPHALT SHINGLE ROOF: 30 YR ARCHITECTURAL SHINGLE GAF TIMBERLINE HD PEWTER GREY, OR SIM.
6. METAL SIDING AT ALLEY: CORRUGATED COR-TEN MATERIAL RUST AND SEAL.
7. EXISTING LOG/TIMBER BASE: BRACED INTERNALLY

WINDOW LOCATION TO BE CONFIRMED BY OWNER AT FRAMING. SILL HEIGHT CLOSE TO LANDING



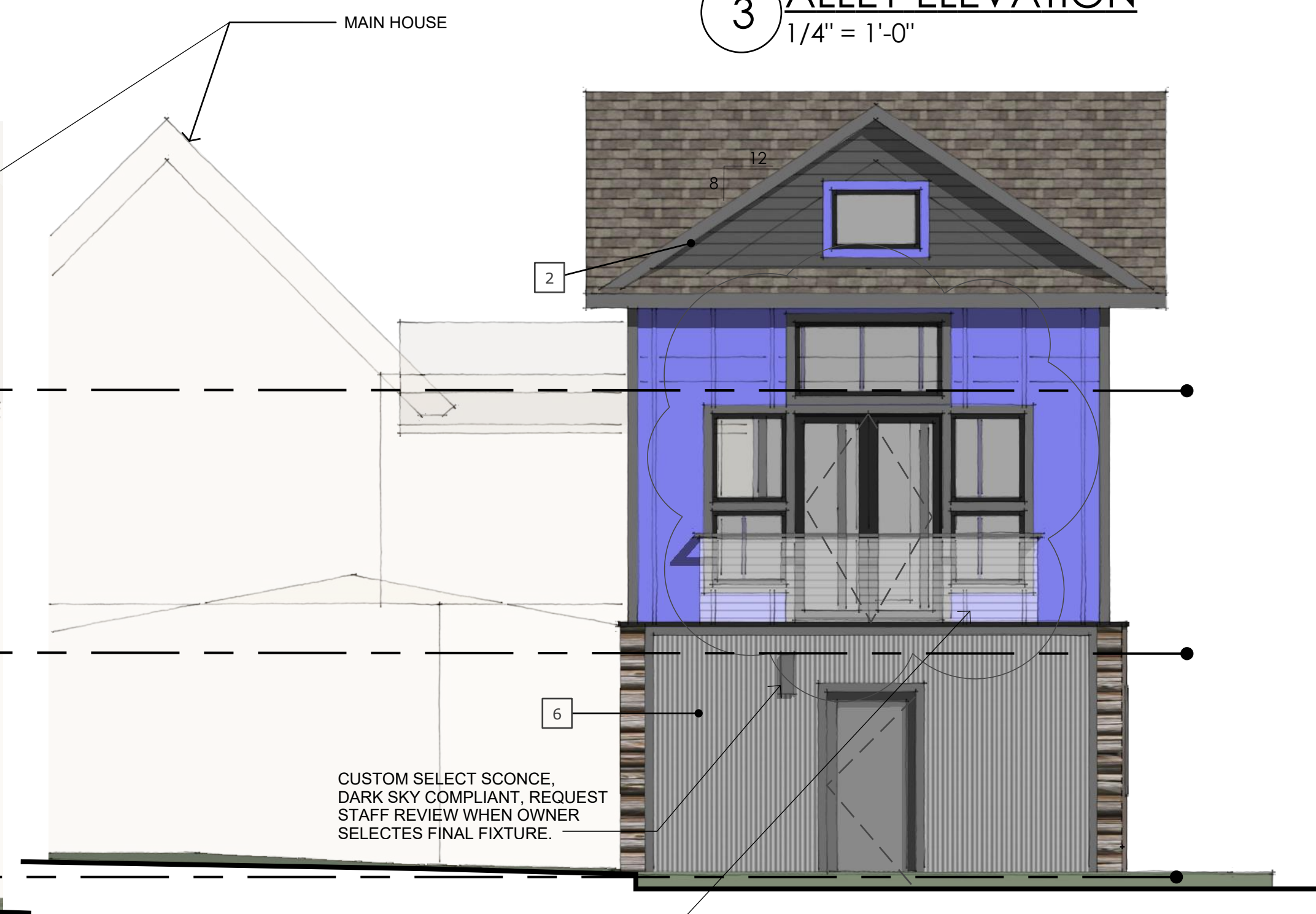
EXISTING LOWER LEVEL TO BE CUT BACK FROM ALLEY, BUT RETAINED



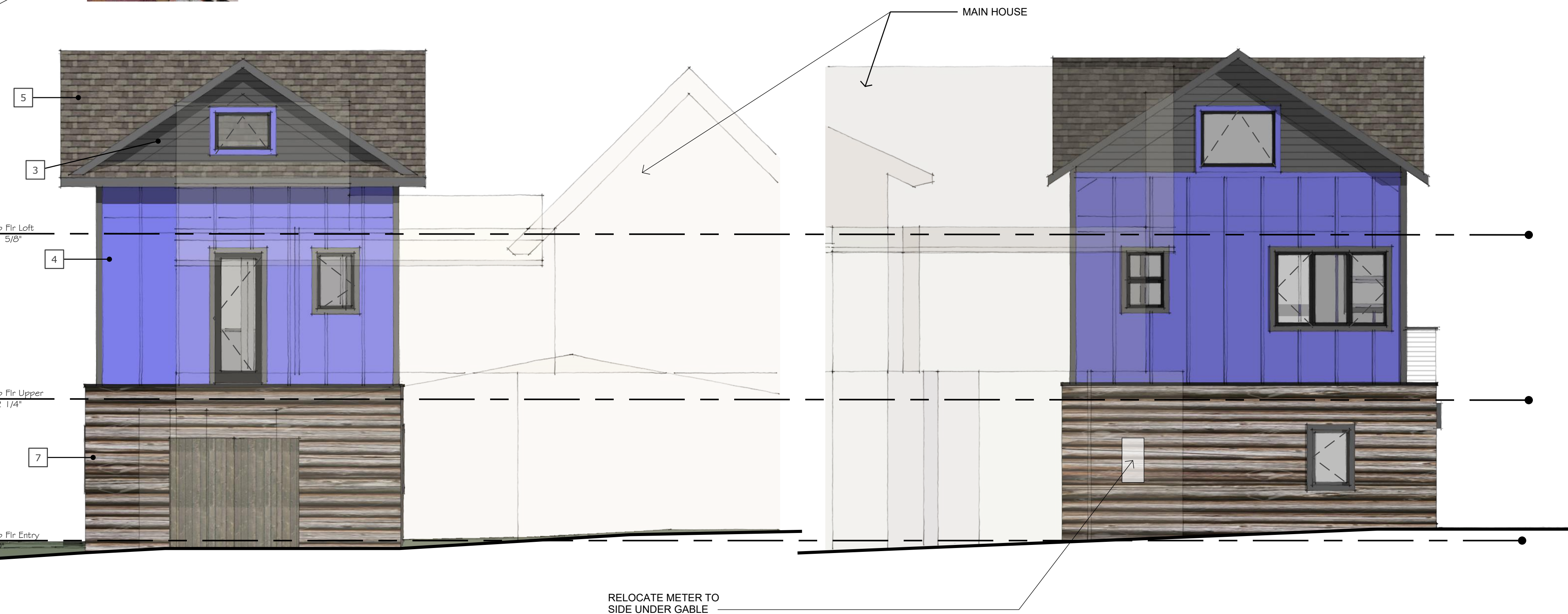
4 SOUTH ELEVATION
1/4" = 1'-0"



3 ALLEY ELEVATION
1/4" = 1'-0"



EXISTING BLUE SIDING COLOR
EXISTING GREY SIDING COLOR



2 PINE ELEVATION
1/4" = 1'-0"

1 NORTH ELEVATION
1/4" = 1'-0"

100 Block Charrette

October 6, 2020





Project Overview & Objectives



Process & Findings



Process

- **Preference Survey**
- **Walking Tour** (*Oct. 5th @ 12pm & 5:30pm*)
- **All Day Design Charrette**
 - *Introduction*
 - *Workshop I*
 - *Workshop II*
- **Virtual Open House**



Preference Survey

Results & Analysis



Preference Survey

How well does this building represent Minturn?





Preference Survey

How well does this building represent Minturn?





Preference Survey

How well does this building represent Minturn?





Preference Survey

How well does this building represent Minturn?





Workshop I: 100 Block Visioning

Visioning & Challenge Questions



Workshop I: Thematic Breakouts

Visioning & Challenge Questions



Vision Statements

“The 100 Block is the heart and soul of Minturn – a unique mix of old and new, a central place where people live, work and linger, a welcoming gateway for visitors and a powerful economic engine.”



Vision Statements

“We are closer than we think and we have great assets, we just need to tie the pieces together and make improvements” (improve upon what we already have).

1. Make stronger connections to the Eagle River - this is a key asset and is cherished by the Town and it should be amenity for visitors.
2. Must integrate and consider ADA access
3. Make public art (functional art and activated spaces like children’s fountains) part of pedestrian and public realm



Vision Statements

Enhance what we have by:

1. Maintaining the authentic creative Minturn feeling – Vistas, river, charming and quaint
2. Eclectic quality - High level of diversity in building size and style
3. Remaining open and inviting to all
4. Supporting long term economic vitality



Theme 1 :

Aesthetics/Architecture

Building Style, Architecture, and Materials



Aesthetics / Architecture

- Allow for eclectic personalities to shine through individual properties, bearing in mind that Minturn is a “pattern quilt” with unique squares.
- Enhance the sense of arrival at the north end of town and clearly direct people to local amenities, parking areas, etc.
- Improve the pedestrian experience of the Bellm Bridge.
- Blend weathered traditional materials (steel, stone, concrete) against hits of vibrantly painted surfaces and elements.



Theme 2:

Community Benefits/Incentives

Housing or Commercial Offering, Increased Parking Availability, and Improved Access and Connectivity



Community Benefits / Incentives

- Include a mix of commercial and residential uses.
- Emphasize retail and other “active” uses on Main St.
- Identify ways to accommodate all parking required for new residential units, while limiting surface parking in the downtown core.
- Provide a location for passenger drop-off and pick-up and identify multi-modal improvements to connect Minturn to area visitors.



Theme 3:

Public Realm

Landscaping, Sidewalks, Public Art, and Gathering Spaces



Public Realm

(pt. 1)

- Prioritize pedestrian improvements to create a safer, more inclusive space in and around the 100 Block.
- Provide formal and informal open areas where people can gather and connect.
- Use public art to enhance wayfinding, street safety, and the vibrancy of the 100 Block.



Public Realm (pt. 2)

- Improve Toledo St. as a critical connector to the Eagle River, and enhance existing amenities (such as the hillsides, the River, the railroad ROW, or existing streets) for active living and recreation.
- Maintain a dedicated space for the Minturn Market (in its current location or otherwise)
- Create recognizable pathways outside of designated ROW to improve circulation and connectivity.



Theme 4:

Regulatory Standards

Controls on New Development Placement, Building Height, Building Mass, and Parking Requirements



Regulatory Standards

- Ensure that new development occurs at a “human” scale.
- Preserve existing historic or character-rich structures and build off what already makes the 100 Block great.
- Do not create monolithic structures that are out of keeping with Minturn’s character.
- Protect and enhance views of the water tower, the surrounding hills, and the Eagle River.
- Consider approaches that allow building entrances at the front and rear of the parcel.



Workshop II: Validation & Design

Aesthetics/Architecture, Community Benefits/Incentives,
Public Realm, and Regulatory Standards



Next Steps & Recommendations



Thank you!



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:

Saloon Deck Roof

Project Location**Street Address:**

146 N. Main St

Zoning:**Parcel Number(s):****Application Request:**

Proposed Corrugated Corsten steel roof over outside deck.

Applicant:**Name:**

Burke Harrington Construction

Mailing Address:

P.O. Box 425 Minturn, Co. 81645

Phone:

970-376-2256

Email:

office@bhcvail.com

Property Owner:**Name:**

Fine Mess LLC

Mailing Address:

PO Box 700, Minturn, Co 81645

Phone:

970-390-9869

Email:

Andy@MinturaSaloon.com

Required Information:

Lot Size:	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms	# On-site Parking Spaces
# of Stories:	Snow storage sq ft:	Building Footprint sq ft:	Total sq ft Impervious Surface:

Signature:

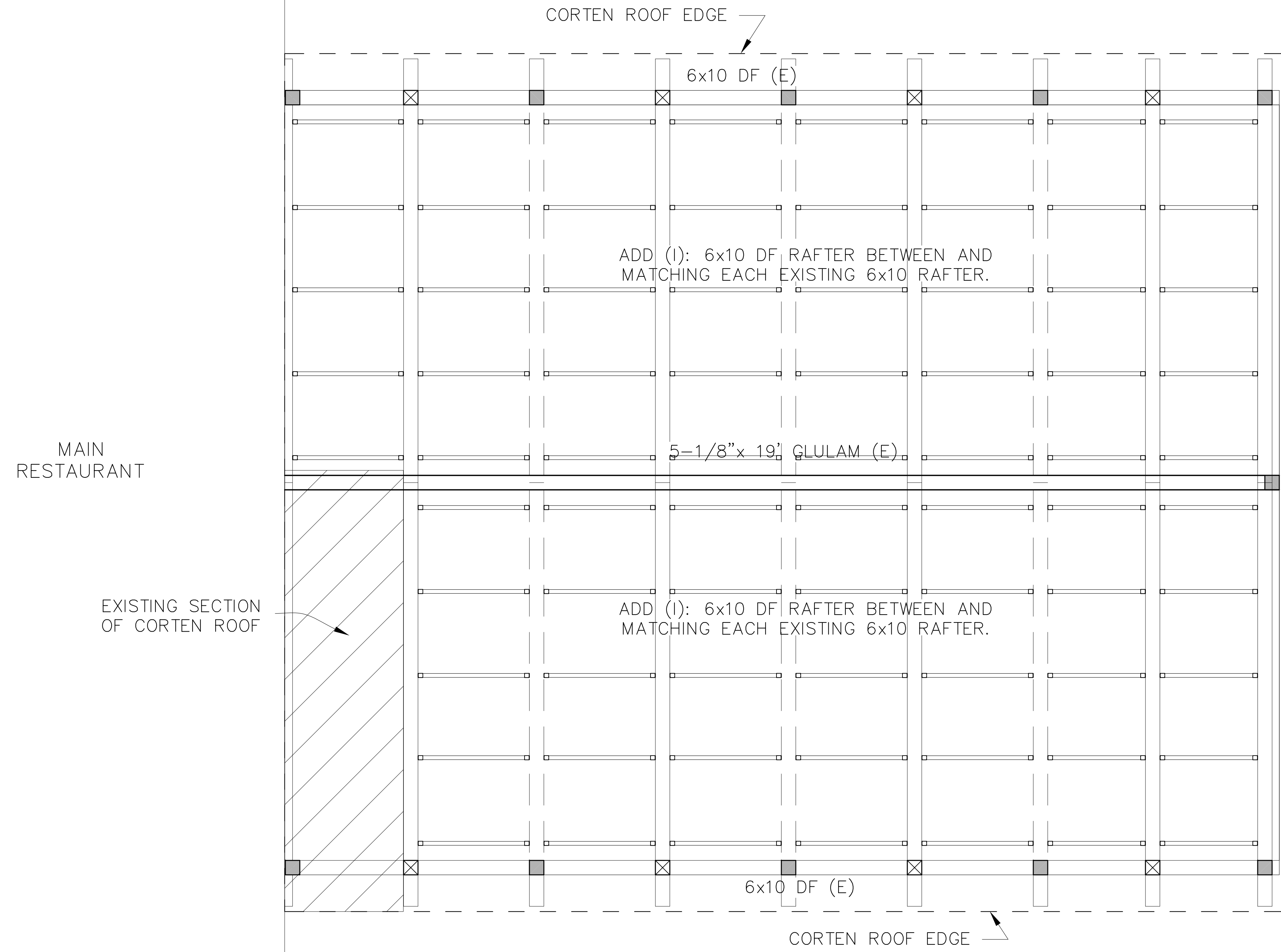
RS 1/2/15

Fee Paid: _____

Date Received: _____

Planner: _____

EXISTING ROOF RAFTERS INDICATED THUS: - - - - -
 PROPOSED NEW ROOF RAFTERS INDICATED THUS: _____

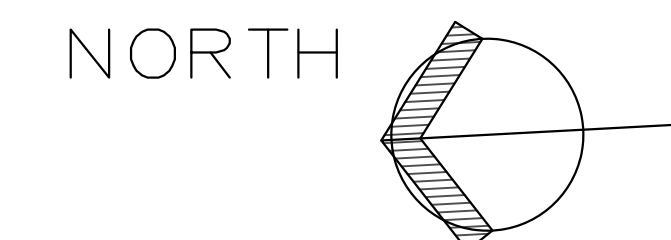


ROOF NOTES:

- 7/8" 26 ga. CORTEN ROOF PANELS.
- OVERHANG CORTEN BETWEEN 2" & 3" PAST RAFTER TAILS.
- START FIRST ROW OF PURLINS AT 24" FROM LOWER END OF CORTEN EDGE.
- SPACE PURLINS @ 32" O.C.
- SIMPSON LUC26Z PURLIN HANGERS.

PATIO ROOF FRAMING—PROPOSED

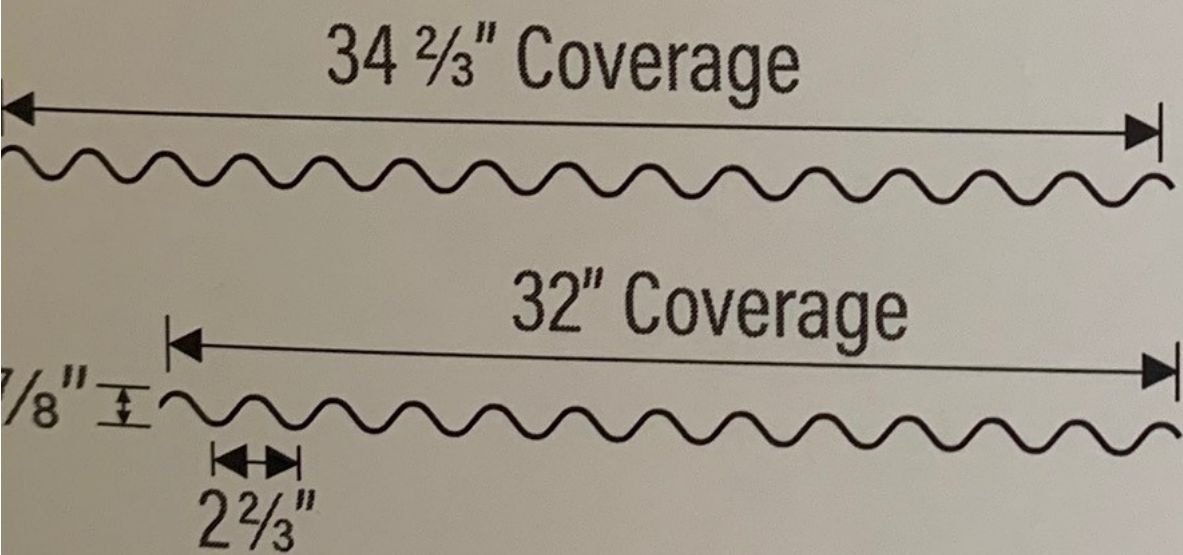
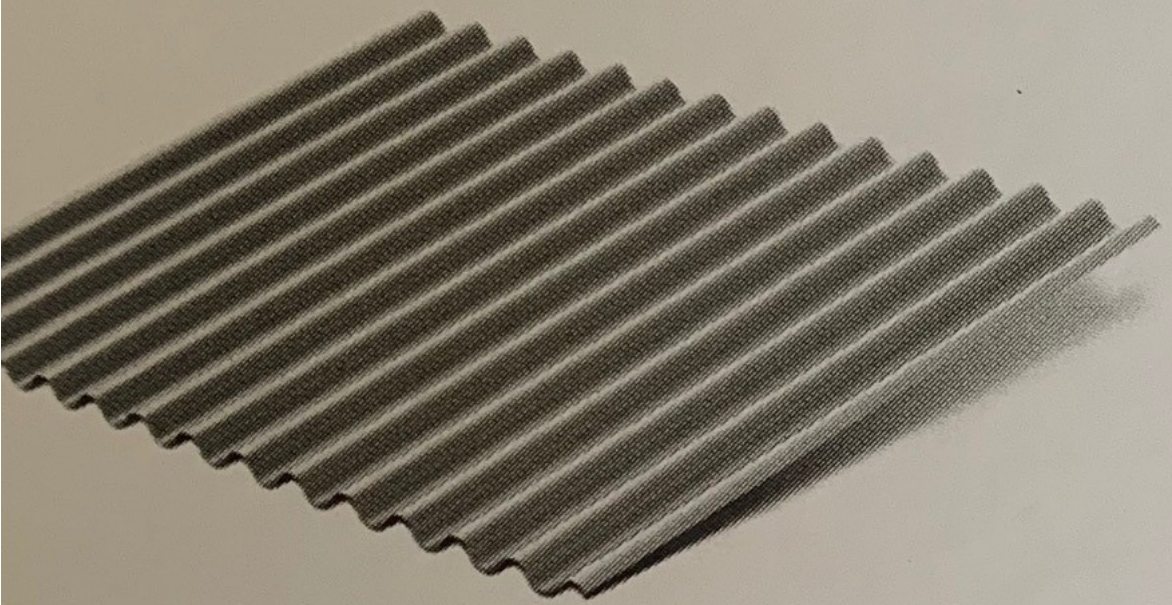
SCALE: 1/4" = 1'-0"





CK PANEL

and Curved (limited)



24 and 22 Gauge Steel
0.032 and 0.040 Aluminum

Specifications

Uses: Roof, Wall, Soffit, Ceiling, Fascia, Sheathing, Screen Wall

Coverage: 32" and 34 $\frac{2}{3}$ "

Finishes: Smooth corrugated

Fasteners: Exposed

Applications: Vertical on Roof or horizontal over open frame or solid sheathing for other uses

Optional: Factory curved for applications



