

Town of Minturn



2009 Community Plan

Adopted on December 16, 2009 by Resolution No. 28 – Series 2009

Table of Contents

Acknowledgments

Introduction – The Town of Minturn	5
Role of the Community Plan	5
How to Use the Community Plan	6
Why a Community Plan?	6
The Development of the 2009 Minturn Community Plan Process Summary	7
Executive Summary	7
Plan Development	7
Public Hearings and Adoption	7
A Community Vision for the Town of Minturn	8
Town of Minturn 2030 Community Vision	9
Goals and Strategies	10
Community Character/Urban Design	12
Sustainability and Green Building Practices	13
Land Use/Transportation	14
Affordable Housing	17
Public Services and Facilities	18
Economic Development	19
Natural Resources	20
Parks and Recreation	21
Town of Minturn – 2030 Future Land Use Plan	
Implementation	22
Appendix A – Synopsis – February 5, 2009 Community Vision Open House	A-1
Appendix B – Synopsis – February 19, 2009 Goals and Objectives Open House	B-1
Appendix C – mailers and notices to 2009 Community Plan meetings	C-1

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Town of Minturn - 2009 Community Plan

Introduction – The Town of Minturn

The settlement of Minturn began near the confluence of the Gore Creek and Eagle River in the late 1800s. The town's earliest inhabitants created homesteads and farmed the land or mined silver in the mountains above town. Prior to this period, the Ute and Arapahoe Indians battled in the mountains above Minturn, from which Battle Mountain derives its name.

With the arrival of the Denver and Rio Grande Railroad in 1887, the town was named Minturn, in honor of Robert Bowne Minturn, former director of the railroad. The town was officially incorporated in 1904 with approximately 400 residents, figure that has grown to approximately 1200.

Throughout most of its history, Minturn was traditionally a mining and railroad town. The Empire Zinc Company consolidated private mining claims to form the Eagle Mine at Gilman in 1912. Numerous labor strikes temporarily idled the mine throughout the 1900s and it was permanently shuttered in the early 1980s. In 1985, the Eagle Mine was listed on the National Priority List for environmental cleanup and declared a Superfund site by the Environmental Protection Agency. In 1997, the Tennessee Pass rail line was deactivated and rail traffic through Minturn was halted. The Union Pacific Railroad currently owns the rail lines and a substantial tract of land on the north side of town where the possibility exists for future development.

Throughout the recent past, Minturn has strived to maintain its own identity separate from the other communities in the Eagle Valley. In 2008, residents voted to approve the annexation of approximately 4,300 acres on Battle Mountain to be used as a private ski and golf resort community. The prevailing sentiment of the residents was the desire to guide their own future by controlling the development on Battle Mountain, while maintaining the authentic “small mountain town character” of the original town site.

Any potential growth will require effective master planning to serve the newly developed areas, as well as to mitigate any potential impact upon services of the current Town. This in mind, the Town set out in late 2008 to begin a comprehensive update of its Community Plan, the specific name the Town of Minturn has chosen to give to its Master Plan.

Role of the Community Plan

This Community Plan, or Master Plan, will outline the town's vision as well as the goals and strategies for obtaining that vision. The plan will encompass a 20 to 30-year timeframe, will be reviewed on an annual basis and updated as warranted by changing conditions.

The Mayor, Town Council and Planning Commission have recognized the Community Plan as an important tool to prepare for and manage the future growth and development of the Town of Minturn. As such, the update of the Community Plan has been established as a high priority goal of both the Council and the Commission.

Many of the activities and responsibilities of local government such as development plan approval, capital improvements, infrastructure and facility planning and zoning recommendations require conformance to a community's master plan. The Town of Minturn – 2009 Community Plan will serve as a guide for these and other decision making processes in the future. In short, this Community Plan will help establish the compass bearing for the Town of Minturn, and like any good navigation aid, should be periodically adjusted as changing conditions warrant.

How to Use the Community Plan

The 2009 Community Plan is an advisory document that, once adopted, will serve to help direct future policy decisions related to its eight component parts. As such, the Community Plan will be used by staff, elected and appointed officials, and the at-large community to help direct decisions on the timing, location, type and character of growth and development (physical, economic and cultural) in the Town of Minturn. The plan will provide prioritized goals and outline strategies against which future activities within the town will be reviewed, helping to ensure each individual project contributes in a manner envisioned by the town to the overall vision of the entire community.

This will be accomplished by reviewing the vision/goals and strategies with potential applicants, both public and private. With a clear understanding of expectations, projects will be reviewed by staff to determine compliance with the community vision, as well as to determine which specific goals and strategies are supported by the proposal. This information will then be conveyed to decision making bodies, and compliance with the plan should be heavily weighed during the approval process.

Why a Community Plan?

For over 100 years, the Town of Minturn has existed without a future land plan – the traditional “core” of the community, or master plan. With no comprehensive plan for the future development of the town, development projects have been reviewed and decided upon on a case-by-case, ad-hoc basis. Projects have been reviewed on their own merits with somewhat less concern with their overall “fit” with the town's long-range plan, since none existed. With an adopted Community Plan, including a future land use plan, developers, staff and town officials are all provided with a clear understanding of where the town envisions itself in the future – where specific types of development should best be directed, and the Town's goals that the community expects to see development projects both support and adhere to. With an adopted Community Plan, all parties are working from a common point of understanding with the same roadmap in hand – the framework to assist the town in achieving its vision is established.

The Development of the 2009 Community Plan - Process Summary

With the recent changes in the economic and development climate, The Town of Minturn has realized the importance of creating an updated plan for the long-term future of the community. Over the several years, planning efforts have been underway which have set the groundwork for the update of the town's new master plan – including the 2005 Town of Minturn Community Survey, and the development of the 2008 Minturn Revitalization Plan. This 2009 Community Plan looks at valuable community input gathered through those previous efforts, along with community ideas expressed during the community plan meetings of 2009. Utilizing this community input as the driving force, the plan identifies long-term goals which will help to guide future growth and development in the town while working to preserve the unique character of the community that sets Minturn apart from other communities in the Vail Valley and the State of Colorado.

Executive Summary

The Executive Summary serves as a synopsis of the work completed to date by the entire Minturn community – residents, focus groups, Town Council, Planning Commission and staff. The vision, goals and objectives outlined by the community in the executive summary served to drive the development of each of the sections of the Community Plan. The information contained in the Executive Summary was the culmination of research into past planning efforts, as well as the community input received during a series of community meetings in the spring, 2009. The Executive Summary served as the framework upon which the plan was developed, and as such, was endorsed by both Planning Commission and Town Council in April, 2009. Detailed information on how the Executive Summary was developed can be found in Appendices A and B of the Community Plan.

Plan Development

Once the vision, goals and objectives were verified, refined, and endorsed by both Planning Commission and Town Council, the framework for the new plan had been established. The next task was to further refine plan goals and strategies through the development of the plans themselves. This was completed through a series of summer community open houses and working sessions with the Planning Commission. The input and discussion during this period from the Planning Commission, community members and Town Council has resulted in the refined goals and strategies found within this document, as well as in the Town of Minturn, 2030 Future Land Use Plan.

Public Hearings and Adoption

After a summer of open houses, workings sessions with both Planning Commission and Town Council and several iterations of refinement, the Community Plan was ready for public hearings in the fall, 2009. Commission and

Council chose to conduct these hearings at joint sessions to take place during October and November, with a target adoption date during December, 2009.

A Community Vision for the Town of Minturn

As part of the master planning process, it is critical to have an overarching vision, a direction in which the plan and all of its component parts can focus. This vision should paint a picture, providing an idealized outcome. In the case of the Town of Minturn Community Plan, this vision should indicate what it is the community envisions for itself in the coming 10 to 20 to 30 years – it should be a Community Vision.

One of the first steps completed as part of this planning process was a community visioning workshop. At this February 5, 2009 community meeting, participants were invited to share their ideas, not on what the town currently “is”, but on what they want for the town during the 10 to 30 year timeframe covered by this plan – what they envision for the community. Raw input obtained during this community working session can be found in *Appendix A – Synopsis – February 5, 2009 Community Vision Open House*.

The input obtained from community working session was documented, reviewed and consolidated into the following community vision for the 2009 Town of Minturn Community Plan.

Town of Minturn – 2030 Community Vision

The Town of Minturn values:

- Its natural environment
- Its people living in community
- Its history
- Its funky, eclectic style*

From our roots as a mining and railroad town, Minturn has evolved into a one-of-a-kind Rocky Mountain town with a vibrant sense of community. We have built and continue to foster a unique environment which is sensitive to its natural setting, with a wide variety of housing opportunities. We possess a diverse economy based on the support of local business and complementary land development.

* What does this mean? It is all the “stuff” that gives Minturn its unique feel, look and character – the small lot development, the diverse architectural styles, the vibrant colors of the buildings, the unique one-of-a-kind businesses, the pedestrian scale of the narrow streets, the streets that function as sidewalks, the alleys that function as streets and our natural setting in its narrow valley along the Eagle River. It is the town’s essence, and what sets it apart from any other place on earth.

Goals and Strategies

The Goals and Strategies for the 2009 Minturn Community Plan find their origins in the community visioning workshops and focus groups conducted as a part of the production of the Minturn Revitalization Plan, Vision Guide, 2008, as well as in the results of the 2005 Minturn Community Survey. Focus group discussions during this effort generated a number of broad goals and objectives related to the following community plan component parts.

1. Community Character/Urban Design
2. Sustainability and Green Building Practices
3. Land Use/Transportation
4. Affordable Housing
5. Public Services and Facilities
6. Economic Development
7. Natural Resources
8. Parks and Recreation

Goals: Broad aspirations to guide town achievements – The “What”

The goals articulate the future of the plan. They are those things that the town wants to accomplish over the life of the plan. Goals:

- Will serve as the framework for future land use decisions
- Identify necessary public improvements and services
- Establish priorities for public investment

Strategies: Course of action required to achieve a stated goal – The “How”

Strategies have been added to identify possible actions that are needed to accomplish the goals. The list of objectives is not exhaustive. As the process continues, new objectives will very likely be added, and existing objectives refined as needed. **Objectives:**

- Outline action steps
- Are understood by both the decision-makers and the general public

While the goals and strategies began as ideas generated through community workshops of the previous four years, they have been considerably augmented, cut and generally overhauled since that time. Since their initial development, they have been modified by town staff and followed by Planning Commission Town Council. Following a series of meetings with Planning Commission and Council, a period of open review by the community began, which resulted in a number of additional modifications.

An additional round of edits took place as a result of the community working session of February 19, 2009. This meeting saw community members making direct changes to the goals and objectives of each of the community plan topic areas. The raw data from that working meeting can be found in *Appendix B – Synopsis – February 19, 2009 Goals and Objectives Open House*.

Community Character/Urban Design

Established in 1904, Minturn is one of the oldest communities in Eagle County. It is a diverse community comprising a mix of year-round residents and second home owners. Residents value the “small-town” feel of Minturn and its unique identity (as identified in the community vision statement) which is quite distinct from the surrounding resort towns. The varied architectural styles and building colors create a unique environment that sets the town apart from the other communities in the valley. A common theme heard during the series of public meetings on this plan was the residents’ desire to preserve and enhance the funky character of Minturn.

The Community Character/Urban Design Goals and Strategies against which future public and private development activities will be reviewed include the following.

Goal (CCG1): Maintain, Build Upon and Promote the Town’s Image as a Unique, Eclectic Non-Resort Town With a Strong Sense of Community

- (CCS 1.1) - Encourage and promote the use of public venues for a wide range of community events
- (CCS 1.2) - Consider size limits for residential structures
- (CCS 1.3) - Develop town signage including information kiosks, gateway signs and way-finding system
- (CCS 1.4) - Develop and implement methods to maintain the town’s eclectic architecture, scale and vibrant color palette
- (CCS 1.5) - Investigate methods to preserve and protect historic structures
- (CCS 1.6) - Incorporate local public art into new development and public improvements
- (CCS 1.7) - Support and enhance the Minturn Market as an integral part of downtown
- (CCS 1.8) - Enforce ordinances aimed at maintaining the health, safety, welfare and aesthetic of the town – snow, trash, nuisance abatement and zoning/land use
- (CCS 1.9) - Encourage development to utilize non intrusive lighting systems
- (CCS 1.10) - Examine existing hillside development regulations for improvement
- (CCS 1.11) - Allow a variety of lot sizes (small and large lot) as appropriate to specific areas

Sustainability and Green Building Practices

As the community grows in the coming years, it will be important to integrate sustainable and green building practices into all public and private development projects. These measures will help minimize our impact on the natural environment and protect the natural resources which are prized by the community and add to the unique character of the town.

The Sustainability and Green Building Practices Goals and Strategies against which future public and private development activities will be reviewed include the following.

Goal (SGG 1): Encourage Green and Sustainable Practices Throughout the Community

- (SGS 1.1) Develop and incorporate green building guidelines that address energy and resource efficiency, indoor air quality and on-site energy generation
- (SGS 1.2) Incorporate low impact development (LID) standards for site design into development requirements
- (SGS 1.3) Promote and encourage increased opportunities for businesses, residents and town government to reduce waste
- (SGS 1.4) Incorporate “Firewise” guidelines in building and site-planning practices

Goal (SGG 2): Develop and Practice Green and Sustainable Processes

- (SGS 2.1) Incorporate the concept of green infrastructure into the planning and design of improvements to town systems
- (SGS 2.2) Develop and insure the integrity of a comprehensive recycling program for town facilities
- (SGS 2.3) Ban the use of plastic bags in the town

Land Use/Transportation

A well planned mix of compatible uses is critical to the health of any successful community. In order for a community to thrive economically, socially and culturally, there must exist a balance of compatibly located places for its residents to live, work, recreate and shop for the things they need on a day-to-day basis. This is the purpose of this section of the Community Plan – to provide a designated “place” within the town of Minturn for each of these essential functions to exist and prosper.

During one of the community work sessions of the summer, 2009 when an early version of the future land use plan was being discussed, a resident asked, “Why do we want to make that area commercial? There is little to no commercial activity there right now?” That was exactly the point; as of the time this plan is being created, during the fall of 2009, there is indeed very little commercial development within the town of Minturn. If the town does not designate a space where it would like to direct such commercial development in the future (such as a commercial core or “downtown” area) it is very likely that development which suits the current needs of the builder/developer will take its place, rather than development that meets the long range goals of everyone involved – the goals of the builder/developer as well as those of the entire community. This same example can be applied to any of the land uses that are found on the future land use map. A desired outcome is far less likely to happen on its own than if it is openly discussed, planned for and subsequently directed by the town through the intention established in this plan, and carried out through subsequent amendments to implementing tools such as the town’s Municipal Code, Design Standards and Capitol Improvement Plans.

The Land Use/Transportation Goals and Strategies against which future public and private development activities will be reviewed include the following.

Goal (LUG 1): Enhance the Town’s Status as a Walkable and Bikeable Community

- (LUS 1.1) Develop and comply with a future land use plan for the entire town (land use element of this Community Plan) which encourages a compatible mix of land uses promoting mass transit, the use of bicycles and increased walkability/accessibility
- (LUS 1.2) Develop comprehensive parking plan for the town which offers alternative parking strategies/standards specific to Minturn - aimed at increasing parking efficiency and ease of development/redevelopment
- (LUS 1.3) Promote the development of a cohesive downtown
- (LUS 1.4) Support and promote the expansion of public transit service to outlying communities
- (LUS 1.5) Promote redevelopment areas as mixed-use centers
- (LUS 1.6) Partner with owners of large land holdings on mutually beneficial redevelopment projects

The following are descriptions for each of the land use categories found on The Town of Minturn, 2030 Future Land Use Map.

Residential - Within the Town of Minturn, there are three residential land use categories which reflect varying levels of density – Low Density Residential, or LDR (6 to 10 dwelling units per acre), Medium Density Residential, or MDR (10 to 20 dwelling units per acre) and High Density Residential, or HDR (greater than 20 dwelling units per acre). As indicated on the Town of Minturn 2030 Land Use Plan, residential densities in the existing areas of town are to be held constant for the most part with allowances for some infill development and possible addition of dwelling units where appropriate. In areas where redevelopment on more than a single lot basis is possible, it is the intent to approximate existing densities on shared boundary lines, minimizing aesthetic and functional impacts to existing residents, while allowing for an incremental increase of density toward the core of new development areas. Although residential use and character will predominate in all of the land use categories, small neighborhood scale retail and related office and government facilities may be allowed in certain residential categories through special review.

Commercial – There are two categories of Commercial land use in the Town of Minturn – Old Town Center (**OTC**) and Rail Yard Commercial (**RYC**). The intent of both of these categories is to provide for the commercial development within the town. The physical characteristics of each category will be differentiated as outlined in the town’s land use regulations and design criteria. Although the predominant uses in both categories shall be retail, commercial, restaurant and office facilities, the concurrent development residential above commercial in these areas will be encouraged.

Neighborhood Retail (NR) – This land use designation is intended to encourage the continued development of the small scale type of retail, restaurant and office uses currently found dispersed along the 100 to 500 block of Main Street, while at the same time maintaining the residential character of the area through the development of appropriate land use regulations and design criteria. It is the intent of this category to provide for an area of commercial activity which is less intense than in either of the two commercial categories. While neighborhood serving retail uses may predominate in this category, low to medium density residential uses will continue to be allowed, and will be encouraged in conjunction with the development of a neighborhood retail component.

Light Industrial (LI) – This land use designation is intended to provide a designated area for the continuation of uses currently located in the area commonly referred to as the “Minturn Business Park”. These uses include light manufacturing and repair facilities along with related office facilities. During the planning horizon of the Community Plan, it is also the intent of this category to provide a future location for similar uses located throughout the town which may currently conflict with adjacent residential land uses.

Public Facility (PF) - The Town of Minturn Community Plan will classify such uses as public parks, recreation facilities, trailheads and river access, trails and public gathering spaces as Public Facilities.

Open Space (OS) - The Open Space land use designation is applied to areas where preservation as undeveloped land is intended. During the planning period for this Community Plan, policy concerning such lands will be informed by this designation

For the planned locations of each land use category, refer to the Town of Minturn, 2030 Future Land Use Map.

Affordable Housing

With the recent economic downturn (2009), housing costs have declined somewhat from what they were in previous years, and the issue of affordable housing has lost some of the sense of urgency it had received in previous years. However, affordable housing will always be needed in mountain communities and planning for such should be a priority. Minturn has demonstrated leadership in this area by providing a number of employee housing units and should continue to identify other opportunities for providing affordable housing units for town employees and other eligible county residents.

There was much discussion in previous years about the development of affordable housing programs which benefit town residents and staff. While this is certainly among the strategies outlined within this section of the community plan, it is one which will require considerable resources to develop, implement and administer. During this period where the availability of affordable housing is not as limited as it was in prior years, it would be possible to effect change through utilization of alternative strategies, such as AHS 1.1 and 1.2.

The Affordable Housing Goals and Strategies against which future public and private development activities will be reviewed include the following.

Goal (AHG 1): Promote Affordable Housing

- (AHS 1.1) Promote the development of housing opportunities for all income levels throughout all areas of town
- (AHS 1.2) Allow a variety of lot sizes (small and large lot) as appropriate to specific areas
- (AHS 1.3) Develop an affordable housing program, to include housing assistance for town employees, qualified town residents and other eligible Eagle County employees
- (AHS 1.4) Leverage town-owned property for the development of affordable housing

Public Services and Facilities

The Public Services and Facilities Goals and Strategies against which future public and private development activities will be reviewed include the following.

Goal (PFG 1): Ensure that Public Facilities are Planned and Implemented to Support New Growth and Existing Population Centers

- (PFS 1.1) Implement streetscape improvements with pedestrian-scale site elements including sidewalks, paving, signage, lighting and site furnishings
- (PFS 1.2) Develop a Capitol Improvement Plan prioritizing upgrades to existing infrastructure including roads, water and storm water drainage and pedestrian/bicycle amenities
- (PFS 1.3) Ensure that impacts from new development on existing infrastructure are mitigated
- (PFS 1.4) Incorporate the concept of green infrastructure into the planning and design of improvements to town systems
- (PFS 1.5) Develop and implement a comprehensive sidewalk and trails plan addressing both accessibility and bicycles
- (PFS 1.6) Develop and implement a plan to bury utilities throughout the community
- (PFS 1.7) Support and promote infrastructure which is attractive to small business – snow removal, loading zones, sidewalks
- (PFS 1.8) Incorporate the future use of alternative energies into planning processes
- (PFS 1.9) Develop a comprehensive parking plan that addresses the needs of both the business community and residents

Economic Development

The Town of Minturn is strategically positioned geographically between two world-class ski resorts. Minturn recognizes that a positive visitor experience is directly related to a positive economic environment. Streetscape improvements in the downtown core are necessary to enhance the pedestrian experience by making the town a more attractive place for visitors and residents alike. A diverse mix of businesses catering to the local community and tourist are necessary for a stable, year-round economy. Special efforts should be made to promote the existing businesses in town and to also facilitate new business development. Additionally, the town should promote its unique history to capitalize on the heritage tourism market.

The Economic Development Goals and Strategies against which future public and private development activities will be reviewed include the following.

Goal (EDG 1): Diversify the Town's Economy

- (EDS 1.1) Encourage and provide incentives for business to locate in the downtown area
- (EDS 1.2) Encourage the development of flexible space in commercial areas – space which can be easily adjusted as market conditions permit (office to retail to restaurant)
- (EDS 1.3) Attract essential services necessary to form a “complete” community – grocery, pharmacy, hardware store, movie theatre
- (EDS 1.4) Develop a comprehensive marketing strategy promoting the town
- (EDS 1.5) Utilize redevelopment opportunities to help expand and diversify the town's economic/employment base
- (EDS 1.6) Support and promote practices which are attractive to small business – infrastructure, taxes, city services
- (EDS 1.7) Investigate opportunities for future annexations
- (EDS 1.8) Develop a web-portal which promotes the town
- (EDS 1.9) Promote the town's unique history to capitalize on the heritage tourism market

Natural Resources

The Minturn community is fortunate to be surrounded by an abundance of natural beauty. The mountains and forests surrounding the town provide residents with a multitude of recreation opportunities and a clean source of drinking water. These resources are an integral part of what makes up the character of the Minturn community, and as such, special care should be taken to preserve them for future generations.

In recent years the town has taken significant steps to improve the water quality of the Eagle River. By partnering with the State of Colorado and obtaining grants for the river cleanup, the river has been restored to a more natural state and fish habitat has greatly improved. Efforts should continue to be made to clean up the Eagle River, preserving its natural beauty. In addition, efforts should be continued to preserve the quality of and access to both the river and the national forests surrounding the town, enhancing their value to the community as the incredible natural resources which they are.

The Natural Resources Goals and Strategies against which future public and private development activities will be reviewed include the following.

Goal (NRG 1): Protect and Promote the Eagle River as a Community Asset

- (NRS 1.1) Support and fund ongoing river restoration efforts
- (NRS 1.2) Improve and enhance public access to the Eagle River
- (NRS 1.3) Strengthen development standards supporting habitat restoration and protection of the river
- (NRS 1.4) Promote the Eagle River as a focal point of the community/gathering space

Goal (NRG 2): Protect and Promote USFS lands as a Community Asset

- (NRS 2.1) Maintain and improve access to public lands
- (NRS 2.2) Promote development of USFS lands where appropriate

Goal (NRG 3): Preserve, Protect and Enhance Environmentally Sensitive Lands

- (NRS 3.1) Examine existing hillside development regulations for improvement
- (NRS 3.2) Maintain historic wildlife migration corridors
- (NRS 3.3) Support efforts to mitigate the impact of the mountain pine beetle infestation
- (NRS 3.4) Incorporate “Firewise” guidelines in building and site planning practices

Goal (NRG 4): Preserve, Protect and Enhance Ridgelines and View Corridors

- (NRS 4.1) Develop methods to regulate development on ridgelines and preserve specific view corridors

Parks and Recreation

Minturn is centrally located in an abundance of public land in the Upper Eagle River Valley. The surrounding lands provide a spectacular backdrop for numerous outdoor recreational opportunities. Residents have ready access to numerous trails that lead into the White River National Forest; however, public access to the Eagle River is limited. Throughout the series of public meetings that were held to gather input for this plan, community members expressed their appreciation of existing recreation opportunities but stated they would like to see improved access to these resources. By enacting measures to enhance public access to the Eagle River, it could become a major focal point within the community and help increase the town's tax base by attracting a variety of outdoor enthusiasts to the town.

When considering major land use decisions such as subdivisions, planned unit developments and annexations, measures should be taken to ensure adequate access to both the Eagle River and surrounding public lands. Major subdivisions should provide land for small pocket parks and connections to the regional trail system where applicable. Any redevelopment scenario of the Union Pacific Rail Yard should include river access points, public gathering spaces and a connection to the ECO Regional Trail System.

The Parks and Recreation Goals and Strategies against which future public and private development activities will be reviewed include the following.

Goal (PRG 1): Enhance Recreational Opportunities for all Town Residents and Visitors

- (PRS 1.1) Support and promote the development of a regional trail system
- (PRS 1.2) Support and promote the development of a centralized gathering space in the downtown area
- (PRS 1.3) Investigate opportunities for the development of playgrounds and parks
- (PRS 1.4) Promote, maintain and improve access to open space
- (PRS 1.5) Promote, maintain and improve access to the Eagle River
- (PRS 1.6) Support and promote the development of recreational facilities and programs for multiple user groups
- (PRS 1.7) Promote existing recreational opportunities/facilities

For the locations of current and planned recreational facilities, refer to the Town of Minturn, 2030 Future Land Use Map.

Town of Minturn Community Plan 2030 Future Land Use

- Town Boundary
- Elk Winter Range
- Elk Highway Crossing
- Landslide Area
- Public Lands
- Rail Line
- Stream
- 30' Buffer of Major Water Feature

- | | |
|----------------------------|-----------------|
| Low Density Residential | Public Facility |
| Medium Density Residential | Open Space |
| High Density Residential | Town Hall |
| Raw Yew Corridor | Town |
| Old Town Corridor | |
| McKenzie District | |
| Light Industrial | |

0 550 1,100 2,200 3,300 4,400 5,500 6,600 Feet

1 inch equals 345 feet



Implementation

The following is a list of strategy recommendations which should be undertaken by the town in order to effectively and efficiently implement the vision and goals in The Town of Minturn, 2009 Community Plan.

- **IS 1** - Provide all Town staff and elected/appointed officials with a hard copy of the Town of Minturn, 2009 Community Plan – immediately, updates provided as amended
- **IS 2** - Make the Town of Minturn – 2009 Community Plan available in print and electronic format to all interested community members – immediately, updates provided as amended
- **IS 3** - Conduct educational meetings and provide updates at Council and Commission on the purpose and function of the Town of Minturn – 2009 Community Plan, spring 2010
- **IS 4** - Comply with and enforce the Minturn Municipal Code – begin immediately, ongoing
- **IS 5** - Make consistent use of the Community Plan by referring to specific goals and strategies which development proposals support – immediately, ongoing
- **IS 6** - Amend sections of the Minturn Municipal Code as necessary to effect the vision and goals outlined in the Community Plan - begin spring 2010, ongoing
- **IS 7** - Amend the town’s design standards as necessary to effect the vision and goals outlined in the Community Plan – begin spring 2010, ongoing
- **IS 8** - Create a Capitol Improvement Plan outlining prioritized capitol projects
- **IS 9** - Ensure that development applications support the applicable goals and objectives of the Community Plan
- **IS 10** - Review the Community Plan on an annual basis for areas where improvement/refinement can be made as dictated by changing conditions – fall 2010, at least once a year



APPENDIX A

2009 Minturn Community Plan

Synopsis – February 5, 2009 Community Vision Open House

Introduction

On February 5, 2009, Minturn residents gathered to discuss issues they feel should be central in the development of a new Community Vision to guide the development of the new master plan for the town – the 2009 Minturn Community Plan.

The 2008 Minturn Vision Statement:

“Minturn is a small, tight-knit, vibrant community that values its natural setting and builds on its mining and railroad heritage.”

While this current vision statement makes reference to the Town’s origin, it says very little about where it is the town is headed into the future. A vision statement should act as a vivid, idealized description of a desired outcome that inspires, energizes and helps to create a mental picture of a target, goal or outcome.

The vision statement for the 2009 Community Plan may address ‘big-picture’ issues related to any of the component parts of the plan including, but not necessarily limited to the following.

- Community Character
- Sustainability and Green Building Practices
- Land Use
- Transportation
- Housing
- Public Services and Facilities
- Economic Development
- Natural Resources
- Parks and Recreation

The goal of the February 5 meeting was to engage participants to develop ideas which will integrate into a revised draft vision statement which does just that – one that creates a vivid picture of what the community desires for the towns future.

The information that follows is summary input from each of four teams that participated in the brainstorming session during the February 5 community meeting. It is important to note – these are summary ideas provided by each team at the conclusion of the working portion of the meeting. All ideas provided are worded in present tense, as the idea is that the information provided is a snapshot of what ‘will be’ in the future of the Town.

Summary Visioning Ideas

Orange Team

- The Town supports its local businesses through the development of economic development programs

- The Town maintains and celebrates its small mountain town character
- We maintain our vibrant commercial core
- We support the development of mixed use facilities
- We support the development of public gathering spaces throughout the Town
- We incorporate our strong sense of community in all Town activity
- We are a community that offers housing opportunities for a diverse population

Blue Team

- Minturn is primarily a town of primary residences
- We have a very distinct and eclectic core of businesses
- We respect our natural resources
- The Town is a community of ‘year-round’ lights – someone is always home
- We partner with property owners (large holdings) on development projects – We treat them as important stakeholders/part of the community
- The Town has debt free, well maintained infrastructure
- Minturn is home to a thriving arts scene
- We honor and celebrate our unique place in the Valley – small mountain town character, non-resort – We are not our neighbors
- We offer a great variety of year-round recreational opportunities and events
- As a community, we are committed to ‘green and sustainable’ practices
- We preserve and honor our open spaces

Black Team

- Demographically, Minturn is a very diverse community
- We have a strong sense of community and know our neighbors
- Minturn is a safe, walkable community
- We are an affordable, family-oriented community
- We are a community that works to preserve our natural resources and vistas
- We preserve the density of our ‘old-town’
- We are a community that has regular ‘block-parties’ – maintaining and enhancing our strong small-town sense of community
- We hold regular community based events – fishing derbies, movie nights
- We actively promote Minturn as the unique non-resort mountain town that it is
- We celebrate and support our unique (destination) small town businesses

- We welcome the world to our Town – Share our uniqueness
- We are a community of active, outdoor minded dog-people
- The Town has a laid back attitude
- We continue to be, as we have been, a ‘diamond in the rough’ – we maintain this feel as it is part of what sets us apart from other communities in the Country
- The Town promotes and supports outdoor music festivals
- Minturn is a highly walkable/bikeable community with related facilities
- We embrace the community of Red Cliff – similar communities
- We are known for our diverse outdoor activities, such as Nordic trails, kayaking, bike paths, skate park and our annual ice sculpture contest

Red Team

- Minturn has a thriving and vibrant business community composed primarily of destination retailers/businesses
- We support our locally owned businesses
- We honor and support the continuation of our eclectic built environment (architecture)
- Minturn is a multi-generational community – demographical (age) diverse
- Minturn continues to be, as it always has been, a very walkable community
- We discourage the development of single family residences which are excessive in size (McMansions)
- We strictly enforce our zoning ordinances which regulate development density (limiting high density development)

Analysis

The summary of input from each of the participating teams at the February 5 community meeting suggests the following main ideas be addressed in the revised Community Vision Statement for the 2009 Minturn Community Plan.

- Community Character – The maintenance, enhancement and utilization to the towns advantage of what it is that makes Minturn, Minturn.
- Economic Development – The development and continued support of a thriving core of locally owned/destination retailers and businesses
- Sense of Community – The nurturing of a ‘small-town’ climate where a demographically diverse community is regularly introduced to itself (know your neighbors) through a variety of indoor/outdoor community events and activities
- Built Environment – We support development that helps add to the Town’s unique ‘spot’ on the map which is sensitive to the natural environment/resources and adds value to the town’s walkability and public spaces.

- Housing – We are a community that offers a variety of housing opportunities to help support our wide ranging year-round demographic – from singles, to young families to established families.
- Town Economy – Our economy is strengthened through its diversity – based in not only in expanded sales /property tax base through development/redevelopment of large land holdings, but through investment in local business, infrastructure and utilization of the Towns unique position in the world market – There is really is only one Minturn.

Over the coming weeks, this information, with additional input provided by the community, will be used to develop revised draft vision statements for use in the 2009 Community Plan. A draft of the new vision statement, along with revisions to the Goals and Objectives (based upon input from the February 19, 2009 community meeting) will be available for review in advance of the final review meeting to take place March 26, 2009.



APPENDIX B

2009 Minturn Community Plan

Synopsis – February 19, 2009 Goals and Objectives Open House

Introduction

On February 19, 2009, Minturn residents gathered for the second of three community open houses to discuss matters related to the development of the 2009 Minturn Community Plan. The focus of this meeting was to review, discuss and provide input on the goals and objectives for each of the topic areas of the new community plan:

- Community Character
- Sustainability and Green Building Practices
- Land Use
- Transportation
- Housing
- Public Services and Facilities
- Economic Development
- Natural Resources
- Parks and Recreation

The information that follows is raw input received during the evenings meeting – exact wording which was written by participants, then transcribed into an electronic format. All input will be considered when compiling the next draft of the community plan executive summary. Many excellent ideas were expressed during this meeting; however, a majority of the input received was in the form of a strategy or path of action. This input is of a much more detailed nature than a general goals and objectives. Regardless, all input has been included in this summary document, and those comments which do not fit in the category of a goal or objective will certainly be of great value during the next phase of this process – development of action strategies.

Goals and Objectives

Goals: Broad aspirations to guide Town achievements – The ‘What’

The goals articulate the future of the plan. They are those things that the Town wants to accomplish over the life of the plan. Goals:

- Will serve as the framework for future land use decisions
- Identify necessary public improvements and services
- Establish priorities for public investment

Objectives: Course of action required to achieve a stated goal – The ‘How’

Objectives have been added to identify possible actions that are needed to accomplish the goals. The list of objectives is not exhaustive. As the process continues, new objectives will very likely be added, and existing objectives refined as needed. Objectives:

- Outline action steps

- Are understood by both the decision-makers and the general public

The following are the goals that have been developed by the Minturn community over the past 24 months, and edited by participants at the February 19 community meeting.

Community Character

Goal: Maintain, Build Upon and Promote the Town's Image as a Unique, Eclectic

Non-Resort Community

- Encourage and promote the use of the Little Beach Park Amphitheater for community events
 - Block parties/pot lucks/family movie nights/kids parades/wine and cheese events/bring back fireworks and parades/bike rallies/music festivals
- Develop Town of Minturn signage including information kiosks, gateway signs and way-finding system (welcome and thank you for visiting signs)
- Evaluate methods to maintain the Town's eclectic architectural style
 - Encourage bright colors – people like Pope's bike shop, not the townhomes (too monochromatic)
- Ensure high quality development
 - No strip mall architecture!
- Encourage the development of the arts
 - Arts center
 - Performing arts
 - Community theater
 - Need more artists at market, less mass produced crap (beads)
 - Not overpriced crap like Vail
- Incorporate local public art into new development
- Support and enhance the Minturn Market as an integral part of downtown
 - Control growth and character of Market – Do we really need belly dancers?
- Investigate methods to preserve historic buildings
 - Historic registry, historic walking tours
 - Encourage saving historic buildings – best recycling program
- Develop design guidelines which strengthen community character
 - Welcome Wagon Town newssheet
 - Good design/eclectic
- Enforce the nuisance ordinance
 - Require commercial buildings downtown to maintain exteriors so town image is not diminished
 - Look at snowmobile Ordinance (enforcement) and Open fire regulations
 - Encourage no ordinances. If you want Ordinances, move to Vail or Beaver Creek.
- Encourage development to utilize non intrusive lighting systems
 - Get rid of sodium halide lighting – Dark Skys Ordinance, new and existing buildings
- Examine existing hillside development regulations for improvement

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- Encourage community pride in taking care of homes: exterior, lawns, flowers, etc
- Need a prettier town gateway before Chilly Willy@ waterfall needs landscaping and walkways
- Focus on what we want Minturn to be, not on what we don't want to be

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Sustainability and Green Building Practices

Goal: Encourage Green and Sustainable Practices throughout the Community

- Incorporate the use of resource efficient technologies into the building review process
 - Lower permit fees if green standards instituted
- Incorporate low impact development (LID) standards for site design into development requirements
 - Smaller lots for new housing
- Promote and Encourage the use of beetle-kill wood in new construction
- Promote and Encourage increased opportunities for businesses, residents and town government to recycle
 - Make this #1 – it is cheap and immediate
 - A free box like Telluride or compost center
 - Develop a barter system of goods and services
- Be creative with new green architecture plans and methods

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Goal: Practice Green and Sustainable habits on a regular basis

- Incorporate the concept of green infrastructure into the planning and design of improvements to Town systems
- Develop and insure the integrity of a comprehensive recycling program for Town facilities
 - Educate on recycling of plastics and other materials
- Ban the use of plastic bags in the Town
 - No grocery store, why bother?
 - Dark Skys

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Land Use

Goal: Enhance the Towns Status as a Walkable and Bikeable Community

- Develop a future land use plan (land use element of this Community Plan) which encourages a compatible mix of land uses promoting mass transit, the use of bicycles and increased walk-ability/accessibility
- Develop plan for railroad property, create opportunity to develop benefit town
- Promote the development of a cohesive downtown
 - Tie in Railyard
 - In general parking from Nelson ave back to Chilly Willy
- Encourage the development of parking agreements, arrangements and configurations aimed at increasing parking efficiency
 - Allow 'parking-in-lieu' fees at downtown like Carbondale, Basalt etc to consolidate parking into a new municipal garage
- Develop methods to remedy existing encroachment issues

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- Promote streetscape with pedestrian scale site elements including paving, signage and site furnishings improved sidewalks
- Enforce the land use code
- Promote existing redevelopment areas as mixed-use centers
- Investigate opportunities for future annexations
- Designate some locations in town for lower density development, good feel
- Allow smaller lots (higher density) in some areas to provide for smaller, more affordable homes
- Allow smaller streets, less asphalt, more green area
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Transportation

Goal:

- Support and Promote regional transit system
- Support and Promote regional transportation planning
- Support and Promote the expansion of public transit service
- Develop a future land use plan (land use element of this Community Plan) which encourages a compatible mix of land uses promoting mass transit, the use of bicycles and increased walk-ability/accessibility
- Dowd junction forest service needs to improve and expand as a park and ride transportation center for county – perfect location

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Housing

Goal: Promote Affordable Housing

- Leverage town owned property for the development of affordable housing
- Develop a housing assistance program for Town employees
 - To keep employees local, important
- Develop a housing assistance program for Qualified Town residents
 - Develop criteria and ranking system
- Promote the development of housing opportunities for all income levels
 - Throughout the town, not just isolate locations
 - Smaller lots for single family homes of 2-3 bedrooms
- Develop an affordable housing fund
- Work with USFS, Railroad and School District for large parcels of land that can contain housing/public-private cooperation
- Small single family feel with duplex and townhomes as well

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Public Services and Facilities

Goal: Ensure that Public Facilities are Planned and Implemented to Support New Growth and Existing Population Centers

- Develop a Capitol Improvement Plan prioritizing upgrades to existing infrastructure including roads, water and storm water drainage
 - Set goals and establish long-term finances and sources for O & M

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- Ensure that impacts from new development on existing infrastructure are mitigated
- Incorporate the concept of green infrastructure (code) into the planning and design of improvements to Town systems
 - Walking path along river
- Develop and implement a comprehensive sidewalk and trails plan addressing both accessibility and bicycles
 - Trees and planters should line main st
 - Sidewalks/trails should connect to river
- Develop and implement a plan to underground utilities throughout the Community
- Support and Promote infrastructure which is attractive to small business – snow removal, loading zones, sidewalks
 - Snow storage that can double as summer rec space
- Support the development of Wi-Fi technology throughout the Town
 - Water company property can be a center or attraction
 - Alternate energy sources – homes and cars – plan for them

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Economic Development – new logo, overpriced and designed by someone from Texas

Goal: Diversify the Towns Economy

- Encourage and provide incentives for business to locate in the Downtown area
 - Used book store, niche business seem to work best
- Attract essential services necessary to form a ‘complete’ community – grocery, pharmacy, hardware store, movie theatre
 - Design and locate a facility that would ‘house’ a number of essential amenities – doctor, dentist, coffee and donuts, health store
- Partner with the Minturn Redcliff Business Association to develop a comprehensive marketing strategy for the Town
 - Most people think Minturn is far away, but we are not
- Utilize redevelopment opportunities to help expand and diversify the Town’s economic/employment base
- Support and Promote practices which are attractive to small business – infrastructure, taxes, city services
 - What can we offer to bring them here?
 - Provide/encourage development of more retail space downtown – need more sales tax revenue
 - Mixed use buildings should remain mixed use – they are for a reason
- Investigate opportunities for future annexations
 - Improve relationships with developers
 - More tax base
- Policies to discourage chain outlets
- Web portal for residents and businesses
- Understand that while Minturn does not necessarily want resort development, the Vail impace is real and not necessarily negative

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- Realize that Ginn is a reality and it will impact Town in terms of economic gain
- Second downtown in south end of Town of Minturn
- Though Minturn seems anti second homeowner, they have money to spend. If we don't get money from that sector and visitors, property taxes will go up. Find way to court wealthy second home-owners

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Natural Resources

Goal: Protect and Promote the Eagle River as a Community Asset

- Support and fund ongoing river restoration efforts
 - Beef up river setback regs
- Improve and enhance public access to the Eagle River
 - Very important, a missed opportunity
- Establish development standards supporting habitat restoration and protection of the river
- Promote the Eagle River as a focal point of the community/gathering space
 - Parking/pic nic tables?
 - Bolts lake as an amenity?

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Goal: Protect and Promote USFS lands as a Community Asset

- Maintain and Improve access to public lands
- Promote development of USFS lands where appropriate
 - Improve signage and parking, parks, tennis, fishing

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Goal: Preserve, Protect and Enhance Environmentally Sensitive Lands

- Examine existing hillside development regulations for improvement
- Maintain historic wildlife migration corridors

Goal: Preserve, Protect and Enhance Ridgelines and View Corridors

- Develop methods to regulate development on ridgelines and preserve specific view corridors

Parks and Recreation

Goal: Enhance Recreational Opportunities for Town Residents and Visitors

Make sure kids are included in this – Yes, they are residents too

- Support and promote the development of recreational facilities and programs for multiple user groups
 - This point should be last, rather than first
- Support and promote the development of a regional trail system
 - Trails should be compatible with bicycle/Nordic skiing/snowmobiling
 - Water front trail system too
- Support and Promote the development of a centralize gathering space in downtown area
 - Or pocket parks – town too long for people to walk to one location – people are lazy

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- Investigate opportunities for the development of playgrounds and pocket parks
- Maintain and improve access to open space and the river
 - Kids don't own cars, so they must be able to walk to parks
 - Increase/formalize parking at trailheads

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Next Steps

This information, as with the input received at the February 5 community meeting, will be used to revise the Executive Summary of the 2009 Minturn Community Plan. This revised Executive Summary should be completed by Mid-March, and will be distributed to all who participated. Your distribution of this document, once received, is encouraged.

There will be an additional community open house the evening of March 26, the purpose of which will be to review and take final comment on the Executive Summary. The Executive Summary – outlining the Community Vision and the plan goals and objectives will be the framework around which the plan itself (prioritized action strategies) will be developed.

It is anticipated that the Executive Summary will be endorsed by both Planning Commission and Town Council during the month of April, 2009. Once endorsed, work will begin on developing the individual 'component parts' of the Community Plan – action plans for achieving the goals for each of the plan elements.

Town of Minturn 2009 Community Plan

Appendix C



Community Open House- 2009 Minturn Community Plan

Help the Town kick off the Development of the 2009 Minturn Community Plan

The Minturn community has spent considerable energy in the past several years in determining what it wants for the Town's future – Please join us at the Town Hall in the month of February to help finalize this input in preparation for the creation of the 2009 Community Plan.

- **Thursday, February 5 – Community Vision 6-8 p.m.**
- **Thursday, February 19 – Plan Goals and Objectives 6-8 p.m.**

Both meetings will be from 6 to 8 in the evening and refreshments will be served.

Questions or Comments? Please contact Victor Villarreal at 970.827.5645

Town of Minturn 2009 Community Plan Summer Work Sessions

Please join your community in finalizing the Town's future land plan. The input you provide during these summer working sessions will be used to direct the development of the draft plan this fall. Working together we hope complete the plan by the end of the year.

Work Session #1 – Thursday May 21 and Tuesday May 26 (duplicate meetings)

Work Session #2 – Thursday June 25

Work Session #3 – Thursday July 23

All work sessions will take place in Town Hall at 6:00 pm

Questions or Comments - Please contact Victor Villarreal at 970.827.5645

**Town of Minturn
Community Plan Work-Session #5**

Thursday, August 20, 2009 @ 6:00 pm

Throughout the summer, the Town has hosted a series of work sessions in support of the Community Plan designed to direct the development of the Town's new land plan. The input and ideas expressed during these meetings have been used to develop new land use concepts and actions/strategies for each of the community plan topic areas.

These revised concepts will be presented at a 5th community open house to take place on Thursday, August 20th at 6:00 pm in Town Council Chambers – 320 Pine Street in Minturn, next to the Post Office.

Please take this opportunity to review future plans for the Town.

Refreshments will be provided.

Questions or comments – Please contact Victor Villarreal at
970.827.5645