



OFFICIAL MINUTES

Planning Commission Meeting

Wednesday, July 10, 2024

Town Hall / Council Chambers - 302 Pine St Minturn, CO

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.

This agenda and meetings can be viewed at www.minturn.org.

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/81913112206>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 819 1311 2206

Please note: All virtual participants are muted. In order to be called upon an unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Planner 1, prior to the meeting and will be included as part of the record.

1. CALL TO ORDER - 5:30 PM

Lynn Teach called the meeting to order at 5:30 p.m.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Those present at roll call: Planning Commission Chair Lynn Teach, and Planning Commission Members Jeff Armistead, Michael Boyd, Amanda Mire, Eric Rippeth, and Darell Wegert.

Staff members present: Planning Director Scot Hunn and Planner I Madison Harris.

Note: Eric R. is attending in his status as an alternate.

3. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

Motion by Amanda M., second by Darell W., to approve the agenda as presented. Motion passed 5-0.

Note: Eric R. is attending in his status as an alternate.

4. APPROVAL OF MINUTES

A. June 26, 2024

Motion by Jeff A., second by Michael B., to approve the minutes of June 26, 2024 as presented. Motion passed 5-0.

Note: Eric R. is attending in his status as an alternate.

5. DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest.

6. PUBLIC COMMENT

Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Planner. Those who are speaking are requested to state their name and address for the record.

No public comment.

7. SPECIAL PRESENTATIONS

Presentations are limited to 5 minutes unless prior arrangements are made with the Town Planner.

8. DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

A. 0008 Silver Star Trail - New Single Family Residence

Madison H. introduced the agenda item. This is a three-bedroom, 2,624 square foot single family home measured to the midpoint of the roof at 25 feet 11 and ¼ inches under the 28 foot height limit. Parking is more than adequate, with four off-street spaces, two of which are provided in the garage which is allowed per the approved PUD Guide, and provides two more than is required. All setbacks are respected and the proposal is under the allowable lot and impervious coverage limitations. They have more snow storage than is required by the code at 222 square feet. Staff has identified no issues and recommends approval of the plans.

Public comment opened.

No public comment.

Public comment closed.

Motion by Michael B., second by Amanda M., to approve 0008 Silver Star Trail – New Single Family Residence as presented. Motion passed 5-0.

Note: Eric R. is attending in his status as an alternate.

B. 0141 Miles End Lane - New Single Family Residence

Madison H. introduced the agenda item. This is a three-bedroom, 3,418 square foot single family home measured to the midpoint of the roof at 26 feet 9 and 7/8 inches under the 28 foot height limit. Parking is adequate, with four off-street spaces, two of which are provided in the garage which is allowed per the approved PUD Guide. All setbacks are respected and the proposal is under the allowable lot and impervious coverage limitations. They have more snow storage than is required by the code at 418 square feet. Staff has identified no issues and recommends approval of the plans.

Public comment opened.

No public comment.

Public comment closed.

Motion by Michael B., second by Amanda M., to approve 0141 Miles End Lane – New Single Family Residence as presented. Motion passed 5-0.

Note: Eric R. is attending in his status as an alternate.

C. 0185 Miles End Lane - New Single Family Residence

Madison H. introduced the agenda item. This is a four-bedroom, 3,745 square foot single family home measured to the midpoint of the roof at 27 feet 11 and 7/8 inches under the 28

foot height limit. When building they will need to be careful as there is 1/8 inch of wiggle room. Parking is adequate, with four off-street spaces, two of which are provided in the garage which is allowed per the approved PUD Guide. All setbacks are respected and the proposal is under the allowable lot and impervious coverage limitations. They have more snow storage than is required by the code at 695 square feet. Staff would like to note that some snow storage is shown on the strip of land between the front lot line and the curb of Miles End Lane. There is adequate snow storage still on the lot at 399.75 square feet. Staff has identified no issues and recommends approval of the plans.

Public comment opened.

No public comment.

Public comment closed.

Michael B. commented that the required ILCs through the construction process is beneficial for everyone.

Darell W. commented that he has concerns about the driveway being 19 feet and cars might edge out into the street.

- Mr. Eggers said that the HOA can help monitor this, but also there's 20' between the front of the house and the lot line and then there's curb.

Jeff A. asked how the Town is going to handle these close cases where the houses might want to do solar.

- Scot H. said that solar won't count against them for building height.

Motion by Michael B., second by Jeff A., to approve 0185 Miles End Lane – New Single Family Residence as presented. Motion passed 5-0.

Note: Eric R. is attending in his status as an alternate.

D. 0096 Miles End Lane - New Single Family Residence

Madison H. introduced the agenda item. This is a three-bedroom, 2,624 square foot single family home measured to the midpoint of the roof at 26 feet 7 and 1/2 inches under the 28 foot height limit. Parking is adequate, with four off-street spaces, two of which are provided in the garage which is allowed per the approved PUD Guide. All setbacks are respected and the proposal is under the allowable lot and impervious coverage limitations. They have more snow storage than is required by the code at 675 square feet. Staff would like to note that some snow storage is shown on the strip of land between the front lot line and the curb of Minturn Road. There is adequate snow storage still on the lot at 485.5 square feet. Staff has identified no issues and recommends approval of the plans.

Public comment opened.

No public comment.

Public comment closed.

Amanda M. asked if they have to abide the same snow storage rules as everyone else.

- Madison H. clarified that they do.

Darell W. asked if there was a sidewalk along Minturn Rd.

- Ms. Hermes said the only sidewalk is along 4th St

Motion by Amanda M., second by Michael B., to approve 0096 Miles End Lane – New Single Family Residence as presented. Motion passed 5-0.

Note: Eric R. is attending in his status as an alternate.

E. 0206 Miles End Lane - New Single Family Residence

Madison H. introduced the agenda item. This is a four-bedroom, 4,475 square foot single family home measured to the midpoint of the roof at 27 feet 9 and 1/8 inches under the 28 foot height limit. Parking is adequate, with four off-street spaces, two of which are provided in the garage which is allowed per the approved PUD Guide. All setbacks are respected and the proposal is under the allowable lot and impervious coverage limitations. They have more snow storage than is required by the code at 820 square feet. One required plan revision is that the Ordinary High Water Mark (OHWM) should be labeled on the site plan prior to or concurrent with building permit application. Staff doesn't have any concerns about the placement of the OHWM and the 30' live stream setback, this is just a labeling comment. Staff recommends approval with conditions of the plans.

Public comment opened.

No public comment.

Public comment closed.

Darell W. clarified if there is the retaining wall along the back of the lot.

- Mr. Eggers said it transitions about halfway through the lot from about 5' to 2'

Motion by Amanda M., second by Darell W., to approve 0206 Miles End Lane – New Single Family Residence with conditions. Motion passed 5-0.

1. The Applicant shall label the Ordinary High Water Mark (OHWM) on the site plan prior to or concurrent with building permit application.

Note: Eric R. is attending in his status as an alternate.

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

A. Planning Department Update

Eagle River Inn recently applied for a sign permit to apply signs to multiple facades of their building. That application was approved by staff on June 24, 2024.

Michael B. asked about the calculations.

Scot H. gave an update on Minturn Forward.

11. PLANNING COMMISSION COMMENTS

Lynn T. asked about the Manager's report.

Jeff A. said that he likes how the Eagle River Inn looks.

12. FUTURE MEETINGS

A. July 24, 2024

- a. Scot H. won't be here

B. August 14, 2024

13. ADJOURN

Motion by Amanda M., second by Eric R., to adjourn the regular meeting of July 10, 2024 at 6:14 p.m. Motion passed 5-0.

Note: Eric R. is attending in his status as an alternate.

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director