



## OFFICIAL MINUTES

### Planning Commission Meeting

Wednesday, July 24, 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](http://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/84827580583>

**Zoom Call-In Information:** 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 848 2758 0583

**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 Michael Boyd, Amanda Mire, Eric Rippeth, and Darell Wegert.

Staff members present: Planner I Madison Harris.

*Note: Jeff Armistead is excused absent.*

#### 3. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

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

*Note: Jeff A. is excused absent.*

#### 4. APPROVAL OF MINUTES

A. July 10, 2024

Motion by Amanda M., second by Eric R., to approve the minutes of July 10, 2024 as presented. Motion passed 5-0.

*Note: Jeff A. is excused absent.*

**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. 0226 Miles End Lane - New Single Family Residence**

Madison H. introduced the agenda item. This is a four-bedroom, 3,825 square foot single family home measured to the midpoint of the roof at 26 feet 11 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 604 square feet. Staff has identified no issues and recommends approval of the plans.

Public comment opened.

No public comment.

Public comment closed.

Darell W. asked how many types of floorplans there are.

- Mr. Don Eggers said that there were eight base models that people can work from based on square footage, but people can alter the plans once they've chosen them.
- Darell W. asked what the fire rating is.
- Mr. Eggers said that is a Class B per code.
- Darell W. commented on the trees in the landscaping being away from the house which he appreciated. The fire district suggests that the grass not go up to the edge of the house. This looks like this is separated by a barrier.
- Mr. Eggers doesn't know if it's gravel or wood mulch.
- Lynn T. suggested peпсоil/soilpep instead of wood mulch.

*Note: Jeff A. arrived at 5:40 p.m.*

Motion by Michael B., second by Amanda M., to approve 0226 Miles End Lane – New Single Family Residence as presented. Motion passed 5-0.

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

**B. 0024 Silver Star Trail - New Single Family Residence**

Madison H. introduced the agenda item. This is a four-bedroom, 3,305 square foot single family home measured to the midpoint of the roof at 27 feet 11 and 1/4 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 350 square feet. Staff has identified no issues and recommends approval of the plans.

Public comment opened.  
No public comment.  
Public comment closed.

Motion by Amanda M., second by Jeff A., to approve 0024 Silver Star Trail – New Single Family Residence as presented. Motion passed 5-0.  
*Note: Eric R. is attending in his status as an alternate.*

## 9. DISCUSSION / DIRECTION ITEMS

## 10. STAFF REPORTS

### A. Planning Department Update

#### **161 Main Street - Minor DRB Permit**

The owners of 161 Main street recently applied for a Minor DRB Permit to allow for the placement of moveable partitions at the front of the lot. That was approved by staff on July 19, 2024.

## 11. PLANNING COMMISSION COMMENTS

Amanda M. expressed frustration with the new yellow striping at intersections.

Lynn T. requested that the tree at Toledo and Pine be trimmed back from the stop sign.

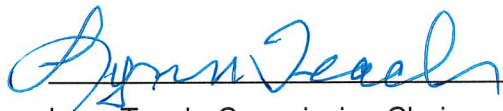
## 12. FUTURE MEETINGS

- A. August 14, 2024
- B. August 28, 2024

## 13. ADJOURN

Motion by Amanda M., second by Michael B., to adjourn the regular meeting of July 24, 2024 at 5:59 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