



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:
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Phone:

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Meeting ID: 871 4754 0414

Wednesday, April 28, 2021

Regular Session – 6:30 PM

CHAIR – Lynn Teach

COMMISSION MEMBERS:

Jeff Armistead

Elliot Hovey

Tom Priest

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**
 - April 14, 2021
4. **Public comments on items, which are NOT on the agenda (5min time limit per person)**
5. **Planning Commission Comments**
6. **New Planning Commissioner Training**

DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

7. **996 Main Street, Lot 2 – New Single Family Residence Final Plan Review**
Review and approval of plans for a new single family residence at 996 Main Street, Lot 2.

Recommendation: Approval with Conditions
8. **172 Main Street – Minturn Adventure Lodge Conceptual Review**
Review and provide feedback on a proposed boutique hotel at 172 Main Street.
9. **Ordinance No. (TBD) – Series 2021**
An ordinance of the Town of Minturn, Colorado, rezoning Lot 1 and Lot 2, Lucero Subdivision, from commercial to residential in conformance with the Town of Minturn Master Plan and Land Use Code.

Recommendation: Approval
10. **Ordinance No. (TBD) – Series 2021**
An ordinance of the Town of Minturn, Colorado amending Article 2, Chapter 16 of the Minturn Municipal Code.

Recommendation: Approval

PROJECTS AND UPDATES

11. **Project Updates**
 - Chapter 16 Zoning Code Amendment
12. **Planning Director Report & Minor DRB Approvals by Director**
 - Belden Place Preliminary Plan Application Status
 - Minturn North Preliminary Plan Application Status

13. Future Meetings

- May 12, 2021
- May 26, 2021

14. Adjournment



OFFICIAL MINUTES

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

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Phone:

+1 651 372 8299 US or +1 301 715 8592 US

Meeting ID: 881 1029 7360

Due to an anticipated large viewing, and restrictions within the virtual meeting platform, the Town is making additional efforts during the COVID pandemic to make these meetings as readily accessible to all. If you do not intend to actively participate, please view the meeting on the Town of Minturn's [YouTube](#) channel where it will be live streamed and archived. For members of the public without internet access, there is availability at the Town Hall for meeting viewing, reservations are required.

Wednesday, April 14, 2021

Regular Session – 6:30 PM

CHAIR – Lynn Teach

COMMISSION MEMBERS:

Jeff Armistead

Eliot Hovey

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Christopher Manning

Jena Skinner

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Regular Session – 6:30pm

1. Call to Order

- Roll Call

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

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

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

Special Guest: Mayor John Widerman.

Note: Tom P. was excused absent.

- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

Lynn T. stated that the agenda needed to be amended to include the swearing in of recently appointed Planning Commission members.

Motion by Jena S., second by Chris M., to approve the agenda as amended.

Motion passed 5-0.

Note: Tom P. was excused absent.

3. Approval of Minutes

- March 24, 2021

Motion by Jeff A., second by Jena S., to approve the minutes of March 24, 2021 as amended. Motion passed 5-0.

Note: Tom P. was excused absent.

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

No Public Comment.

5. Swearing in of Recently Appointed Planning Commission Members

Lynn T., Jena S., and Elliot H. were sworn in by Mayor John Widerman.

6. Appointment of the Planning Chair

Motion by Jeff A., second by Chris M., to appoint Lynn T as the Planning Chair.

Motion passed 5-0.

Note: Tom P. was excused absent.

7. Planning Commission Comments

Chris M. welcomes Elliot H. to the Planning Commission.

Note: Elliot H. recused himself due to a financial interest in the Minturn North PUD application at 6:39 pm.

DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

8. Minturn North PUD – Railroad Planned Unit Development Preliminary Plan Review

Recommendation: Denial

Lynn T. prefaced the agenda item with the fact that since there is so much information to go through which will likely spill over into additional meetings, public comment will not be opened at this date, but at a later date.

Scot H. introduced the project and the Planned Unit Development (PUD) standards and criteria for the Planning Commission and public to keep in mind during this review. The Minturn North PUD project is located within the Game Creek Character Area “PUD Holding Zone”. It is a residential PUD on 18.95 acres with a mix of 95 lot types (from cottage lots to multi-family lots) that can accommodate up to 184 market-rate housing units with 21% deed restricted to Locals Only. There will be open space and recreational uses, as well as, public road dedications, trails, and new infrastructure. The purpose of the Planned Unit Development (PUD) Overlay Zone District is to allow flexibility for landowners to creatively plan for the overall development of their land and to achieve the purpose and objectives of this Code and the Community Plan. An applicant for a PUD must demonstrate that departure from existing ordinances is warranted and that the proposed PUD significantly contributes to a number of different criteria. This application is specifically within the Preliminary Development Plan Review stage and the purpose of that is for the applicant to specifically respond to the issues and concerns identified during concept plan review and to propose detailed, properly engineered solutions to those problems that conform in all respects to the approved concept plan. The burden at the preliminary plan stage is on the applicant to provide detailed information and mitigation proposals to be evaluated by the Town. The preliminary plan shall include a Community Plan and Development Guidelines to the development of the PUD (hereinafter the "PUD Community Plan and Development Guidelines"), specifying the standards and limitations that will guide the future development of the property. Minturn North PUD plan appears to generally conform with the Community Plan and the Town’s growth management policies, exhibits efficient land use patterns integrated with and informed by existing Town fabric, and integrates transportation (multi-modal) improvements and will contribute to the Town’s trail system and pedestrian infrastructure. It permits a wide range of housing options including voluntary “locals only” housing plan, maintains and/or enhances access and parking for public lands trailheads, provides the minimum required open space, and has been planned to reflect the character of the Town. However there are areas of non-conformance that need to be addressed before positive findings can be made, such as natural hazards avoidance and mitigation, town road standards and best practices, access

dealing with road right-of-way and/or easements, and various engineering and safety related standards. The critical outstanding issues or studies are legal access to the property, roadway and intersection designs, hazards mitigation (rockfall mitigation details), and updated plan sets. Other outstanding issues or studies are the PUD Guide and Design Guidelines revisions, the HOA Covenants revisions, external referral agency comments, Consumptive Water Use Analysis, and the Sanitary Sewer Analysis. The potential variation requests that the applicant might ask for are from Town road standards, lot size requirements, setbacks, the building height on the multi-family lots, and the building height calculation method.

Richard Peterson-Cremer, Town Attorney. Mr. Peterson-Cremer said that he would talk on the legal access issues to the property. Minturn Rd. and Taylor Ave. bound the development. These roads have developed over time on railroad property. Portions of Taylor have come into the Town's ownership and control, but not all of it. There is also a portion of Railroad Ave. that the Town does not control. The main issue for the Town is having fee or easement dedication to the Town in perpetuity, and having the irrevocable access into these roads for utility purposes, and maintaining and clearing the road, understanding that railroads have their own set of regulations for how their property is managed. The negotiation with UPRR is ongoing. There may have been recent updates to this, but the Town has not reviewed any documents at this time to see if the dedication deed is sufficient. Two issues would be waiver of governmental immunity which is important so that the Town not be liable and potential violation of the Tax Payer's Bill of Rights. It sounds like UPRR is willing to grant the type of access that the Town needs which would be for all types of utilities and their providers for the Town's use in perpetuity, also that UPRR cannot close off access at the crossing as this is an important issue due to safety reasons.

Jeff Spanel, Town Engineer. Mr. Spanel said that the major road issue surround 5th street. The grade is steep at 8% which does not meet the Minturn Town Code. It requires the admissible intersection grades be no greater than 4% with 50' transition distances for residential street intersections and 30' transition distances for driveways. Each driveway needs to have a flat access from 5th street. The applicant does not have this and will be hard to achieve. There are 2 intersections and as many as 12 driveways along 5th, and it doesn't meet either the Town's or the County's standards. Another problem is the intersection separation of Spur Rd. and Ice House. They are about 50' apart, and best practices are that the intersections are separated by 100' or are directly across from one another. The applicant feels like Spur Rd. is a driveway and not a public street and there are standards that a driveway can serve no more than 3 houses which makes Spur Rd. a street. If Spur Rd. and Ice House lined up a safer intersection could be designed with a transition coming into the intersection, a flat intersection, and a transition out of the intersection. The purpose of the 4% grade is starting and stopping and a safety issue. The plans show the runout path for the rockfall hazard. It goes directly through lots 90, 94, and 93, and touches 89 at the end of Ice House. They are proposing rockfall protection and are showing a fence at the back of that property line, but have not seen any designs. The traffic report references the existing Minturn Rd. and Taylor intersection as askew. It isn't a safe intersection. Their traffic engineer recommended

that the intersection be redesigned as a 90 degree intersection or as a one way street either in or out. The last revisions that the Town has received does provide for Taylor to be turned into a one way street starting at 4th Ave. with the portion of Taylor from 4th to Minturn Rd. remaining a two-way street. This does not address anything safety-wise on that intersection other than lessening a little bit of traffic.

Scot H. continued his presentation. In summary, the Concept Plan was supported, and the Preliminary Plan reflects the Concept Plan. The Preliminary Plan is the stage where the Town receives detailed solutions and plans, but the Town has not received all necessary information and plans, or has not completed thorough review of newly provided information. Staff and Planning Commission cannot formulate findings without completion of analyses. The Planning Commission has four options at the end of this hearing: approve, approve with conditions, deny (recommended), or continue to a date certain. The next steps for everyone would be the Applicant working with the Town to resolve outstanding issues, Planning Commission review continues, Planning Commission recommendation to the Town Council, and the Town Council review as a public hearing.

Note: Tom P. joined the meeting at 7:30 pm, but was not sworn in and as such could not participate.

Mr. Peterson-Cremer asked Lynn T. to confirm the status of public notice with Scot H.

Scot H. stated that we have provided public notice in accordance with the MMC for the Preliminary Plan, however we did not include in that notice the Preliminary Plat and the proposed zone change. We will be providing notice of all three before the next hearing.

Greg Sparhawk, 245 Pine St., Minturn, CO 81645, Minturn North PUD Representative. South of 4th St. is Phase 1, and north of 4th St. is Phase 2. This development is about what could they do to strengthen and extend the fabric of Minturn. These are lots that people can come in and express themselves. They are proposing to extend the Game Creek Trail down to Minturn Rd and formalizing it with parking. 14 spaces with 18 overflow spaces on Ice House. Trail through the project, and two parks. Right now they are looking at the ice rink. Looking to create an extension of the ECOTrail. This site doesn't have hardly any infrastructure. Will be putting in creek protections. Will be redoing Minturn Rd., Taylor Rd., the County Rd. up to the north across the bridge, as well as installing a turn lane on Highway 24, fixing the culvert at Game Creek and Minturn Rd. plus a large amount of site cleanup. The project provides organic growth. This project is projected to provide approximately \$11 million for the Town of Minturn over the next 10 years. Will be working with UPRR who will be dedicating a third of the water rights of the large parcel that this land is being carved out of. This project is focusing on locals. 95% of the people who have made deposits are citizens of Eagle County. The costs for the project is much higher than anticipated. Costs are approaching \$30 million, with the appraised value of the project being \$32 million which starts effecting the project's viability.

Jena S. really appreciates the off-site improvements consideration. Adding parking up there is also great. Excited about an influx of people downtown. How many homes used to be there?

- Mr. Sparhawk said that there was an office and residence along with outbuildings and shop buildings around where the 8 trailers are now.
- Jena S. asked what they are finding with the soils. Will homeowners need to, when they buy the lot, have to do a lot of mitigation?
- Mr. Sparhawk said that UPRR had provided a soils assessment with 24 test pits, and during Phase 1 the Minturn North PUD team discovered an area that had above safe levels, and so had to do a Phase 2. Some of those soils need to be taken out and brought to a landfill. All of this will be public information, but there won't be a lot that needs to be done. None of the borings hit large boulders, but he is sure that they are there.
- Jena S. read staff comments and agrees with them that there is still some technical work that needs to be gotten through.
- Mr. Sparhawk said that he has no problem with addressing most of the staff comments, he really needs direction about 5th St. though.
- Jena S. asked if he was sharing driveways at all.
- Mr. Sparhawk said that originally he wasn't showing any driveways at all, so that it could be up to the people who bought the lot. However, due to trying to figure out parking, Jeff Spanel had asked to designate those to nail down those numbers. It's not out of the question to have shared driveways on that street as it won't impact a lot of lots. The bigger issue is Spur Rd. has been identified as a driveway as it is a low volume road

Chris M. thanked Scot H. for his presentation. He likes what he sees concerning the land. He worries that there will be a ton of cars over there parking. He likes that it could be something other than huge houses. He asked if something like hanging a clothesline outside would be allowed by the HOA Covenants.

- Mr. Sparhawk said that there are a number of things that need to change in the HOA document, and there could be some benefit to that.
- Chris M. needs to see the answers to the questions that staff put out there, but it looks like it is going in the right direction. About how much will a 4,000 sq. ft. lot run? Is this affordable? Attainable? Hard to attain?
- Mr. Sparhawk said that they are leaning heavily on the local's component. The affordability aspect comes in from the diversity of the housing type/lot available. A similar lot to their standard lot that was sold on Taylor a few years ago was sold for \$305,000.
- Chris M. said that he would like to see young families moving into Minturn, and it might be hard for them to come up with the money.

Jeff A. feels that he doesn't have a handle on what Mr. Sparhawk is looking for feedback on tonight. Most comments from staff are incredibly technical and will get answered in time, but what needs clarification from the Planning Commission?

- Mr. Sparhawk said that the big issue needing clarity is Spur Rd. and Ice House

not aligning, and the road grade along 5th St. They feel like given the conditions, that what they are proposing is fine and safe. With the amount of off-site work that needs to be done and the infrastructure that needs to be put in, they can't afford to lose units.

- Jeff A. said that if there needs to be more detailed photos or 3D renderings to give more perspective as most people don't know what the difference is between 4% and 8%.
- Mr. Sparhawk said that for reference, the portion of Taylor going up to Game Creek is at 11%. Part of the issue of the percentage is because they are already having to raise Minturn Rd.
- Jeff A. said that he understands the need for flexibility on projects of this size. He suggests showing what some alternatives might be. What are the repercussions of changing things to fit the code? Concerning Spur Rd. and whether it's a driveway or not, if it's a road not maintained by the Town that might be a plus for the Applicant. When we saw this as a concept plan, this was intended to be an extension of Town, but he wasn't aware until the packet went out last week that there are HOA and sub-HOAs being proposed along with your own DRB. So this might become more homogenized. Yes, there might be some amenities that need some oversight so a small HOA might be necessary, but he is concerned with something being overbearing when it comes to the type of house you can build and what color it can be.
- Mr. Sparhawk said that when he started this, the only private land that he originally wanted to have was the lots. The Town has since brought up concerns about maintaining and the liability that have since caused an HOA to be formed. The Design Guidelines are not supposed to be restrictive, just keying in some important elements. There are standards that they are having to meet.
- Mr. Peterson-Cremer said that the Town has been requesting this due to the amount of infrastructure, the maintenance of roads and the rockfall mitigation which will become a significant financial concern, are the type of thing that can be managed by HOAs and sub-HOAs. It comes down to what the Town is able to afford to maintain.
- Jeff A. said that the homes can be engineered to withstand rockfall. This is a more expensive option, but it impacts the more expensive lots, so that maybe those lots can handle the cost. How would raising the deed restriction from 20% to 50% hinder the resell of the lot?
- Mr. Sparhawk said that impacts both the initial sale and the resale.
- Jeff A. said that the motion to continue is on the Planning Commission so how long can we continue it for while not pushing it out to far, but giving Mr. Sparhawk enough time?
- Mr. Peterson-Cremer said that if the denial recommendation was made then it would go with the application as it currently is to the Town Council. There should not be substantive changes between Planning Commission and Town Council.
- Scot H. said that we've asked for justification for variations from the standards based on other standards or best practices. There are aspects of this plan that we

can find conformance in. There is benefit to the Planning Commission continuing this file so that staff might continue to work with the Applicant to boil the issues down to just a handful.

- Jeff A. said that he assumes that they need to continue this to a certain date.
- Mr. Peterson-Cremer quoted Section 16-15-160 (2) “The Planning Commission may continue the public hearing to receive additional information for up to ninety (90) days to a fixed date, time and place. An applicant shall have the right to request and be granted one (1) continuance. All subsequent continuances shall be granted at the discretion of the Planning Commission upon good cause shown.”

Lynn T. stated that she agrees with Jeff A. and Chris M. that the questions posed need answers before we make any decision. She said that in Colorado we have issues with radon. Is that something you check for beforehand?

- Mr. Sparhawk said that as houses become tighter and more efficient, radon gas builds up under a slab or in a crawl space of a home, makes its way up through the house. When designing a home he typically calls out a pre-wire for it. It’s a mitigation tactic. It’s pretty much all around this region.

Jena S. will side with staff on the management of this application. She thinks that the applicant will need time to bring these questions to closure. The 90th day is July 14th.

- Mr. Sparhawk said that UPRR is not the fastest entity to work with, but the solution to the access issue is impending. There is a large number of issues on the conditions list that are done or in the process of being done. However when it comes to the handful of larger issues that needs to be presented at a high drawing percentage which is expensive only to possibly change after receiving feedback.
- Jeff A. asked if Jena S. thought that 90 days wasn’t enough.
- Jena S. said that she would rather they decide on a date on the longer side of the 90 day time frame rather than the shorter. She recommends something in the 60 day range which puts it right between June 9th and 23rd.

Motion by Jena S., second by Jeff A., to continue the Minturn North PUD – Railroad Planned Unit Development Preliminary Plan Review to June 23, 2021. Motion passed 4-0.

Note: Tom P. was excused absent and Elliot H. has recused himself.

Note: A 5 minute recess was called at 9:03 pm.

PROJECTS AND UPDATES

9. Project Updates

- Chapter 16 Zoning Code Amendment
 - Staff has been working on a draft ordinance to bring forth some of the changes that have been talked about.

10. Planning Director Report & Minor DRB Approvals by Director

- Belden Place Preliminary Plan Application Status
 - Staff received the response to referral comments/resubmission this morning and so will start our review.

11. Future Meetings

- April 28, 2021
- May 12, 2021

12. Adjournment

Motion by Jena S., second by Chris M., to adjourn the regular meeting of April 14, 2021 at 9:12 pm. Motion passed 4-0.

Note: Tom P. was excused absent and Elliot H. has recused himself.

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
Elliot Hovey
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Design Review Board Hearing

Bovino-Young Residence – Final Plan Review for New Home

996 Main Street

Hearing Date:	April 28, 2021
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Beth Ann Bovino and Mark Young
Representative:	Michael Pukas, MPP Design Shop, Inc.
Legal Description:	Lot 2, Lucero Subdivision
Address:	996 Main Street
Zoning:	South Town Character Area – Commercial Zone District
Staff Member:	Scot Hunn, Planning Director Madison Harris, Planner I
Recommendation:	Approval, with Conditions

Staff Report

I. Summary of Request:

The Applicants, Beth Ann Bovino and Mark Young, request Final Plan review of a new, four-bedroom, 4,229 square foot single-family residence located at 996 Main Street, Lot 2 in the South Town Commercial Zone District. The Applicant’s representative, Michael

Pukas, has been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans

The plans show a two-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof - of 27.75 feet above proposed grade, within the maximum allowable 28-foot limit within the South Town Commercial Zone District.

Additionally, the massing, forms, and scale of the proposed structure, as well as proposed exterior materials, textures and detailing also appear to achieve the design objectives of Appendix B – *Design Guidelines and Standards*, Minturn Municipal Code.

Parking is adequate, with four off-street spaces provided (two in the garage and two surface spaces in front of the garage). The plans show an “unfinished basement” with a window well that appears to meet requirements for egress (i.e., the space could be used for a fifth bedroom if finished). Should the unfinished basement be completed and utilized as a bedroom, the parking requirements will still be met.

According to staff’s analysis of development standards and dimensional limitations in Section III below the project appears to meet the Town’s standards.

Staff believes that the Applicants and their representative have provided a complete, detailed set of plans necessary to complete a thorough final plan review.

As a reminder, the Planning Commission has the option to review the proposal as a “conceptual” plan review if the Commission feels that the plans are *not* sufficient or are in need of revisions and additional review prior to final plan approval; or, the Commission may take action to approve, approve with conditions, or deny the Final Plans.

Staff is **recommending approval**, with conditions.

II. Summary of Process and Code Requirements:

This is a final plan-level of review for a new single-family residential structure on a legally created lot within the Town of Minturn. This is a formal hearing providing the Applicant and staff the opportunity to discuss the proposal with the Planning Commission, acting as the Design Review Board, and to address the DRB’s concerns or feedback regarding suggested revisions to the project.

If the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve or approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions to the plans.

No variances are required or requested at this time.

As detailed in Section V Issues and Areas of Non-Conformance starting on page 6 of this report, staff discovered that Lot 2 - recently created by a new subdivision approved by the Town - does not conform to the minimum lot size required for a commercially zoned property in the South Town Character Area. Staff is proposing a Town-initiated rezoning of Lots 1 and 2 of the Lucero Subdivision from Commercial to Residential to address this oversight and to permit development of Lots 1 and 2 as residential, as originally intended by the subdivider.

Design Review Process

Appendix 'B' of the Minturn Municipal Code, Section 16-21-615 - *Design Review Applications*, subsection "d" below outlines the criteria and findings necessary for DRB review and approval of all new, major development proposals:

(d) Administrative procedure.

(1) Upon receipt of a completed and proper application, the application for Design Review will be scheduled for a public hearing. The hearing will be conducted in accordance with the procedures set forth in this Chapter.

(2) Criteria and findings. Before acting on a Design Review application, the Planning Commission, acting as the Design Review Board (DRB), shall consider the following factors with respect to the proposal:

- a. The proposal's adherence to the Town's zoning regulations.*
- b. The proposal's adherence to the applicable goals and objectives of the Community Plan.*
- c. The proposal's adherence to the Design Standards.*

(3) Necessary findings. The Design Review Board shall make the following findings before approving a Design Review application:

- a. That the proposal is in conformance with the Town zoning regulations.*
- b. That the proposal helps achieve the goals and objectives of the Community Plan.*
- c. That the proposal complies with the Design Standards.*

Staff suggests that the final plans for 996 Main Street meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings* - with proposed conditions of approval.

III. Zoning Analysis:

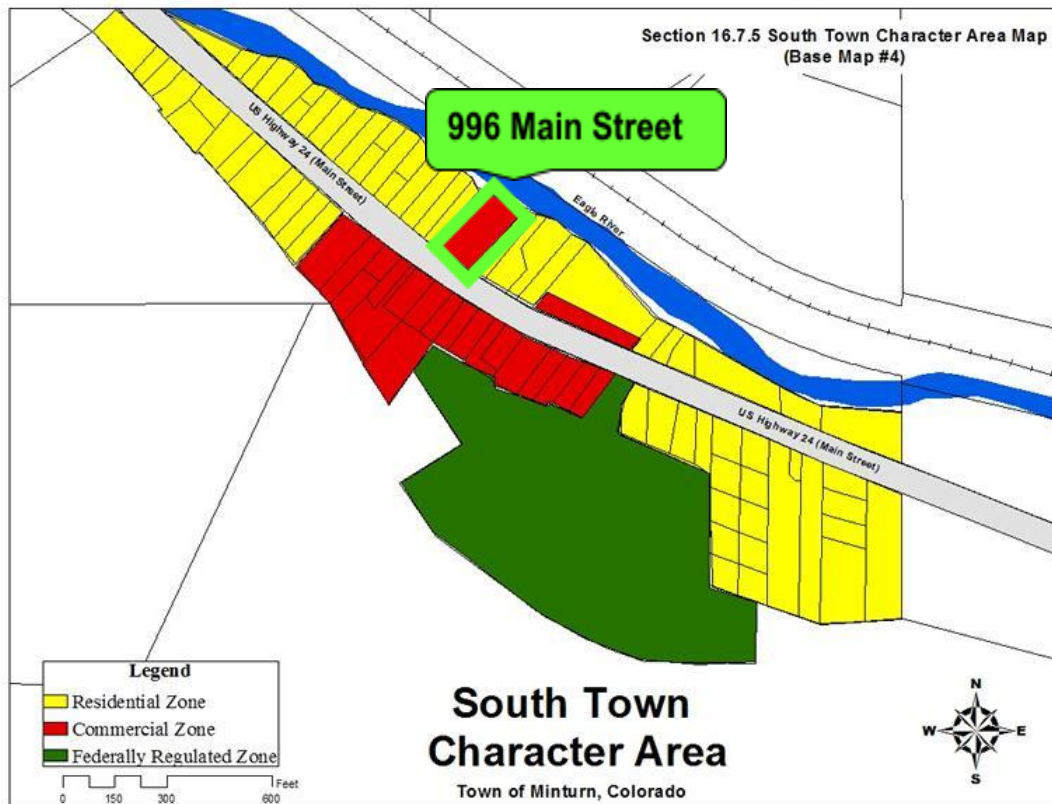
Zoning

The subject property is located within the "South Town Character Area" Commercial Zone District, described as follows:

- (a) *The South Town Commercial Zone is bisected by Main Street or Highway 24 and is **characterized by a mix of retail, service businesses and residential areas**. The South Town Commercial Zone provides services to both residents and the passing motorist. **The commercial development can grow but should not significantly impact the residential areas.***
- (b) *The purpose of this area is to provide convenient commercial services to residents and motorists while minimizing the impact on nearby residential uses. South Town provides an area for commercial activities that are not easily accommodated in Old Town while maintaining the visual character and scale. An objective is to facilitate small business development and economic vitality with land uses that are compatible and supportive, such as retail, office, services and institutional uses.*

- Town of Minturn Town Code Section 16-7-30

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 the subject property 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.	6,872.05 sq. ft. (.1578 ac.)
Maximum Building Height:	28 feet	27 feet 9 inches
Minimum Front Setback:	20 feet	20 feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10+ feet
Maximum Lot Coverage:	40% (2,748.82 sq. ft.)	1,969 sq. ft. (28.65%) Proposed
Maximum Impervious Coverage:	Commercial Zone = N/A Residential Zone = 55%*	3,663 sq. ft. (53.3%) Proposed
Minimum Snow Storage Area:	5% of Driveway (1,344 sq. ft. x .05 = 67 sq. ft.)	804 sq. ft.
Parking:	3 spaces	4 spaces

Note: the above calculations are based on the following:

$$\text{Lot 2} = .1578 \text{ acres} \times 43,560 \text{ sq. ft./acre} = 6,872.05 \text{ sq. ft.}$$

$$1,344 \text{ sq. ft. parking area} \times .05\% = 67.2 \text{ sq. ft. (Required Snow Storage)}$$

* Upon rezoning of Lot 2 from Commercial to Residential, and upon approval of proposed amendments to Chapter 16 Dimensional Limitations, the maximum Impervious Coverage allowed will be 55%

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.

Final Site, Grading and Drainage Design

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.

The proposed design maintains the structure and roof forms within required setbacks. Generally, setbacks are maintained thus allowing for full use of side yard areas for snow shed and drainage. The site plan and final grading and drainage details are present to generally demonstrate that proper (positive) grading and drainage will be directed in swales away from the structure; that drainage is handled on the subject property.

Mass and Form

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

“c. Massing and Scale

“A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. 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

Staff Response:

Staff believes that the design and scale of the proposed structure incorporates a simple central form with additive features and is complementary to adjacent single-family residential structures and character on nearby parcels. Staff further suggests that the scale of the project is appropriate and will not overpower surrounding natural and built environments. Proposed roof forms and pitches, materials and textures are compatible and complementary to the surrounding built and natural environments.

V. Issues and Areas of Non-Conformance:

Issues or Required Plan Revisions

The following issues or areas of refinement have been identified by staff that must be addressed prior to any final plan submittal:

Lot 2 Size and Proposed Zone District Amendment

Lots 1, 2 and 3 were recently created as part of the Lucero Subdivision, a re-subdivision of Lot 51, South Minturn Addition. All three lots are currently located within the Commercial Zone District of the South Town Character Area. Staff has worked for several months to assist Tom Sullivan with the subdivision of Lot 51 to create two residential lots (Lots 1 and 2) and to allow for Lot 3 (existing gas station and residential uses) to remain commercial in nature.

During the review of the subdivision, staff advised the Applicant (at the time, Tom Sullivan) that the commercial zoning on all three lots could remain; South Town Commercial Zone District is the only commercial zone district in the Town of Minturn that allows - as a use by right - “single-family” residential uses. This is reflective of the stated purpose and intent of the South Town Character Area - to allow for and recognize the existing mix of single-family and commercial uses in the area.

However, the Planning Director, in his review of the subdivision, allowed for Lot 2 to be created at a small minimum lot size (6,872 sq. ft.) than is required (7,500 sq. ft.) in the Commercial Zone District.

The Residential Zone District permits a minimum lot size of 5,000 sq. ft. Therefore, staff proposes to rezone Lots 1 and 2 - from Commercial to Residential - to accommodate the intended residential development of both lots and the minimum lot sizes (Lot 1 is 8,581 sq. ft.) normally associated with residential lots, while allowing Lot 3 to remain commercially zoned.

Upon review of the Final Plans for the Bovino-Young residence, staff discovered that an error had been made and that Lot 2 did not comply with the minimum lot size for a commercially zoned lot.

Staff has initiated the rezoning on behalf of the Town. Public notice has been sent and a draft ordinance will be presented at the April 28, 2021 regular meeting of the Planning Commission. If the Planning Commission recommends approval of the rezoning request, staff will present an ordinance on first reading to the Town Council at the next available meeting in May so long as notice requirements are met.

The rezoning is supported by staff as the most efficient and effective means to address the subdivision oversight by the Planning Director and because a majority of the surrounding properties on both sides of Highway 24 are zoned and developed as residential.

Staff has proposed a condition of approval that allows for the Applicant to move forward with any revisions to the plans and with the building permit application and plan review process as the rezoning ordinance is processed through the Town Council. This is similar to the recent review and approval of the Jones residence at 832 Main Street which was conditioned upon the completion of amendments to Chapter 16 (also being presented in an ordinance for the Planning Commission's consideration) to allow for encroachments into live stream setbacks by roof overhangs.

Exterior Light Fixtures

The plans show exterior light locations labeled on the drawings as a black finished, dark sky compliant/full cutoff fixture at entry doors, the garage, and at exterior locations for the deck and balcony. A final spec sheet for those fixtures should be submitted for review prior to or concurrent with the building permit application.

Staff referred this final plan to the Town Engineer (Intermountain Engineering) and the Town Public Works Department for comments. The Town Engineer and Public Works Department did not have any comments.

VI. Staff Recommendation and Suggested Conditions:

Staff suggests that the Final Plans for Lot 2, Bovino-Young Residence, 996 Main Street, as conditioned below, generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval** of the plans, with the following recommended condition(s):

1. This Final Plan approval is contingent upon the successful rezoning of Lots 1 and 2, Lucero Subdivision, as initiated by the Town. The Town will permit application for and review of a building permit submission for Lot 2 Final Plans prior to final action taken by the Town Council on the rezoning at the Applicant's risk. No building permit will be issued until such time that rezoning of Lots 1 and 2 are finally approved.
2. The Applicant shall provide final cut sheets/specifications for proposed exterior light fixtures prior to or concurrent with building permit application to ensure compliance with the Town's lighting standards.

April 23, 2020

Madison Harris
Town of Minturn Planner
PO Box 309
Minturn, CO 81645
970-827-5645

Re: Surveying and Engineering Completeness Review for DRB Submittal Package
 Bovino Residence - 996 Main St., Minturn, CO 81645

We have reviewed the surveying and engineering plans included in the DRB Submittal Package 4-5-21 for the above referenced project. The plans appear to meet the minimum Town requirements and we have no comments at this time. We reserve the right to perform additional plan review during permitting.

Please feel free to contact me if you have additional questions.

Respectfully,
Inter-Mountain Engineering (acting as Town Engineer)



Brad Stempihar, PE



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:

Bovino-Young Residence

Project Location

Street Address: 996 Main Street, Minturn, CO 81645

Zoning: **South Town, Residential**

Parcel Number(s):

Application Request:

A new single family residence consisting of a 2-car garage, 4 bedrooms, 4 1/2 baths, a great room with the kitchen/living/dining areas, a mudroom, a laundry room, an unfinished basement under part of the structure where the mechanical room will be located, and a crawl space under part of the structure.

Applicant:

Name: Michael Pukas, mpp design shop, inc.

Mailing Address: PO Box 288, Gypsum, CO 81637

Phone: (970) 390-4931

Email: michael@mppdesignshop.com

Property Owner:

Name: **Beth Ann Bovino and Mark Young**

Mailing Address: 28 Midwood Street
 Brooklyn, NY 11225

Phone: (713) 503-6466

Email: markyoung@andrewskurth.com

Required Information:

Lot Size: 0.1578 acres 6,872.05 sf	Type of Residence (Single Family, ADU, Duplex) Single Family	# of Bedrooms 4	# On-site Parking Spaces 4
# of Stories: 2	Snow storage sq ft: 804	Building Footprint sq ft: 1,969	Total sq ft Impervious Surface: 3,663

Signature:

Fee Paid: \$200 Date Received: 4/5/21 Planner: Mael Bonderis

PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

April 05, 2021

Town of Minturn
Attention: Planning Department
302 Pine Street
P.O. Box 309
Minturn, CO 81645
Tel: (970) 827-5645
Fax: (970) 827-5545
e-mail: planner@minturn.org

Regarding: Young Residence

Location: 996 Main Street
Minturn, CO 81645
Parcel Number: 2103-351-02-003
South Minturn Addition, Lot 35

This application is for Design Review approval of a new single family residence located at the above mentioned property. The proposed house will consist of a 2-car garage, four bedrooms, four and one-half bathrooms, and a great room containing of the kitchen/living/dining areas. The structure will be 2-stories with a partial unfinished basement and partial crawl space. The garage will be slab-on-grade. The mechanical room will be located in the basement.

There are four parking spaces shown in the drawings, 2 covered spaces in the garage and 2 surface spaces in front of the garage. The driveway will be poured-in-place concrete.

There is a sanitary sewer located on the east side of the property. The design proposes to cantilever a deck into the easement. An application for the encroachment will be made to Eagle River Water and Sanitation District. It is expected the application will be approved, as the proposed deck structure will not be over the sewer line location, and the pier footings for the deck will not endanger the sewer line.

The concept for the roof lines are low-sloping shed roofs facing east and west to minimize the building height. Since the project is located in close proximity to the river, the structure is raised about 3'-6" above existing grade at the west side to avoid encountering ground water in the foundation.

At the east side of the structure towards the river, the Great Room steps down 3'-0" from the garage level to provide a taller ceiling height, as well as keep the deck closer to existing grade.

The materials for the structure consist of a corrugated metal base, weathered horizontal and vertical barn wood siding, Colorado Buff sand stone at the front entry, bronze colored aluminum clad wood framed windows and doors, and a dark grey standing seam metal roof.

The highest mid-point of a roof is at the tower element above the stairs at the south elevation, which is measured to 27'-9". This is a small element and may be considered an architectural feature. The other main roof mid-points are in the range of 25'-0" to 27'-2" in height.

LETTER

mpp design shop

PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

Thank you for your consideration.

SIGNED: Michael Pukas



4 AERIAL VIEW NORTHWEST



2 AERIAL VIEW NORTHEAST



3 AERIAL VIEW SOUTHWEST



1 AERIAL VIEW SOUTHEAST



mpp design shop, inc.

PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com



Bovino-Young Residence

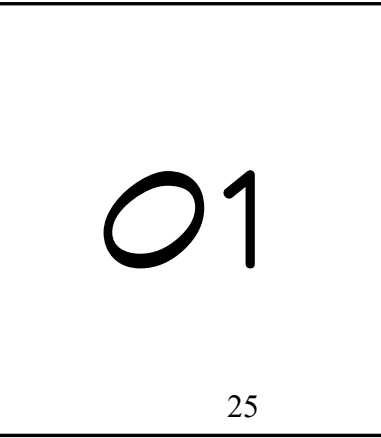
Parcel number:
Lot 51 South Minturn Addition, Lot 2
Main Street
Minturn, CO 81645

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#	Description	Date
1	Progress	03/24/21

Project Number: 2010
Designed by: mpp
Drawn by: mpp
Checked by: mpp

AERIAL VIEWS





4 PERSPECTIVE NORTHWEST



2 PERSPECTIVE NORTHEAST



3 PERSPECTIVE SOUTHWEST



1 PERSPECTIVE SOUTHEAST

mpp design shop, inc.
 PO Box 288
 Gypsum, CO 81637
 (970) 390-4931
 michael@mppdesignshop.com

Bovino-Young Residence

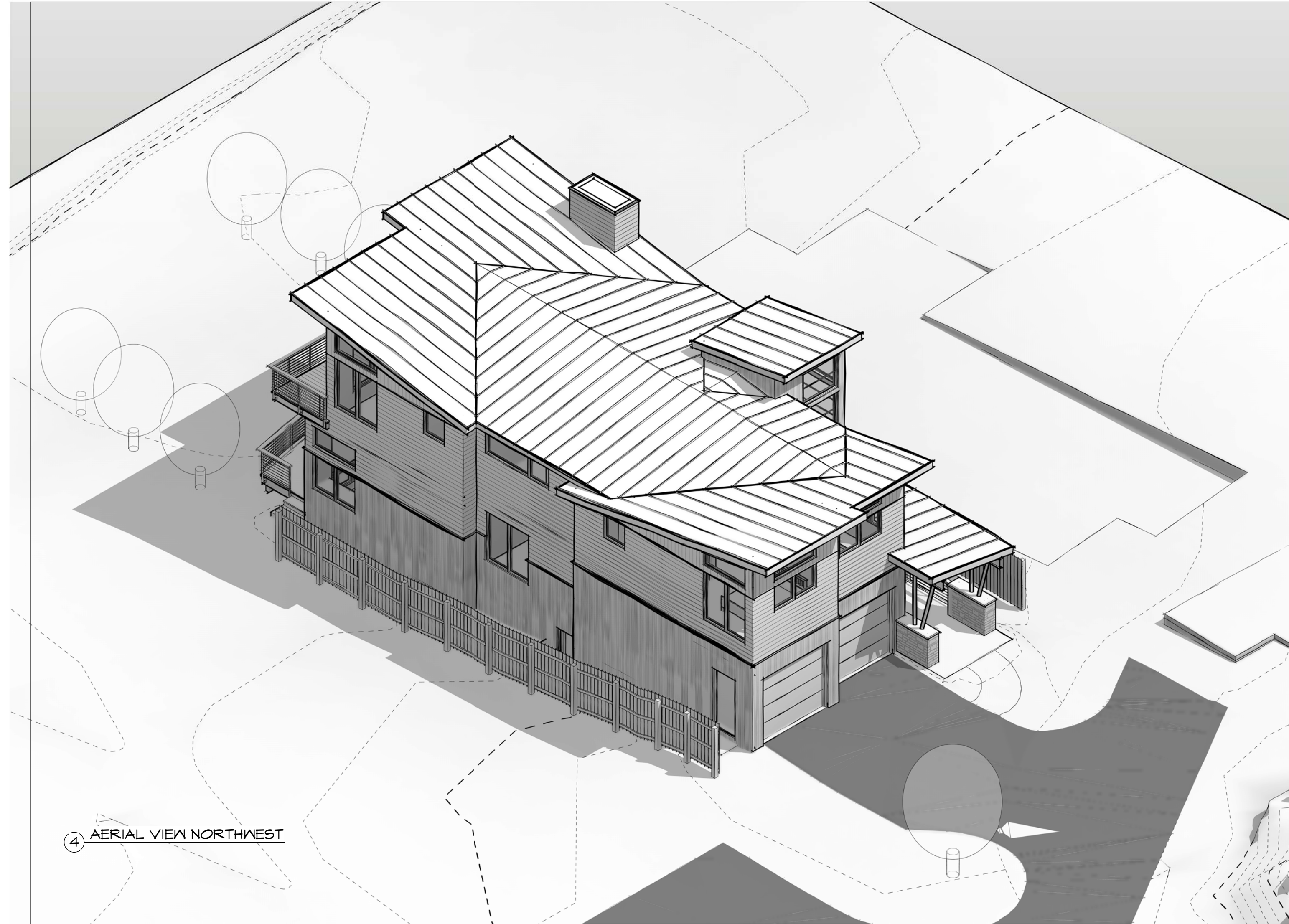
Parcel number:
 Lot 51 South Minturn Addition, Lot 2
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 Minturn, CO 81645

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1	Progress	03/24/21

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PERSPECTIVE VIEWS



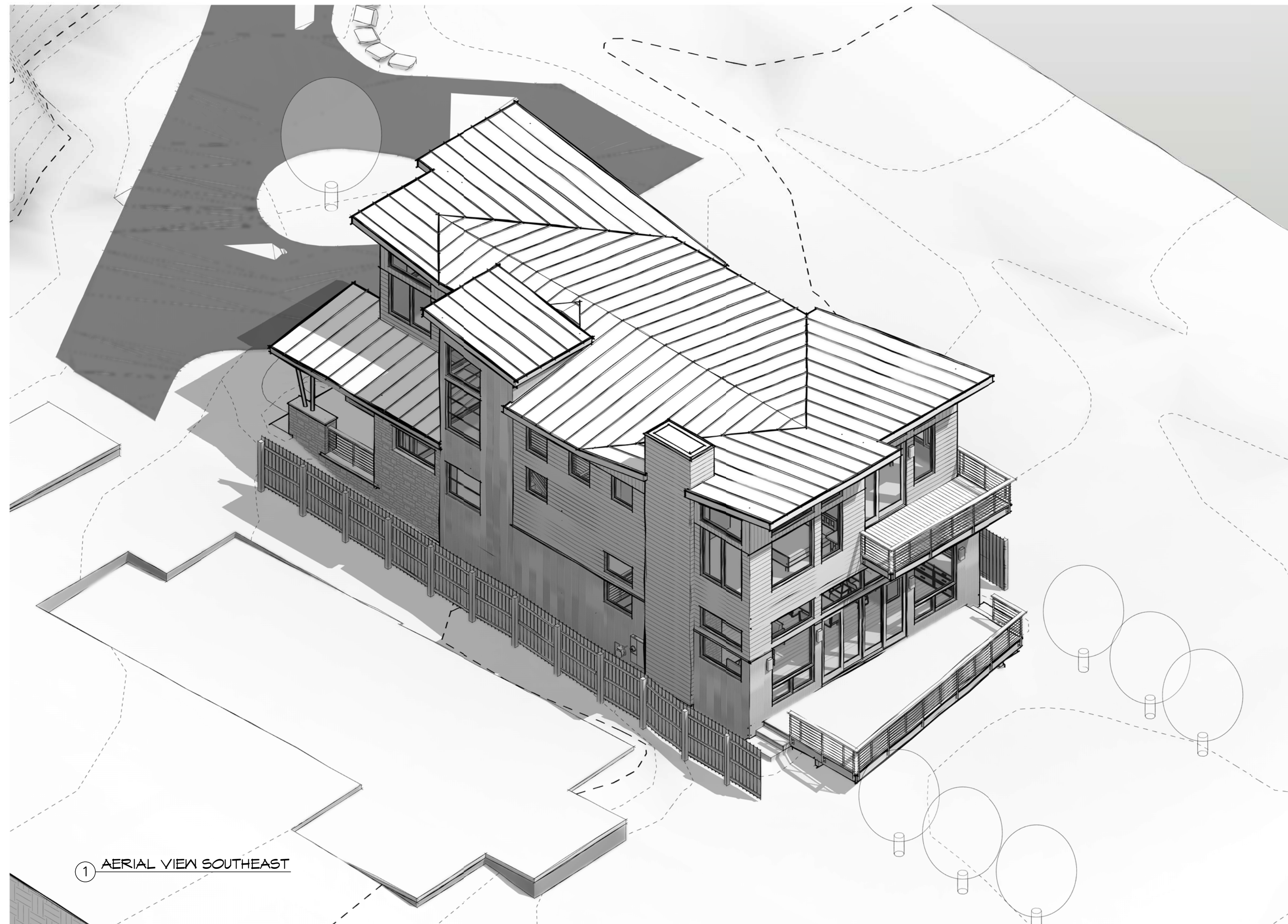
4 AERIAL VIEW NORTHWEST



2 AERIAL VIEW NORTHEAST



3 AERIAL VIEW SOUTHWEST



1 AERIAL VIEW SOUTHEAST

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michael@mppdesignshop.com

Bovino-Young Residence

Parcel number:
Lot 51 South Minturn Addition, Lot 2
Main Street
Minturn, CO 81645

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#	Description	Date
1	Progress	03/24/21

Project Number: 2010
Designed by: mpp
Drawn by: mpp
Checked by: mpp

AERIAL VIEWS



4 PERSPECTIVE NORTHWEST



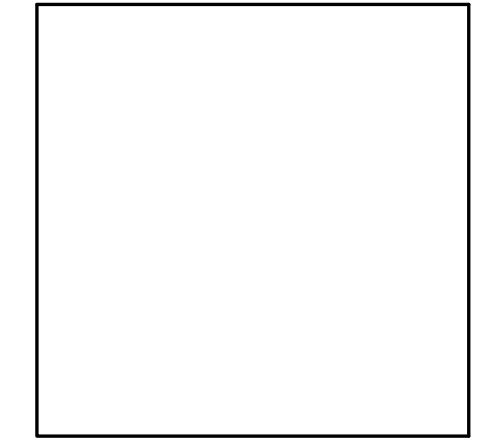
2 PERSPECTIVE NORTHEAST



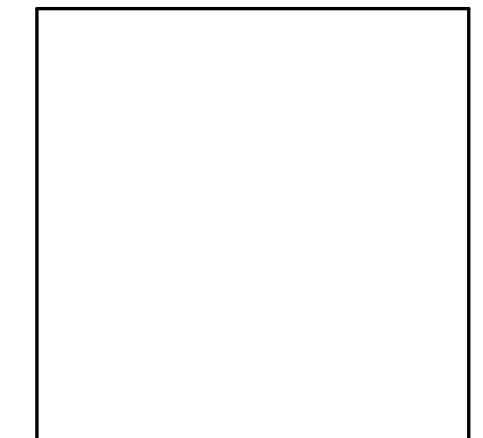
3 PERSPECTIVE SOUTHWEST



1 PERSPECTIVE SOUTHEAST



mpp design shop, inc.
 PO Box 288
 Gypsum, CO 81637
 (970) 390-4931
 michael@mppdesignshop.com



Bovino-Young Residence

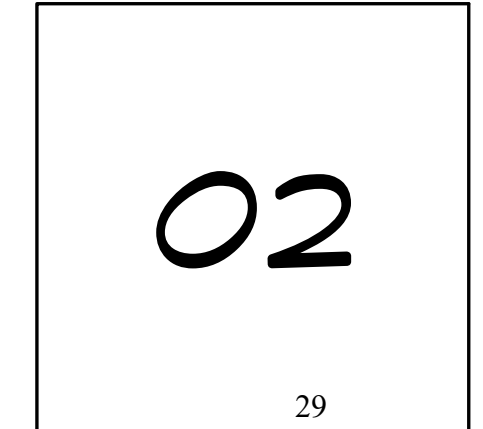
Parcel number:
 Lot 51 South Minturn Addition, Lot 2
 Main Street
 Minturn, CO 81645

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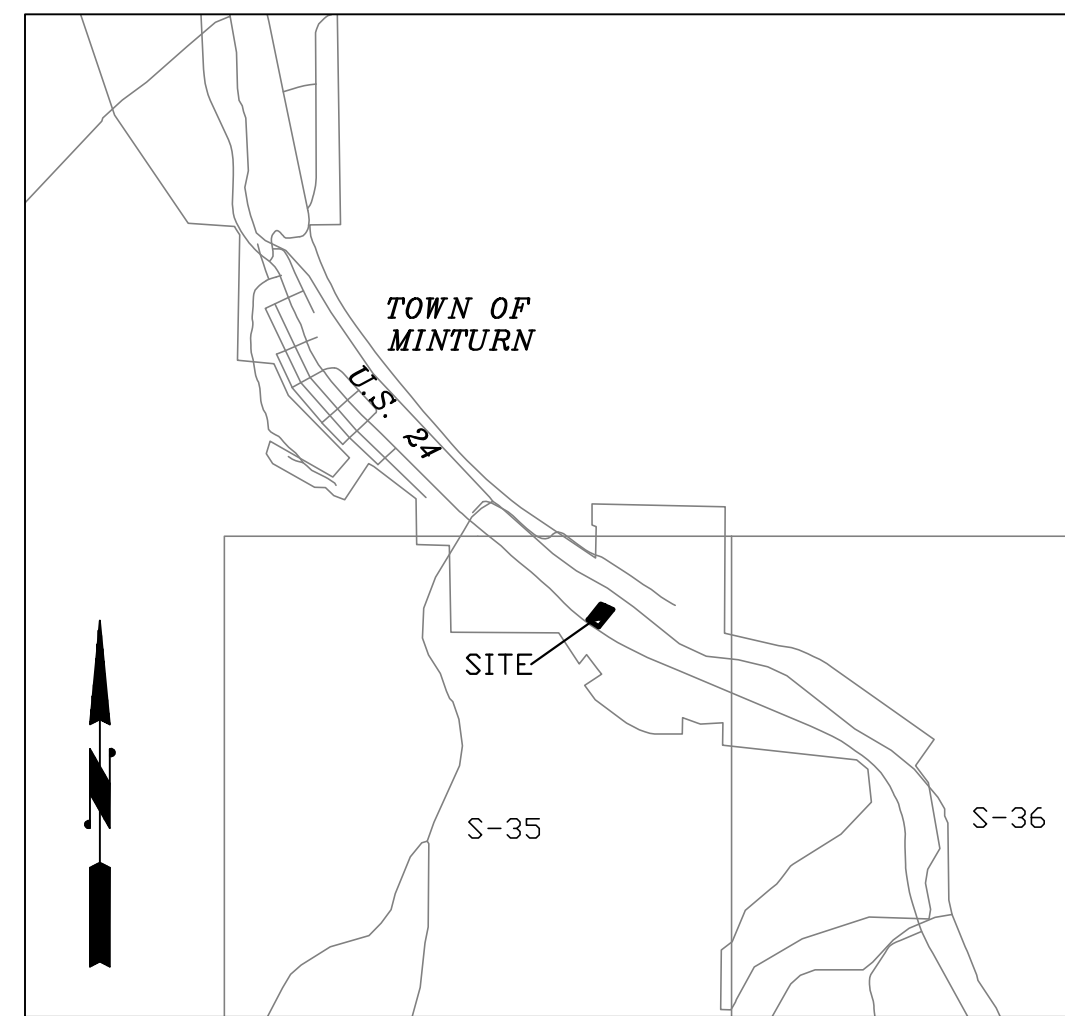
#	Description	Date
1	Progress	08/24/21

Project Number: 2010
 Designed by: mpp
 Drawn by: mpp
 Checked by: mpp

PERSPECTIVE VIEWS



FINAL PLAT
SOUTH MINTURN ADDITION
A RESUBDIVISION OF LOT 51
 LOCATED IN THE NE1/4 OF SECTION 35, T5S, R81W, 6TH P.M.
 TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



VICINITY MAP
 SCALE 1"=2000'

CERTIFICATION OF DEDICATION AND OWNERSHIP

Know all men by these presents that 996 S. Main, LLC, a Colorado Limited Liability Company, being sole owner in fee simple, mortgagee or lienholder of all that real property situated in Town of Minturn, Eagle County, Colorado, described as follows:

996 MAIN STREET (AKA: LOT 51, SOUTH MINTURN ADDITION TO MINTURN)

A PARCEL OF LAND LOCATED IN THE NORTH EAST QUARTER OF SECTION 35, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, LS # 38079 ON THE NORTHERLY RIGHT OF WAY LINE OF STATE HIGHWAY 24, ALSO MARKING THE MOST WESTERLY CORNER OF THE SUBJECT PARCEL AKA: LOT 51 SOUTH MINTURN ADDITION, RECORDED IN BOOK 298 PAGE 72, WHENCE THE NORTH QUARTER CORNER OF SAID SECTION 35, MARKED WITH A 2.5" BRASS CAP ON 1" PIPE, BEARS N49°46'40"W 1936.09 FEET DISTANT;
 THENCE LEAVING SAID RIGHT OF WAY LINE, N38°31'53"E 191.02 FEET TO A FOUND #5 REBAR ON LINE, BEING A WITNESS CORNER FOR LOT 50 AND LOT 51, SOUTH MINTURN ADDITION AND BEING THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION; THENCE CONTINUING N38°31'53"E 19.05 FEET TO THE MOST NORTHERLY CORNER OF SUBJECT PARCEL, A SET 1.5" ALUMINUM CAP, ON #5 REBAR, LS #38079; THENCE S65°42'19"E 139.68 FEET TO A POINT ON THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN BOOK 296, PAGE 380, ALSO KNOWN AS A PORTION OF LOT 52, SOUTH MINTURN ADDITION; THENCE S38°52'09"W 232.39 FEET PASSING THROUGH A FOUND 1.5" ALUMINUM CAP, ON #5 REBAR, LS #11204, WITNESS CORNER TO SAID LOT 51 (6.22 W.C.) AND SAID LOT 52 (7.63 W.C.), CONTINUING TO THE NORTHERLY RIGHT OF WAY LINE OF SAID STATE HIGHWAY 24, THE SOUTHERN MOST CORNER OF SAID LOT 51, AND THE WESTERLY CORNER OF SAID LOT 52, A FOUND 1" STEEL PIPE - UPGRADED TO A 1.5" ALUMINUM CAP ON #5 REBAR, LS #38079; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE ALONG THE ARC OF A CURVE TO THE RIGHT 134.57 FEET, HAVING A RADIUS OF 2825.0 FEET, A CHORD LENGTH OF 134.56 FEET AND A CHORD BEARING N56°36'04"W TO THE POINT OF BEGINNING, SAID PARCEL BEING 0.6854 ACRES MORE OR LESS.

have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this final plat, under the name and style of FINAL PLAT, SOUTH MINTURN ADDITION, A RESUBDIVISION OF LOT 51, a subdivision in the Town of Minturn, Eagle County, Colorado; and does hereby accept the responsibility for the completion of required improvements; and does hereby dedicate and set apart all of the private streets and other public improvements and places as shown on the accompanying plat to the use of the public forever; and does hereby dedicate those portions of said real property which are created as easements on the accompanying plat to the public forever as easements for the purposes shown herein, unless otherwise expressly provided thereon; and does hereby grant the right to install and maintain necessary structures to the entity responsible for providing the services for which the easements are established.

Executed this ____ day of _____, A.D. 2021.

Manager: _____
 996 S. Main LLC.

Address: 996 Main Street
 Minturn, CO 81645

State of Colorado)
) SS
 County of Eagle)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this ____ day of _____, A.D. 2021 by _____.

My commission expires: _____

Witness my hand and seal. _____

Notary Public

TITLE CERTIFICATE

_____ does hereby certify that it has examined the Title to all lands shown upon this Plat and that Title to such lands is vested in _____, free and clear of all liens, and encumbrances, except as follows:

Dated this ____ day of _____, A.D. 2021.

AGENT: _____

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of upon all parcels of real estate described on this map are paid in full.

Dated this ____ day of _____, A.D., 2021.

 Treasurer of Eagle County

NOTES:

- 1) DATE OF SURVEY: JUNE 16, 2020
- 2) STREET ADDRESS: 996 Main Street (U.S. Highway 24) Not Posted
- 3) Location of improvements, lot lines and easements are based upon the Quiet Title Decree, recorded in Book 298 Page 72, the Annexation Plat of South Minturn Addition to the Town of Minturn, recorded at Rec.No. 163774, C.D.O.T. Project No. FAP NO.292-B and Survey Monuments found at the time of this survey. Title Commitment provided by Title Company of the Rockies, Order No. 0820122-C with an effective date of 03-9-2021 was provided for this survey.
- 4) BASIS OF BEARINGS: Between a 1.5" Aluminum Cap on #5 Rebar, LS #38079 marking the Northwesterly corner of Said Lot 51 being the Southwesterly corner of Said Lot 50 and a #5 Rebar Witness Corner, being a point on line for said Lots 50 and 51, bearing N38°31'53"E as shown hereon.
- 5) U.S. Survey Feet was used for this Survey.
- 6) A Improvement Survey Plat was performed and recorded at the Eagle County Engineering Office prior to this final plat.
- 7) This Property is subject to:
 - EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SOUTH MINTURN ADDITION TO THE TOWN OF MINTURN RECORDED MARCH 1, 1978 UNDER RECEPTION NO. 163774.
 - TERMS, CONDITIONS AND PROVISIONS OF EASEMENT RECORDED DECEMBER 13, 1993 AT RECEPTION NO. 523426. SHOWN ON SHEET 2 OF 2.
 - TERMS, CONDITIONS AND PROVISIONS OF CLAIM OF EASEMENTS RECORDED DECEMBER 03, 2004 AT RECEPTION NO. 899588. SHOWN ON SHEET 2 OF 2.
- 8) 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.

LAND USE SUMMARY

LOT	ACREAGE	STREET ADDRESS	USE
LOT 1	0.1970 ACRES	0994 Main Street	SINGLE FAMILY RESIDENTIAL
LOT 2	0.1578 ACRES	0996 Main Street	SINGLE FAMILY RESIDENTIAL
LOT 3	0.3307 ACRES	0998 Main Street	COMMERCIAL
TOTAL =	0.6855 ACRES		

PLANNING DIRECTOR CERTIFICATE

This Final Plat is hereby approved by the Minturn Planning Director, Minturn, Colorado, this _____ day of _____ A.D. 2021 for filing with the Clerk and Recorder of Eagle County.

 Minturn Planning Director

TOWN OF MINTURN CERTIFICATE:

This Final Plat approved by the Minturn Town Council, Minturn, Colorado, on the ___th day of _____ A.D. 2021 for filing with the Clerk and Recorder of Eagle County and the conveyance to the Town of Minturn of the public dedications shown hereon: subject to the provision that approval in no way obligates the Town of Minturn for maintenance of roads dedicated to the public until construction of improvements thereon shall have been completed in accordance with Town of Minturn's specifications and the Minturn Town Council has by a subsequent resolution agreed to undertake maintenance of the same. This approval does not guarantee that soil conditions, subsurface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit or any other required permit will be issued. This approval is with the understanding that all expenses involving all improvements required shall be the responsibility of the subdivider and not the Town of Minturn.

 (Mayor)

Witness my hand and seal of the Town of Minturn.

Attest: _____

(Clerk)

SURVEYOR'S CERTIFICATE

I, Randall P. Kipp do hereby certify that I am a Professional Land Surveyor licensed to practice land surveying under the laws of the State of Colorado, that this subdivision plat is true, correct and complete Final Plat, SOUTH MINTURN ADDITION, A RESUBDIVISION OF LOT 51, as laid out, plotted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and/ or under my supervision and accurately shows the location and dimensions of the lots, easements and rights of way of said plat as the same are monumented upon the ground in compliance with applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, that such plat has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.

Randall P. Kipp
 COLORADO PROFESSIONAL LAND SURVEYOR NO. 38079

CLERK AND RECORDER'S CERTIFICATE

This Plat was filed for record in the office of the Eagle County Clerk and Recorder at ____ o'clock ____M., on this ____ day of _____, 2021, and is duly recorded at Reception No. _____.

 Eagle County Clerk and Recorder

By: _____
 Deputy

FINAL PLAT SOUTH MINTURN ADDITION A RESUB OF LOT 51 Loc. in the NE1/4 Of Section 35, T5S, R81W, 6TH P.M. Town of Minturn, County of Eagle, Colorado		KIPP LAND SURVEYING RANDY KIPP P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com
JOB NO.: 201129	DATE: 03-18-2021	
SHEET 1 OF 2	DWG NAME: 201129-SMA RE L51	

FINAL PLAT
SOUTH MINTURN ADDITION
A RESUBDIVISION OF LOT 51
 LOCATED IN THE NE1/4 OF SECTION 35, T5S, R81W, 6TH P.M.
 TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

0992
 LOT 50
 SOUTH MINTURN ADDITION
 Henry and Linda Brightwell
 Rec.No. 201516590

POINT OF BEGINNING
 FOUND SURVEY MONUMENT
 1.5" ALUMINUM CAP
 ON #5 REBAR, LS #38079

FOUND SURVEY MONUMENT
 2.5" BRASS CAP ON 1" PIPE
 N 1/4 CORNER SECTION 35, T5S, R81W

FOUND SURVEY MONUMENT
 #5 REBAR IN 2020. PREVIOUSLY
 LOCATED IN 2015 WITH 1.5" ALUMINUM
 CAP, STAMPED WC
 LS # ILLEG. STAMPED

FOUND SURVEY MONUMENT
 1.5" ALUMINUM CAP ON
 #5 REBAR, LS #38079

EAGLE RIVER
 VAIL CORP
 BOOK 217 PAGE 120

BASIS OF BEARINGS
 N38°31'53"E 210.07' (M)

0994
 LOT 1
 5851.54 SQ.ft.
 0.1970 Acres

0996
 LOT 2
 6872.05 SQ.FT.
 0.1578 Acres

0998
 LOT 3
 14,403.38 SQ.FT.
 0.3307 Acres

R=2825.00'
 L=134.57'
 CH.B.=N56°36'04"W
 CH.L.=134.56' (M)
 TAN = 67.30'
 Δ=2°43'46"

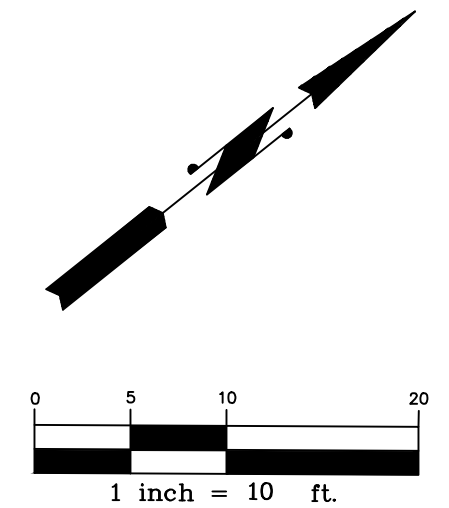
U.S. HIGHWAY NO. 24
 (80' R.O.W.)
 C.D.O.T. FAP NO.292-B

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length	Tangent
C1	2825.00'	34.09'	0°41'29"	N55°34'55"W	34.09'	17.04'
C2	2825.00'	100.49'	2°02'17"	S56°56'48"E	100.48'	50.25'

Line #	Direction	Length
L1	N38° 31' 53"E	210.07'
L2	S65° 42' 19"E	138.44'
L3	S38° 52' 09"W	232.12'
L4	N57° 25' 00"W	82.79'
L5	N55° 21' 00"W	50.39'

- LEGEND**
- DESIGNATES HIGHWATER MARK
 - - - DESIGNATES EASEMENT
 - - - DESIGNATES EASEMENT
 - - - DESIGNATES EASEMENT
 - - - DESIGNATES EASEMENT
 - - - DESIGNATES EASEMENT
 - - - DESIGNATES BOUNDARY LINE
 - - - DESIGNATES CDOT R.O.W.
 - - - DESIGNATES ADJOINERS PROPERTY
 - - - DESIGNATES EASEMENT
 - - - DESIGNATES FEMA 100 YEAR FLOODWAY
 - - - DESIGNATES OVERHEAD WIRE

LOT 52 PART OF
 SOUTH MINTURN ADDITION
 EMILY HARPER
 BOOK 296 PAGE 380



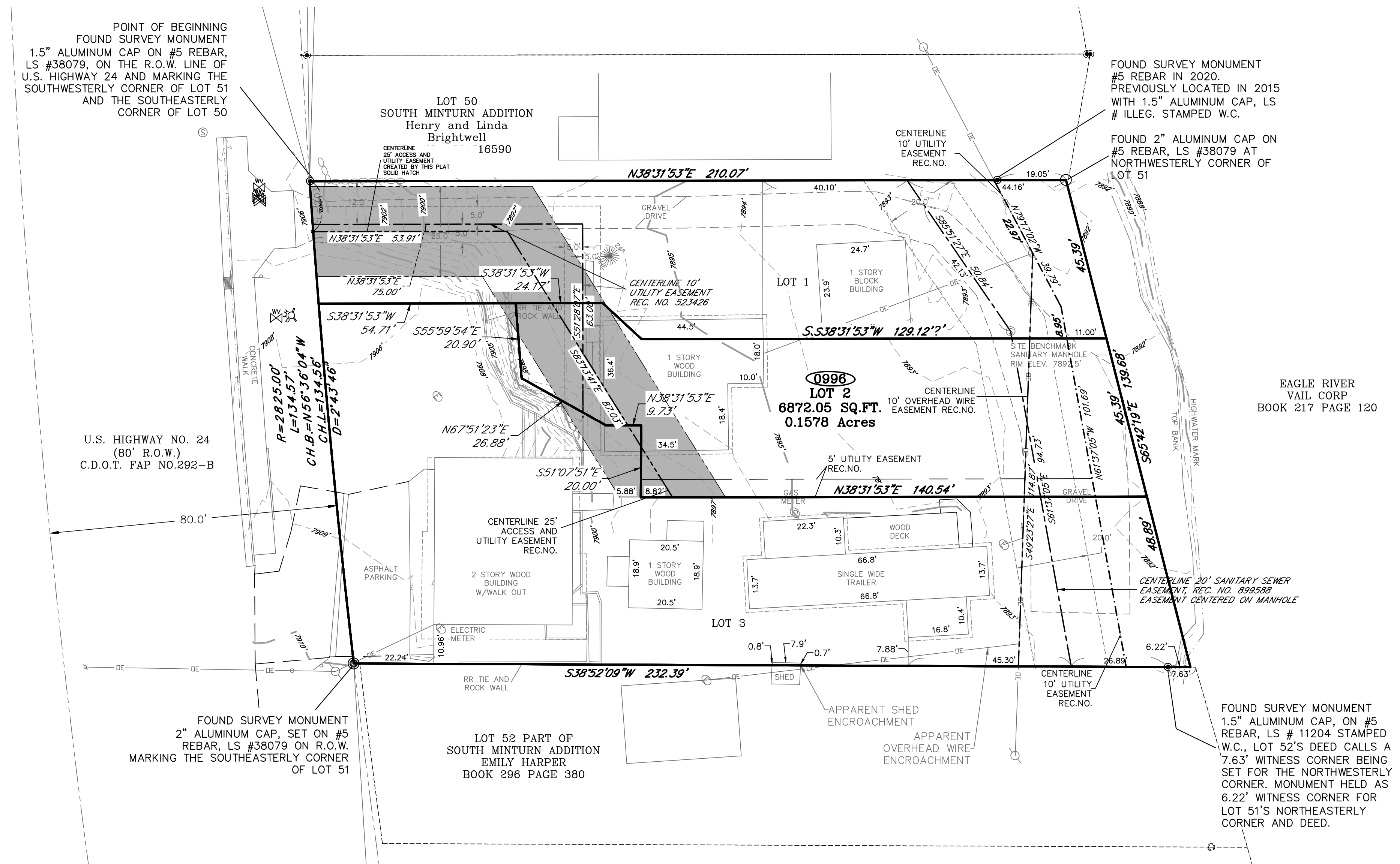
FINAL PLAT
SOUTH MINTURN ADDITION
A RESUBDIVISION OF LOT 51
 Loc. in the NE1/4 Of Section 35, T5S, R81W, 6TH P.M.
 Town of Minturn, County of Eagle, Colorado

JOB NO.: 201129 DATE: 03-18-2021
 SHEET 2 OF 2 DWG NAME: 201129-SMA RE L51

KIPP LAND SURVEYING

RANDY KIPP P.L.S.
 P.O. Box 3154
 Eagle, CO 81631
 (970) 390-9540
 email: randy@kipplandsurveying.com
 web: kipplandsurveying.com

TOPOGRAPHIC SURVEY
LOT 2
 SOUTH MINTURN ADDITION, A RESUBDIVISION LOT 51
 TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



PROPERTY DESCRIPTION:

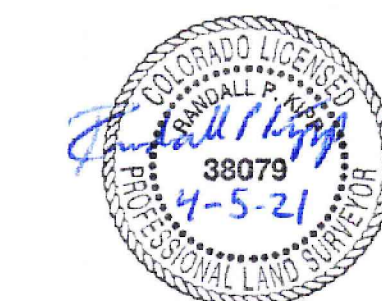
LOT 2, SOUTH MINTURN ADDITION, A RESUBDIVISION OF LOT 51, according to the final plat thereof recorded at Rec.No. _____ at the Eagle County Clerk and Recorders Office, County of Eagle, State of Colorado.

NOTES:

- 1) DATE OF SURVEY: SEPTEMBER 15, 2020
- 2) STREET ADDRESS: 996 Main Street (U.S. Highway 24) Not Posted
- 3) Location of improvements and lot lines are based upon the above said final plat, the Annexation Plat of South Minturn Addition to the Town of Minturn, recorded in Rec.No. 163774, C.D.O.T. Project No. FAP NO.292-B and Survey Monuments found at the time of this survey. Title Commitment provided by Land Title Guarantee Company, Order No. V50057057 with an effective date of 6-10-2020 was provided for this survey. Kipp Land Surveying also performed an Improvement Survey Plat to be recorded at the Eagle County Engineering Office.
- 4) BASIS OF BEARINGS: Between a 1.5" Aluminum Cap on #5 Rebar, LS #38079 marking the Northwestern corner of Said Lot 51 being the Southwesterly corner of Said Lot 50 and a #5 Rebar Witness Corner, being a point on line for said Lots 50 and 51, bearing N38°31'53"E as shown hereon.
- 5) BENCHMARK: NGS Monument S-280. Elev. = 7894.2' NAVD 88.
- 7) U.S Survey Feet was used for this Survey.
- 8) 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.

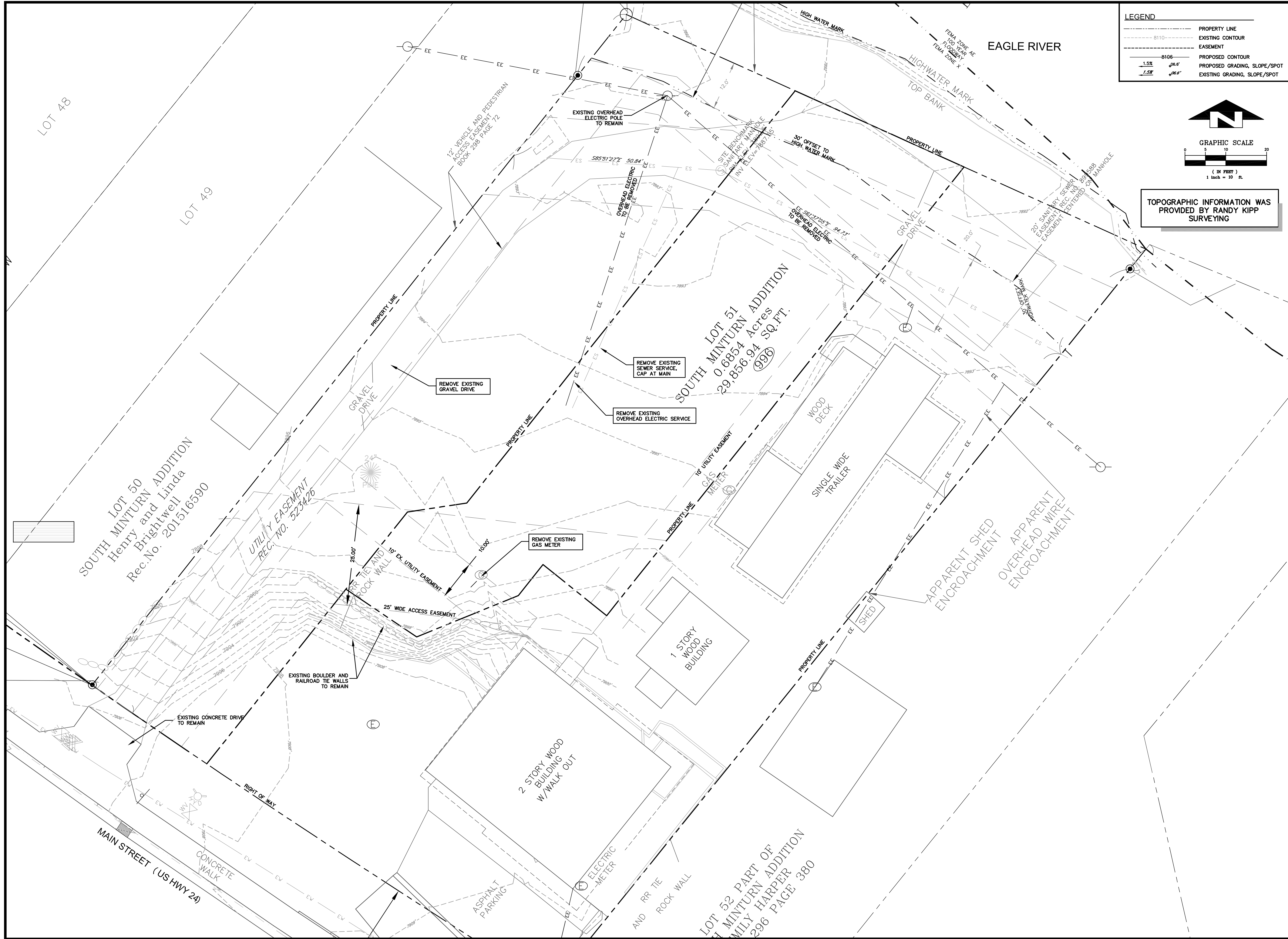
CERTIFICATION:

I, Randall P. Kipp, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this TOPOGRAPHIC SURVEY was done by me or under my direct supervision, and that it was performed using the standard care and practice used in the area at the time of the survey. The Notes hereon are a part of this certification.



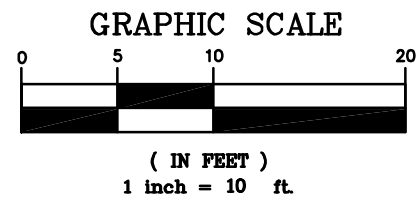
Randall P. Kipp
 P.L.S. No. 38079
 Colorado Professional
 Land Surveyor

Topographic Survey LOT 2 South Minturn Addition A Resubdivision of Lot 51 Town of Minturn, County of Eagle, Colorado		KIPP LAND SURVEYING RANDY KIPP P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com
JOB NO.: 201129	DATE: 04-05-21	
SHEET 1 OF 1	DWG NAME: 201129-LOT 2 SMA Topo2	



LEGEND

	PROPERTY LINE
	EXISTING CONTOUR
	EASEMENT
	PROPOSED CONTOUR
	PROPOSED GRADING, SLOPE/SPOT
	EXISTING GRADING, SLOPE/SPOT



TOPOGRAPHIC INFORMATION WAS PROVIDED BY RANDY KIPP SURVEYING

ALPINE ENGINEERING INC.
 34510 HWY 9 UNIT A9, P.O. BOX 87
 EDWARDS CO 81632 / 970.926.3373
 WWW.ALPINECIVIL.COM

996 Main Street
 MINTURN, CO
 EX. CONDITIONS AND DEMO

DESIGNED	DATE	REVISIONS	BY
MCW	07/15/21	TOWN SUBMITTAL	MCW
DRAWN			
CHECKED			
JOB NO.	XXX		
DATE	12/27/2021		

SHEET C1.0

© Minturn 996 Main-Submittal-2021.dwg/Alpine-996 Main.dwg, 4/5/2021, 2:46:06 PM, wabdy

GENERAL NOTES FOR SEDIMENT CONTROL

1. INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND AS NEEDED TO PREVENT SEDIMENT FROM DISCHARGING OFF-SITE OR ENTERING THE RIVER.
2. ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
3. SEDIMENT CONTROL MEASURES MAY REQUIRE FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO INSURE THAT THEIR INTENDED PURPOSE IS ACCOMPLISHED.
4. INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS SO THAT EFFECTIVE SEDIMENT CONTROL CAN BE ACHIEVED DURING THE ENTIRE CONSTRUCTION PERIOD.
5. THE TERM 'REVEGETATION' ON THIS PLAN MEANS THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF FERTILIZER IN ACCORDANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS.
6. REMOVAL AND CLEANUP OF ANY SEDIMENT THAT LEAVES THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. TOPSOIL AND REVEGETATE ALL DISTURBED AREAS.
8. CONTRACTOR SHALL REMOVE SEDIMENT CONTROL FACILITIES AFTER FINAL STABILIZATION.

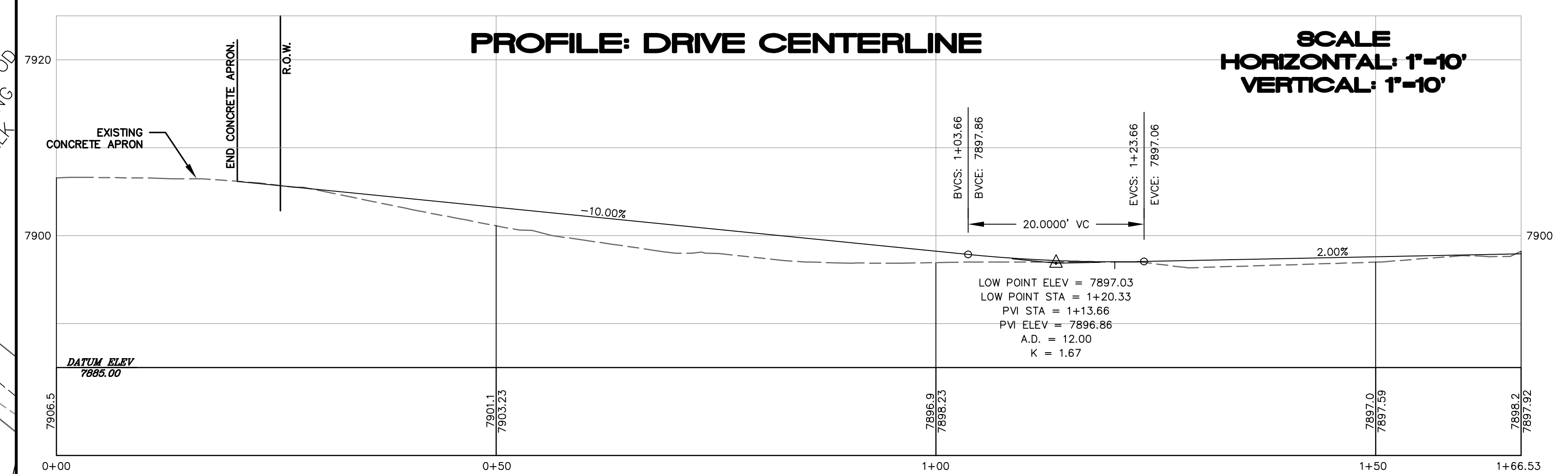
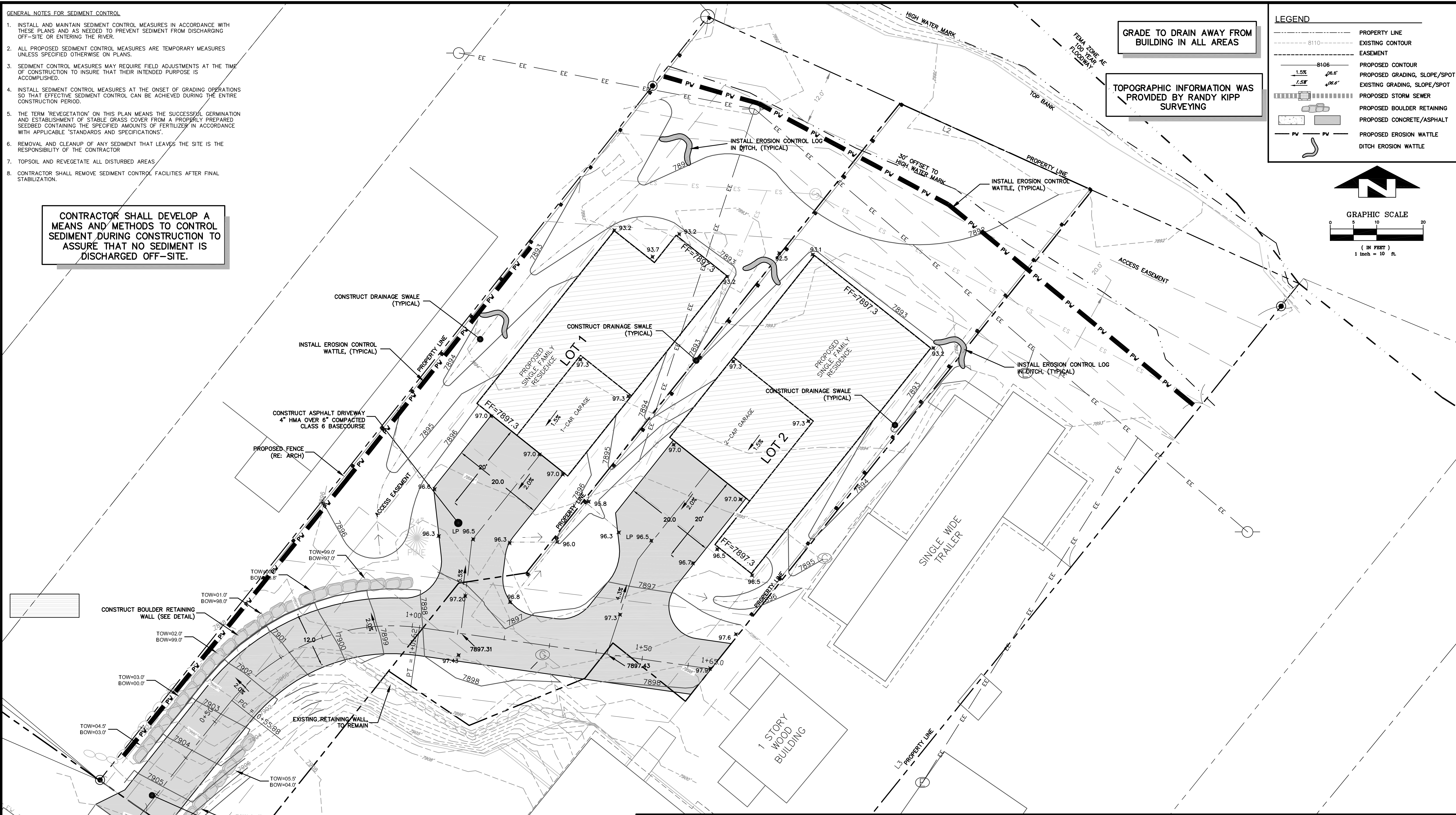
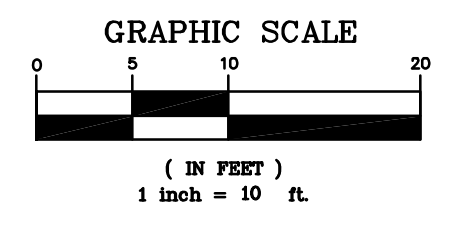
CONTRACTOR SHALL DEVELOP A MEANS AND METHODS TO CONTROL SEDIMENT DURING CONSTRUCTION TO ASSURE THAT NO SEDIMENT IS DISCHARGED OFF-SITE.

GRADE TO DRAIN AWAY FROM BUILDING IN ALL AREAS

TOPOGRAPHIC INFORMATION WAS PROVIDED BY RANDY KIPP SURVEYING

LEGEND

- 8110 - PROPERTY LINE
- 8106 - EXISTING CONTOUR
- 1.5% - PROPOSED CONTOUR
- 1.5% - EXISTING GRADING, SLOPE/SPOT
- 1.5% - PROPOSED GRADING, SLOPE/SPOT
- 1.5% - PROPOSED STORM SEWER
- 1.5% - PROPOSED BOULDER RETAINING
- 1.5% - PROPOSED CONCRETE/ASPHALT
- PV - PROPOSED EROSION CONTROL
- EE - DITCH EROSION WATTLE



996 Main Street
MINTURN, CO

GRADING AND DRAINAGE PLAN

NO.	DATE	REVISIONS	BY
	07/15/21	TOWN SUBMITTAL	MCW
DESIGNED	MCW		
DRAWN	MCW, RIF		
CHECKED	MCW		
JOB NO.	XXX		
DATE	12/27/2021		

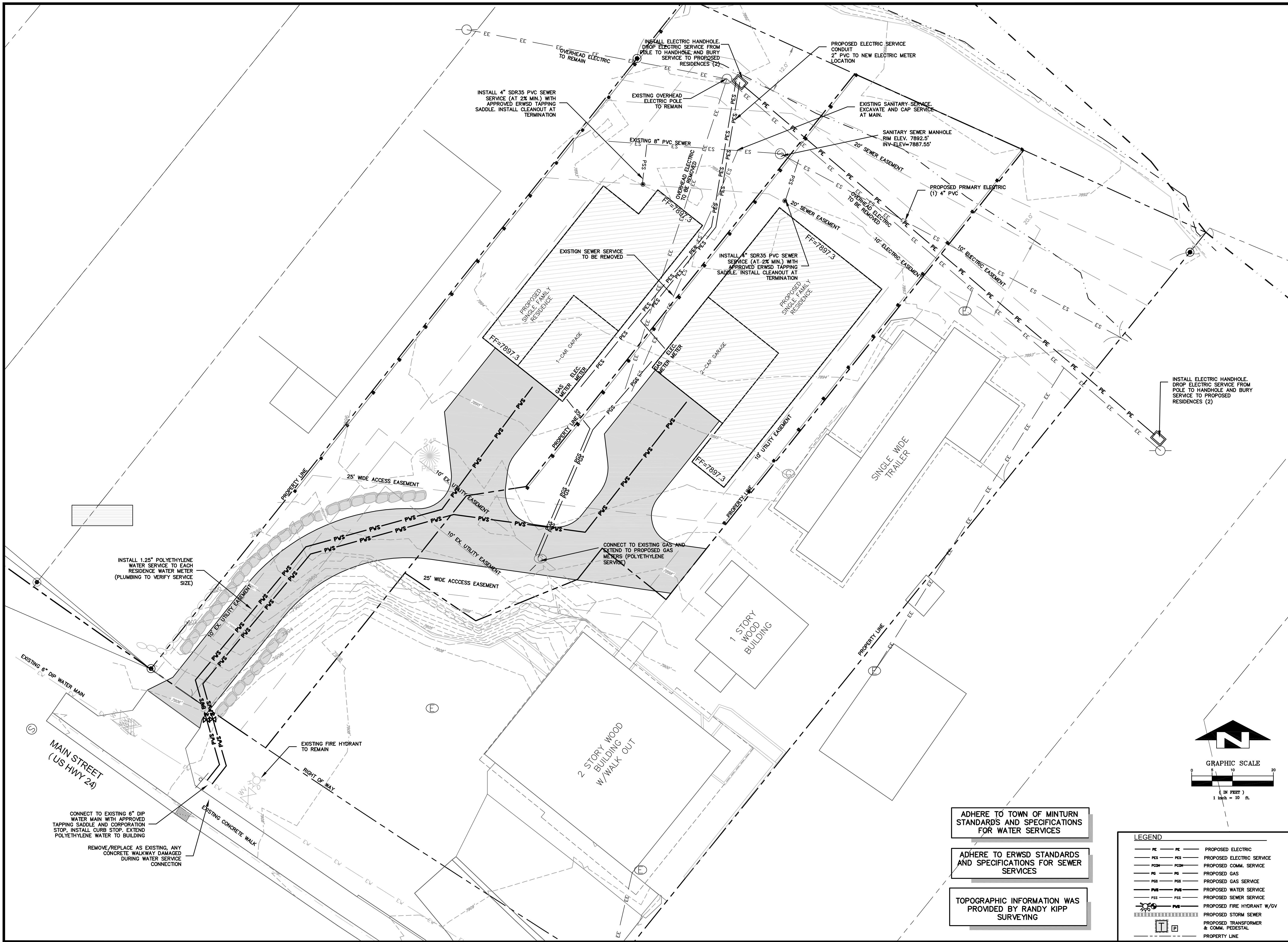
SHEET C2.0

(SEAL)

996 Main Street MINTURN, CO

UTILITY PLAN

(SEAL)



INSTALL ELECTRIC HANDHOLE, DROP ELECTRIC SERVICE FROM POLE TO HANDHOLE AND BURY SERVICE TO PROPOSED RESIDENCES (2)

INSTALL 4" SDR35 PVC SEWER SERVICE (AT 2% MIN.) WITH APPROVED ERWSD TAPPING SADDLE. INSTALL CLEANOUT AT TERMINATION

PROPOSED ELECTRIC SERVICE CONDUIT 2" PVC TO NEW ELECTRIC METER LOCATION

EXISTING SANITARY SERVICE, EXCAVATE AND CAP SERVICE AT MAIN.

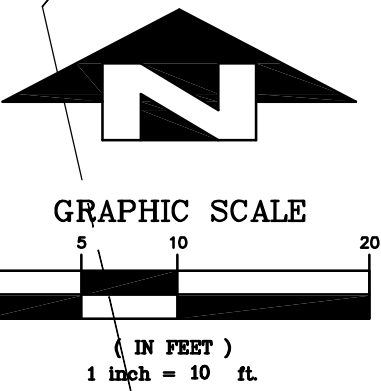
SANITARY SEWER MANHOLE RIM ELEV. 7892.5' INV-ELEV=7887.55'

INSTALL 4" SDR35 PVC SEWER SERVICE (AT 2% MIN.) WITH APPROVED ERWSD TAPPING SADDLE. INSTALL CLEANOUT AT TERMINATION

INSTALL 1.25" POLYETHYLENE WATER SERVICE TO EACH RESIDENCE WATER METER (PLUMBING TO VERIFY SERVICE SIZE)

CONNECT TO EXISTING GAS AND EXTEND TO PROPOSED GAS METERS (POLYETHYLENE SERVICE)

MAIN STREET (US HWY 24)



ADHERE TO TOWN OF MINTURN STANDARDS AND SPECIFICATIONS FOR WATER SERVICES

ADHERE TO ERWSD STANDARDS AND SPECIFICATIONS FOR SEWER SERVICES

TOPOGRAPHIC INFORMATION WAS PROVIDED BY RANDY KIPP SURVEYING

LEGEND

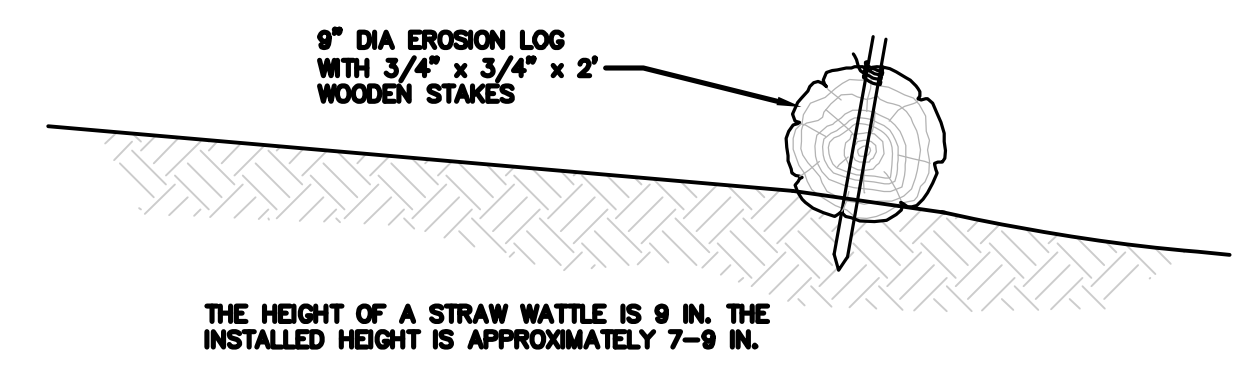
PE	PE	PROPOSED ELECTRIC
PES	PES	PROPOSED ELECTRIC SERVICE
PCOM	PCOM	PROPOSED COMM. SERVICE
PG	PG	PROPOSED GAS
PWS	PWS	PROPOSED WATER SERVICE
PSS	PSS	PROPOSED SEWER SERVICE
PH	PH	PROPOSED FIRE HYDRANT W/GV
PT	PT	PROPOSED STORM SEWER
PT	PT	PROPOSED TRANSFORMER & COMM. PEDESTAL
- - -	- - -	PROPERTY LINE

NO.	DATE	REVISIONS	BY
	01/15/21	TOWN SUBMITTAL	MCW

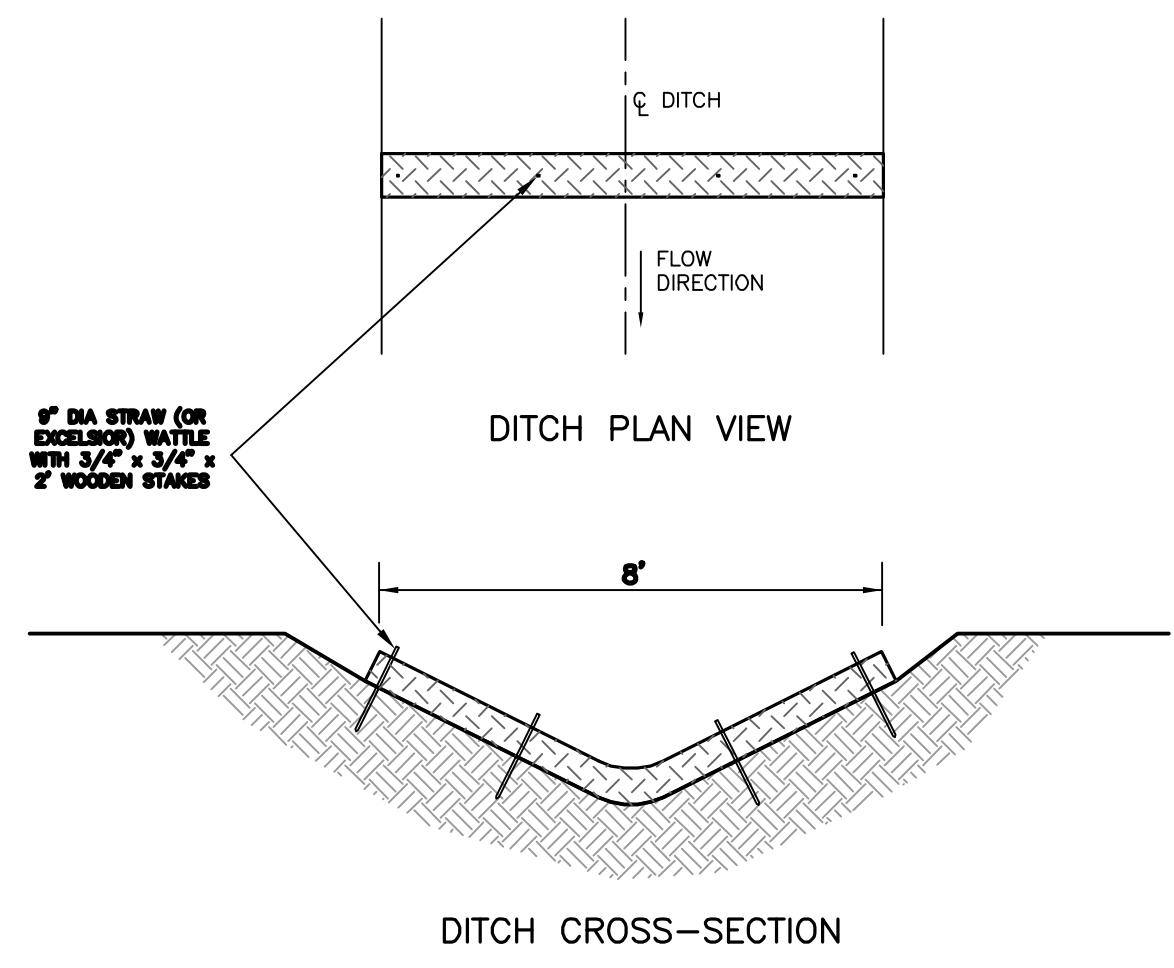
DESIGNED	MCW	DRAWN	MCW, RIF
CHECKED	XXX	JOB NO.	XXX
DATE	12/27/2021		

SHEET C3.0

NO.	DATE	REVISIONS	BY
	01/15/21	TOWN SUBMITTAL	MCW
DESIGNED	MCW		
DRAWN	MCW, RIF		
CHECKED	MCW		
JOB NO.	XXX		
DATE	12/27/2021		

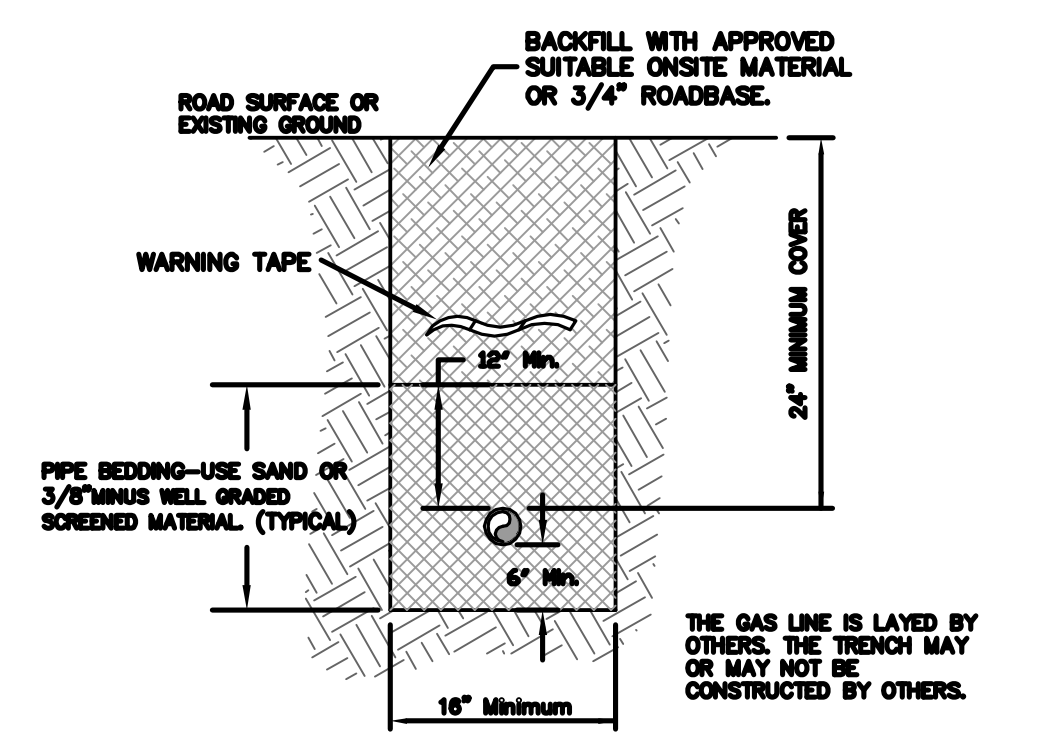


EROSION LOG WATTLE DETAIL

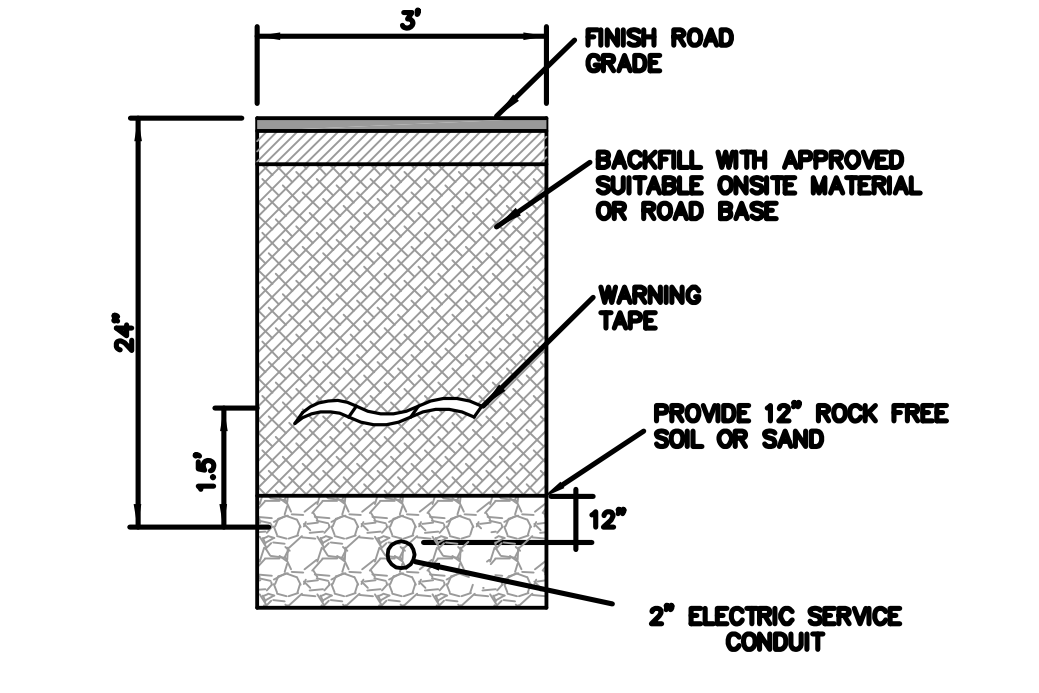


1. THE HEIGHT OF A STRAW WATTLE IS 9 IN. THE INSTALLED HEIGHT IS APPROXIMATELY 5 - 7 IN. THE STANDARD LENGTH OF STRAW WATTLES IS 25 FT., HOWEVER OTHER LENGTHS WILL BE MADE UPON REQUEST.
2. STRAW WATTLES SHOULD BE INSTALLED IN SHALLOW TRENCHES, 2 - 4 IN. DEEP, DEPENDING ON SOIL TYPE AND SLOPE STEEPNESS. DIG THE TRENCH DEEPER FOR SOFT, LOAMY SOILS AND STEEPER SLOPES. DIG THE TRENCH SHALLOWER FOR HARD, ROCKY SOILS AND GENTLER SLOPES. USE MATTOCKS AND SHOVEL TO DIG THE TRENCH, THROWING EXCAVATED SOIL TO THE UPHILL SIDE TO PREVENT RUNOFF FROM UNDERCUTTING THE WATTLE.
3. INSTALL WATTLE IN DRAINAGE DITCH PERPENDICULAR TO FLOW DIRECTION.

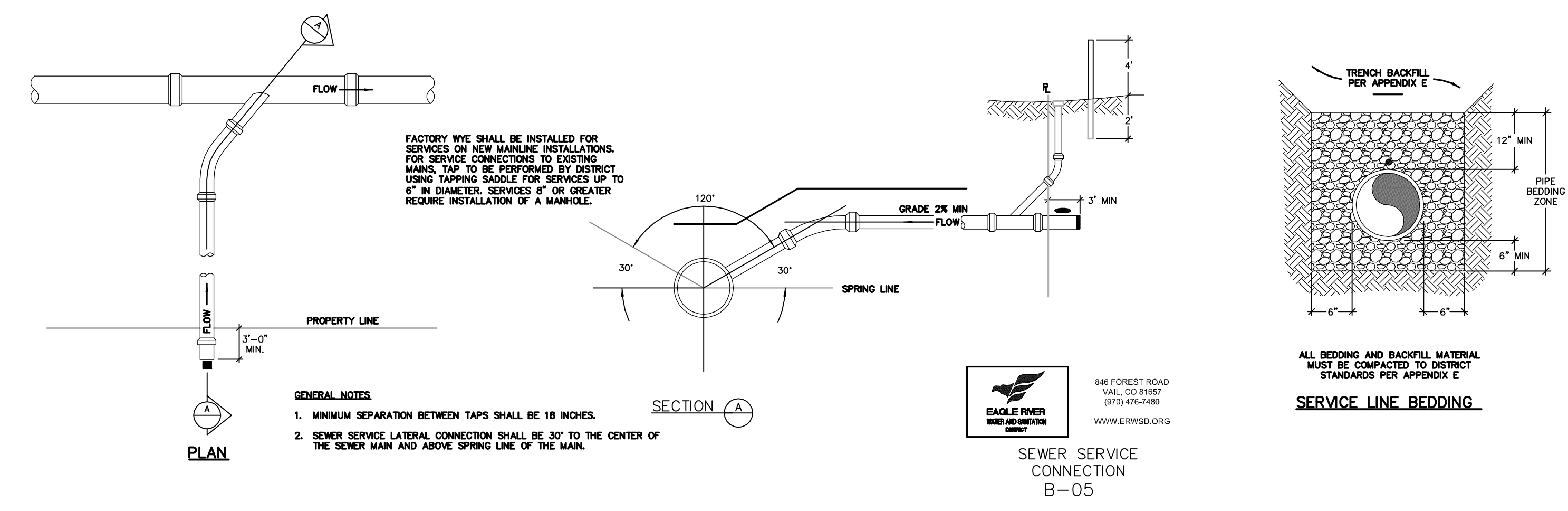
DITCH EROSION LOG



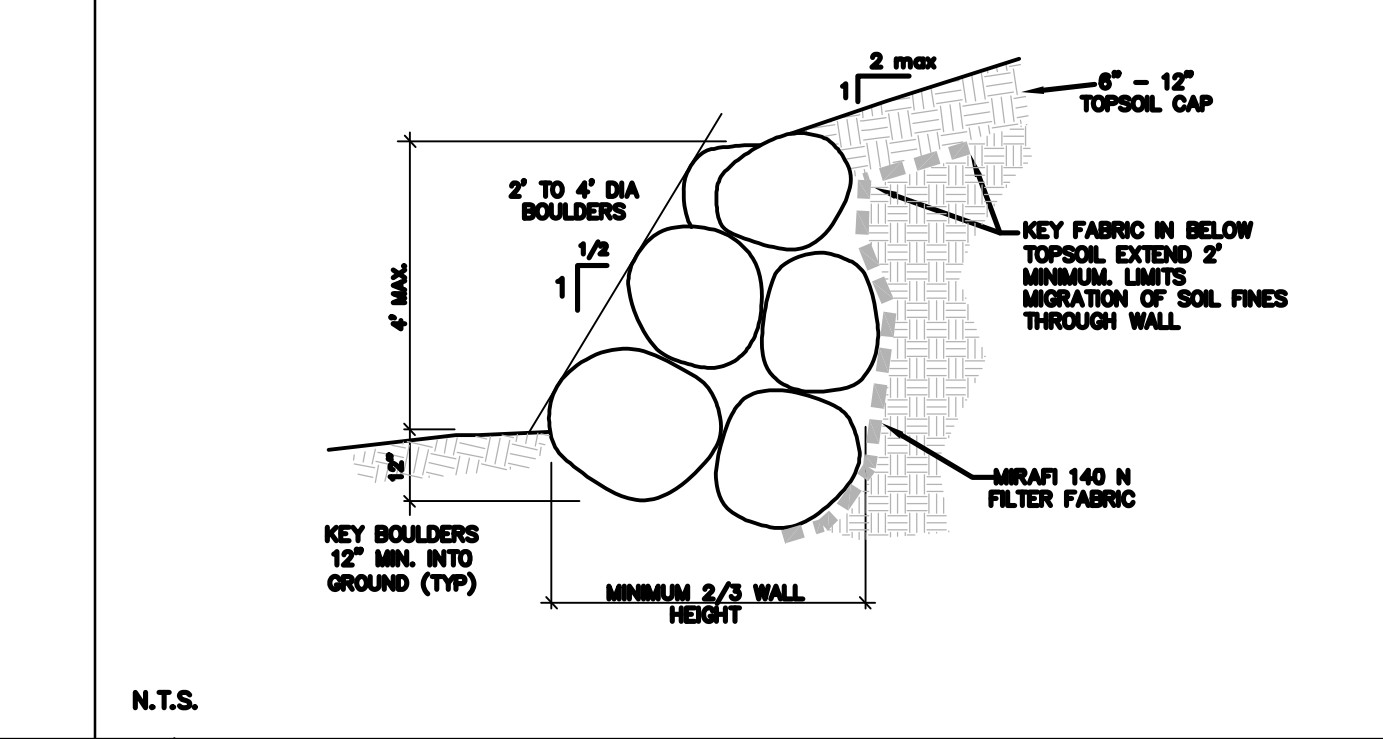
GAS SERVICE TRENCH



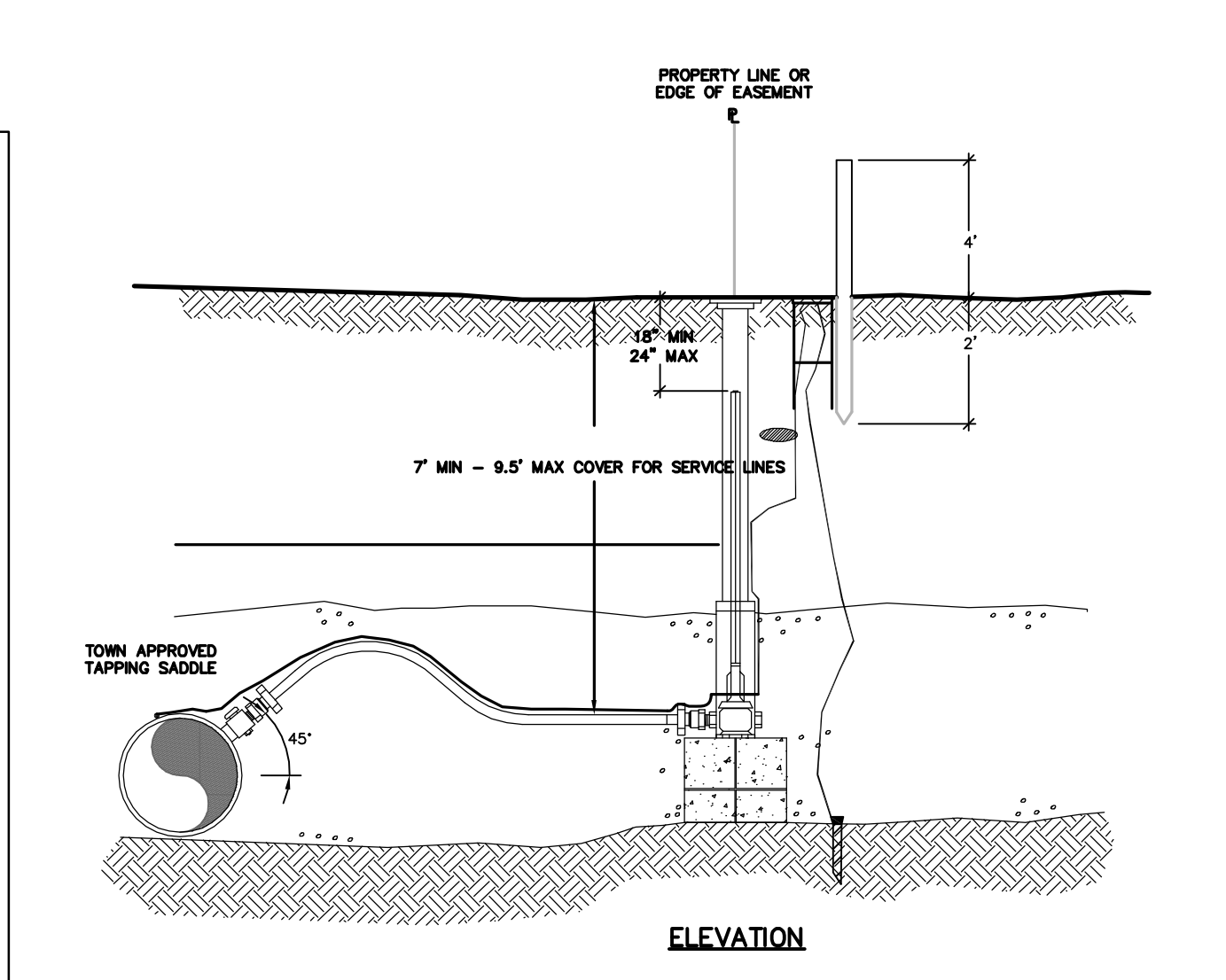
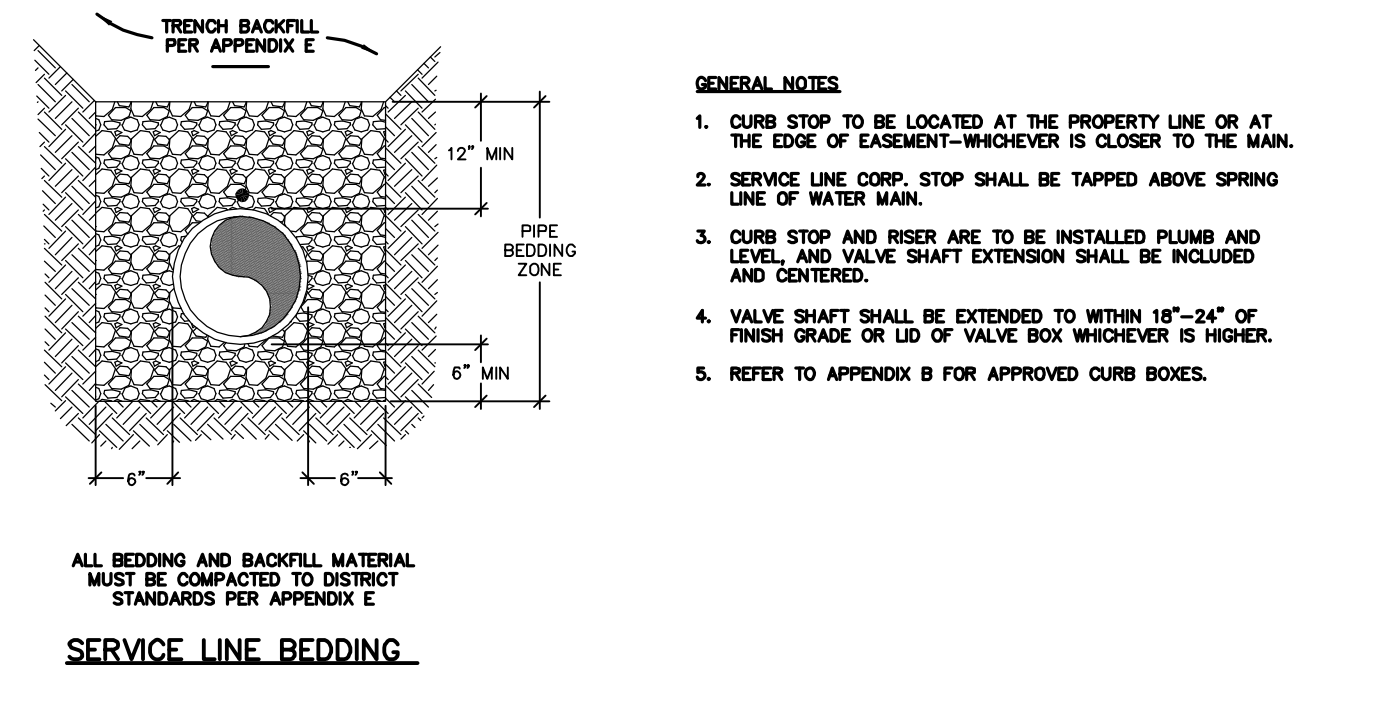
ELECTRIC SERVICE TRENCH



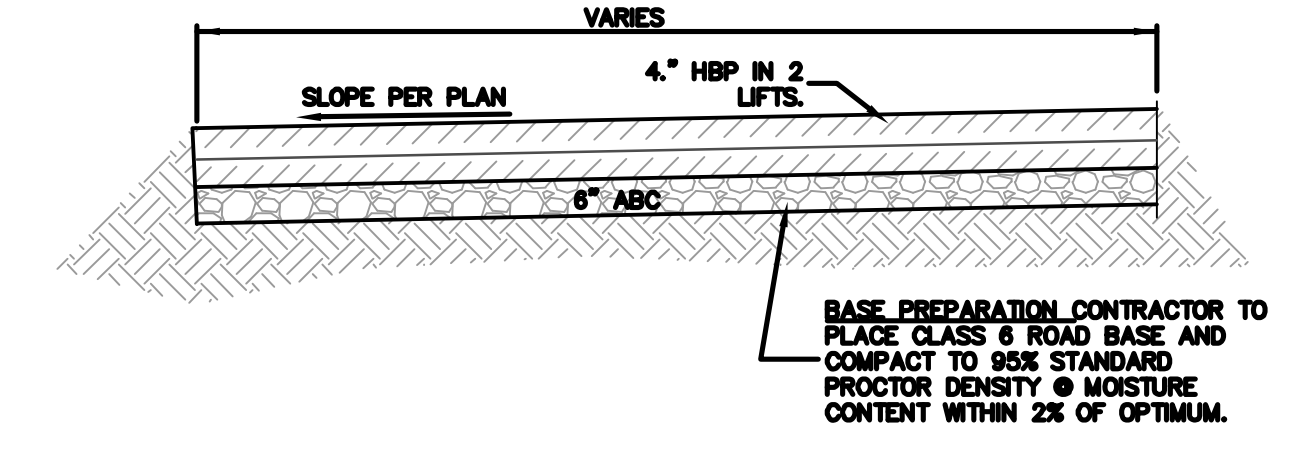
SEWER SERVICE CONNECTION



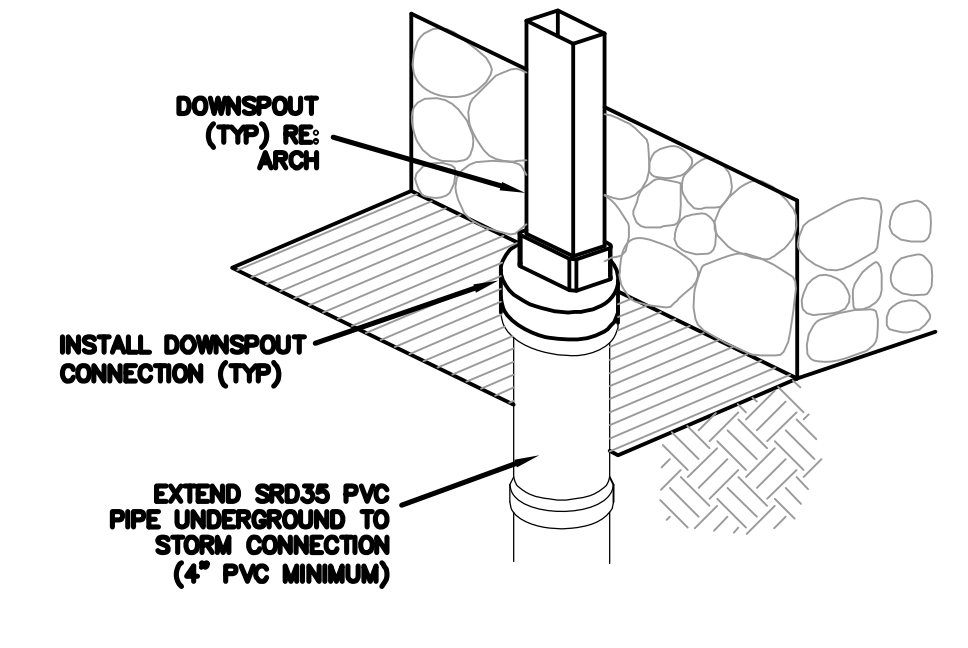
BOULDER RETAINING WALL



WATER SERVICE CONNECTION



ASPHALT DRIVE



DOWNSPOUT CONNECTION

Oldcastle Infrastructure A CEM COMPANY

DURALITE™ 1118

MATERIAL & STYLE
 Polyethylene Blend
 Straight Wall

1118-12
 ANSISCTE-77, Tier 1E
 12.6 lbs

1118-18
 ANSISCTE-77, Tier 1E
 16.3 lbs

1118-22
 ANSISCTE-77, Tier 22
 12.6 lbs

1118-24
 ANSISCTE-77, Tier 22
 16.3 lbs

MEDIUM DUTY
 ANSISCTE 1118 13

HEAVY DUTY
 ANSISCTE TIER 22

	A	B	C
1118-12	14 1/4	21 1/2	12
1118-18	14 1/4	21 1/2	18

oldcastleinfrastructure.com
 (888) 965-3227

Solving today. Transforming tomorrow.™

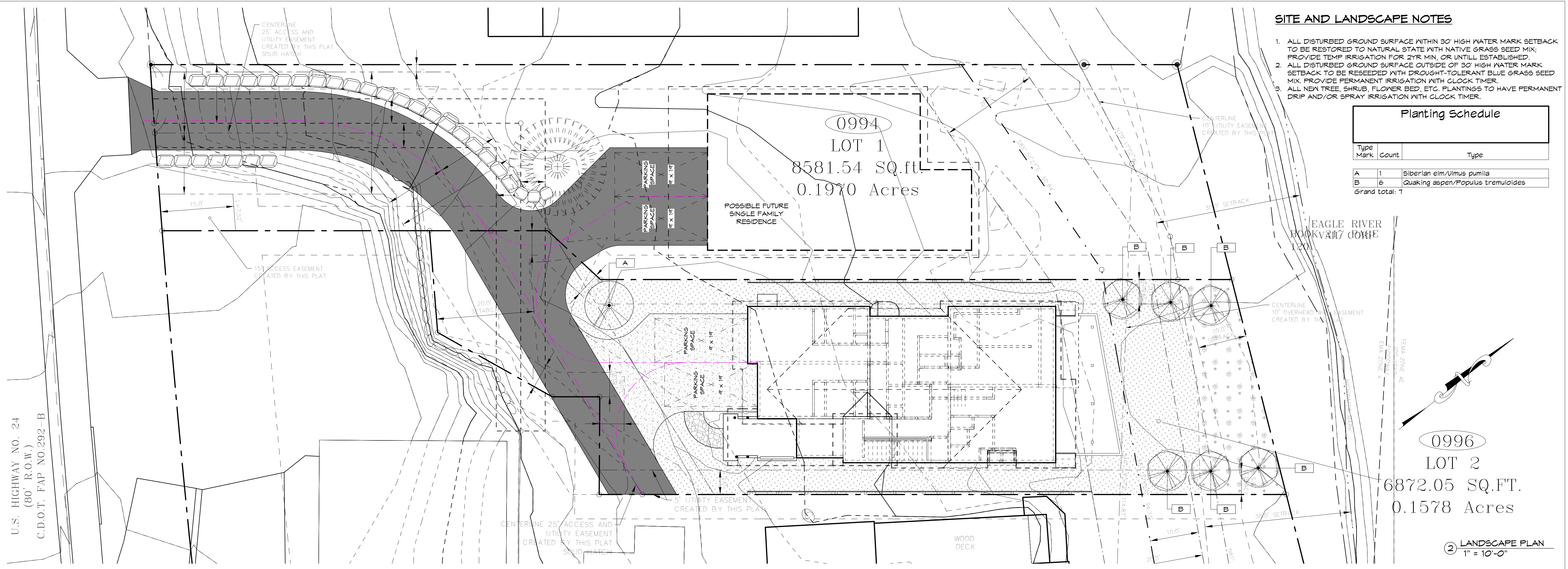
ELECTRIC PULLBOX (HANDHOLE)

SITE AND LANDSCAPE NOTES

1. ALL DISTURBED GROUND SURFACE WITHIN 30' HIGH WATER MARK SETBACK TO BE RESTORED TO NATURAL STATE WITH NATIVE GRASS SEED MIX; PROVIDE TEMP IRRIGATION FOR 2YR MIN, OR UNTIL ESTABLISHED.
2. ALL DISTURBED GROUND SURFACE OUTSIDE OF 30' HIGH WATER MARK SETBACK TO BE RESEED WITH DROUGHT-TOLERANT BLUE GRASS SEED MIX; PROVIDE PERMANENT IRRIGATION WITH CLOCK TIMER.
3. ALL NEW TREE, SHRUB, FLOWER BED, ETC. PLANTINGS TO HAVE PERMANENT DRIP AND/OR SPRAY IRRIGATION WITH CLOCK TIMER.

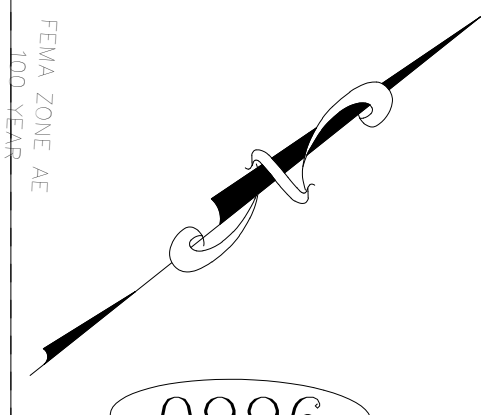
Planting Schedule

Type Mark	Count	Type
A	1	Siberian elm/ulmus pumila
B	6	Quaking aspen/Populus tremuloides
Grand Total:		7



U.S. HIGHWAY NO. 24
(80' R.O.W.)
C.D.O.T. FAP NO.292-B

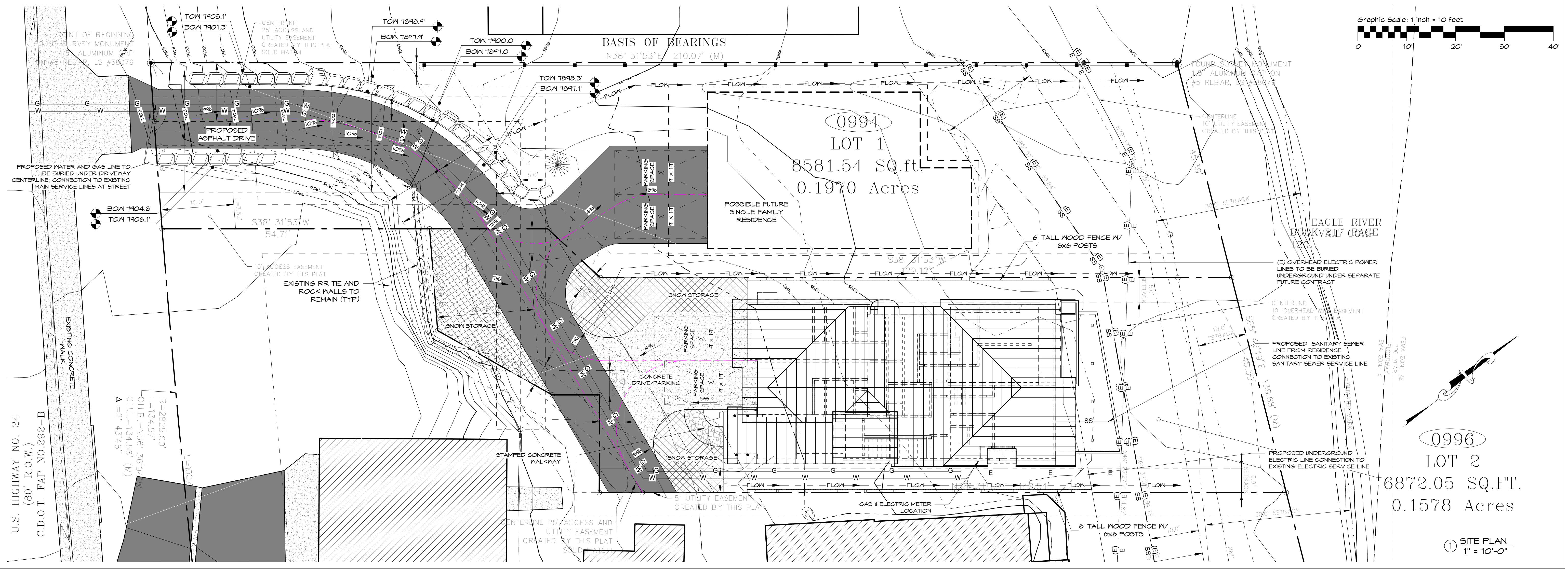
mpp design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com



0994
LOT 1
8581.54 SQ.FT.
0.1970 Acres

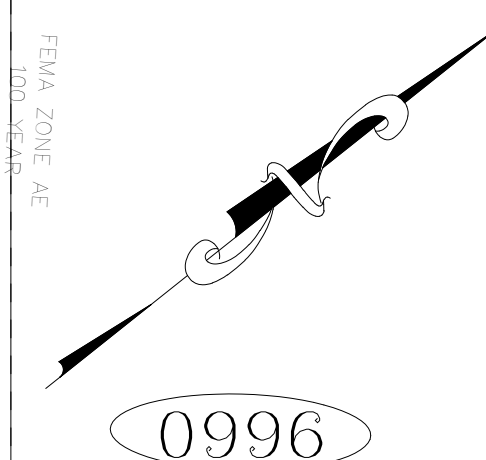
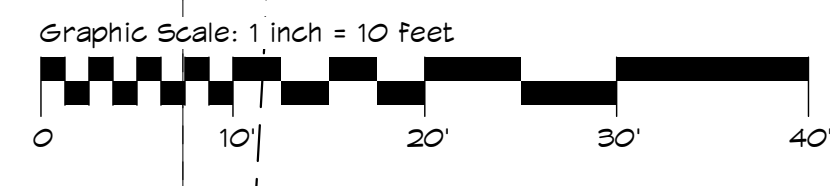
0996
LOT 2
6872.05 SQ.FT.
0.1578 Acres

(2) LANDSCAPE PLAN
1" = 10'-0"



U.S. HIGHWAY NO. 24
(80' R.O.W.)
C.D.O.T. FAP NO.292-B

Bovino-Young Residence
Parcel number:
Lot 51 South Mintum Addition, Lot 2
Main Street
Mintum, CO 81645



0994
LOT 1
8581.54 SQ.FT.
0.1970 Acres

0996
LOT 2
6872.05 SQ.FT.
0.1578 Acres

(1) SITE PLAN
1" = 10'-0"

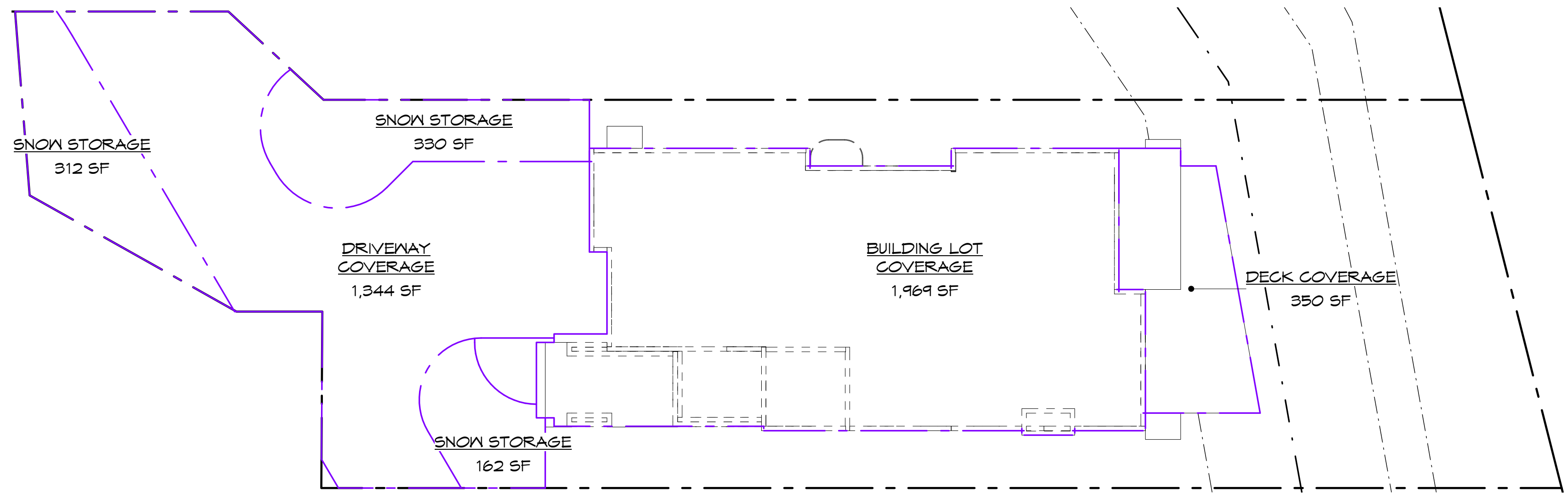
2021 Final Design Project: Bovino-Young Residence
MPP DESIGN SHOP, INC. IS THE SOLE OWNER AND AUTHOR OF THE INTELLECTUAL AND PHYSICAL PROPERTY OF THE DESIGN OF THE PROJECT AND INSTRUMENTS OF SERVICE, CONSISTING OF THE DRAWINGS AND DOCUMENTS CONTAINED HEREIN. MPP DESIGN SHOP, INC. GRANTS THE CLIENT OF THE PROJECT PERMISSION TO USE THE INSTRUMENTS OF SERVICE SOLELY FOR CONSTRUCTING AND MAINTAINING THE PROJECT AT THE LOCATION INDICATED HEREIN. REUSE, REPRODUCTION OR PUBLICATION, IN WHOLE OR IN PART, OF THE INSTRUMENTS OF SERVICE, BY ANY OTHER ENTITY AND/OR AT ANY OTHER LOCATION IS PROHIBITED AND IS A VIOLATION OF FEDERAL AND STATE COPYRIGHT LAWS.

#	Description	Date
1	Progress	03/24/21

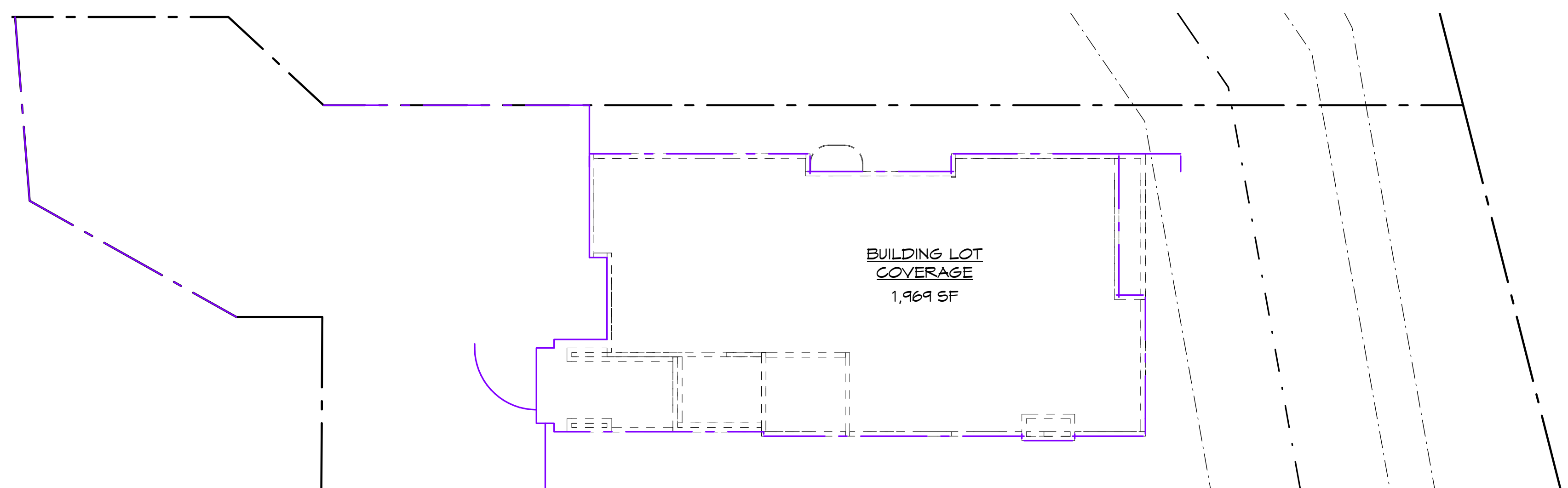
Project Number: 2010
Designed by: mpp
Drawn by: mpp
Checked by: mpp

SITE & LANDSCAPE PLAN

AS101



⑥ IMPERVIOUS SURFACE COVERAGE
1" = 10'-0"



⑤ BUILDING LOT COVERAGE
1" = 10'-0"



④ LOT AREA
1" = 10'-0"

BUILDING LOT COVERAGE	
BUILDING LOT COVERAGE	1,969 SF
	1,969 SF

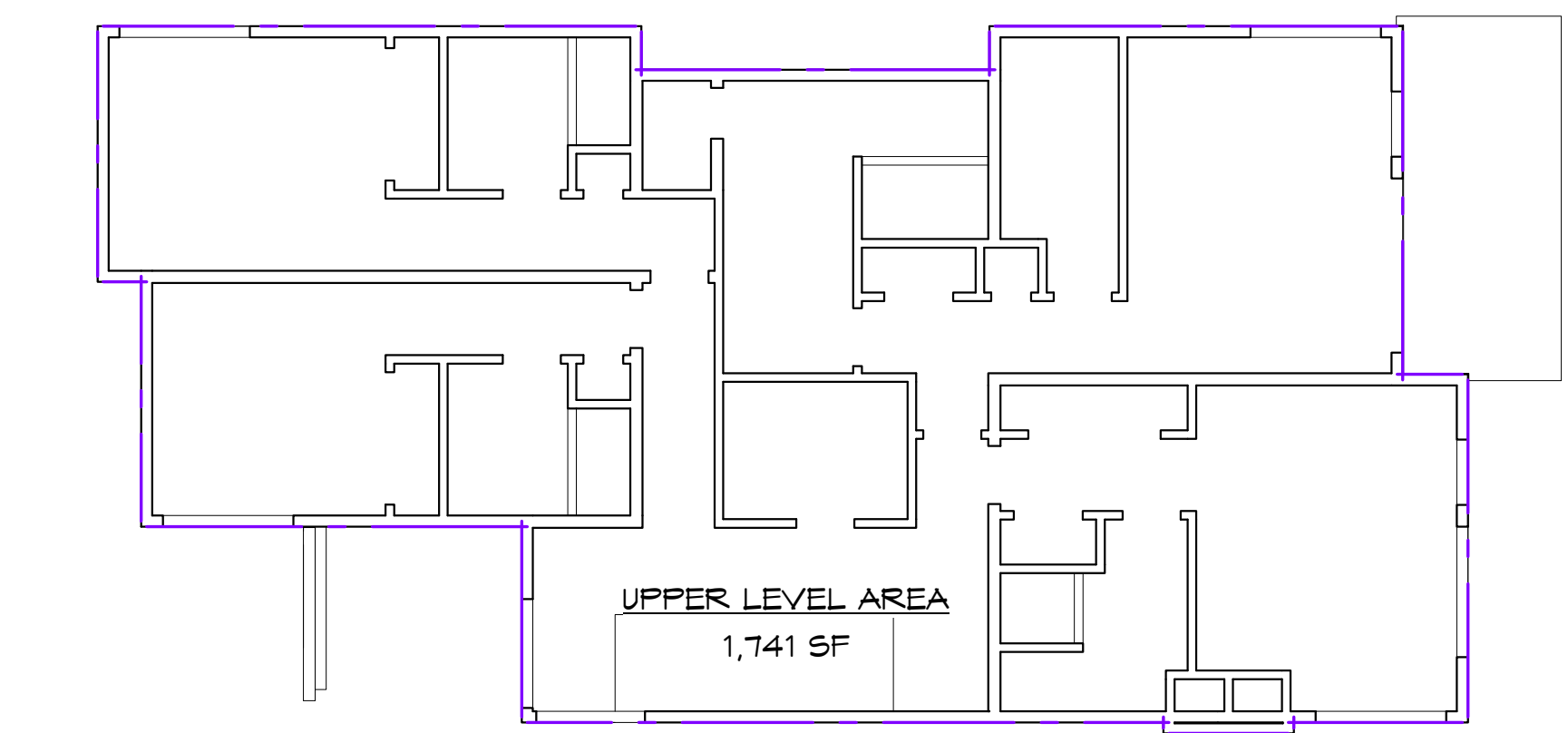
IMPERVIOUS SURFACE COVERAGE	
BUILDING LOT COVERAGE	1,969 SF
DRIVENAY COVERAGE	1,344 SF
DECK COVERAGE	350 SF
	3,663 SF

SNOW STORAGE	
SNOW STORAGE	162 SF
SNOW STORAGE	330 SF
SNOW STORAGE	312 SF
	804 SF

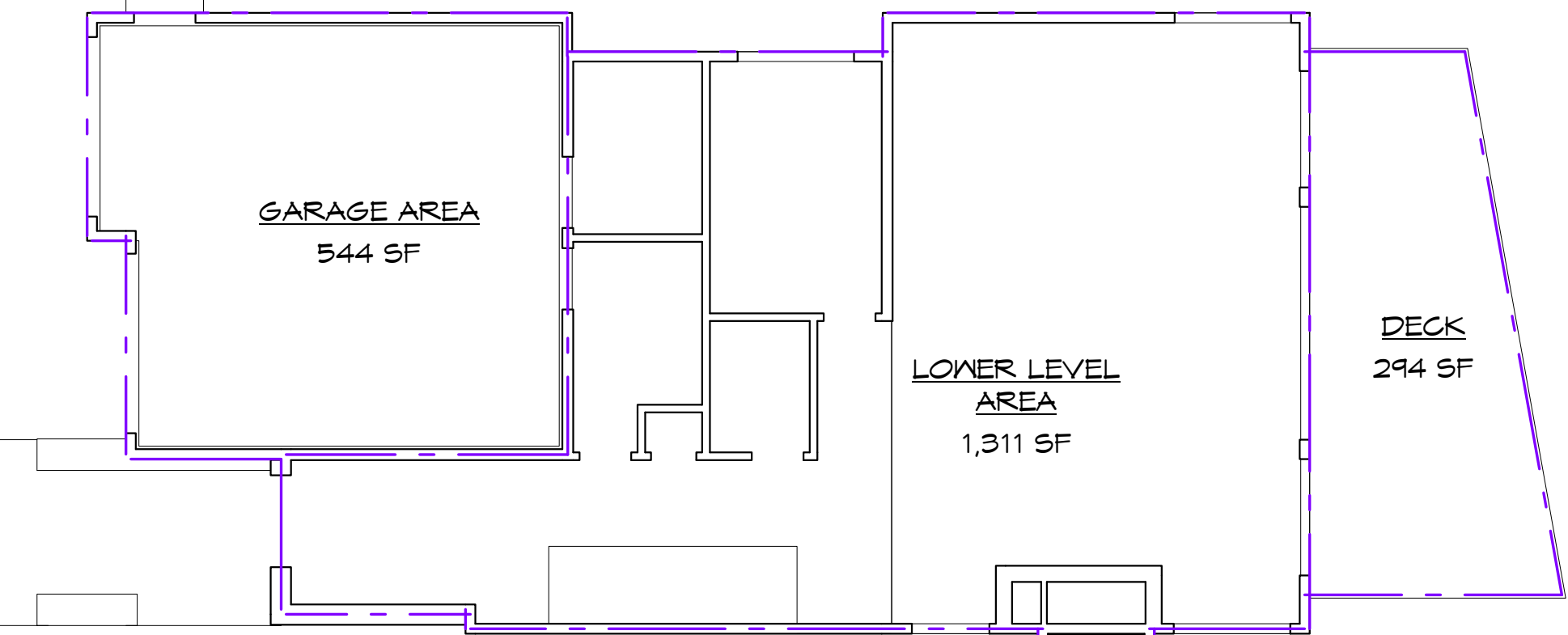
LIVEABLE FLOOR AREA	
BASEMENT LEVEL AREA	634 SF
LOWER LEVEL AREA	1,311 SF
UPPER LEVEL AREA	1,741 SF
	3,686 SF

TOTAL BUILDING AREA	
BASEMENT LEVEL AREA	634 SF
GARAGE AREA	544 SF
LOWER LEVEL AREA	1,311 SF
UPPER LEVEL AREA	1,741 SF
TOTAL BUILDING AREA	4,229 SF

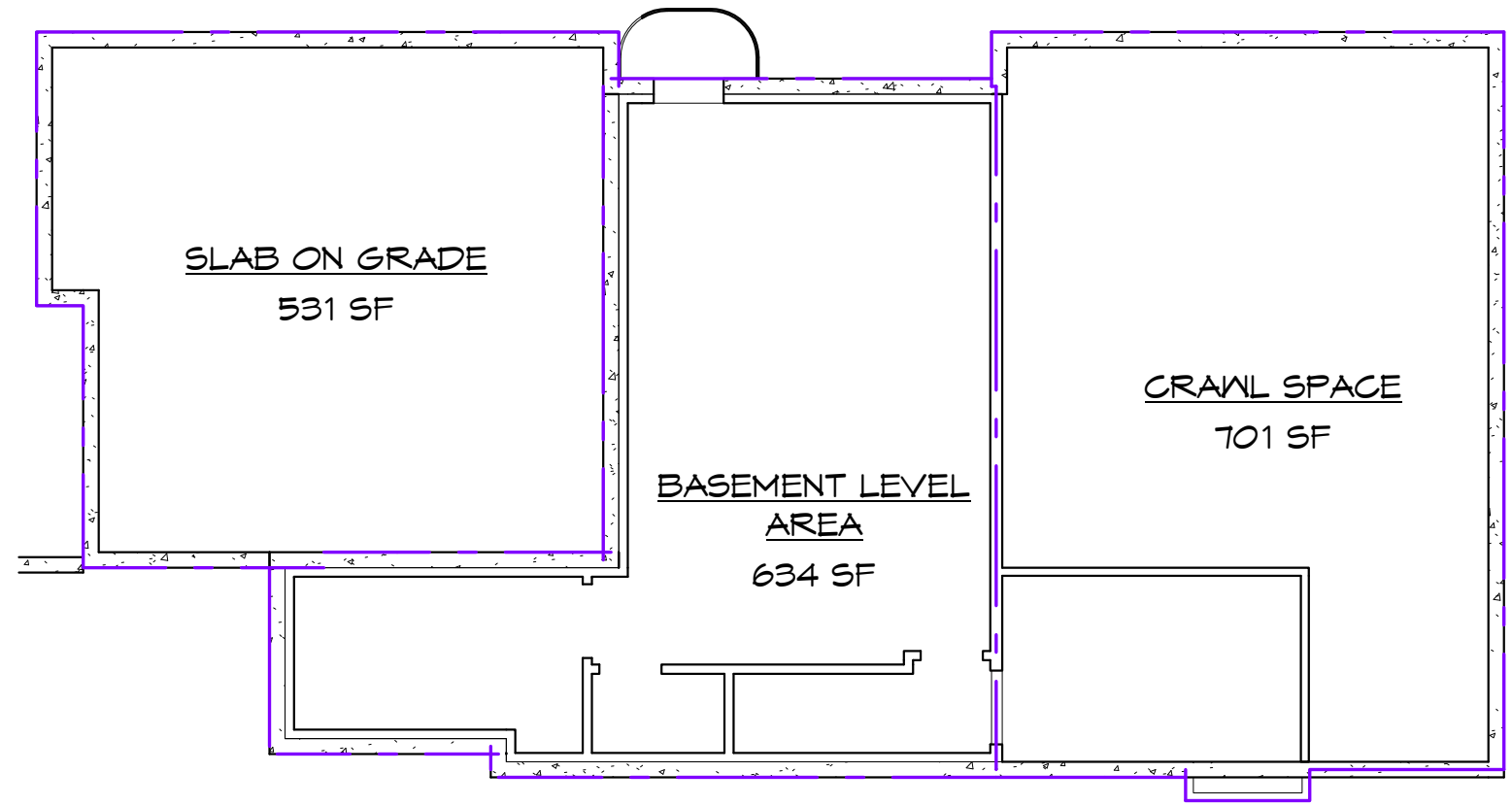
LOT AREA & ALLOWABLE COVERAGE		
LOT AREA	BUILDING LOT COVERAGE	IMPERVIOUS SURFACE COVERAGE
6,872 SF	40%	
	2,149 SF	



③ UPPER LEVEL AREA PLAN
1/8" = 1'-0"



② LOWER LEVEL AREA PLAN
1/8" = 1'-0"



① BASEMENT LEVEL AREA PLAN
1/8" = 1'-0"

mpp design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

Bovino-Young Residence
Parcel number:
Lot 51 South Minturn Addition, Lot 2
Main Street
Minturn, CO 81645

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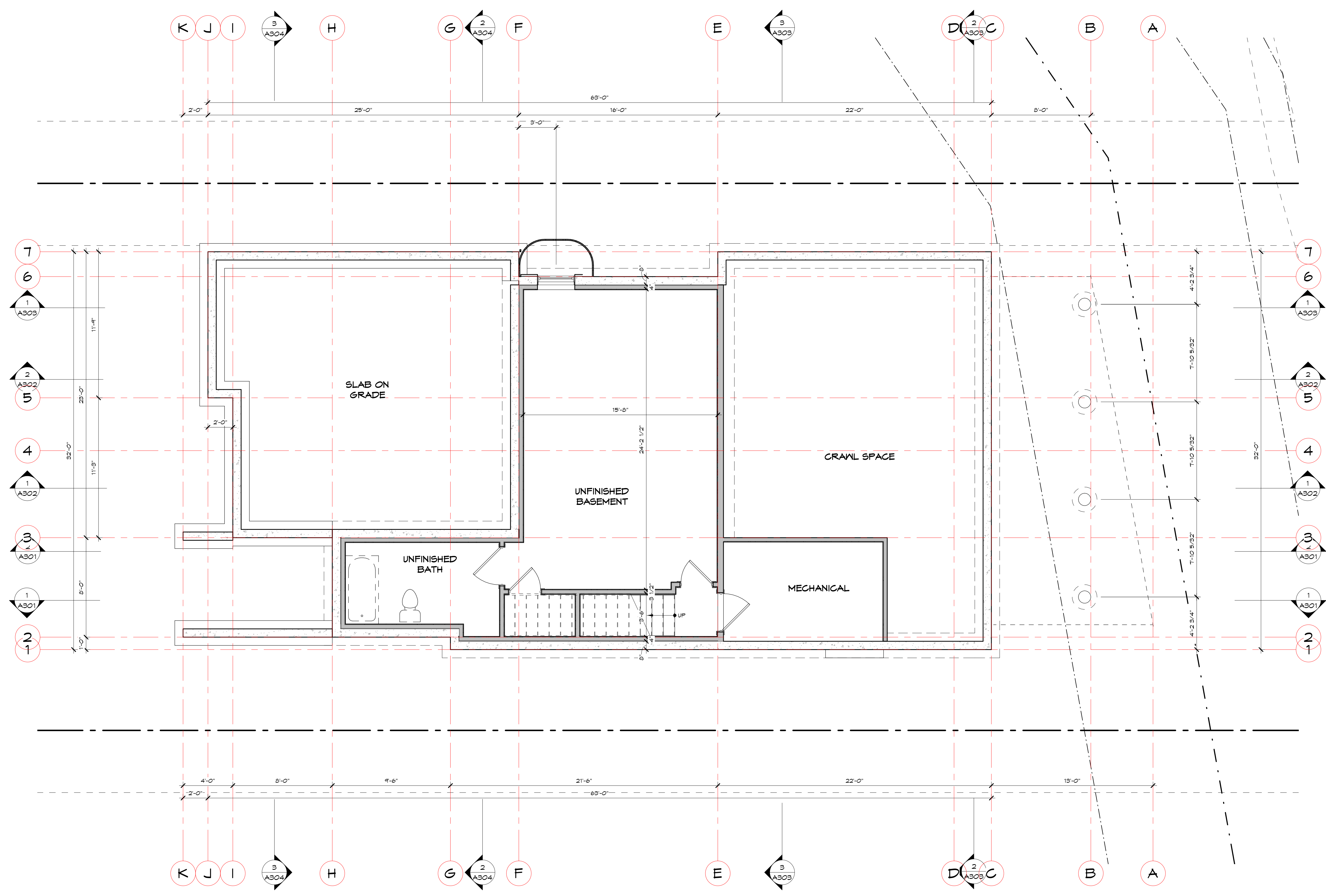
#	Description	Date
1	Progress	03/24/21

Project Number: 2010
Designed by: mpp
Drawn by: mpp
Checked by: mpp

AREAS, SCHEDULES

A100

38



① BASEMENT FLOOR PLAN
1/4" = 1'-0"

mpp design shop, inc.
PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

Bovino-Young Residence
Parcel number:
Lot 51 South Minturn Addition, Lot 2
Main Street
Minturn, CO 81645

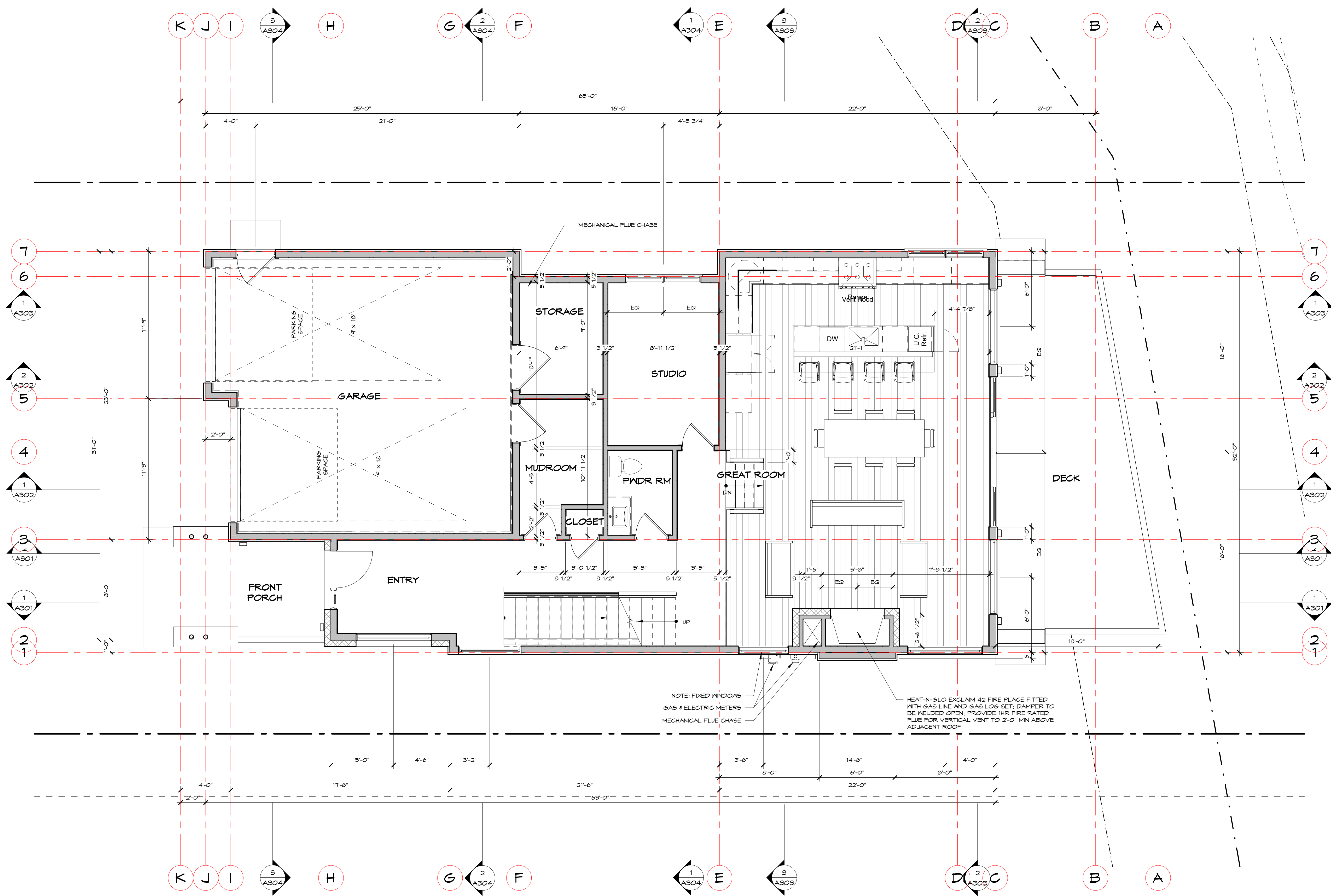
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#	Description	Date
1	Progress	03/24/21

Project Number: 2010
Designed by: mpp
Drawn by: mpp
Checked by: mpp

BASEMENT FLOOR PLAN

A102
39



① LOWER LEVEL FLOOR PLAN
1/4" = 1'-0"

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PO Box 288
Gypsum, CO 81637
(970) 390-4931
michael@mppdesignshop.com

Bovino-Young Residence
Parcel number:
Lot 51 South Minturn Addition, Lot 2
Main Street
Minturn, CO 81645

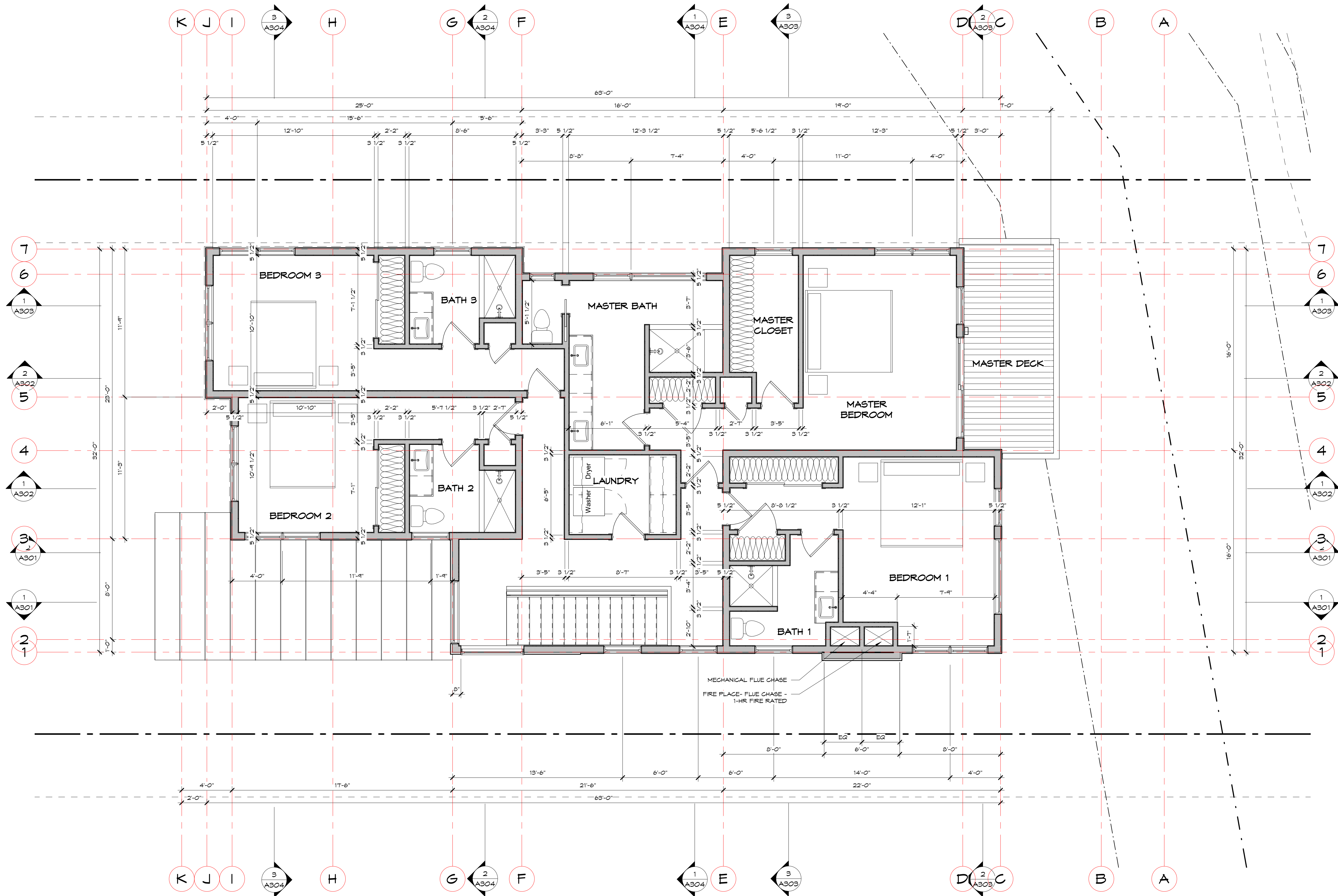
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#	Description	Date
1	Progress	03/24/21

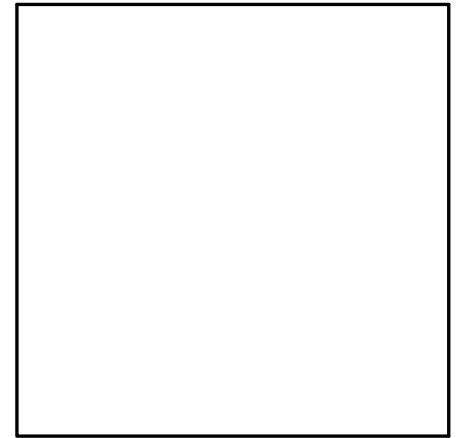
Project Number: 2010
Designed by: mpp
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Checked by: mpp

LOWER LEVEL FLOOR PLAN

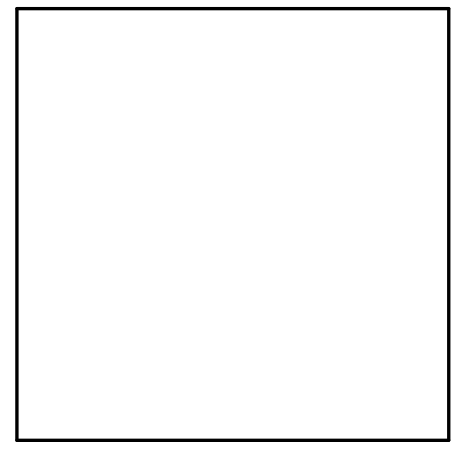
A103
40



1 UPPER LEVEL FLOOR PLAN
1/4" = 1'-0"



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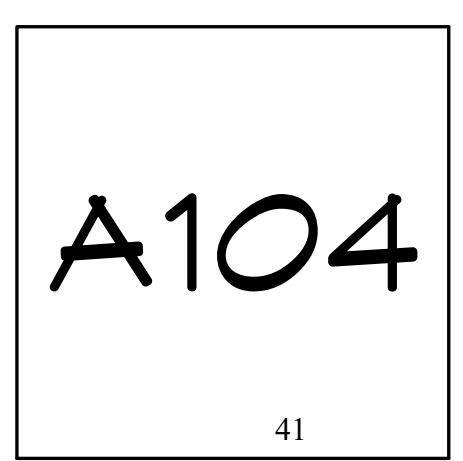
Bovino-Young Residence
Parcel number:
Lot 51 South Minturn Addition, Lot 2
Main Street
Minturn, CO 81645

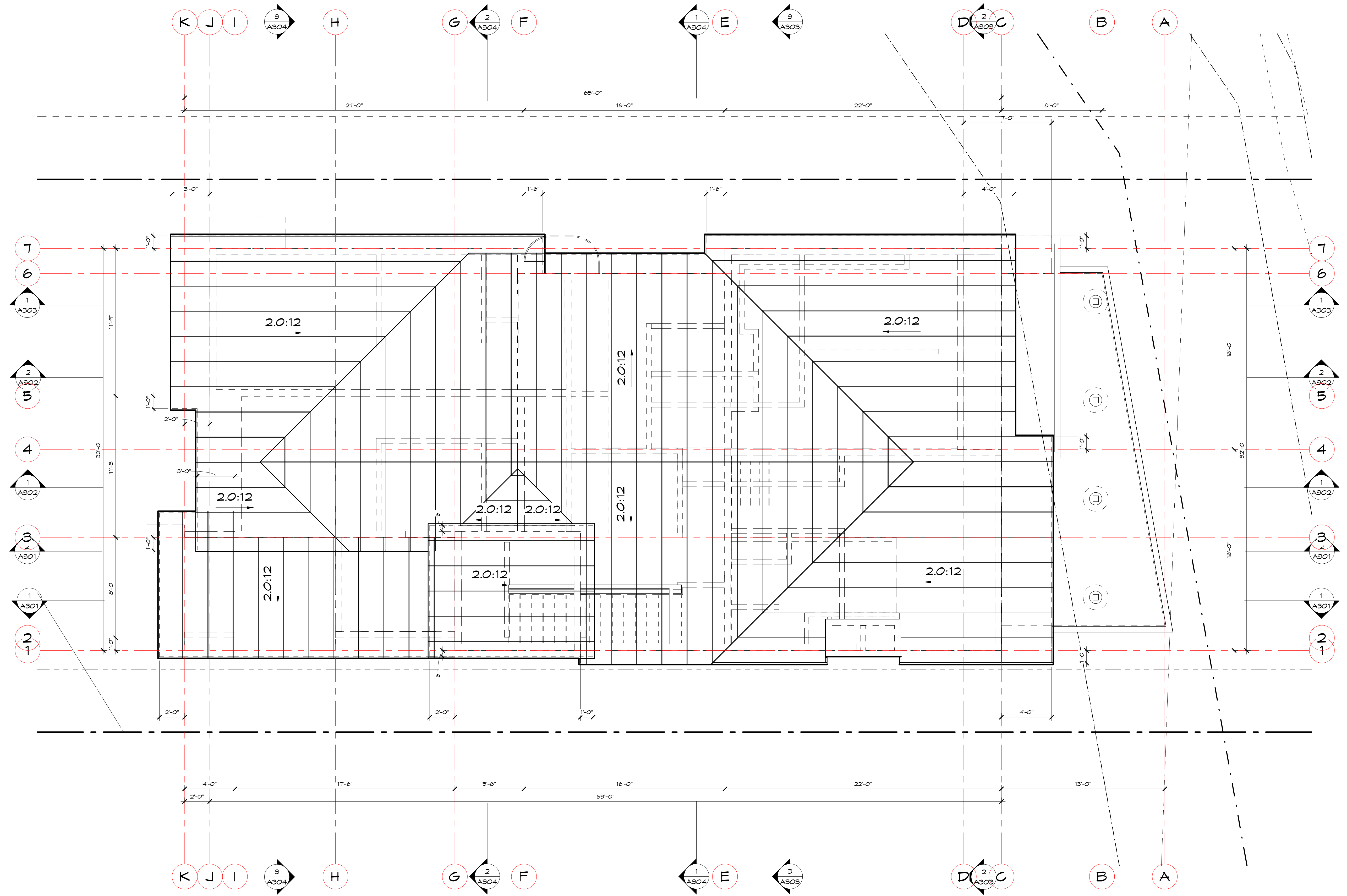
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#	Description	Date
1	Progress	03/24/21

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UPPER LEVEL
FLOOR PLAN





1 ROOF PLAN
1/4" = 1'-0"

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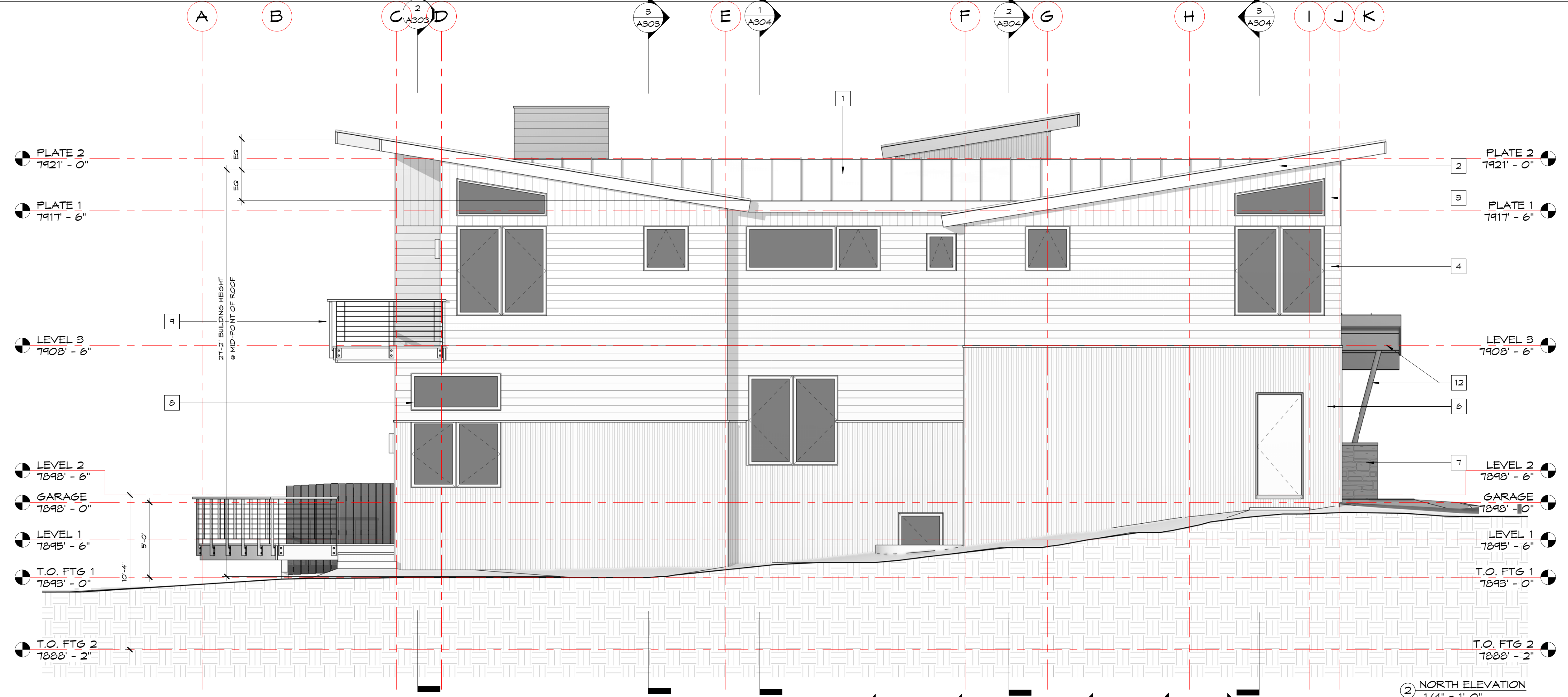
№	Description	Date
1	Progress	03/24/21

Project Number: 2010
Designed by: mpp
Drawn by: mpp
Checked by: mpp

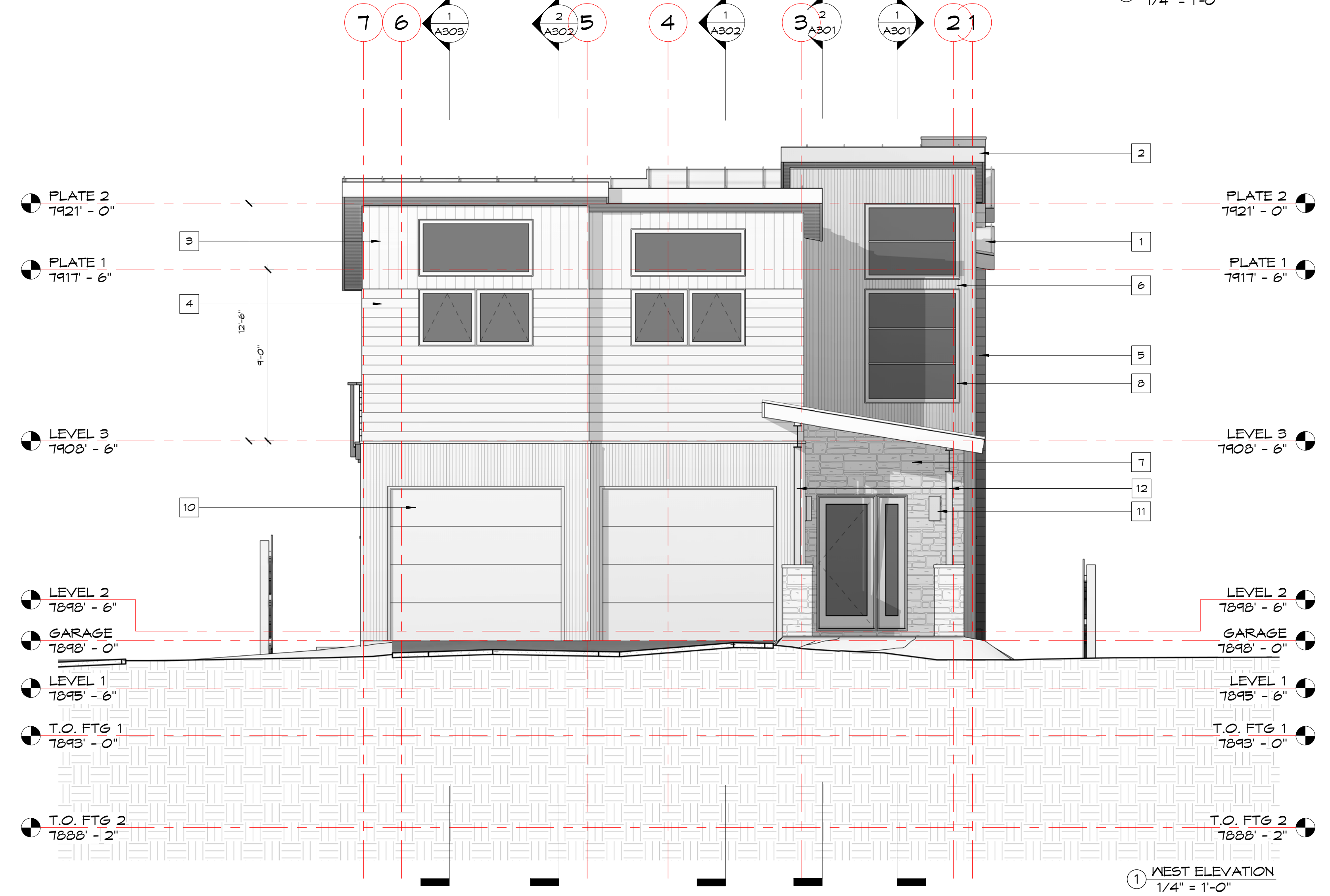
ROOF PLAN

A105

42



EXTERIOR MATERIAL LEGEND						
Key	Material	Manufacturer	Model	Color	Finish	Notes
1	STANDING SEAM METAL ROOF			DARK GRAY	PRE-FINISHED PAINT	
2	2X10 FASCIA, WOOD			CHARCOAL GRAY	OPAQUE STAIN	
3	VERTICAL BARN WOOD SIDING			NATURAL WEAATHERED		
4	HORIZONTAL BARN WOOD SIDING			NATURAL WEAATHERED		
5	HORIZONTAL WOOD SIDING			TAN	OPAQUE STAIN	
6	CORRUGATED METAL SIDING			RUST	NATURAL WEAATHERED w/ SEALER	
7	NATURAL STONE SIDING			BUFF		
8	WOOD FRAME ALUMINIUM GLAD WINDOWS			BLACK	PRE-FINISHED PAINT	
9	METAL RAILING			BLACK	POWDER COATED	
10	GARAGE DOORS w/ METAL PANEL			WEATHERED STEEL w/ SEALER		
11	EXTERIOR LIGHTING			BLACK	PAINT	EXTERIOR FULL CUT OFF, DARK SKY COMPLIANT WALL SCONCE
12	STEEL COLUMNS & BEAMS			BLACK	PAINT	



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#	Description	Date
1	Progress	03/24/21

Project Number: 2010
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WEST & NORTH ELEVATIONS

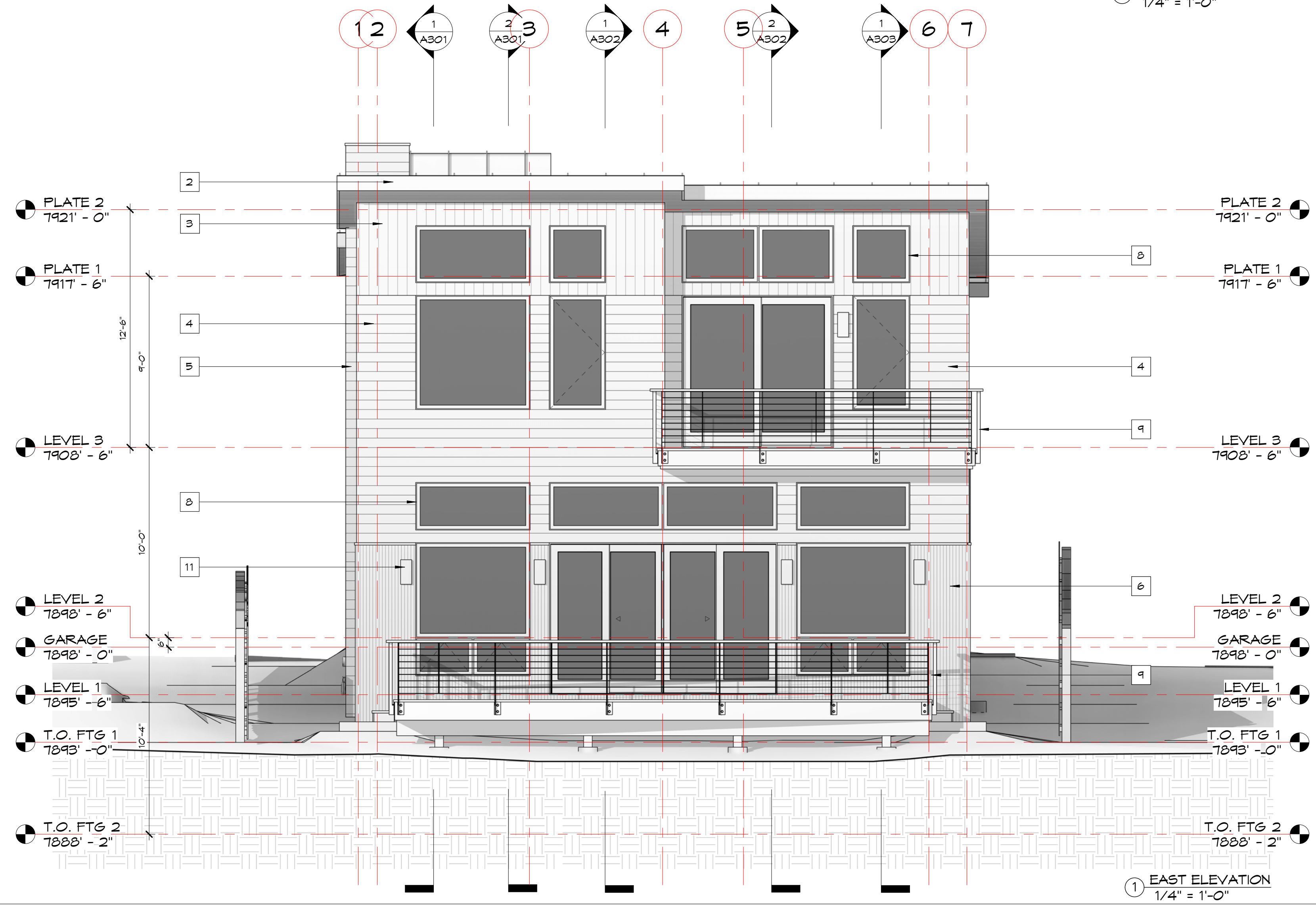
A201
 43



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

EXTERIOR MATERIAL LEGEND

Key	Material	Manufacturer	Model	Color	Finish	Notes
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2	2X10 FASCIA, WOOD			CHARCOAL GRAY	OPAQUE STAIN	
3	VERTICAL BARN WOOD SIDING			NATURAL WHEATHERED		
4	HORIZONTAL BARN WOOD SIDING			NATURAL WHEATHERED		
5	HORIZONTAL WOOD SIDING			TAN	OPAQUE STAIN	
6	CORRUGATED METAL SIDING			RUST	NATURAL WHEATHERED IV SEALER	
7	NATURAL STONE SIDING			BUFF		
8	WOOD FRAME ALUMINUM CLAD WINDOWS			BLACK	PRE-FINISHED PAINT	
9	METAL RAILING			BLACK	POWDER COATED	
10	GARAGE DOORS IV METAL PANEL			WEATHERED STEEL IV SEALER		
11	EXTERIOR LIGHTING			BLACK	PAINT	EXTERIOR FULL CUT OFF, DARK SKY COMPLIANT WALL SCONCE
12	STEEL COLUMNS # BEAMS			BLACK	PAINT	



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

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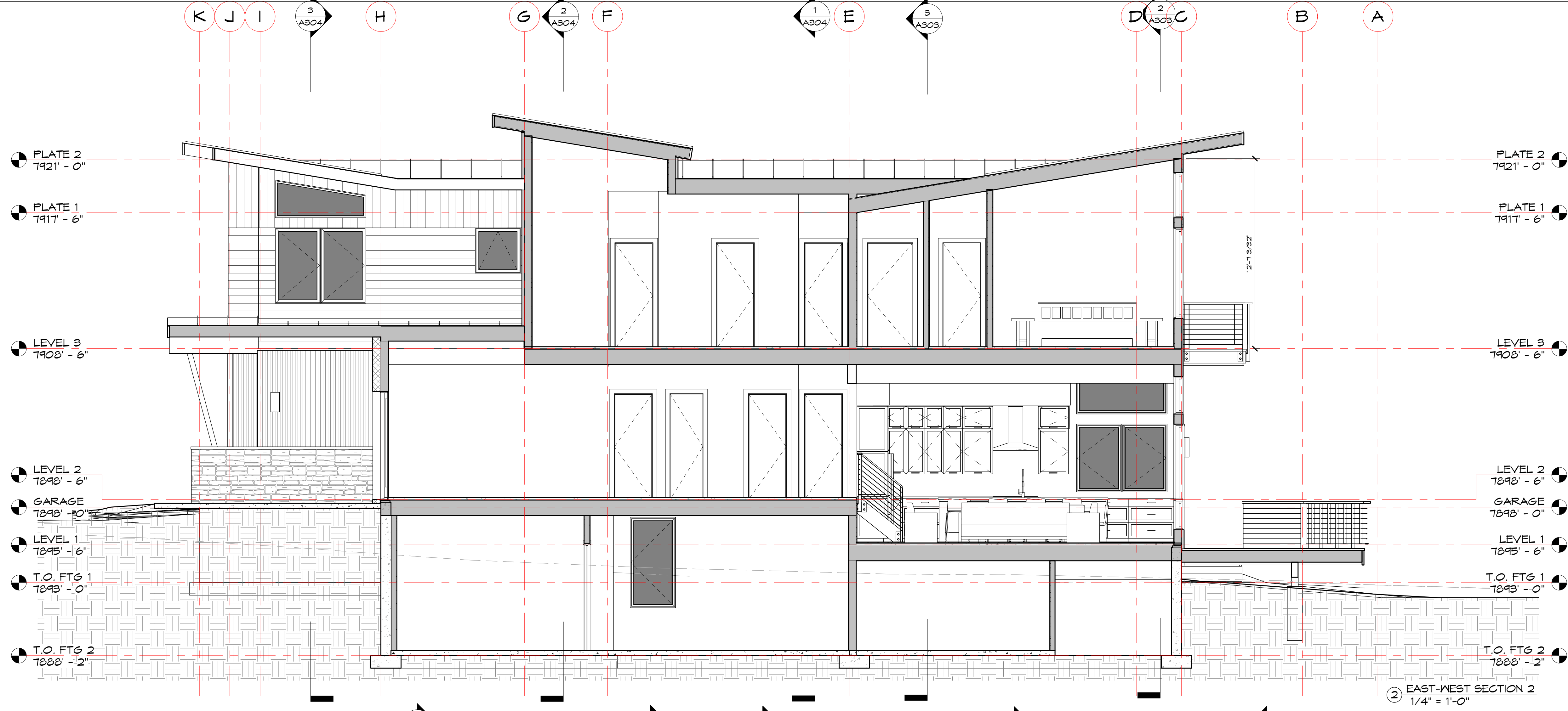
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Description	Date
1 Progress	03/24/21

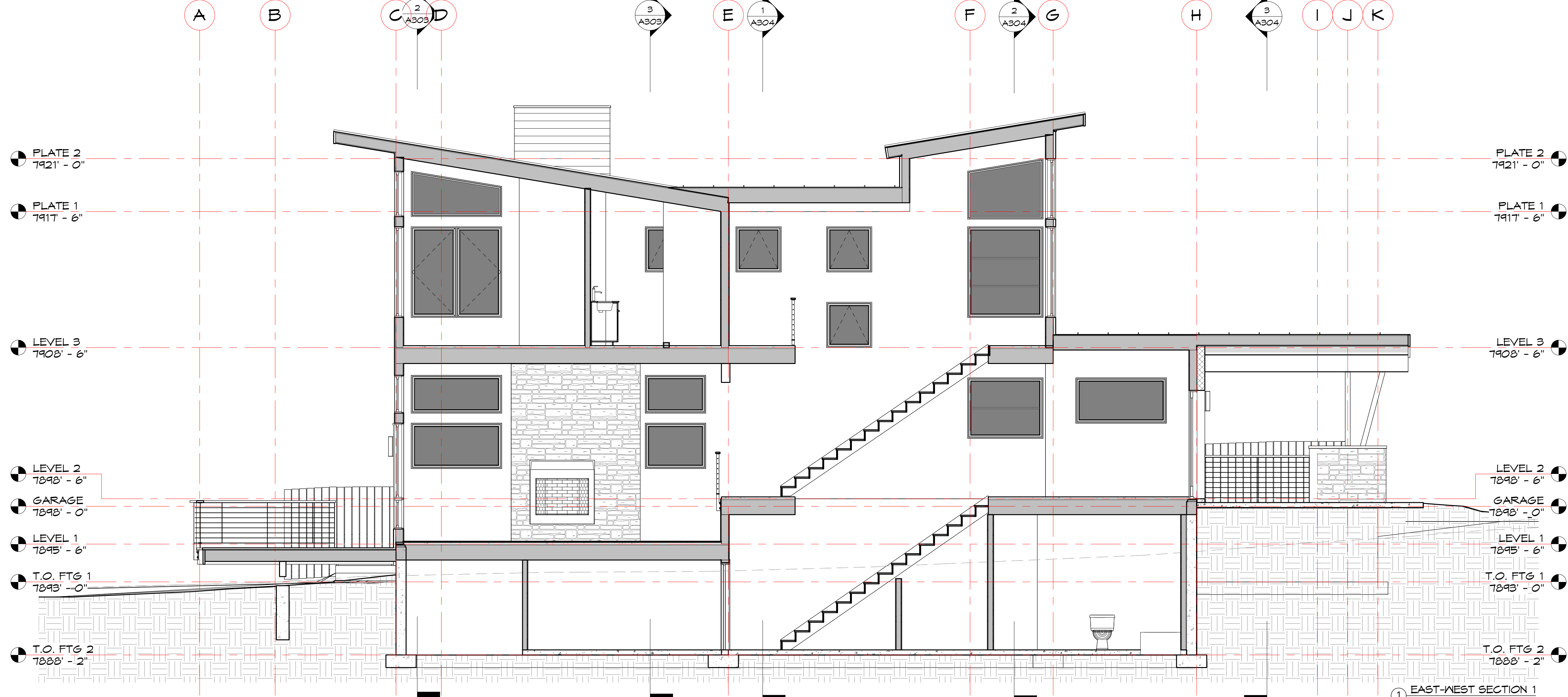
Project Number: 2010
Designed by: mpp
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EAST & SOUTH ELEVATIONS

A202



② EAST-WEST SECTION 2
1/4" = 1'-0"



① EAST-WEST SECTION 1
1/4" = 1'-0"

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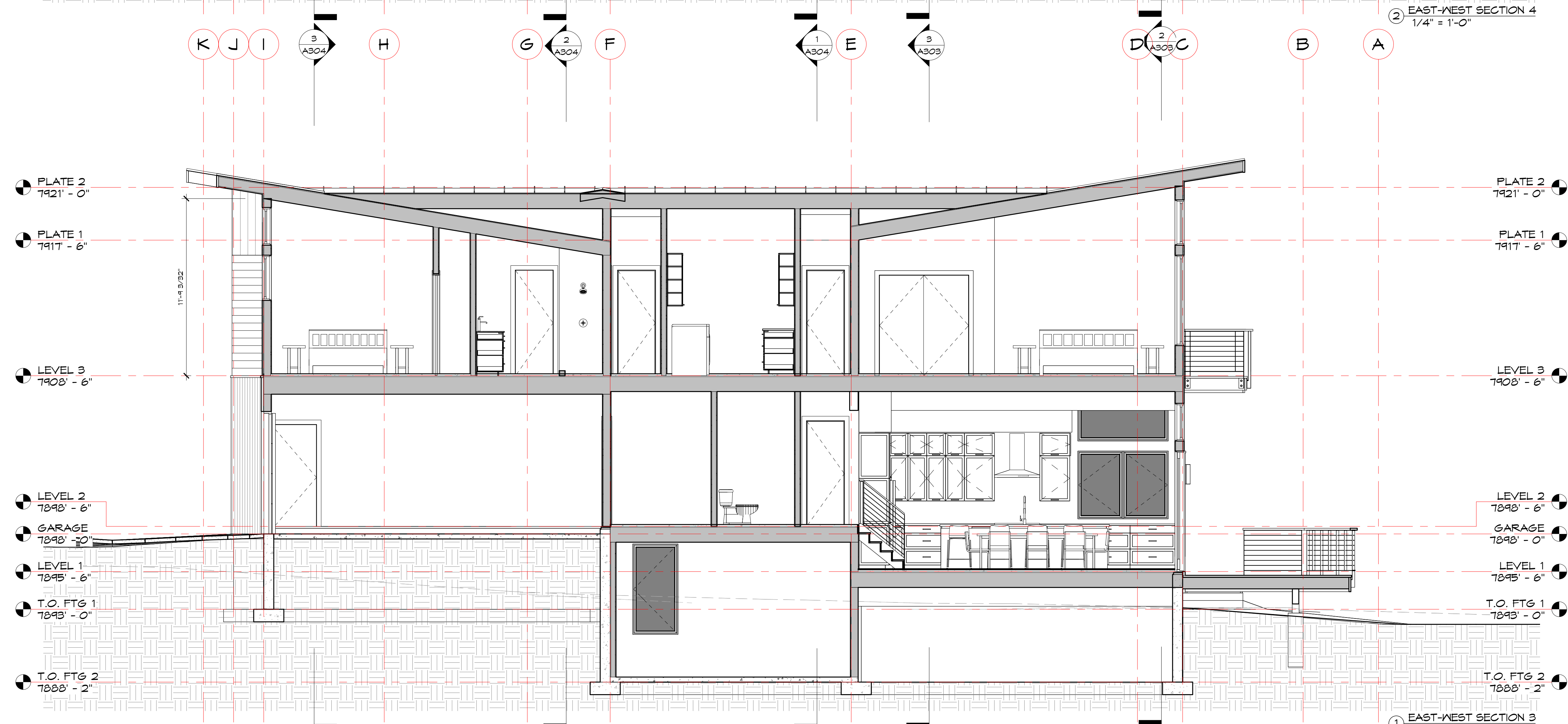
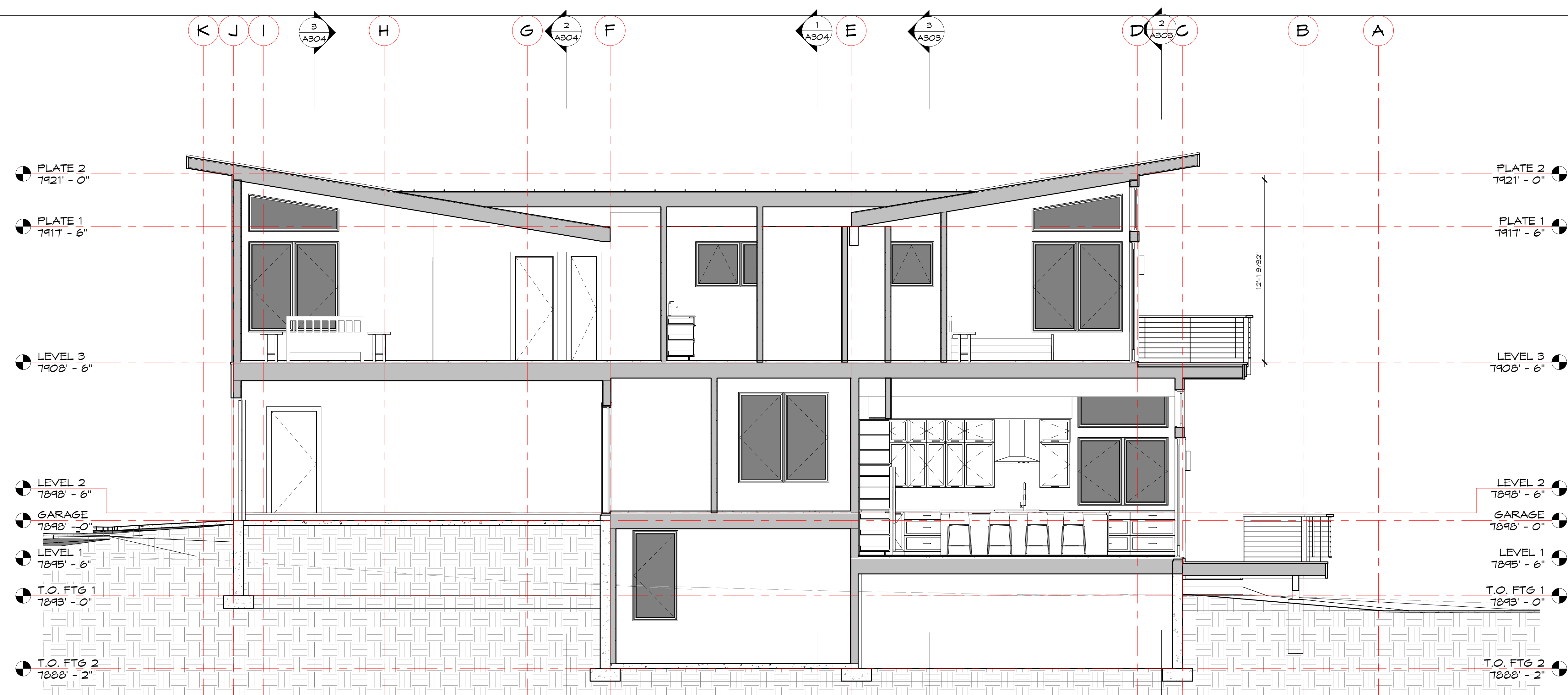
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■	Description	Date
1	Progress	03/24/21

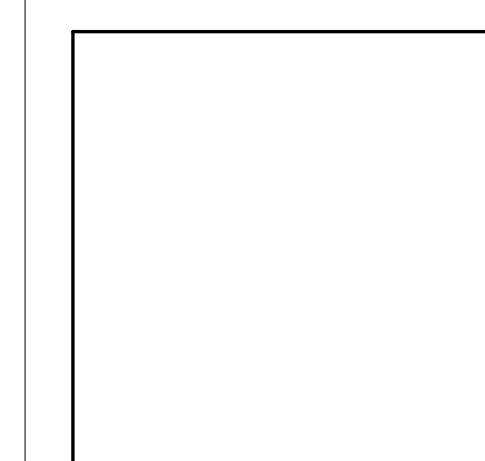
Project Number: 2010
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BUILDING SECTIONS

A301



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 Main Street
 Minturn, CO 81645

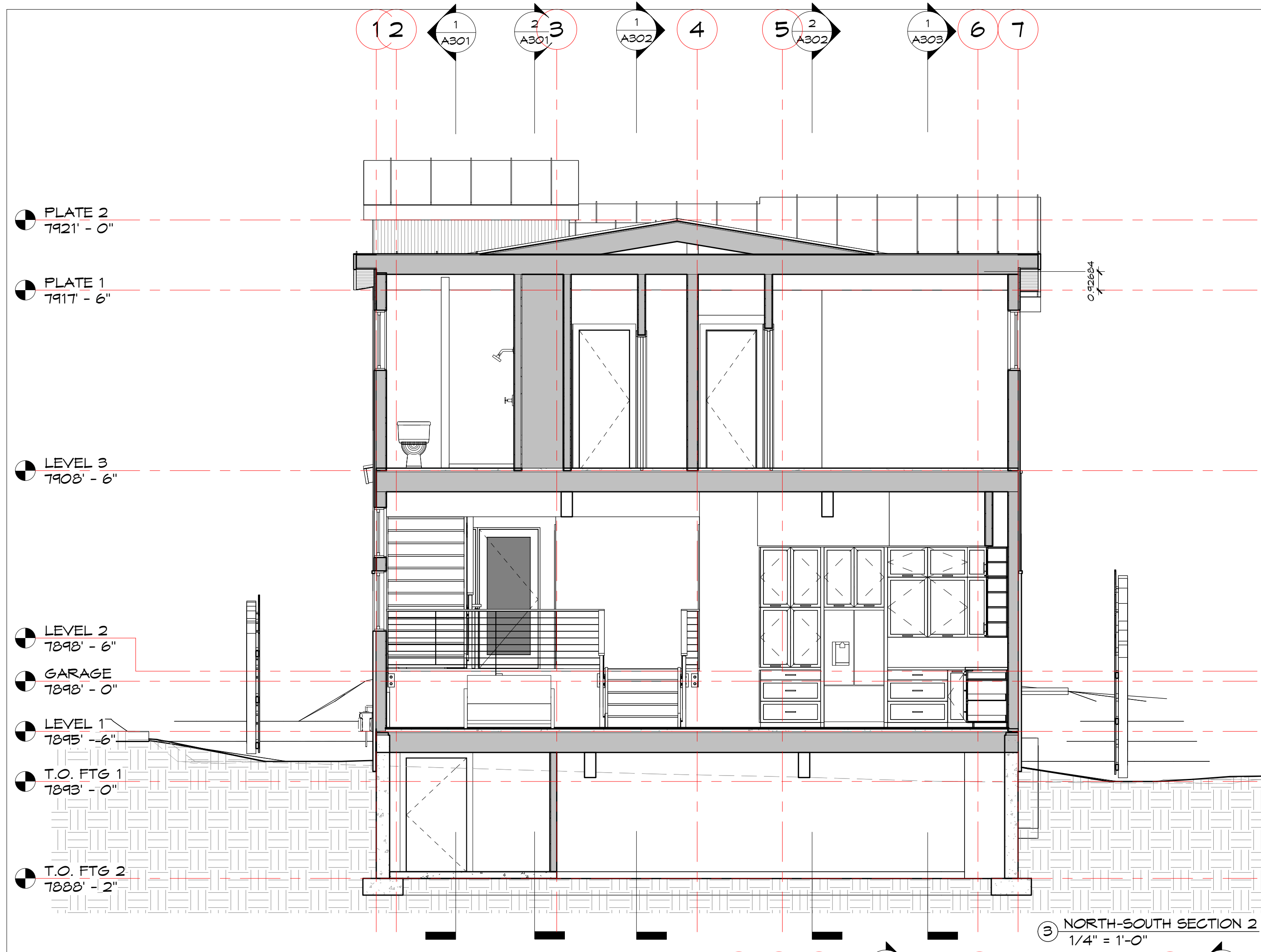
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1	Progress	03/24/21

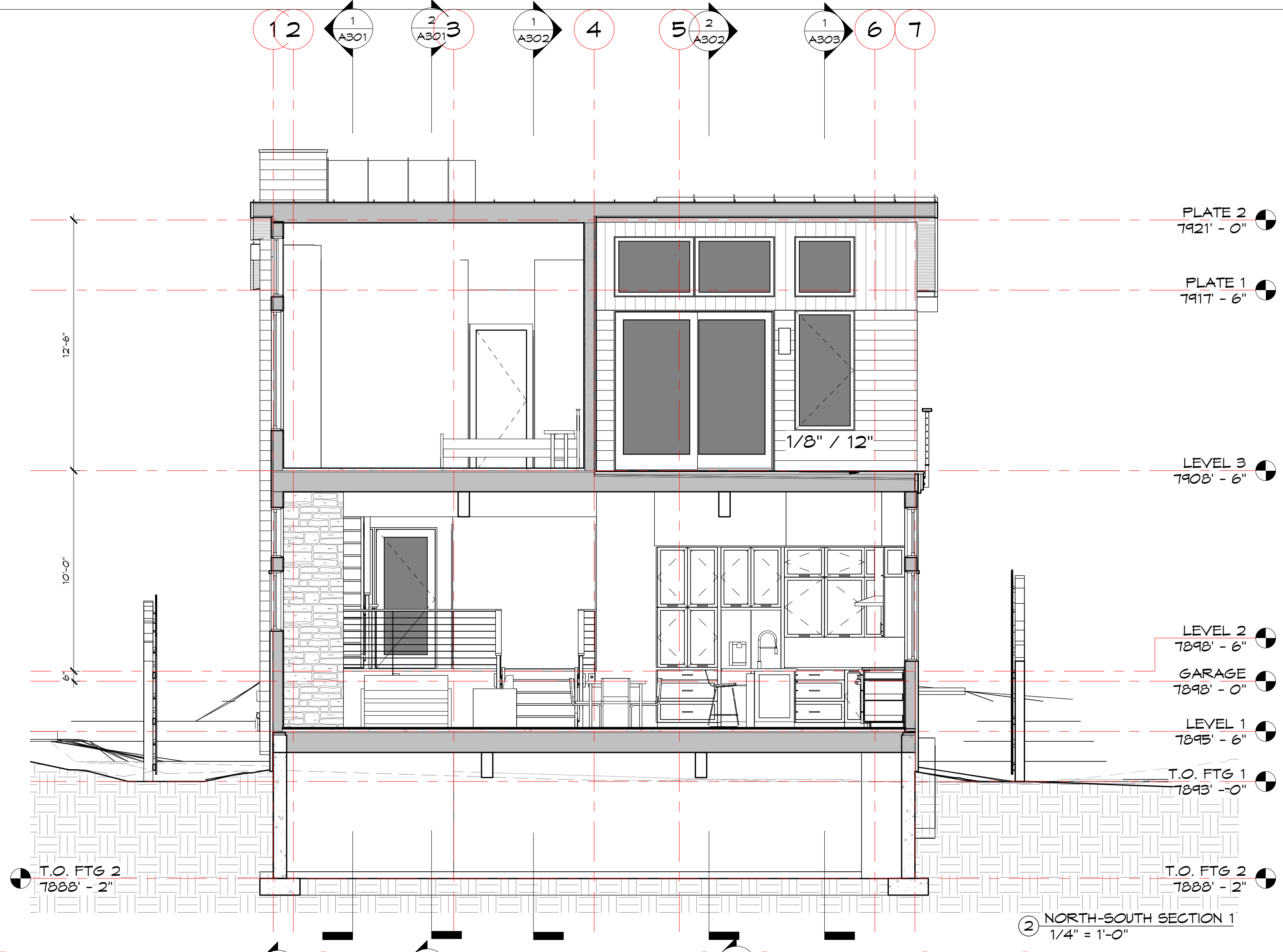
Project Number: 2010
 Designed by: mpp
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BUILDING SECTIONS

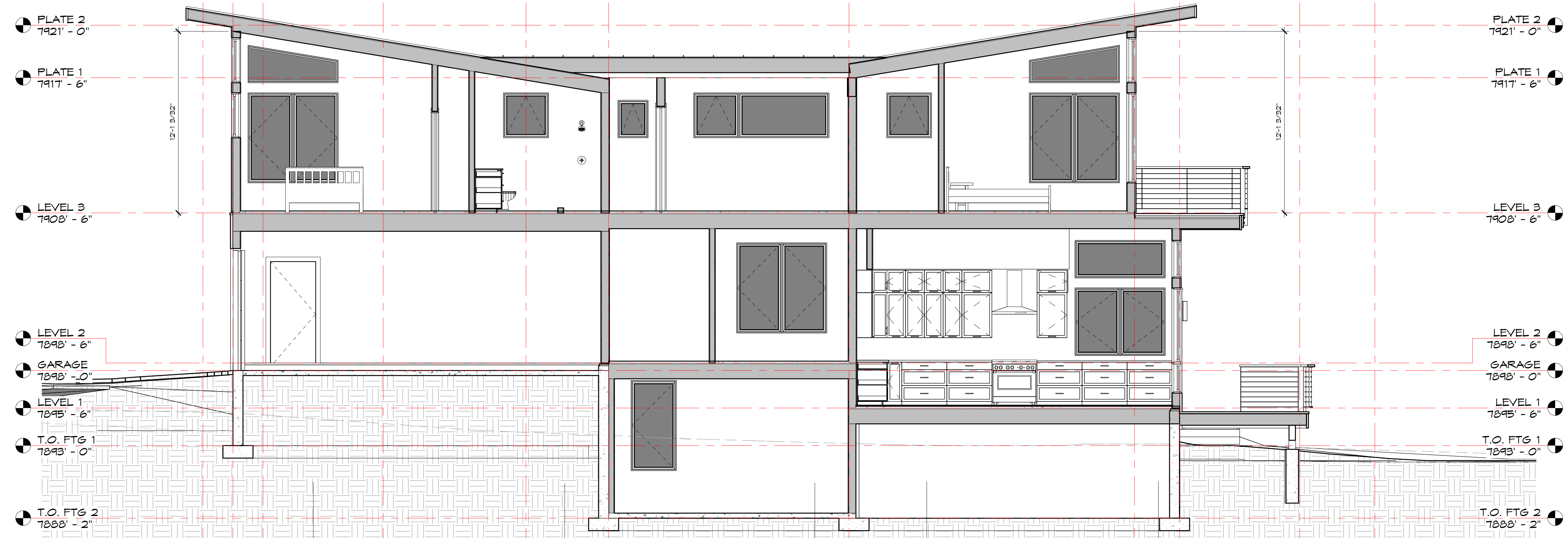
A302
 46



③ NORTH-SOUTH SECTION 2
1/4" = 1'-0"



② NORTH-SOUTH SECTION 1
1/4" = 1'-0"



① EAST-WEST SECTION 5
1/4" = 1'-0"

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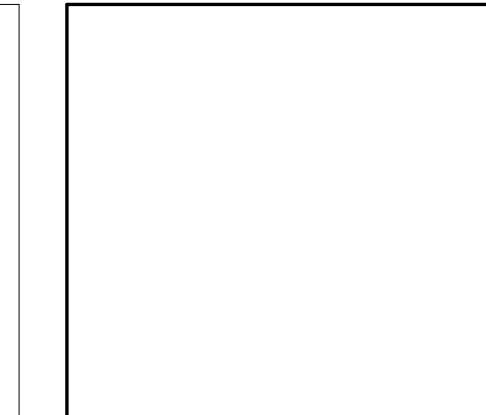
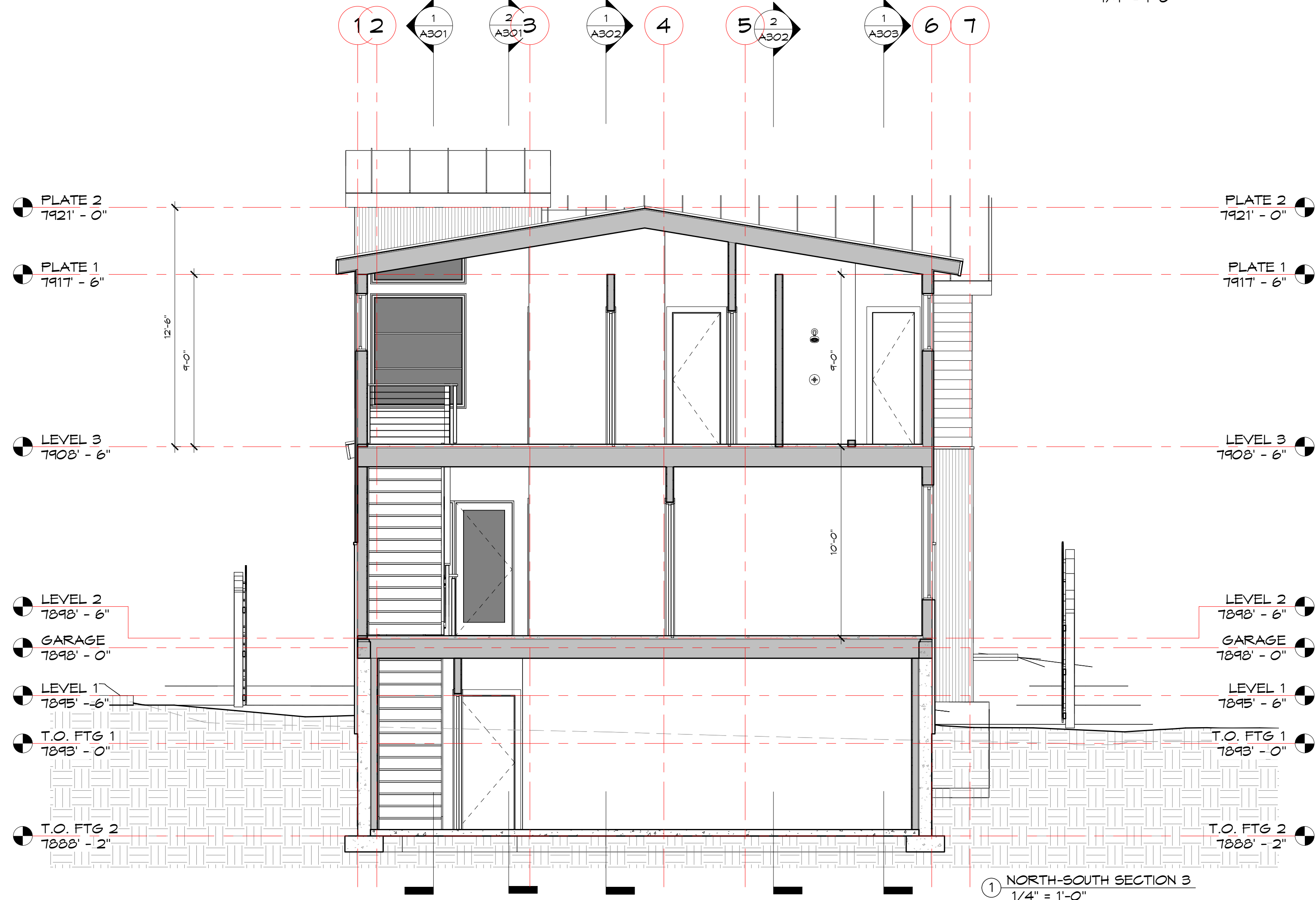
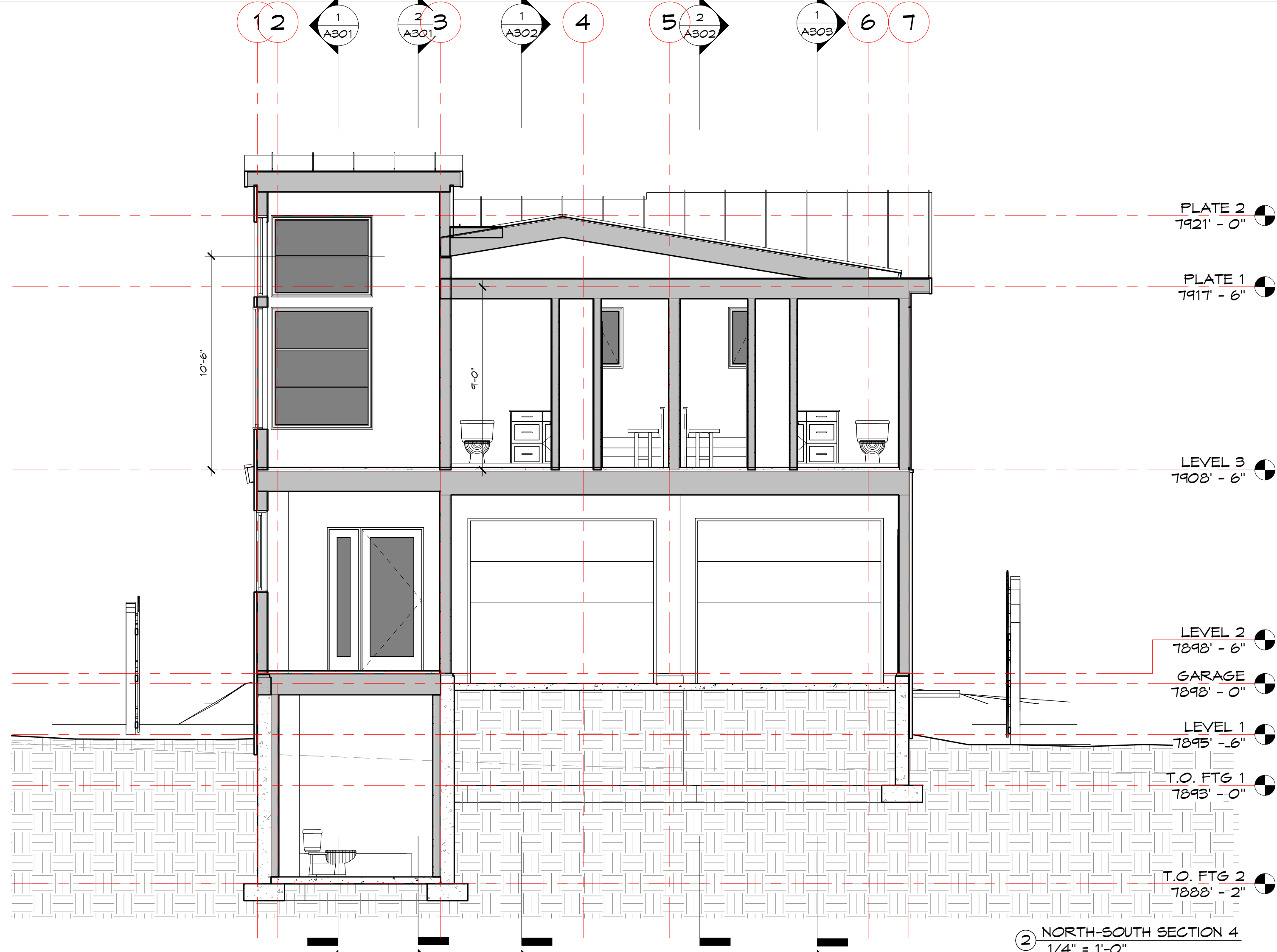
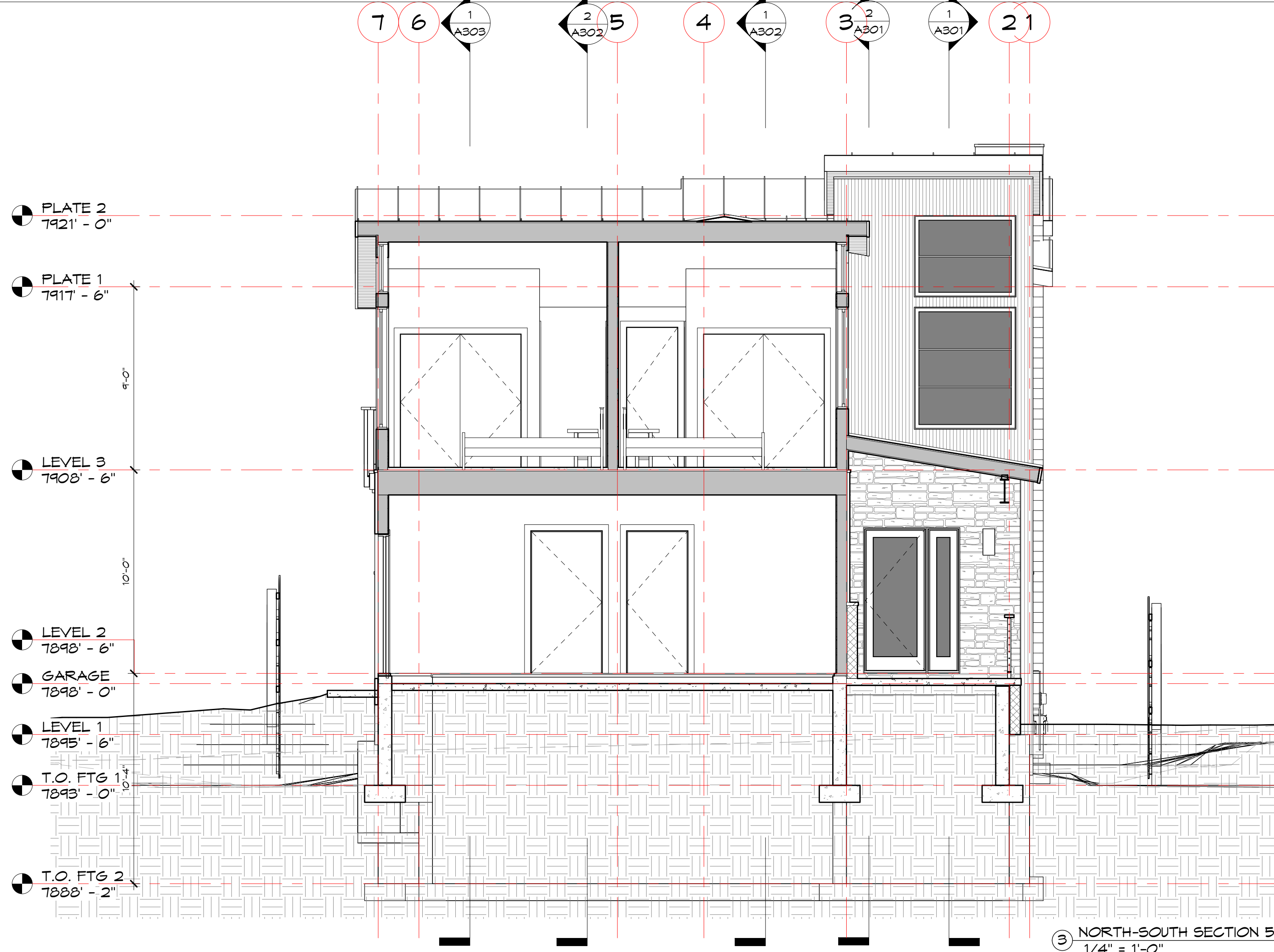
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1	Progress	03/24/21

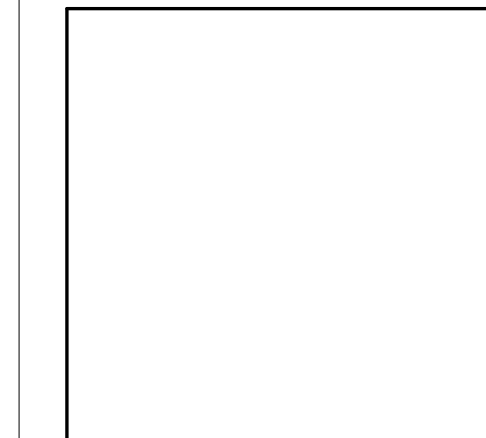
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BUILDING SECTIONS

A303
47



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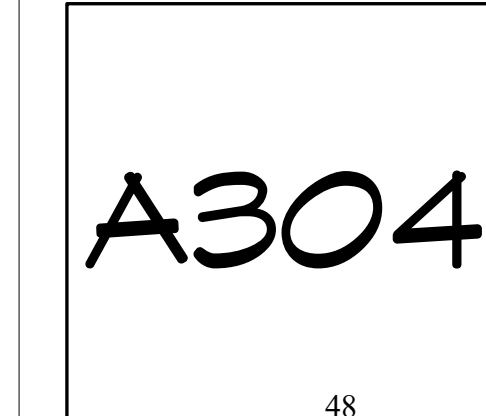
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■	Description	Date
1	Progress	03/24/21

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BUILDING SECTIONS



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



Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Elliot Hovey
Tom Priest
Chris Manning
Jena Skinner

To: Planning Commission
From: Scot Hunn, Planning Director
Madison Harris, Planner I
Date: April 23, 2021
Re: 172 Main Street – Boutique Hotel Conceptual Review

Ron Levin, owner of 172 Main Street, has submitted an application for a conceptual review of a new boutique hotel. This lot is zoned within the Old Town Character Area 100 Block Commercial Zone. The Applicant and his representatives, Pierce Austin Architects, have been involved in high-level discussions with the Town for approximately two years regarding potential new architectural design standards aimed at bulk, mass and building height controls in the 100-Block.

Therefore, with this conceptual review, the Applicant’s representatives have provided proposed building height and bulk plane modeling and standards for the Planning Commission’s consideration. This proposed new modeling and standard reflects in several ways the outcomes of the 100 Block charette held in October 2020 as well as the previous discussions of the Planning Commission with regard to activating the pedestrian level in front of or around any new buildings; respecting and enhancing the two-story appearance and character of existing buildings on Highway 24; and, allowing additional height (a third story) so long as minimum step backs are integrated into the design.

This review is intended to garner a high-level discussion about the height, massing, scale, and appropriateness of this building within the 100 Block.

The Applicant is proposing a 3 story building with 10 lodging units and 8 on-site/off-street parking spaces in a tandem style. Section 16-16-20 of the Minturn Municipal Code (MMC) requires 1.12 parking spaces per room/suite and 2 spaces per manager’s/caretaker’s quarters. To staff’s knowledge, there will be no manager’s quarters, so we have not factored that into our calculation of parking requirements. With 10 units, this project is required to have 11.2 (12) off-street parking spaces. As stated above, they are providing 8. Sec. 16-16-60 states:

“For any business located in a commercial zone in the Old Town Character Area, off-site parking on Main Street (Highway 24) may be counted toward the required number of parking spaces, provided that the off-site parking shall not exceed six (6) spaces nor shall off-site parking exceed fifty percent (50%) of the total required parking, whichever is less. Off-site parking for multiple businesses on a single property on Main Street (Highway 24) shall be determined by the length of business frontage for each individual business

that borders Main Street (Highway 24). Off-site parking for an individual business on a single property shall be determined by the length of the property frontage that borders Main Street (Highway 24)."

Thus the remaining 4 required spaces can be attributed to on-street Highway 24 parking.

Pursuant to the results of the 100 Block charette - where guest architects conceptualized a pattern of future buildings that would step in and step out within the 10 foot front setback area to allow or create activity areas and to activate the street frontage - the Applicant's representatives are proposing to require a minimum percentage of any new building to be at or near the sidewalk/front property line (a Zero Lot line configuration).

The rear setback is 10 feet and the side setback is 5 feet which is met with this project. The front setback is 10 feet which only certain portions of this building respect. The applicant is showing a 0 foot front setback for about 70% of the frontage to create a stepping in and out effect.

The proposed building is 36 feet tall with a parapet adding 4 feet onto that at the highest point, well above the 28 foot height limit of the 100 Block according to Sec. 16-2-65 (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."

The second story goes up to 24 feet and then there is a stepback of an estimated 30 feet from the front of the lot and building before the third story starts going up. This creates a two story effect for the pedestrian realm while still having that third story. As has been discussed with the Planning Commission several times over the past two years during discussions about Chapter 16 amendments, the Town is seeking to encourage redevelopment of the 100 Block area, including an allowance for new buildings - regardless of where in the 100 Block they may be located - to be up to three stories tall so long as bulk, mass and architectural details enhance and respond to the existing characteristics of Old Town.

Overall, the architecture and materials proposed are a departure from previous concepts presented for 172 Main Street by the same Applicant. Rather than a design that combines two different styles - one at the street level and a different style for the back portion of the building - this design is more consistent. The Planning Commission should pay attention to the use of materials as well as the proposed breaking-up of wall planes with windows and doors (fenestration), materials, as well as stepping in and out of the wall planes along the sides of the building.

As stated above, this is a conceptual review, no formal decision will be made, just a discussion of the issues briefly enumerated in this memo and any other concerns the Planning Commission might have or the Applicant would like feedback on.

That being said, staff is hopeful to gain direction from the Planning Commission on the appropriateness of the Applicant's proposal - including proposed new building height and bulk standards for the 100 Block Commercial Zone District - in order to move forward on potential

changes to Chapter 16 - Zoning - which, in turn, would allow the Applicant to continue through the design and review process with the Town for a new building at 172 Main Street.



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:			
Minturn Adventure Lodge			
Project Location			
Street Address: 172 Main St			
Zoning: 100 Block	Parcel Number(s): 210326307002		
Application Request:			
Conceptual review of boutique hotel.			
Applicant:			
Name: Kit Austin			
Mailing Address: 2077 N Frontage Rd W, Unit G Vail, Colorado 81657			
Phone: 970-476-6342	Email: kit@vailarchitects.com		
Property Owner:			
Name: Ron Levin			
Mailing Address: 1670 TIMBER LN BOULDER, CO 80304-0486			
Phone:	Email:		
Required Information:			
Lot Size: 5700 sf	Type of Residence (Single Family, ADU, Duplex)	# of Bedrooms 14+	# On-site Parking Spaces 12
# of Stories: 3	Snow storage sq ft: 570	Building Footprint sq ft: 3900 sf	Total sq ft Impervious Surface: 2000 sf
Signature:			
Fee Paid: \$200	Date Received: 4/21/21	Planner: Mad Bortolin	

Madison Harris

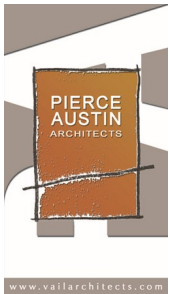
From: Kit Austin <kit@vailarchitects.com>
Sent: Tuesday, April 20, 2021 11:31 AM
To: Scot Hunn; Madison Harris
Cc: William Pierce
Subject: Minturn Adventure Lodge - 172 Main Street -Minturn, CO
Attachments: 100 Block - Bulk Plane Study 4.20.21.pdf; PAA - 172 Main - 4.20 Design Set.pdf

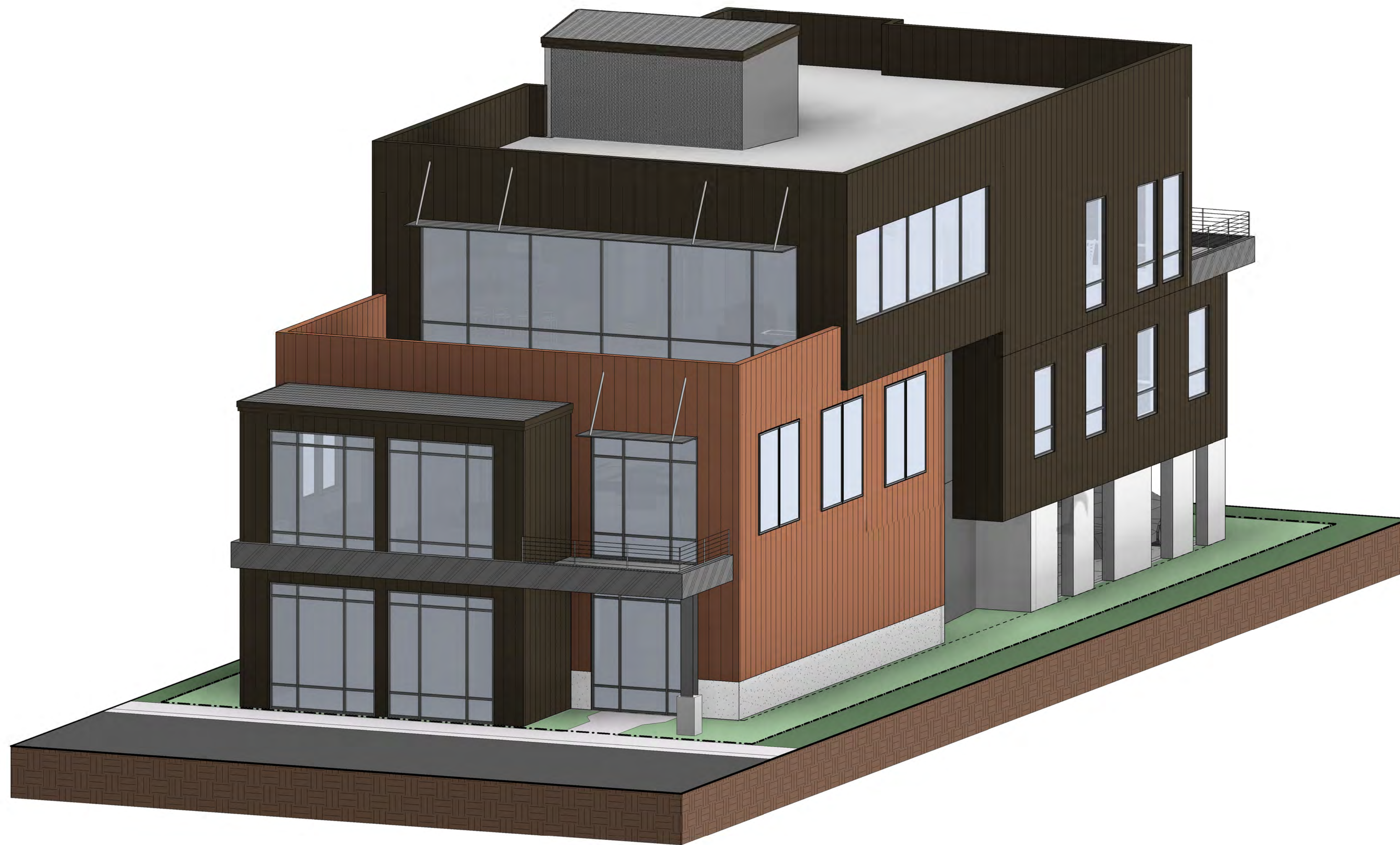
Scot, Madison,

Attached you will find our PEC submittal for 172 Main St. The concept is a boutique hotel with single rooms on the main level and condo units on the levels above. This will allow the spaces to be rented to individuals or groups of visitors to downtown Minturn. The owner has ties to the national music circuit and would possibly like to incorporate small musical performances on the rooftop or rear of the property. The owner would like to discuss his vision for the property on 4/28 if possible.

Thanks,
Kit Austin

Pierce Austin Architects
2077 N Frontage Rd W, Unit G
Vail, Colorado 81657
(970)-476-6342





172 S. MAIN ST.
MINTURN, CO 81645

ADMINISTRATIVE INFO.

Situs Address 000172 MAIN ST
 Tax Area 024 - MINTURN (TOWN) - 024
 Parcel Number 2103-253-07-002
 Legal Summary Subdivision: BOOCO Block: C Lot: 14 AND:- Lot: 15
 BK-0667 PG-0743 QCD 05-19-95
 BK-0674 PG-0428 QCD 05-19-95
 BK-0674 PG-0699 QCD 08-25-95
 BK-0685 PG-0951 QCD 01-09-95
 BK-0685 PG-0952 QCD 01-09-95
 BK-0692 PG-0486 QCD 04-05-96
 R832269 QCD 04-24-03
 Owner Name 172 MAIN LLC
 Owner Address 1670 TIMBER LN
 BOULDER, CO 80304-0486

BUILDING CODE SUMMARY

BUILDING CODE: 2018 IBC
 CONSTRUCTION TYPE: TYPE V-A
 DWELLING UNITS: 4
 OCCUPANCY TYPE: A-2

PROJECT DIRECTORY

OWNER:
 ARCHITECT: BILL PIERCE, PRINCIPAL IN CHARGE
 PIERCE ARCHITECTS
 1650 E. VAIL VALLEY DRIVE, C1
 VAIL, COLORADO 81657
 P: 970.476.6342
 F: 970.476.4901
 E: bill@vailarchitects.com

CONSULTANTS:

CONTRACTOR:

P:
 M:
 E:

STRUCTURAL ENGINEER:

P:
 E:

OWNER'S REP

PROJECT LOCATION



--	--	--

04.20.21
ISSUE TYPE

DATE	NO.	DESCRIPTION

MINTURN ADVENTURE
 LODGE
 172 S MAIN ST MINTURN, CO 81645
 Project Number - 2032

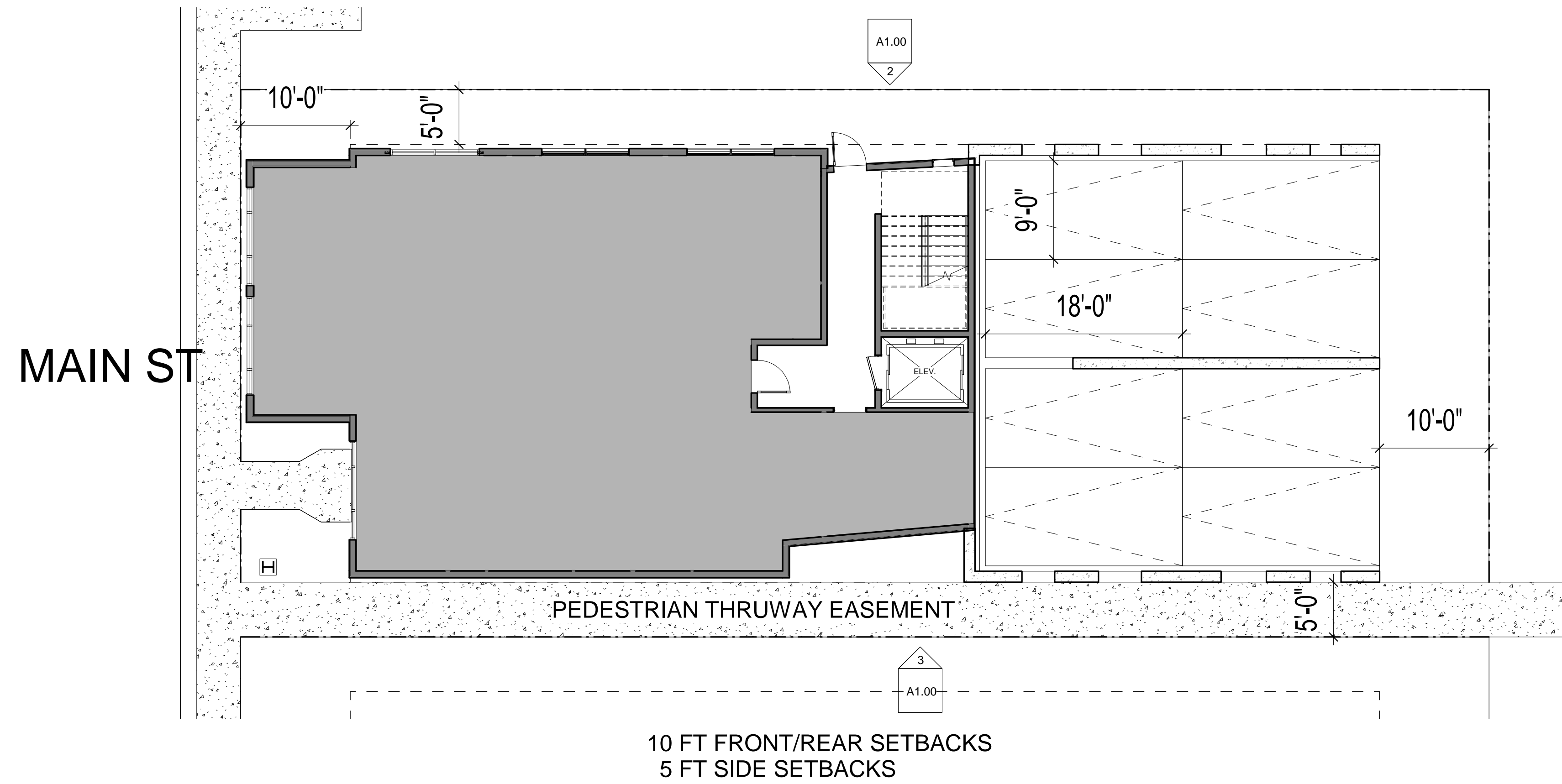
NOT FOR
CONSTRUCTION



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COVER

A0.00

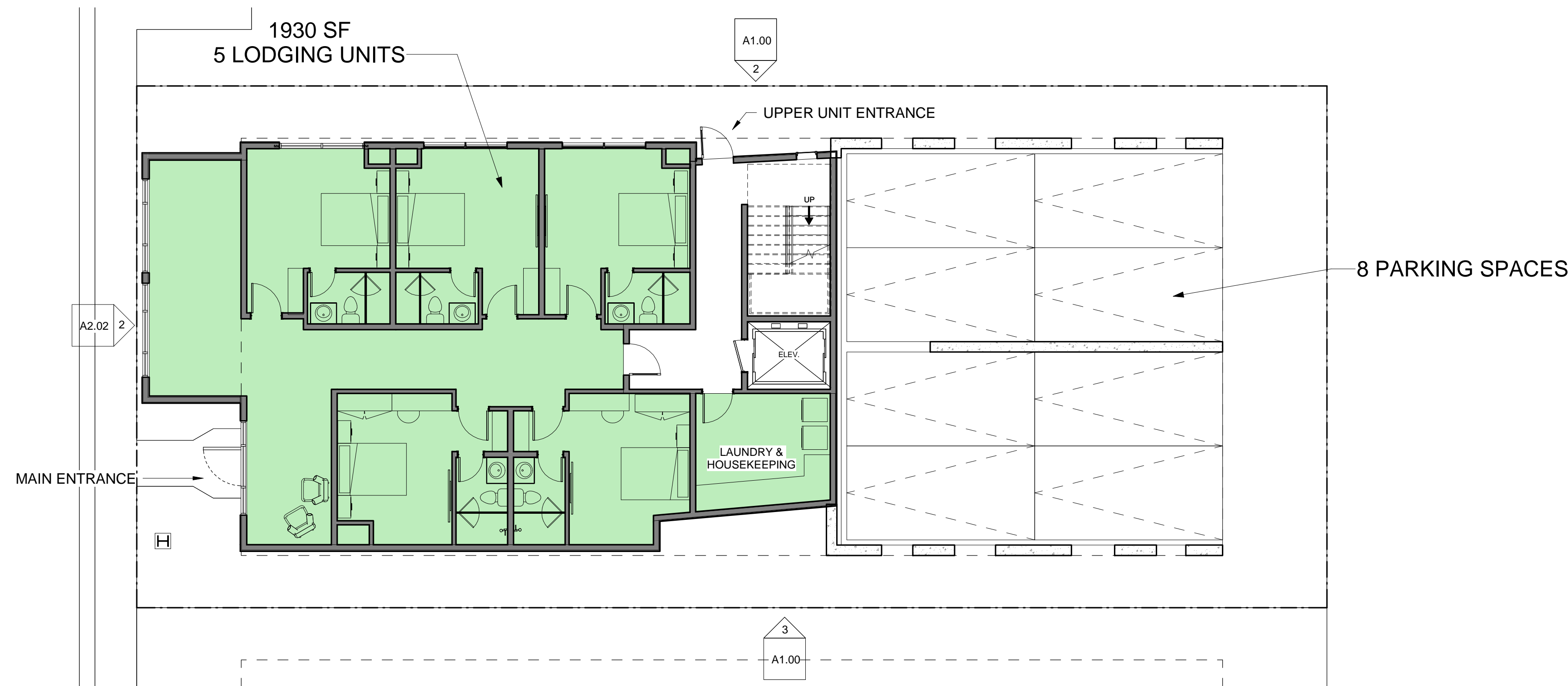


3RD LEVEL	2310 SF / 2 UNIT	1190 SF	1140 SF
2ND LEVEL	3050 SF / 3 UNITS	1170 SF	830 SF / 1030 SF
1ST LEVEL / PARKING	1705 SF / 1 UNIT	1930 SF	
TOTAL	4,220 SF R-2 RESIDENTIAL / 4 UNITS 3,170 SF R-1 LODGING / 10 PARKING SPACES		

04.20.21 ISSUE TYPE		
DATE	NO.	DESCRIPTION

2 SITE PLAN
1/8" = 1'-0"

MINTURN ADVENTURE LODGE
 172 S MAIN ST MINTURN, CO 81645
 Project Number - 2032



1 LEVEL 1
1/8" = 1'-0"

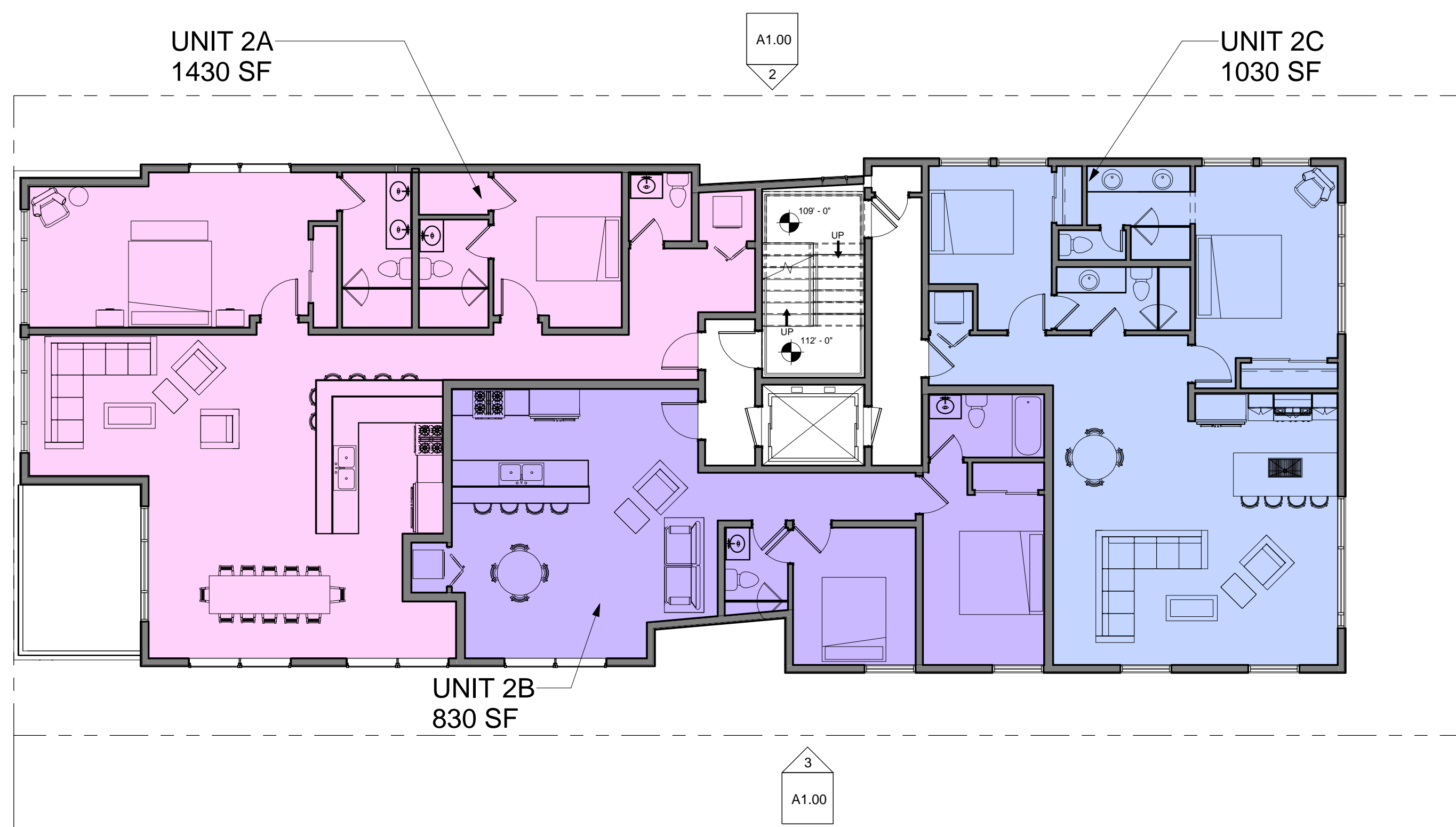
NOT FOR CONSTRUCTION



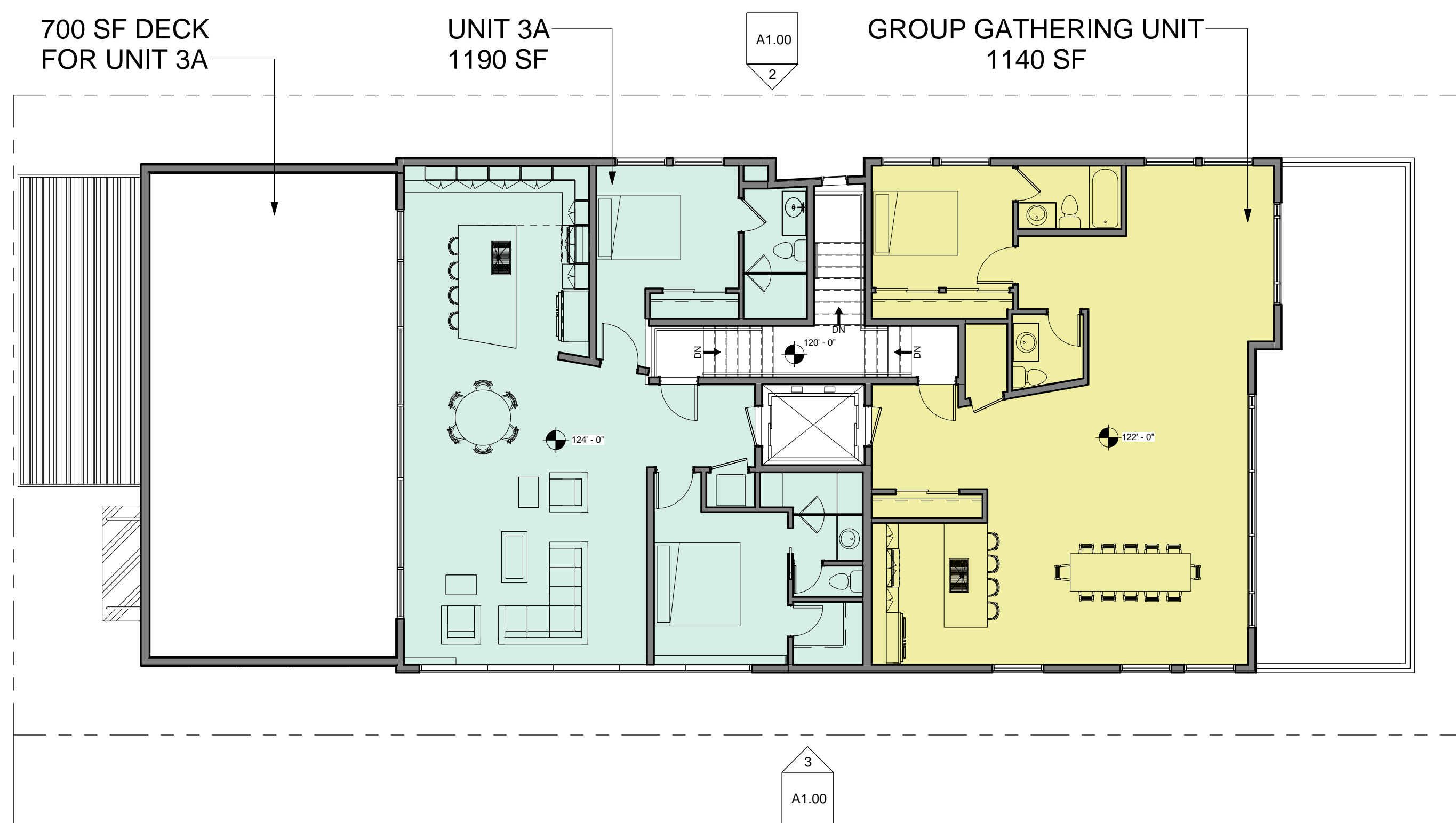
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SITE / LEVEL 1

A1.01



1 **LEVEL 2**
1/8" = 1'-0"



2 **LEVEL 3**
1/8" = 1'-0"

3RD LEVEL	2310 SF / 2 UNIT	1190 SF	1140 SF
2ND LEVEL	3050 SF / 3 UNITS	1170 SF	830 SF / 1030 SF
1ST LEVEL / PARKING	1705 SF / 1 UNIT	1930 SF	
TOTAL	4,220 SF R-2 RESIDENTIAL / 4 UNITS 3,170 SF R-1 LODGING / 10 PARKING SPACES		

04.20.21 ISSUE TYPE		
DATE	NO.	DESCRIPTION

MINTURN ADVENTURE LODGE
 172 S MAIN ST MINTURN, CO 81645
 Project Number - 2032

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LEVEL 2 / LEVEL 3

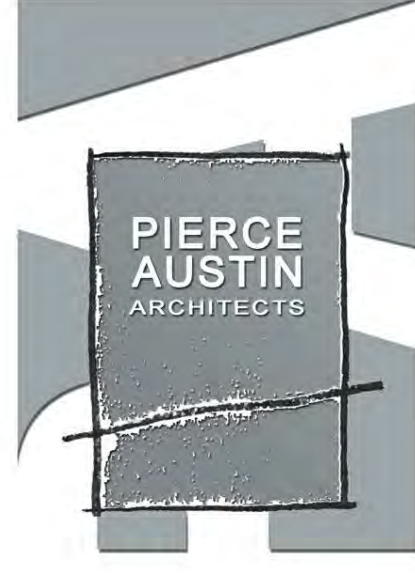
A1.02

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT

04.20.21 ISSUE TYPE		
DATE	NO.	DESCRIPTION

**MINTURN ADVENTURE
LODGE**
172 S MAIN ST MINTURN, CO 81645
Project Number - 2032

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CONSTRUCTION



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**NORTH
ELEVATION**

A2.01



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

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT

04.20.21 ISSUE TYPE		
DATE	NO.	DESCRIPTION

MINTURN ADVENTURE LODGE
 172 S MAIN ST MINTURN, CO 81645
 Project Number - 2032



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



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

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EAST/WEST
 ELEVATION

A2.02

KEYNOTE LEGEND	
KEY VALUE	KEYNOTE TEXT

04.20.21 ISSUE TYPE		
DATE	NO.	DESCRIPTION

**MINTURN ADVENTURE
LODGE**
172 S MAIN ST MINTURN, CO 81645
Project Number - 2032

NOT FOR
CONSTRUCTION

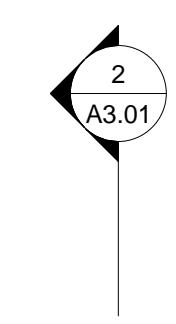
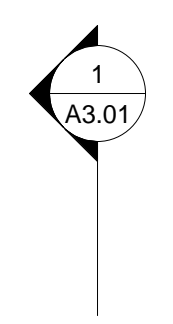


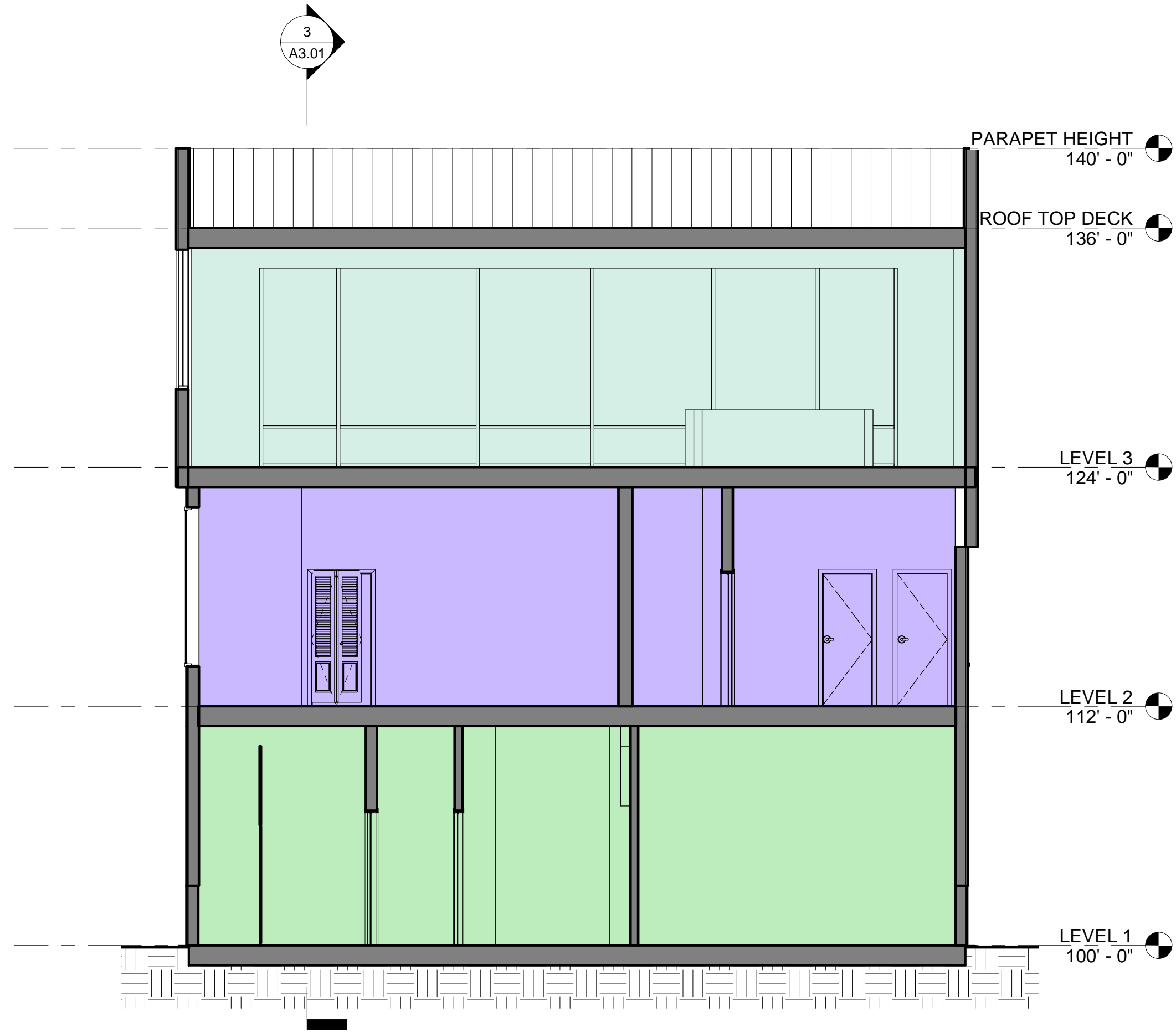
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**SOUTH
ELEVATION**

A2.03

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





1 BUILDING SECTION 1
3/16" = 1'-0"



2 BUILDING SECTION 2
3/16" = 1'-0"



3 BUILDING SECTION 3
3/16" = 1'-0"

04.20.21 ISSUE TYPE		
DATE	NO.	DESCRIPTION

MINTURN ADVENTURE LODGE
172 S MAIN ST MINTURN, CO 81645
Project Number - 2032

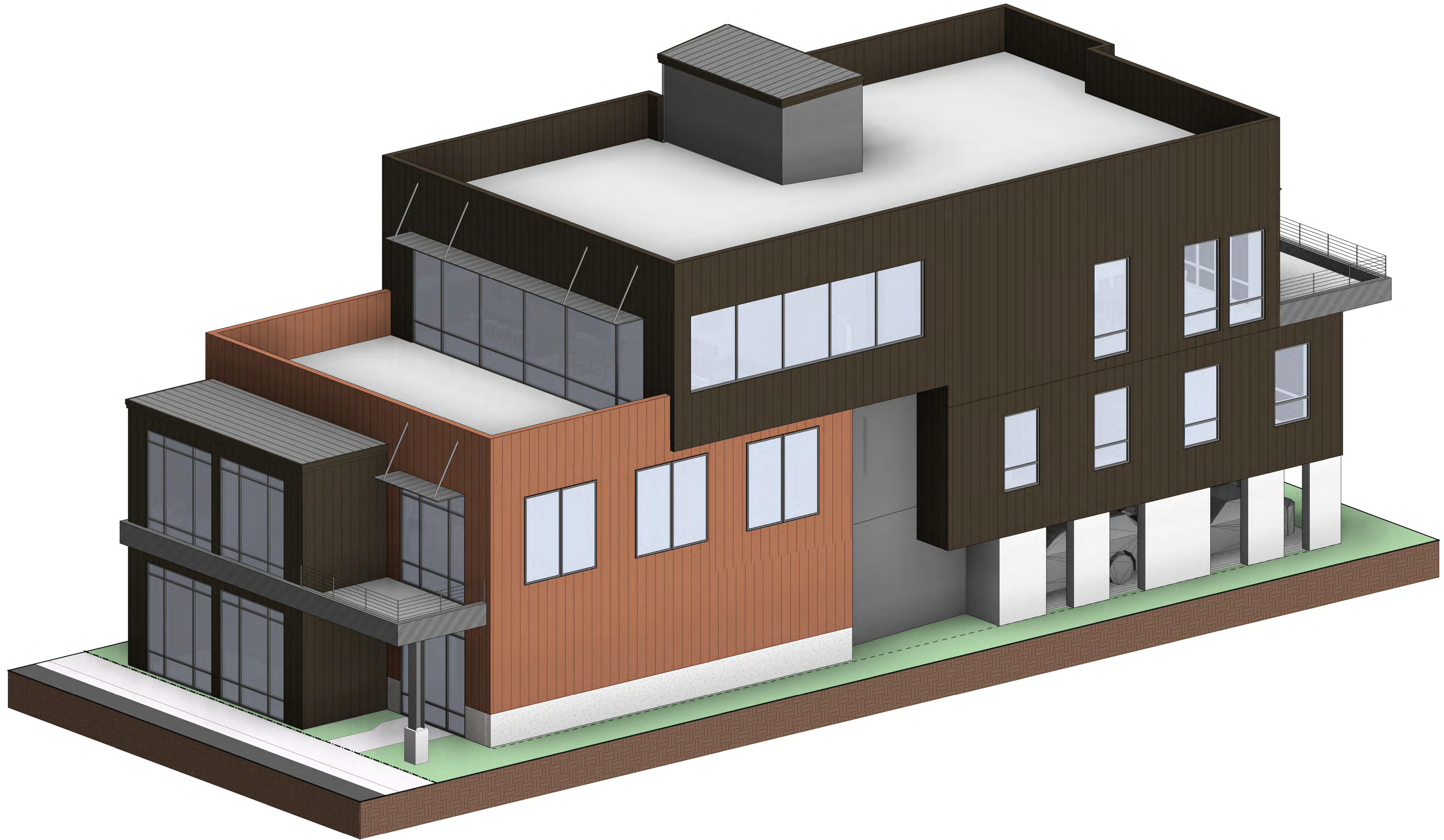
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BUILDING SECTIONS

A3.01



1 3D VIEW 1

04.20.21
ISSUE TYPE

DATE NO. DESCRIPTION

DATE	NO.	DESCRIPTION

**MINTURN ADVENTURE
LODGE**

172 S MAIN ST MINTURN, CO 81645
Project Number - 2032

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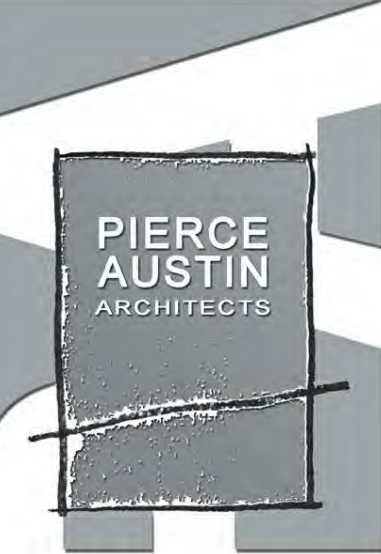
3D
A9.01



04.20.21 ISSUE TYPE		
DATE	NO.	DESCRIPTION

**MINTURN ADVENTURE
LODGE**
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 Project Number - 2032

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1 3D VIEW 2

3D

A9.02



1 3D VIEW 3

04.20.21 ISSUE TYPE		
DATE	NO.	DESCRIPTION

MINTURN ADVENTURE
LODGE
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Project Number - 2032

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3D

A9.03



04.20.21 ISSUE TYPE		
DATE	NO.	DESCRIPTION

MINTURN ADVENTURE LODGE
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 Project Number - 2032

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3D Render

A9.05



04.20.21 ISSUE TYPE		
DATE	NO.	DESCRIPTION

MINTURN ADVENTURE LODGE
 172 S MAIN ST MINTURN, CO 81645
 Project Number - 2032

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3D Render

A9.06



04.20.21
ISSUE TYPE

DATE	NO.	DESCRIPTION

MINTURN ADVENTURE
LODGE

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Project Number - 2032

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3D Render

A9.07



04.20.21 ISSUE TYPE		
DATE	NO.	DESCRIPTION

**MINTURN ADVENTURE
LODGE**
172 S MAIN ST MINTURN, CO 81645
Project Number - 2032

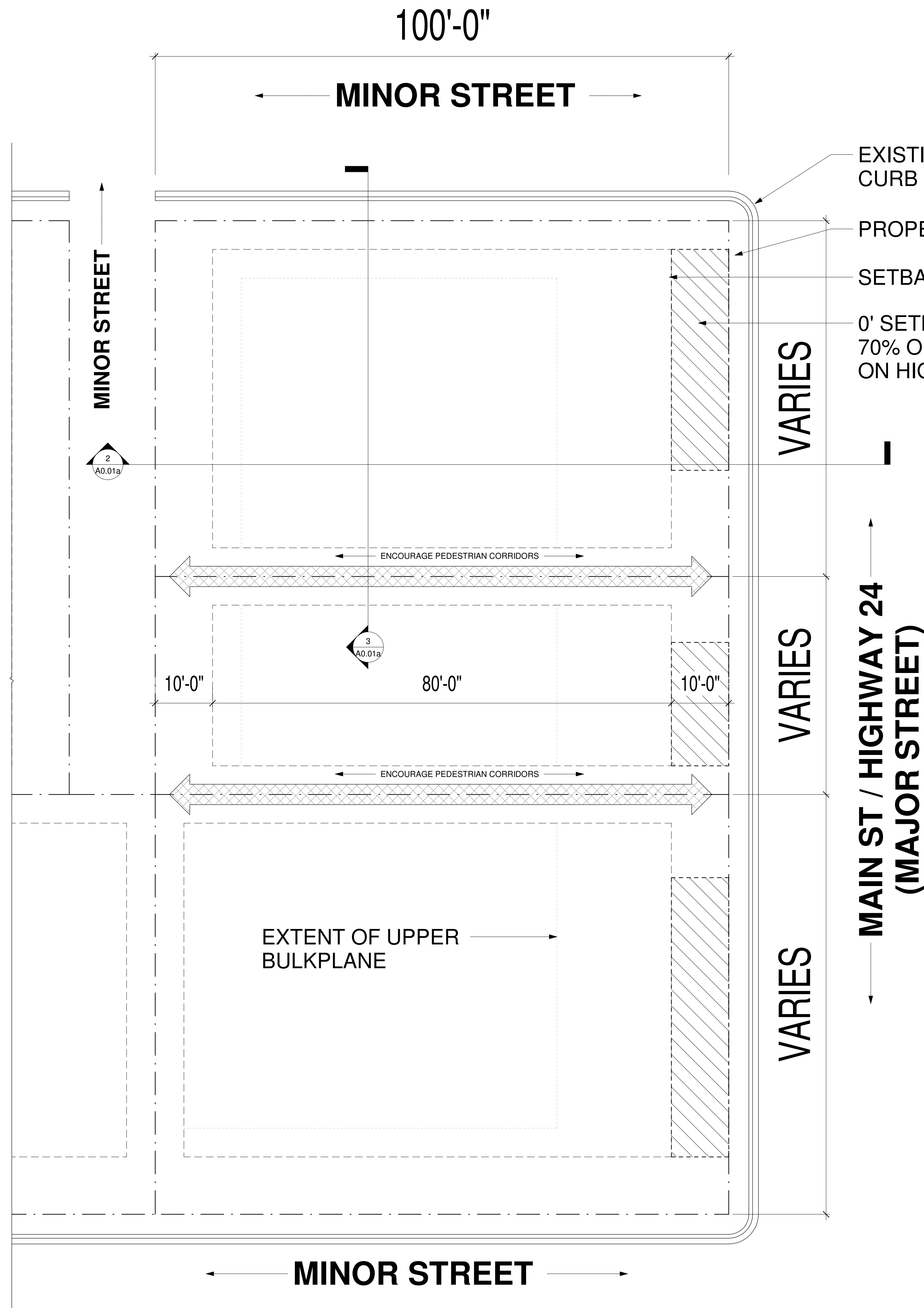
**NOT FOR
CONSTRUCTION**



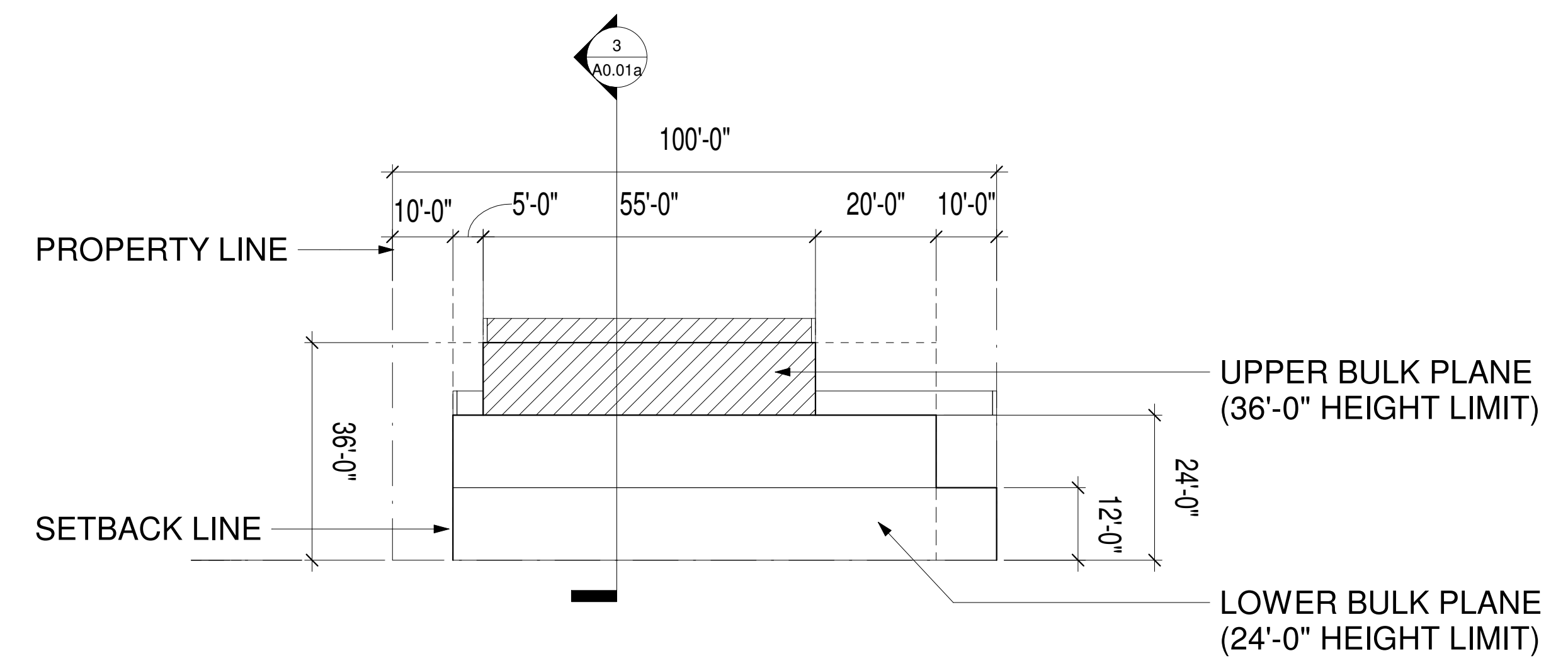
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3D Render

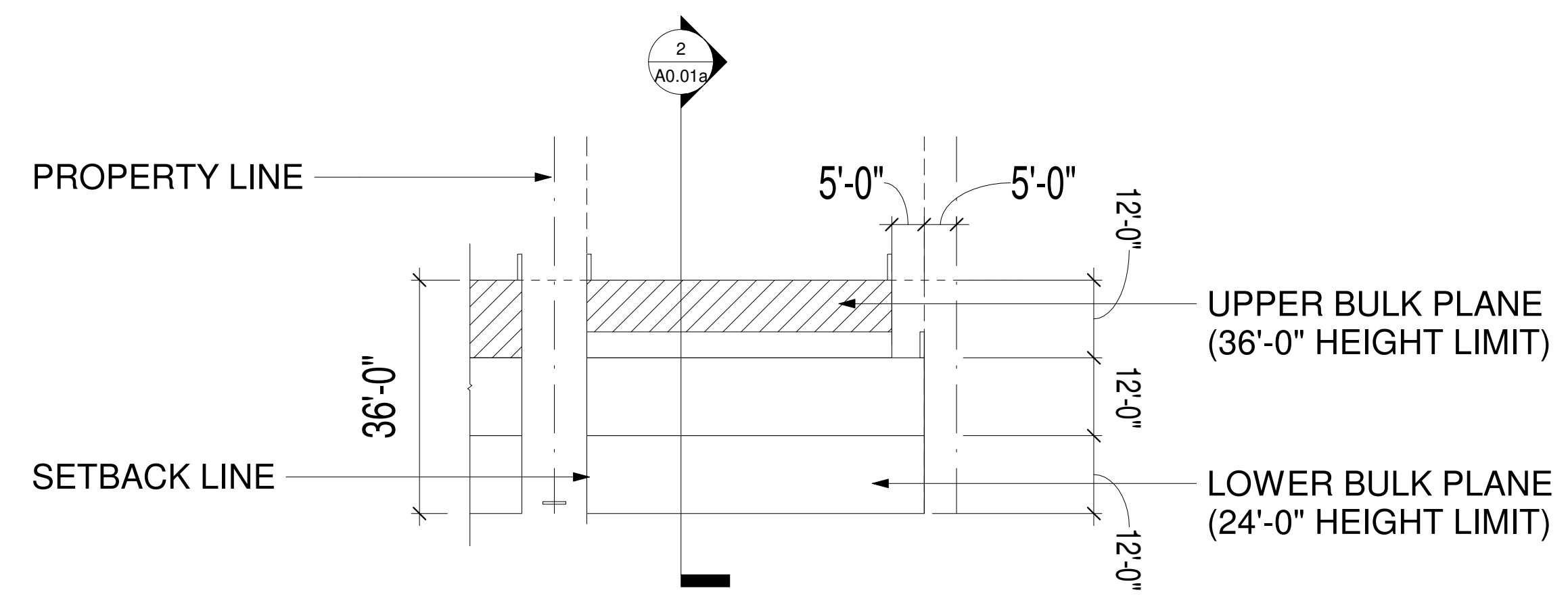
A9.08



1 100 BLOCK - BULK PLANE STUDY
3/32" = 1'-0"

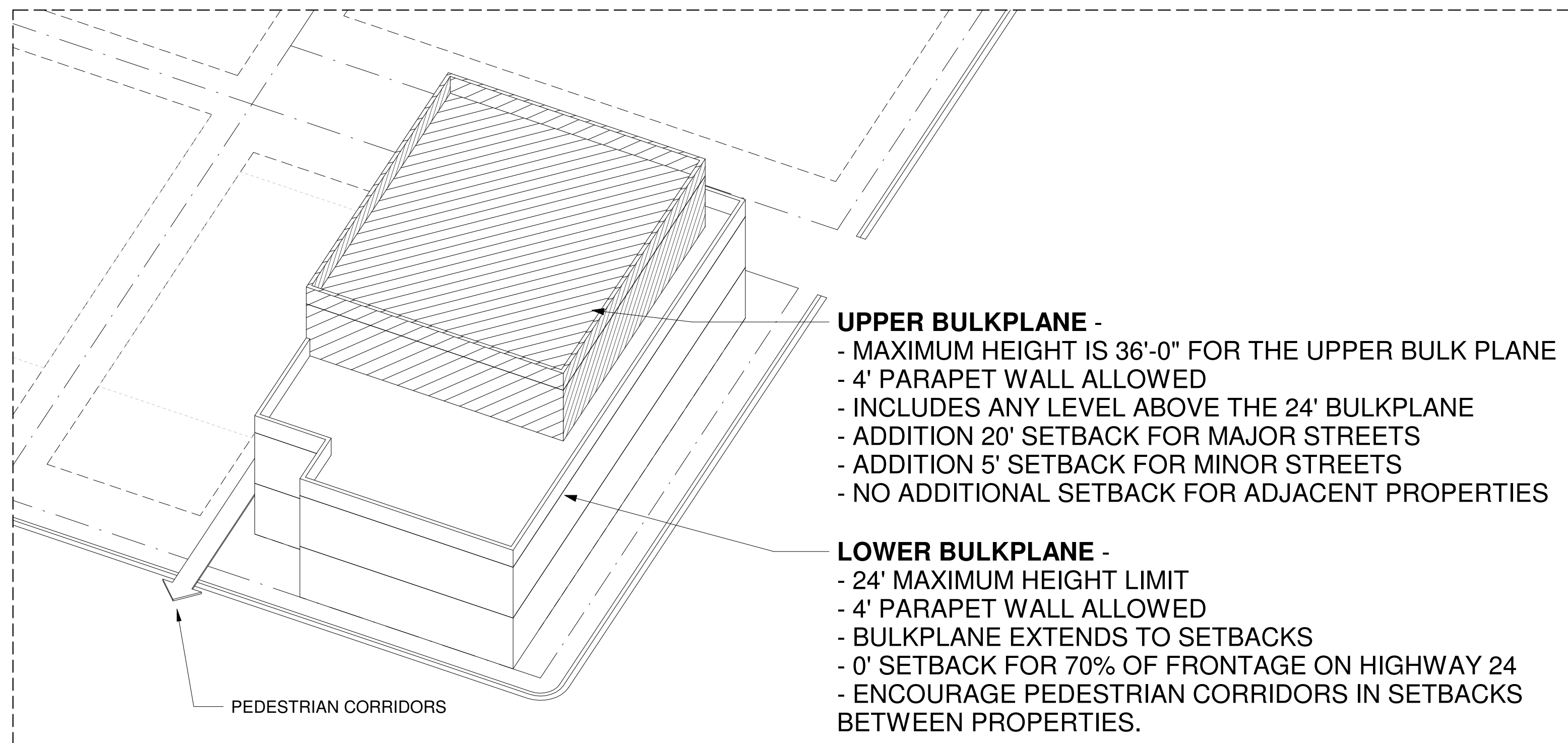


2 BULKPLANE SECTION 1
1" = 20'-0"



3 BULK PLANE SECTION 2
1" = 20'-0"

100 BLOCK - TYPICAL UPPER & LOWER BULKPLANE

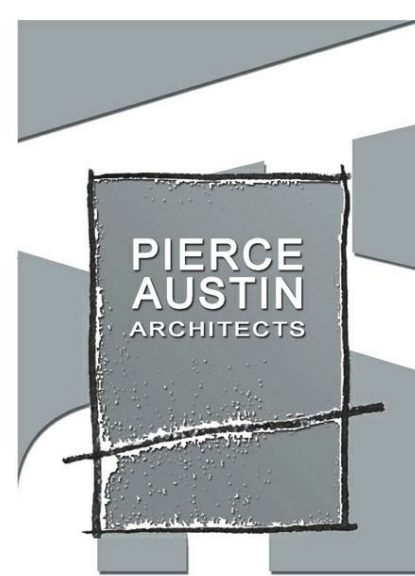


4 100 BLOCK - BULK PLANE STUDY 3D

04/20/2021
BULK PLANE STUDY

100 BLOCK BULK PLANE
100 BLOCK
MINTURN, CO 81645
Project Number - 1931

NOT FOR CONSTRUCTION

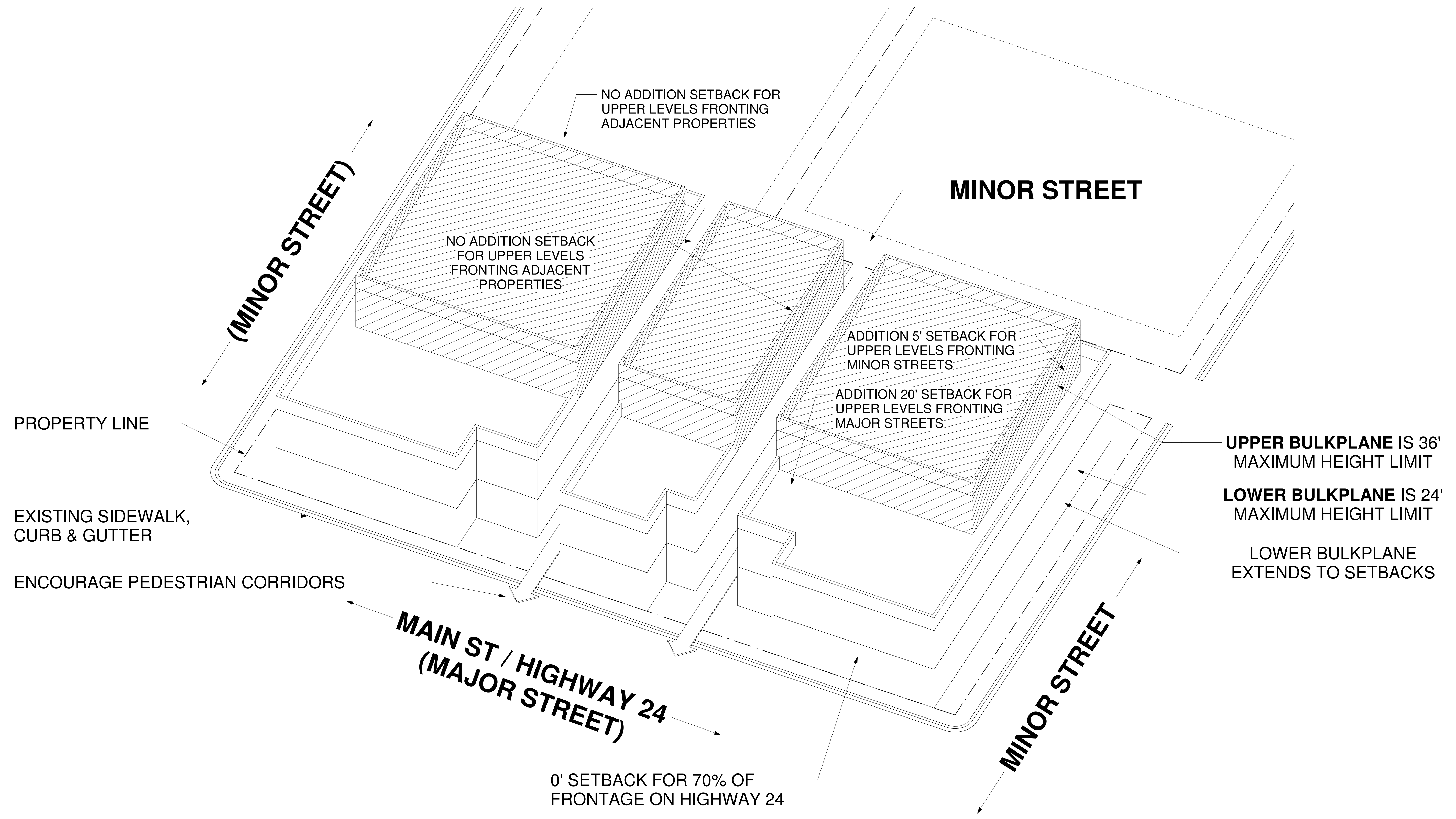


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BULK PLANE STUDY

A0.01a

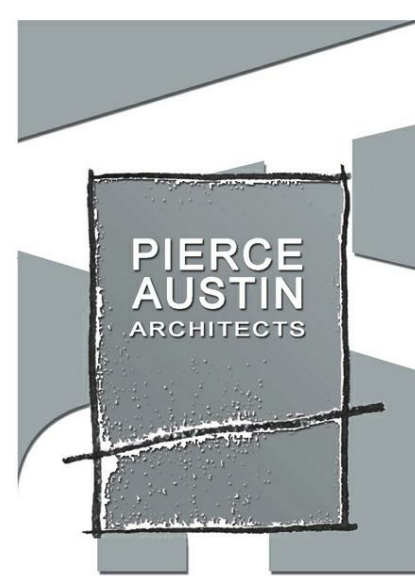
100 BLOCK BULKPLANE SAMPLE-
TYPICAL UPPER & LOWER BULKPLANE



04/20/2021
BULK PLANE STUDY

100 BLOCK BULK PLANE
100 BLOCK
MINTURN, CO 81645
Project Number - 1931

NOT FOR
CONSTRUCTION



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BULK PLANE
SAMPLE

A0.02a

1 100 BLOCK - BULK PLANE SAMPLE

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



Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Elliot Hovey
Tom Priest
Christopher Manning
Jena Skinner

Memorandum

Date: April 23, 2021
To: Minturn Planning Commission
From: Scot Hunn, Planning Director
Madison Harris, Planner I
Re: Draft Ordinance No. __ – Series 2021

The attached draft ordinance – Ordinance No. __ – Series 2021 – is presented to the Planning Commission for review prior to any consideration by the Town Council. The ordinance addresses an amendment to the zone district map of the South Town Character Area.

Lots 1, 2 and 3 were recently created as part of the Lucero Subdivision (Exhibit A of the draft ordinance), a re-subdivision of Lot 51, South Minturn Addition. All three lots are currently located within the Commercial Zone District of the South Town Character Area. Staff has worked for several months to assist Tom Sullivan with the subdivision of Lot 51 to create two residential lots (Lots 1 and 2) and to allow for Lot 3 (existing gas station and residential uses) to remain commercial in nature.

During the review of the subdivision, staff advised the Applicant (at the time, Tom Sullivan) that the commercial zoning on all three lots could remain; South Town Commercial Zone District is the only commercial zone district in the Town of Minturn that allows - as a use by right - “single-family” residential uses. This is reflective of the stated purpose and intent of the South Town Character Area - to allow for and recognize the existing mix of single-family and commercial uses in the area.

However, the Planning Director, in his review of the subdivision, allowed for Lot 2 to be created at a small minimum lot size (6,872 sq. ft.) than is required (7,500 sq. ft.) in the Commercial Zone District.

The Residential Zone District permits a minimum lot size of 5,000 sq. ft. Therefore, staff proposes to rezone Lots 1 and 2 - from Commercial to Residential - to accommodate the intended residential development of both lots and the minimum lot sizes (Lot 1 is 8,581 sq. ft.) normally associated with residential lots, while allowing Lot 3 to remain commercially zoned.

Staff has initiated the rezoning on behalf of the Town. Public notice has been sent and a draft ordinance will be presented at the April 28, 2021 regular meeting of the Planning Commission. If the Planning Commission recommends approval of the rezoning request, staff will present an ordinance on first reading to the Town Council at the next available meeting in May so long as notice requirements are met.

The rezoning is supported by staff as the most efficient and effective means to address the subdivision oversight by the Planning Director and because a majority of the surrounding properties on both sides of Highway 24 are zoned and developed as residential and staff is not aware of any objection to this rezoning on behalf of the property owner or the adjacent neighbors. Importantly, this action avoids requiring the property owner to go through an amendment to the subdivision to move property lines and adjust acreages for all three lots.

With the Planning Commission's recommendation, staff will present Ordinance No. __, Series 2021 to the Town Council at their regularly scheduled meeting of Wednesday, May 5, 2021.

TOWN OF MINTURN, COLORADO
ORDINANCE NO. __ - SERIES OF 2021

AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO,
REZONING LOT 1 AND LOT 2, LUCERO SUBDIVISION,
FROM COMMERCIAL TO RESIDENTIAL IN
CONFORMANCE WITH THE TOWN OF MINTURN MASTER
PLAN AND LAND USE CODE

WHEREAS, the Town of Minturn (“Town”) is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Town of Minturn Home Rule Charter for which the Minturn Town Council (“Town Council”) is authorized to act; and

WHEREAS, the Lucero Subdivision Final Plat was recorded in the Office of the Eagle County Clerk and Recorder on March 30, 2021 at Reception No. 202107185, attached hereto as **Exhibit A**; and

WHEREAS, Minturn Municipal Code (the “Code”) Sec. 16-7-20 and 16-7-30 describe the South Town Residential Zone and South Town Commercial Zone; and

WHEREAS, Code Sec. 16-21-410 through 450 provides for the consideration of amendments to the Town’s Character Area Zoning Map; and

WHEREAS, the Planning Director has determined that it is appropriate and has applied for certain real property known as Lot 1 and Lot 2, Lucero Subdivision (hereinafter the "Property") located in the South Town Character Area to be rezoned from Commercial Zone to Residential Zone; and

WHEREAS, the existing Commercial Zoning provides for Single Family Residential uses but subject to different standards than the surrounding Residential Zone; and

WHEREAS; the Lucero Subdivision was intended to create new residential lots while retaining commercial uses in the existing commercial structure on Lot 3; and

WHEREAS, on April 28, 2021, the Town of Minturn Planning Commission considered the application for rezoning the Property and recommended that the Town Council rezone the Property from Commercial Zone to Residential Zone; and

WHEREAS, the Town of Minturn Planning Commission and the Minturn Town Council have held duly-noticed public hearings as required by the Minturn Municipal Code, and the Town Council now wishes to rezone the Property.

WHEREAS, Town of Minturn Planning Commission and the Minturn Town Council have determined that the rezoning provided for herein is in conformance with the Minturn Land Use Regulations and Master Plan.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:

SECTION 1. The foregoing recitals are incorporated herein as if set forth in full.

SECTION 2. The following property is hereby rezoned to South Town Residential Zone:

LOT 1 AND LOT 2, LUCERO SUBDIVISION

As depicted on the Final Plat recorded in the Office of the Eagle County Clerk and Recorder on March 30, 2021 at Reception No. 202107185

SECTION 3. Within thirty (30) days after the effective date of this Ordinance, the Town Clerk shall cause a printed copy of the amendment to the Town Zoning District Map to be made, which shall be dated and signed by the Mayor and attested to by the Town Clerk, and which shall bear the seal of the Town. The amended map shall include the number of this Ordinance. The signed original printed copy of the Zoning Map shall be filed with the Town Clerk. The Clerk shall also record a certified copy of this Ordinance with the Eagle County Clerk and Recorder. The Town staff is further directed to comply with all provisions of the Minturn Land Use Regulations, Minturn Municipal Code Chapter 16, to implement the provisions of this Ordinance.

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THE ____ DAY OF _____ 2021. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE ____ DAY OF _____ 2021 AT ____ p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

John Widerman IV, Mayor

ATTEST:

By: _____
Jay Brunvand, Town Clerk

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEB SITE THIS ___ DAY OF _____ 2021.

TOWN OF MINTURN, COLORADO

John Widerman IV, Mayor

ATTEST:

By: _____
Jay Brunvand, Town Clerk

Exhibit A

FINAL PLAT

SOUTH MINTURN ADDITION A RESUBDIVISION OF LOT 51

LOCATED IN THE NE1/4 OF SECTION 35, T5S, R81W, 6TH P.M.
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

0992
LOT 50
SOUTH MINTURN ADDITION
Henry and Linda Brightwell
Rec.No. 2015166590

BASIS OF BEARINGS
N38°31'53"E 210.07' (M)

POINT OF BEGINNING
FOUND SURVEY MONUMENT
1.5" ALUMINUM CAP
ON #5 REBAR, LS #38079

R=2825.00'
L=134.57'
CH.B.=N56°36'04"W
CH.L.=134.56' (M)
TAN = 67.30°
Δ = 2°43'46"

U.S. HIGHWAY NO. 24
(80' R.O.W.)
C.D.O.T. FAP NO.292-B

0994
LOT 1
8581.54 SQ.ft.
0.1970 Acres

0996
LOT 2
6872.05 SQ.FT.
0.1578 Acres

0998
LOT 3
14,403.38 SQ.FT.
0.3307 Acres

Lot 1 & 3 Curve Table

Curve #	Radius	Length	Delta	Chord Bearing	Chord Length	Tangent
C1	2825.00'	34.09'	0°41'29"	N55°34'55"W	34.09'	17.04'
C2	2825.00'	100.49'	2°02'17"	S56°56'48"E	100.48'	50.25'

Deed Line #	Direction	Length
L1	N38° 31' 53"E	210.07'
L2	S65° 42' 19"E	138.44'
L3	S38° 52' 09"W	232.12'
L4	N57° 25' 00"W	82.78'
L5	N55° 21' 00"W	50.39'

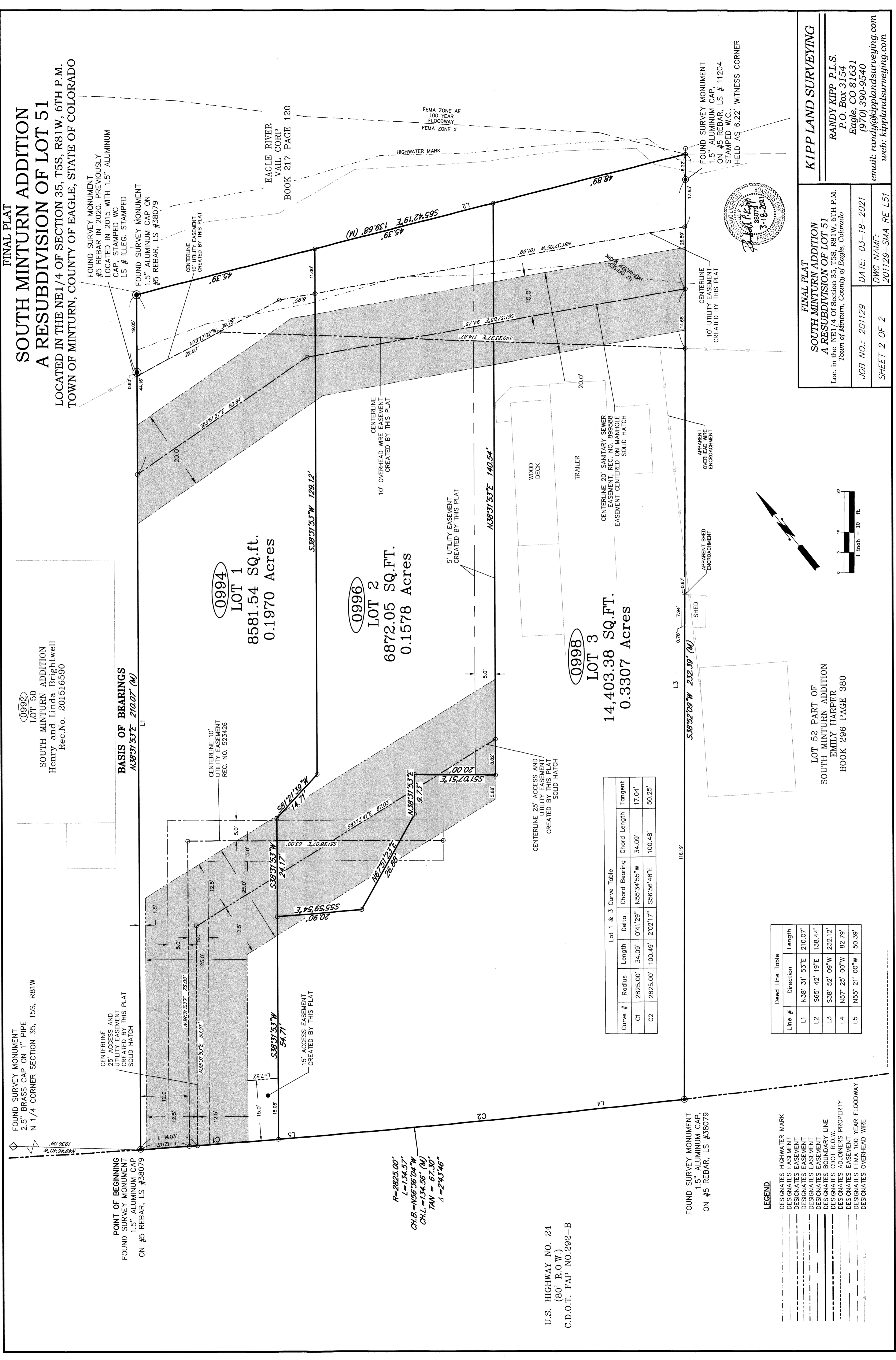
- LEGEND**
- DESIGNATES HIGHWATER MARK
 - DESIGNATES EASEMENT
 - DESIGNATES EASEMENT
 - DESIGNATES EASEMENT
 - DESIGNATES EASEMENT
 - DESIGNATES BOUNDARY LINE
 - DESIGNATES COOT R.O.W.
 - DESIGNATES ADJOINERS PROPERTY
 - DESIGNATES FEMA 100 YEAR FLOODWAY
 - DESIGNATES OVERHEAD WIRE



KIPP LAND SURVEYING
Randy Kipp P.L.S.
P.O. Box 3154
Eagle, CO 81631
(970) 390-9540
email: randy@kipplandsurveying.com
web: kipplandsurveying.com

FINAL PLAT
SOUTH MINTURN ADDITION
A RESUBDIVISION OF LOT 51
Loc. in the NE1/4 of Section 35, T5S, R81W, 6TH P.M.
Town of Minturn, County of Eagle, Colorado

JOB NO.: 2011129 DATE: 03-18-2021
SHEET 2 OF 2 DWG NAME: 201129-SMA RE L51



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



Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Elliot Hovey
Tom Priest
Christopher Manning
Jena Skinner

Memorandum

Date: April 22, 2021
To: Minturn Planning Commission
From: Scot Hunn, Planning Director
Madison Harris, Planner I
Re: Draft Ordinance No. _ – Series 2021

The attached draft ordinance – Ordinance No. _ – Series 2021 – is presented to the Planning Commission for review prior to any consideration by the Town Council. The ordinance addresses amendments in the following sections of the Minturn Municipal Code, Chapter 16 – *Zoning*:

1. **Section 16-2-40 - General lot requirements and dimensional standards**
2. **Section 16-2-50 - Specific lot requirements and dimensional standards**

During the review of Chapter 16 over the past year, staff and the Planning Commission have focused primarily on zone district standards and uses, as well as dimensional limitations and other specific standards applicable to all development in the Town.

1. **Section 16-2-40 - General lot requirements and dimensional standards**

Issue:

The Code currently has building and impervious coverage standards that are not reflective of the built environment. There are several lots across most zone districts that exist as legal non-conformities due to a percentage or two, and thus cannot alter their property in any significant way. There are also certain zone districts where the goal is to give people the ability and incentivize them to build Accessory Dwelling Units on their property in order to reach the Town’s housing goals which can often be accomplished with a little bit of increased flexibility. The current building and impervious coverage standards are not realistic or reflective for most existing lots. Over the past two years, staff and the Planning Commission have reviewed each zone district and the associated dimensional limitations for each and the proposed changes are reflective of those conversations and the direction given by the Planning Commission to adjust lot and/or impervious coverage limits.

Recommendation:

Staff is proposing to increase these standards by 5-10 percentage points in most zone districts in order to give people that flexibility. This puts residential zone districts ranging from 40-50% building coverage and 50-60% impervious coverage, except for Martin Creek which is at 20% building coverage. The commercial zone districts range from 70-80% building coverage and 80-90% impervious coverage. The two Mixed Use zone districts (Old Town and Cross Creek) are increasing more dramatically from 45% building coverage and 55% impervious coverage, to 70% building coverage and 80% impervious coverage.

2. Section 16-2-50 - Specific lot requirements and dimensional standards

Issue:

The Code does not provide clear or consistent treatment when it comes to the 30 foot Live Stream Setback, and the intention does not quite line up with the wording of this article.

Recommendation:

Staff is proposing the amendment of the subsections within Sec. 16-2-50 to better encapsulate the intention of the 30 foot live stream setback while addressing topics brought up in previous Planning Commission meetings such as how minor encroachments of a roof eave may or may not impact the live stream setback. Staff is also removing the subsection that states that any residential structure built in the commercial zone district must comply with residential standards, as there are no residential standards in a commercial zone district and the bulk, mass, form and architecture of a building in the 100 Block should not change or be impacted based on use; the buildings should, rather, conform to design standards for the 100 Block area regardless of the zoning and use.

Over the past several years, the amount and types of land use applications have increased and have become increasingly complex. As the Town continues to receive more, amending these chapters is important to:

- Ensure proper, predictable and consistent due process for applicants and citizens.
- Promote accurate and informed decision making by the Planning Commission and Town Council when considering land use applications by ensuring that applications are complete and that issues identified during the completeness period are addressed to the highest extent prior to presenting applications to either decision making body.

With the Planning Commission's recommendation, staff will present Ordinance No. __, Series 2021 to the Town Council at their regularly scheduled meeting of Wednesday, May 5, 2021.

TOWN OF MINTURN, COLORADO
ORDINANCE NO. __ – SERIES 2021

AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO
AMENDING ARTICLE 2, CHAPTER 16 OF THE MINTURN
MUNICIPAL CODE.

WHEREAS, the Town of Minturn (“Town”) is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Town of Minturn Home Rule Charter for which the Minturn Town Council (“Town Council”) is authorized to act; and

WHEREAS, the Planning Director has initiated and proposed the text amendment to Minturn Municipal Code Chapter 16, the Town Land Use Regulations, Article 2, Definitions, Illustrations and Lot Standards as provided herein; and

WHEREAS, on April 28, 2021 the Minturn Planning Commission recommended approval of this ordinance; and

WHEREAS, the Minturn Planning Commission and Town Council have determined that the text amendments to the Land Use Regulations Chapter 16 as provided herein are necessary and proper.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:

SECTION 1. The foregoing recitals are incorporated herein as if set forth in full.

SECTION 2. Article 2, Chapter 16 of the Minturn Municipal Code is hereby amended read as follows, with additions shown in double underlined text and ~~strike through language~~ is deleted. Sections of Chapter 16 which are not expressly described in this Ordinance are deemed to continue to be in full effect without change.

ARTICLE 2 - Definitions, Illustrations and Lot Standards

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Sec. 16-2-40. - General lot requirements and dimensional standards.

The following Table 16-A sets forth general lot requirements and dimensional standards:

**TABLE 16-A
Dimensional Standards**

Character Area	Zones	Min. Lot Area (sq. ft.)	Min. Lot Dimension (feet)	Maximum Building Lot Coverage (%)	Maximum Impervious Surface Area (%)	Minimum Setbacks			<u>Live Stream River/Creek Setback</u> (ft) Not to be included in lot square footage for purposes of Maximum Building Lot Coverage and Maximum Impervious Surface Area
						Front	Rear (feet)	Side	

Meadow Mountain	Fed. reg. land use	N/A	N/A	N/A		Rec. 50	N/A	N/A	Rec. 30
Grouse Creek	Commercial	5,000	50	70	<u>80</u>	20	10	10	Eagle River=30 Grouse Creek=30
Old Town	Recreation & open space	To be determined as part of conditional review							30
	Residential	5,000	50	45 40	55 50	10	10	5	
	100 Block Commercial	2,500	25	80	<u>90</u> *10	10	10	*5	
	Commercial	2,500	25	80	<u>90</u>	0	10	5	
	Mixed-use	5,000	50	70 (Note 1)	<u>80</u>	10	10	5	
South Town	Residential	5,000	50	45 40	55 50	20	10	5	30
	Commercial	7,500	50	80 70	<u>90</u>	20	10	5	
	Fed. reg. land use	N/A	N/A	N/A		Rec. 50	Rec. 20	Rec. 10	
Martin Creek	Residential estate	87,120 or 2 AC	N/A	20 N/A		40	20	20	30
Cross Creek	Residential-S	5,000	50	50 40	<u>60</u>	20	10	10	Eagle River=30 Cross Creek=50
	Residential-N	10,000	100	40 25	<u>50</u>	20	10	10	
	Mixed-use	10,000	100	70 40	<u>80</u>	20	10	10	
	Fed. reg. land use	N/A	N/A	N/A		Rec. 50	Rec. 20	Rec. 10	
Lionshead	Recreation & open space	N/A	N/A	N/A		To be determined as part of conditional use review			30
	Light ind. & public facilities	10,000	100	45		25	25	10	
Game Creek	Residential	5,000	50	40	50	20	10	5	Game Creek=30
Railroad	PUD holding zone	To be determined as part of the PUD review							Eagle River=30
Eagle River	Recreation & open space	To be determined as part of the conditional use review							Eagle River=30
Transportation	Railroad R-O-W/ Transportation	To be determined as part of the conditional use review							

~~Note 1. Old Town mixed use minimum lot coverage may be increased from 40% to 45% if ground floor commercial space is provided.~~

Sec. 16-2-50. - Specific lot requirements and dimensional standards.

- (a) Portions of a lot contained in a river or creek as defined by the ordinary high-water mark, shall not be included in the lot's square footage for purposes of calculating the maximum building lot coverage or the maximum impervious surface area.
- (b) Live stream Ssetback from river/creeks. A strip of land measured horizontally from the ordinary high water mark on each side of any live stream, river, or creek shall be protected in its natural state free from human made structures or other improvements and appurtenances, and vegetated with natural riparian vegetation. If necessary to protect the live stream, river or creek, additional river/creek setback distances may be required by the Planning Commission. The following exceptions may be considered by the Planning Commission and/or the Town Council on a case-by-case basis:
 - (1) Underground utilities may be located in the live stream river or /creek setback; provided, however, that there is no practical alternative location for such utilities, and that plans and/or reports related to proposed disturbance within the setback area are prepared by qualified professionals showing limits of disturbance, erosion control measures and revegetation are approved by the Town Council as a conditional use and that all construction scars are revegetated. Otherwise, river and creek setbacks are to remain natural vegetation.
 - (2) Roof overhangs may project a maximum of eighteen (18) inches into the live stream setback if the Planning Commission determines that such encroachments do not detrimentally impact the proper, natural functioning of the protected live stream setback area.
- ~~(c) The river or creek setback shall remain, or be re-vegetated to, natural riparian vegetation. No manmade structures may be placed in the river or creek setback except as permitted by this Chapter 16.~~
- ~~(d)~~ (dc) The ordinary high water mark shall be identified by a licensed professional surveyor on all applicable surveys, plats and plans required under this Chapter 16.
- ~~(e)~~ (ed) The minimum setback between two (2) structures on the same lot is six (6) feet.
- ~~(f)~~ (fe) Garage doors in the Old Town Character Area facing Main Street must be set back at least eighteen (18) feet from the lot line.
- ~~(g)~~ (gf) Fences and boundary walls are allowed in the setbacks subject to the following limitations.
 - (1) Height shall not exceed six (6) feet in the rear yard setback.
 - (2) Height shall not exceed six (6) feet in the side yard setback located from the front of the primary structure on the lot and the rear lot line and shall not exceed four (4) feet from the front of the primary structure on the lot and the front yard lot line. Clear vision requirements may be more restrictive.
 - (3) Height shall not exceed four (4) feet in the front yard setback.

- (4) Height of fences shall be measured from natural grade adjacent to or underneath the fence to avoid the appearance of artificially raised fence structures; berms or retaining walls may be used underneath or in combination with fences located within setback areas, however fence height will be measured from the base elevation (bottom of wall or toe of slope of a berm) adjacent to or underneath the fence to establish maximum height.
- (hg) Encroachments of architectural features—Rear yard. The following architectural features may encroach into the rear yard setback but must be a minimum of five (5) feet from the rear lot line(s):
- (1) Unroofed terraces or patios, not to exceed forty-eight (48) inches above grade.
 - (2) Chimneys.
 - (3) Awnings or shading devices.
- (hh) Encroachments of architectural features—Front yard:
- (1) Bay windows, including roof overhangs or eave lines, may encroach up to three (3) feet into the required front yard setback area.
- (ji) Roofed terraces, decks and patios are not permitted in the required setbacks.
- (kj) All cantilevered building elements and areas count toward maximum building lot coverage and maximum impervious lot coverage.
- (hk) A maximum of eighteen (18) inches of roof eave may encroach into the required front, rear, and side and live stream yard setbacks. ~~No encroachment of structures or roof eaves is permitted within the thirty-foot live stream setback area.~~
- (ml) The first ten (10) feet of the front yard setback shall be dedicated to landscaping, except for driveways and non-motorized sidewalks and trails. This requirement does not apply to commercial and mixed-use zones in the Old Town Character Area.
- (nm) For structures two (2) or three (3) stories in height, a maximum roof length of sixty (60) feet in one (1) direction is allowed. After sixty (60) feet, the roof height needs to be lowered by a minimum of nine (9) feet for a minimum run of twenty (20) feet in length or change directions a minimum of ninety (90) degrees for a minimum length of twenty (20) feet.
- (on) Sheds.
- (1) To constitute a shed that does not require a building permit, the structure shall be no larger than one hundred twenty (120) square feet in ground floor area and no higher than twelve (12) feet. Sheds in excess of one hundred twenty (120) square feet of ground floor area or twelve (12) feet in height require a building permit.
 - (2) Sheds must be located in the rear or side yards, but such structures may not encroach into the side yard setbacks. A shed may encroach in the rear yard setback so long as it is a minimum of five (5) feet from all lot lines.
 - (3) Sheds in all character areas and zones require a limited use review permit approved by the Planning Director. The denial of a limited use review permit by the Planning Director may be appealed to the Planning and Zoning Commission.
 - (4) Sheds count toward the maximum impervious surface lot requirements.

(p) Greenhouses.

- (1) In all zones, a permanent greenhouse (which is not fully deconstructed and removed prior to winter) which exceeds one hundred twenty (120) square feet in the ground floor area or exceeds twelve (12) feet in height must receive a limited use review permit approved by the Planning Director and obtain a building permit. The denial of a limited use review permit by the Planning Director may be appealed to the Planning and Zoning Commission.
- (2) Permanent greenhouses shall be counted toward maximum impervious lot coverage requirements.
- (3) Non-permanent greenhouses (which are fully deconstructed and removed prior to winter every year) do not count toward maximum impervious lot coverage requirements.

~~(q) Any residential structure constructed in a commercial zone district must comply with the applicable residential maximum building lot coverage limitation, the residential maximum impervious structure limitation, the residential building height limitation and residential setback requirements.~~

* * *

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THE ____ DAY OF _____ 2021. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE ____ DAY OF _____ 2021 AT ____ p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

John Widerman IV, Mayor

ATTEST:

By: _____
Jay Brunvand, Town Clerk

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEB SITE THIS ____ DAY OF _____ 2021.

TOWN OF MINTURN, COLORADO

John Widerman IV, Mayor

ATTEST:

By: _____
Jay Brunvand, Town Clerk