



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/89170516024>

Phone:

+1 651 372 8299 US

+1 301 715 8592 US

Meeting ID: 891 7051 6024

Wednesday, July 22, 2020

**Work Session – CANCELLED
Regular Session – 6:30 PM**

CHAIR – Lynn Teach

COMMISSION MEMBERS:

Jeff Armistead

Lauren Dickie

Burke Harrington

Christopher Manning

Jena Skinner

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

Work Session – CANCELLED

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**
 - July 8, 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 – Continuance of 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. This conceptual review was reviewed at the July 8th meeting and continued to the July 22nd meeting.

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

7. **261 Main Street – Faircloth Residence Carport Addition Conceptual Review / Variance Request**

Tom Warzecha, Representative for Heather Faircloth, Property Owner and Applicant

The Owner/Applicant request conceptual review of plans for a carport addition that requires a variance due to Lot Coverage Standards.

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

8. **540 Taylor Avenue – Engel-Perkins Final Plan Review**

Allie Perkins and Andrew Engel, Property Owners and Applicants, with Representative Weston Bierma, Range Mountain Homes

The Owners/Applicants request final plan review and approval for 540 Taylor.

Recommendation: Approval with Conditions

PROJECTS AND UPDATES

9. Project Updates

None

10. Planning Director Report & Minor DRB Approvals by Director

- None

11. Future Meetings

- August 12, 2020
- August 26, 2020

12. Adjournment



OFFICIAL MINUTES

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

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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

2. Call to Order

Lynn T. called the meeting to order at 6:36 pm.

- Roll Call

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

Note: Lauren D. is excused absent.

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

- Pledge of Allegiance

3. Approval of Agenda

- Items to be Pulled or Added

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

Note: Lauren D. is excused absent, the quorum stood at 5.

4. Approval of Minutes

- June 24, 2020

Lynn T. had minor corrections.

Motion by Jeff A., second by Chris M., to approve the minutes of June 24, 2020 as amended. Motion passed 5-0.

Note: Lauren D. is excused absent.

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

Ken Mintz, 167 Williams St.

He talked about Chapter 16 concerning Height and Setbacks. He thinks that nobody is considering Williams St. in all of the discussions. Going back to the Town's previous planner and when the decision was made to amend the code to 28', the focus was on Main St. There was a lot of conversation about Williams St. The reasons discussed 4 years ago were shadows created by 35' height that would inhibit snow melt and create dangerous road situations, shadows pertaining to Minturn Market so half the market would be in shadow plus 35' wall confronting tourists, the 15' width of Williams St. is far more narrow than Main St., and recognition of the importance of Williams St. to the Town which the developer is ignoring. It's the street that all the tourist see, spend the most time on, and spend the most money. Now we are overwhelming them with 35' buildings. This will bring harm to existing businesses and residences and property owners. The two lodging businesses are vastly negatively affected because there will be no views. Residences will lose views and privacy. There will be more apartments and this will exacerbate parking issues and short term lodging without any resolution to the parking issues on the property. The developer wants to build 40% above the code for height and then they will ask for a parking variance. There should be a comprehensive plan. How will they figure it out at 35' or 39' if they couldn't figure out parking at 28'? Williams St. is key to success of the town and would make a good pedestrian street. The

Town cannot require a PUD, but all properties that are owned are interconnected and the developer wants to divide and conquer. There will be a wall across Williams St.

- Scot H. stated that there was at least one other member who interprets it as he does. There is one way that reads to allow to step up to 35'. This topic was saved till last because it was important.

6. Planning Commission Comments

Lynn T. thinks the first market did well for 32 booths.

Jeff A. said that Minturn concerts are starting tomorrow.

DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

7. 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)

Scot H. introduced the topic and stated that the DRB reviewed and approved final plans for the Bidez residence in May. It was an addition and renovation of the garage at the rear of the lot. They want to reuse the existing walls of the structure. The footprint worked for the design of the building, and they thought there could be an engineering solution constructing something holding a second and third story, but that won't work. The lot coverage was over by 3 or 4 percentage points and if they tear that structure down, they would have to remove some of that coverage. If they take the building down then it would have to abide by the 40% lot coverage which would shrink the structure. As it is a non-conforming structure, if they want to expand it, then they need to conform to the code or request a variance.

Greg Sparhawk, GPS Designs. Mr. Sparhawk said that it is unchanged aesthetically from what was approved. The plan was originally to maintain the lower level and build a frame within the existing building to support the second floor addition. The cost of the framework was very high and there were concerns from engineering about soil conditions and long term stability of shoring up the existing walls. The variance allows to do what was proposed and approved in May. It won't have any negative effect on the neighbors, and will provide stability for the existing railroad ties that help construct the structure. It will provide better snow removal. There have been a number of challenges which impacted the practical difficulty of the project. This wouldn't set a precedent except in the fact that it helps maintain the historical feel of the town.

Earl Bidez, 449 Pine St. He wanted to maintain the look of the wood (railroad ties and tree trunks), as it was built with what was laying around. He would like to maintain those, but the structural issue, the foundation supporting those logs, makes it unfeasible. He wants to reattach the logs as they were after they lay the new foundation. The end result is same structure, just what is underground is different. He would have needed 16 caseons to hold the structure in place. It came to a point where it wasn't as stable as they wanted it to be. Structural engineering would allow for a much better quality building.

Lynn T. asked if this was brought into compliance, then what is the percentage of useable space?

- Mr. Sparhawk stated that they would not be able to use it. They are proposing to bring existing lot coverage from 45.5% to 44%. If brought down to 40% then they couldn't build it, as it would be 200 square feet. Even if they wanted to fix the building that is there currently, they wouldn't be able to. It would be about 18'x8'.

Jena S. feels that variances are going to be ever present due to the uniqueness of the Town. However, our variance standards and how they are written require that the findings have to be hardships. There is a lot of similarity to Nathan Parrish's request for variance, the difference is that the neighbors aren't up in arms, but we need to have consistency. Just making sure that we are treating everyone on an equal footings.

- Scot H. said it all keys off a hardship or a unique situation. Shallowness, steepness of the lot, etc. The garage structure is not necessarily pre-existing, non-conforming. The overall property is what is creating the non-conformity: 45% vs. 40%.

Jeff A. felt the same as Jena S. that this was similar to the Parrish situation. He doesn't have a problem with it being a couple percentage points over. He has more of a problem with why it couldn't fit 100% not in the setback if it has to be taken down completely. Didn't realize those percentage points eliminated that much square footage. He didn't have a problem with it before and thinks that it sucks due to a construction issue. But Planning Commission does have to treat everyone the same, no special exceptions. He wants to find a way for it to work.

Chris M. loved the way the project was before and hates to see it not happen, but he needs to know policy for Planning Commission concerning variances.

Lynn T. agrees with everything every one is saying, but worries that this is a slippery slope. She would like to table it until we have had input from Mike Sawyer.

Jena S. stated that our standards of our code should be to help and assist property owners in development. If there is a way to have a code that allows for the nuances to exist due to smaller than normal lot, she would like to see that because the strength in our town has to respect that not everything is the same.

Earl B. stated that the rear setback in residential was 5', but when on Planning Commission he had asked that it be extended to 10' due to garages and assuming it would become a full street. After Ella Burnett put in that conservation easement, there will likely be no development. He is reducing a nonconformance by going as far back as possible without making it a nonviable structure.

Lynn T. said that there was an ADU on Boulder St. (Gotthelf Res) which would remove a portion of their garage which encroached into the setback and are proposing a deck over the garage. The space above the garage would be utilized with an enclosed deck.

Scot H. said that there are no setback issues on this, just lot coverage.

Mr. Sparhawk stated that for the purposes of this conceptual it wasn't shown, but anything rebuilt would comply with rear and side yard setbacks. The Parrish intent was to build over an existing structure and into the side yard setback and there were concerns of shadowing. Every variance is going to be different and there will be nowhere near the effect on the neighbor and this addresses a different set of zoning rules.

Jena S. said that the trigger was the fact that the Bloodworth's had to take the building down.

Scot H. stated that the material that would be applicable to variance review, the practical difficulty and hardship, starts drifting into a financial consideration. What we can do as a home rule and addressing our variance criteria probably won't go towards a financial standpoint.

- Jena S. asked if our code allowed for a non-hardship situation. You can't cause your own hardship. When stripping it down and building it back up you are creating your own issue. She wants to avoid having these conversations through flexible code. She wants to make sure we are legally allowed to approve this.

Earl B. said that he is proposing a more solid structure that doesn't vary in any way for what was approved except in the fact that there is concrete underground. To him looking at it from a rational point of view, the structure won't be any different.

- Jena S. stated that the problem is taking it down 100%.

Motion by Jena S., second by Chris M. to table 449 Pine Street Bidez Residence Variance to next available meeting of Planning Commission

Note: Lauren D. is excused absent.

PROJECTS AND UPDATES

8. Project Updates

- Minturn Community Housing Ordinance and Guidelines – Status Update
 - Scot H. Last week Town Council approved the Inclusionary Housing Ordinance and guidelines and . PC direction to council provided them

something to think about. The 10% deed restricted price cap for any development over 5 units for anything under 200% AMI. Requirements for Locals Housing/Resident Occupied was approved at 35%. Eligibility requirements written into the guidelines. When someone wants to qualify for a housing unit, there will be a series of factors that will score them points. Will be geared more heavily to people who work in Minturn and then people who work for the town or have a contract. We put into our code the requirements for inclusionary housing. Every time we want to change a percentage we can change them a little bit easier through work sessions and resolutions.

- Jena S. appreciates that this is oriented to Minturn.

- Three Mile Plan Update Project
 - Scot H. stated that he is still working on mapping with Scott Flemming from Eagle County. In doing so it has been discovered that there are a couple of parcels that should be identified and described in the Three Mile Plan that weren't previously. Some are in the Lionshead character area that are owned by the Town, but not annexed in. The urgency has lessened a bit as Battle North has withdrawn their application to deannex to disconnect from the Town. The Town still needs to finish it and review it in a public hearing setting. Hopefully we can get it adopted by the end of summer.

9. Planning Director Report & Minor DRB Approvals by Director

- 165 Railroad – Minturn International Trade Center Building Zoning Inquiry/Future Use Proposal
 - Scot H. stated that Merrill Stillwell contacted us a couple of weeks ago wanting to find out what he could do with 165 Railroad as he is under contract with the property, and wanted to know what could be done from a use standpoint. This is a property that is zoned within the commercial area of the 100 Block. From a community, comprehensive, and zoning standpoint, the intent is to have retail-commercial, sales tax generating use with residential as an additional use. It has residential in it already and office spaces that are vacant. How does the Planning Commission want to look at this property?
 - Merrill Stillwell, under contract and doing his due diligence. He knows that he is walking into a situation where no permits were ever pulled concerning the residential units. He had the inspection for the property on Monday. There are 6 residential units, some offices which are mix of used or not used, 28 parking spots, and there will be a survey coming. The whole building is in various states of remodeling, and it is highly noncompliant with code. It would be easiest for them to underwrite the building as long term multi-family. It they asked for a conditional use permit for residential, how would the Planning Commission look at that? He would need to know what they would be comfortable approving the Conditional Use before moving forward with buying the property. He

- would need to know that there would be an acceptance of what was there already and the conversion of the rest of the offices to residential.
- Mr. Sparhawk said that there is importance in the existing commercial situated in the downtown, and that building isn't really a suitable mixed use building. He feels very strongly that we need to hit a critical mass in population to support the downtown that we have before we expand commercial, and thus would support this conversion of uses.
 - Burke H. would like to see some kind of suggestions from potential buyers on paper that we could hash out. How many units could fit in there? With present parking, 28 spaces, he would like to know where that number came from.
 - Mr. Stillwell says that the County has the building listed at 14,000 square feet.
 - Burke H. would like to see that building full regardless of commercial or residential uses, but parking could be an issue. The street is on that property right now, but straightening out the street would solve a lot of their parking issues.
 - Scot H. said that the Railroad said no to straightening out the street.
 - Burke H. asked why they would need a conditional use permit.
 - Scot H. stated it was due to code.
 - Burke H. asked if the existing units ever got approved as conditional use.
 - Mr. Stillwell said that he looked through the Town's files on the property and it consisted mostly of stop works orders.
 - Jena S. asked if there were units with no true kitchens.
 - Mr. Stillwell said that there is one.
 - Jena S. stated that based on the criteria there might be less existing residential units because it only counts if there are kitchens.
 - Mr. Stillwell stated that there will be so much renovation needed. He just wants a little bit of certainty to move forward with this.
 - Burke H. said that if he can make it work to fill the building, that would be great.
 - Jeff A. asked Mr. Stillwell to clarify when he said multi family, is he talking 20 small rental units, or workforce housing, or luxury condo apartments. The parking situation could be dealt with if you had higher end clientele and larger units with less of them, as it is not a very viable retail space.
 - Chris M. stated that since it is a commercial area, it would be cool to have high end condos that are rented out short term to generate revenue for Minturn. He would like to see something that would make money for the Town, and a lodging tax could work.
 - Jena S. agreed with Jeff A. She would like to see offices on the lower level and residential on the upper level, while maybe bringing the atrium to life for a penthouse. There could be a mix of unit types from affordable to posh. If you do have to raise price per square foot for office space, then a couple should be deed restricted for affordable commercial. Shared spaces should be considered. With a mix of units both large and small, then parking

- requirements go down. If there could be any opportunity to allow the Saloon to encroach onto the property to hide their garbage bins that would be great.
- Lynn T. pointed out that given that our 100 Block code requires it to make it more business rather than residential, she worries about how that could affect downtown. She would like to see some commercial in there.
 - Scot H. stated that if there are other opportunities, it may not be the most obvious destination for retail, but there is a lot of cool frontage on the river. If there is more opportunity between that building and Saloon to provide pedestrian paths connecting to Bellum Bridge it would be nice for the Town and people walking. Staff had talked about co-working space or flex space in the meeting we had with him. The Town is focused on sales tax generating uses and structures, but also in position due to a Conditional Use Permit to entertain residential. He clarified with the Planning Commission that there would be support to have more residential with some commercial.
 - Jeff A. stated that the parking requirement, if it is all commercial, would be 46.5 spaces.
 - Scot H. pointed out that this forces the town to look at a complementary use.
- Tom Ricci, 121 Main St. stated that the more rooms we can get in Minturn both short term and long term the better. He would like to see Ron Levin's project go forward.

10. **Future Meetings**

- July 22, 2020 – Chris M. will let everyone know when he finds out.
- August 12, 2020 – Jena S. has conflict.

11. **Adjournment**

Motion by Jena S., second by Burke H., to adjourn the regular meeting of July 8, 2020 at 8:14 pm. Motion passed 5-0.

Note: Lauren D. is excused absent.

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 17, 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.

At the Planning Commission meeting of July 8, 2020 the variance request for additional lot coverage was discussed by the Planning Commission. The Planning Commission tabled the meeting until July 22, 2020 in order to get input from Town Attorney Mike Sawyer on the legalities of being able to approve a variance for a situation that the Applicants are creating themselves. At the time of writing this memo, Staff has not received feedback from the Town Attorney.

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.

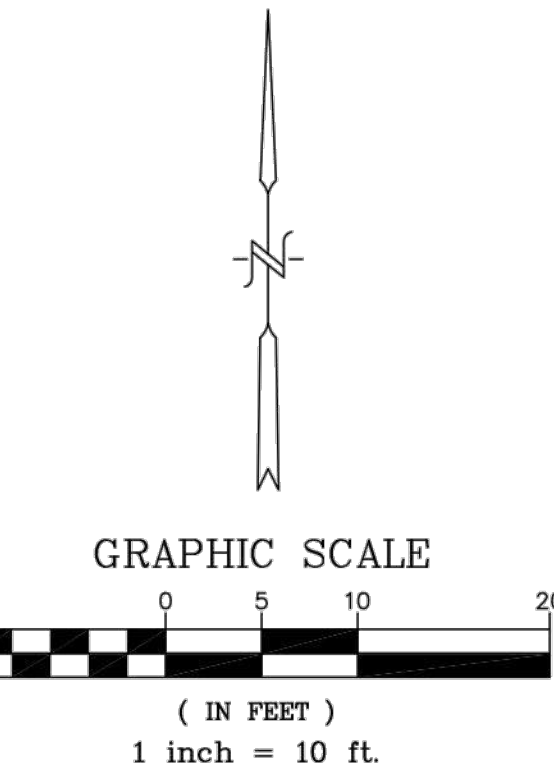
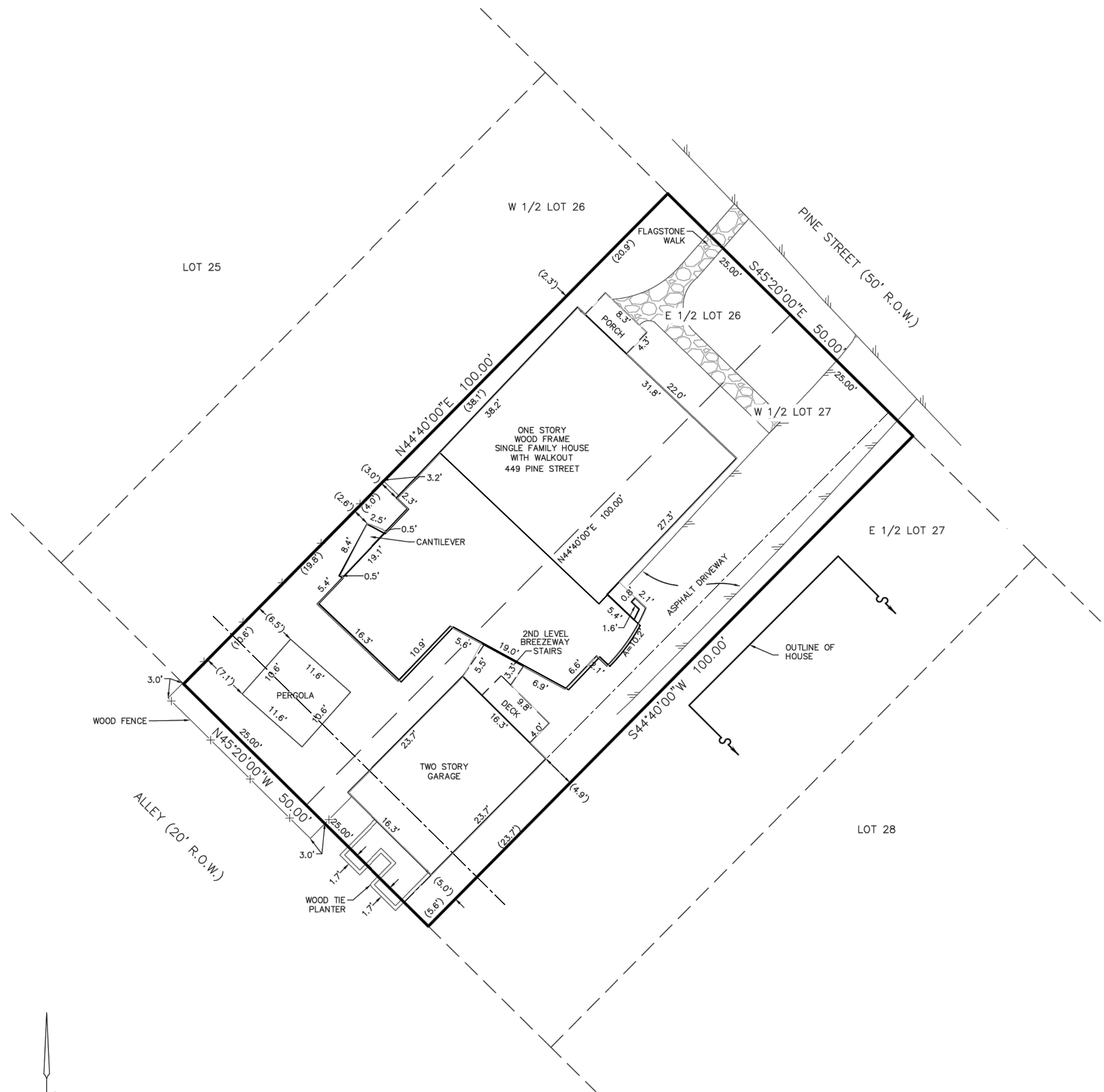
GENERAL NOTES

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
4. 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.
5. 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:

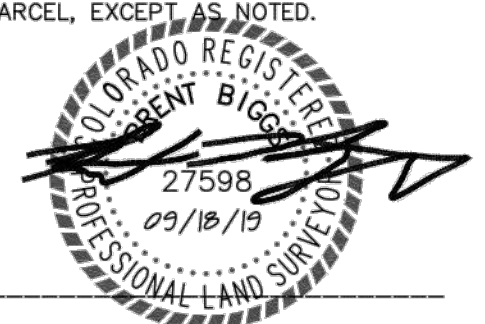
8. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED AUGUST 04, 1891, IN BOOK 48 AT PAGE 245. (NOT ABLE TO PLOT)
9. RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY 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	



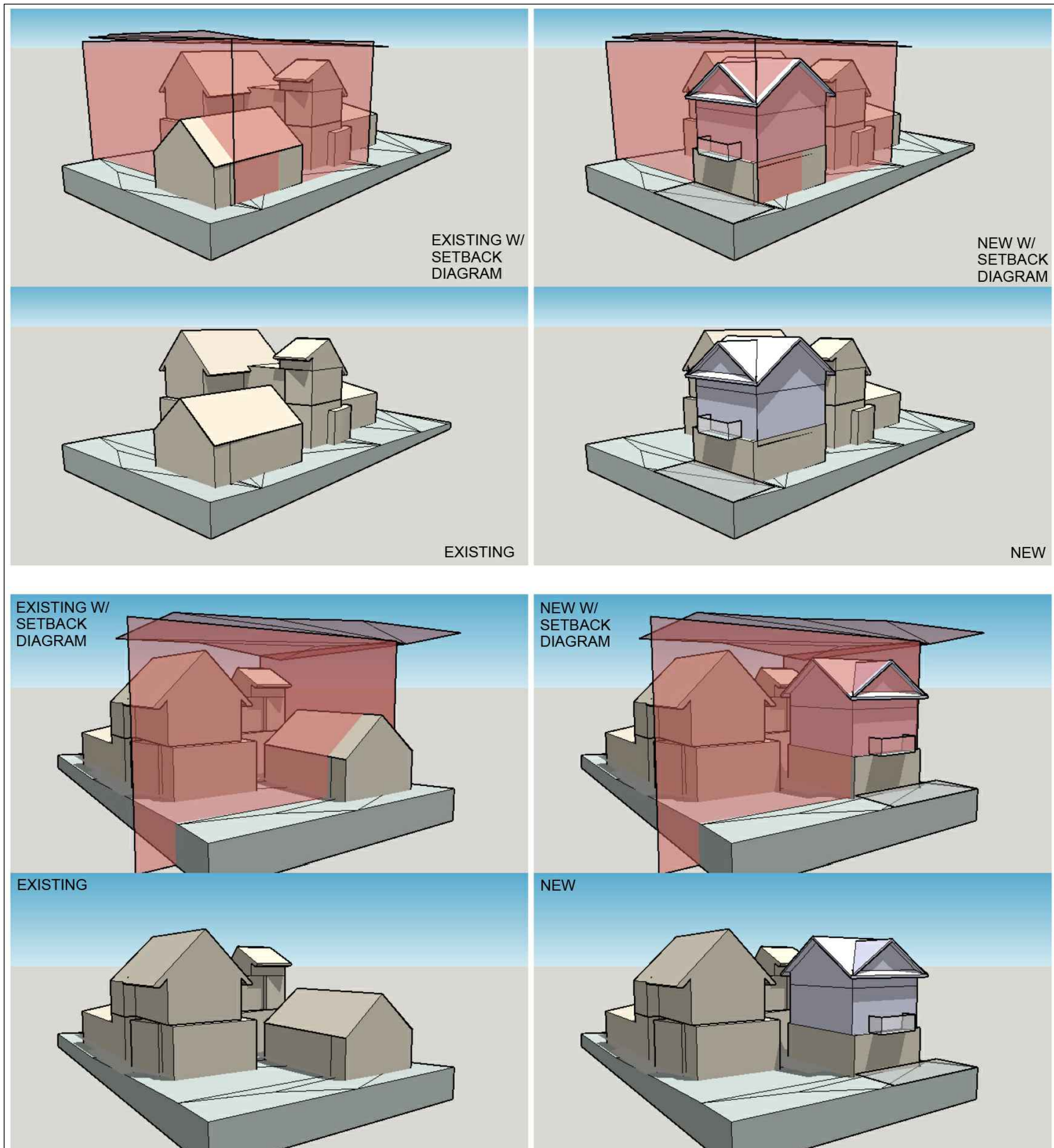
301 Boulder St, #333
Minturn CO 81645

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:

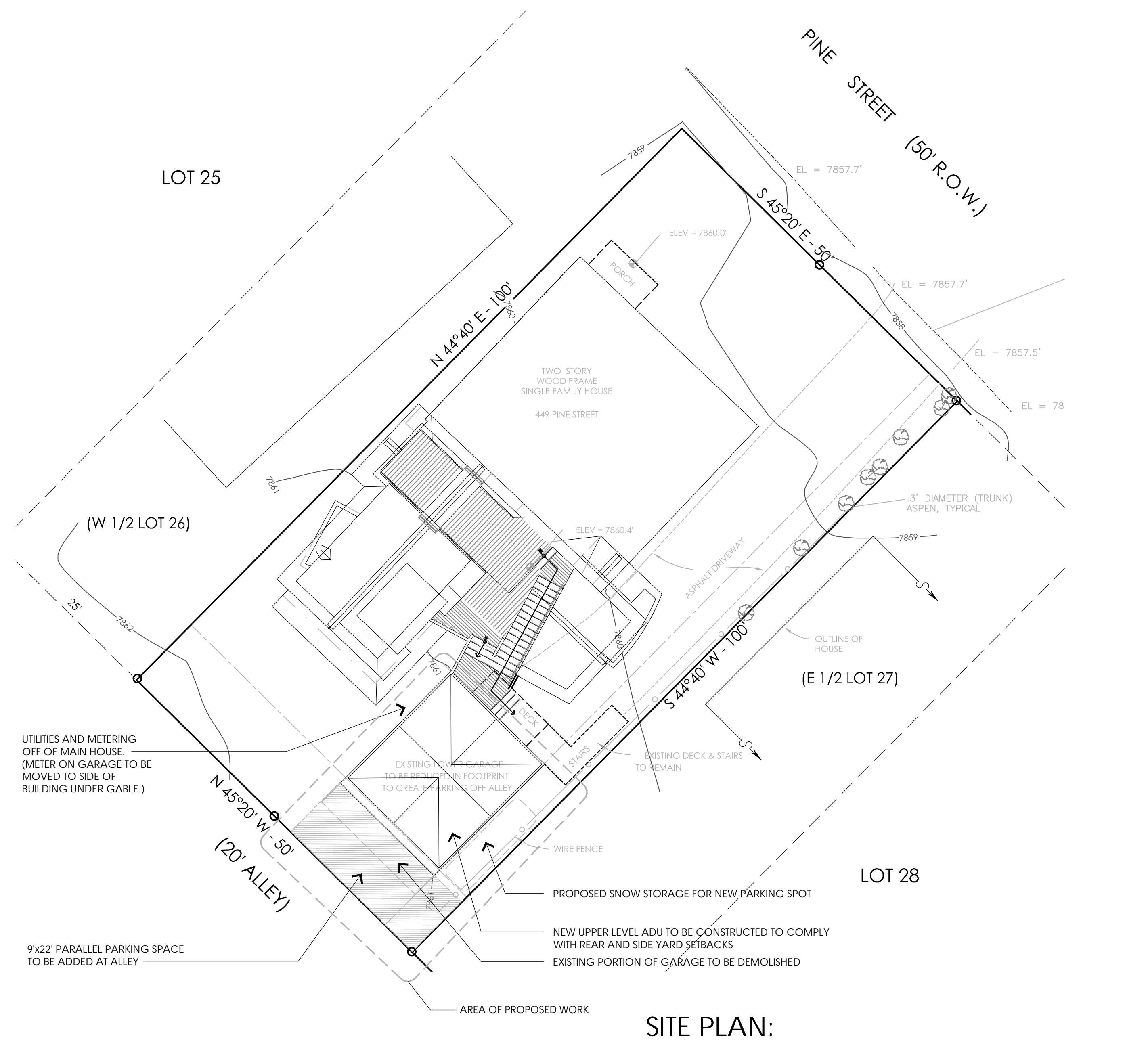
BIDEZ ADU

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"

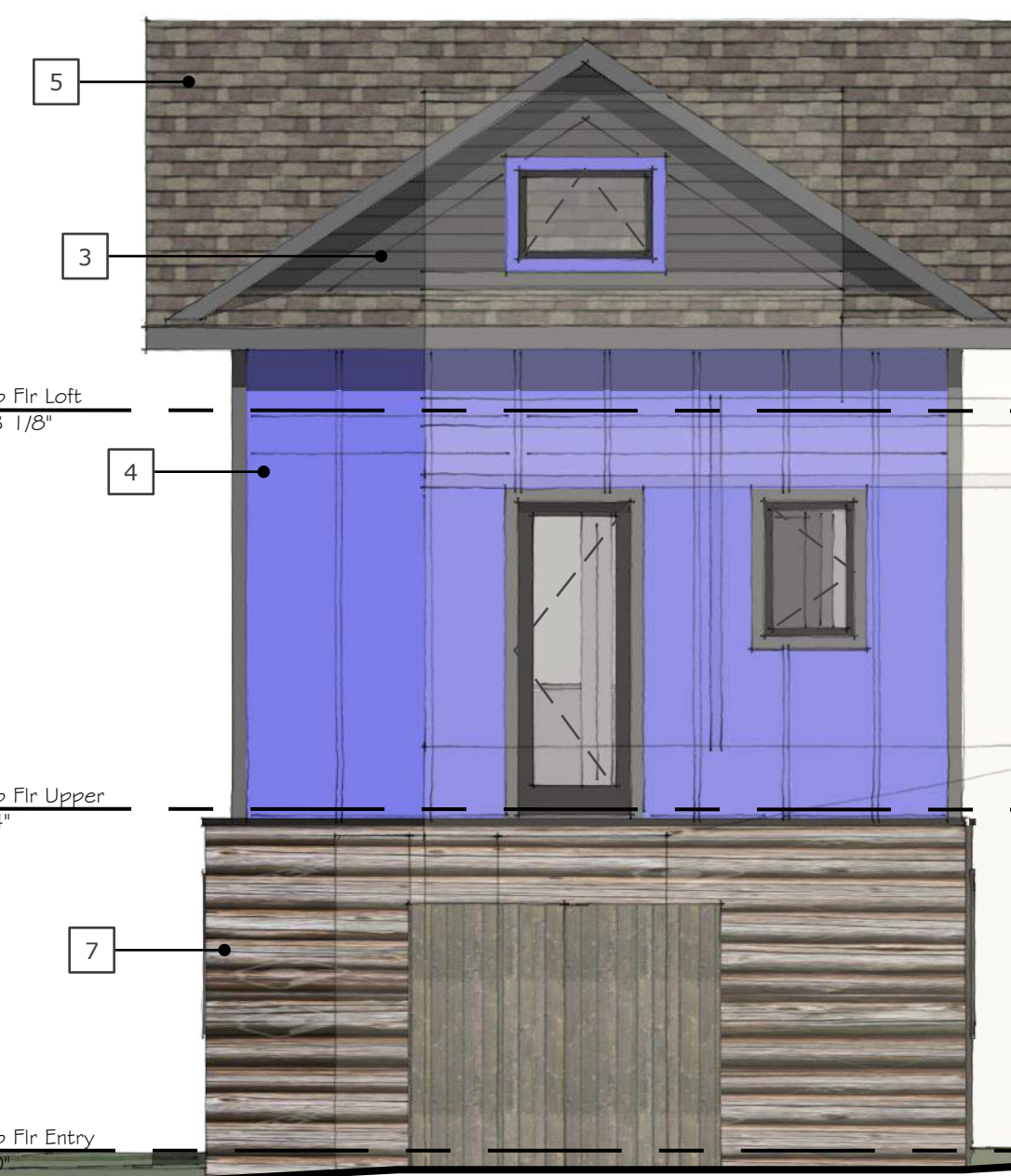


CABLE RAIL GUARD WITH COMPOSITE CAP, MATCH TRIM COLOR



EXISTING BLUE SIDING COLOR

EXISTING GREY SIDING COLOR

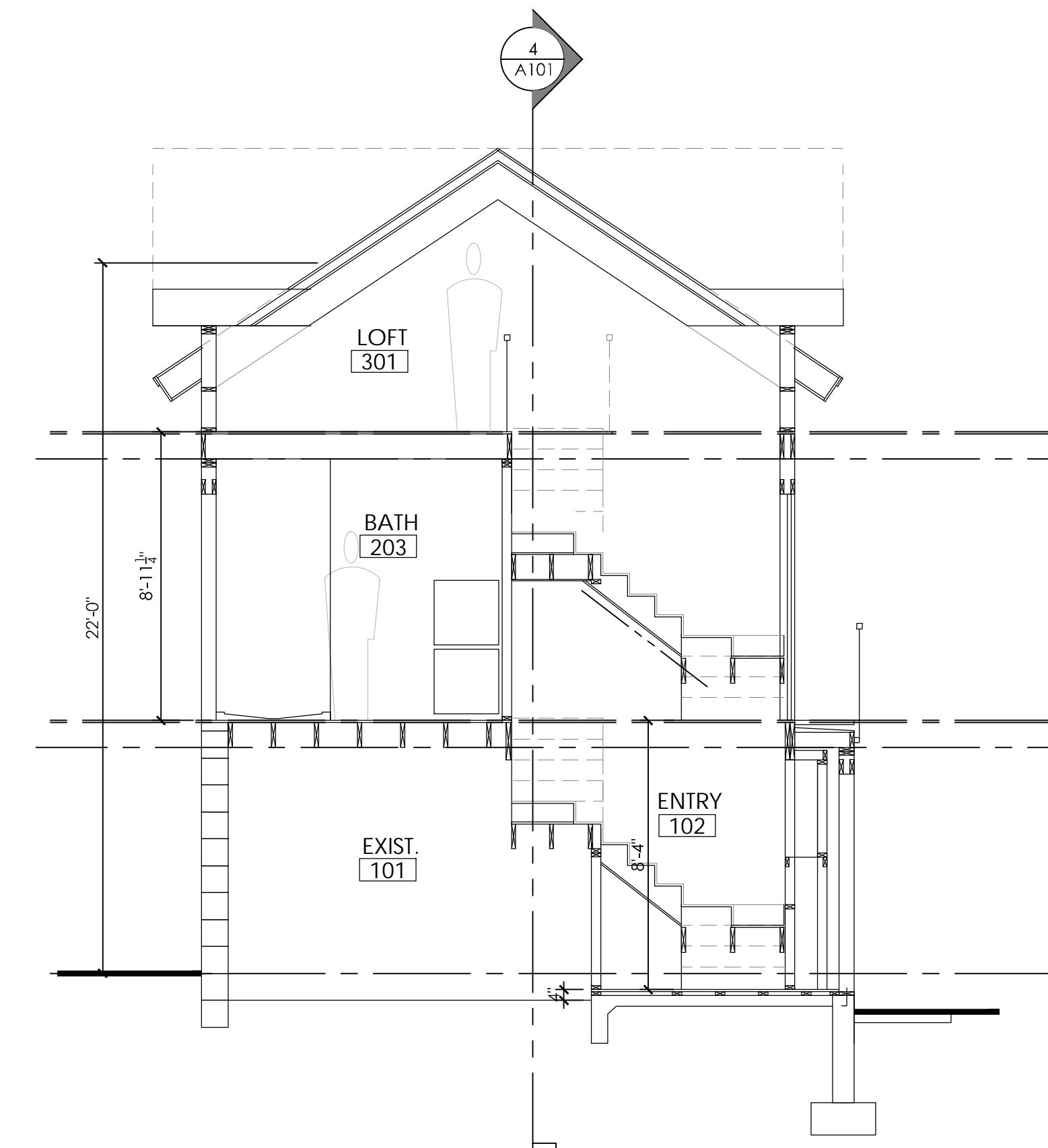


2 PINE ELEVATION
1/4" = 1'-0"

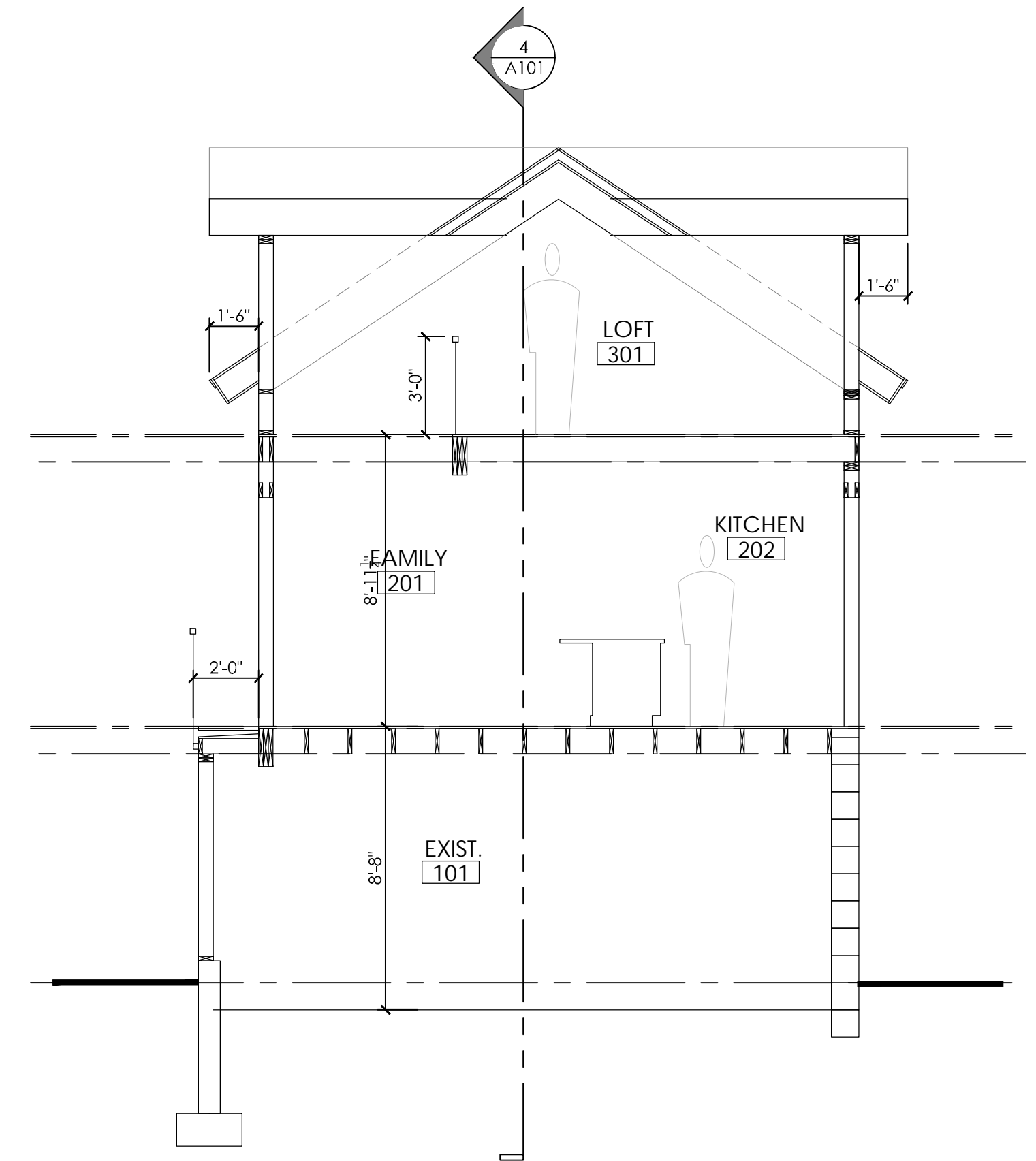
MAIN HOUSE

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

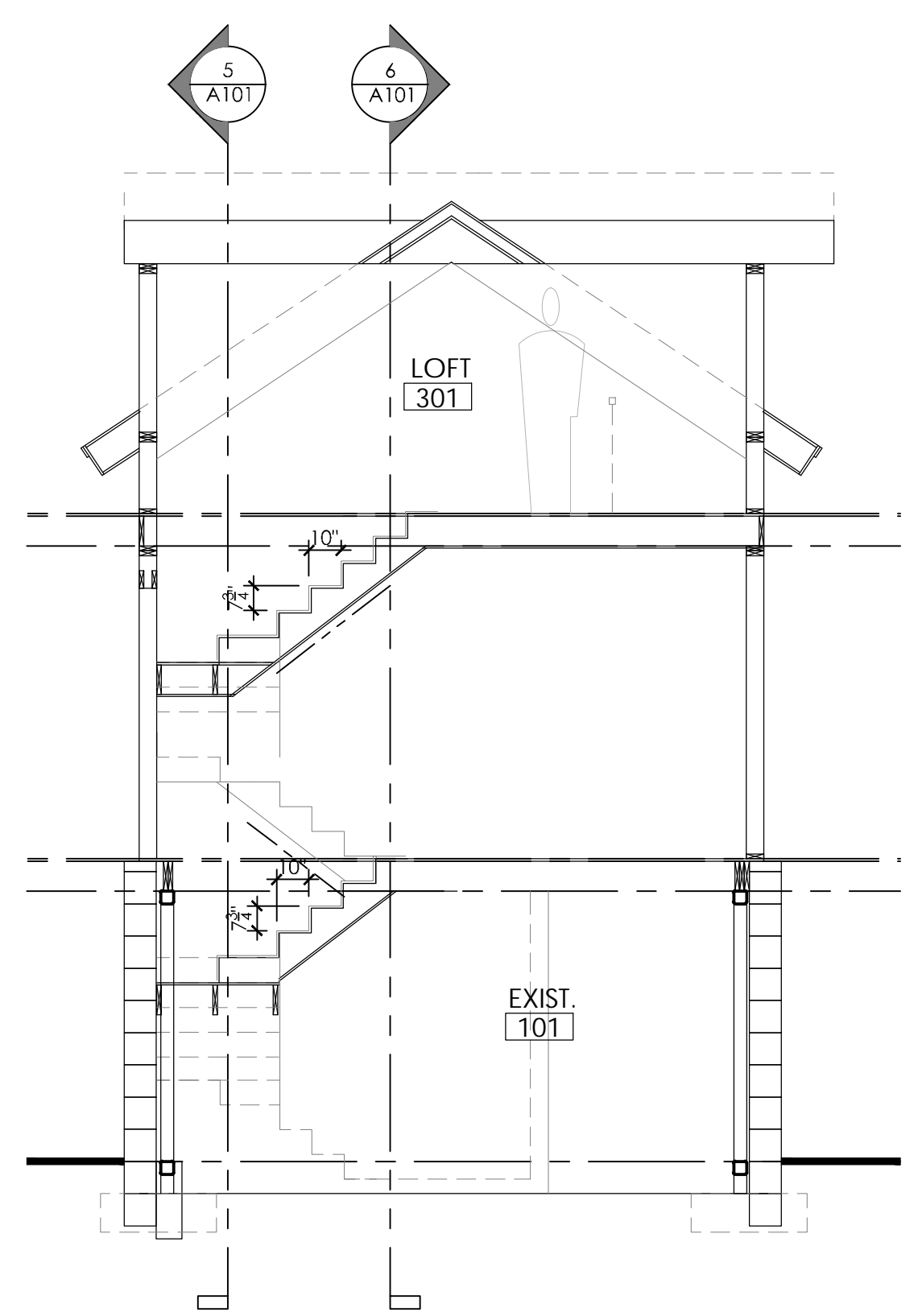
RELOCATE METER TO SIDE UNDER GABLE



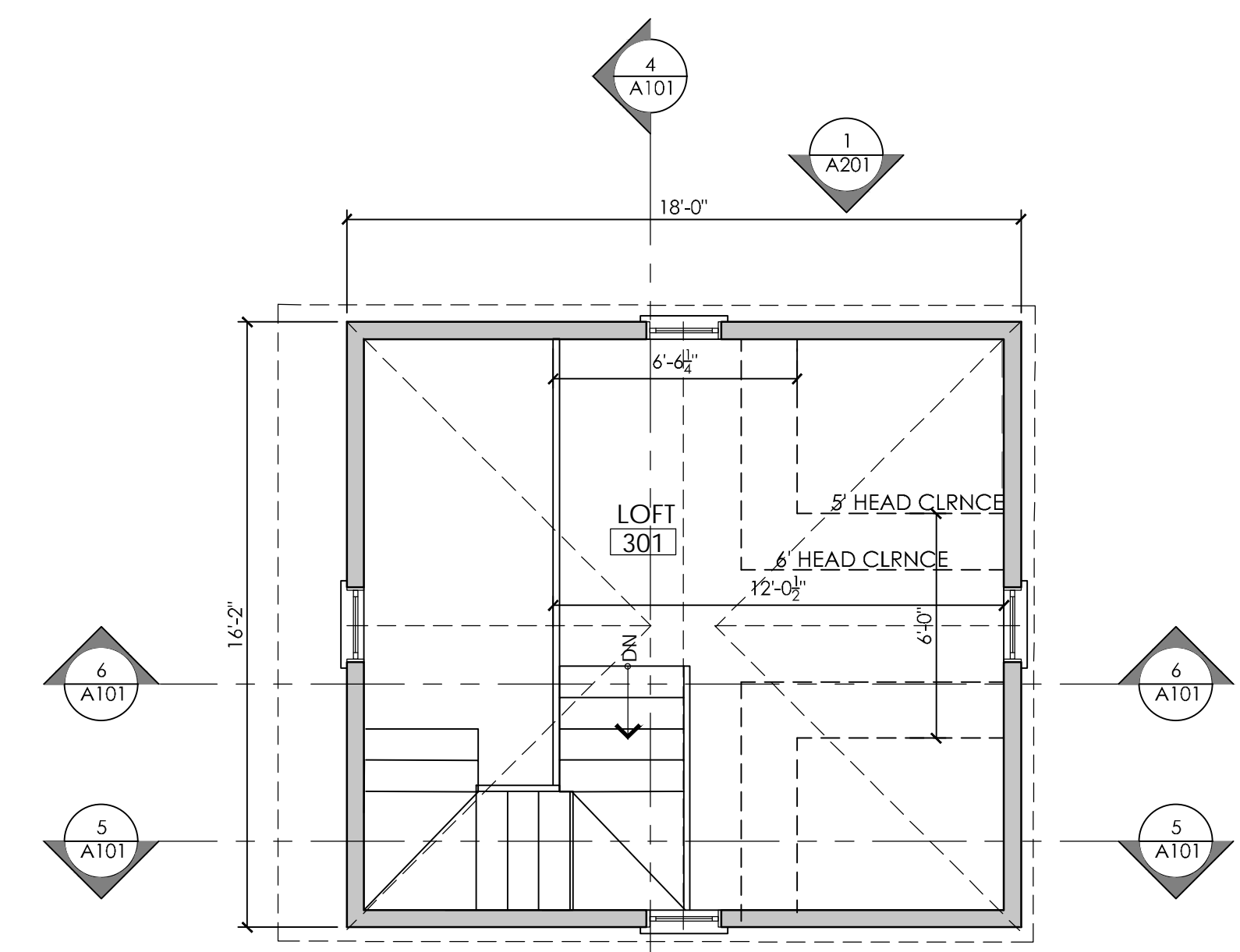
5 SECTION
1/2" = 1'-0"



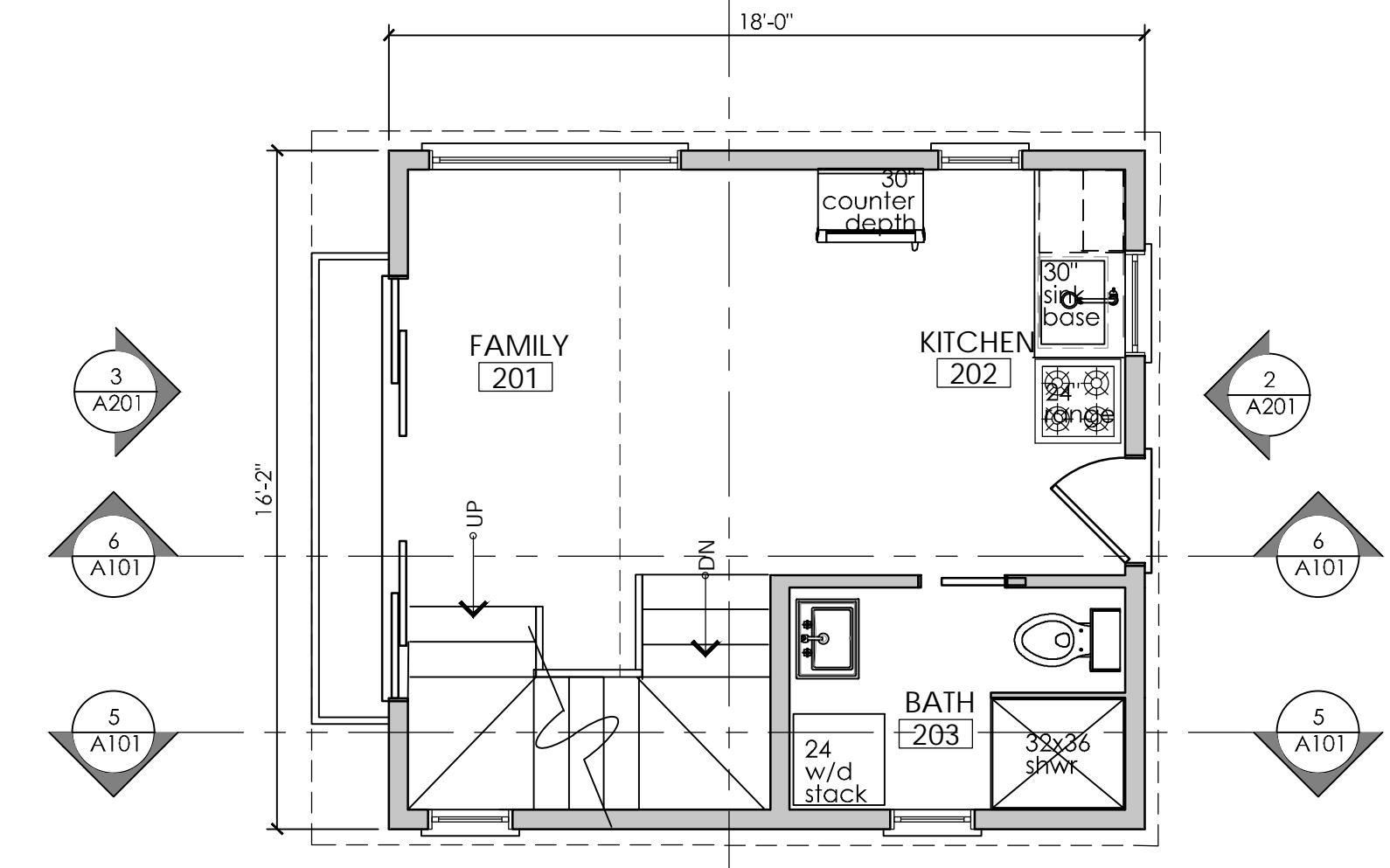
6 SECTION
1/2" = 1'-0"



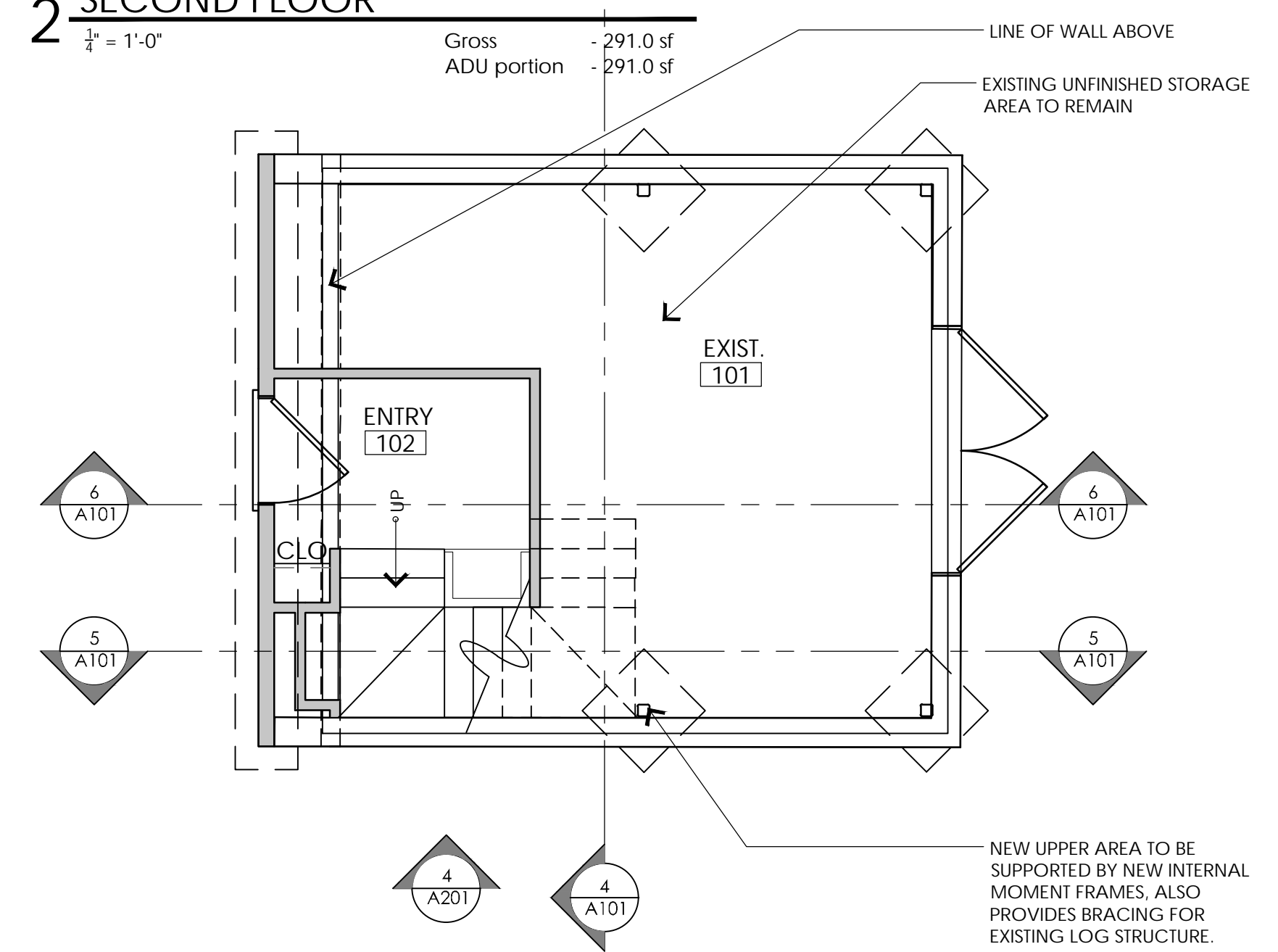
4 SECTION
1/2" = 1'-0"



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

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



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

Design Review Board Hearing

Faircloth Residence Carport Addition Conceptual Review / Variance Request 261 Main Street

Hearing Date:	July 22, 2020
File Name and Process:	Faircloth Carport Addition Conceptual Review / Variance Request
Owner/Applicant:	Heather Faircloth
Representative:	Tom Warzecha
Legal Description:	BOOCO Subdivision, Block F, Lot 12 and Part of Lot 13
Zoning:	Old Town Mixed-Use (Old Town Character Area)
Staff Member:	Scot Hunn, Planning Director Madison Harris, Planner I
Recommendation:	N/A – Conceptual Review

Staff Report

I. Summary of Request:

The Applicant, Heather Faircloth, requests review of a new carport structure located at the rear of the subject property, with direct access from Boulder Street. Existing conditions include a single-family residential structure facing Main Street, along with sheds, back yard area and a gravel parking area along Boulder Street at the rear of the lot.

The Applicant requests final plan review however staff is treating this review as a conceptual level review due to issues requiring a variance from Lot Coverage standards and plans that are missing final plan level of detail.

The design shows an 18' x 22' two-car, flat roofed carport with a building height of approximately 11-½ feet above existing grade as measured from the Boulder Street side (west elevation) of the structure; building height on the downhill or east side of the structure is shown at 21-½ feet above existing/proposed grade. The garage will be constructed over a lower level storage area. Both the carport and the storage area below will be open air rather than fully enclosed.

To necessitate the construction of the carport, the Applicants are also seeking a variance from Lot Coverage requirements. Lot coverage within the Mixed-Use Zone District is forty (40%) percent, with allowances up to 45% for development that includes “ground floor” commercial uses. The existing use is residential; staff is not aware of any commercial business operating from the ground floor of the home.

The site plan shows that the existing residence (building footprint) originally constructed in 1915 according Eagle County records along with outbuildings (shed structures) comply with maximum allowable lot (building) coverage. Based on the lot acreage of .086 acres (3,750 sq. ft. lot) the total *allowable* lot coverage is approximately 1,500 sq. ft. (40%). Existing lot coverage is estimated at approximately 1,367.75 sq. ft., or 36.5%.

Of note, the Applicant is proposing to remove the two existing shed structures, thus reducing the existing lot coverage by approximately 148 sq. ft. Additionally, the plans show a minor addition to an existing kitchen on the lower, ground level of the existing home. The area where the addition is proposed is under an existing, covered deck structure and should already be included in the building lot coverage for the existing home which underwent a major addition in the mid-1990's. Therefore, staff is not counting this additional habitable area in calculations.

Given those reductions or credits toward lot coverage for the property, the proposed 396 sq. ft. car port addition will still result in a maximum lot coverage of approximately 1,615 sq. ft., or 43%.

Staff has analyzed the existing lot coverages for all lots on this side of the 200 Block for comparison; that analysis is found under Section IV - *Applicable Standards and Design Guideline Criteria* starting on page 4 of this report.

Staff has not made any recommendations as this is a conceptual review intended to provide the applicant feedback with regard to the design and the variance request.

II. Summary of Process and Code Requirements:

As noted above, the Applicant is requesting review by the Design Review Board of proposed development plans for a new carport structure addition.

In addition, the Planning Commission is responsible for reviewing the variance request and for making a recommendation to the Town Council to approve or deny the variance request based on criteria for approval and specific “findings” listed within Section 16-21- 690 – *Variances* of the Town Code (detailed below under Section IV with staff analysis).

III. Zoning Analysis:

Zoning

The subject property is located within the “Old Town Character Area” Mixed-Use Zone District. The purpose of the Old Town Mixed-Use Zone District is to:

“...provide sites for combined residential and low-impact commercial and service uses which maintain a predominantly residential appearance. This area can accommodate reasonable growth where land and services are available and when services and amenities are needed for residents and visitors.”

- Town of Minturn Town Code Section 16-6-40

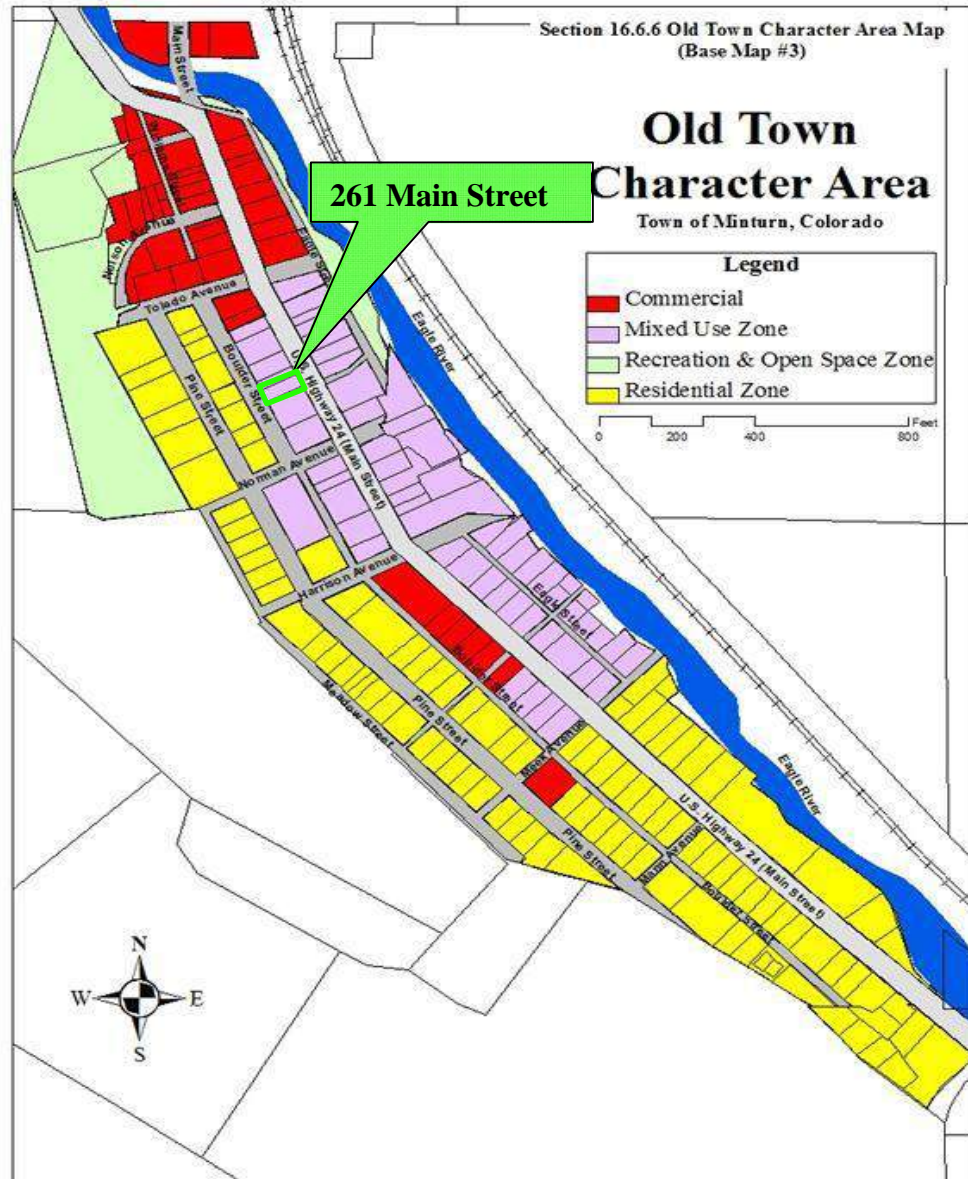


Figure 1: Old Town Character Area Zoning Map

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:	5,000 sq. ft.	3,750 sq. ft.
Maximum Building Height:	28 feet	21.5 feet
Minimum Front Setback:	10 feet	No Change
Minimum Side Setback:	5 feet	5+ feet
Minimum Rear Setback:	10 feet	10+ feet
Maximum Lot Coverage:	40% (1,500 sq. ft.)	1,368 sq. ft. (36.5%) Existing 1,615 sq. ft. (43%) Proposed
Maximum Impervious Coverage:	No Limit in Old Town Mixed-Use	Unknown
Minimum Snow Storage Area:	5% of Driveway Area (6.5 sq. ft.)	Unknown
Parking:	1-2 spaces	4-5 spaces

IV. Applicable Standards and Design Guideline Criteria:

Design

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

Snow Storage and Orientation of Buildings and Roof Forms

The design guidelines encourage designs that take into account snow storage and snow shed from roof structures as a result of building and roof form orientation to neighboring properties. The Applicants are proposing a flat roof over the carport and the site plan does not detail how or where snow storage will be accommodated on the site. Staff suggests that details regarding how snow will be managed are outstanding and should be discussed by the Design Review Board and Applicant. A minimum of 5% of the parking area (driveway areas) should be reserved on-site for snow storage.

Mass and Form

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

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

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

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

-Town of Minturn Design Guidelines

Staff Response:

Staff suggests the design and scale of the proposed carport structure is generally complimentary to the existing single-family residential structure as well as adjacent properties and improvements. The placement of the proposed carport relative to the edge of pavement of Boulder Street is similar, if not more compliant than, other improvements on adjacent properties and the plans show the proposed structure clearly within rear and side yard setbacks. The design shows prominent overhanging eaves for the roof. Details regarding exterior materials, textures, orientation and colors should be provided for further review the DRB.

Variance

The Town Code provides the following purpose, intent and criteria for the approval of a variance:

Sec. 16-21-690. - Variances.

(a) Purpose of provisions; limitations.

- (1) In order to prevent or to lessen such practical difficulties and unnecessary physical hardships inconsistent with the objectives of this Chapter as would result from strict or literal interpretation and enforcement, variances from certain regulations may be granted. Cost or inconvenience to the applicant of strict or literal compliance with a regulation shall not be a reason for granting a variance.*
- (2) Variances may be granted only with respect to the development standards prescribed for each zone, including lot area and site dimensions, setbacks, distances between buildings, height, density, site coverage, usable open space, landscaping, site development and parking and loading requirements.*
- (3) The power to extend variances does not extend to the use regulations prescribed for each district because the flexibility necessary to avoid results inconsistent with the objectives of this Chapter is provided by Sections 16-21-620, Conditional Use Permits, and Division 3 of this Article, Amendments to text of Land Use Regulations or Character Area and Zone District Map.”*

- (c) Approval criteria.*** *Before acting on a variance application, the Planning Commission and the Zoning Board of Appeals shall consider the following factors*

with respect to the requested variance:

- (1) The relationship of the requested variance to other existing or potential uses and structures in the vicinity;*
- (2) The degree to which relief from the strict or literal interpretation and enforcement of a specified regulation is necessary to achieve compatibility and uniformity of treatment among sites in the vicinity, or to attain the objectives of this Chapter without grant of special privilege;*
- (3) The effect of the requested variance on light and air, distribution of population, transportation and traffic facilities, public facilities and utilities and public safety; and*
- (4) Such other factors and criteria as the Planning Commission and Zoning Board of Appeals deem applicable to the proposed variance.*

(d) Findings required. *The Planning Commission and Zoning Board of Appeals shall 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 this Chapter;*
- (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 this Chapter.*
- (4) There is no substantial impairment to the public that would result from the granting of the variance.”*

Staff Response:

As noted above, the Planning Commission must make positive findings for all four variance criteria. Although no one criterion should be weighted differently or considered more important, the first two criteria are typically the most difficult to establish.

In this instance, the Applicant will be required to demonstrate an ‘extraordinary circumstance,’ ‘physical hardship,’ and/or ‘practical difficulty’ exists on the subject property or in relation to the project when the regulations are applied strictly and literally.

Staff has analyzed neighboring properties located on the 200 Block of Main Street and has found the following:

- Although the subject property is sub-standard in size (minimum lot size in the MU zone district is 5,000 sq. ft. and the subject property is 3,750 sq. ft.) other lots in the area are also sub-standard.
- The average size of residential and mixed-use zoned lots on that block is estimated at 2,145 sq. ft. while the average lot coverage is just under 36% (including single-family and multi-family development within the Mixed-Use Zone District and not including commercially zoned lots).

Address	Zoning	Allowed Lot Cover	Use	Ac	Lot Sq. Ft.	Bld Sq. Ft.	Lot cover %
201 Main	Commercial	80%	MU/Comm		4798	3684.8	76.8
211 Main	Commercial	80%	Comm	0.092	4007.52	2434.4	60.75
221 Main	Mixed Use	40-45%	Res	0.08	3484.8	1550.7	44.5
231 Main	Mixed Use	40-45%	Res	0.172	7492.32	1496.6	19.98
244-246 Main	Mixed Use	40-45%	MF		5293.3	2174.8	41.09
251 Main	Mixed Use	40-45%	Res	0.057	2482.92	797.3	32.11
261 Main	Mixed Use	40-45%	Res	0.086	3,746	1219.91	36.47
271 Main	Mixed Use	40-45%	MF		9070.8	3594.2	39.62
291 Main	Mixed Use	40-45%	MU/Comm	0.172	7492.32	4187.1	55.89
Range:			19.98%-76.80%				
Total Average:			45.24%				
MU/Comm Average:			64.48%				
Res Average (including MF):			35.61%				
MF Average:			40.36%				
Res Average:			33.25%				

Figure 2: West Side 200 Block Lot Coverage Analysis

Staff suggests that while the subject property is substandard in size, it is not substantially different, extraordinary or unique in terms of size or shape relative to other lots in the area. And, theoretically, the project could be re-designed (the carport could be reduced in size/footprint) to ensure compliance with lot coverage standard of 40%; put another way, the Applicant needs to establish why or how this proposal presents a practical difficulty.

Yet, staff also respectfully suggests that the Planning Commission consider the amount of relief sought (43% lot cover, or an additional 3%) relative to existing lot sizes and lot coverage totals for neighboring properties, along with other goals and objectives of the Town regarding the provision of off-street parking. Currently, the home provides one garage space accessed off of Main Street, with a gravel parking area accessed off of Boulder Avenue.

Similarly, the Planning Commission should consider, at a conceptual level, whether the requested variance will cause harm to the public or injure the intent and purposes of the zoning code.

V. Outstanding Issues and Areas of Non-Conformance:

Outstanding Issues or Required Plan Revisions

The following details should be shown on final plans presented to the Design Review Board:

- Proposed exterior materials, colors and light fixtures. (Note: the plans state that exterior materials will match those on the existing home, however the plans should show/detail materials, material sizes/dimensions, textures, orientation (horizontal or vertical) and colors.)
- Proposed grading and drainage.
- Proposed revegetation and any new landscaping (plantings, groundcover or xeriscape).
- Proposed exterior lighting.

Additionally, as with most applications in Minturn, particularly proposals involving new structures on existing lots or variance requests for increased lot or impervious area, snow storage is a concern to staff. The plans show a flat roof with overhangs projecting to rear and side property lines, with no apparent snow storage areas on either side of the carport. If there are no practical options for storing snow on the subject property, staff respectfully suggests that heat melt of the driveway apron/surface should be considered or that the Applicant provide a plan for snow removal by a third-party contractor.

VI. Staff Recommendation and Suggested Conditions: N/A - Conceptual

Plans for 261 Main Street do not comply with applicable provisions of Chapter 16 due to lot coverage issues. Yet, the proposal is generally similar to existing improvements and conditions along Boulder Street. Importantly, the proposed carport structure will alleviate parking issues along Boulder Street and the surrounding area and, therefore, may accomplish other Town goals and policy objectives.

However, it is incumbent on the Applicant to demonstrate that exceptional or extraordinary circumstances exist; that, if the code is applied literally, a practical difficulty or hardship exists; and, that if a variance is granted, the variance is not detrimental to the public good and the purposes of Chapter 16 – Zoning, are not injured.

In the event the Planning Commission chooses endorses the plans and the variance request at a conceptual level – allowing the Applicant to proceed to a final plan level of review, staff offers the following suggested conditions:

1. The Applicant shall provide final grading and drainage details in accordance with the requirements of Appendix C – Engineering Standards of the Minturn Municipal Code.
2. The Applicant shall revise the site plan to show how snow storage will be accommodated on-site and/or how snow will be treated (snowmelt) or removed if storage is not feasible on the subject property.
3. The Applicant shall provide a revegetation and landscaping plan.
4. The Applicant shall provide final details for all exterior materials, textures, colors and specifications for exterior light fixtures.



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:			
Heather Khrst Faircloth			
Project Location			
Street Address: 261 main St.			
Zoning: Commercial/Residential		Parcel Number(s): 2103 263 12003	
Application Request:			
Add a garage to back of the lot off Boulder street			
Applicant:			
Name: WARZECHA Art Inc.			
Mailing Address:			
P.O. 1384 Vail Co			
Phone: 970 390 3674		Email: wai04@comcast.net	
Property Owner:			
Name: Heather Khrst Faircloth			
Mailing Address:			
Phone:		Email: fairclothk@icloud.com	
Required Information:			
Lot Size: 3780	Type of Residence (Single Family, ADU, Duplex) Single	# of Bedrooms 3	# On-site Parking Spaces 1
# of Stories: 2	Snow storage sq ft:	Building Footprint sq ft: 1219.91	Total sq ft Impervious Surface: 1651,71 Proposed
Signature:			
Fee Paid: _____	Date Received: _____	Planner: _____	

To the Minturn Planning and Zoning,

We are proposing a garage at 261 main street that will provide onsite parking.

The project is inside the setbacks requirements and coincides with the existing neighbors (reference pictures of lot coverage and parking)

The lot size is small 3700 sqft and the project is 4% over lot coverage, however, the neighbors are also over lot coverage so this projects seems to be in character with the existing neighbors.

Thank you,

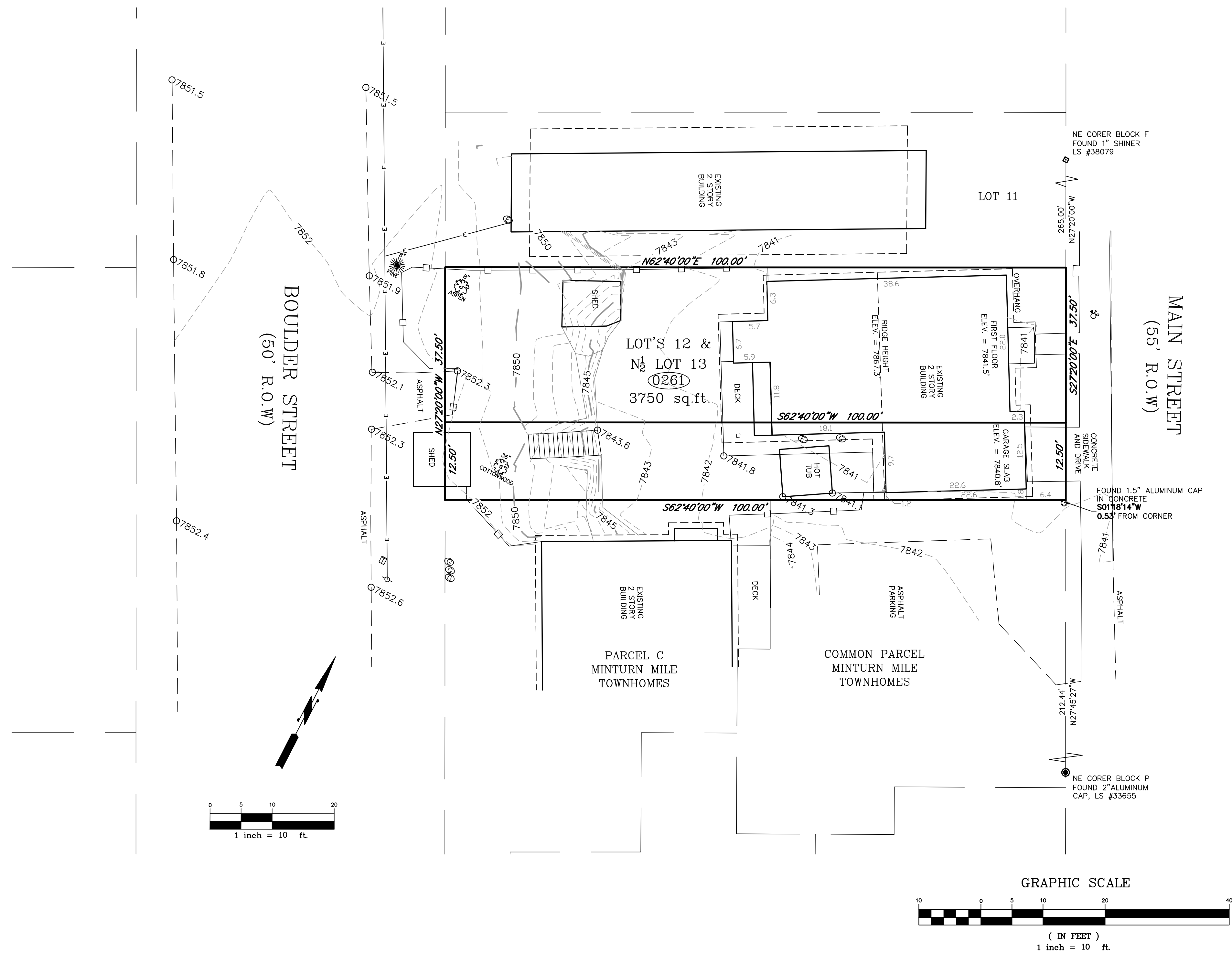
Tom Warzecha

970-390-3674

TOPOGRAPHIC SURVEY

Lot 12 and N $\frac{1}{2}$ LOT 13, Block F, Booco's Addition To Minturn

Located in Section 26, T5S, R81W, 6th P.M.
Town of Minturn, Eagle County, Colorado



LEGAL DESCRIPTION:

Lot 12 and the Northerly $\frac{1}{2}$ Lot 13, Block F, Plat of Booco's Addition to Minturn, dated February 14, 1891, according to the plat thereof, recorded under Reception No. 9109, in the Office of the Clerk and Recorder, Eagle County, Colorado.

NOTES:

- 1) Survey Date: June 14, 2018.
- 2) Street Address: 261 Main Street. (posted)
- 4) Record easements, legal description, and rights-of-way shown hereon were derived from above referenced Final Plat, monuments found at the time of the survey and Warranty Deed Reception No. 201606076. This survey does not constitute a boundary survey nor any investigation into record easements or encumbrances associated with this property.
- 5) This survey was performed using U.S. Survey Feet.
- 6) This is not a monumented survey, Land Survey Plat, or Improvement Survey plat. No boundary resolution was performed in making this survey. All lot lines, setback lines, and easement lines shown hereon should be considered approximate and should not be relied upon for the placement of any future improvements.
- 7) 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.
- 8) Benchmark: Derived from NGS S-280 with an Elevation = 7894.5 and the first floor elevation shown hereon is relative thereto.

CERTIFICATION

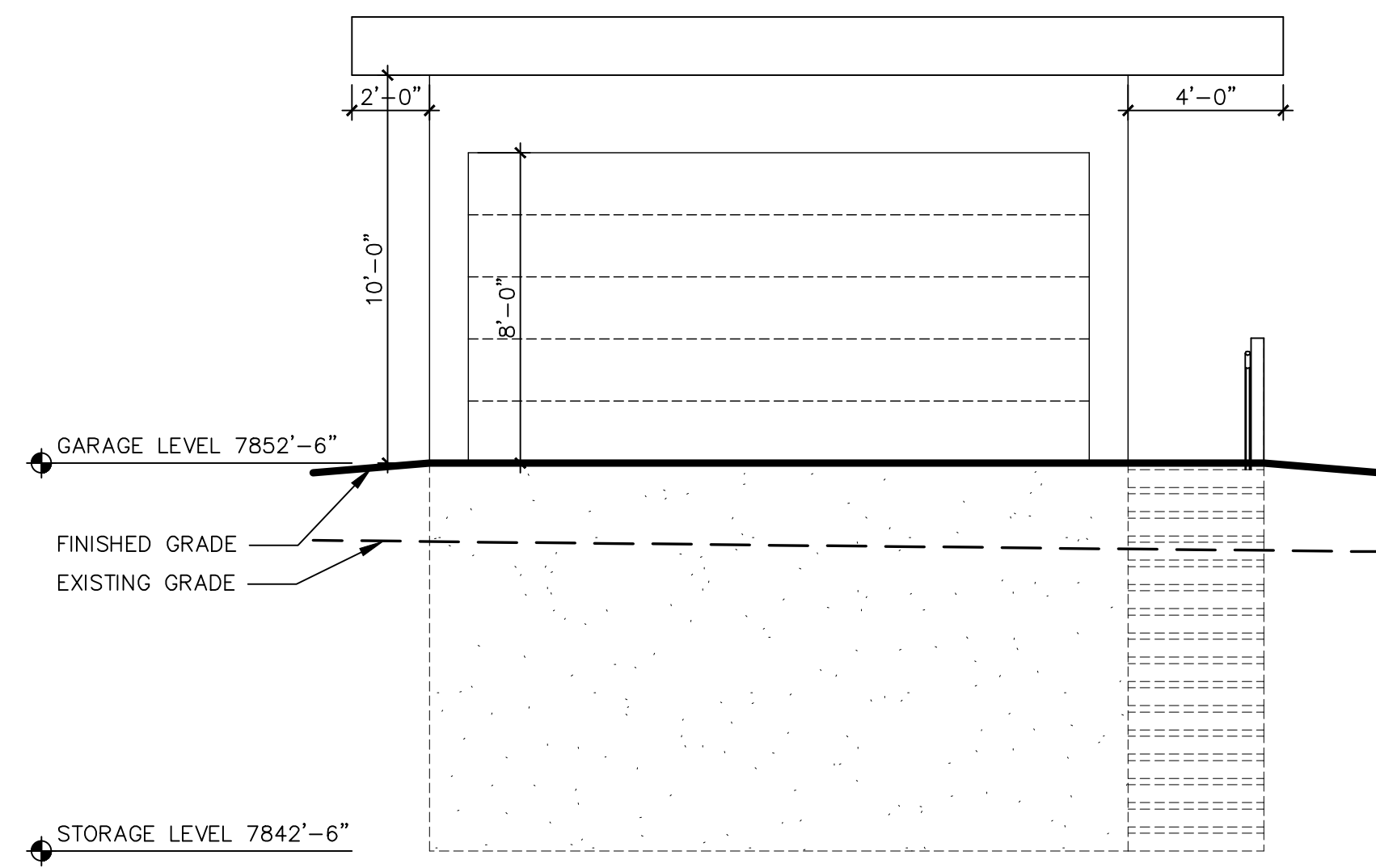
I, Randall P. Kipp, a Registered Professional Land Surveyor in the State of Colorado, hereby certify that this TOPOGRAPHIC SURVEY was done by me or under my direct supervision, and that it was performed using the standard care and practice used in the area at the time of the survey. The Notes hereon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



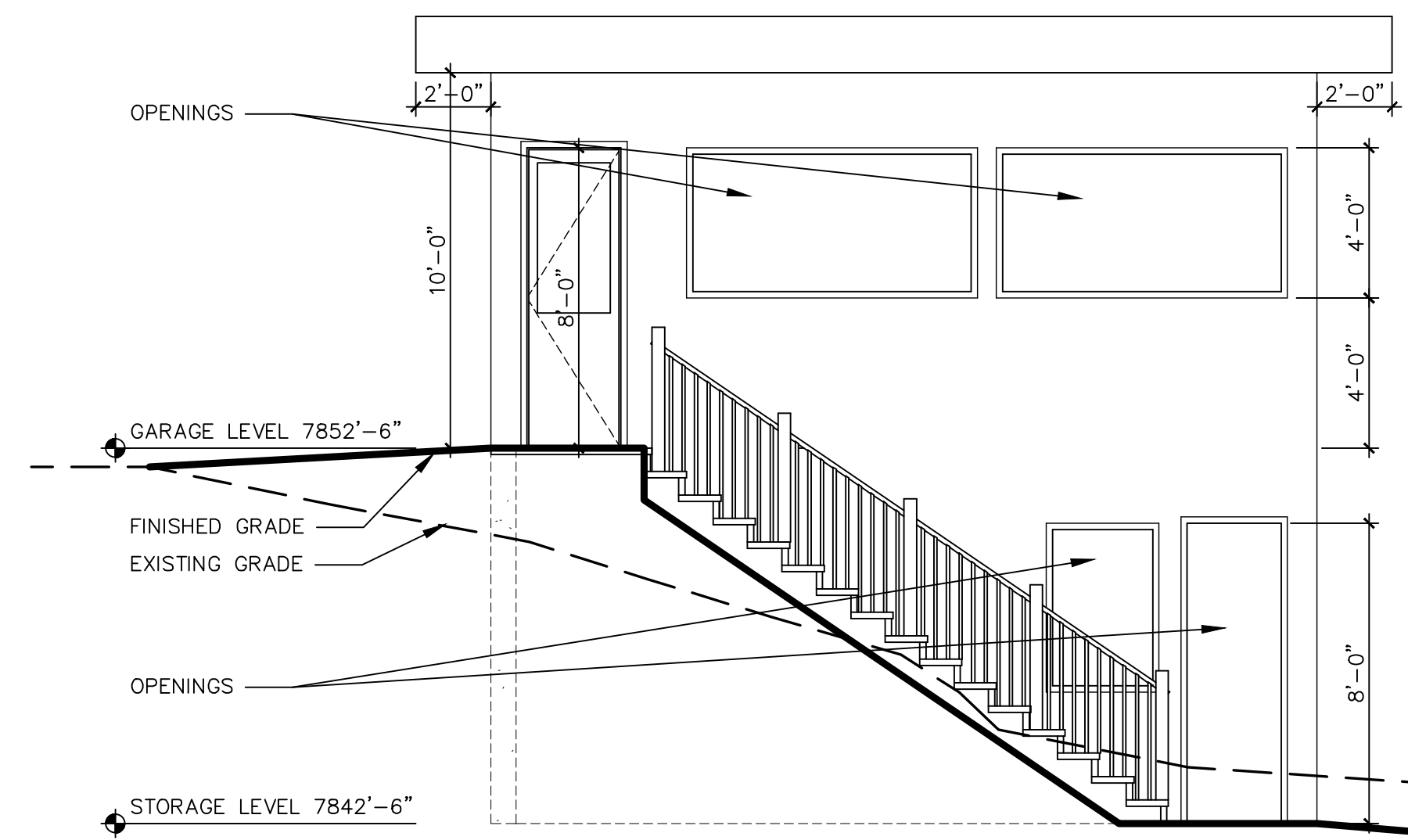
Randall P. Kipp
P.L.S. No. 38079
Colorado Professional
Land Surveyor

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered 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.

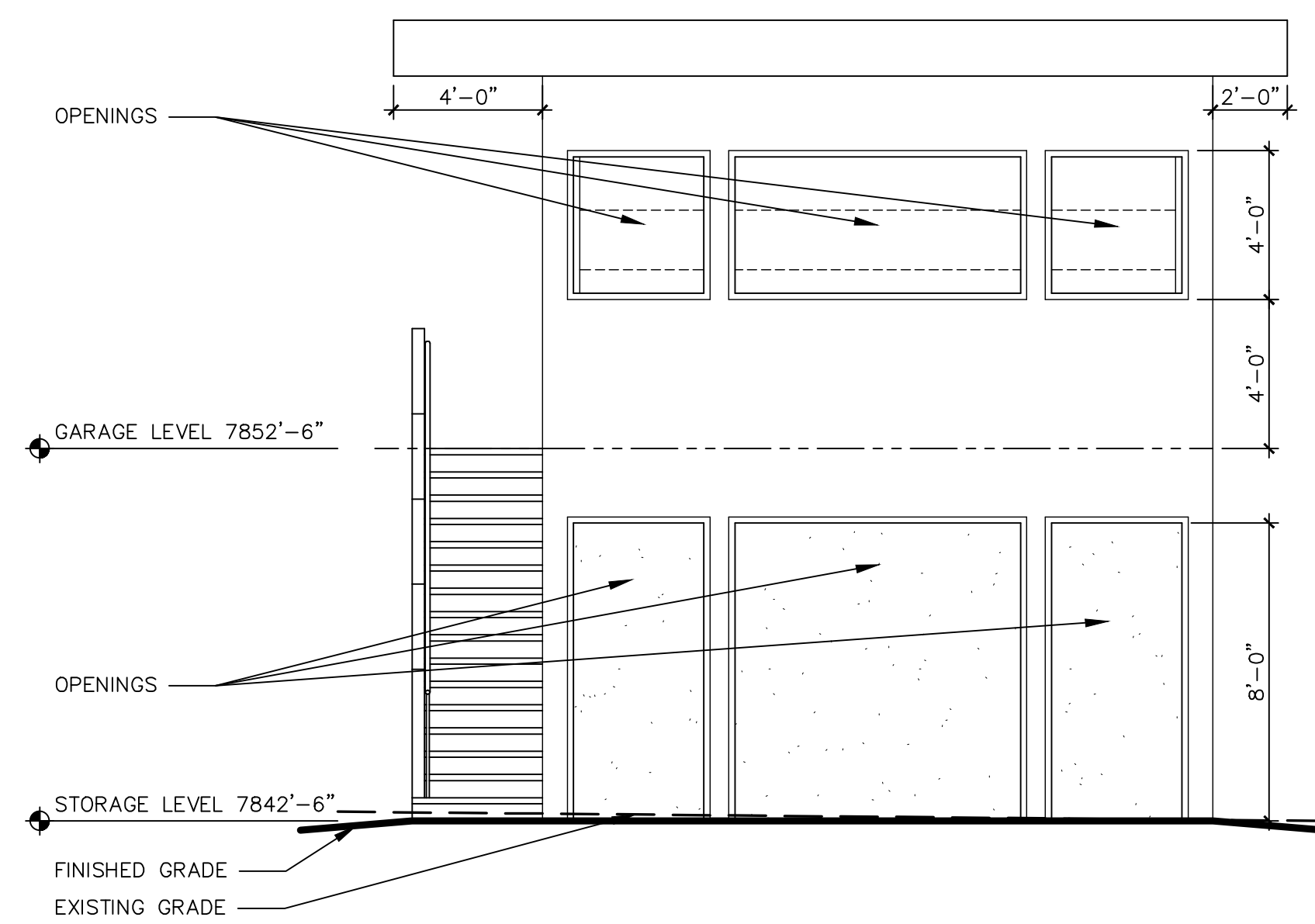
KIPP LAND SURVEYING		TOPOGRAPHIC SURVEY	
RANDY KIPP P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com		LOT 12 AND N $\frac{1}{2}$ LOT 13, BLOCK F Booco's Addition To Minturn Town of Minturn, Eagle County, Colorado	
DRAWN BY: RPK	DATE: 6/18/18		
SHEET: 1 OF 1		18116 L12N13 TOPO DWG NO.:	



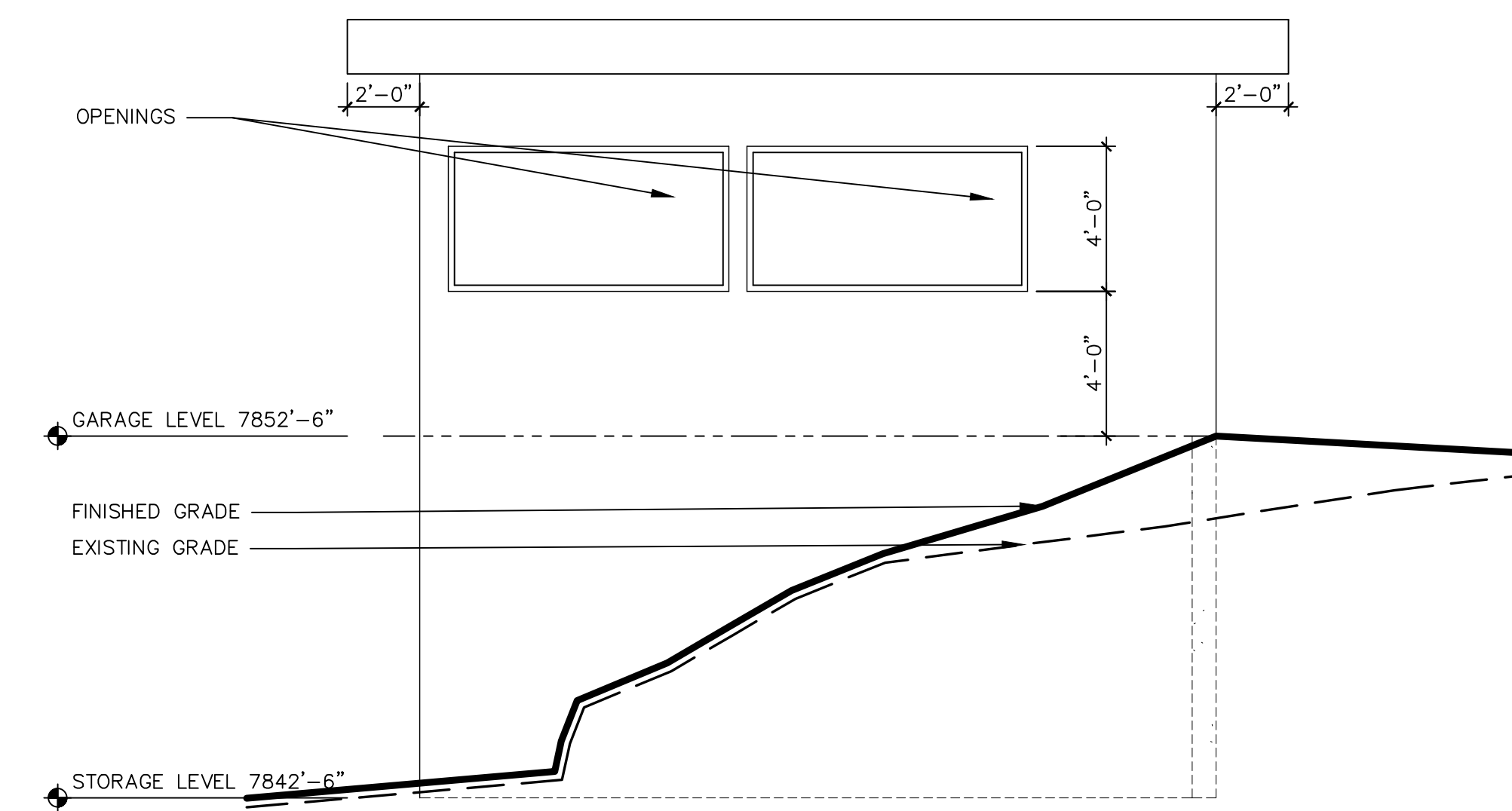
1 SOUTHWEST GARAGE ELEVATION
 1/4" = 1'-0"
 NOTE: MATCH EXISTING MATERIALS OF MAIN RESIDENCE:
 SIDING, TRIM, ROOFING ECT.



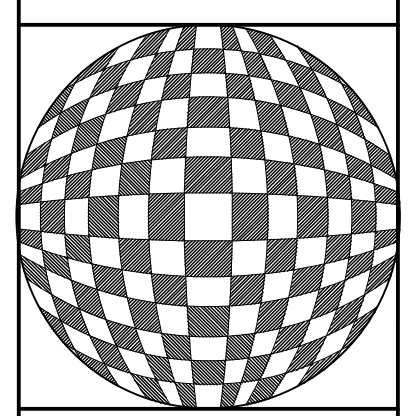
2 SOUTHEAST GARAGE ELEVATION
 1/4" = 1'-0"
 NOTE: MATCH EXISTING MATERIALS OF MAIN RESIDENCE:
 SIDING, TRIM, ROOFING ECT.



3 NORTHEAST GARAGE ELEVATION
 1/4" = 1'-0"
 NOTE: MATCH EXISTING MATERIALS OF MAIN RESIDENCE:
 SIDING, TRIM, ROOFING ECT.



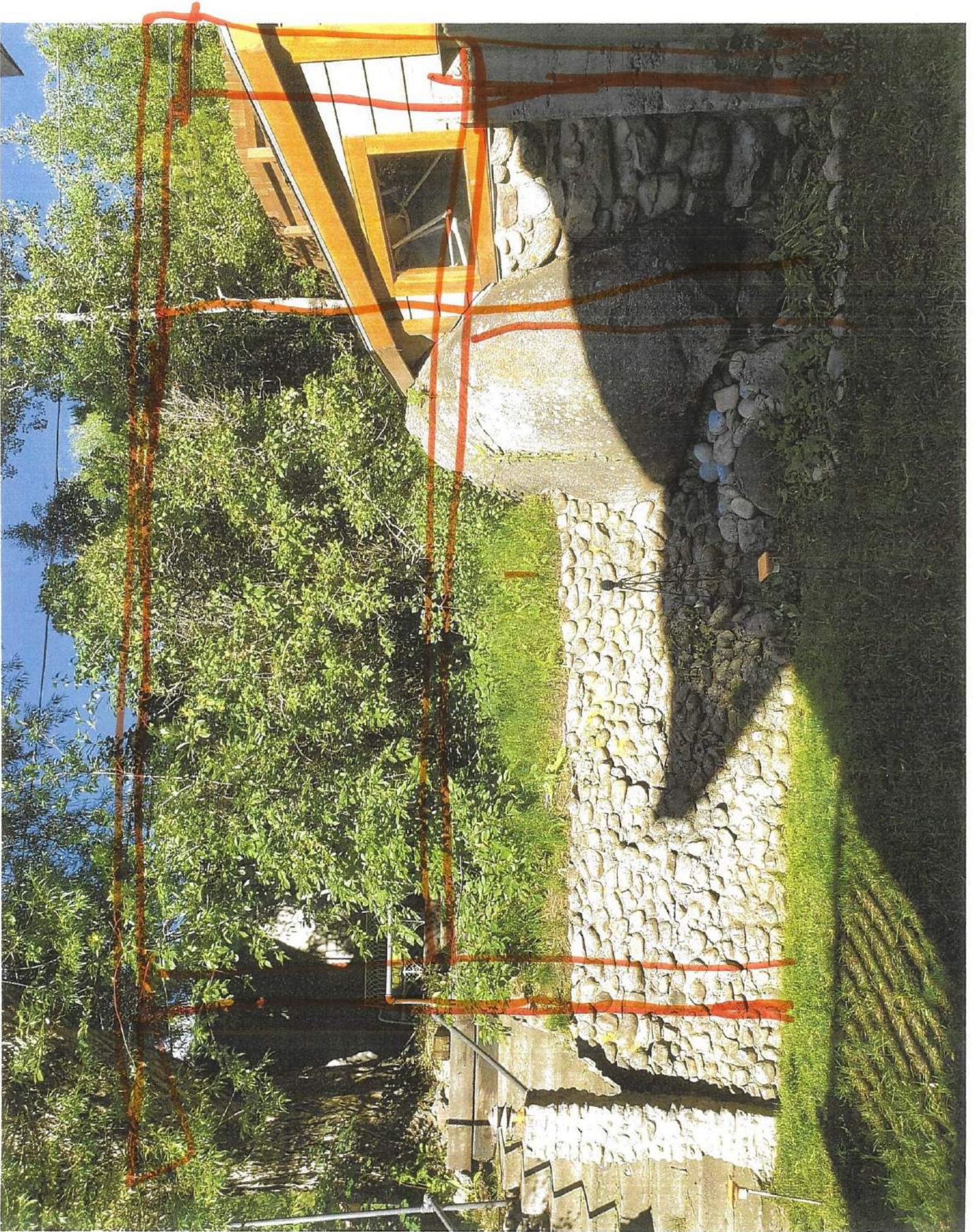
4 NORTHWEST GARAGE ELEVATION
 1/4" = 1'-0"
 NOTE: MATCH EXISTING MATERIALS OF MAIN RESIDENCE:
 SIDING, TRIM, ROOFING ECT.



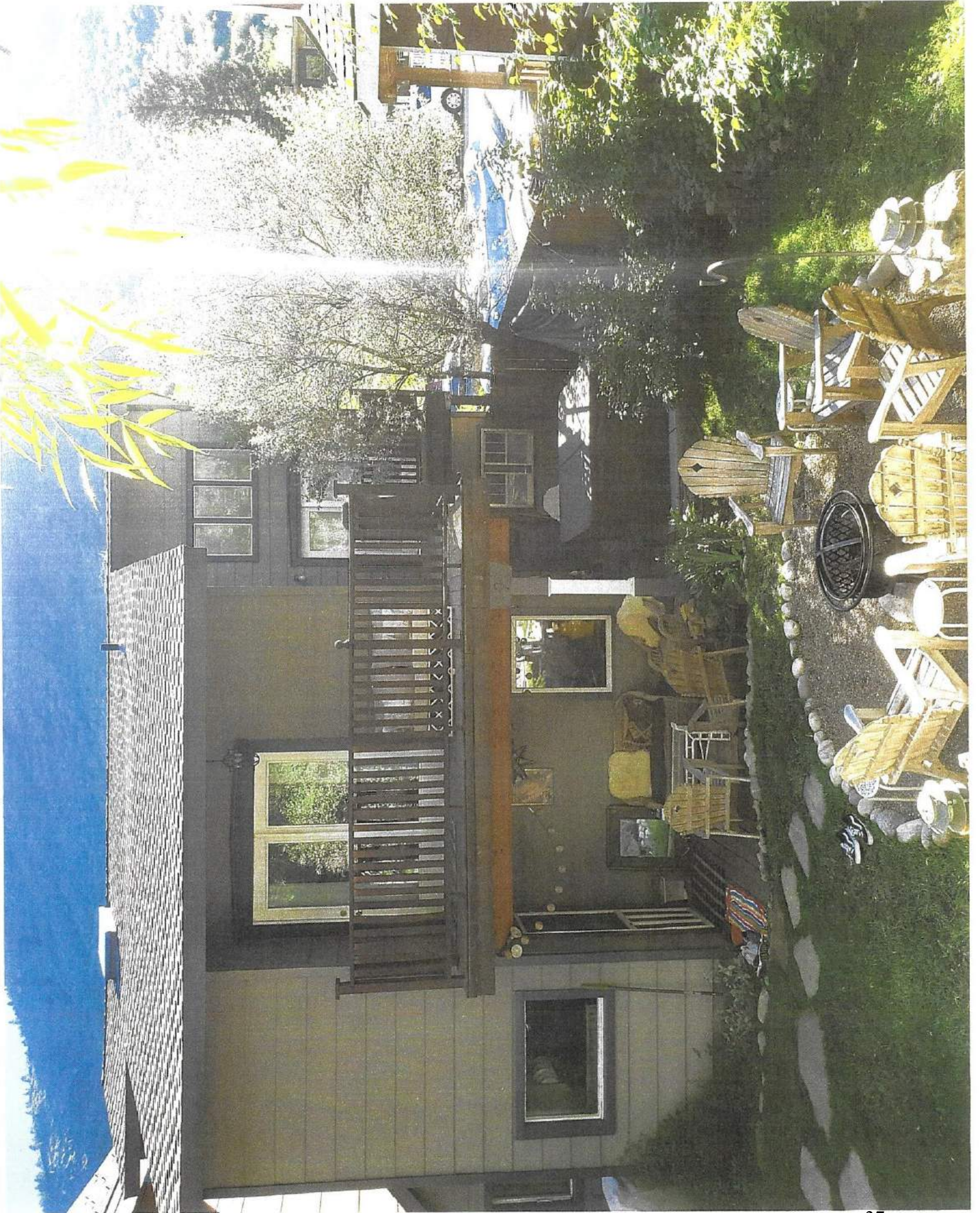
GARAGE ADDITION
 261 MAIN STREET
 MINTURN COLORADO 81645

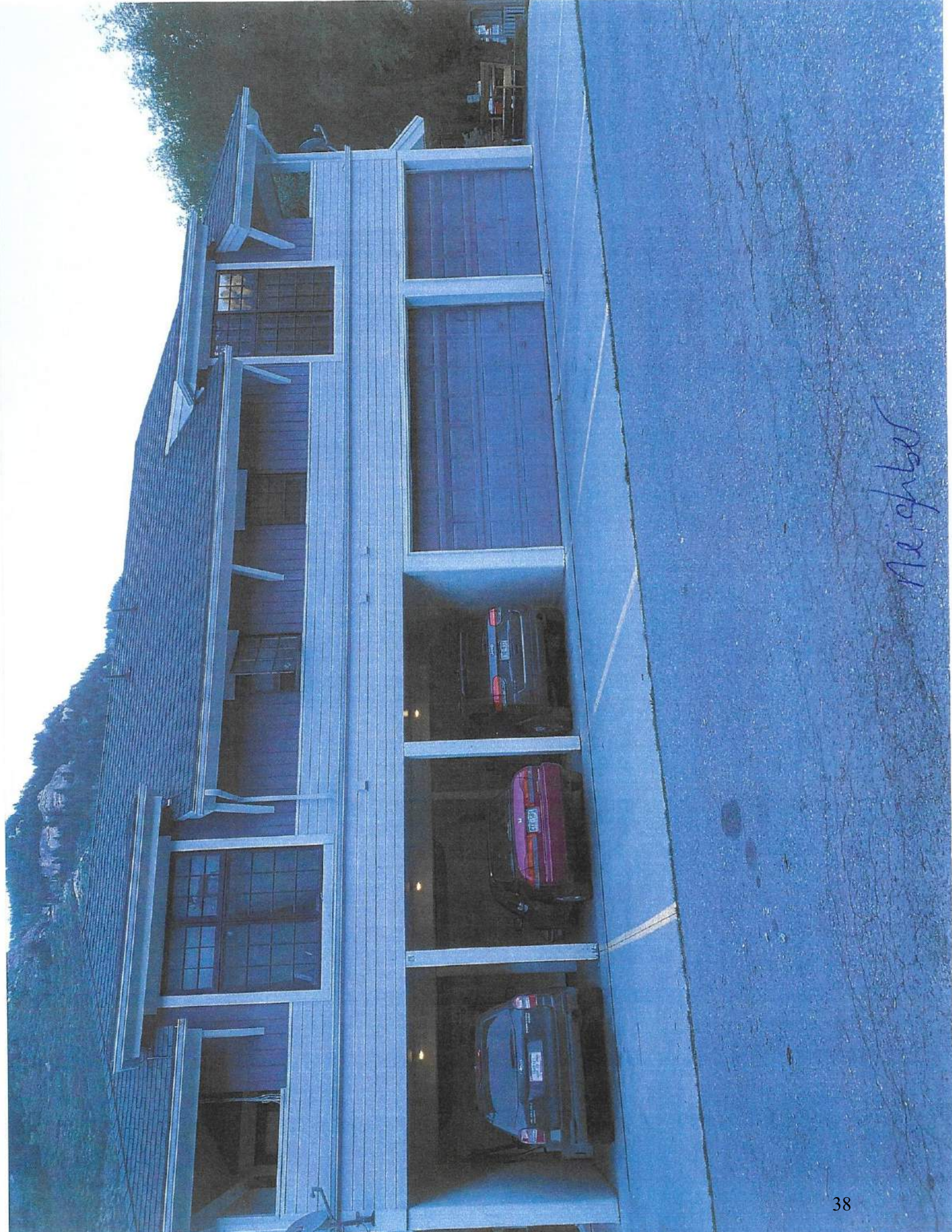
JOB NUMBER	20-5
DRAWN BY	TH
DATE	JUNE 19, 2020
SCALE	CON1
REVISION DATE	INITIAL





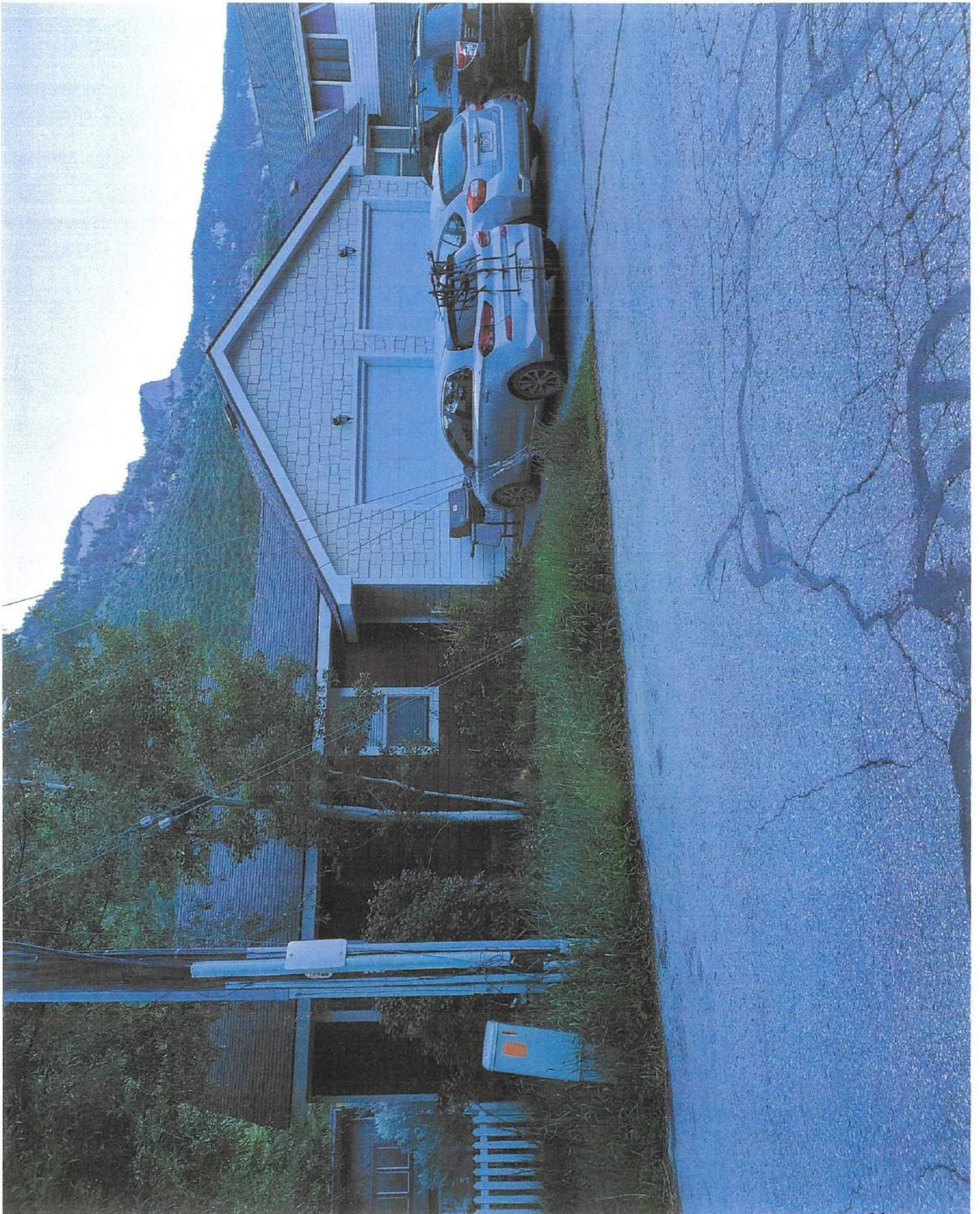






Neighbors

Reighor



Neighbor



Neighbor



neighbor





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



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

Design Review Board Hearing

Engel & Perkins Residence – Final Plan Review 540 Taylor Avenue

Hearing Date:	July 22, 2020
File Name and Process:	Engel-Perkins Single-Family Residence Final Plan Review
Owner/Applicant:	Andrew Engel and Allie Perkins
Representative:	Weston Bierma, Range Mountain Homes
Legal Description:	Lot 17, Sullivan Subdivision
Zoning:	Game Creek Character Area - Residential
Staff Member:	Scot Hunn, Planning Director

Staff Report

I. Summary of Request:

The Applicants, Andrew Engel and Allie Perkins, request Final Plan review of a new, three-bedroom single-family residence located at 540 Taylor Avenue. Although the DRB has not reviewed any conceptual plans, the Applicants have 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 allowing staff to conduct a final plan level review of the project.

The plans show a modular structure placed over a poured foundation, with a two-car garage and parking in the driveway. With the exception of a proposed concrete retaining wall located at the rear of the structure, the building and all other improvements are shown within setbacks on this .148-acre (6,447 sq. ft.) lot located within the Game Creek Character Area – Residential Zone District.

The elevation drawings indicate exterior materials and design that comply with the design intent of the Town’s guidelines. Proposed building height is shown at approximately twenty-five (25’) feet above existing grade, while site and landscape plans appear to demonstrate proper grading, drainage and re-vegetation of the site.

The Town Engineer (Brad Stempihar, Intermountain Engineering) has provided comments (attached), with a list of items and issues that must be resolved prior to or concurrent with building permit application. Of note are issues related to overall impervious coverage, driveway width and technical details related to proposed grading, retainage and drainage that should be addressed prior to or concurrent with final review (building permit application).

According to staff’s analysis of development standards and dimensional limitations in Section III below, proposed improvements are generally compliant with setbacks and lot coverage limits, parking requirements, and maximum building height. However, the driveway appears to be wider than allowed by the Minturn Municipal Code, which may also be contributing to impervious coverage limits that appear to be slightly over the 50% allowable amount of the lot covered by building and driveway/impervious materials.

Last, the Town Public Works department suggests that more snow storage areas be shown on the property (on either side of the driveway).

Staff is **recommending approval, with conditions**, at a Final Plan level.

II. Summary of Process and Code Requirements:

This is a Final Plan-level of review for a new single-family residence. This is a formal hearing to allow the Planning Commission, acting as the Design Review Board, as well as staff and members of the public to understand the final details of the proposal; and, for the Applicant to respond to any recommended or requested changes to the plans following Concept Plan review. This is also the time for the Planning Commission to make a formal recommendation to approve or deny the application.

No variances are required or proposed to accommodate the proposed improvements.

Approval Criteria and Findings

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 proposed Final Plans for 540 Taylor Avenue meet the required findings 'a,' 'b,' and 'c.'

III. Zoning Analysis:

Zoning

The subject property is located within the "Game Creek Character Area" Residential Zone District. The purpose of the Game Creek Residential Zone District is to:

“(a) The Taylor Avenue neighborhood is characterized by a traditional lot-and-block layout with single-family residences. The residences are typically one (1) and two (2) stories, without buildings and good views to the west. The existing residential neighborhood overlooks the rail yard or the Game Creek PUD Holding Zone.

“(b) The purpose of this area is to provide for continued residential use and redevelopment that preserve the small-town residential character and scale of the neighborhood. An objective is to retain the residential areas as a quiet and safe neighborhood while allowing for accessory apartments and limited home-based occupation to encourage permanent residency.”

- Town of Minturn Town Code Section 16-12-20

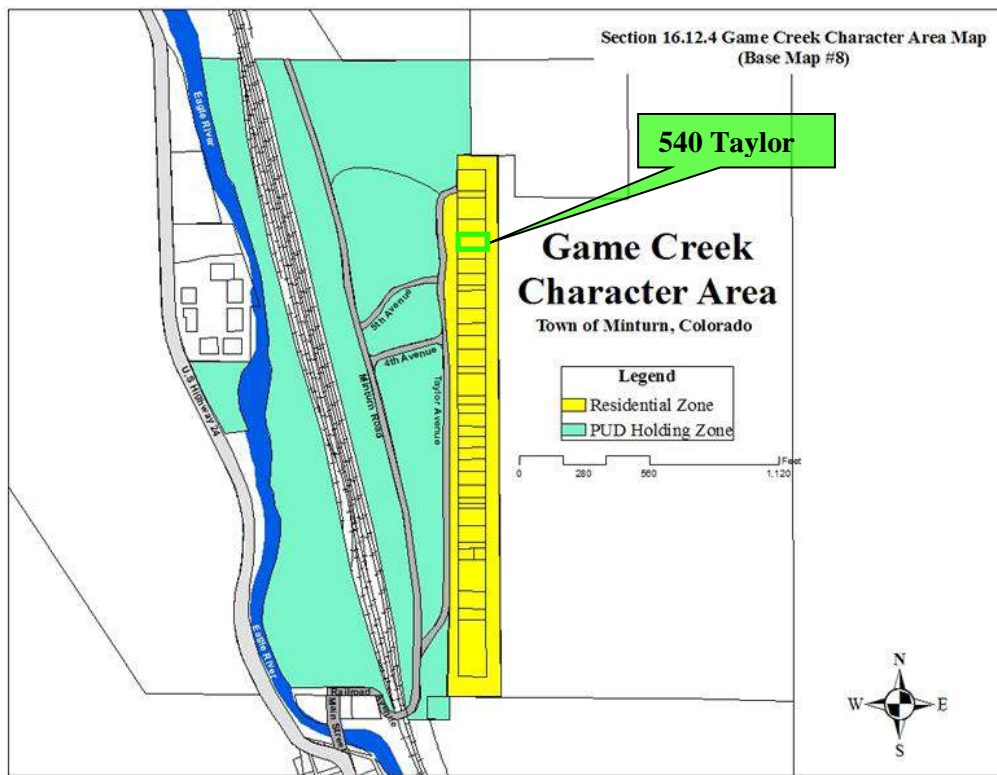


Figure 1: Game Creek Character Area Zoning Map

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:	5,000 sq. ft.	6,447 sq. ft. (.148 ac.)
Maximum Building Height:	28 feet	25 feet (approx.)
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% (2,579 sq. ft.)	2,057 sq. ft. (32%) Proposed
Maximum Impervious Coverage:	50% (3,224 sq. ft.)	3,412 sq. ft. (53%) Proposed
Minimum Snow Storage Area:	5% of Driveway (900 sq. ft. x .05 = 45 sq. ft.)	Unknown
Parking:	2 spaces	4-6 spaces

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, thus allowing for full use of side yard areas for snow shed and drainage. Likewise, the site plan and final grading and drainage details generally demonstrate that proper (positive) grading will be directed in swales away from the structure; that drainage is handled on the subject property. However, staff questions the amount of layback (excavation) required to construct the proposed concrete retaining wall at the rear of the site – whether this will require grading and backfilling on the adjacent property to the north – and issues detailed in the letter from B. Stempihar, Intermountain Engineering must be addressed prior to final approval (or at building permit submittal).

Mass and Form

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

“Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment. Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.

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

-Town of Minturn Design Guidelines

Staff believes that the design and scale of the proposed modular structure is complimentary to adjacent properties and improvements and, specifically, that the home will not overpower natural and built environments surrounding the subject property. Given the narrow, linear nature of the lot, staff suggests the Applicants have presented plans that meet the intent of the guidelines, meet the standards of the Town Code with respect to dimensional standards, and make effective use of the lot.

V. Issues and Areas of Non-Conformance:

Outstanding Issues or Required Plan Revisions

The Applicants and their representative should be commended for providing a generally complete and detailed set of Final Plans that appear to be substantially compliant with Town Code and Design Guideline standards and recommendations.

While staff has identified no major issues that would prevent review and approval of this proposal as a Final Plan, the following items must be corrected and addressed prior to or concurrent with building permit application:

- Address issues identified in a letter by B. Stempihar, Intermountain Engineering, dated July 16, 2020.
- Reduce the width of the driveway to comply with the Town standard 24' width; this should also coincide with a reduction in the overall amount of impervious surface on the lot while providing additional snow storage area.
- Provide details on the site plan (calculations and graphic representation) of snow storage areas.

Additionally, the plans should be updated prior to or concurrent with building permit application to clearly show all exterior light locations.

VI. Staff Recommendation and Suggested Conditions:

Staff suggests that the Final Plans for 450 Taylor Avenue **comply** with applicable provisions of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

In the event the Planning Commission, acting as the Town of Minturn Design Review Board, recommends approval of the Final Plans, staff respectfully suggests the following conditions of approval.

1. The Applicant shall revise the site, grading and drainage plans to address comments outlined in a letter by B. Stempihar, Intermountain Engineering, dated July 16, 2020.
2. The Applicant shall revise the site and landscape plans to show a reduced width for the driveway along with increased landscaping/snow storage areas.
3. The Applicant shall revise the floor plans and elevation drawings to show all proposed exterior lighting fixture locations.

July 16, 2020

Scot Hunn
Town of Minturn Planner
PO Box 309
Minturn, CO 81645

Re: Survey and Engineering Completeness Review For DRB Submittal Package
540 Taylor Ave., Minturn, CO 81645

Our comments based on plan review for the above referenced project are as follows:

Surveying:

1. The Topographic Survey included appears to be missing information and does not meet the minimum requirements per Town Code Appendix C 1.04. Please provide an updated Topographic and Boundary Survey, including Title Report for final approval.

Engineering:

1. Please check drawing and viewport scale, indicates 1" = 10', but the plan does not scale correctly and needs correction for final approval.
2. No Soils Report included, provide for final approval.
3. Coordinate with utility provider for overhead electric removal or relocation across lot and protection requirements of existing pole at edge of driveway. Provide documentation from utility provider for existing overhead removal or relocation and utility easement vacation for final approval.
4. The proposed asphalt driveway width of 30.0' exceeds the 24.0' allowable width for residential driveways per Town Code Appendix C 2.03(G). Driveway width to be revised or a variance from the Town shall be requested for final approval.
5. Missing slope labels on some drainage pipes, add additional information for final approval.
6. No proposed utility information or plans included, provide location, sizing, and elevations as applicable for utility provider review and final approval.
7. No erosion and sediment control information provided on grading and drainage plan per Note #2, please include information on plan per Town Code Appendix C 1 for final approval.
8. Retaining walls depicted greater than 4.0' in height. Provide stamped engineered plans by a qualified wall designer in the State of Colorado for final approval.
9. There appears to be +/-5.0' of elevation difference from the top of existing wall to the proposed 8" Nyloplast inlet at the southeast corner of the of the building. Is the intent to remove existing backfill material from the behind the wall to obtain these grades? Provide additional grading contours and spot grade information along the southerly wall for final approval.

General Information:

1. There is an existing retaining wall shown on southerly property line, is there an encroachment easement for it? Also, the contour grades on the plans do not represent a wall, was this surveyed?
2. General Information: There appears to be 3,412 SF of impervious area within the 6,430 SF lot or 53%. Per Town Code Section 16-2-40 Table 16-A, allowable lot impervious coverage is 50%. Please provide a breakdown summary if deemed complaint or adjust site improvements to meet code for final approval.
3. General Information: The Architectural Plans depict a landscaping buffer between the street and entrance patio/steps, please confirm this area has been changed to asphalt as indicated on the Grading Plan?
4. General Information: Water and Sewer taps will be required for final approval.
5. General Information: Stamped Architectural and Structural Plans will be required for final approval.

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

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



Brad Stempihar, PE

Town of Minturn
Development Review Process:
Guide To

Design Reviews

*This guide describes the **Design Review** process. This guide should be utilized in conjunction with the Town of Minturn Zoning Regulations, Town of Minturn Comprehensive Plan and the guide to Pre-Application Review.*



PLANNING AND ZONING DEPARTMENT
302 PINE STREET / PO BOX 309 MINTURN, COLORADO 81645
PHONE: 970-827-5645 FAX: 970-827-5545
<http://www.minturn.org/government/zoning.html>



LAND DEVELOPMENT APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309 302 Pine Street

Minturn, Colorado 81645-0309

Phone: 970-827-5645

Fax: 970-827-5545

Email: planner@minturn.org

APPLICANT:		ADDRESS:		SIGNATURE:	
Andrew Engel & Allison Perkins		7751 E 6th Ave, Denver, CO 80230			
				NAME:	
		PHONE: 202-823-1064	FAX:	Andrew Engel & Allison Perkins	
		EMAIL: andrewlloydengel@gmail.com		TITLE: Property Owner	
OWNER(S) OF RECORD:		ADDRESS:		SIGNATURE:	
Andrew Engel & Allison Perkins		7751 E 6th Ave, Denver, CO 80230			
				NAME:	
		PHONE: 202-823-1064	FAX:	Andrew Engel & Allison Perkins	
		EMAIL: andrewlloydengel@gmail.com		TITLE: Property Owner	
DEVELOPER:		ADDRESS:		CONTACT PERSON:	
General Contractor		5197 Black Gore Drive B4 Vail, CO 81657		Weston Bierma	
Range Mountain Homes					
Weston Bierma and Mike Hood		PHONE: 970-471-8314	FAX:		
		EMAIL: Weston@rangemountainhomes.com			
ENGINEERING FIRM:		ADDRESS:		CONTACT PERSON:	
Alpine Engineering (Civil)		Please see respective plans			
Smart Pads (Struct & Arch)		attached for contact information			
HP Kumar (Soil & Material Testing)		PHONE:	FAX:		
Dennis Anderson (Landscape)		EMAIL:			
Submittal Date		July 10th, 2020	Planner:		
Parcel ID Number		2103-262-08-001	<i>(Example: 210326325001) from your full card printout</i>		
Address or Intersection		540 Taylor Street			
Brief Legal Description		LOT 17, SULLIVAN SUBDIVISION, ACCORDING TO THE AMENDED FINAL PLAT RECORDED MAY 12, 2005 AT RECEPTION NO. 915586, _____			
Subdivision Name & Filing #		EAGLE COUNTY, STATE OF COLORADO			
Project Description		Single Family Residential - Engel Perkins Residence			
		Existing		Proposed:	
Zoning:	Single Family Residential - Game Creek Character		Single Family Residential - Game Creek Character		
Land Use:	Single Family Residential		Single Family Residential		
Total Acres:	.148 Acres		.148 Acres		
F.A.R./Density:					
Project Name:	Single Family Residential - Engel Perkins Residence		Single Family Residential - Engel Perkins Residence		
Related Case #'s:					
CASE TYPE					
PUD CDP: Concept Dev. Plan		PP: Prelim. Subdivision Plat	X	DRB – P: Des. Rev. Bd. Prelim	A-FP: Fence Permit
PUD PDP: Prelim. Dev. Plan		FP: Final Subdivision Plat	X	DRB – F: Des. Rev. Bd. Final	A-MOD: Modification/Add
PUD FDP: Final Dev. Plan		MS: Minor Subdivision		ADM: Admin. Des. Review	A-MIN: Minor Ext. Mod.
PUD ASP: Admin. Site Plan		ASR: Admin. Subdivision Replat		A-SIGN: Admin. Sign Review	ANNEX: Annexation
PUD FDP A: Amendment		V: Vacation of Easement		A-DIG: Admin. Dig Permit	TU: Temporary Use
LU-V: Land Use – Variance		R.O.W. Vacation		A-DEMO: Admin. Demo Per.	CU: Conditional Use
NU –V: Non Use – Variance		REZ -Rezoning –Straight Zoned		A-LTD: Admin. Limited Use	APPLS: Appeals
This section for OFFICE USE ONLY					
Case No:		Case Mgr.		Case Eng.	
Fees Paid	Y	N	\$	Dates Referred Out	
Dates to be Returned				Planning Comm Date:	

SUBMITTAL REQUIREMENTS / CHECKLIST

App.	Staff	
<input type="checkbox"/>	<input type="checkbox"/>	Application Form (Please fill out the Form and Return with the Packet)
<input type="checkbox"/>	<input type="checkbox"/>	Application Fee (Non-Refundable application fee shall be collected) <ul style="list-style-type: none"> -- Variance -- Conditional Use -- Temporary Use -- Design Review Board -- Concept Plan -- Preliminary Plan -- Final Plan -- Preliminary Plat -- Final Plat -- Amended Final Plat -- Minor Subdivision (6 lots or less) -- Vacation of Public Easements or Rights-of-Way
<input type="checkbox"/>	<input type="checkbox"/>	Letter of Intent (As Detailed as Possible) <ul style="list-style-type: none"> -- What is the purpose of the project including; <ul style="list-style-type: none"> ● Relevant Background ● Current Status of the Site ● All Proposed Uses and Structures ● How the Proposal Differs from what already exists ● Information regarding Easements or Dedicated Tracts, etc.
<input type="checkbox"/>	<input type="checkbox"/>	Vicinity Map <ul style="list-style-type: none"> -- Directional Map indicating how to get to the Property involved in the request.
<input type="checkbox"/>	<input type="checkbox"/>	Sketch Plan <ul style="list-style-type: none"> -- Please show as many of the following as possible; <ul style="list-style-type: none"> ● Current and Proposed Zoning No change requested, refer to Vicinity Map Exhibit ● Maximum Densities/Units/Acreage ● Building Heights and Setbacks ● Natural Features ● Amount and Location of Open Space ● Street Lay-Out and Access ● Internal Traffic Circulation ● Type and Location of Proposed Uses <ul style="list-style-type: none"> ▪ Retail ▪ Single or Multi-family Residential ▪ Commercial ▪ Industrial
<input type="checkbox"/>	<input type="checkbox"/>	Preliminary Building Plans and Elevations <ul style="list-style-type: none"> ● Indicates Dimensions ● General Appearance ● Scale ● Interior Plan for the Buildings
<input type="checkbox"/>	<input type="checkbox"/>	Improvement Location Certificate of Survey (ILC or ILS), as appropriate
<input type="checkbox"/>	<input type="checkbox"/>	Site Plan showing Precise Nature of the Proposed Use <ul style="list-style-type: none"> ● Topography ● Building Location ● Parking Plan

Refer to Site Plan Exhibit

- Traffic Circulation
- Usable Open Space
- Landscaped Area
- Utilities
- Drainage Features



Elements needed on the Site Plan

- Scale
- North Arrow
- Date Prepared
- Proposed and Existing Street Pavement
- Location and Width of Existing and Proposed Access Points
- Location of Existing Driveways and Intersections
- Approximate Location of Existing Wooded Areas and Rock Outcrops
- Location and Type of Existing and Proposed Easements
- Lot Dimensions, Area, Entire Site Acreage
- Landscape Plan



Architecture Details

- Window
- Door
- Siding
- Shingles, etc.

PLANNING COMMISSION DESIGN REVIEW PROCESS

Applicants requesting a Design Review Board, Planning and Zoning Commission, and/or Town Council Review must submit to a pre-submittal conference and complete a formal application. The pre-submittal review process is completed within a period of 14 working days depending on the day of pre-submittal. The pre-submittal review provides valuable information regarding Town requirements for the formal application.

The Town Planner shall have the following powers and duties:

- **Zoning Compliance** – To review, consider, and approve, approve with conditions, or deny applications for building permits, limited use permits, conditional use permits, and temporary use permits based on compliance with this Section.
- **Process Applications** – To receive applications for development permits for processing pursuant to the terms of Section 16 of the Minturn Municipal Code.

Planning Commission as Design Review Board

Powers and Duties

The Planning Commission is hereby established as the Town of Minturn Design Review Board. The Design Review Board shall have the following powers and duties under the provisions of this Code.

1. To prepare, or cause to be prepared or amended, the Design Review Standards and Guidelines or any element or portion thereof, for adoption by the Town Council.
2. To hear, review, consider and approve, approve with conditions, or disapprove applications for Design Review Approval.
3. To hear and decide upon appeals on design review decisions made by the Zoning Administrator.

Board Procedure

The Town staff will forward applications (other than minor design applications), and recommendations, to the DRB.

The DRB shall review the application and supporting material submitted by the applicant, as well as the staff recommendation. After review, the DRB, through a formal motion, seconded and passed by a majority of the members present, shall take one of the following courses of action:

1. **Table the application.** The application may be tabled for a period not to exceed thirty (30) days if the application is incomplete or if the DRB determines that changes are required to bring the application into compliance with design standards and guidelines or other regulations of the Town. The Board may specify additional requirements for the applicant is to bring to the future meeting. These requirements may include additional information necessary to determine whether the application complies with all zoning, building, design codes adopted by the Town, and may include plans, reports, surveys or other documents completed by registered architects, surveyors, engineers or other professionals in order to indicate conformance with such codes. The DRB may also table the application if it determines that changes in the application are required which would bring the proposed project into compliance with zoning, building, design codes, and other regulations of the Town.
2. **Conceptual/Preliminary approval.** The DRB may grant conceptual approval to applicants who in a general fashion appear to meet design and other regulations of the Town but submit applications inadequate to warrant final approval. Conceptual approvals are also appropriate where a complete application has not been submitted, or where an applicant wishes to obtain a preliminary review of a sketch plan. A conceptual approval does not deem final approval of an application, nor does it deem that an application conforms to design or other regulations, nor shall it bind the DRB to grant final approval to a completed or final application.
3. **Disapproval of application.** If an application is found to conflict with the purposes and/or any one (1) or more of the design guidelines, codes or any other regulations of the Town, the DRB shall disapprove the application. Any disapproval shall be in writing and shall specifically describe the reasons upon which the disapproval is based.

4. Approval of application. If the application is complete and is found to comply with the design standards and guidelines, codes and other regulations of the Town, the DRB shall approve the project. The DRB shall keep a record of all such approvals, and the applicant should keep a copy of the approval. The DRB may approve an application with conditions or modifications. The DRB shall not approve an application that does not meet the requirements of the Town or any other provision required to ensure compliance with the design standards and guidelines, codes and other regulations of the Town.

If a motion for approval, for conceptual approval, or to table an application results in a tie vote, the motion will fail.

DESIGN REVIEW CRITERIA

1. SITE DESIGN

Site planning involves the design and location of buildings and other improvements on a property. General principles include the maximization of site attributes such as views and solar orientation while minimizing adverse impacts to adjacent properties and natural features. Design of the building(s) shall consider the following criteria:

a. Natural Features

(1) Topography

A building site that is flat or gently sloping at less than 10% shall comply with applicable minimum standards for setbacks as defined in Chapter 16.

A building site that slopes at greater than 10% is urged to consider “stepping” the structure rather than grading the site to allow for traditional building layout. The intent is to avoid large cuts and/or fills as well as retaining walls, and to avoid the need for additional erosion control measures.

Setbacks may be increased for lots that slope greater than 30%.

(2) Water Bodies

Setbacks from water bodies shall include consideration of the Eagle River, tributary creeks, ponds, and wetlands. In addition to the regulatory setbacks, the Town of Minturn encourages conformance with the Eagle River Watershed Plan and sensitive design to protect the riparian areas and to utilize the water bodies for passive recreational purposes. The Town discourages “turning your back” on the Eagle River, one of Minturn’s greatest assets.

Site grading and drainage plans shall be submitted with design review applications that are adjacent to or within fifty (50) feet of a water body.

b. Orientation

The orientation of improvements shall consider adjacent properties as well as snow storage, snow shedding, and solar orientation. Another important component of orientation is drainage impact to adjacent properties, water bodies and streets.

Snow Storage, Snow Shedding and Solar Orientation

The atmospheric and weather-related elements common of the Town of Minturn justify the added dimension of siting improvements to minimize the impact of the environment.

Adequate snow storage area(s) or provisions for removal shall be provided. The total area may be broken up or provided as a whole. Location within the required setbacks shall be permitted provided it does not impede adequate and safe access to the structure(s). Landscape areas may also be used for snow storage purposes.

Snow shedding shall be considered in the use of material and pitch of the roof, as well as the location of windows, door and walkways. In no case shall snow shedding be permitted to occur onto an adjacent property.

Solar orientation shall be considered in the siting of the structures as well as in the landscaping of the lot or parcel. Orientation of the structure, as well as placement of trees, can be utilized to block prevailing winds in the winter and to provide shade in the summer. The structure should be placed on the lot in a manner that will not cast substantial shadows over adjacent properties. Walkway and driveway location shall consider snowmelt in determining their location. These considerations include locating driveways, walkways, and structures, so that they are sheltered from the wind, and oriented to the east or south, where possible, to aid quicker snow and ice melt.

The front of the structure and its primary entrance shall be oriented to the street.

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.

2. ARCHITECTURAL ELEMENTS

a. Roof Pitch and Form

Roofs are a very prominent visual element and can be used to provide strong unifying characteristics between buildings. The use of consistent roof form, materials, slope and direction can create a cohesive appearance to a neighborhood even when the architectural styles vary. Roof pitch and form are an important element of building design in the Town.

The incorporation of dormers into the roof form can be utilized to provide individual identity and to create and delineate upper living areas or lofts. Dormer roofs shall be similar in slope and material with the primary roof form. See Illustration.

Roofs shall be designed with consideration to snow accumulation and shedding. Entryways, garages and pedestrian areas shall be protected from potential snow shedding.

Chimneys may also be utilized as a unifying element. The size, location, and shape of chimney can be mimicked to provide a common feature in adjacent structures that have different architectural styles.

b. Facade

Vast expanses of a blank facade are not considered appropriate in Minturn due the mass and scale of the existing buildings in the Town. Therefore, facades must be interrupted every 15' at minimum. This interruption can occur through the use of projections and recessions for doors and windows, balconies or porches or any other element that creates visual interest. The use of architectural elements such as horizontal and vertical architectural details and floor articulation (delineation of 'floors' in a building) can be utilized to create a vertical human scale to the structure.

Windows and doors offer the opportunity to provide individual character and refinement of scale by introducing openings and patterns on otherwise blank walls. Consideration should be given to locating doors and windows in order to establish symmetry on primary facades, while being responsive to interior functions and views. The location of windows and doors can also be utilized as a unifying element with adjacent structures.

In order to maintain a smaller scale and to avoid the use of vast expanses of large windows, window openings should be composed of multiple panes of glass that are consistent with the scale of the building. Mirrored or reflective glass is prohibited.

Shutters and window boxes are encouraged to create visual interest and to reinforce the Town ambiance.

c. Building Details

The requirement for a simple building form allows for the introduction of building details to create character and interest. These details may include elements such as accents to doors and windows, porches, gates, dormers and chimneys.

3. MATERIALS AND SCREENING

a. Materials

The use of building materials is essential to the design and appearance of a structure, therefore the use of materials is indicative of the adjacent community character. Materials shall be consistent with adjacent properties and the natural environment. The Town of Minturn does not seek to limit or prohibit the use of specific building materials, however the use of non-reflective materials are strongly encouraged. Highly reflective roofing materials are not allowed.

The historic character of Minturn is exhibited in the use of wood siding and native stone, therefore the use of these particular materials are encouraged. Many modern equivalents can be found which mimic the natural materials, and the Design Review Board may approve such materials if their appearance is found to be compatible with adjacent material and consistent with the intent of these standards and guidelines.

b. Streetscape and Landscape Design

Small towns evoke many images, but one that appears to be consistent with many residents is the neighborliness of the area. Porches, plaza, parks and simply strolling down the street allow neighbors and visitors to meet and greet each other and to get to know one another. The Town encourages the man-made elements that promote these activities, and in some instances the Design Review Board shall require the provision of streetscape improvements to encourage and reinforce the small town atmosphere.

Porches and awnings are encouraged for all residential design as these elements create and encourage a human scale that is consistent with the small town image. Commercial structures, particularly those that are located in renovated residential units, shall maintain these elements and incorporate the use of pedestrian walkways, street furniture such as benches and trashcans where possible. Commercial developments that exceed 2500 square feet of gross leasable area shall be required to provide a plaza area that incorporates these elements.

Landscape standards are defined in Section 16.17.14, 15 and 16 and shall be reviewed with all applications for design review. Compliance with the minimum standards defined within those sections shall be required. The Design Review Board shall review the list of plant material to be utilized, particularly for determination of irrigation requirements. Exhibit B lists plant materials that are suitable for use in the Town, drought-resistant and therefore their use is encouraged. Other plant materials listed that require substantial water and therefore the Design Review Board may require the provision of an irrigation system and the provision of collateral to assure its completion.

c. Screening

Both residential and commercial areas within the Town shall be required to screen certain visually obtrusive areas, including, but not limited to, refuse storage, general storage, loading areas, mechanical equipment and parking areas.

The screening may occur with landscaping, compliant with Section 16.17.14. 15 and 16, or these uses may be screened with fencing or by containing the uses within a structure or parapet walls. Fences shall not exceed 3-feet in height for opaque fences and 4 feet in height for fences with you can see through. Higher fences may be used to screen the sides and rear of the lot but should not exceed 6 feet in height. In no case shall a fence or screening structure obstruct a driver's view of an intersection.

Additional information regarding the Design Review processes and guidelines including the Character Areas can be found in Chapter 16, Appendix B of the Minturn Town Code.

Engel/Perkins Residence - 540 Taylor Street

Minturn, CO



Minturn Design Review July 22nd, 2020 Agenda

Application Prepared By:

Cairn Consulting

Michael Hood & Weston Bierma

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970.331.4492

w.bierma@cairnconsultingservices.com

970.471.8314

On Behalf of:

Andrew Engel & Allison Perkins

7751 E 6th Ave, Denver, CO 80230

202-823-1064

andrewlloydengel@gmail.com

Letter Of Intent

540 Taylor Street

540 Taylor street is an undeveloped lot within the Game Creek Character Zoning of Minturn. This parcel lies on the East side of Taylor St. and is one of the last remaining undeveloped parcels within the GC zone. The lot currently has an abandoned utility pole and line that will be removed prior by its respective utility company (Assumed to be CenturyLink at this time). Additionally the property appears to have been an area in which excess soils have been deposited in years prior giving it a different topography than the immediate lots. Based on soils testing by HP Kumar the top 2-5' is non-native spoils, below that is native soils with fairly typical bearing capacities of the area. This should not pose an issue as the driveway will dictate the foundation elevation, which will be below the top soils recommended for removal by HP Kumar.

Existing Conditions of 540 Taylor



The proposal set forth is for a single family residential home with a tuck under two car garage similar in size and massing to the adjacent structures on the East side of Taylor St. The design intent is to create a mountain modern home in a manner that will compliment adjacent properties. This parcel, along with the adjacent parcels, are a shotgun style lot with short setbacks

and long depths. Due to the lot size and location, floor plan options are more limited. The driveway and height requirements further restrict the design to a rectangular shape.

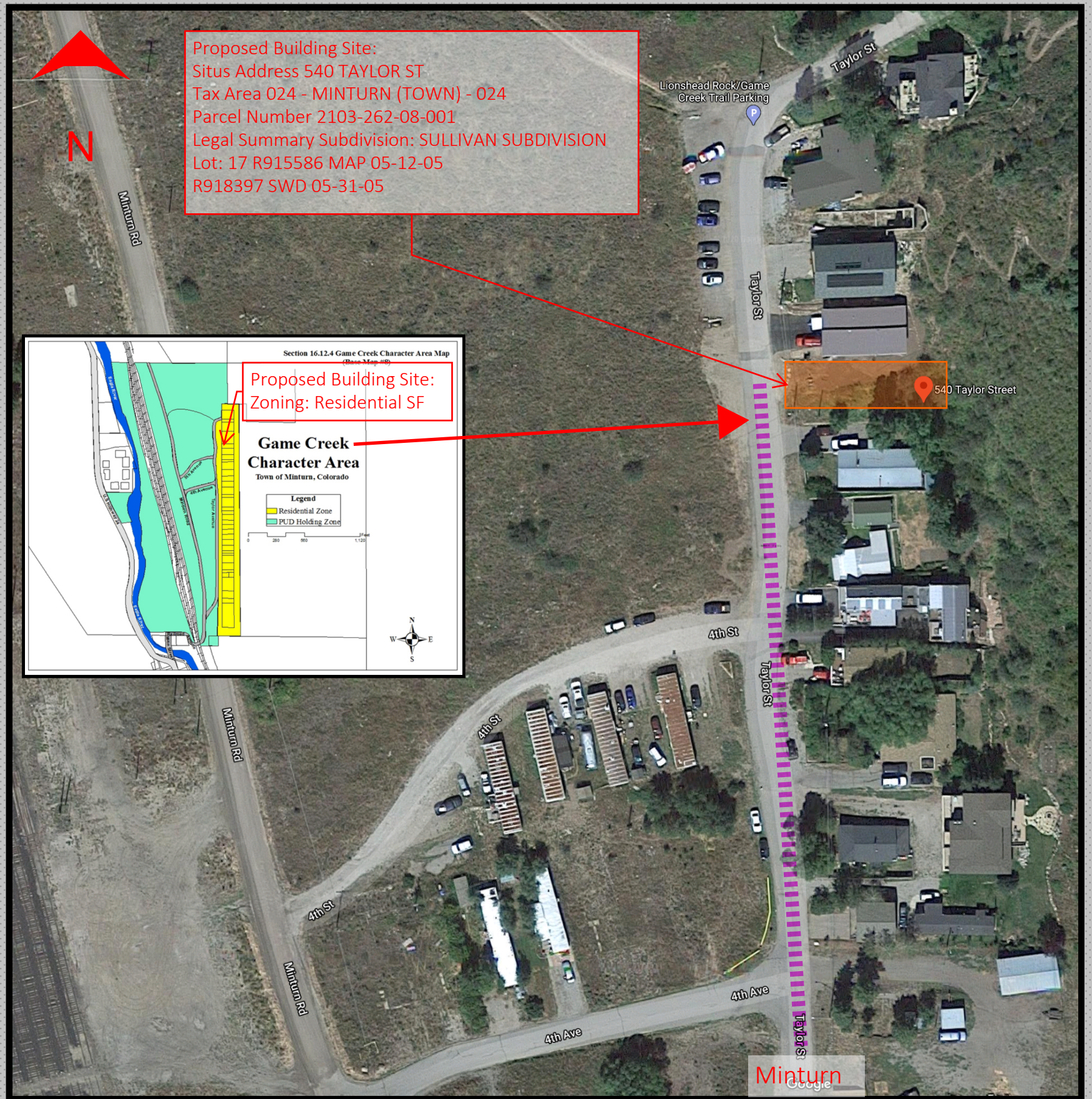
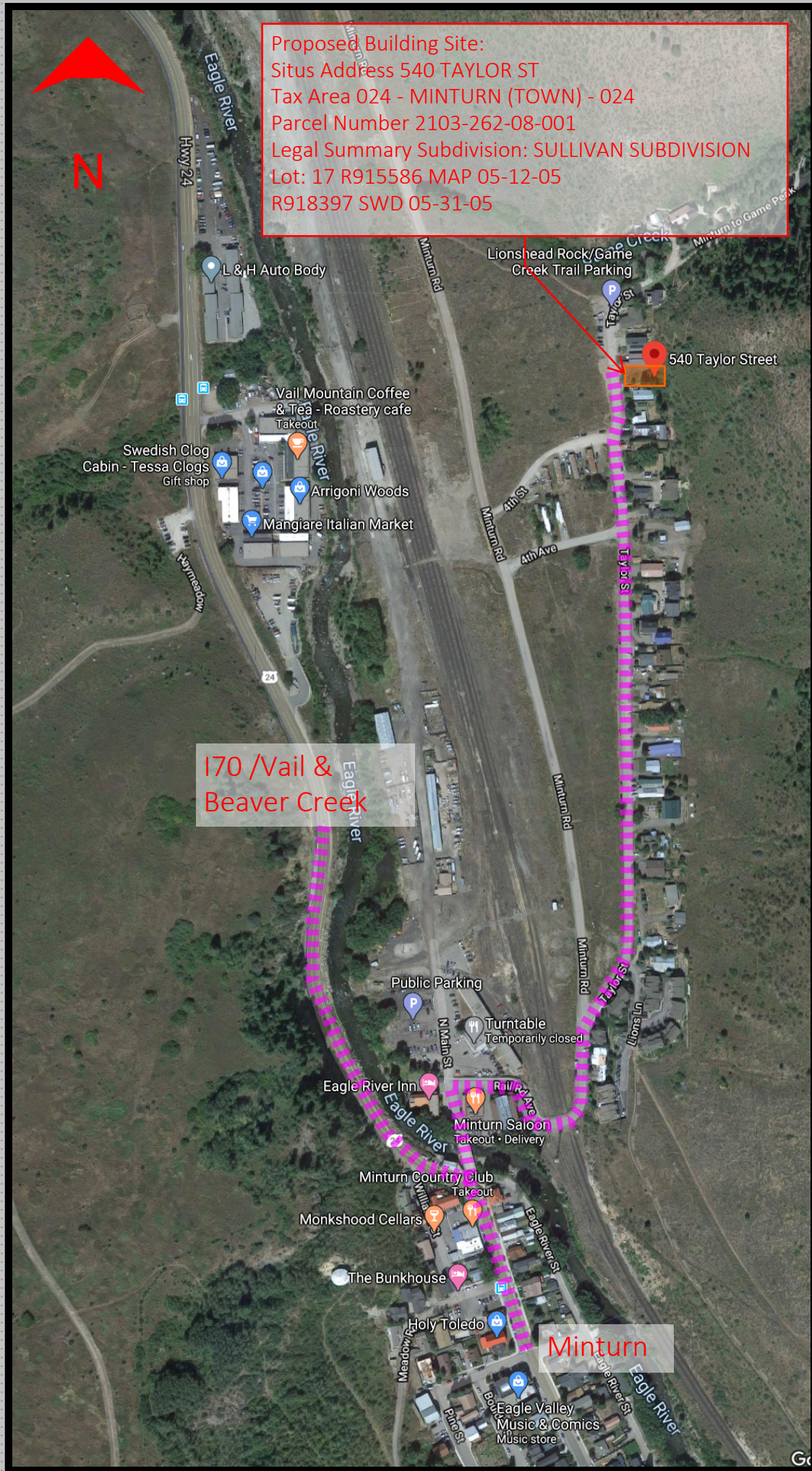
The home is being built as a primary residence in which the owners have greatly considered the solar gain potential of the lot prior to purchase for the opportunity to be environmentally friendly by electing to install a PV system to power both home and autos. As such we have provided our proposed PV plans as a supplement to the Design Review at this time. Additionally we fully intend to absorb the sun light and minimize night time light pollution. The owners plan to select dark sky compliant fixtures and hope that future development considerations adjacent will help to preserve the natural beauty of the night sky.

At this time we do not believe that any new easement agreements are required. As noted above the removal of abandoned utilities are the only pre-existing foreseen issues.

Thank you,

Michael Hood & Weston Bierma
Cairn Consulting

Vicinity & Zoning Map

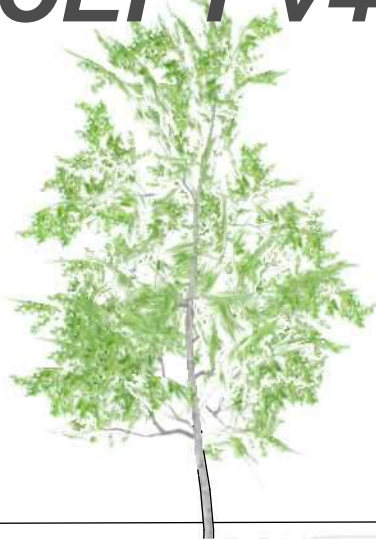


540 Taylor Street
Minturn, CO 81645



ENGEL1100

CONCEPT v4.1



PERSPECTIVE

BUILDING COVERAGE: 2,057 SQ. FT. (1,935 SQ. FT. + 0.5*244 SQ. FT.)
 GARAGE: 466 SQ. FT.
 DECKS: 501 SQ. FT.
 FINISHED SQ FT: 3,119 SQ. FT.
 TOTAL SQ FT: 4,086 SQ FT.
 LOT SIZE: 6,431 SQ. FT.
LOT COVERAGE: 31.99%

SHEET	DRAWING INDEX
01	COVER PAGE
02	PERSPECTIVES
03	SITE OVERVIEW
04	MAIN FLOOR PLAN
05	UPPER FLOOR PLAN
06	FRONT ELEVATION
07	RIGHT ELEVATION
08	LEFT ELEVATION
09	REAR ELEVATION
10	INTERIOR PERSPECTIVES





FRONT RIGHT VIEW



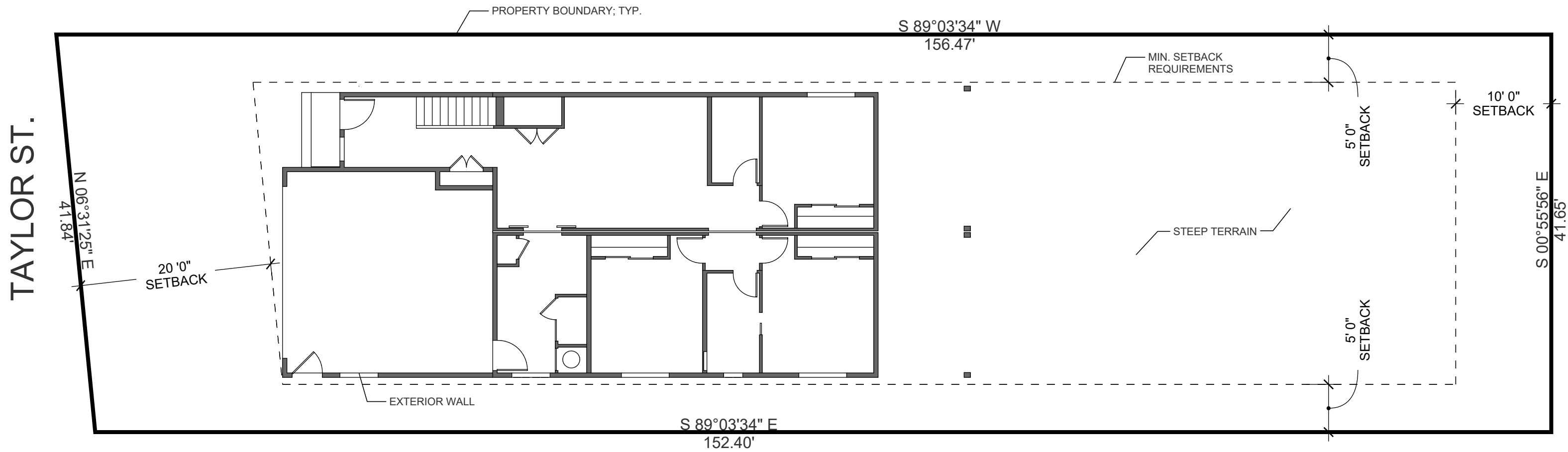
FRONT LEFT VIEW



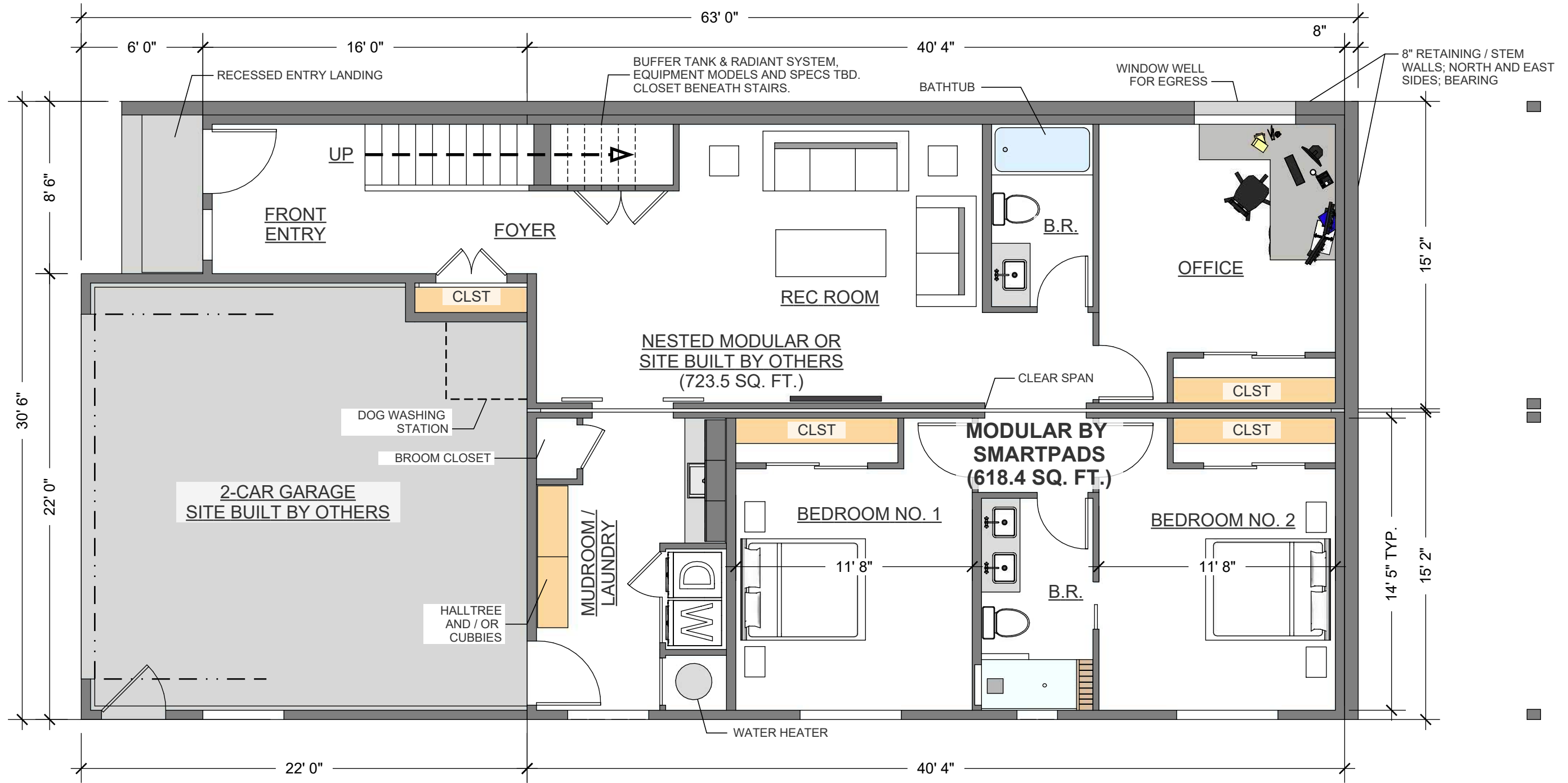
BACK RIGHT VIEW



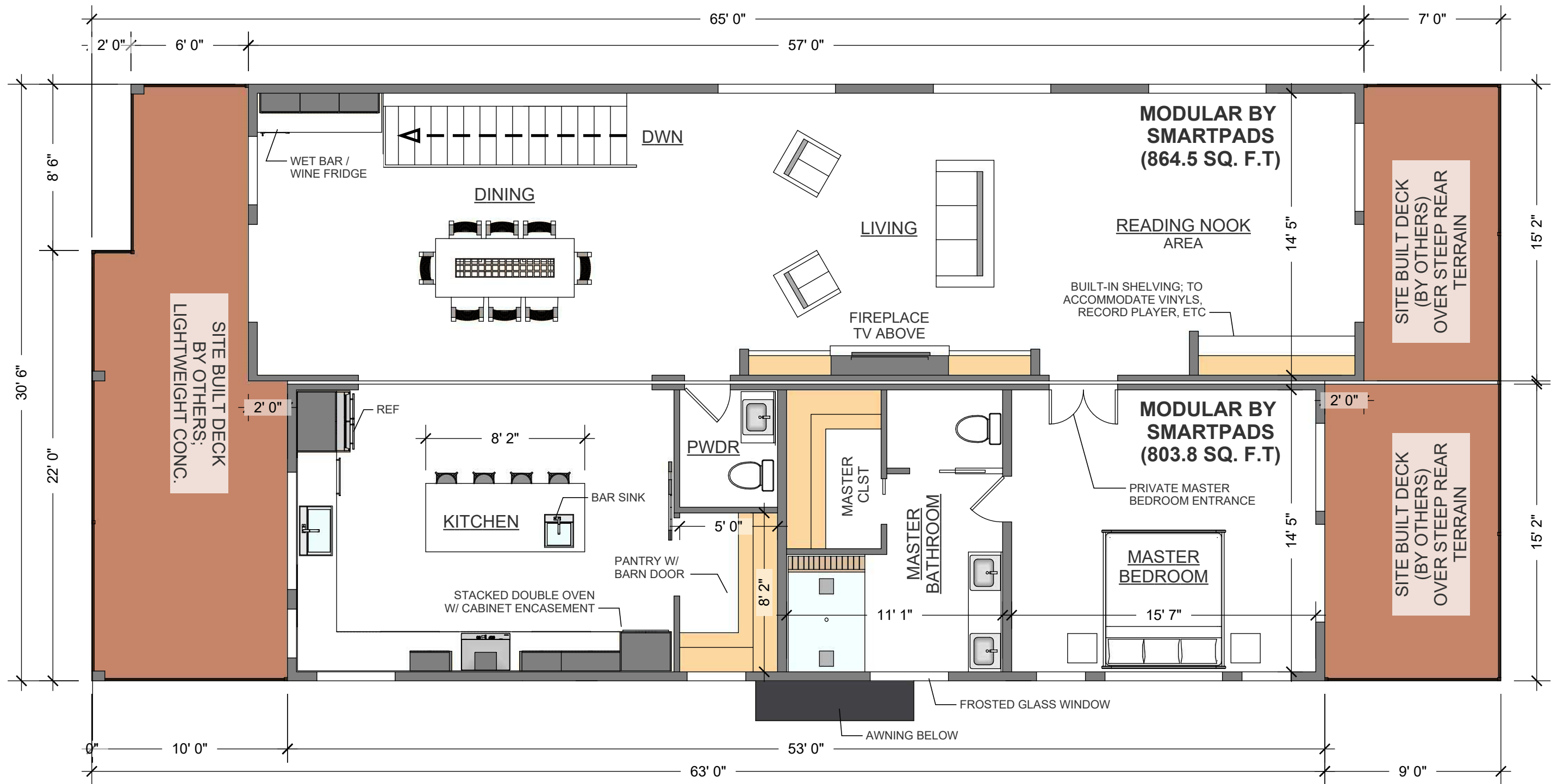
BACK LEFT VIEW



SITE OVERVIEW



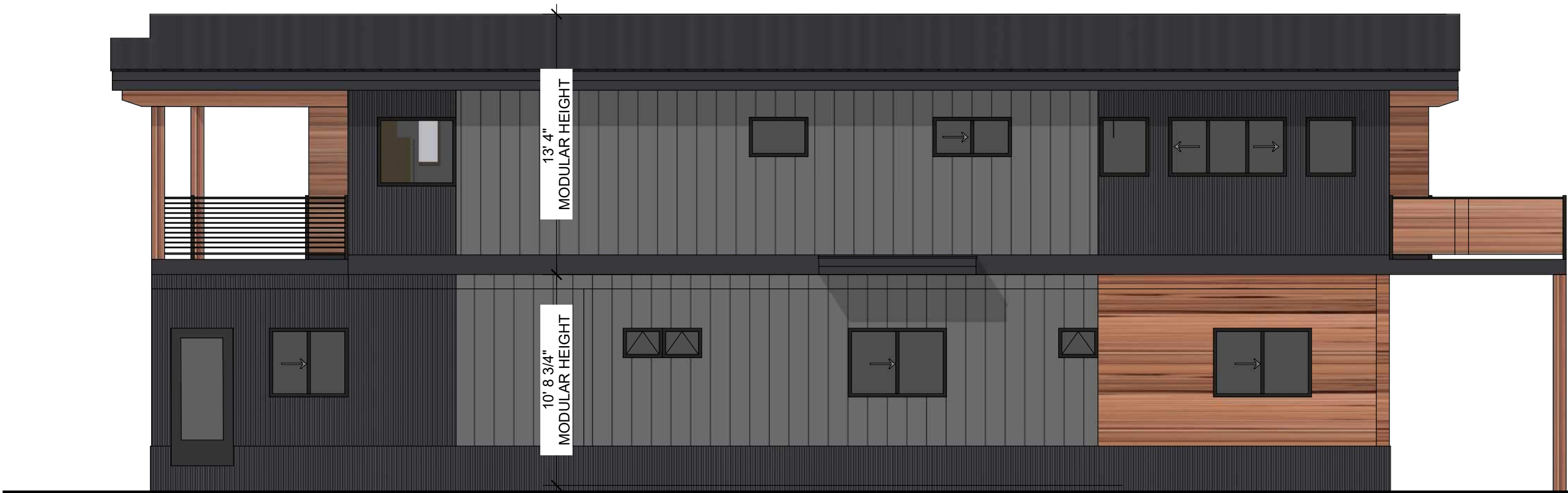
MAIN FLOOR PLAN



UPPER FLOOR PLAN



FRONT ELEVATION



RIGHT ELEVATION



LEFT ELEVATION



REAR ELEVATION



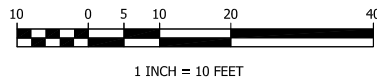
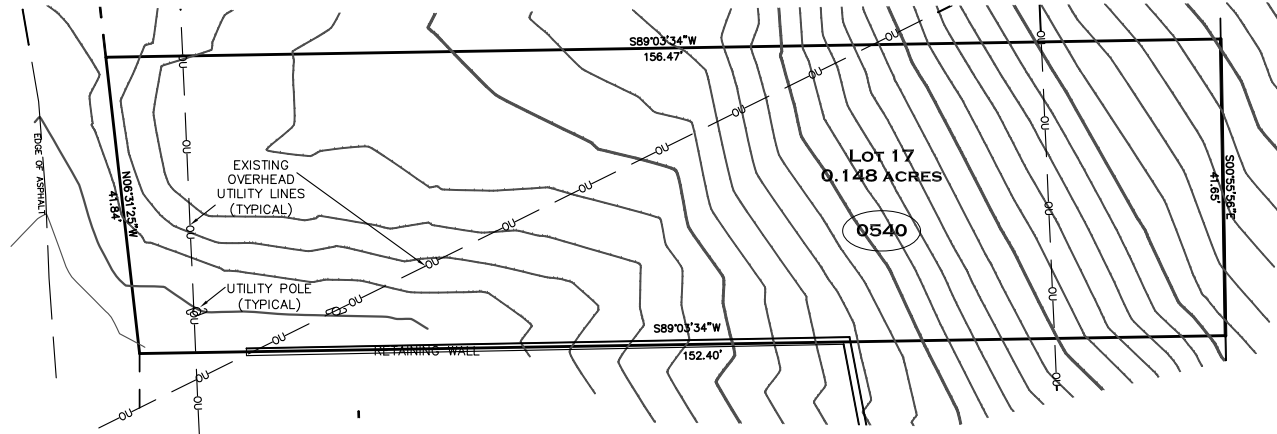
INTERIOR PERSPECTIVES

TOPOGRAPHIC MAP LOT 17, SULLIVAN SUBDIVISION, TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

LEGAL DESCRIPTION:
LOT 17, SULLIVAN SUBDIVISION, ACCORDING TO THE AMENDED
FINAL PLAT RECORDED MAY 12, 2005 AT RECEPTION NO. 915586,
EAGLE COUNTY, STATE OF COLORADO

NOTES:

- 1) Street Address: 0540 Taylor Ave.
- 2) Legal description record easements, setbacks, and record deed lines were derived from the herein referenced Plat. Improvements and apparent deed line locations are based upon monuments, or other boundary evidence, found during the time the fieldwork was performed. Professional field notes were used in the production of the document. We recommend a boundary survey due to missing lot monument(s).
- 3) Date of Field Work: JANUARY 2020.



Theodore J. Archibeque PLS 37902
Colorado Professional Land Surveyor

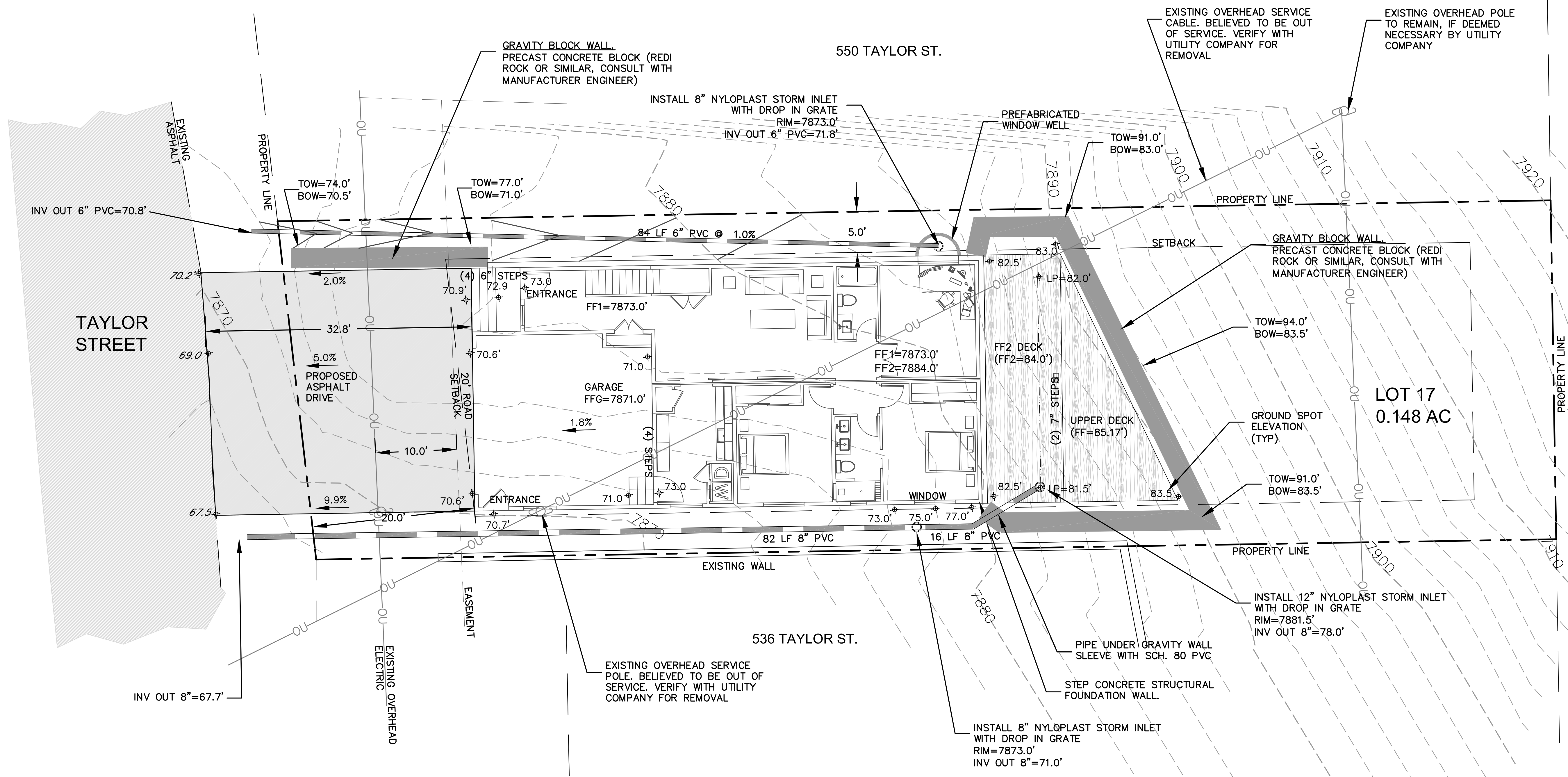
Archibeque Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~
115 Broadway - P.O. Box 3893 Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax
INFO@PROLANDSURVEY.COM

IMPROVEMENT LOCATION CERTIFICATE LOT 17, SULLIVAN SUBDIVISION COUNTY OF EAGLE, STATE OF COLORADO			
DRAWN BY:	TJA	JOB NUMBER:	17136
		DRAWING NAME:	17136_topo.dwg
SHEET	1 of 1	DATE:	02-10-2020
		CHECKED BY:	MSS

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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 verification shown herein. Additionally, this document is prepared for the sole purpose of use by the parties stated herein. The improvements are generally situated as shown and only apparent (visible at the time of fieldwork) improvements and encroachments are noted. Archibeque Land Consulting, Ltd., its owner(s) and employee(s) will not be liable for more than the cost of this document, and then only to the parties specifically shown herein. Acceptance and/or use of this document for any purpose constitutes acknowledgment and agreement to all terms stated herein.

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540 TAYLOR STREET
ENGEL RESIDENCE
MINTURN, CO
GRADING PLAN



TOPOGRAPHIC INFORMATION WAS PROVIDED BY TED ARCHIBEQUE LAND SURVEYING

TOWN NOTES

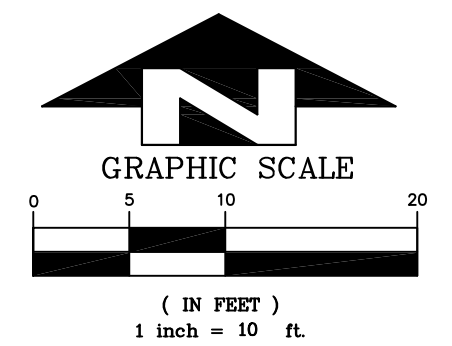
- Town of Minturn plan review is only for general conformance with Town of Minturn design criteria. The Town is not responsible for the accuracy and adequacy of the design, dimensions, and elevations which shall be confirmed and correlated at the job site. The Town of Minturn, through the approval of this document, assumes no responsibility for the completeness and/or accuracy of this document.
- All construction will conform to the Town of Minturn Engineering Standards and Specifications, latest revision.
- All materials and workmanship shall be subject to inspection by the Town. The Town reserves the right to accept or reject any materials and workmanship that does not conform to the Town Standards and Specifications.
- The Contractor shall notify the Town of Minturn 24 hours prior to the beginning of construction.
- Location of existing utilities shall be verified by the Contractor prior to actual construction. For information, contact Utility Notification Center of Colorado, 1-800-922-1987.
- The Contractor shall have one signed copy of the plans (approved by the Town of Minturn), one copy of the appropriate Standards and Specifications at the job site at all times, and a copy of any permits and extension agreements needed at the job site at all times.
- The owner/developer must obtain the written permission of the adjacent property owner(s) for any off-site grading or construction.
- Concrete shall not be placed until the forms have been inspected and a pour slip issued. Pour slips will not be issued unless the Contractor has, at the job site, a copy of the approved plans bearing the signature of the Town Engineer.
- Standard Town of Minturn curb ramps are to be constructed at all curb returns, at all "T" intersections and at all curbside kiosks or clusters.
- All elevations are (indicate top of curb or flowline) unless otherwise noted.
- The Town of Minturn shall not be liable for the maintenance of (insert name of specific private improvement). These facilities may not meet Town standards and are to remain in private maintenance in perpetuity.
- The contractor/developer is responsible for contacting CDOT to ensure that all work on or adjacent to state highways or CDOT R.O.W. meets CDOT requirements.

GENERAL NOTES FOR SEDIMENT CONTROL

- CONTRACTOR SHALL SUBMIT A CONSTRUCTION STAGING & MANAGEMENT PLAN IDENTIFYING CONSTRUCTION FENCING, STAGING, STORAGE & CONSTRUCTION TRAILER LOCATION PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
- INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND AS NEEDED TO PREVENT SEDIMENT FROM DISCHARGING OFF-SITE.
- ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
- SEDIMENT CONTROL MEASURES MAY REQUIRE FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO INSURE THAT THEIR INTENDED PURPOSE IS ACCOMPLISHED.
- PROVIDE REGULAR INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES TO INSURE THAT SEDIMENT CONTROL EFFICIENCY IS OBTAINED UNTIL FINAL STABILIZATION OF SITE HAS TAKEN PLACE.
- INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS SO THAT EFFECTIVE SEDIMENT CONTROL CAN BE ACHIEVED DURING THE ENTIRE CONSTRUCTION PERIOD.
- STABILIZE ALL POINTS OF INGRESS AND EGRESS WITH TRACKING PAD DURING CONSTRUCTION TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
- FOR TEMPORARY STOCKPILES APPLY SEED, HYDROMULCH AND TACKIFIER IMMEDIATELY AFTER THEY ARE CONSTRUCTED FOR STABILIZATION. IF EROSION OCCURS AFTER APPLICATION OF THE TACKIFIER, USE EXCELISIOR C2 EROSION CONTROL FABRIC. INSTALL SILT FENCE BELOW STOCKPILES TO CAPTURE SEDIMENT.
- 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. REFER TO LANDSCAPE PLANS FOR SEED MIX, FERTILIZER TYPE, MULCH, TACKIFIER AND APPLICATION RATES.

LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EASEMENT
- PROPOSED CONTOUR
- PROPOSED GRADING, SLOPE/SPOT
- EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED ASPHALT



NO.	DATE	REVISIONS	BY
	07/10/2020	PLANNING COMMISSION	MCW
DESIGNED	MW.		
DRAWN	MW., RIF		
CHECKED	MW		
JOB NO.	49885		
DATE	06/04/2020		

PLANTING LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
6		<i>Populus tremuloides</i>	Aspen	3.5" Caliper, Clump
SHRUBS				
4		<i>Cornus alba 'Argenteomarginata'</i>	Variegated Dogwood	#5 Containers
6		<i>Cornus stolonifera</i>	Red Twig Dogwood	#5 Containers
3		<i>Cotoneaster lucidus</i>	Peking Cotoneaster	#5 Containers
4		<i>Potentilla fruticosa 'Jackmannii'</i>	Jackmans Potentilla	#5 Containers
-		<i>Rosa glauca</i>	Red-Leaved Rose	#5 Containers
-		<i>Rosa woodsii</i>	Woods Rose	#5 Containers
-		<i>Salix purpurea 'Nana'</i>	Dwarf Blue Arctic Willow	#5 Containers
-		<i>Spiraea japonica 'Froebelii'</i>	Froebel Spirea	#5 Containers
3		<i>Spiraea nipponica 'Snowmound'</i>	Snowmound Spirea	#5 Containers

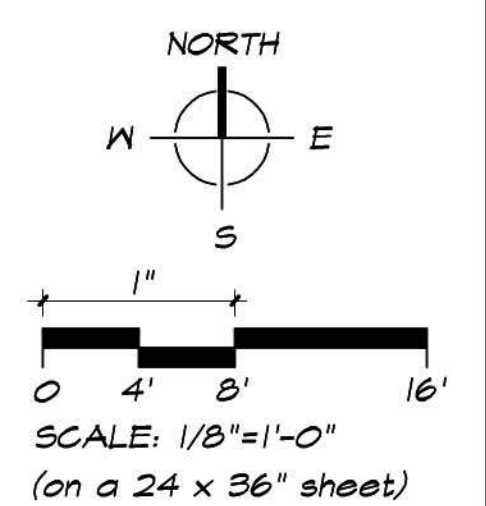
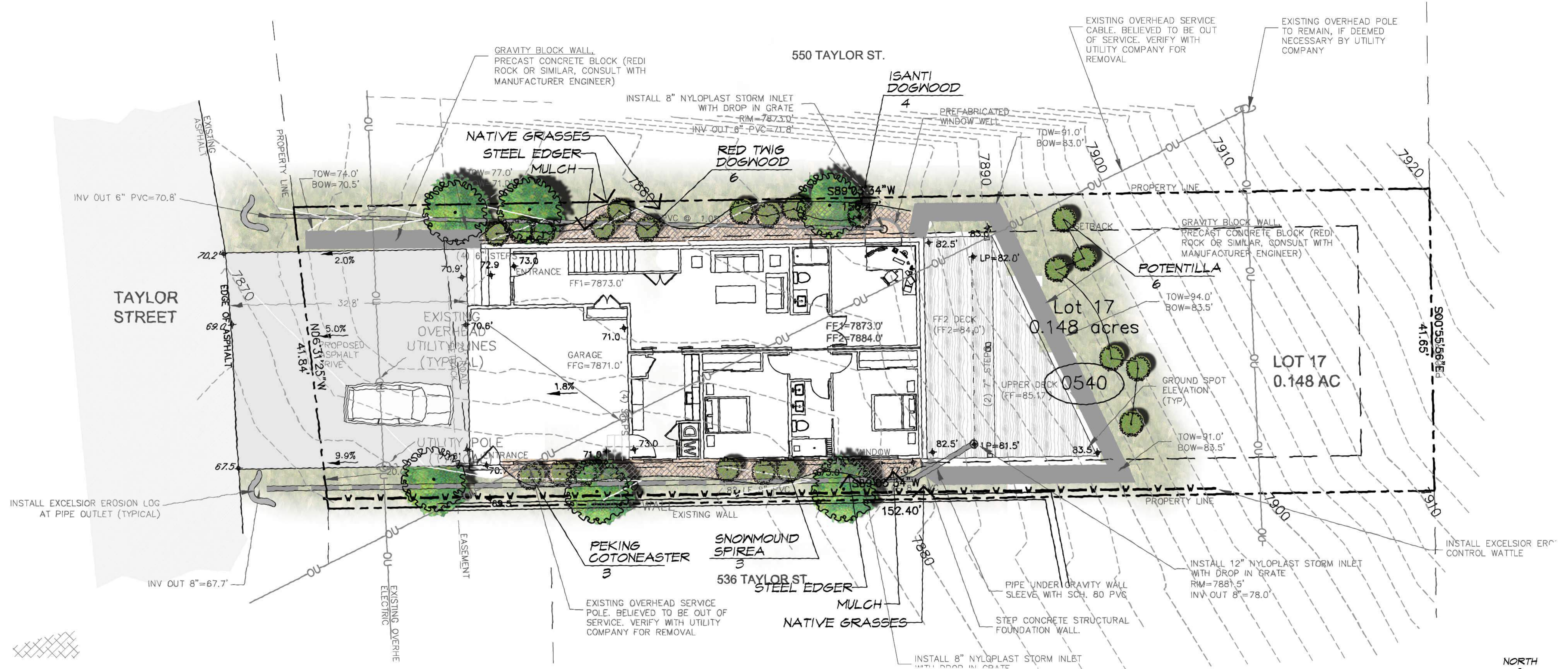
**Grass Seed Mix
'Mountain Mix' ALL DISTURBED AREAS**

Common Name	Variety
10% Mountain Bromegrass	Bromar
30% Orchardgrass	Palute
10% Canada Bluegrass	Reubens
10% Sheep Fescue	Meklenberger
20% Tall Fescue	Fann
10% Winter Wheat	
10% Timothy	Climax

Planting Rate
60 pounds of pure live seed per acre.
Substitutions must be approved by owner.

LANDSCAPE AND IRRIGATION NOTES

- Contractor shall verify all conditions prior to commencing work and shall be responsible for becoming aware of all underground utilities, pipes, structures, and irrigation lines.
- Existing conditions on West half of Lot 23 are approximate, field noted with the building edge based on the ILC plan. No existing and proposed grades are provided. Contractor to field fit intended concept as required.
- TREE SUPPORT STAKES:** Deciduous trees to be staked and guyed with three 6' green metal T-posts per tree and guyed with #12 gauge wire with green nylon tree straps. Aspen in groups can share stakes providing that each tree is receiving support from at least 3 stakes. Conifer trees to be staked with three 3' metal T-posts with above wire and straps.
- WARRANTEE:** The Contractor shall warrant that all plant materials supplied under this contract will be healthy and in flourishing condition of active growth at the date of final acceptance. Replace without cost to owner any plant not meeting this condition.
- IRRIGATION SYSTEM** is to be a design-build system by the Landscape Contractor. Provide 12" pop-up Rainbird spray heads for perennial & groundcover beds and drip emitters to all new trees and shrubs. Provide below-ground temporary spray heads, zoned separately for all seeded revegetated areas. Provide owner with a as-built plan / plans prior to final review and acceptance. Guarantee system for one year from final acceptance.
- TOPSOIL:** Landscape Contractor to supply and place 1/2" max. screened topsoil to finished grade with the following depths.
Native Grass areas: 2-4" deep.
Shrub beds: 4-6" deep.
Perennial and shrub beds: 10-12" deep.
Over-excavate and remove any existing soils / construction debris to achieve necessary screened top-soil depths.
- METAL EDGING:** 1/8" thick by 4" wide with a rolled-top is to be placed where sod lawn meets planting beds and as designated on the plan.
- Apply Deer Repellent solution to all new perennials and groundcovers.
- MULCH:** Tree and shrub planting beds are to receive 3" of shredded cedar bark mulch. Perennial, ornamental grass and groundcover areas to receive 2-3" of 'Soil Pep' mulch.
- Planting **BACKFILL MIX** for all trees and shall consist of 80% native topsoil and 20% well rotted compost. Fertilize and saturate root ball with water at time of planting (see details). Apply 'Myke Transplanting Tree and Shrub Mix', (Mycorrhizal Fungi) or Fertilome root stimulator 4-10-3.



540 TAYLOR STREET
ENGEL RESIDENCE
MINTURN, CO

DRB REVIEW
7-7-2020

SHEET TITLE
LANDSCAPE PLAN

SHEET
L-1
of 1

Exterior Architecture Details

Engel/Perkins Residence

540 Taylor Street

Cedar Siding

Custom Stain



Metal Siding

7/8" Corrogated – Matte Black



Exterior Lighting
Dark Sky Compliant
Design Style TBD



Fiberboard Siding

Board & Batten – Steal Gray



Exterior Doors

Therma Tru Full Lite - Black



Windows

Anderson 100 Fibrex - Black



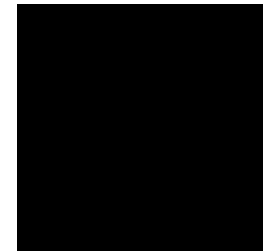
Pine Soffit

Stained To Match Siding

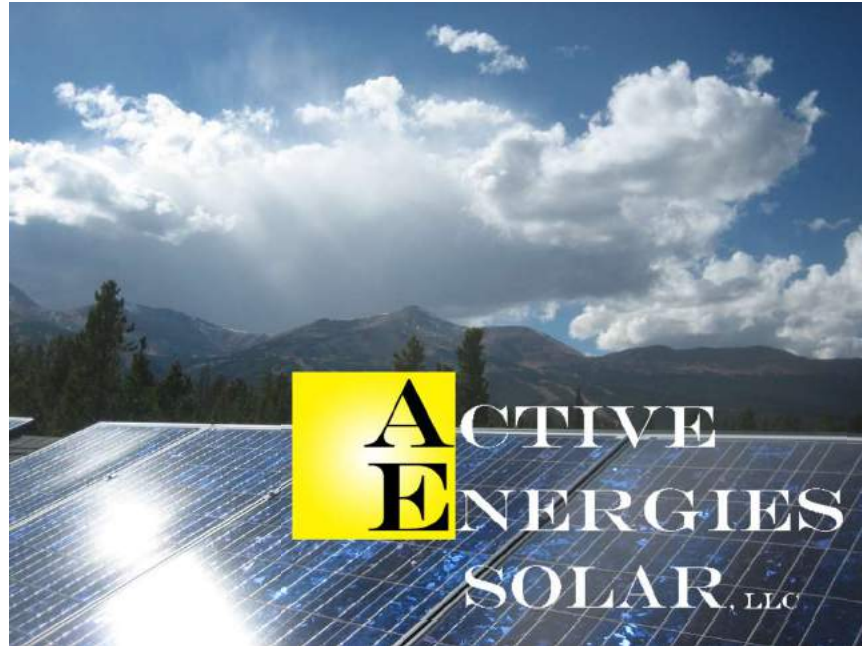


Metal Roof

Standing Seam - Black



Photovoltaic Proposal



ENGEL RESIDENCE

TAYLOR STREET, MINTURN CO, 81645

“You have a chance to help our future, TODAY!”

Active Energies Solar, LLC.
PO BOX 7627
Avon, CO 81620
Phone: (970) 306-4233
Fax: (866) 403-3485
info@activeenergies.com
www.activeenergies.com

REVISED

**ACTIVE
ENERGIES
SOLAR, LLC**

WHO WE ARE

Active Energies Solar, LLC was founded in 2006 with the vision to provide renewable energy solutions that positively impact our environment and have solid financial returns for our customers – both residential and commercial. By pursuing that vision, we have become one of the most experienced solar companies in the Colorado High Country. We are a locally owned small business, and are a proud member of our community. We have helped hundreds of families and businesses become more energy efficient and environmentally friendly

As part of our mission, we feel it is necessary to address energy efficiency and usage at all levels. For solar installations, we encourage a high level of energy efficiency be achieved prior to installing renewable energy resources. Our Solar Installation team will work directly with our Energy Audit partners to optimize performance of both the PV System and your new home.

Solar Design and Installation:

Active Energies Solar, LLC is dedicated to promoting energy efficiency in our communities. We provide complete, turn-key solar solutions with all aspects of system design, installation, project management, permitting, rebate assistance and warranty management included. Active Energies is committed to serving you, and our installation experts will be there every step of the way to provide you one-on-one service and answer all of your questions.

Our Team:

Our team is made up of a group of individuals with a passion for sustainability and green technology. We have over a decade of experience in design, sales and installation of beautiful, clean solar projects. Our professional design team will maximize the production of your system, with a keen eye to the beauty and aesthetics of building the perfect system for your home. Our team of professional installers will make sure that the design vision is realized, and that the project site is safe, clean, and done right!



MISSION STATEMENT

To be a complete Renewable Energy Company that helps residential and commercial customers reduce their energy consumption and environmental impact through advanced, turn-key solar energy systems.

COMPANY VISION

We help our customers realize the benefits of renewable energy, such as solid financial returns and a positive impact on the environment, through our unique “Commitment to Solar, Commitment to You” approach. Which means our in-house installation and customer support teams make the process easy and convenient.



How it Works

Grid-Tied Solar

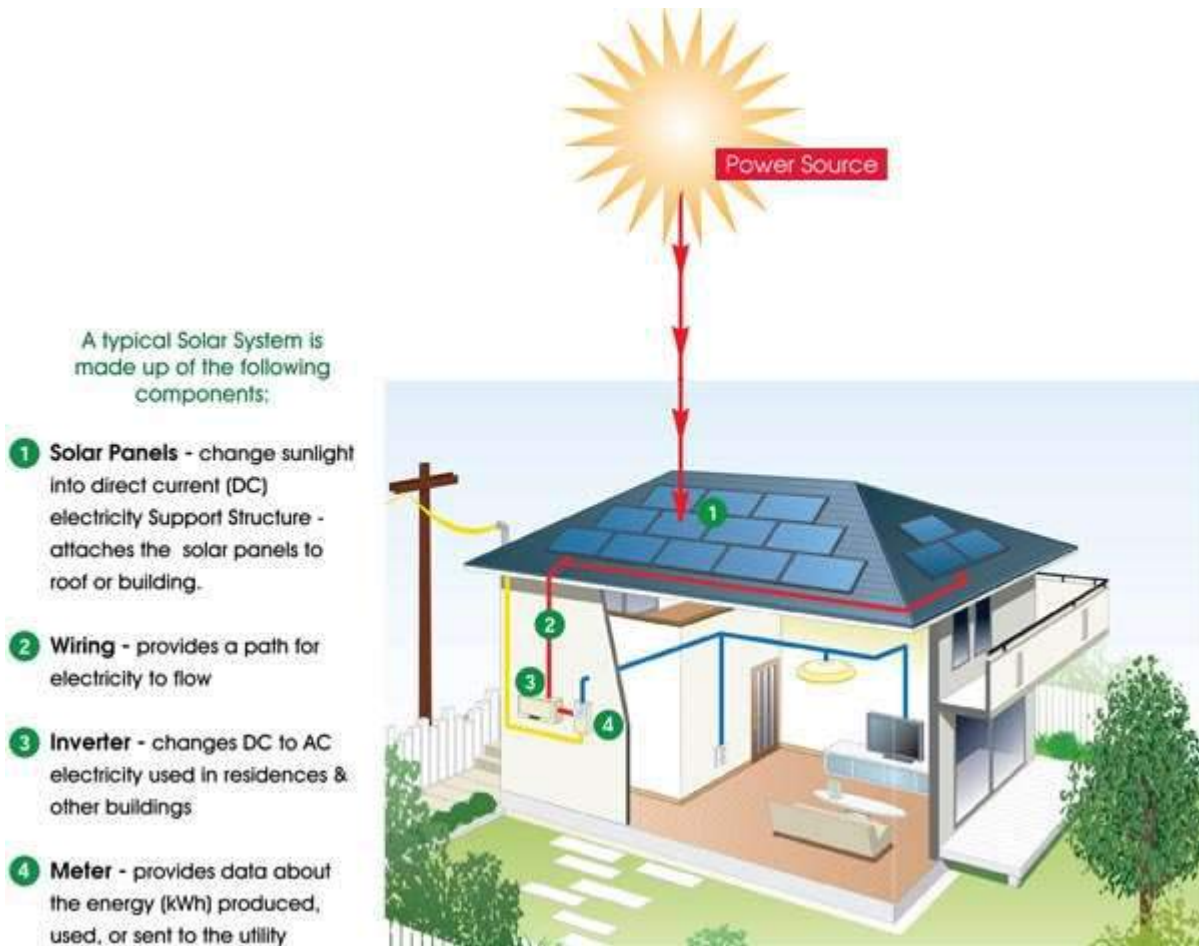


FIGURE 1: SOURCE: SANYO

A grid-tied solar PV system consists of an array of photovoltaic panels connected via an inverter (or micro-inverters) to provide power for your home. During the day, any excess production feeds into the grid, spinning the meter backwards. At night when the solar modules are not producing electricity, the electricity comes from the grid. If enough energy is exported during the day, it will balance or exceed the amount you draw from the grid at night. Grid-tied solar does not have a backup energy source in the event of a grid outage, unless batteries are added to the system.

System Proposal

The following quotation is for the design and installation of a roof mounted, grid-tied, photovoltaic (PV) system to be located on the south facing roof of the New Engel Residence at XXX Taylor Street, Minturn, CO 81645.

Option 1 - Heliene Panels

System Size: 9.45 kW

Estimated Production: 13,022 kWh/year (based on PV Watts / not including shading)

Estimated Offset: UNKNOWN % of recorded average electrical usage

System Layout:
Single Panel: 5.53 ft tall X 3.33 ft wide
Panel Arrangement: 2 rows of 14 panels oriented in the portrait position, mounted flush on the south facing roof

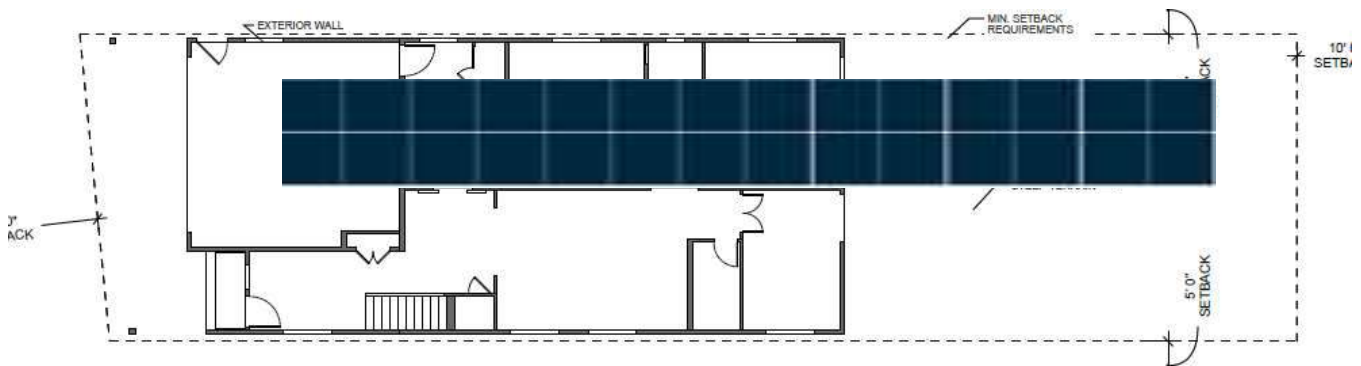


Figure 2: Proposed Layout

Equipment:
Panels: 28 LG315N1K-V5 solar panels @ 315 watts (or equivalent)
Inverter: 28 SolarEdge P320 optimizers + 1 SolarEdge SE7600H-US inverter
Mounting Equipment: Unirac racking system with S5! mounting feet
Monitoring: SolarEdge Remote Energy Monitoring System

Financials:

Complete System Cost	\$28,228.00
Federal Tax Credit***	\$(7,339.00)
Net Cost	\$20,889.00

6.2% Annualized ROI for 25 years

Final System size is dependent upon HERS ratings and Xcel approval.

\$2.99/Watt Before Tax Credit



Included in your Photovoltaic System Design:

- Design and full installation of functional, code compliant system, including all required equipment and labor
- Full system documentation including permitting, invoices, instructions and warranty information provided during system installation
- All AC electrical connections, including system interconnection by a Colorado Certified Master Electrician
- All DC electrical work overseen by NABCEP certified staff
- All applicable local, county and state taxes
- Permit procurement and payment
- Facilitation of applicable rebate processes
- Remote Monitoring System
- Financing options are available
- References available upon request

Logistics: Upon acceptance of this proposal, Active Energies Solar LLC requires the completion of an installation agreement with a down payment due at signing. This will begin product procurement, permitting and rebate processes. When equipment has been received Active Energies will then install your system according to all applicable codes and complete the AC connection to the grid. At this point the final payment is to be made. The final steps include inspection and approval, net meter installation by the utility company, and final rebate processing. Now, your system is operational and you can start feeding the grid!

Payment Schedule	LG 9.45 kW System
Down Payment	\$14,114
Final Payment	\$14,114
Federal Tax Credit***	-\$76339
Total	\$20,889

Please confirm pricing and panel availability prior to contracting

*****Federal Incentives:** This quote assumes that applicable rebates will be taken as non-taxable income. A taxpayer may use IRS form 5695, Residential Energy Credits, to claim a credit of 26% of qualified expenditures, less rebates, for a system that serves a dwelling unit located in the United States. If the federal tax credit exceeds tax liability, the excess amount may be carried forward to the succeeding taxable year. Consult your tax professional on the applicability of this benefit.

Net Metering: Xcel Energy offers net metering; when more electricity is being produced by your PV system, power is fed to the electrical grid. Your bill is then netted; the electricity you consumed and the electricity feed back into the grid, so you only pay the net amount. If there is a positive yearend balance, Xcel Energy will write you a check for the kilowatt-hour balance times the average hourly incremental cost for the prior 12-month period or you can make a onetime election to carry the balance forward indefinitely. Xcel Energy will require approval of an Interconnection Agreement document to receive their rebate and connect to the grid.

Customer Insurance Requirements: The Interconnection Agreement with your utility company, which is signed before net metering installation, requires proof of insurance. This insurance shall be "liability insurance with a combined single limit for bodily injury and property damage of not less than \$300,000 (under 10kW) or \$1,000,000 (over 10kW) per occurrence." This is a standard coverage limit and only a copy of the coverage is required. Please contact your insurance carrier to verify and provide proof of coverage.

Warranty & Insurance: There is a 5-year warranty on installation and workmanship, 12-year warranty on inverters and 25-year warranty on the panels and optimizers. A more complete warranty statement is available during contracting. Active Energies Solar LLC carries liability insurance on all work and employees.

Assumptions:

- No vents or chimneys have been planned for the area designated for the solar array
- Grid-tie connection: A master electrician analysis is required by Active Energies; no charge. All electrical connection costs have been included
- Internet Access: Project IT contractor to supply hardwired internet access at inverter location for monitoring.



Non-Financial Benefits of Solar:

A 9.3 kW PV system *each year* (www.solarenergy.org):



- prevents **8.5** tons of coal from being mined
- prevents **17.0** tons of CO₂ from entering the atmosphere
- keeps **11,907** gallons of water from being consumed
- offsets **25,071** miles from being driven
- is equivalent to planting **57** trees
- keeps NO and SO₂ from being released into the environment
- Knowing that you are taking another step in protecting the environment!
- Help free yourself from the utility company by limiting your exposure to increasing energy costs. Own your electricity instead of renting it.

By 2090, the EPA estimates some Colorado ski areas will see seasons shortened by as much as 80 percent from present-day levels.! This snowpack is essential for our drinking water and recreational snow. We all can do our part to stop the global warming trends. You have the power to reduce your electrical usage, reducing stress on our electrical grid and emitting fewer greenhouse gases.

Thank you again for choosing Active Energies Solar LLC. Our goal is to save you money on your utility bills, while lessening impacts on our fragile environment. With this in mind, please let us know if there is any way we can better serve you.

Best Regards,

Richard Clubine

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