

## Madison Harris

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**From:** Anthony Martinez <anthonyalpine1@gmail.com>  
**Sent:** Wednesday, April 14, 2021 5:33 PM  
**To:** Madison Harris  
**Subject:** Zoning

Hello this is Anthony Martinez 232 Taylor Street I had a question about zoning, all the new houses going in are going to be able to have a lock off or rental unit on there lot, doubling the people on the parcel of land ,so my question is ,will we as existing owners be able to make a lock off unit on our property as well ? If your letting them build two rentable units on one lot ,we as original owners should be able to do this as well, let me know if I got this wrong , also I would like to hear more about pet control, this many people on this plot will have numerous pets and I feel there needs to be some sort of animal control or leash law adopted , I would also like to see lots of trees like we spoke about in the conceptual plan thank you for your time.

## Madison Harris

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**From:** david clapp <mixdbclapp@yahoo.com>  
**Sent:** Wednesday, April 14, 2021 8:32 PM  
**To:** Scot Hunn; Madison Harris  
**Subject:** Re: PUD

Love the idea of the skating rink. People might be more conducive to the idea if it was called a fishing/skating pond.

My two cents,  
David

Sent from my iPad

> On Apr 14, 2021, at 8:27 PM, david clapp <mixdbclapp@yahoo.com> wrote:

>

> Thank you for not fast tracking this project through. Parking and drainage are my major concerns. Driveways will be really steep off of Taylor Street. Are driveways/garages mandated? I also believe the land for the multi family units would be better served as Duplex lots, two less units but more open space.

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> Thanks,

> David Clapp

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> Sent from my iPad

## Madison Harris

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**From:** Raquel Spencer <rkysp4@gmail.com>  
**Sent:** Wednesday, April 14, 2021 8:16 PM  
**To:** Madison Harris  
**Subject:** Planning meeting comment  
**Attachments:** image0.jpeg; ATT00001.txt

Hello,

Raquel Spencer 550 Taylor St.

Greg mentioned with a giggle that the parking for the Mile is never as bad as people say. Here is a picture of a SLOW WEEKEND DAY



## Madison Harris

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**From:** Chris Rieder <crieder588@gmail.com>  
**Sent:** Tuesday, May 11, 2021 6:32 PM  
**To:** Council; Madison Harris  
**Subject:** Minturn North PUD

Dear Planning Commission and Town Council Members of Minturn,

I know that each of you has received a mountain of feedback and comments related to the Minturn North PUD. Though I know you have carefully considered these and are probably getting a little worn down by all the discussion around this PUD; I am writing to express some of my concerns. My wife and I moved to Taylor Street over a decade ago and now are raising two little kiddos on Taylor Street. We love our neighborhood, love our town, and have no plans to leave this little gem in the valley for a long long time. Obviously, not only living in this area, but raising children here makes this pending development a very important topic for our living situation.

I am going to try to keep this brief and bullet pointed, but as I have not contributed to the discussion to this point, want to be thorough. I am bringing up issues, not solutions. There is a reason for this; in that, it is not my job to find the solutions, nor is it the planning commission's or the town's role in this situation. The solutions to the issues raised by the town and the residents need to be developed by Greg and his team. If they cannot find solutions that are acceptable and financially feasible, then their project is not viable.

I have numerous concerns beyond the below listed points, many of which have been previously brought up (building height and impact on current residents, snow removal, parking, environmental impacts on Game Creek, etc.). These are the most significant for myself and my family.

-Turning Taylor Street into a one way from Minturn Road to 4<sup>th</sup> Street is unacceptable. From the very beginning of this project, traffic and safety was one of the key concerns. This seems like a cop out to a problem with the intersection. Instead of moving the road or creating an additional road where the grade would be 'acceptable', Greg and his team think that creating the one-way is a solution. The problem with this is it directs all of the traffic for existing Taylor Street residents and the new homes with driveways off of Taylor past all of the existing residents. The number of lots alone that are existing or have proposed driveways on Taylor St is over 90 and that does not account for ADUs or duplexes built on the new lots. This is a significant amount of traffic that then gets funneled down one road and impacts all of the residents. Some of those lots are beyond the intersection of 4<sup>th</sup> street, but that does not mean that this traffic doesn't utilize Taylor Street as their access.

-The proposed density is in line with the current density on Taylor Street. This justification for cramming over 180 possible units into this area is ridiculous. I think we can all agree that the spacing of many of the units on Taylor Street (and in Minturn in general) is less than ideal. A new development should not regress to the standards of old, but create more a more desirable and functional standard. I love the eclectic nature of our town, but let's be honest it's maybe not the way you'd do it all over again if you could. Their entire plan for providing affordable housing is to cram units in and allow for duplexes and ADUs rather than actually make things affordable. 400k+ per lot is not going to allow any real locals (without trust funds) to become part of this community. The amount of people in the area, the added traffic, and the noise and light pollution from this development significantly changes the environment and character of the neighborhood and town.

-Access. I completely understand that they are limited in their options of creating better access and egress by the Railroad. That being said, the S-turn and downtown intersection with 24 simply cannot handle the proposed increase in traffic. Blind corners, pedestrian traffic, and 2 stop signs would create both a log jam and a dangerous situation. The county road, even if paved, is not designed to handle an extra 100+ cars a day either. That intersection with 24 would

also be inadequate to handle the increased traffic and the consequences are high at that spot given the speed of traffic. Again, I'm not here to provide solutions, but if there is not a safe way to get residents and first responders in and out of a new development, then it is not viable.

-Gradient variations requested. The requirement to stick within safe gradient restrictions at intersections needs to be maintained. I heard on the last meeting I was able to attend that someone stated, 'the end of Taylor is 11% and I've never seen anyone struggle on that road'. They clearly do not live on Taylor and get to witness the chaos each winter as the tourists try to negotiate parking for the mile. Even the current intersection of 4<sup>th</sup> and Taylor sees cars unable to fully stop and then get up the hill onto Taylor or to come to a stop traveling down to the intersection on Taylor, in the winter. This leads to a lot of individuals rolling through the stop sign and creating a significant safety hazard. Add many more cars and even more unsafe intersections and we are just asking for trouble.

-Timeframe of development. As a resident of Taylor Street, my wife and I have major concerns about living in a construction zone for the next decade. When this was brought up the developers stated that the infrastructure for each phase would be completed 'quickly' to allow for them to sell lots. I have no doubt that they will get this piece done quickly due to the financial reward. However, who will be in charge of making sure it is done not only quickly, but will be done to a high standard is done in a way that is long lasting. The real issue is that they are selling lots to individuals. How long will individuals be allowed until they build. Are there restrictions in place on lots that construction must be completed within a certain time frame? Are people going to be able to sit on lots, are there guidelines for what happens if someone runs out of money during their build or plans to build their lot in phases?

-Diversity of development. For me yet another issue is that they are allowing developers to buy 6 lots. The whole idea of this development is to sell to individuals and create diversity. I could see all of the local developers swooping in and buying 6 lots a piece and then we end up with a bunch of cookie cutter homes anyway. This would greatly impact the overall appeal of their proposal, as it was based on not becoming another Miller Ranch or similar cookie cutter mountain development. I have not heard this discussed or the impact of this on the referral.

-This one is small, but... The parks proposed are a community garden and a 'synthetic skating rink'. Both of these proposals limit the general use factor of the required open space in a PUD proposal. Minturn already has a community garden and a synthetic ice rink will deteriorate quickly if not properly maintained. My wife gardens, my kids love hockey, but I still don't think these are the best suggestions for the limited open space proposed.

Greg stated in the last meeting that they are projecting 32 million from this project, but that the cost is at 30 million now. He stated that he needs the current density and requested variances from code to maintain their profit. I'll never feel bad about someone struggling to make 2 million dollars. More importantly though, it is not the right of the planning commission or town to approve accommodations or a plan that puts residents safety at risk, that is not in the best interest of the residents of their town, or that doesn't make sense for the town. If they cannot make the plan work according to Town Code, work for existing residents, and still make profit, then they may just have to scrap the idea and make their millions elsewhere.

I understand that development is basically inevitable and this parcel of land makes more sense than Haymeadow or Meadow Mountain. It makes more sense than a lot of other developments, however it brings with it certain concerns and considerations that need to be figured out by anyone that wants to develop it. If it turns out that the intricacies of this parcel make it unappealing to developers, then it is their decision whether to take on the project or not. Please, as a 12 year resident of Minturn, I implore you to not let a developer create an unsafe neighborhood, to cut corners just to make a profit, or to change the feel of this town that I love so much.

Thanks for hearing me and my neighbors concerns in this matter and thank you all for your efforts and care for this town!

Chris Rieder  
970.988.1187

332 Taylor St