



AGENDA

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

**Meeting will be held via Zoom Conferencing and call-in.
Public welcome to join meeting using the following methods:**

Join from PC, Mac, Linux, iOS or Android:

<https://us02web.zoom.us/j/83340721263>

Phone:

+1 651 372 8299 US

+1 301 715 8592 US

Meeting ID: 833 4072 1263

Wednesday, July 8, 2020

Work Session – 5:30 PM

Regular Session – 6:30 PM

CHAIR – Lynn Teach

COMMISSION MEMBERS:

Jeff Armistead

Lauren Dickie

Burke Harrington

Christopher Manning

Jena Skinner

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

Work Session – 5:30 PM

1. Chapter 16 Update Project – 100-Block Building Height and Bulk Plane Discussion

Regular Session – 6:30pm

1. Call to Order

- Roll Call

- Pledge of Allegiance
- 2. Approval of Agenda**
 - Items to be Pulled or Added
- 3. Approval of Minutes**
 - June 24, 2020
- 4. Public comments on items, which are NOT on the agenda (5min time limit per person)**
- 5. Planning Commission Comments**

DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

**6. 449 Pine Street – Bidez Residence Variance Conceptual Review
Patty and Earle Bidez, Property Owners and Applicants**

The Owners/Applicants received final plan approval for an addition and major renovation to an existing garage structure in May, 2020. The Applicants now request conceptual review of revised plans that require a variance due to Lot Coverage standards.

Recommendation: N/A (conceptual review – no formal recommendation or action required)

PROJECTS AND UPDATES

- 7. Project Updates**
- Minturn Community Housing Ordinance and Guidelines – Status Update
 - Three Mile Plan Update Project
- 8. Planning Director Report & Minor DRB Approvals by Director**
- 165 Railroad – Minturn International Trade Center Building Zoning Inquiry/Future Use Proposal
- 9. Future Meetings**
- July 22, 2020
 - August 12, 2020

10. Adjournment



OFFICIAL MINUTES

**MEETING OF THE MINTURN PLANNING COMMISSION
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Meeting ID: 876 9593 0048

Wednesday, June 24, 2020

Work Session – CANCELLED

Regular Session – 6:30 PM

CHAIR – Lynn Teach

COMMISSION MEMBERS:

Jeff Armistead

Lauren Dickie

Burke Harrington

Christopher Manning

Jena Skinner

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Work Session – CANCELLED

Regular Session – 6:30pm

1. Call to Order

Lynn T. called the meeting to order at 6:32pm.

- Roll Call

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

Staff Members Present: Town Planner Scot Hunn and Planner I Madison Harris.

- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

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

Note: Burke H. was excused absent.

3. Approval of Minutes

- June 10, 2020

Lynn T. had minor corrections.

Motion by Jeff A., second by Lauren D., to approve the minutes of June 10, 2020 as amended. Motion passed 5-0.

Note: Burke H. was excused absent.

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

No Public Comment, regarding items not on the agenda

5. Planning Commission Comments

No Planning Commission Comments.

DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

6. 223 Boulder Street – Rodine & Sideli Residence Conceptual Review

Brian Rodine and Liana Sideli, Property Owners and Applicants

Conceptual review of development options for storage space at 223 Boulder. Purpose of review is to gain feedback on conceptual plans and specifically to receive direction on personal storage options and available lot coverage.

Recommendation: N/A (conceptual review – no formal recommendation or action required)

Scot H. introduced the applicants and their issue. Brian and Liana are new to town and want to improve their property. There is a yard space on Boulder Street and they have a carport. They want to be able to store bikes and yard tools. The problem is that when calculations were run on the property for existing lot coverage and existing impervious surface area, it was shown that the lot was over on both. Typically a shed doesn't require approval from the Town or the DRB, but Town Staff had to flag it because they were over on lot coverage. Staff met them on site to discuss what could be done. They had a couple of solutions to bring up before Planning Commission. They could enclose the existing carport underneath the deck as it already has concrete and is counted towards lot coverage or they could remove some improvements to free up some lot coverage.

Mr. Brian Rodine and Ms. Liana Sideli, 223 Boulder Street:

They are new to town and bought the property in December. There is a long history of lots of tenants, parking issues, and an illegal rental. They are trying to create some storage space for bikes, various outdoor paraphernalia, and kid's toys. Mr. Rodine had misunderstood the rules and processes and put up the shed over a weekend, but they will be moving it next Wednesday. During the site visit, Scot H. had suggested that they come before Planning Commission to get ideas, information on a process that would work, or suggestions on what would be feasible. They have landscaping plans and they do plan on removing part of the deck which will free up space in the yard that faces Boulder Street. That will hopefully be accomplished over the next couple of weeks. They would like to know how other people who have dealt with existing structures that are over on lot coverage have dealt with similar issues.

- Jena S. asked where they are parking currently.
 - Mr. Rodine stated that they were parking on Pine St. and under the existing carport
- Jena S. stated that the carport seems to be the length of the upper deck (about 27 ft.). As long as the parking required on property is 18 ft. long, they could integrate a shed at the end of the current parking stall.
 - Mr. Rodine said that they have considered that as an option, but did not know how it fit into current zoning laws or if that would turn it into a garage. He had read a rule about setbacks from existing structures.
 - Jena S. suggested that they could attach it to the house since the impervious is already being utilized.
 - Scot H. believed that the carport is deep enough to have both storage and a viable parking spot.
 - Jena S. said that she had seen advertised for bike storage where it went up a wall, so maybe put the bikes vertically rather than horizontally attached to the house. She wasn't sure how that interacted with the code when it comes to the deck up above and materials being fireproofed with a wooden deck and a shed underneath it, but doesn't think it's a bad idea.
- Lynn T. asked Jeff A. his thoughts.
 - Jeff A. agreed with Jena S. and Scot H. and stated that where you can utilize adding some enclosure to what is a preexisting number in your lot

coverage, and meeting parking requirements, that would be the smartest option. He believed it would be challenging to build a water proof structure under the deck with the deck in place without losing headroom. The sandwich between the existing deck and what would need to be waterproofed properly because it will take a beating over time, and will leak from snow and ice. If it isn't constructed well then the contents inside the shed will be damaged in short order. It might be best to demo the deck and then rebuild it. To go ahead and enclose the garage would probably just need a building permit.

- Scot H. said that it was something that would probably want to come before the DRB, or at least a staff approval, as what was discussed on site with Staff was something that wasn't necessarily water tight, but just a secure place to put stuff. To that end, something like horizontal siding or slats which would enclose a portion of the carport and be lockable. That might not even require a building permit. So long as parking requirements being met can be verified, as it is a 5 bedroom house, we would want to make sure that there is enough parking in front and that the carport still functions as one space.
- Jena S. said that the only thing she is conscious about is the side setback requirement as that will narrow it down a little. That would be the advantage of keeping the deck where it is as it is non-conforming right now and if you tear it down it won't be built back to how it was before.
- Lauren D. stated that the goal of the Planning Commission is to work with the community and not be as formalistic which can only be done if everyone is on the same page. There are ways that we can try to work on this and figure out how to make it work in the code. She suggested that Mr. Rodine and Ms. Sideli continue to work with Scot H. to come up with solutions.
- Chris M. agreed with Lauren D, Jena S., Jeff A., and Scot H. He had a question about an aerial photo that Mr. Rodine and Ms. Sideli had provided concerning what they had circled on it.
 - Mr. Rodine said that was the area of deck that they wanted to remove as it doesn't serve any purpose.
 - Chris M. asked if they removed that then would that give them enough square footage to put the shed there.
 - Mr. Rodine thought that wouldn't put them far enough back to allow that.
 - Scot H. agreed and stated that we would need to parse out lot coverage from impervious coverage as currently the lot is over on both. Getting rid of the deck, since it doesn't serve a purpose, is a good thing and would help with the impervious the way the code defines it today. Possibly the only option would be to use the space underneath the deck and enclose that. If something else were removed from the lot in the future to free up some square footage, then there could be another option, but currently that was all that we could identify.
- Mr. Rodine said that another question he had concerned the fence that borders his property and the community garden. Historically, a strip of land that is on his side of the fence that the community garden puts up in the summer excludes and

consists of dirt and weeds. Mr. Rodine would like to take out the old railroad ties that are there currently and put landscaping in its place and asked how they would need to go about getting that approved.

- Scot H. said that if it was replacing or repairing a fence then it could be staff approved and would need to meet on site with Public Works Supervisor Arnold Martinez with the survey of the lot to make sure where the property line is supposed to be and that the fence is where it is supposed to be for both the benefit of the town and Mr. Rodine and Ms. Sideli. If there is encroachment on either side then we should get it cleaned up and where it needs to be.

Note: At 6:55 pm the posted Zoom meeting ended unexpectedly and staff had to start a new one. Of the 17 people who were in attendance of the original meeting, Mr. Rodine and Ms. Sideli declined to rejoin and one person of the public could not be reached. The new Zoom Meeting information was posted to both doors of Town Hall and was uploaded as an emergency alert to the Town's website www.minturn.org. The meeting was restarted at 7:32 pm.

Note: Jena S. recused herself as she is the one presenting for Belden Place.

7. Belden Place Conceptual Development Plan for PUD – Conceptual Review Miner's Basecamp, LLC, Property Owner and Applicant

Introduce the Belden Place Planned Unit Development (PUD) Concept Plan and review the Town's requirements for PUDs, the project's conformance with the Town Code and Community Plan; allow the Applicant to receive feedback on the proposed plans; and, allow the public to provide comments and ask questions about the proposal.

Recommendation: N/A (conceptual review – no formal recommendation or action required)

Scot H. introduced the Conceptual Review for Belden Place PUD. The staff report outlines what is being proposed and where, what the criteria and standards are for the review, and submittal for a PUD. A residential Planned Unit Development is being proposed as an overlay district in the South Town Character Area Residential District. The point of a PUD is, in most cases, to follow the existing or underlying zoning dimensional limitations such as setbacks, height, lot coverage, amount of parcel covered by impervious materials such as roads and sidewalks. In other cases, one of the main purposes is to propose and achieve efficiencies and variations in those same standards. Often times, PUDs will be proposed so that additional building height can be achieved, a lessening of certain setbacks, or variation to open space requirements. The reason a town would be interested in doing this is to achieve other goals and policies. For example, lessened setbacks lead to greater clustering of building sites and the protection of sensitive environmental areas of the site, and flexible design could lead to additional affordable housing. There is some benefit in return or a trade-off of some of those variations. The purpose is to allow some creativity beyond the bounds of typical zoning controls.

Scot H.

The Applicant has provided much more than what would normally be required at a concept level, thus this should be a pretty high level review. Originally Jena Skinner and Alison Perry had wanted to do a combined Conceptual and Preliminary application, but were advised to start at the conceptual levels. This project is important enough, not just to the adjacent property owners, but the Town as a whole to talk about this at a concept level first. The goal is a nonbinding review as there is no formal action taken by the Planning Commission. This provides feedback to the Applicant.

Scot H.:

Does this project fit the Town's policies? Do the type and range of the residential units fit the general character of the area? Does the density proposed fit the character of the area? Is it appropriate? Is the project justified? Is the general layout appropriate? Does it meet the goals and standards of the town? Is it efficient? This project is an infill project/ brownfield development of a previously developed site. They will be reusing existing infrastructure, directing people to already existing transportation routes, including public transportation. If this is talked about in one meeting that is ok, but the Planning Commission can also table and continue discussion at a second conceptual meeting if need be. There is no formal recommendation to approve or deny. The Planning Commission's job for this is to give direction to Scot H. and the Applicant for whether they are in a place where they can proceed to the next step in the PUD process: Preliminary Plan for PUD.

Lynn T. wanted to state that the presentation will go first, then public comment will be opened, and then the Planning Commission will give their opinions.

Ms. Skinner who is a planner, Alison Perry with Vail Land Company, and Dave Anderson with Timberline Engineering are presenting the Belden Place Concept Plan. Ms. Skinner led the presentation. Ms. Perry has a financial background and is working on different developments in Eagle County.

Ms. Skinner started the presentation.

Belden Place is named after an important mine that was a part of Gilman Mines. When the properties were acquired in 2018 there were a lot of mobile homes in a heavy state of disrepair on the property that have since been cleaned off. Belden Place consists of three properties, just shy of three acres, in South Minturn. It is bordered by Forest Service property and residential units. It is about three minutes of drive time to the downtown area or about 15-20 minutes of walking. The goal is not to change anything, but to replace, update, and provide beautiful housing aimed at not luxury, but locals.

Ms. Skinner:

Belden Place lands offer relatively flat slopes, which are highly buildable and suitable for new construction. They have done an environmental impact report which came back with no warnings attached, and they did open soils pits with great results and no water coming through. There are some design nuances that differ from Minturn's Municipal Code, but they have tried their best to respect the underlying zoning and what was required. They

only need a couple of different changes. This is a neighborhood, not just a single piece of development, which is rare for Minturn. They would be happy to work with the Town and incorporate suggestions.

Ms. Skinner:

They are not just going to set it up for the public, but will see it through to the first sales of the project. This allows the Town some predictability, and allows the developer assurance that everything is being done to specifications. There are old ideas mixed with the eclectic nature of Minturn. Want to enhance and improve the livability of residents and what they want to see. There is a variety of unit sizes and cater to the “missing middle.” There are multi-family units, triplex, duplex, and single family homes. They predict that people who want to live there will come together and be family oriented with compatible lifestyles. There are options.

Ms. Skinner:

Character is a very important value. The goal is not to affect other properties, but to fit in with other properties regarding the intensity of how the properties are used currently, which is the key in the experience of creating a new neighborhood. Architecturally, the development style is in line with what has been more recently proposed in Minturn while still allowing the creativity to occur. They are creating a comprehensive neighborhood. It is a piecemeal development. Two points of emergency access and an efficient instillation of utilities by creating a loop road through. Public Works Supervisor Arnold Martinez had requested, a couple of years ago, to have that loop as it is more efficient. Each home has its own driveway system of at least 18 ft. with sufficient snow storage.

Ms. Skinner:

The garages are designed to include areas for storage. Storage is certainly something that they are concerned with, especially with smaller units. It’s about building a place for people to enjoy and live. The neighborhood includes a community central green space – a micro-park. They are in the middle of acres of Forest Service land and the trust created Boneyard with River Access. They believe they have been thoughtful in regards to costs to both the Town and buyers coming in. They will keep streets and green space privately owned and maintained. They will plan and provide a system for capturing costs for maintenance in the future for infrastructure. The Town will receive construction costs and significant taxes. 50% of water taps are already owned by them, so are just asking for the remaining 50%. According to the plan posted to Minturn’s website, the improvements to the highway includes a bus stop that runs parallel to the property line. Public transportation is important and there is currently a big gap.

Ms. Skinner:

They want to create attainable housing, which is directly related to who is going to buy these units. The neighborhood is very important as it creates a timeline. Developing in bulk adds a lot of savings onto the buyer. There is opportunities to larger employers up-valley to buy now for employee housing at a variety of price points. Quality of life is a result of quality of place. The lot size and density is very similar to Miller Ranch. The difference is hoping to get the prices in the range that Miller Ranch has now, but getting a

brand new home rather than an 18 year old home. Density is not a competition, it is a math equation. It is a factor in the reality of how things are constructed and paid for. Minturn has little pockets of higher and lower density. They are proposing variation and maintaining that character. The project land used to be 12 units per acre, but they are bringing it up to 15. They are changing the way it was done as rather than mobile homes, now there will be more desirable Single Family, Duplexes, and Triplexes. It will be adding income bracketed choices for residents. The linear foot of infrastructure is cheaper with smaller lots and higher density, as every lot pays the same regardless of how large or small it is. Minturn's smallest lot size is not the smallest in Eagle County. Small lots are very popular. The goal is to create a neighborhood that has initial purchase prices that are attainable and trying to avoid any high infrastructure maintenance costs after a home is purchased. They are trying to make a very sustainable neighborhood for all new buyers. The only other way to offset the higher cost of linear square foot of infrastructure is to build luxury. The end users are often second home owners, but doesn't necessarily add to what they are trying to accomplish as the neighborhood needs to get along with the Town.

Ms. Skinner:

The overhead of the unit once it is purchased is something that was greatly considered. Another thing considered is the question of what are your children going to inherit or come back to? There is a lot of luxury in Eagle County, but not a lot of attainable housing. We don't have a great inventory of average Joe housing.

Note: Staff had helped the Diana Duran access to the first Zoom meeting that failed and the subsequent second Zoom meeting, but Diana Duran lost the connection to the meeting at 8:02pm and declined to stay for the rest of the meeting to make her public comment heard. Staff tried to contact her to give her the login information for the meeting, but was unsuccessful.

Ms. Skinner:

The Town needs to be able sustain existing development demands and also whatever happens down the road. Working with Eagle County Assessors Office, data from 2005 compared to data from 2020 concerning local home ownership. The number of residential units declined by 76 between 2005 and 2020. A lot of those were mobile homes or where there were three units on a lot combined into one. Across the board, local home ownership dropped all over Eagle County.

Ms. Alison Perry started her part of the presentation.

All drawings are conceptual not construction drawings as they are mainly for feedback purposes. The idea was to create an aesthetic in between contemporary, the mine, and Minturn. Rather than narrow trailers that used to be there, single family, duplexes, and the ones that border Highway 24 maintain the streetscape of the houses facing the street. There is a recessed lower floor for parking with a bigger upper floor. They want to create indoor/outdoor experience. Single Family and Duplexes coming down the street, at the back are triplexes. The triplexes are single level living connected by elevator and walkways, which have parking underground. The houses all have garages for storage of

all the stuff people have. The central park area has recreational amenities like climbing rocks that everyone can use. Creates a space for people to get together and walk around with sidewalks throughout and has a multimodal connection to Town. This will be a neighborhood where residents are full time participants in the community.

Ms. Perry:

There will be outdoor decks that face the north as that is where the view will be. The loop road comes around and serves everyone. There is a mix of materials which uses natural elements. The lot sizes are varied, and there is no cookie cutter monotony happening with a mixing up of the facades. One side of the Duplex is bigger than the other which keeps the architecture interesting. There is a neat way that the staircases come up the side which looks like a mine shaft which connects to the Belden name.

Ms. Perry:

The top down lots with significantly large trees at the back end. There are two open space parcels, and there is limited access on the North end.

Lynn T. made everyone aware that the Duran Party had left and that Planning Commission would be skipping public comment unless there is someone else who wants to talk. No one spoke up. She also requested a five minute recess.

The five minute recess started at 8:17 pm.

Planning Commission Comments

Jeff A. is excited about the project and thinks it is well thought out. He thinks all intentions are in the right place. As the process moves on, he would like to hear the public side on pushing the limits on the height. As a builder, he recently built home on small lot. The owners wanted three stories, and luckily there was a taller building on one side so that bulk, mass, and scale of fitting in the neighborhood as they were trying to design a home with ADU and garage on the first floor, meant they had to live on the second floor to make it affordable for them. To have enough space to live in and working under current zoning and height limit was difficult. He is interested to hear what the public has to say about that. He is interested to see what Ms. Duran would have to say. He has talked to her a few different times about her feelings about the project. He wouldn't expect to hear anything from the forest service side. He thinks it a great project for the town and would be interested to see where it goes based on public comment.

- Ms. Skinner wanted to clarify that there is only one building in the project above 28' (the townhomes in the back), the rest of the roofs are at or below 28' as a weighted average.

Jeff A. thought that the Multi-Family building is the right place to be pushing at that limit. In a PUD like this, he doesn't have a problem as the general sense when you drive through or walk through. Pedestrian feel is important, what the pedestrian experience feels like.

- Ms. Perry stated that most of the upper levels have decks and outdoor space so it isn't a looming mass which allows people to take advantage of the views, the air,

and the light.

Chris M. loved the idea of keeping locals here in town and getting them to be able to have a place that they can afford. If this is a project that accomplishes that then he is all for that. Since the project was compared to Miller Ranch, is \$530,000 the attainable pricing?

- Ms. Perry stated that there is a range that starts below that and goes above that based on square footage which starts in the \$400,000s.

Chris M. would like to see the open space be a little bit bigger as it seems kind of small. It almost makes him think of a town in Austria based on the Single Family houses. The roof lines are all the same, wouldn't mind seeing variation in roof lines.

- Ms. Perry stated that some of this was since this is conceptual level so they didn't want to go too far, but can change out the rooflines pretty easily.

Lauren D. agreed with Jeff A. and Chris M. on the points they made: expanding the open space a bit more and making various homes different. She loved the neighborhood and all of the interconnectedness, but wants to keep Minturn in there as much as possible.

- Ms. Perry said that they intend to do that, but this is conceptual so they didn't want to go too far.
- Ms. Skinner said that they are willing to work with the Town and Scot H. People should feel free to bounce ideas off of them to make this the best project they can. They want it to be unique and eclectic, but there are limitations in how much creativity they can implement.

Lynn T. liked the idea of the project. She questioned what is considered attainable housing. There has been talk of utilities and HOA dues. What level would the HOA dues come in at?

- Ms. Perry said that the HOA is only setting aside money for maintaining the short road and water, landscaping, and snow plowing. The dues shouldn't be significant. No developer costs are being passed to homeowners. People want high quality, but they are ok with a smaller footprint if they have a garage and a place to put their things. She is not comfortable with sacrificing on quality. They are doing high quality housing with smaller footprints to contribute to Minturn at as low of a cost as makes any sense.

Lynn T. would like the open space to be expanded, as diminishing from 25% to 15% requirement is a bit too much. There is open space everywhere you build in Minturn, but there should still be some devoted to the development as that could be a slippery slope as a reason for cutting back on open space. The size of playground would need to be bigger. The height is ok with 28' in front and 35' in back. Concerning parking for guests, are the streets wide enough for parallel parking in the street?

- Ms. Perry said that there is guest parking spots throughout the community.
- Ms. Skinner said that Miller Ranch allows for parking on one side of the street. The idea is temporary parking on one side and daytime only, not overnight. The width of the streets is 20' (asphalt part not sidewalk or curb and gutter).
- Ms. Skinner realized that the boulders were not to scale and were oversized which makes the park look smaller.

Lynn T. noticed that there will be allowance of sheds which will eat up impervious surface.

- Ms. Skinner said that storage is part of life here in the mountains, but she will take a look at that to make sure that it will work.

Lynn T. asked if Duplexes can be joined not just by a main party wall.

- Ms. Skinner said that yes it could be joined by two staircases connected.
- Ms. Perry stated that the idea for efficiency of building there would be units that are connected so it is technically a Duplex, but the people would be living in them as a Single Family unit.

Lynn T. stated that the Town is in a water moratorium, so wanted to know how this will be done in one phase even if they already have 16 taps.

- Ms. Perry stated that they need 15 taps and that it is easier to put in all the infrastructure at the same time.
- Ms. Skinner realizes that this is a risk they need to take, but with already having half of their taps needed, they are confident they can handle all of the issues.
- Ms. Perry stated that they would phase with their first 16 and then phase the rest.

Lynn T. asked if there was snow storage.

- Ms. Perry said that every lot has snow storage allocation and there is snow storage for roads.

Lynn T. asked when they drilled for water in the ground

- Ms. Perry said in March and September.

Lynn T. reason for asking is the underground parking might collect runoff from the hill.

- Mr. Anderson stated that they will have pumps to deal with any underground drainage.

Lynn T. pointed out that under sales it is stated that they will have 30-60 days, maybe 90, and then it goes on the open market. Does that mean that locals then no longer have priority?

- Ms. Skinner said that this is a long standing program. The first tier are locals (Minturn Residents), second tier (Eagle County Residents), after that outsiders would have to pay additional money to the Town of Minturn to take that unit out of the inventory. This is one of the first projects in Eagle County that wants retired employees that have lived here their whole lives. Most attainable housing that is out there focuses on the workforce. Because we have expanded that demographic, they are pretty confident that the majority of people living here will want to take this opportunity. There is a possibility that someone from the outside will take up a unit, but at least the Town will receive money for the replacement of that unit.

Lynn T. asked what happens if the market collapses and certain people have the funds available. Can they buy 5-6 units, or will they be capped at 1.

- Ms. Perry stated that they haven't gotten that far, but will look at the options.

Lynn T. wanted to make sure that they have done everything that they can to keep this attainable employee housing.

- Ms. Skinner stated that CDOT has started purchasing units for their employees even though they aren't technically locals. The School District and the Forest Service have also started picking up land.

Lynn T. was sorry the Duran's left as she knew they had a couple of things to talk about.

- Ms. Skinner stated that Ms. Perry has been keeping Diana Duran abreast of everything going on because she is a neighbor.

Jeff A. was curious about locals/employee housing and the similarities to Miller Ranch. What is the reason to not deed restrict any of these?

- Ms. Perry stated that when a deed restrict unit is sold to someone at the beginning of their home-buying cycle it handicaps them. She prefers that every person who buys a house gets a massive jump in equity. By putting in place some options that are carried on, it wouldn't be right to make someone stay in place for 6 months longer than they normally would. By offering it to locals and giving them a window, it is building to a need, not to what it can get.

Scot H. stated that the Town is working very hard on creating a Housing Action Plan and are trying to figure out what the right requirements will be. The biggest thing we have arrived at is Resident Occupied Housing. There is a list of other factors of why Eagle County has not been successful in getting the number of deed-restricted, price-capped units that they wanted. They have been involved in advising the Town on how to craft ours. It could potentially handicap future sellers, but looking at how Miller Ranch has been successful because of price and deed restrictions. They were kept affordable for the people it was supposed to hit. So far this has been a very compelling development proposal, with thought put into design and attainable housing.

- Ms. Perry stated that whatever the Town decides, then they will be willing to be compliant with it.
- Lynn T. stated that she thinks that people who buy deed-restricted housing know what they are getting into.

Town Manager Michelle Metteer apologized for the technology hiccups. She thinks that this is a great initial concept to come forward. The Town is working in haste to get the water moratorium resolved. We are continuing to work on that as quickly as possible. She will be happy to connect with Ms. Skinner and Ms. Perry within the next week.

Lynn T. asked Scot H. if there was a need to continue the meeting since Burke H. was absent and the Duran's did not get to speak.

- Scot H. said that we have a quorum.
- Ms. Perry wanted everyone to be aware that she was in constant contact with Ms. Duran so there isn't a lack of communication.

Jeff A. recalled when the Planning Commission were going through the Christiansan plans, there was hubbub about the access to the easement.

- Ms. Skinner said that there were background issues with how the easement was created, but it has brought the two teams together with Ms. Duran's concern about the road. CDOT also has concerns about access. They met with Fire Chief for Minturn and he was fine with the gate that is proposed.

Motion by Jeff A., second by Lauren D., to direct the Planning Director to allow the applicant of Belden Place to move towards Preliminary Plan Review because this conceptual plan has met the requirements of a conceptual development plan for PUD. Motion passed 4-0.

Note: Burke H. was excused absent. Jena S. has recused herself from the meeting.

Jeff A. found that the fact that there was no public comment on a PUD of this size strange. He doesn't want the fact that we are in a pandemic or our technical difficulties to be the reason we aren't hearing from the community on something so important.

- Ms. Perry said that she will specifically reach out to Ms. Duran about her questions. She is in contact with Hawkeye at least twice a week, and if there are any other members of the public that anyone is aware of, she is more than willing to reach out to them.

Scot H. asked for clarification of whether public comment had been opened.

- Jeff A. said that it had, but that we also had lost some people when the first Zoom Meeting ended abruptly.
- Madison H. clarified that the only people missing were Brian Rodine and Liana Sideli, the Duran Party, and one other person.

Mr. Parrish agreed that public comment is very important.

Ms. Perry asked if we could forward on any public comments that we receive to her, or to put those people in touch with her.

Scot H. said that he will receive public comment.

PROJECTS AND UPDATES

8. Project Updates

- Minturn Community Housing Ordinance and Guidelines – Status Update
 - Scot H. was in front of Town Council for the second reading of the Housing Ordinance and provided some draft Housing Guidelines. Originally we were missing, not just what we wanted to require, but how we wanted to accomplish that. There were inconsistencies. Now Staff is working to finish revising those and cleaning it up to make sure the terms are consistent. We will be making the requirements a part of the Code, but making references to the Guidelines. This way it is easier to change the Guidelines rather than the Code. The percentage for Resident Occupied Deed-Restricted is 35%, and the percentage of Price Capped For Sale or For Rent Units are 10% for any residential development over 5 units.
- Fishing is Fun Grant
 - Jeff A. finally got some word back from the engineers they were talking to, but the Army Corps of Engineers stated that they would not have to pull a permit with them. A letter is going out to Jim Guthrie with Fish

- and Wildlife who is the head of the grant program stating that we won't be required to get a permit and can start moving forward.
- Scot H. wanted to make sure that if they needed a grading permit, then they need to be sure to get that.

9. Planning Director Report & Minor DRB Approvals by Director

- **Water Treatment Plant** – Town of Minturn Fence Project
 - This is something that the Town needed to do for security purposes.
- **800 Main Street** - Martinez Residence Fence Project
 - The fence has been approved.

10. Future Meetings

- July 8, 2020
- July 22, 2020 – Possibly planning to resume in-person meetings

11. Adjournment

Motion by Jeff A., second by Chris M., to adjourn the regular meeting of June 24, 2020 at 9:46 pm. Motion passed 4-0.

Note: Burke H. was excused absent. Jena S. has recused herself from the meeting.

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director

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



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

To: Planning Commission
From: Madison Harris, Planner I
Date: July 2, 2020
Re: Chapter 16 – Bulk Plane and Building Height

As the Planning Commission and Staff look to complete Chapter 16: Zoning, the Planning Commission has been discussing the 100 Block. At the Planning Commission meeting of May 27, 2020, the main discussion of the work session was Bulk Plane and Building Height. The topic of Building Height was also discussed at the Planning Commission meeting of February 26, 2020. This memo is intended to be a summary of what has been talked about so far concerning those two topics.

- As we move forward, it is important to model bulk and massing standards.
- One Planning Commission member felt that a flexible code should be allowed for applicants to demonstrate how building height can be stepped without adversely impacting neighbors.
- There was general support for maintaining 1-2 story buildings on Main St. with a maximum height of 28' including bulk plane and step-backs.
- There was also recognition that the Code currently encourages taller commercial buildings non-adjacent to Main St. with the consideration for allowing buildings to step up to 35' away from Main St.
- Differing rooflines also create a differing feel. A flat roof is going to have a different perception than sloped roofs, as a flat roof is more indicative of a downtown area.
 - Flat roofs can also add flex/rooftop space for vitality.
- Discussion also focused on building height measurement with one suggestion being that measuring to the midpoint of a structure encourages more height and/or roof pitches that are inappropriate for the 100 Block and that the Town should consider a maximum height or glass ceiling.
- The use of bulk planes moving forward and a maximum height was discussed.
- There was discussion of requiring a subarea master plan which shows bulk plane.
- Input from the public suggested different height limits for different roof pitches.
- There was a suggestion to lower the maximum building height for a two story flat roofed building from 28' to 26' and to require the use of a setback.
- Overall the Planning Commission felt the intention was to maintain 1-2 story buildings, particularly along Main St. and to encourage the stepping back of 2nd or 3rd story building elements as they relate to the pedestrian realm.

Kit Austin, Pierce Austin Architects, participated in the May 27, 2020 meeting and has provided bulk plane studies and massing models for the Planning Commission's consideration.

Madison Harris

From: Scot Hunn <scot@hunnplanning.com>
Sent: Thursday, July 2, 2020 12:40 PM
To: Madison Harris
Subject: Fwd: Minturn 100 Block Bulk Plane Study
Attachments: Minturn - 100 Block Bulk Plane Concept 6.4.20.pdf

Scot Hunn, AICP/MPA
Principal/Owner
Hunn Planning & Policy LLC.
scot@hunnplanning.com
(970) 343-2161

----- Forwarded message -----

From: Kit Austin <kit@vailarchitects.com>
Date: Mon, Jun 8, 2020 at 9:50 AM
Subject: Minturn 100 Block Bulk Plane Study
To: Scot Hunn <scot@hunnplanning.com>
Cc: William Pierce <bill@vailarchitects.com>

Morning Scot,

Thanks for your feedback regarding the 100 Block bulk plane thus far. We did a quick study of 35'-0" roof midpoint vs. 39'-0" max ridge height and found the 39'-0" max ridge height was much easier to work with. We also imagine that it would be easier for planning staff to review a max ridge height rather than try to interpret roof midpoints. We sent this to Michael Pukas for his thoughts and he will get back to us.

The goal would be a bulk plane that is both easy to review and easy to design under. Could you please take a look and let us know your thoughts?

The Bulk Planes:

UPPER BULKPLANE -

- MAXIMUM HEIGHT IS 39'-0" FOR THE UPPER BULK PLANE
- SLOPED ROOFS ONLY, NO FLAT ROOFS
- INCLUDES ANY LEVEL ABOVE THE 26' BULKPLANE
- ADDITION 20' SETBACK FOR MAJOR STREETS
- ADDITION 5' SETBACK FOR MINOR STREETS
- NO ADDITIONAL SETBACK FOR ADJACENT PROPERTIES

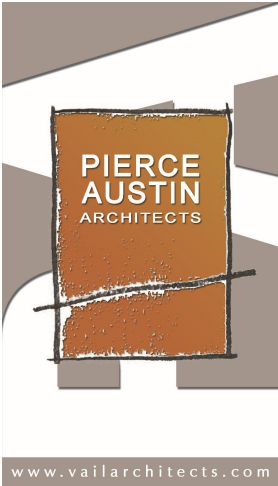
LOWER BULKPLANE -

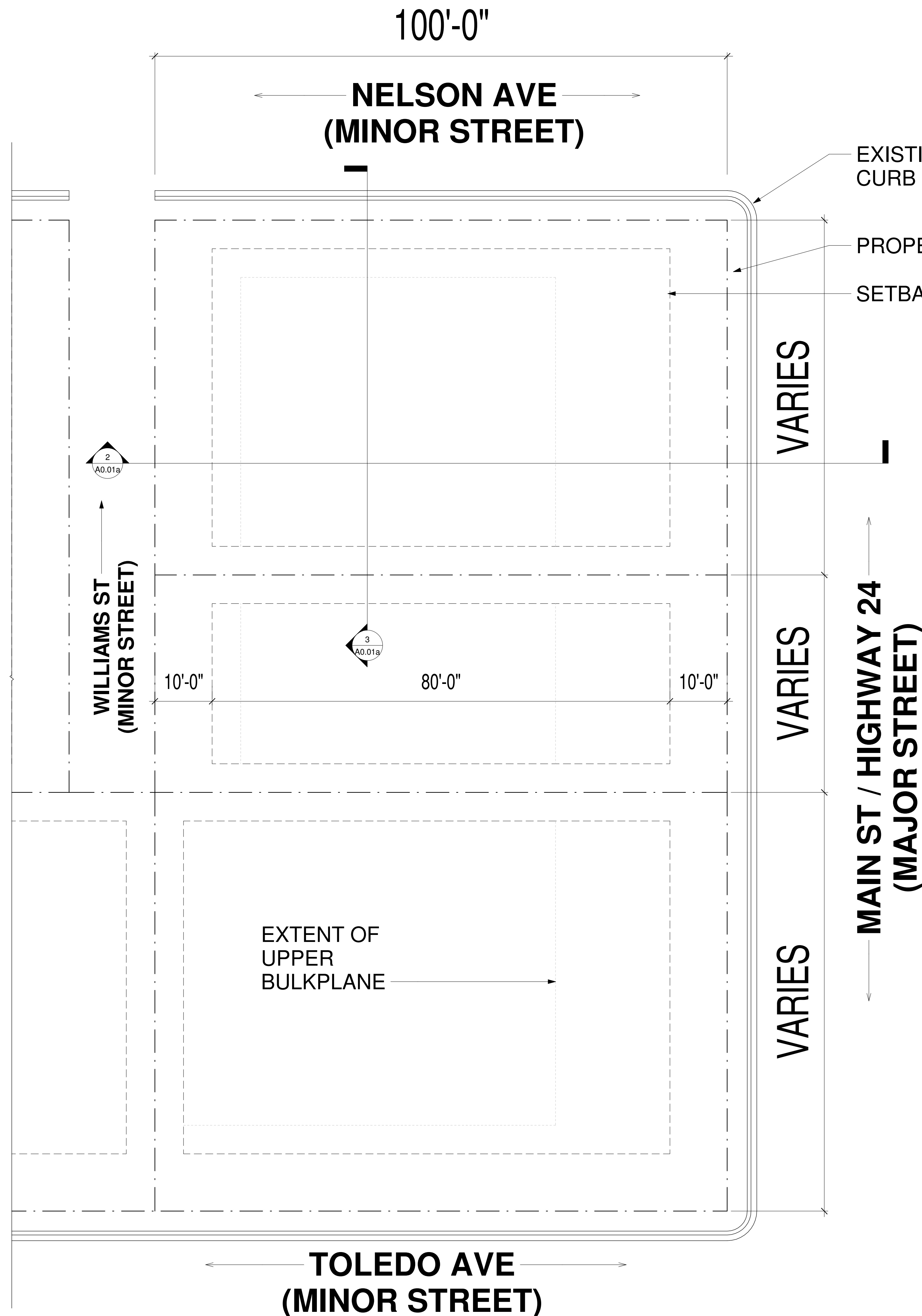
- 26' MAXIMUM HEIGHT LIMIT
- FLAT OR SLOPED ROOF ALLOWED

- BULKPLANE EXTENDS TO SETBACKS

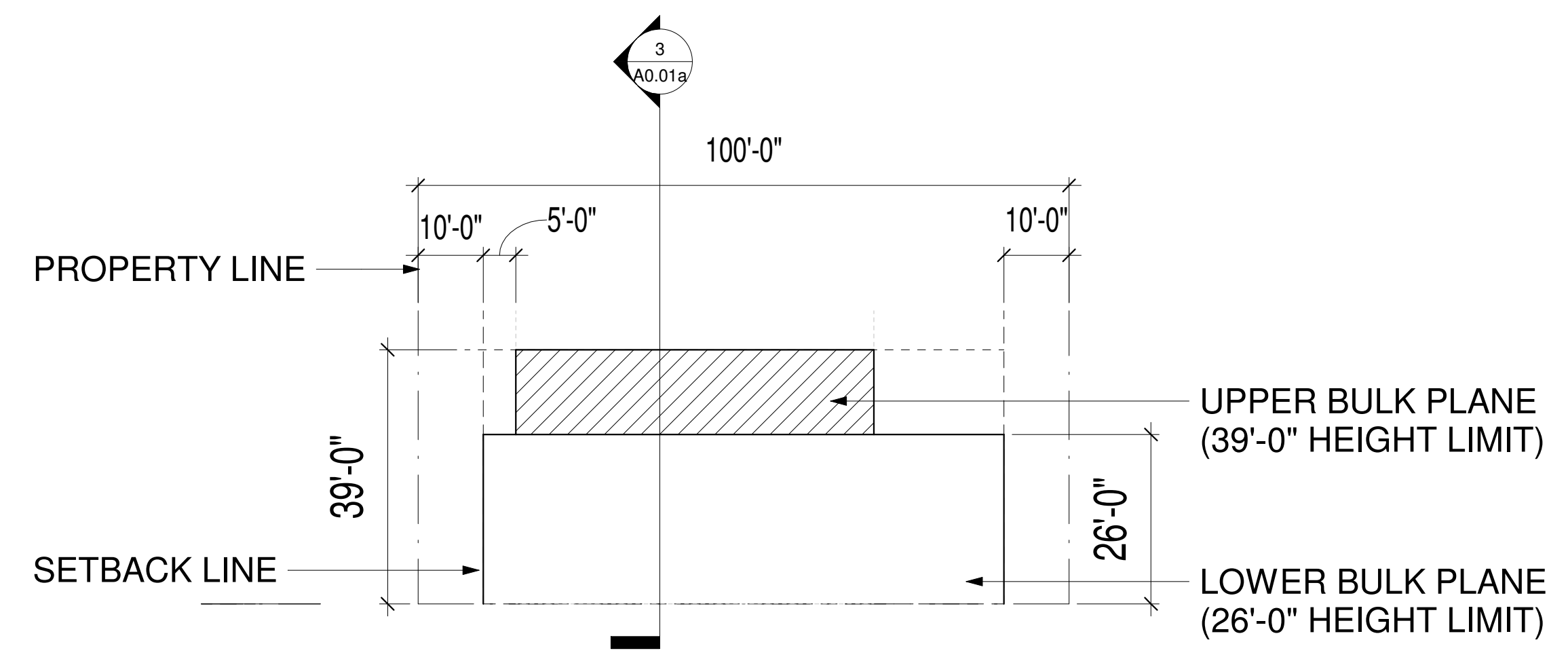
Thanks,
Kit Austin

Pierce Austin Architects
1650 Fallridge Road, Unit 120
Vail, Colorado 81657
970.476.6342

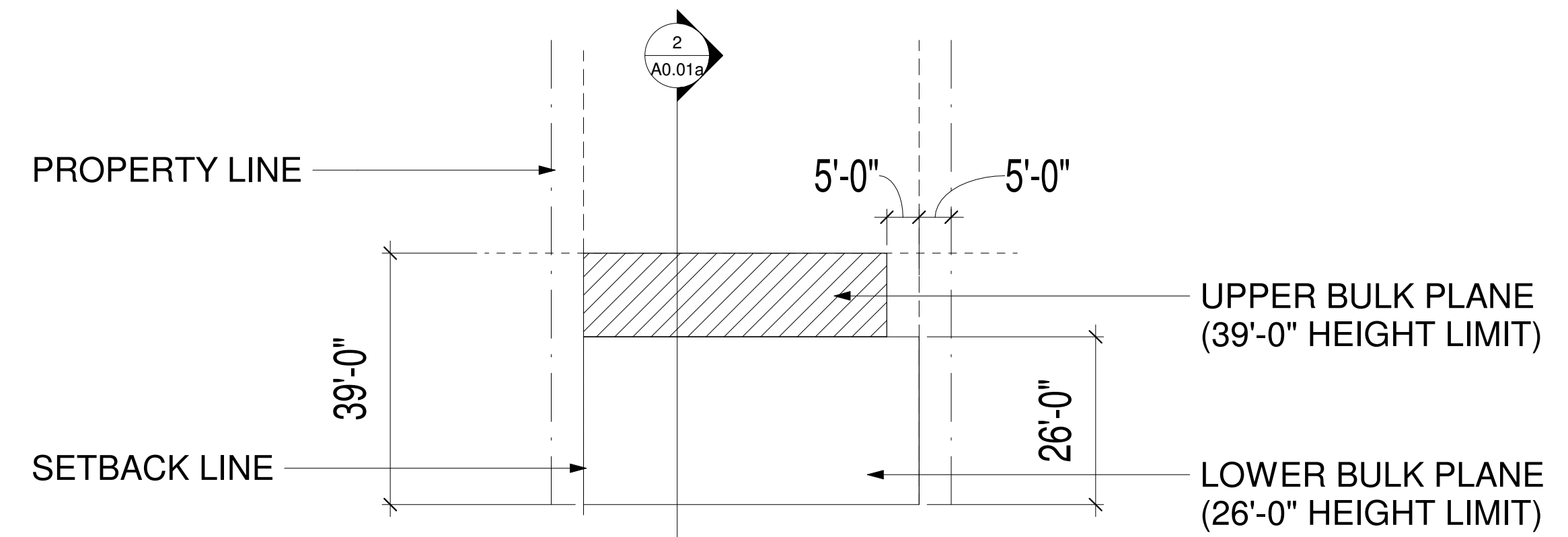




1 100 BLOCK - BULK PLANE STUDY
3/32" = 1'-0"

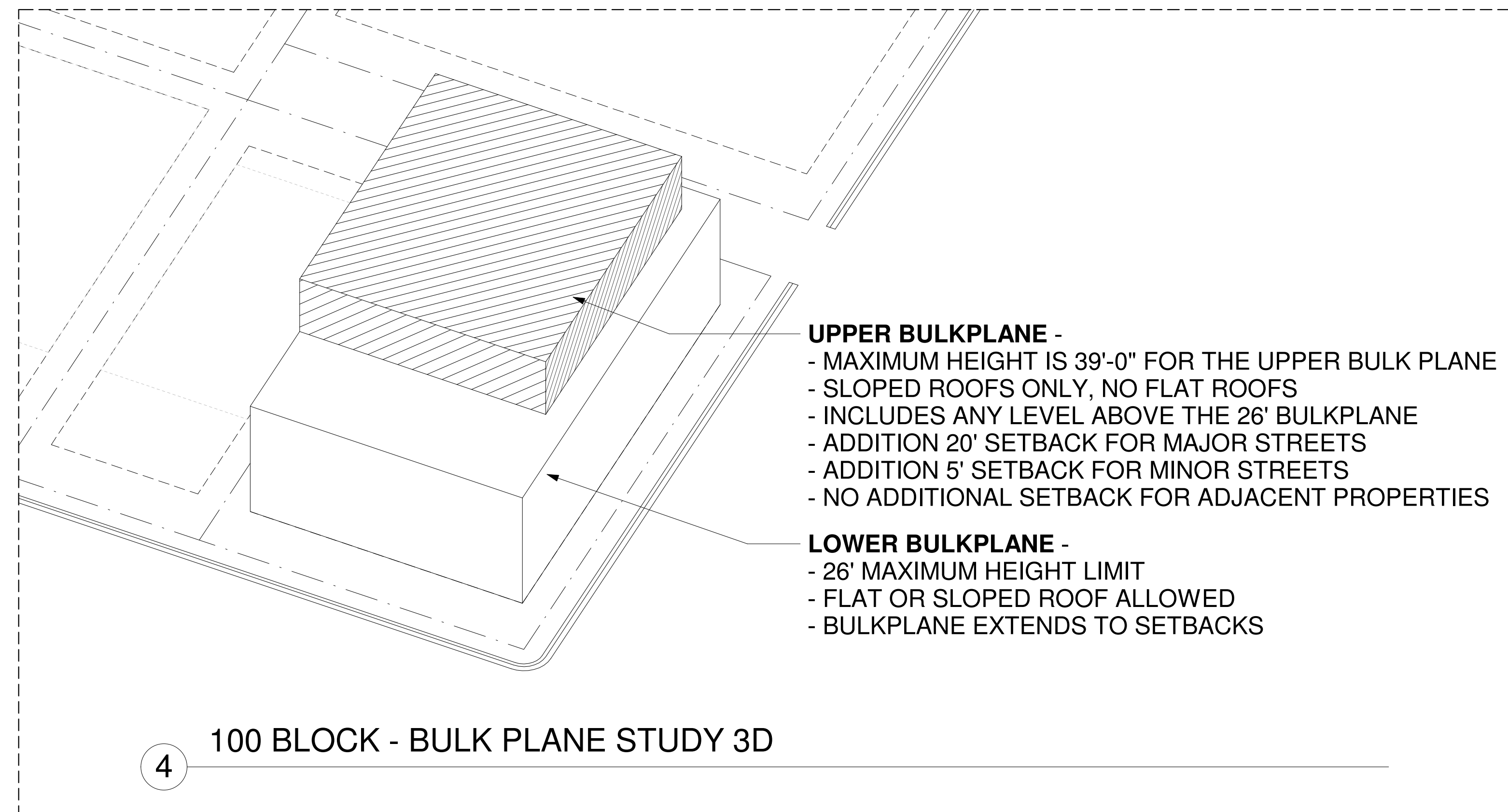


2 BULKPLANE SECTION 1
1" = 20'-0"



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

100 BLOCK - TYPICAL UPPER & LOWER BULKPLANE



4 100 BLOCK - BULK PLANE STUDY 3D

06/04/2020
BULK PLANE STUDY

161/171 MAIN ST
100 BLOCK
MINTURN, CO 81645
Project Number - 1931

NOT FOR CONSTRUCTION

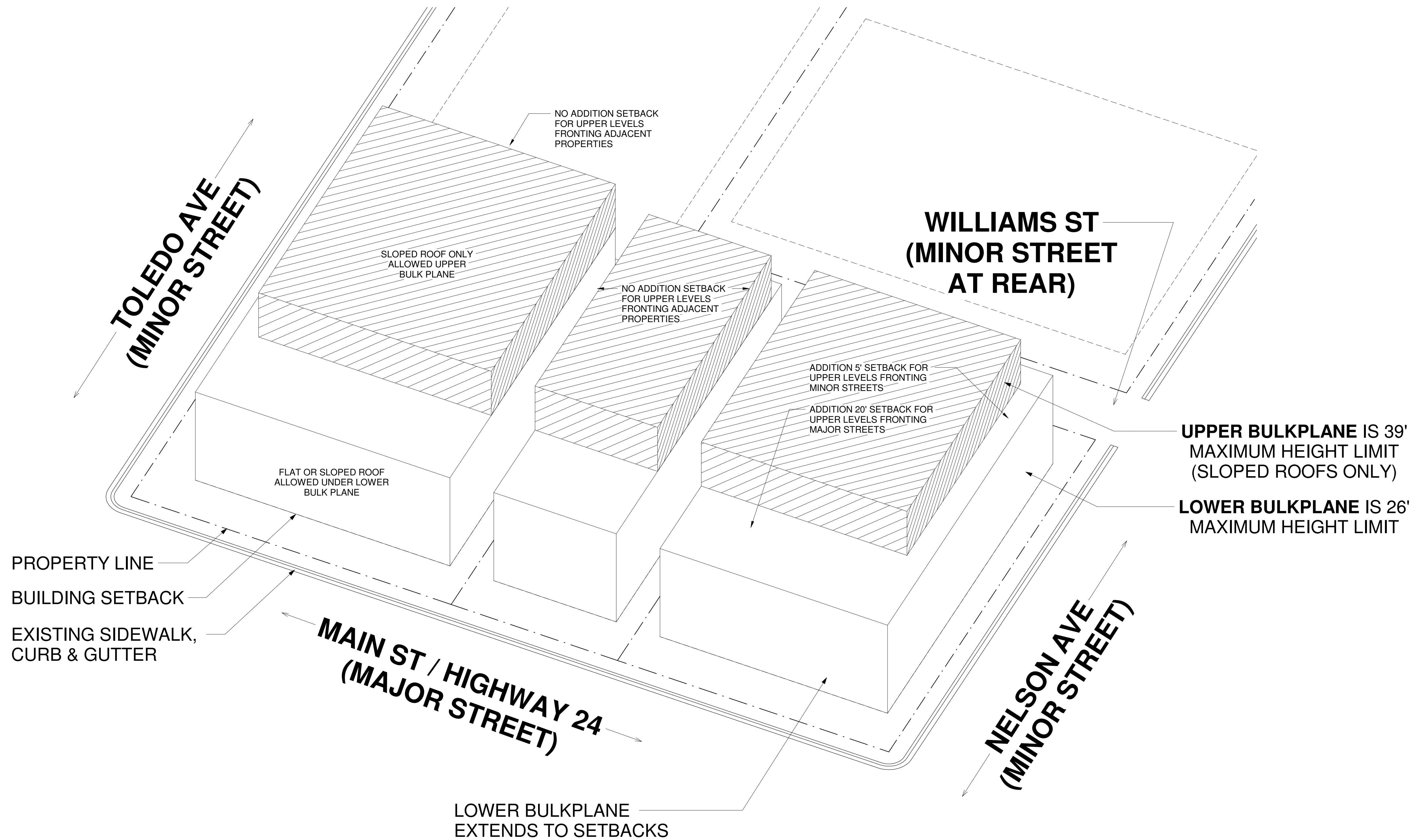


www.vailarchitects.com
1650 Faltridge Road, Suite C-1
Vail, Colorado 81657
t.(970) 476-4901 p.(970) 476-6342

BULK PLANE STUDY

A0.01a

100 BLOCK BULKPLANE SAMPLE-
TYPICAL UPPER & LOWER BULKPLANE



06/04/2020
BULK PLANE STUDY

161/171 MAIN ST
100 BLOCK
MINTURN, CO 81645
Project Number - 1931

NOT FOR
CONSTRUCTION

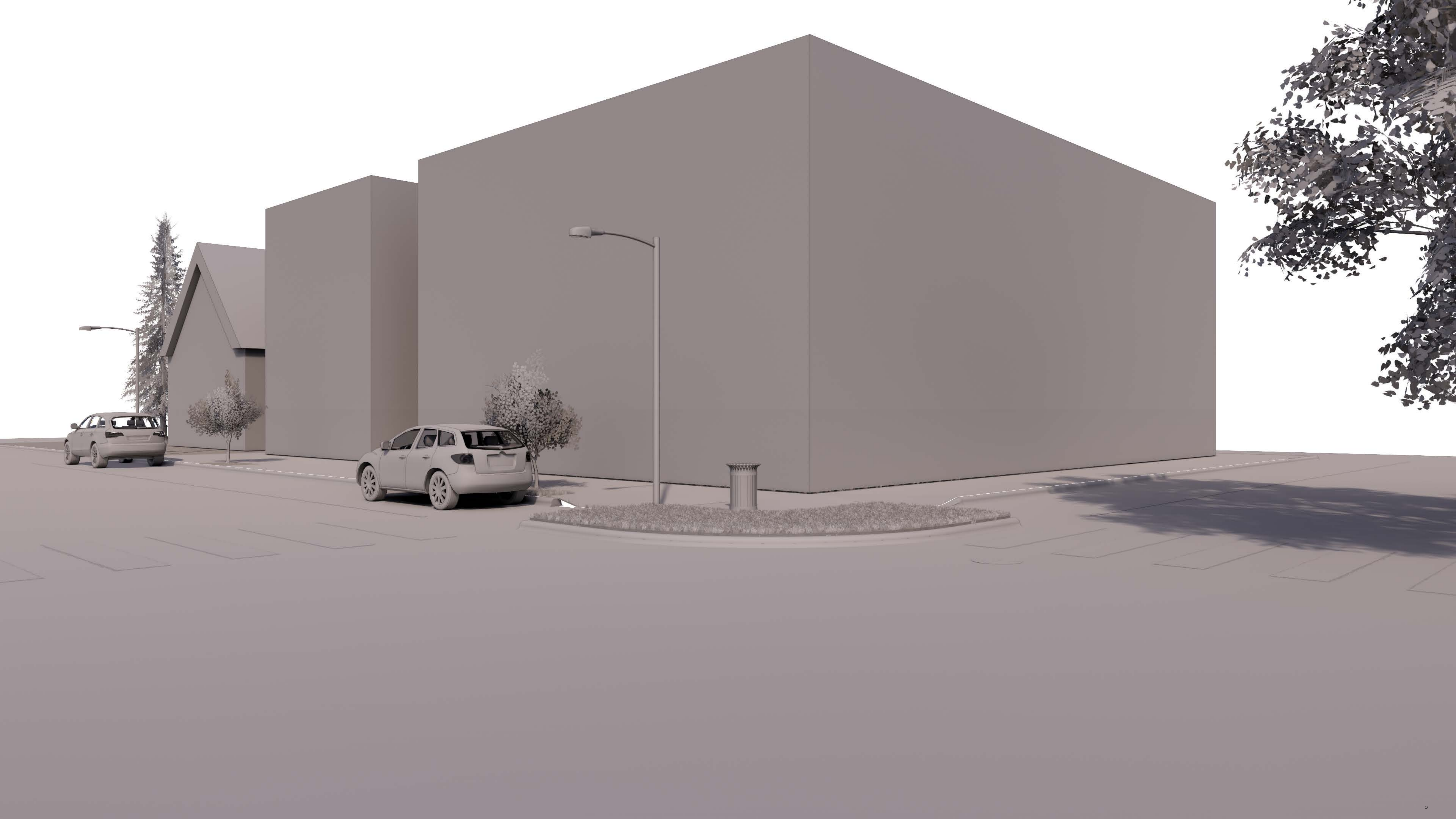


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t.(970) 476-4901 p.(970)476-6342

BULK PLANE
SAMPLE

A0.02a













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



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

To: Planning Commission
From: Madison Harris, Planner I
Date: June 30, 2020
Re: 449 Pine Street – Bidez Residence

Earle and Patty Bidez, owners of 449 Pine Street, received approval from the DRB on May 13, 2020 for a major renovation project involving construction of a new Accessory Dwelling Unit (ADU) above an existing garage located at the rear of their 5,000 square foot lot in the Old Town Character Area, Residential Zone District.

The Bidez’s plans call for the construction of an ADU above and incorporating the existing garage structure, which is considered pre-existing nonconforming due to the current encroachment of a portion of the garage by approximately 4.4’ into the ten (10’) foot rear yard setback area on the southwest corner of the property and due to the existing lot coverage total on the lot. Importantly, the DRB approved plans show the encroaching portions of the garage being removed from the rear setback to bring the existing structure and proposed ADU into compliance with setback requirements.

An important component of the Bidez’s plans centered on maintaining the existing garage walls and footprint, and providing structural engineering within the walls of the garage to support the addition above. This (maintaining the existing footprint) is necessary to comply with the Town’s nonconformities regulations – to allow for the major renovation in a manner that does not exacerbate or expand on the nonconforming lot coverage situation.

Following their DRB approval, the Applicants have discovered that the engineering solution first proposed to allow the garage to remain in place is not viable. The Applicants are now proposing an alternative solution to remove the garage structure from its foundation, construct a new footer and foundation system, then construct a new garage/ADU structure in the same exact location. They will then reuse or reapply the existing garage wall materials to the outside of the new structure – to maintain the original project intent and, specifically, to maintain the historic character of the property.

Because the Applicants are now proposing to remove or raise the existing garage, the Minturn Municipal Code (Chapter 16, Article 22 – *Legal Nonconforming Structures and Lots*) dictates that any new structure be constructed in a manner that complies with current zoning and dimensional limitations. In this instance, the new building would need to be reduced in size (footprint) to comply with the lot coverage standard, or the Applicant would need to get a variance to allow for lot coverage over 40%.

The Applicants seek conceptual level feedback on this situation and specifically whether a variance is appropriate and would be supported by the Planning Commission in this case.

Staff believes that

- Existing design – which will not change – has already received approval.
- The only reason the applicant is requesting a variance is due to the removal of the pre-existing nonconforming structure.
- There are numerous policies and strategies within the Minturn Municipal Code, the 2009 Community Plan and the 2019-2021 Strategic Plan that support this project and seeking of a variance.
- The resulting building footprint will effectively reduce the overall lot coverage, thus reducing the amount of relief from lot coverage standards sought by the Applicants.



VARIANCE 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:

Project Location

Street Address:

Zoning:

Parcel Number(s):

Application Request:

Applicant:

Name:

Mailing Address:

Phone:

Email:

Property Owner:

Name:

Mailing Address:

Phone:

Email:

Required Information:

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

Signature:

Fee Paid: _____ **Date Received:** _____ **Planner:** _____

VARIANCE APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS (TO BE INCLUDED WITH APPLICATION)

Applicant **Staff**

Application Fee (Non-Refundable application fee shall be collected)

- Planning Commission Review - \$500

RESPOND TO THE FOLLOWING QUESTIONS:

1. Please describe the nature of the requested variance: _____

2. Are there exceptional or extraordinary circumstances or conditions applicable to the site of the variance that does not apply generally to other properties in the same zone? (If yes, please elaborate): _____

3. Do the exceptional or extraordinary circumstances of the site create a situation in which the strict, literal interpretation and enforcement of the specified regulation result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the zone code! (if yes, please elaborate): _____

Vicinity Map

-- Directional Map indicating how to get to the Property involved in the request.

- Zoning of Property

Improvement Location Certificate of Survey (ILC or ILS)

Site Plan showing Precise Nature of the Proposed Use – To Scale

- - Scaled Drawings of Proposed Design of Structure
 - Plan View and Sections
 - Building Heights – all 4 directions N/S/E/W
 - Topography

- Building Location
- Setbacks
- River or Creek Setbacks
- Parking Plan
- Traffic Circulation
 - Location and Width of Existing and Proposed Access Points
 - Location of Existing Driveways and Intersections
- Landscaped Area – Plan
- Approximate Location of Existing Wooded Areas and Rock Outcrops
- Location and Type of Existing and Proposed Easements
- Utility Easements
- Drainage Features

Preliminary Building Plans and Elevations

- Indicates Dimensions
- General Appearance
- Scale
- Interior Plan for the Buildings

Elements needed on the Site Plan

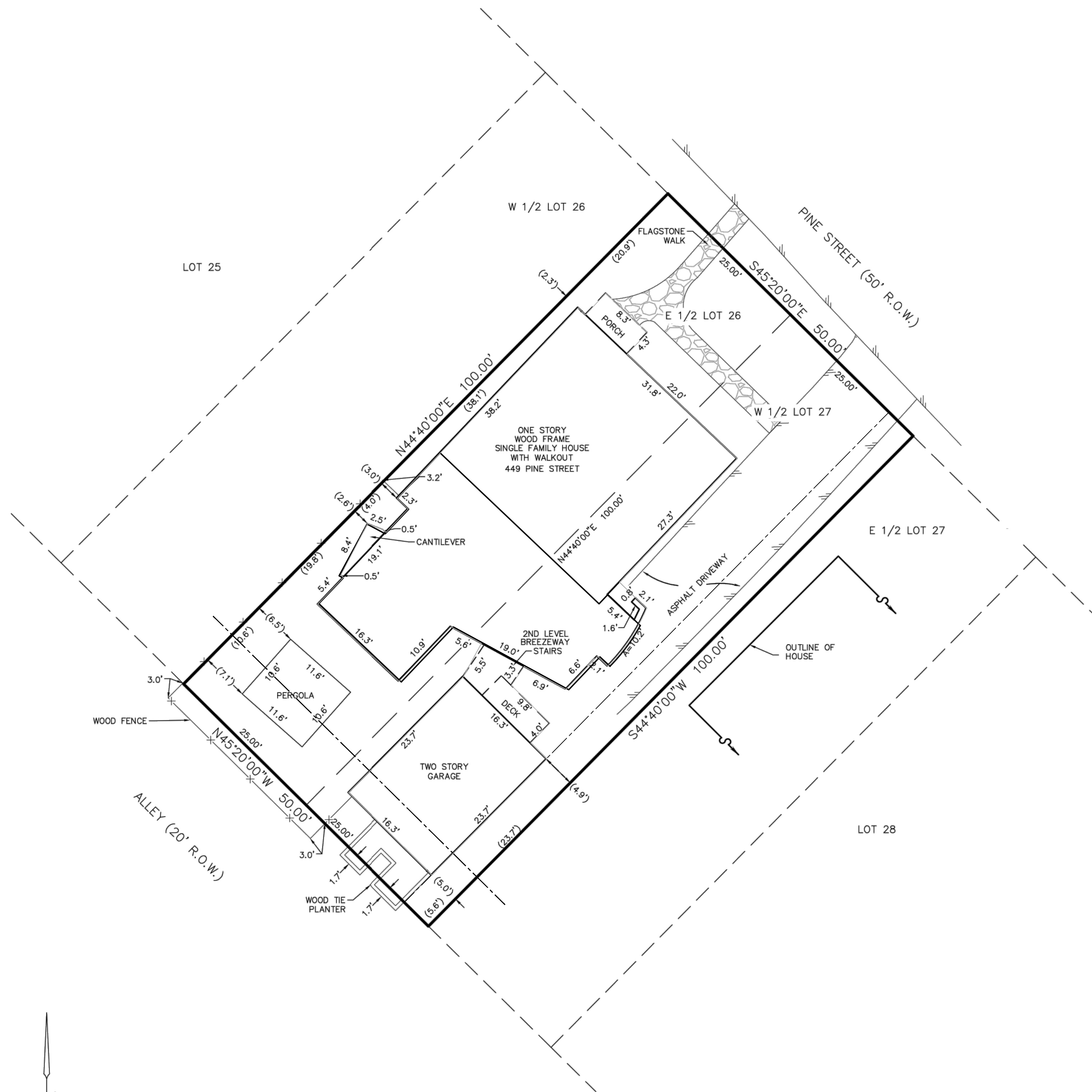
- Scale
- North Arrow
- Date Prepared
- Lot Dimensions, Area, Entire Site Acreage

Architecture Details – Materials Board

- Windows – Placement and Color
- Doors – Placement and Color
- Siding – Type and Color
- Roof Material – Type and Color
- Paint Color

The Planning Commission and Town Council are required to make the following findings before granting a variance:

1. There are exceptional or extraordinary circumstances or conditions applicable to the site of the variance that do not apply generally to other properties in the same zone;
2. The exceptional or extraordinary circumstances of the site create a situation in which the strict, literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the zoning code;
3. That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity and will not result in substantial impairment to the purposes of the zoning code;
4. There is no substantial impairment to the public that would result from the granting of the variance.



GENERAL NOTES

1. BUILDING TIES ARE PERPENDICULAR OR RADIAL TO PROPERTY LINES AND ARE INDICATED IN PARENTHESIS (XX.X').
2. THE IMPROVEMENTS SHOWN HEREON WERE LOCATED BASED UPON THE MONUMENTS FOUND MARKING PROPERTY CORNERS ON LOTS 7 & 20, BLOCK 1, BALDAUF ADDITION TO THE TOWN OF MINTURN. NO MONUMENTS WERE FOUND ON LOTS 26 & 27 SHOWN HEREON
3. PEAK LAND CONSULTANTS, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS IMPROVEMENT LOCATION CERTIFICATE WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NO. V50054541 DATED AUGUST 28, 2019 AT 5:00 P.M..
4. 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.

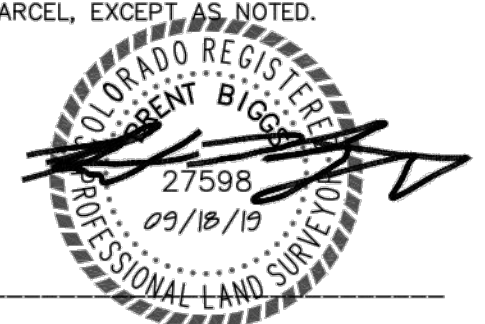
EXCEPTIONS:

- PER SAID TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, THE FOLLOWING AFFECT THE SUBJECT PROPERTY:
8. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED AUGUST 04, 1891, IN BOOK 48 AT PAGE 245. (NOT ABLE TO PLOT)
 9. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AS RESERVED IN UNITED STATES PATENT RECORDED AUGUST 04, 1891, IN BOOK 48 AT PAGE 245. (NOT ABLE TO PLOT)
 10. RIGHT OF WAY OF THE DENVER AND RIO GRANDE RAILROAD COMPANY, AS DESCRIBED IN AGREEMENT RECORDED DECEMBER 1, 1890 IN BOOK 36 AT PAGE 141. (NOT ABLE TO PLOT)
 11. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE RECORDED PLAT OF BALDAUF ADDITION TO THE TOWN OF MINTURN RECORDED MARCH 20, 1940 UNDER RECEPTION NO. 65797. (AS SHOWN HEREON)

IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR EARLE G. BIDEZ AND PATTY G. BIDEZ THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 09/06/19, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.



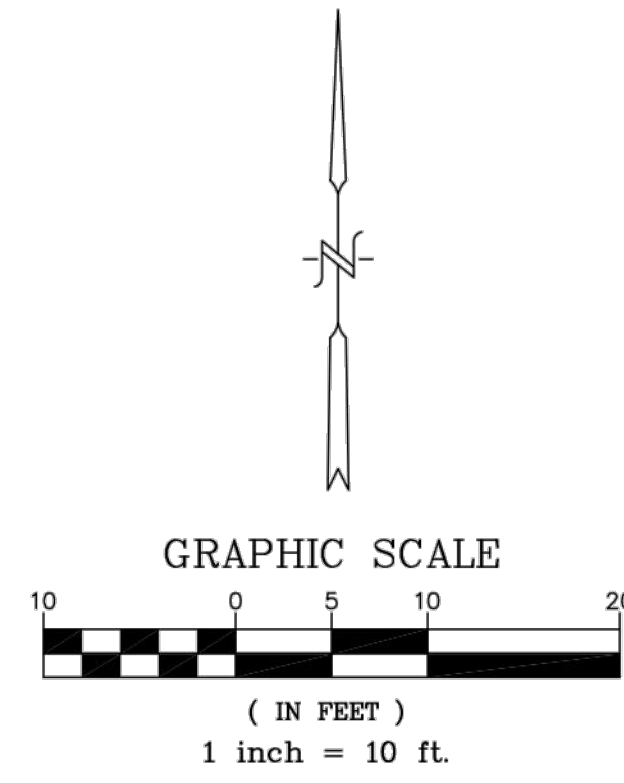
DATE: _____

BRENT BIGGS
COLORADO P.L.S. No. 27598
FOR & ON BEHALF OF PEAK LAND CONSULTANTS, INC.

NOTE:
SURVEY PROVIDED BY OWNER USED
REFERENCE AND EXISTING SITE
CALCULATIONS. NO ADDITIONAL
LOT COVERAGE IS BEING PROPOSED.

IMPROVEMENT LOCATION CERTIFICATE
A PART OF LOTS 26 & 27, BLOCK 1
BALDAUF ADDITION TO THE TOWN OF MINTURN
TOWN OF MINTURN, EAGLE COUNTY, COLORADO

DRAWN: KPJ	REVIEWED: BB	SHEET 1 OF 1
DATE: 09/18/19	PLC JOB#: 353	



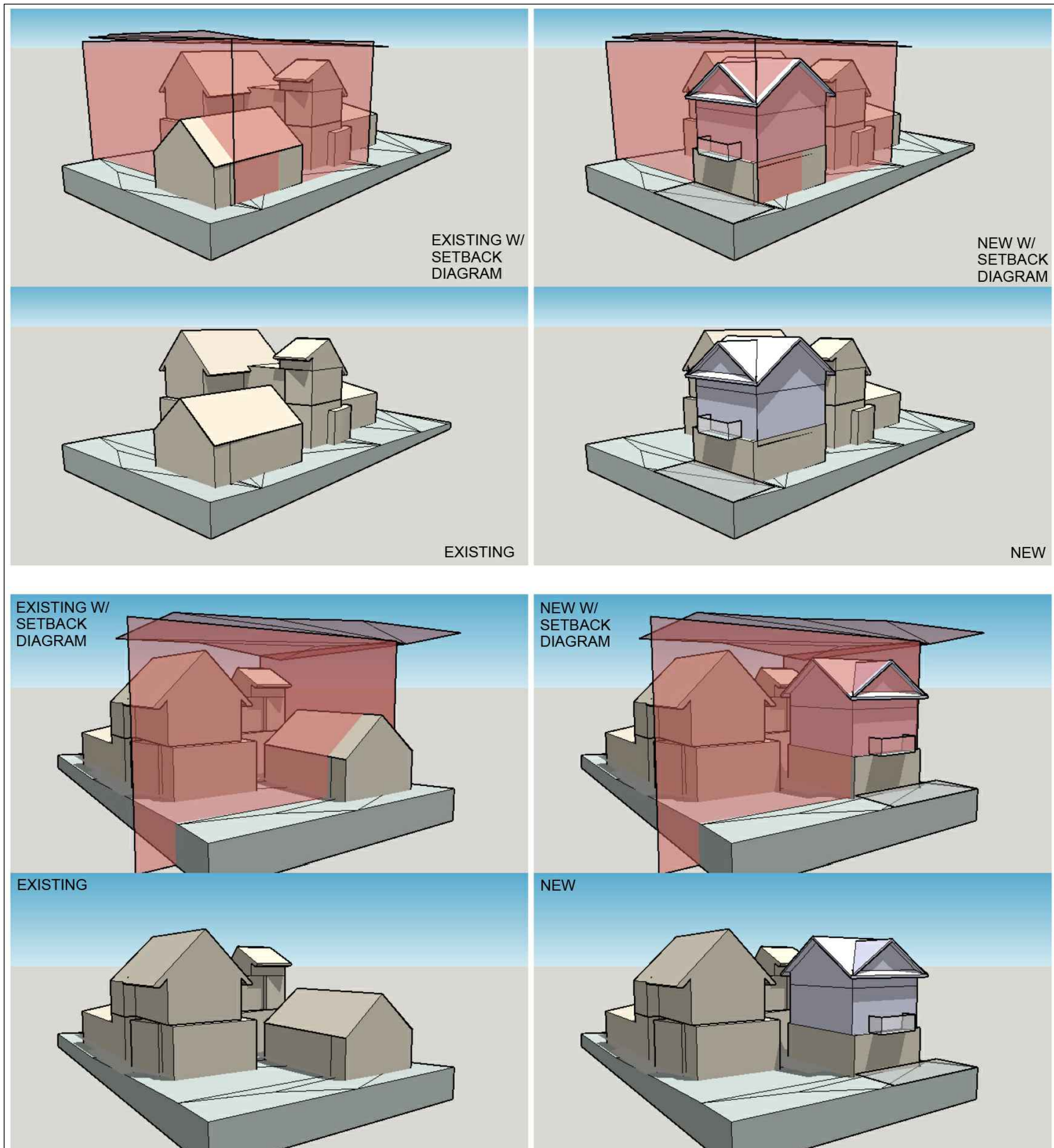
301 Boulder St, #333
Minturn CO 81645

Patty & Earle Bidez
449 Pine Street
Minturn, CO 81645

PROJECT
Bidez ADU
PROJECT NO.
20_BR-0001

ISSUE
29 April 2020
RELEASE
DRB

SURVEY
A002



ZONING & SCOPING DIAGRAM:

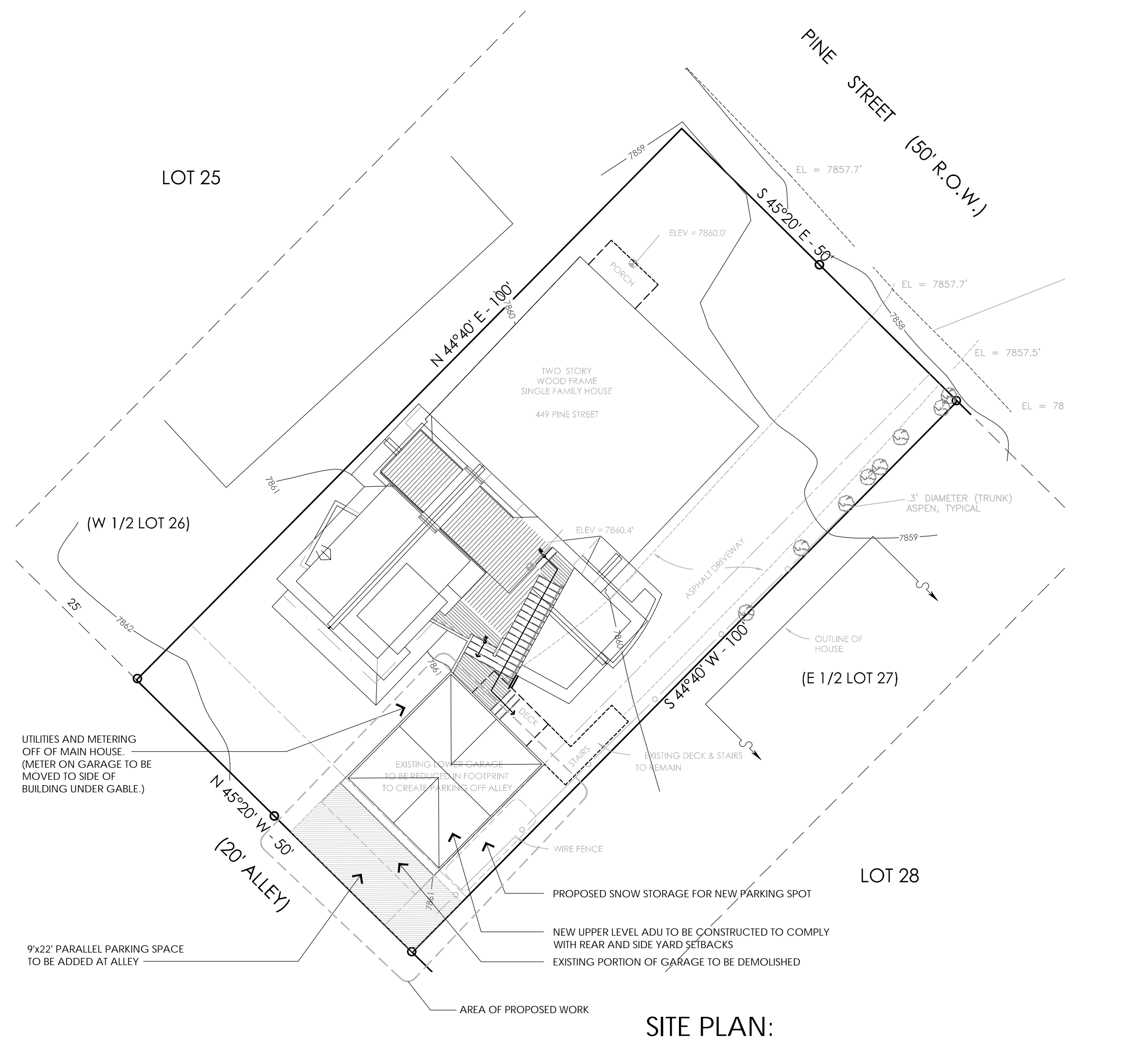
BIDEZ ADU

29 April 2020

DRB Review

PROJECT:

Partial demolition of existing storage garage with attic space above. Owner is currently planning on retaining existing log walls of garage and building an internal frame to support a new ADU structure above. This will also serve to support the existing degrading garage structure. Overall the lot coverage is being reduced but the impervious will remain the same.



SITE PLAN:

ZONING SUMMARY:

PROPERTY ZONING	OLDTOWN - RESIDENTIAL
449 PINE STREET - ALLEY SIDE, ADDITION TO EXISTING GARAGE	
2103-263-18-012	- 5,000SF
LOT OCCUPANCY	- 40% MAXIMUM (2,000SF)
EXISTING	- 2,238SF - 45%
PROPOSED	- 2,178SF - 44%
	REMOVAL OF 3.5' OF EXISTING GARAGE TO ACCOMMODATE LEGAL PARKING SPACE. CREATES LESS LOT OCCUPANCY THAN EXISTING
MAX HEIGHT	- 28 FEET ALLOWED TO MEAN
PROPOSED	- 22'-0" TO MEAN ROOF
REAR SETBACK	- 10.0' MIN
EXISTING	- 5.6'
PROPOSED EXISTING LOWER GARAGE	- 9.0'
PROPOSED NEW UPPER ADU	- 10.1'
SIDE SETBACK	- 5.0' MIN
EXISTING	- 4.9'
PROPOSED	- 5.1'
PARKING REQ	- 2 FOR HOUSE + 1 FOR ADU
EXISTING	- 2 SURFACE SPACES
PROPOSED	- 3 SURFACE SPACES
SQUARE FOOTAGE	- UP TO 2,999SF PER SINGLE SFE
EXISTING	- 2,260SF
PROPOSED NEW	- 622SF (NEW UNIT)
TOTAL	- 2,882SF (N.I. <400SF GARAGE ACC BLDG. - 1,022SF
SNOW STORAGE	REMAINS UNCHANGED, BUT SHOWING CALCULATION FOR NEW PARKING SPOT IN SIDE SETBACK TO SOUTH - PROVIDING 55sf FOR NEW SPOT

MUNICIPAL:

PLANNING:	Town of Minturn Building and Planning Department 302 Pine Street Minturn, Colorado 81645 (970) 827-5645
OWNER:	Earle & Patty Bidez 449 Pine Street Minturn, Colorado 81645 (970) 445-7579
ARCHITECT:	GPS Designs, LLC Gregory Sparhawk, AIA 301 Boulder St, 333 Minturn, Colorado 81645
PARCEL	2103-263-18-012
LEGAL	BALDAUF ADDITION Block 1, Lot 26 & 27 E1/2 W ₂
SQUARE FOOTAGE	GROSS 749.1 sf does not include open floor area or room height under 5'-0"
	ADU 487.1 sf
DRAWING INDEX	A001 COVER, SITE AND NOTES A002 SURVEY A100 PLANS AND SECTIONS A200 ELEVATIONS AND PERSPECTIVES



301 Boulder St, #333
Minturn CO 81645

Patty & Earle Bidez
449 Pine Street
Minturn, CO 81645

PROJECT
Bidez ADU
PROJECT NO.
20_BR-0001

ISSUE
29 April 2020
RELEASE
DRB

COVER & NOTES

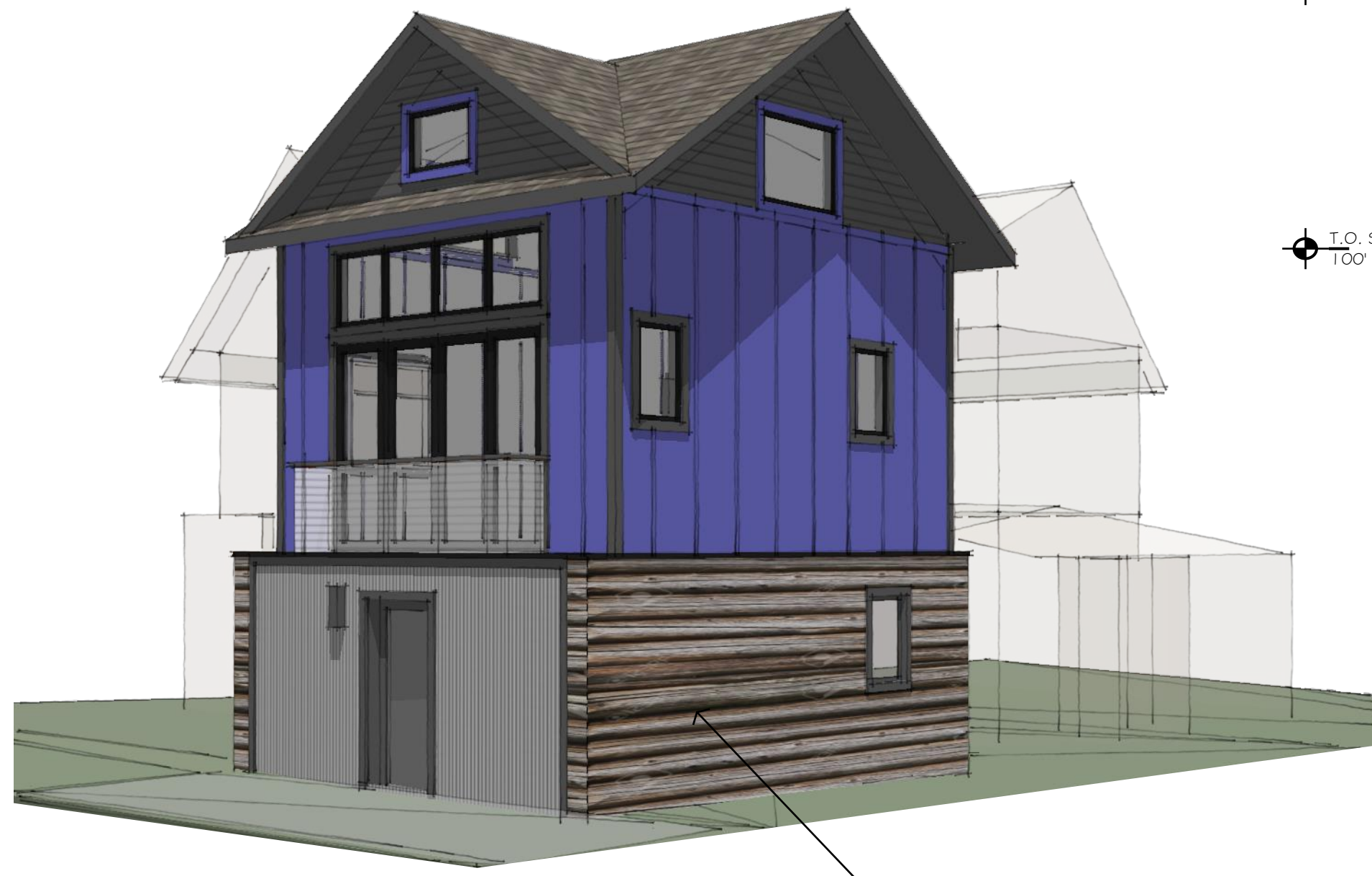
A001

ELEVATION NOTES:

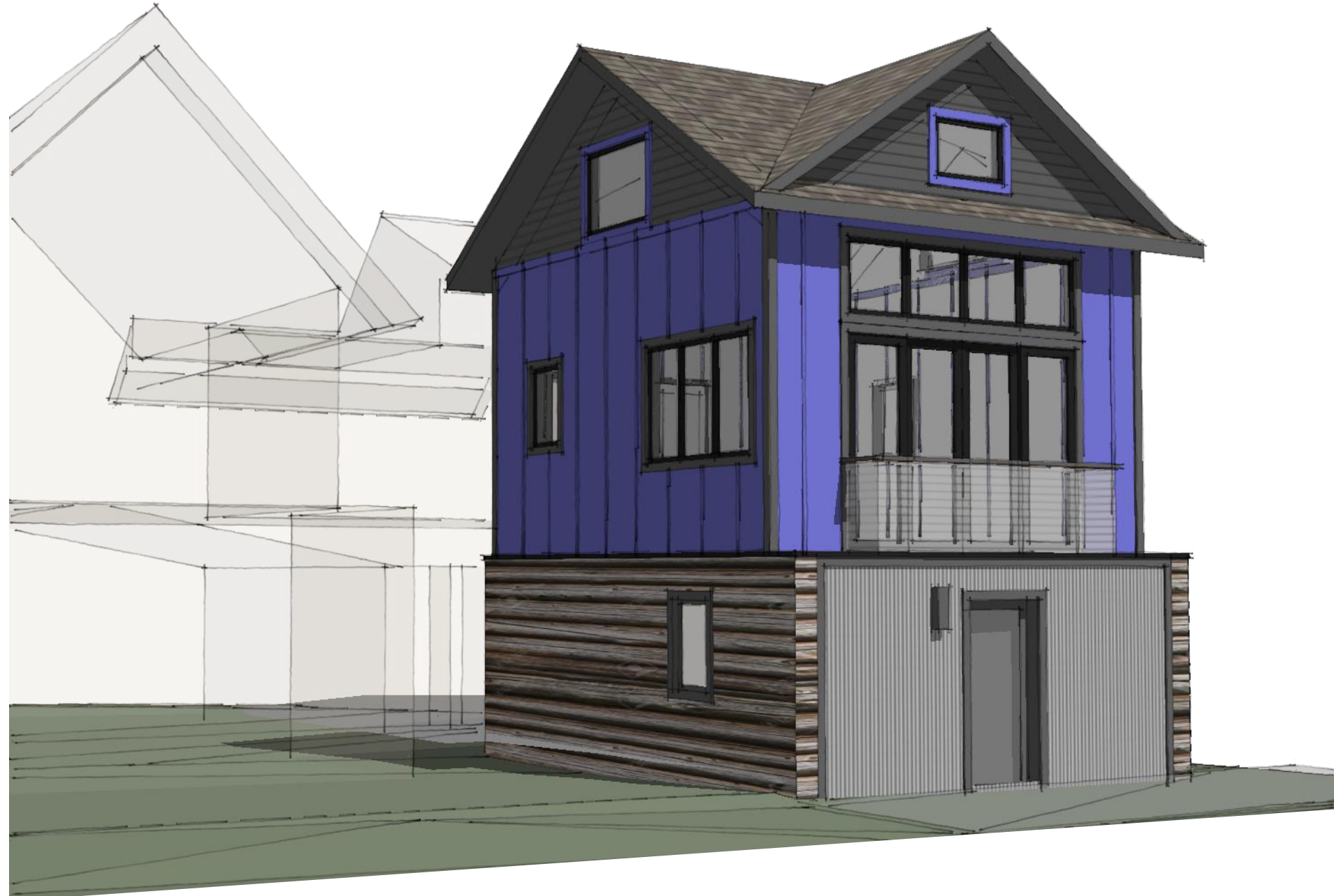
1. REFER TO BUILDING SECTIONS FOR TYPICAL ASSEMBLY NOTES
2. SEE SCHEDULE FOR NOMINAL WINDOW (WIDTH), FOR ROUGH OPENING DIMENSIONS-PROVIDE COMPLETE WINDOW SUBMITTAL FOR REVIEW.
3. EXTERIOR LIGHT FIXTURE TYPICAL (HEIGHT) 7'-0" AFF, UNLESS OTHERWISE NOTED.
4. DOOR AND WINDOW HEIGHTS ARE DIMENSIONED TO FINISHED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

EXTERIOR COLOR SCHEDULE

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



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



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



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



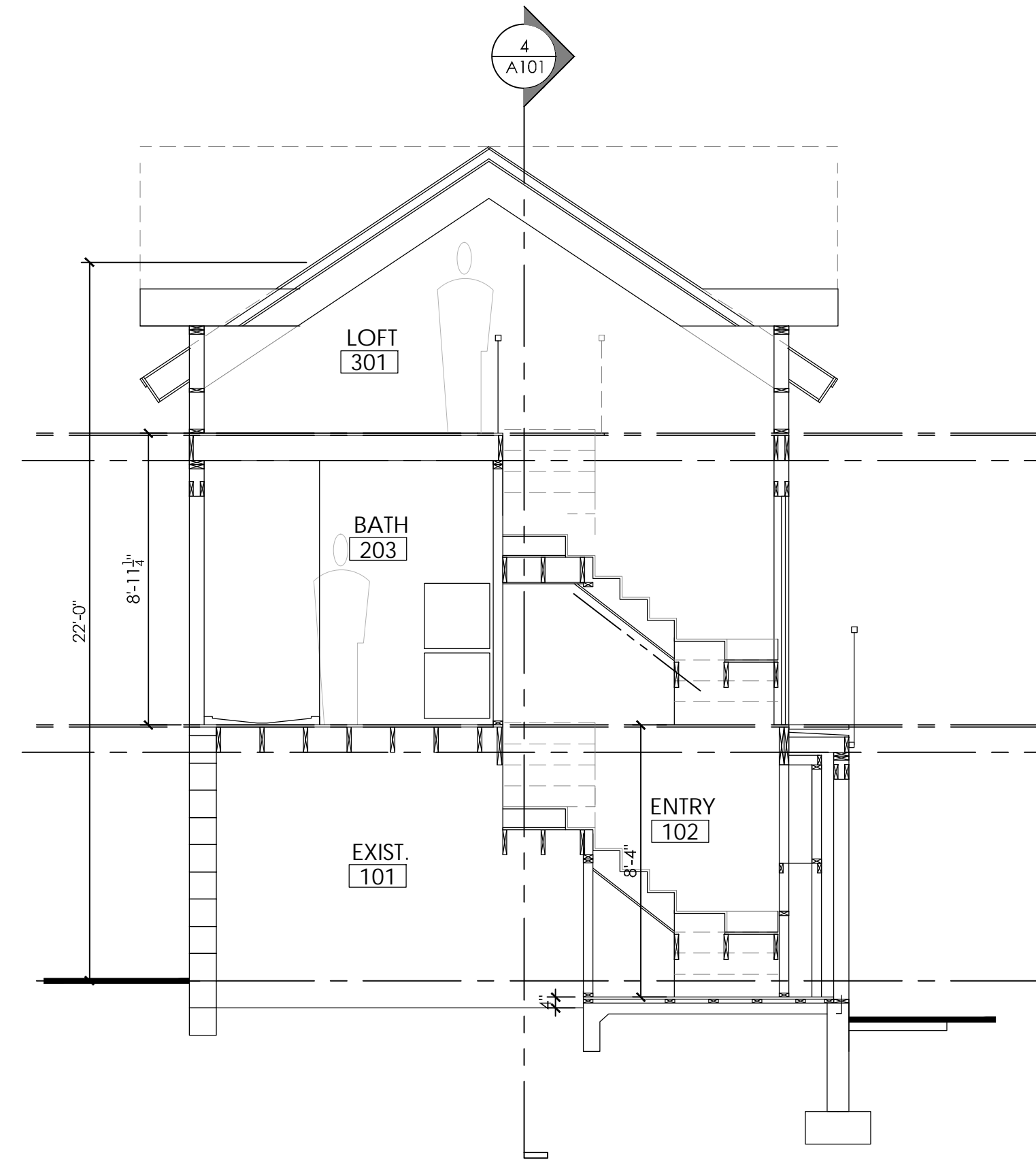
EXISTING BLUE SIDING COLOR
EXISTING GREY SIDING COLOR



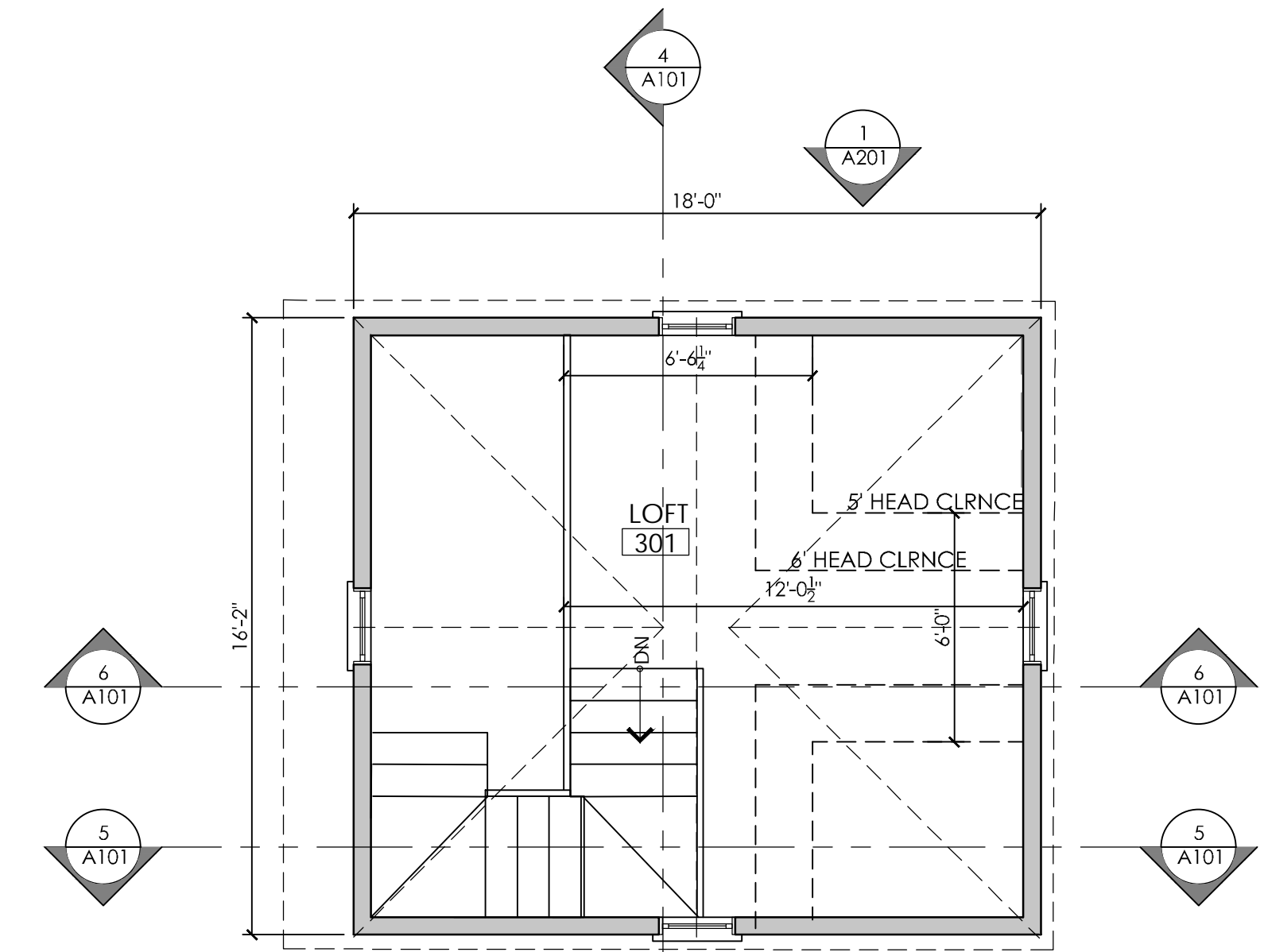
2 PINE ELEVATION
1/4" = 1'-0"



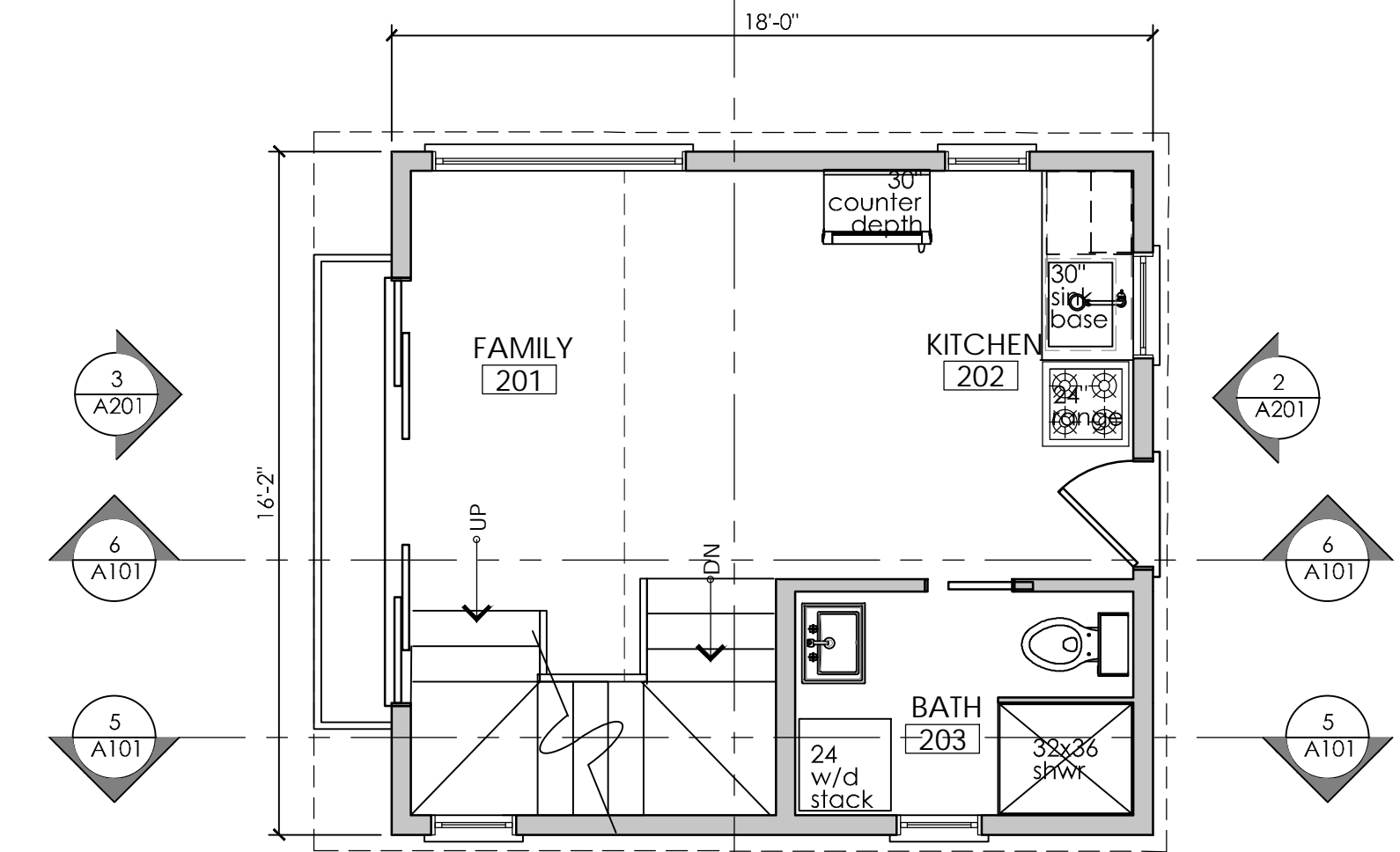
1 NORTH ELEVATION
1/4" = 1'-0"



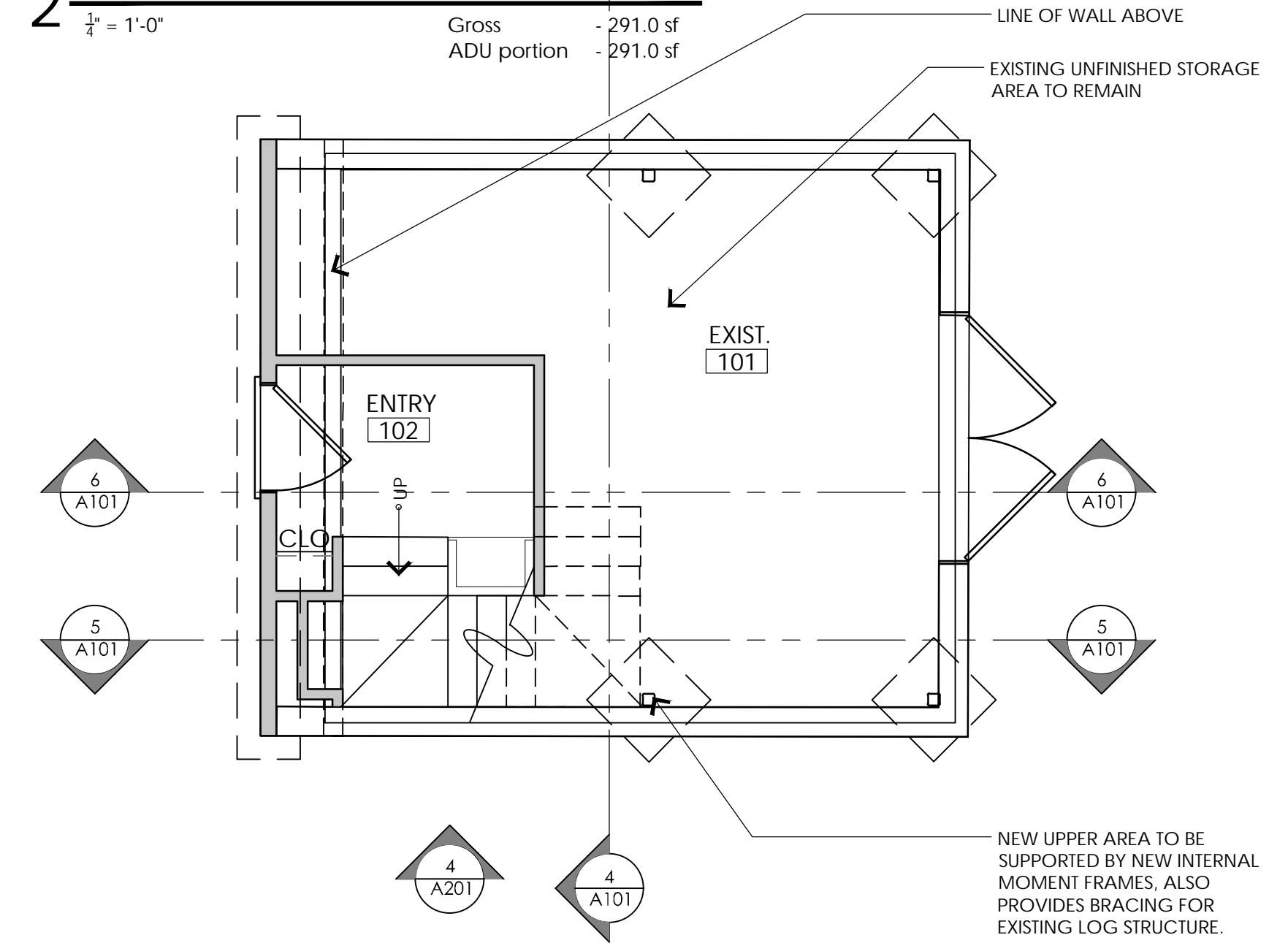
5 SECTION
1/2" = 1'-0"



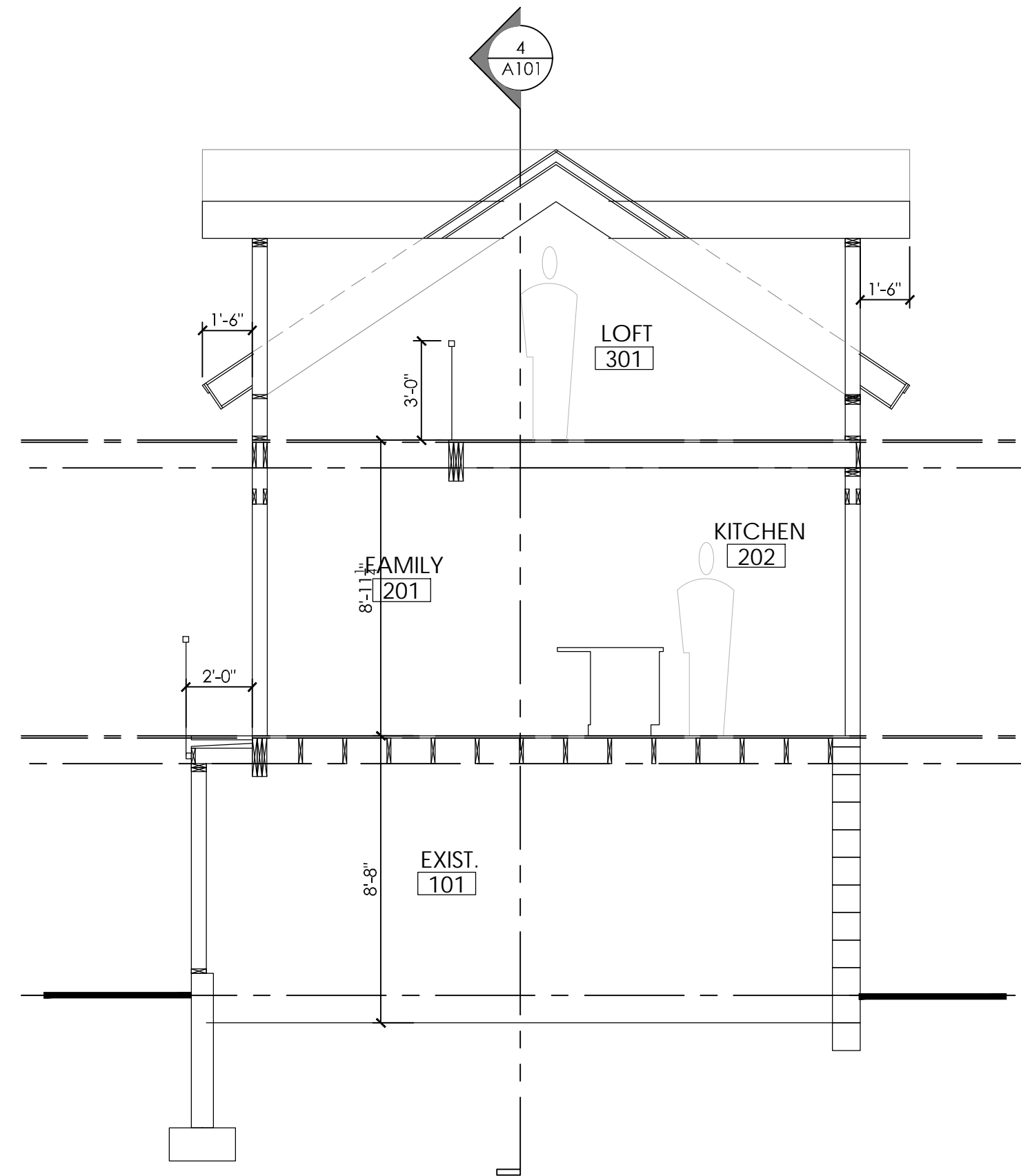
3 LOFT LEVEL
1/2" = 1'-0"
ADU portion - 115.6 sf



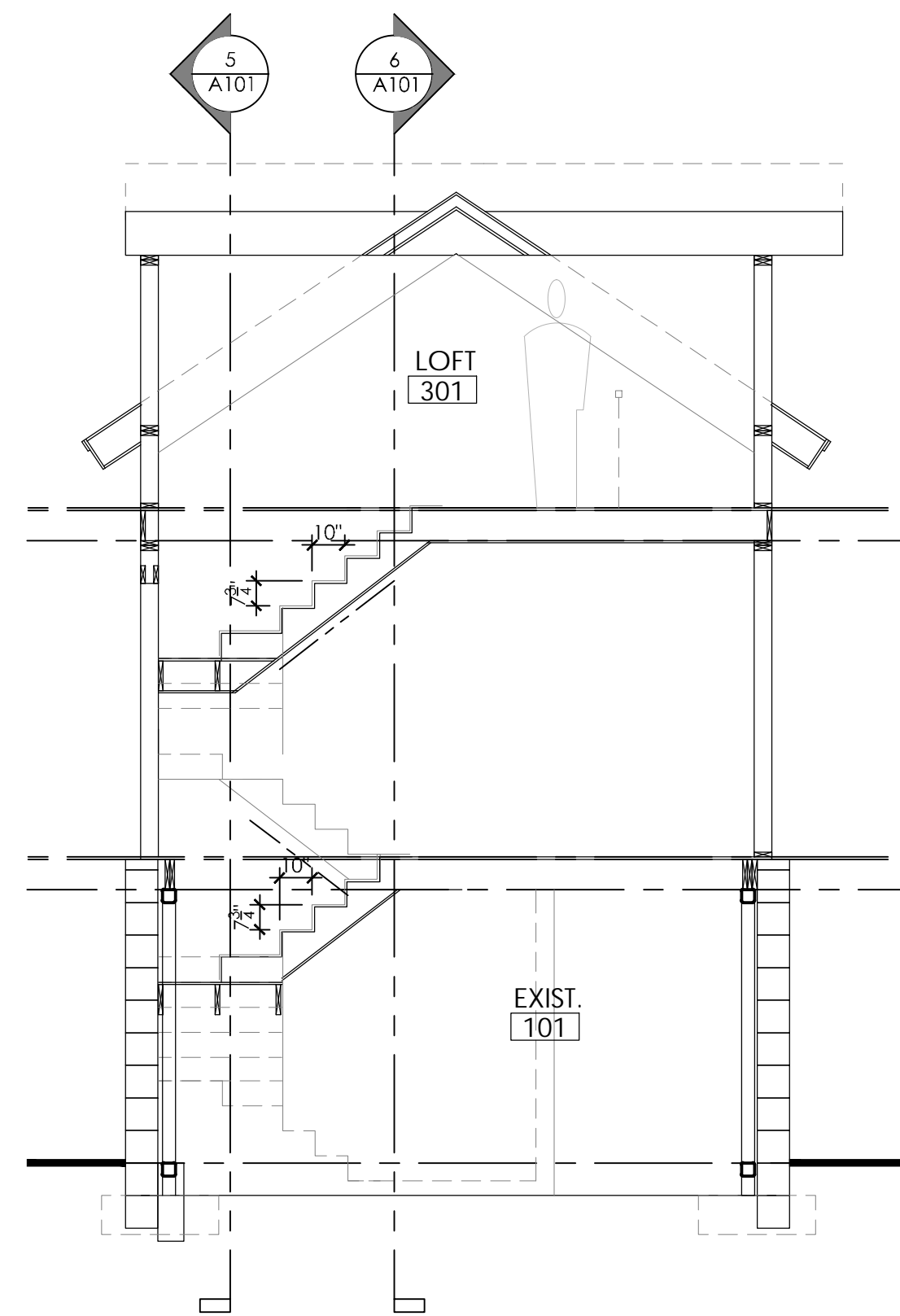
2 SECOND FLOOR
1/2" = 1'-0"
Gross - 291.0 sf
ADU portion - 291.0 sf



1 FIRST FLOOR
1/2" = 1'-0"
Gross - 343.3 sf
ADU portion - 80.5 sf



6 SECTION
1/2" = 1'-0"



4 SECTION
1/2" = 1'-0"