



**Planning Commission Agenda  
Wednesday June 14, 2023 – 6:30 PM  
Minturn 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 and times 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/83349706090>

Zoom Call-In Information: **1 651 372 8299 or 1 301 715 8592 Webinar ID: 833 4970 6090**

Please note: all virtual participants are muted. In order to be called upon and be 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 I, prior to the meeting and will be included as part of the record.

- 1. CALL TO ORDER – 6:30 PM**
- 2. ROLL CALL & PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**  
3.1 May 24, 2023
- 4. APPROVAL OF AGENDA** *Opportunity for amendment or deletions to the agenda.*
- 5. DECLARATION OF 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.*
- 7. SPECIAL PRESENTATIONS**

**8. DESIGN REVIEW AND LAND USE PUBLIC HEARINGS**

8.1 Ordinance TBD – Series 2023 Amending Article 4, Chapter 17 Administrative Replat  
Regulations of the Minturn Municipal Code

8.2 335 Pine Street – New Addition to Existing Single Family Residence

**9. DISCUSSION / DIRECTION**

9.1 2023 Community Plan Review – Chapter 7

**10. STAFF REPORTS**

**11. PLANNING COMMISSION COMMENTS**

**12. FUTURE MEETINGS**

12.1 June 28, 2023

12.2 July 12, 2023

**13. ADJOURN**



**Planning Commission Official Minutes  
Wednesday May 24, 2023 – 6:30 PM  
Minturn 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 and times 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/86200192151>

Zoom Call-In Information: **1 651 372 8299 or 1 301 715 8592 Webinar ID: 862 0019 2151**

Please note: all virtual participants are muted. In order to be called upon and be 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 I, prior to the meeting and will be included as part of the record.

**1. CALL TO ORDER – 6:30 PM**

Lynn Teach called the meeting to order at 6:30 p.m.

**2. ROLL CALL & PLEDGE OF ALLEGIANCE**

Those present at roll call: Planning Commission Chair Lynn Teach and Planning Commission Members Amanda Mire, Tom Priest, and Michael Boyd.

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

*Note: Jeff Armistead and Sage Pierson are excused absent.*

**3. APPROVAL OF MINUTES**

3.1 May 10, 2023

Michael B. asked that in Action 5.3.1 “and” be changed to “or”.

Lynn T. asked that in Action 5.1.1 to add “it” in reference to the money.

Amanda M. asked that in Action 5.3.1 it be changed to “would like to see those maps together and also enquired” to clarify that she was the one enquiring.

Motion by Tom P., second by Amanda M., to approve the minutes of May 10, 2023 as amended. Motion passed 4-0.

*Note: Jeff A. and Sage P. are excused absent.*

**4. APPROVAL OF AGENDA Opportunity for amendment or deletions to the agenda.**

Motion by Michael B., second by Tom P., to approve the agenda as presented. Motion passed 4-0.

*Note: Jeff A. and Sage P. are 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**

**8. DESIGN REVIEW AND LAND USE PUBLIC HEARINGS**

**9. DISCUSSION / DIRECTION**

9.1 Minturn Forward Code Update: Steering Committee

Scot H. introduced the agenda item. We are in the process of updating Chapter 16 and starting that off is getting people involved in technical groups. People who have used the code in recent years and ask them about their use. Also creating a steering committee. Council has volunteered Earle Bidez and Tom Sullivan. Within the next week we will be contacting stakeholders to do interviews. Before we start the work as staff, we will want to have a steering committee meeting. During the summer staff will start ripping the code apart, and then in September, will come back to the steering committee and stakeholder groups to show our findings. Anticipate a kick-off meeting in June or early July. Anticipate keeping staff on the goals as well as being an advocate and educator in the community.

Lynn T. volunteered for the steering committee.

Michael B. volunteered for the steering committee.

Lynn T., Michael B., and Amanda M. asked for copies of Chapters 16 and 17.

Lynn T. asked if the Steering Committee meetings are open to the public.

- Scot H. said he didn't know.

9.2 2023 Community Plan Review – Chapter 6

- Action 6.1.1: No comment.
- Action 6.1.2: Michael B. thinks it is a good idea. Scot H. said that the current code starts getting us to this with the changes to the use table, but with the next round of code updates – we can look at that again.
- Action 6.1.3: Lynn T. had Madison H. clarify the temporary nature of the proposed build outs.
- Action 6.1.4: Lynn T. said that we should have carts like Vail does to cart

deliveries around. Tom P. asked if we have any designated loading places now. Scot H. said that we have one area outside of the Country Club, but Lynn T. clarified that it is not always used for loading. Tom P. said that the next action items to 6.1.10 go down to formalizing, and it comes down to transaction and enforcement.

- Action 6.1.5: Lynn T. asked what the shared parking shed meant. Scot H. said that if one use operates at one time, and another use operates at a different time, you can sometimes count the parking space towards both spaces.
- Action 6.1.6: Michael B. does not support this and wonders where the cash would go. Amanda M. asked what uses this would apply to. Scot H. said that it would most likely be for mixed use and commercial zone districts. Eliminating commercial parking requirements in the 100 Block is a step towards accomplishing this action item.
- Action 6.1.7: Lynn T. said that this only works if we have enforcement.
- Action 6.1.8: Michael B. said that it will come to paid parking eventually. Lynn T. said that we need to give great thought to where any meters end up.
- Action 6.1.9: No comment.
- Action 6.1.10: Tom P. said that this is already informally in process.
- Action 6.1.11: Michael B. and Lynn T. would like to emphasize this action item.
- Action 6.1.12: Michael B. said that this is a great idea, but where would the money come from?
- Action 6.2.1: No comment.
- Action 6.2.2: Tom P. asked if there has been any plans to connect from the Minturn Angler's building up to the Meadow Mountain Business Park. Scot H. said that we haven't had many conversations about that.
- Action 6.3.1: No comment.
- Action 6.3.2: Lynn T. said this is already in the works.
- Action 6.3.3: Tom P. said that this should be a component of SIAs moving forward.
- Action 6.3.4: No comment.
- Action 6.3.5: No comment.
- Action 6.3.6: No comment.
- Action 6.3.7: No comment.
- Action 6.4.1: Tom P. said this is part of the RTA. Lynn T. asked how this would work if the Town is trying to buy the land. Scot H. said that if we acquire the land, then we would likely sell it to a developer on the basis of a sub area master plan that has all of the Town's priorities for that site. We can't implement this action item until we acquire it though.
- Action 6.4.2: No comment.
- Action 6.5.1: No comment.
- Action 6.5.2: No comment.
- Action 6.5.3: No comment.
- Action 6.5.4: No comment.
- Action 6.6.1: No comment.
- Action 6.6.2: No comment.

- Action 6.6.3: No comment.
- Action 6.7.1: No comment.
- Action 6.7.2: This is already required.
- Action 6.7.3: No comment.

## **10. STAFF REPORTS**

541 Main was approved for a new roof through the Minor DRB process. It is proposed to be a non-reflective metal roof replacing asphalt shingles.

## **11. PLANNING COMMISSION COMMENTS**

Lynn T. requested that we look into the sign directing bikes to park in front of Frank's house. It is an ADA hazard.

Tom P. said that based on the conversation from two weeks ago, he has met with the Town Manager Michelle Metteer and she is now creating a series of water newsletters with the first one explaining people's water bills.

Lynn T. asked for an explanation on the Cash-in-Lieu fee discussion at Council last week.

- Madison H. explained what has happened.

Michael B. asked for why ADUs used to be charged for a whole tap and now are charged for a half tap.

## **12. FUTURE MEETINGS**

12.1 June 14, 2023

12.1.1 Tom P. and Amanda M. might zoom in

12.2 June 28, 2023

## **13. ADJOURN**

Motion by Tom P., second by Michael B., to adjourn the regular meeting of May 24, 2023 at 8:02 p.m. Motion passed 4-0.

*Note: Jeff A. and Sage P. are excused absent.*

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Lynn Teach, Commission Chair

ATTEST:

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Scot Hunn, Planning Director

Glenwood Springs – Main Office

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P. O. Drawer 2030  
Glenwood Springs, CO 81602

Aspen

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Aspen, CO 81611

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1544 Oxbow Drive  
Suite 224  
Montrose, CO 81402

Office: 970.945.2261

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*\*Direct Mail to Glenwood Springs*

DATE: June 9, 2023  
TO: Minturn Planning Commission  
FROM: Karp Neu Hanlon, P.C.  
RE: Administrative Replat Procedures

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Staff is proposing a text amendment to Chapter 17, Article 4, Administrative Replat Procedures. This section of code allows the Planning Director to administratively approve minor replats such as lot line adjustments and vacations for up to 4 lots when the total number of lots does not increase. However, the existing language at Sec. 17-4-10 requiring the replat to be “within the boundaries of one (1) subdivision” has proven problematic and serves no real policy purpose in the dense layout of Minturn where subdivisions are indistinguishable and most public infrastructure has already been built out. Instead, many owners wishing to make simple lot line adjustments and vacations have been required to bring Amended Final Plats through Planning Commission and Town Council. We are proposing to remove the requirement that the land all be within a single subdivision and allow for a streamlined process, as most municipalities do, for these types of minor adjustments. The Planning Department will ensure that adequate public infrastructure is in place or required as part of a development, and ensure compliance with existing zoning and engineering standards, as it currently does for administrative replats within a single subdivision. Existing call-up and referral procedures will also continue to allow Planning Commission and Town Council the opportunity to review these if desired.

Staff also reviewed the rest of Article 4 and made some tweaks throughout the match the code’s other standards, procedures, and general practices that have not been updated since this was adopted. The existence of plat standards within this article is somewhat odd, and we will be working soon on a consolidated plat standards article in chapter 17 where this will live with revised standards.

**TOWN OF MINTURN, COLORADO  
ORDINANCE NO. \_\_ – SERIES 2023**

**AN ORDINANCE OF THE TOWN OF MINTURN,  
COLORADO AMENDING ARTICLE 4, CHAPTER 17  
ADMINISTRATIVE REPLAT REGULATIONS OF THE  
MINTURN MUNICIPAL CODE.**

**WHEREAS**, the Town of Minturn (“Town”) is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Town of Minturn Home Rule Charter for which the Minturn Town Council (“Town Council”) is authorized to act; and

**WHEREAS**, the Planning Director has initiated and proposed the text amendment to Minturn Municipal Code Chapter 17, the Town Subdivision Regulations, Article 4, Administrative Replat Procedure as provided herein; and

**WHEREAS**, on June \_\_, 2022 the Minturn Planning Commission recommended approval of this ordinance; and

**WHEREAS**, the Minturn Planning Commission and Town Council have determined that the text amendments to the Subdivision Regulations Chapter 16 as provided herein are necessary and proper.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:

SECTION 1. The foregoing recitals are incorporated herein as if set forth in full.

SECTION 2. Article 4, Chapter 17 of the Minturn Municipal Code is hereby amended read as set forth in Exhibit A to this Ordinance, with additions shown in double underlined text and ~~striketrough language~~ is deleted. Sections of Chapter 17 which are not expressly described in this Ordinance are deemed to continue to be in full effect without change.

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THE \_\_ DAY OF \_\_\_\_ 2023. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE \_\_ DAY OF \_\_\_\_\_ 2023 AT 5:30 p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.



TOWN OF MINTURN, COLORADO

\_\_\_\_\_  
Earle Bidez, Mayor

ATTEST:

By: \_\_\_\_\_  
Jay Brunvand, Town Clerk

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEB SITE THIS \_\_\_ DAY OF \_\_\_\_\_ 2023.

TOWN OF MINTURN, COLORADO

\_\_\_\_\_  
Earle Bidez, Mayor

ATTEST:

By: \_\_\_\_\_  
Jay Brunvand, Town Clerk

## *ARTICLE 4 Administrative Replat Procedure*

### **Sec. 17-4-10. Intent.**

These procedures are to provide an abbreviated process for replat applications that demonstrate compliance with the criteria contained herein. The administrative replat process is intended to be accomplished within a period of thirty (30) business days. This time frame may vary depending upon the circumstances of each individual case. A final development plan, subdivision development plan and/or administrative site plan shall be completed for each site prior to building permits being issued when applicable. ~~The administrative replat shall include one (1) contiguous parcel of land within the boundaries of one (1) subdivision. Right-of-way cannot be included within the boundaries of an administrative replat. Parcels separated by right-of-way cannot be replatted administratively.~~

### **Sec. 17-4-20. Prerequisite.**

The criteria for the Planning Director in making the administrative determination designation shall include, but not be limited to, the following:

- (1) An overall final drainage report, ~~and~~ street construction plans, and other site infrastructure plans have been approved for the final plat governing the administrative replat proposal and a subdivision improvement agreement is in place to guarantee all required public improvements. For subdivisions or lots created prior to Town regulations requiring drainage reports, street construction plans, and/or subdivision improvement agreements, the Applicant will provide to the Town evidence that: (a) all public streets and sidewalks required to serve the lots have been constructed in accordance with Town standards, the administrative replat will not impact existing drainage conditions, and (b) the lots that are subject to the administrative replat are served with utilities that would be otherwise be covered by a subdivision improvement agreement (such as water, wastewater, electric, gas, telephone, etc).
- (2) No additional right-of-way dedications, public improvements, traffic studies, drainage studies or subdivision improvement agreements are required.
- (3) ~~The perimeter boundaries of the administrative replat coincide with existing lot lines. The perimeter boundary of the existing subdivision is not affected. No more than four (4) platted lots are included in the application.~~
- (4) If the property that is subject to the administrative replat is located within a Planned Unit Development, the application does not include any property located outside of the Planned Unit Development boundaries.
- (5) Town Right-of-way cannot be included within the boundaries of an administrative replat or modified by an administrative replat. Parcels separated by right-of-way cannot be replatted administratively.

**Sec. 17-4-30. Administrative process determination.**

- ~~(a) The applicant shall submit all required presubmittal materials, in accordance with Planning Department requirements, along with a justification letter that details how the proposed administrative replat meets the applicable criteria contained herein.~~
- ~~(b) Upon the Planning Department's acceptance of the presubmittal materials, the applicant will be scheduled for and must attend a presubmittal conference with the Town Planner and Town Engineer to discuss the merits of the proposed administrative replat. During the presubmittal meeting, the Town Planner and Town Engineer will make an initial determination as to the proposal's eligibility to be processed administratively.~~
- (a) Prior to submitting an application pursuant to this Article 17.4, the Applicant shall comply with the preapplication requirement in Section 16-21-140.
- ~~(b) At the next regularly scheduled staff meeting following the presubmittal preapplication meeting, the proposal will be presented to the Planning Director for final determination as to whether the proposal can be processed administratively. The applicant will be notified by the case planner of the determination to approve or deny the request for administrative processing as soon as practical.~~
- ~~(c) The Planning Director/Division Manager in consultation with the Town Attorney reserves the right to refer any request for an administrative replat to the Town Council for consideration at a regular meeting of the Town Council. The Planning Division will notify the applicant if the Planning Division Manager determines that Town Council review is desired.~~
- ~~(d) If the Planning Director/Division Manager denies a request for administrative replat process, the applicant can appeal the decision to the Town Council, within ten (10) working days of the Planning Director's/Division Manager's decision, by filing a letter of appeal with the Planning Department. The Planning Director will notify the Town Council upon receipt of the letter of appeal, and the matter will be scheduled within (30) thirty days for final Town Council determination. The applicant will be notified by the Planning Department of the date the Town Council will consider the appeal and the requirement to provide justification on his or her behalf.~~
- ~~(e) Upon a determination that the application can be processed administratively, the applicant must submit the formal application within ninety (90) working~~sixty (60)~~ days of the Planning Director's determination that an administrative replat is allowed. Failure to submit the application within the ninety (90)~~sixty (60)~~ working days of the Planning Division Manager's determination, in writing, will render the decision voidable.~~
- ~~(f) The Planning Director, at the Planning Director's/Division Manager's discretion, may waive the preapplication presubmittal conference. If a waiver is granted, the Planning Director will provide written notice of the waiver~~issue a letter of confirmation.~~~~

**Sec. 17-4-40. Approval criteria for administrative replat.**

The ~~Town Council shall consider the following criteria for~~ shall govern approval of an administrative replat:

- (1) Whether the administrative replat is consistent with the efficient development and preservation of the entire final plat.
- (2) Whether the administrative replat will adversely affect reasonable development expectations or the use and enjoyment of adjacent land or the public interest.
- (3) A lot line vacation when there is no increase in the number of lots in the original plat; i.e., the combination of two (2) or more lots into one (1) lot up to a maximum of four (4) lots.
- (4) An adjustment of lot lines ~~for impacting~~ impacting a maximum of four (4) existing lots ~~(e.g., four [4] lots into two [2] lots)~~, in which the original subdivision or Town layout is not substantially modified and additional lots are not created.
- (5) Use of the administrative replat procedures is compatible with the site's existing planned unit development, when applicable, as well as the Town's community plan.
- (6) Approval is in keeping with the spirit and intent of the subdivision regulations and will not weaken the purposes of those regulations.
- (7) Approval will not adversely affect public health, safety and welfare.
- ~~(8) The subdivision of lots within an approved final plat for property located within an approved master development plan or PUD.~~
- (8) Whether the administrative replat will cause a greater non-conformity with zoning, engineering, or other applicable Town standards than may presently exist.
- (9) The administrative replat will not reduce the overall amount of open space within a neighborhood or a planned unit development.

**Sec. 17-4-50. Formal submittal process.**

- (a) Upon receipt of all required information, the Planning Department shall review the formal submittal within five (5) business days to determine if it is consistent with the standards set forth in these regulations.
- (b) Staff will refer the application to the Town Engineer, Town Surveyor, and Town Attorney. ~~If the application has not adequately addressed all outside referral agencies through submittal letters of approval at Paragraph 17-4-60(10) below, staff will notify those agencies with a fourteen-day referral period.~~ This referral process may extend the thirty business-day review period.
- (c) The applicant will be notified of any outstanding issues upon completion of this internal review.
- (d) The applicant shall submit a final Mylar for signature ~~by the Town Council~~ following completion of all outstanding issues raised by the referral process and staff's determination that the administrative replat complies with all specified plat content requirements per Section 17-4-70 herein.

- (e) The final Mylar shall be an original drawing in black ink on twenty-four-by-thirty-six-inch single/double matte Mylar or photographic blackline positive Mylar of the same, or equivalent.
- ~~(f) Prior to recordation of the replat, the applicant must submit all required documentation, recordation fees and a certificate of taxes paid, along with the approved administrative replat in accordance with the Town Council approval.~~
- (g) The applicant shall provide evidence through a current title insurance policy or commitment, no more than thirty (30) days old from the date the Mylar is submitted, that the signature of the owner on the Mylar is the owner of the property.
- ~~(h) No plat shall be recorded on the replatting of real property unless all delinquent taxes and special assessments thereon have been paid and unless such property is classified in the appropriate zoning district as defined in Chapter 16 of this Code.~~
- (i) Upon acceptance of the final Mylar by the Planning Director, the administrative replat will be signed by the Mayor and attested by the Town Clerk.
- (j) Within thirty (30) calendar days receipt of the Mylar, the applicant shall record the administrative replat with the office of the County Clerk and Recorder.

**Sec. 17-4-60. Formal submittal requirements.**

The following are requirements for formal submittal:

- (1) Land use application (the application is available in the Planning ~~Division~~Department office).
- (2) Application fee (fee schedule is available in the Planning Division office).
- (3) A letter of intent that explains, justifies and validates the request, ~~stating all facts relied upon and providing documentation where possible~~ addressing each of the criteria contained in Sections 17-4-20 and 17-4-50.
- (4) Proof of ownership, which includes an updated or current title insurance policy or title commitment no more than ninety (90) days old.
- (5) A notarized letter of authorization from the landowner permitting a representative to process the application with a disclaimer that no other party's consent is required.
- (6) An administrative replat exhibit, per Section 17-4-70 below. The format for all plats shall be in upper-case sans serif. Font size shall be readable when reduced to an eleven-by-seventeen-inch size. No plats shall include copyright restrictions.
- ~~(7) Certificate of taxes paid.~~
- (8) One (1) set of traverse closure computations corresponding to the administrative plat.
- (9) One (1) set of monument records if applicable.
- ~~(10) Letters from any referral agencies stating their recommendation regarding the replat and any existing facility they have over or across the land, including:~~

- a. ~~All special districts providing maintenance of infrastructure within or adjacent to the property.~~
  - b. ~~All known easement beneficiaries and/or utility providers.~~
  - c. ~~All landowners abutting the property.~~
- (11) Any easements or roadway vacations associated with an administrative replat must be processed separately.
- ~~(12) A submittal requirements matrix is available in the Planning office Department listing the complete list of submittal items and the proper number of copies. There may be other submittal requirements based on an engineering review.~~

**Sec. 17-4-70. Plat exhibit.**

The administrative replat exhibit shall be an original drawing in black ink on twenty-four-by-thirty-six-inch single/double matte Mylar or photographic blackline positive Mylar of the same, or equivalent, and shall contain the following information:

- (1) The title of the subdivision, as dedicated, shall be located at the top of each sheet. On each sheet, in smaller lettering, the second line of the title block shall read "A REPLAT OF \_\_\_\_\_," followed by the legal description of the lots and blocks included within the administrative replat. On each sheet, the next line of the title block shall indicate the quarter section, section, township, range and 6th Principal Meridian in which the administrative replat is located. The name of the County and the State shall be included on the last line of the subtitle.
- (2) Each sheet of the administrative replat shall show the date of the survey, north arrow, sheet number and the written and graphic scale. The drawing date and any revision dates shall be shown on the cover sheet. ~~On the bottom left hand corner of each page, the Case No. XX-XXX shall be added.~~ The minimum scale of the drawing shall be one (1) inch to one hundred (100) feet. Acceptable larger scales are one (1) inch to twenty (20) feet, thirty (30) feet, forty (40) feet, fifty (50) feet and sixty (60) feet.
- (3) Vicinity map (scale of 1" = 2000' preferred) showing the administrative replat in relation to section lines and existing or proposed streets within one (1) mile.
- (4) An accurate and complete monumented land survey pursuant to Section 38-51-102(13), C.R.S., shall be made of the land to be included in the administrative replat. A traverse of the boundary when computed from field measurements on the ground must have a minimum unadjusted ratio of closure of one (1) part in fifteen thousand (15,000).
- (5) The monumented land survey shall be an accurate reflection of the legal description. The legal description shall be in the following format:

"A parcel of land in the ¼ Section \_\_, Township \_\_ South, Range \_\_ West of the Sixth Principal Meridian, County of Eagle, State of Colorado, more particularly described as follows:

"(Include the Lots, Block, if any, and name of the subdivision as dedicated. The area of the subdivision to the nearest one-hundredth (.01) of an acre, more or less, shall be included.)"

- (6) ~~If the subdivision of which the replat is a part was recorded prior to July 1, 1975, t~~The legal description must include a metes-and-bounds legal description.
- (7) One (1) corner of the replat shall be tied (distance and bearing) to two (2) adjacent section or quarter section corners of the Public Land Survey System. The monuments found/set at the section or quarter-section corners must be described on the plat.
- (8) The surveyor shall rehabilitate or upgrade any section or quarter-section corners used to control the survey of the subdivision as required by the Rules of Procedure promulgated by the State Board of Registration for Professional Engineers and Professional Land Surveyors.
- (9) This Section is not applicable if the subdivision of which the replat is a part was tied (distance and bearing) to two (2) adjacent section or quarter-section corners of the Public Land Survey System.
- (10) A note indicating the line being referenced and the existing monuments that define the referenced line shall be included on the replat. If the subdivision of which the replat is a part uses bearings, the surveyor may use the same basis of bearings for the replat.
- (11) If the original basis of bearings is not used or the original subdivision did not use bearings, the surveyor must establish a basis of bearing in accordance with Article 6 of this Chapter.
- (12) The administrative replat shall be monumented pursuant to Subsections (1), (2), (3), (4), (5), (6), (7), (8), (9) and (10) of Section 38-51-105, C.R.S.
- (13) Where applicable, the monuments set by the surveyor on the boundary of the subdivision shall be thirty (30) inches long, solid steel pins, one-half ( $\frac{1}{2}$ ) inch to three-fourths ( $\frac{3}{4}$ ) inch in diameter, set in a concrete collar at least six (6) inches in diameter and twelve (12) inches in depth.
- (14) Offsets, which are to be set on the extension of any lot line, shall be noted on the plat at the time of recording and shall comply with Section 38-51-105, C.R.S. This note shall specify the standard offset distance and any nonstandard distances. An example of a note is as follows:
  - a. All offset notes are one-inch metal disks embedded in concrete sidewalks set on the lot line extended, five (5) feet from the platted lot corner along all streets except as follows: Nonstandard offsets for lot lines between:
    1. Lots 1 and 2, Block 1, is 5.87 feet.
    2. Lots 3 and 4, Block 1, is 6.03 feet.
  - b. If no offset monuments are to be set in conjunction with the administrative replat, the following note shall be included on the plat:

Note: No offset monuments are to be set in conjunction with this administrative replat.

- (15) A Colorado land survey monument record for each section or quarter-section corner that the subdivision is tied to or controlled from must be prepared and sealed at the time the plat is submitted to the Planning Department.
- (16) Each monument record shall describe both the supporting and contradicting evidenced, as well as the monument found and accepted, established, restored or rehabilitated, and at least three (3) accessory or reference points. If the latest monument records on file meet the above-described criteria and the reference points are still existing, the surveyor only needs to submit copies of the latest monument records with the plat.
- (17) The following note shall be placed on the administrative replat exhibit:

Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class 2 misdemeanor pursuant to Section 18-4-508, C.R.S.
- (18) The plat shall show complete survey and mathematical information, including curve data, and other data necessary to locate all monuments and to locate and retrace any and all interior and exterior boundary lines. Distances and bearings shall be used.
- (19) The boundary of the administrative replat shall be delineated with a heavy solid line.
- (20) The lines of all proposed lots shall be fully dimensioned with distances and bearings. Where a lot line intersects a street line at right angles, the bearing may be omitted. If a lot line intersects a curved street, the bearing on the line shall be shown. If the lot line is not radial to a curved street line or a curved property line, the lot line shall be labeled N.R. and the radial bearing at the point of intersection shall be shown.
- (21) The location of lots, blocks, tracts and parcels adjoining the administrative replat shall be shown. Adjoining lots and blocks shall be labeled and the name of adjoining subdivisions, as dedicated, shall be shown.
- (22) The blocks in the administrative replat shall be numbered consecutively throughout the administrative replat, commencing with Block 1. The lots in each block shall be numbered consecutively, commencing with Lot 1.
- (23) The names and widths of all public streets shall be shown on the administrative replat. Existing rights-of-way shall bear notations of dedication by book and page number. Private drives and streets shall be labeled as such.
- (24) All easements shall be clearly labeled, identified and dimensions shown and tied to reference points within the subdivision, and be shown by dashed lines. Existing easements shall bear a notation of dedication of conveyance by book and page number. If any easement of record can not be definitely located, a statement of the existence, the nature thereof and its recorded reference shall be placed in the note section. Easements shall be designated and the disposition thereof indicated in the note section. Easements that abut the exterior boundary of the subdivision shall be shown and clearly labeled.
- (25) All plats having lots bordering a collector or larger street/road shall contain a note limiting or prohibiting ingress and egress to that street/road.



- (26) The identification and designation of the boundary lines of any one-hundred-year developed floodplain, ordinary high water mark, and the source of the designation shall be shown on the plat.
- (27) The appropriate traffic sight triangles shall be designated and dimensions shown on the plat. Sight triangles shall be shown at the intersection of all roadways and at the intersection of all private drives/access points with public roadways.
- (28) All standard notes and certificates required by the Planning Department shall be included on the plat. All notes not meeting these specifications shall be removed. The surveyor shall seal the plat so that the seal does not obscure any information shown on the plat.

**Sec. 17-4-80. Expiration of approval.**

- (a) Unless extended as provided herein, failure by the applicant to submit all required documentation within ~~sixty (60)~~ ninety calendar (90) days of approval shall render approval of the administrative replat voidable and may result in the necessity for a new submittal of the administrative replat. Resubmittals are subject to all processing fees, submittal requirements and review standards in effect at the time the resubmittal is accepted by the Planning Department.
- (b) The Planning Director may grant extensions of time up to twelve (12) months upon a written request by the applicant or staff for showing good cause. Good cause may include, but not be limited to, that signatories are out of state or country or a major change was requested by the Town Council.
- (c) An extension request shall include a fee and a narrative stating the reasons for the applicant's inability to comply with the specified deadlines. The request shall list any changes in the character of the neighborhood and any changes in the ~~County Master~~ Comprehensive Community Plan, zoning resolution or subdivision regulations that have occurred since approval of the administrative replat. These changes may affect the administrative replat and the anticipated time schedule for completing the platting process. A fee schedule is available from the Planning ~~Division~~ Department office. Additional review of the administrative replat may occur, resulting in additional conditions as applicable.
- (d) The denial of an extension by the Planning Director may be appealed to the Town Council in writing within ten (10) working days of the decision by the Planning Director.

**Sec. 17-4-90. Recordation procedure.**

The administrative replat shall be recorded in accordance with the final plat regulations.

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



**Minturn Planning Commission**  
Chair – Lynn Teach  
Jeff Armistead  
Michael Boyd  
Amanda Mire  
Sage Pierson  
Tom Priest

## Design Review Board Hearing

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### Final Plan Review for New Addition to a Single-Family Home

**335 Pine Street**

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<b>Hearing Date:</b>	June 14, 2023
<b>File Name and Process:</b>	Addition to Single-Family Residence Final Plan Review
<b>Owner/Applicant:</b>	Nicole Magistro and Zach Locke
<b>Representative:</b>	Michael Pukas, MPP Design Shop
<b>Legal Description:</b>	Subdivision: Booco 2nd Block: 1 Lot: 4
<b>Address:</b>	335 Pine Street
<b>Zoning:</b>	Old Town Character Area – Residential Zone District
<b>Staff Member:</b>	Madison Harris, Planner I
<b>Recommendation:</b>	<b>Approval</b>

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### Staff Report

#### **I. Summary of Request:**

The Applicants request Final Plan review of a new, one-bedroom, 1,404 square foot addition to an existing 3-bedroom single-family residence located at 335 Pine Street in the Old Town Residential Zone District. Although the DRB has not reviewed any conceptual plans, the Applicant's representative, Michael Pukas, has been proactive in meeting with Town staff prior to submitting plans for a new addition and has 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.

#### **Proposed Plans**

The plans show a two-level structure with a new master bedroom above a new two car garage accessed off of Meadow Lane. The building height - measured to the midpoint of the roof from finished grade – is shown at 25 feet and .5 inches, well within the maximum 28-foot allowable height limit within the Old Town Residential Zone District.

Additionally, the massing, forms, and scale of the proposed structure, as well as proposed exterior materials, textures and detailing also appear to achieve the design objectives of Appendix B – Design Guidelines and Standards.

Parking is adequate, with three off-street spaces provided (two in the garage and one surface space at the front of the lot). The single family residence requires two spaces, and the addition requires one.

According to staff’s analysis of development standards and dimensional limitations in Section III below, the project appears to meet the Town’s standards.

Staff believes that the Applicant and their representative have provided a complete, detailed set of plans necessary to complete a thorough final plan review.

As a reminder, the Planning Commission has the option to review the proposal as a “conceptual” plan review if the Commission feels that the plans are *not* sufficient or are in need of revisions and additional review prior to final plan approval; or, the Commission may take action to approve, approve with conditions, or deny the Final Plans.

Staff is **recommending approval**.

## **II. Summary of Process and Code Requirements:**

This is a final plan-level of review for a new addition on a legally created lot within the Town of Minturn. This is a formal hearing providing the Applicant and staff the opportunity to discuss the proposal with the Planning Commission, acting as the Design Review Board, and to address the DRB’s concerns or feedback regarding suggested revisions to the project.

If the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve or approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions to the plans.

No variances are required or requested at this time.

### **Design Review Process**

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 final plans for 335 Pine Street meet or can be revised to meet the required findings ‘a,’ ‘b,’ and ‘c’ or subparagraph 3 – *Necessary findings*.

### **III. Zoning Analysis:**

#### **Zoning**

The subject property is located within the “Old Town Character Area” Residential Zone District, described as follows:

- (a) *The neighborhood is bisected by Highway 24 and is **characterized by single-family residences** with a mix of business and institutional uses. **The residences are typically one (1) and two (2) stories, with outbuildings and minimal setback between structures.***
- (b) ***The purpose of this zone is to provide for continued residential use and redevelopment** that preserves the unique character and scale of the neighborhood. An objective is to retain the historically residential areas as quiet and safe neighborhoods while allowing for limited home-based occupations and home-based businesses to encourage permanent residency. **This area can accommodate reasonable growth where land and services are available.***

- Town of Minturn Town Code Section 16-6-20

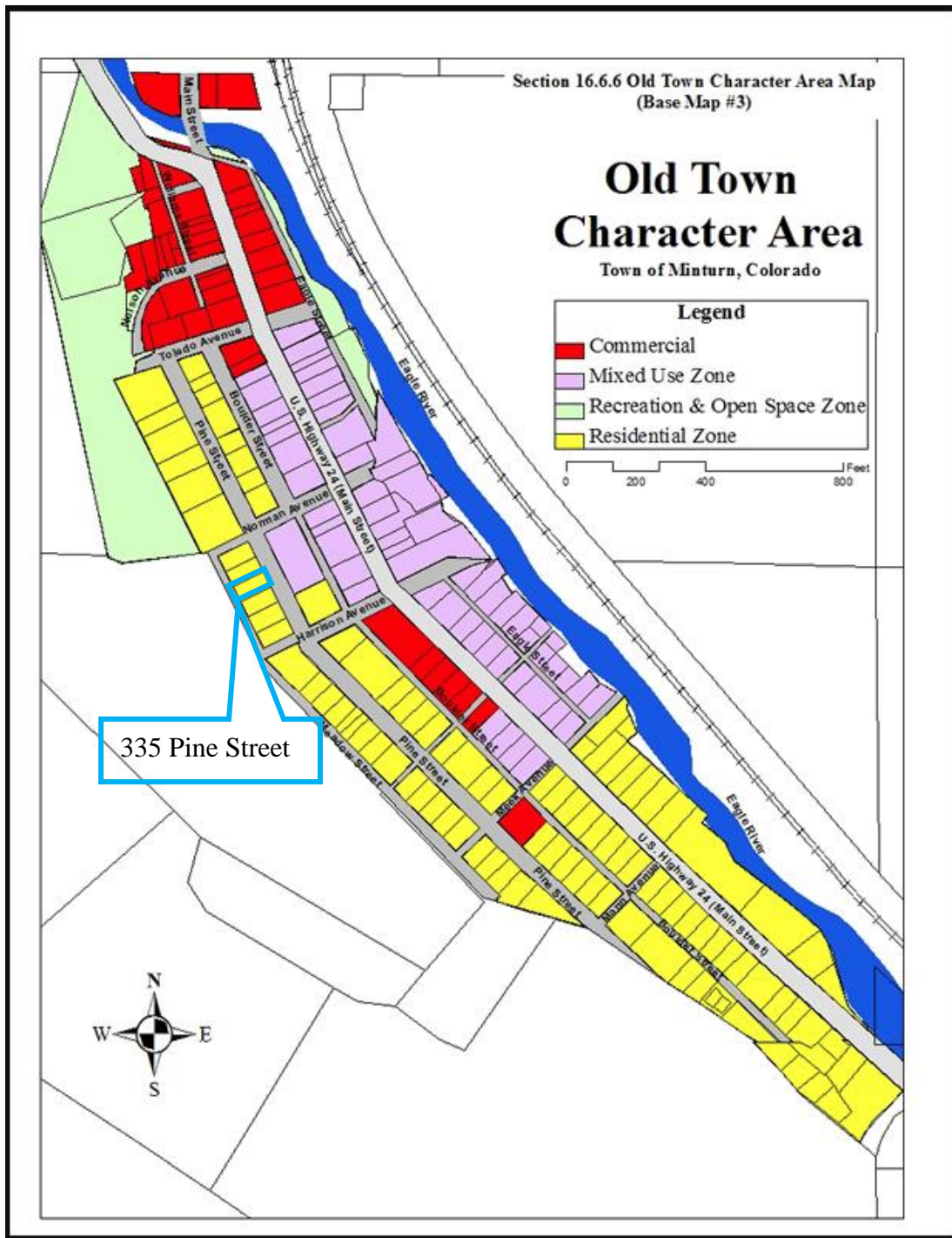


Figure 1: Game Creek Character Area Zoning Map

**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.	5,008 sq. ft. (.115 ac.)
Maximum Building Height:	28 feet	25 feet .5 inches
Minimum Front Setback:	10 feet	Existing not changing
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	10 feet	10 feet
Maximum Lot Coverage:	45% (2,253.6 sq. ft.)	1,959 sq. ft. (39.12%) Proposed
Maximum Impervious Coverage:	55% (2,754.4 sq. ft.)	2,716 sq. ft. (54.23%) Proposed
Minimum Snow Storage Area:	5% of Driveway (785 sq. ft. x .05 = 39.25sq. ft.)	217 sq. ft.
Parking:	3 spaces	3 spaces

**Note:** the above calculations are based on the following:

$$\text{Lot 4} = .115 \text{ acres} \times 43,560 \text{ sq. ft./acre} = 5008 \text{ sq. ft.}$$

$$785 \text{ sq. ft. parking area} \times .05\% = \underline{39.25 \text{ sq. ft. (Required Snow Storage)}}$$

#### 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.

##### *Appendix B(III)(2) – Old Town Character Area.*

*“Old Town has long been considered the downtown area of Minturn and the visual gateway of Town. This is due to the location of existing retail and restaurant business in this area. A unique character has evolved with many differing architectural styles for the commercial storefronts and the converted residential buildings currently used for retail activity. The use of local materials and style is common in towns that have evolved over many years and could be defined as an organic growth process where additions and remodels occur as a town grows. Though the structures in Old Town may not look identical, there are common features that are consistent. It is the consistency of these elements that shall be the basis of additional requirements for Old Town.”*

##### **Staff Response:**

Staff recommends that the muntins from the front windows of the original house be carried through the addition to further help join the original with the addition if the stated intent changes and the original windows are not replaced. Within the letter of intent, it is stated that all of the windows will be replaced, and if there is uniformity throughout the original and addition, staff believes this design guideline will be satisfied.

### **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.

#### **Staff Response:**

This application was submitted before the updated snow storage guidelines went into effect, and so this is being reviewed underneath the previous regulations which state that 5% of the driveway area shall be devoted to snow storage. As presented, the plans comply with the Code in effect at the time of application.

The proposed design maintains the structures within required setbacks, thus allowing for full use of side yard areas for snow shed and drainage. Likewise, the site plan and final grading details generally demonstrate that proper (positive) grading will be directed in swales away from the structure; that drainage is handled on the subject property. The Town Engineer has reviewed the grading plan and deemed it sufficient.

### **Mass and Form**

The following excerpts from the Design Guidelines should be considered by the Design Review Board when reviewing the proposed project:

#### *Appendix B(II)(C)(1)(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.”*

#### **Staff Response:**

Staff believes that the design and scale of the proposed structures incorporate a simple central form with additive features and is complimentary to adjacent single-family residential structures and character on nearby parcels. Staff further suggests that the scale of the project is appropriate and will not overpower surrounding natural and built environments. Proposed roof forms and pitches, materials and textures are compatible and complimentary to the surrounding built and natural environments. While the roof eave does encroach into the side setback at certain points, Sec. 16-2-50(k) allows the roof eave up to eighteen (18) inches into these setbacks. Also, to note, the awning on the rear of the structure does encroach into the rear setback, however, Sec. 16-2-50 (g)(3) permits awnings to encroach if they are maintained a minimum of five feet from the rear lot line.

**V. Issues and Areas of Non-Conformance:**

**Issues or Required Plan Revisions**

There are no issues that staff has identified at this time.

**VI. Staff Recommendation and Suggested Conditions:**

Staff suggests that the Final Plans for 335 Pine Street **comply** with applicable provisions of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is, therefore, recommending approval of the Final Plans, with no conditions.



# Design Review Application

## Submission Info

User	71.211.8.2
Submission Id	1982cef0-da77-4d44-a2d2-e32847eed9d2
Start Date	5/2/2023 4:34:58 PM
Receipt Id	207052796
IP Address	71.211.8.2
Receipt Date	5/2/2023 4:52:35 PM
Status	Submitted
Workflow Completed Date	
Submitted Date	5/2/2023 4:52:35 PM

## Response Data

### Town of Minturn - Design Review Application - Project Information

Section Title: Project Information

Is this a Minor or Major DRB Project?:

Major

Project Name:

Magistro-Locke Addition

Street Address:

335 Pine Street

City:

Minturn

State:

Colorado

Zip:

81645

Zoning:

Old Town Residential

Application Request:

a garage and bedroom suite addition to an existing single family dwelling

### Town of Minturn - Design Review Application - Applicant Information

Section Title: Applicant Information

**Name:**

Michael Pukas

**Mailing Address:**

PO Box 288

**City:**

Gypsum

**State:**

CO

**Zip:**

81637

**Phone:**

19703904931

**Email:**

michael@mppdesignshop.com

**Is the Property Owner different than the Applicant?:**

Yes

### Town of Minturn - Design Review Application - Property Owner Information

Section Title: Property Owner Information

**Name:**

Nicole Magistro & Zach Locke

**Mailing Address:**

225 Main Street, Unit C

**City:**

Edwards

**State:**

CO

**Zip:**

81632

**Phone:**

(970) 390-5159

**Email:**

nicolemagistro@gmail.com

### Town of Minturn - Design Review Application - Additional Information

Section Title: Additional Information

**Lot Size:**

0.115 acres, 5,008 square feet

**# of Stories:**

2

**Type of Residence:**

SingleFamily

**Snow Storage (sq ft):**

127

**# of Bedrooms:**

4

**Building Footprint (sq ft):**

1974

**# of On-site Parking Spaces:**

3

**Total Impervious Surfaces (sq ft):**

2707

### Town of Minturn - Design Review Application - Uploads

Section Title: Submittal Checklist Requirements (as applicable)

**Letter of Intent:**

[2207\\_Magistro\\_letter-of-intent\\_05-01-2023.pdf](#)

**Vicinity Map:**

[2207\\_Magistro\\_Vicinity-Map.jpg](#)

**Improvement Location Certificate of Survey (ILC or ILS):**

[335 Pine Street ISP-TOPO 24X36 09-27-2022.pdf](#)

**Preliminary Building Plans and Elevations:**

[2207\\_Magistro\\_DRB\\_05-01-2023.pdf](#)

### Town of Minturn - Design Review Application - Applicant Review & Signature

**Minor DRB Fee:**

\$75.00

Major DRB Fee:

\$200.00

Section Title: Applicant Signature

I declare under penalty of perjury in the second degree that the statements made in the above application are true and complete to the best of my knowledge.:

true

Signature:

Michael Pukas

Date:

05/02/2023

### Data Fields

Name	Michael Pukas
Address1	
Address2	
City	
State	
Zip	
Phone	
Email	michael@mppdesignshop.com
CompanyName	

### Payment Info

:  
207052796

:  
5/2/2023 10:52:35 PM

:  
CC

:  
Payment

:  
Complete

:  


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5/2/2023 10:52:33 PM

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## Workflow Info

[Review Step](#)

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:  
Submitted

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System  
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Email message sent to michael@mppdesignshop.com.  
:  
Submitted

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Email message sent to planner1@minturn.org.  
:  
Submitted

---

PO Box 288  
Gypsum, CO 81637  
(970) 390-4931  
[michael@mpdesignshop.com](mailto:michael@mpdesignshop.com)

May 01, 2023  
Revised May 25, 2023

Town of Minturn  
**Attention: Planning Department**  
302 Pine Street  
P.O. Box 309  
Minturn, CO 81645  
Tel: (970) 827-5645  
Fax: (970) 827-5545  
e-mail: [planner@minturn.org](mailto:planner@minturn.org)

Regarding: Magistro-Locke Residence Addition

Location: 335 Pine Street  
Minturn, CO 81645  
Parcel Number: 2103-263-18-023  
Booco's 2nd Addition to Minturn, Block 1, Lot 4

This application is for Design Review approval of an addition to an existing single family dwelling. The addition will consist of a new 2-car garage at grade, accessed from Meadow Street, and a bedroom and bathroom suite on the upper level above the garage. The front door of the existing house faces Pine Street. There will be no changes to existing building footprint or structure. There is an existing shed on the northwest corner of the property that encroaches into the side yard setback that will be removed, as it is in the location of the proposed addition.

Currently, vehicle access to the property is from Pine Street, where there is one existing surface parking space on brick pavers. This access will be maintained. The brick pavers are to be removed and replaced with a permeable paving material.

A second access to the lot is proposed from Meadow Street, which is a gravel alley at the back of the lot. The second access is required to access the 2-car garage. It is not possible to access the garage from Pine Street.

The following existing hardscape areas will be removed and replaced with permeable pavers set in a sand bed, which will have grass growing in between:

- The brick parking area adjacent to Pine Street on northeast corner of the lot
- The concrete walkway on the south side of the house from the side entrance to the back yard
- The patio pavers and masonry retaining walls in the backyard

There is canopy roof supported on timber brackets above the overhead garage door on the west elevation. It is proposed this be considered a canopy or shading device to allow it's encroachment into the rear yard setback up to 4'-6".

All existing windows and doors in the existing house are to be replaced with new windows and doors to match the proposed new construction.

The existing windows at the front of the house facing Pine Street on the lower and upper levels, and on part of the south side lower level are divided lite windows & doors. All other windows & doors in the

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house are single lite windows & doors with no muntins. The proposed replacement windows & doors at the front of the existing house facing Pine Street only are to be divided lite. All other replacement windows & doors in the existing house, and new windows & doors at the proposed addition are to be single lite with no muntins. The intention is the addition is to have a modern aesthetic while complimenting the traditional aesthetic of the existing structure. Having divided lite windows & doors facing Pine Street will keep the traditional aesthetic as viewed from the street. All other windows & doors being single lite with no muntins will bring a continuity to the entire structure with the addition appearing as an integral and cohesive part of the structure.

The proposed addition exterior building materials are to be vertical wood siding with a nickel-gap, painted white; new windows & doors to be black with factory paint finish; asphalt shingle roofing at upper roofs in charcoal gray; standing seam metal roofing at the canopy in charcoal gray; heavy timber brackets supporting the canopy to be painted white.

Proposed permeable grass pavers to replace existing impermeable grade surfaces:



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(970) 390-4931  
[michael@mppdesignshop.com](mailto:michael@mppdesignshop.com)

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Front of existing house from Pine Street:





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Gypsum, CO 81637  
(970) 390-4931  
[michael@mppdesignshop.com](mailto:michael@mppdesignshop.com)

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Back yard from Meadow Street:



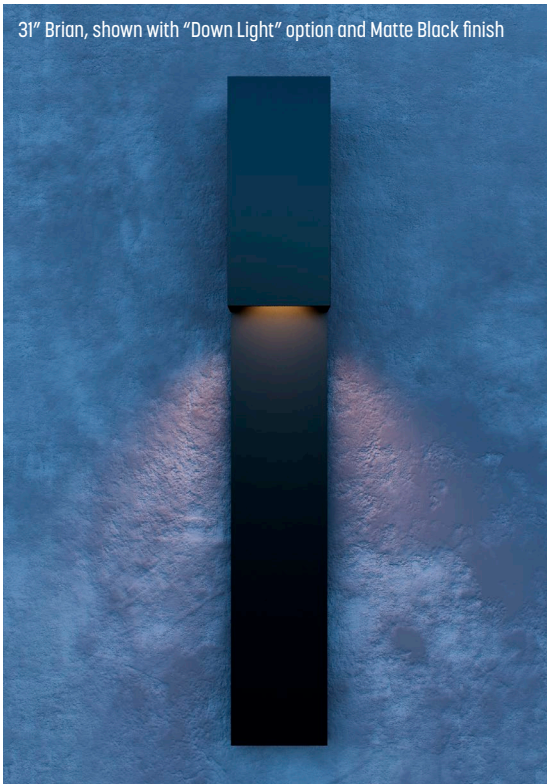
# BRIAN

ARCHITECTURAL SCALE, WET-LISTED EXTERIOR WALL SCONCE

alva



31" Brian, shown with "Down Light" option and Matte Black finish



<b>APPLICATIONS</b>	Indirect wall grazing luminaire for exterior/interior use: flanking doors, on columns, on building facades, between windows. Suitable for marine environments
<b>SIZES</b>	<ul style="list-style-type: none"><li>• 15.5"H x 7"W x 4"D</li><li>• 31"H x 7"W x 4"D</li><li>• 46.5"H x 7"W x 4"D</li></ul>
<b>WEIGHT</b>	<ul style="list-style-type: none"><li>• 15.5"H - 6 lb</li><li>• 31"H - 8 lb</li><li>• 46.5"H - 10 lb</li></ul>
<b>MOUNTING</b>	<ul style="list-style-type: none"><li>• Steel mounting system with mounting plate and cover with rubber gaskets between the junction box and mounting plate</li><li>• Mounts to center of J-box at 5.5" from top of rectangular shade</li></ul>
<b>SPECIFICATIONS</b>	<ul style="list-style-type: none"><li>• Dark Sky Compliant, Full cut-off (applies to "Down Light" version)</li><li>• High efficiency, fully integrated proprietary LED module</li><li>• IP66 Rated</li><li>• BUG Rating B1-U0-G0</li><li>• 120-277V input</li><li>• 100,000+ hours rated life time</li><li>• 10 Year Limited Warranty (excludes shade)</li><li>• Title 24 Compliant</li><li>• ADA Compliant</li></ul>
<b>LAMPING</b>	<ul style="list-style-type: none"><li>• 3000K and 3500K</li><li>• 35W</li></ul>
<b>CONSTRUCTION</b>	Manufactured from aluminum with industrial powder coat finish

SPECIFICATIONS SUBJECT TO CHANGE, REVISED 04/05/2021

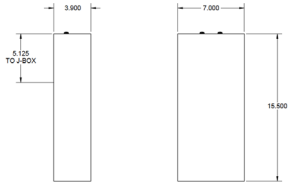
# BRIAN

ARCHITECTURAL SCALE, WET-LISTED EXTERIOR WALL SCONCE

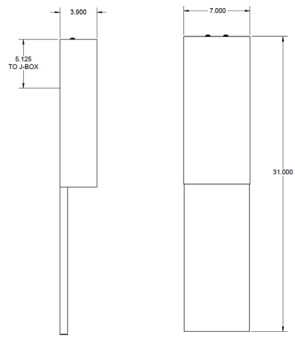
alva

## Design Options

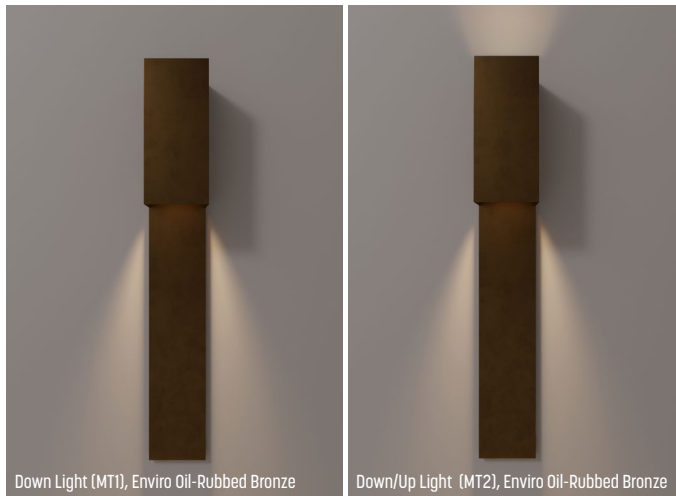
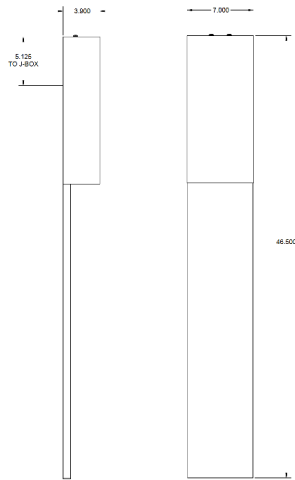
### NO PANEL (15.5" H FIXTURE)



### SHORT PANEL (15.5" H PANEL, 31" H FIXTURE)



### LONG PANEL (31" H PANEL, 46.5" H FIXTURE)



## Metal Powder Coat Finish Options



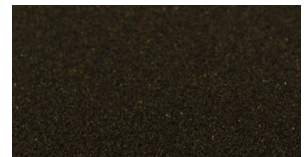
ESN - Enviro Satin Nickel



EOB - Enviro Oil-Rubbed Bronze



GR - Graphite



DBT - Dark Bronze Textured



WHT - Matte White



BLK - Matte Black

SPECIFICATIONS SUBJECT TO CHANGE, REVISED 04/05/2021

## ORDER CODE:

BRIAN				
MODEL	LENGTH	CCT	SHADE LIGHT	METAL TRIM
	15 15.5"	3000 3000K	MT1 Down Light Only	ESN Enviro Satin Nickel
	31 31"	3500 3500K	MT2 Down and Up Light	EOB Enviro Oil-Rubbed Bronze
	46 46.5"			GR Graphite
				DBT Dark Bronze Textured
				WHT White
				BLK Black

**LETTER**

**mpp design shop**

PO Box 288  
Gypsum, CO 81637  
(970) 390-4931  
[michael@mppdesignshop.com](mailto:michael@mppdesignshop.com)

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Thank you for your consideration.

**SIGNED:** Michael Pukas

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4 AERIAL VIEW NORTHWEST



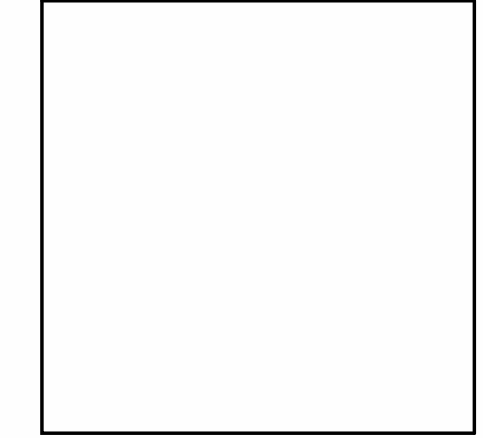
2 AERIAL VIEW NORTHEAST



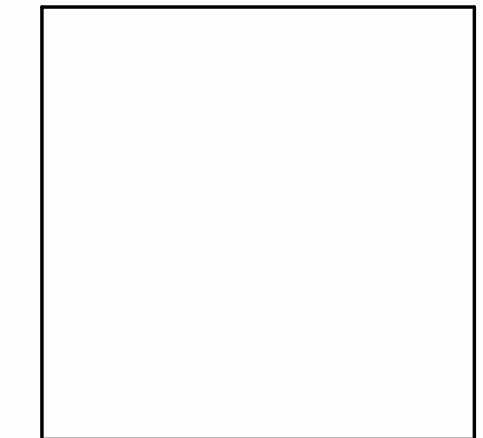
3 AERIAL VIEW SOUTHWEST



1 AERIAL VIEW SOUTHEAST



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 (970) 390-4931  
 michael@mppdesignshop.com



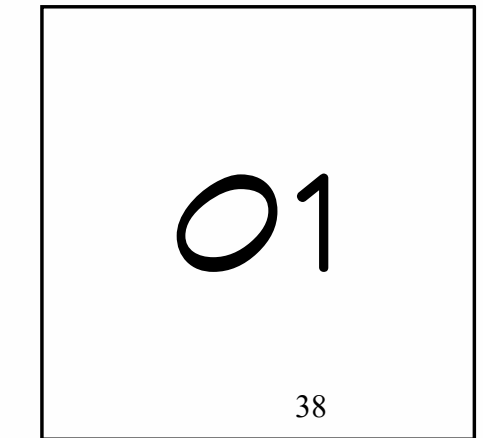
Magistro-Locke Residence  
 Addition  
 335 Pine Street  
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 Parcel Number: 2103-263-18-023  
 Booco's 2nd Addition to Minturn, Block 1, Lot 4

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2	DRB Re-sub	05/18/23
3	DRB Re-sub	05/28/23

Project Number: 2207  
 Designed by: mpp  
 Drawn by: mpp  
 Checked by: mpp

AERIAL VIEWS





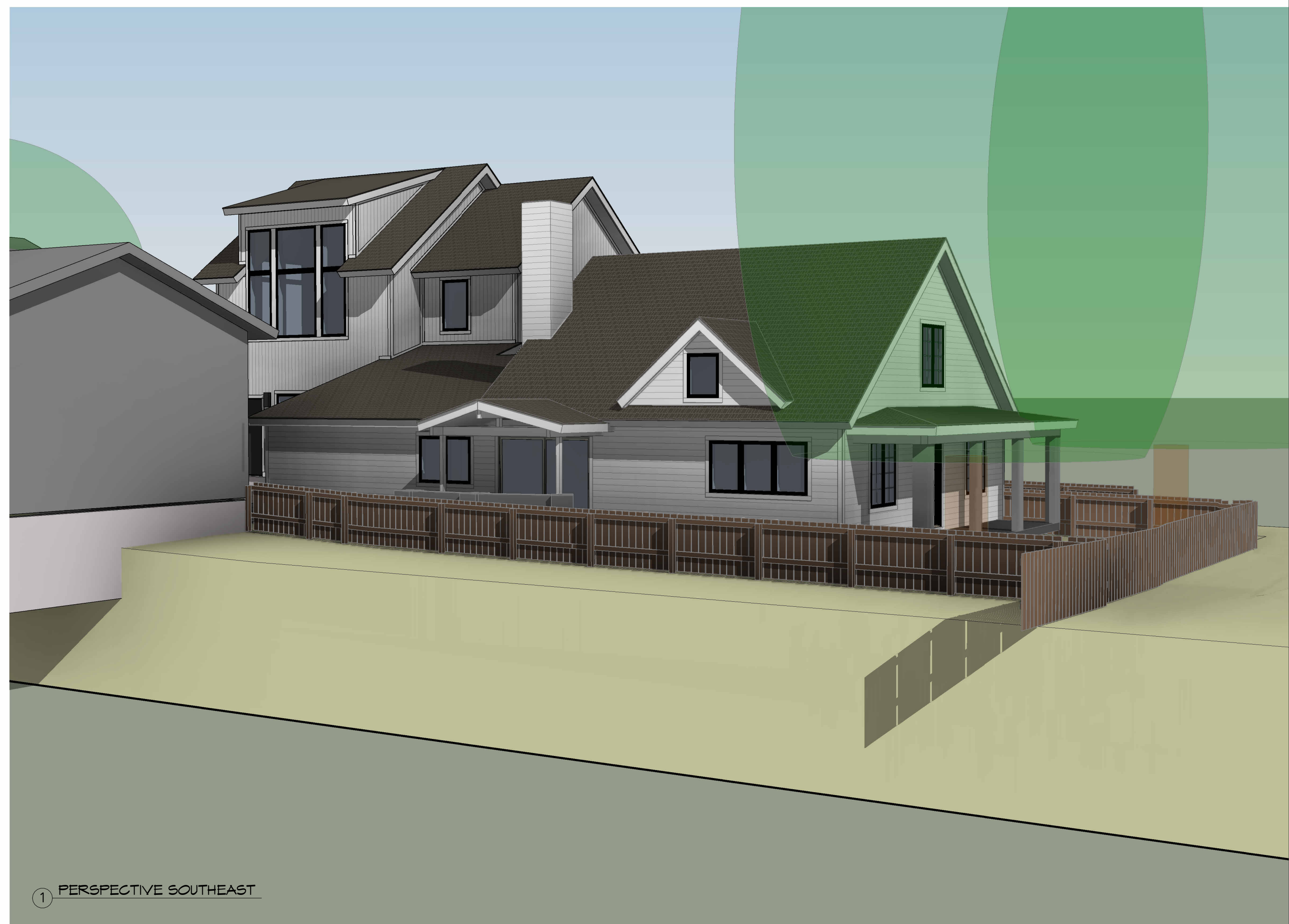
④ PERSPECTIVE NORTHWEST



② PERSPECTIVE NORTHEAST



③ PERSPECTIVE SOUTHWEST



① PERSPECTIVE SOUTHEAST

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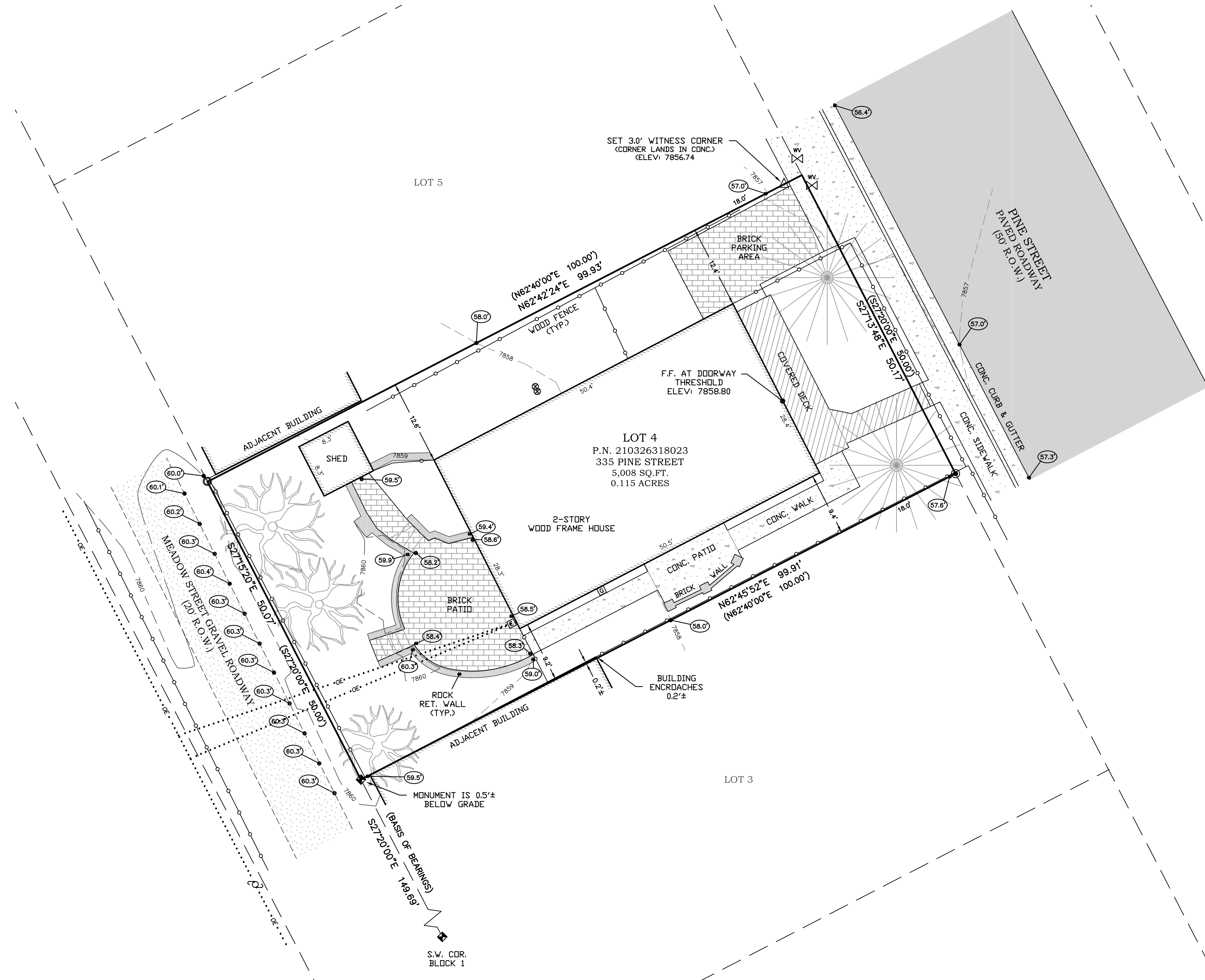
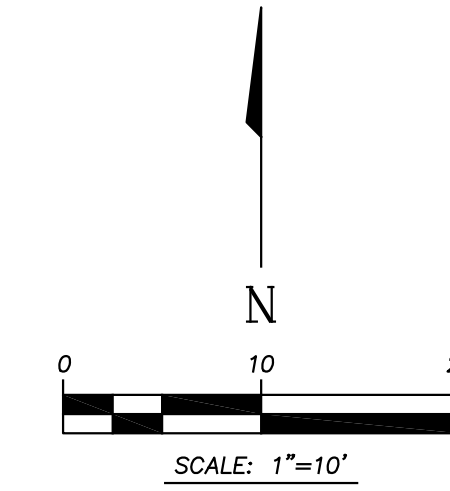
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PERSPECTIVE VIEWS

# IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY

Lot 4, Block 1, Booco's 2nd Addition to Minturn  
Located in Section 26, T5S, R81W of the 6th P.M.  
Town of Minturn, Eagle County, Colorado



## LEGEND

- FOUND NO.5 REBAR WITH 1.5" ALUMINUM CAP LS38233 (PROPERTY CORNER)
- FOUND NO.5 REBAR WITH ILLEGIBLE 1.5" ALUMINUM CAP (PROPERTY CORNER)
- ◆ FOUND NO.5 REBAR WITH 1.5" ALUMINUM CAP LS4551 (PROPERTY CORNER)
- ▲ SET NO.5 REBAR WITH 1.5" ALUMINUM CAP LS38403 (PROPERTY CORNER)
- (ALL PROPERTY MONUMENTS FOUND OR SET ARE AT GROUND LEVEL UNLESS NOTED)
- ⊕ POWER/UTILITY POLE
- ⊗ WATER VALVE
- ⊙ SEWER CLEANOUT (PVC)
- ⊠ GAS METER
- ⊞ ELECTRIC METER
- ..... OVERHEAD POWER LINE
- ☀ TREE (CONIFEROUS)
- ☀ TREE (DECIDUOUS)
- ⊖ GROUND ELEVATION

## NOTES

1. DATE OF SURVEY: SEPTEMBER 19-27, 2022.
2. POSTED ADDRESS: 335 PINE STREET.
3. BEARINGS ARE BASED ON THE LINE BETWEEN THE SOUTHWEST CORNER OF LOT 4 AND THE SOUTHWEST CORNER OF LOT 1, BOTH BEING A FOUND NO.5 REBAR WITH 1.5" ALUMINUM CAP LS4551 HAVING A BEARING OF S27°20'00"E AS SHOWN HEREON. BEARING WAS DERIVED FROM THE PLAT OF BOOCO'S 2ND ADDITION TO MINTURN, RECORDED OCTOBER 9, 1901 AS RECEPTION NO. 24, EAGLE COUNTY, COLORADO.
4. LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
5. THIS IMPROVEMENT SURVEY PLAT IS BASED ON THE PLAT OF BOOCO'S 2ND ADDITION TO MINTURN, RECORDED OCTOBER 9, 1901 AS RECEPTION NO. 24, EAGLE COUNTY, COLORADO.
6. THIS IMPROVEMENT SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY MERIDIAN LAND SURVEYING, LLC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, MERIDIAN LAND SURVEYING, LLC. RELIED UPON TITLE COMMITMENT NO. V50065202-7 ISSUED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE: JUNE 21, 2022.
7. ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) REFERENCED FROM NATIONAL GEODETIC SURVEY (NGS) BENCHMARK STATION S-280 HAVING A PUBLISHED ELEVATION OF 7894.20.
8. CONTOUR INTERVAL EQUALS 1 FOOT.

## SURVEYOR'S CERTIFICATION

I, O. ERON WATTS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS "IMPROVEMENT SURVEY PLAT" AS DEFINED BY C.R.S. 38-51-102 WAS PREPARED FOR ZACHARY LOOKE AND NICOLE MAGISTRO AND IS THE RESULT OF A MONUMENTED LAND SURVEY PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE. IS BASED UPON THE PROFESSIONAL LAND SURVEYORS KNOWLEDGE, INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

O. ERON WATTS, PLS 38403  
COLORADO REGISTERED 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 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 the certification shown hereon.

REV 1: 05/17/2023 - ADD TITLE COMMITMENT INFO & SPOT ELEVATIONS PER TOWN OF MINTURN ENGINEER COMMENTS  
REV 2: 05/24/2023 - ADD 5' INTERVAL SPOT ELEVATIONS PER TOWN OF MINTURN ENGINEER COMMENTS

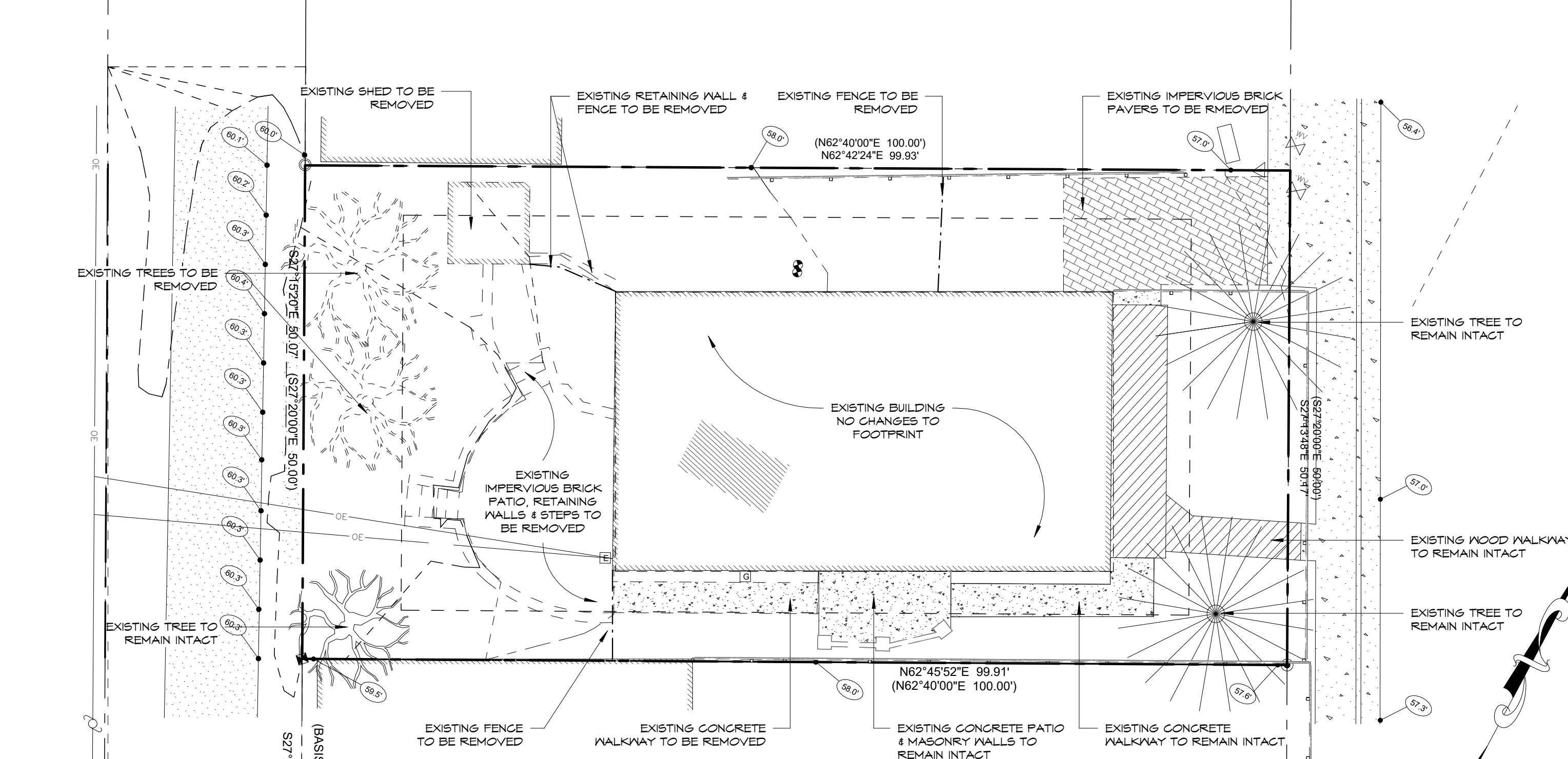
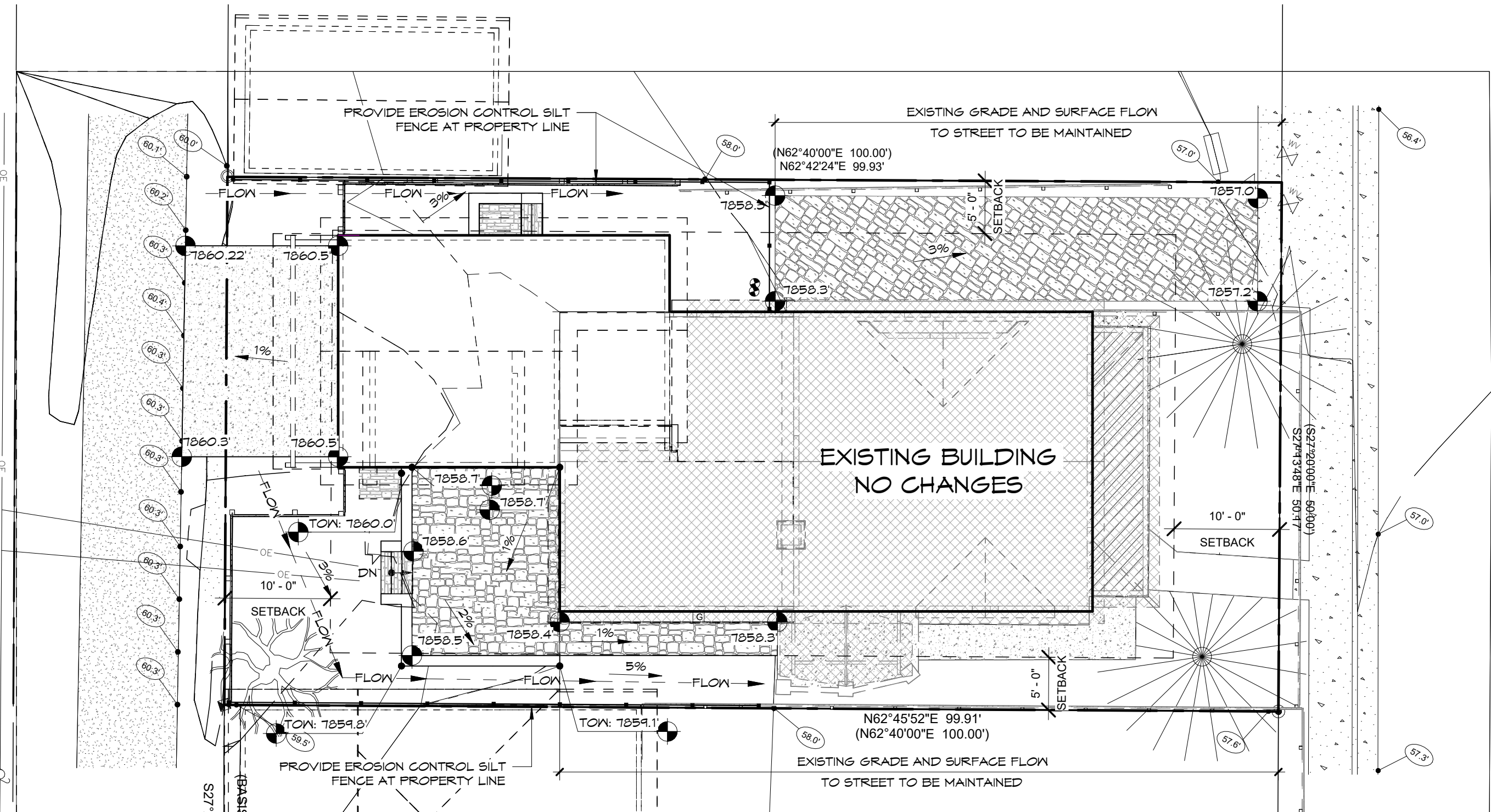
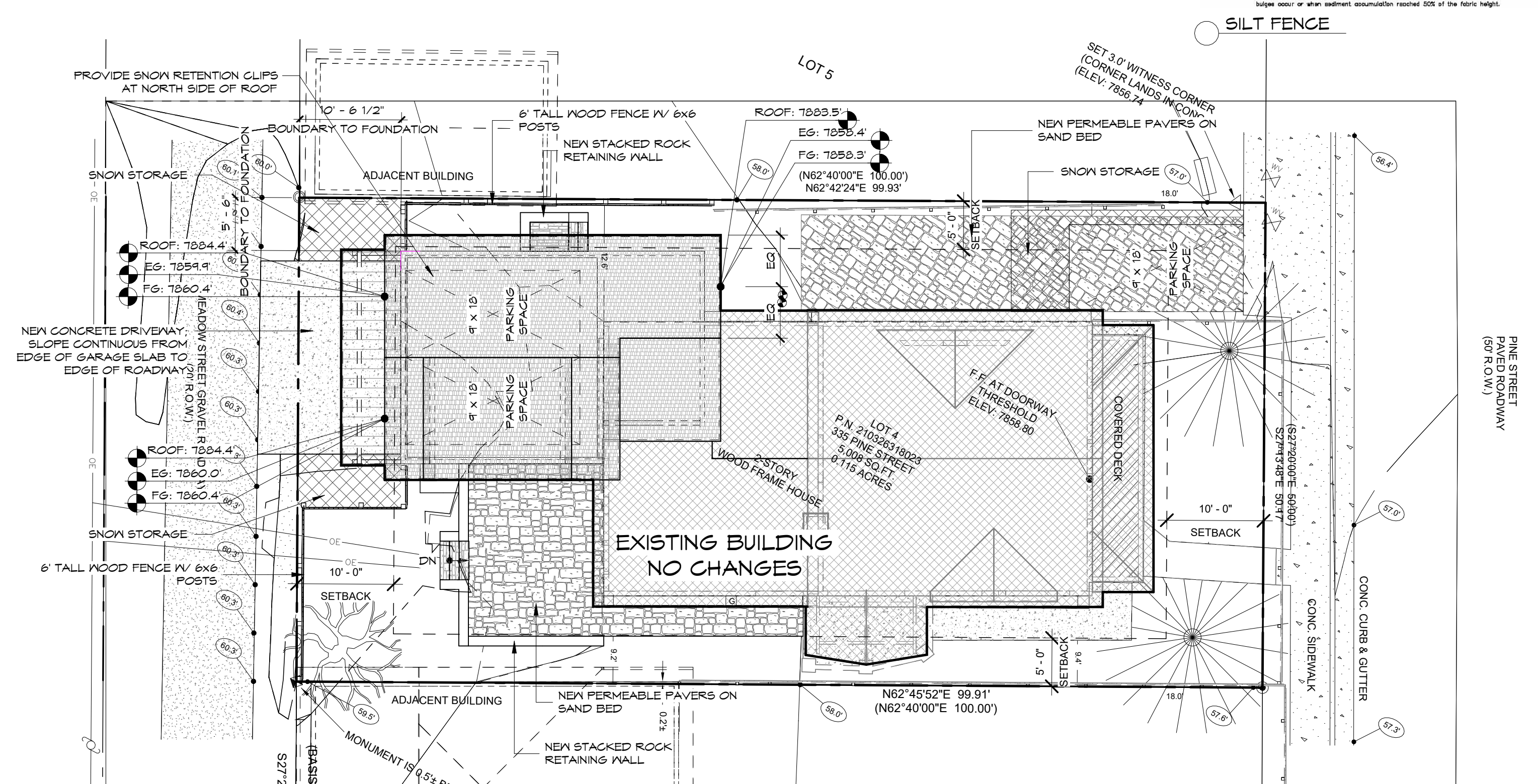
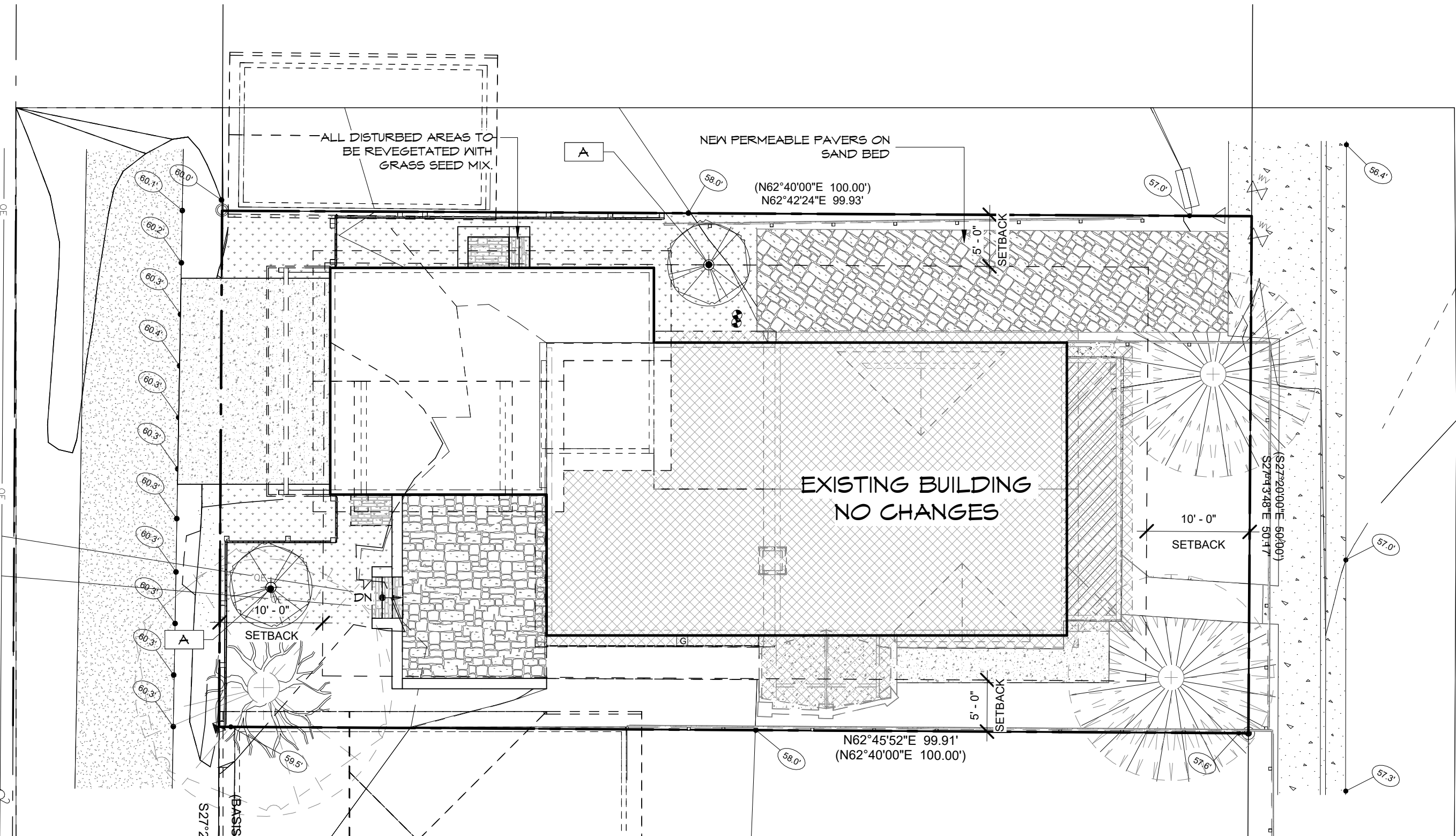
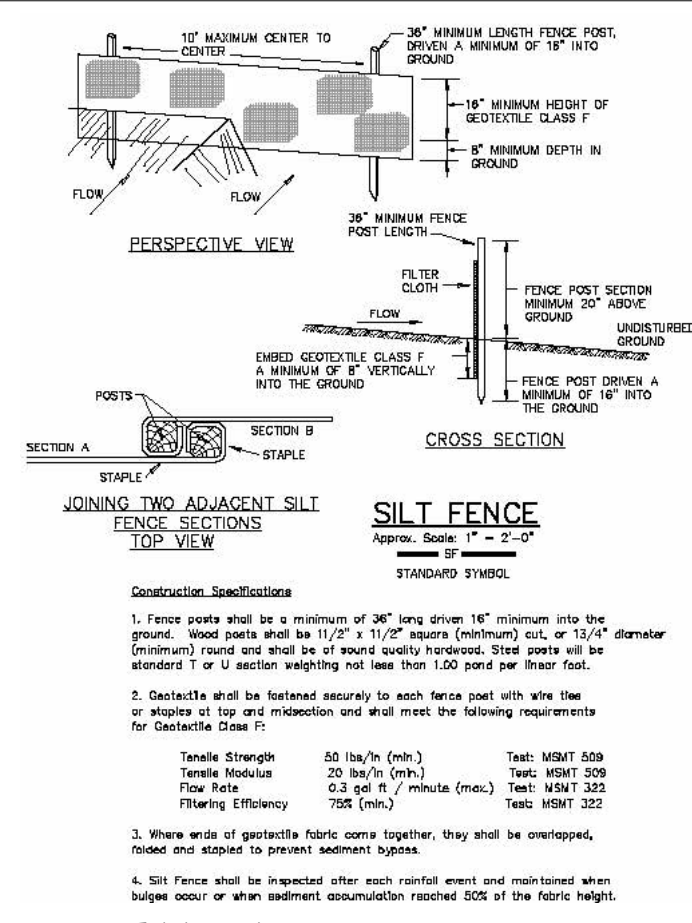
IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY LOT 4, BLOCK 1, BOOCO'S 2ND ADDITION TO MINTURN LOCATED IN SEC. 26, T5S, R81W OF THE 6TH P.M. TOWN OF MINTURN, EAGLE COUNTY, COLORADO 335 PINE STREET		SHEET: 1 OF 1 DATE: 9/27/2022 FDJ/RPT: EW/EW DWG NO: 22046-01 REV:	 P.O. Box 2225 Gypsum, CO 81637 (970) 524-0963
--	--	--	---



PLANTING SCHEDULE			
Type Mark	Count	Type	Description
A	2	Crab Apple	NON-FRUIT BEARING

**LANDSCAPE NOTES**

- ALL DISTURBED GROUND AREAS TO BE RESEED WITH DROUGHT TOLLERANT GRASS SEED MIX.
- ALL NEW TREE, SHRUB, FLOWER BED, GRASS AREAS, ETC. PLANTINGS TO HAVE TEMP IRRIGATION FOR 2 YEARS MINIMUM, OR UNTIL ESTABLISHED.



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 Gypsum, CO 81637  
 (970) 390-4931  
 michel@mppdesignshop.com

**Magistro-Locke Residence Addition**  
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 Minturn, CO 81645  
 Parcel Number: 2103-263-18-023  
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 Checked by: mpp

**SITE DEMO, SITE & LANDSCAPE PLANS**

**AS101**

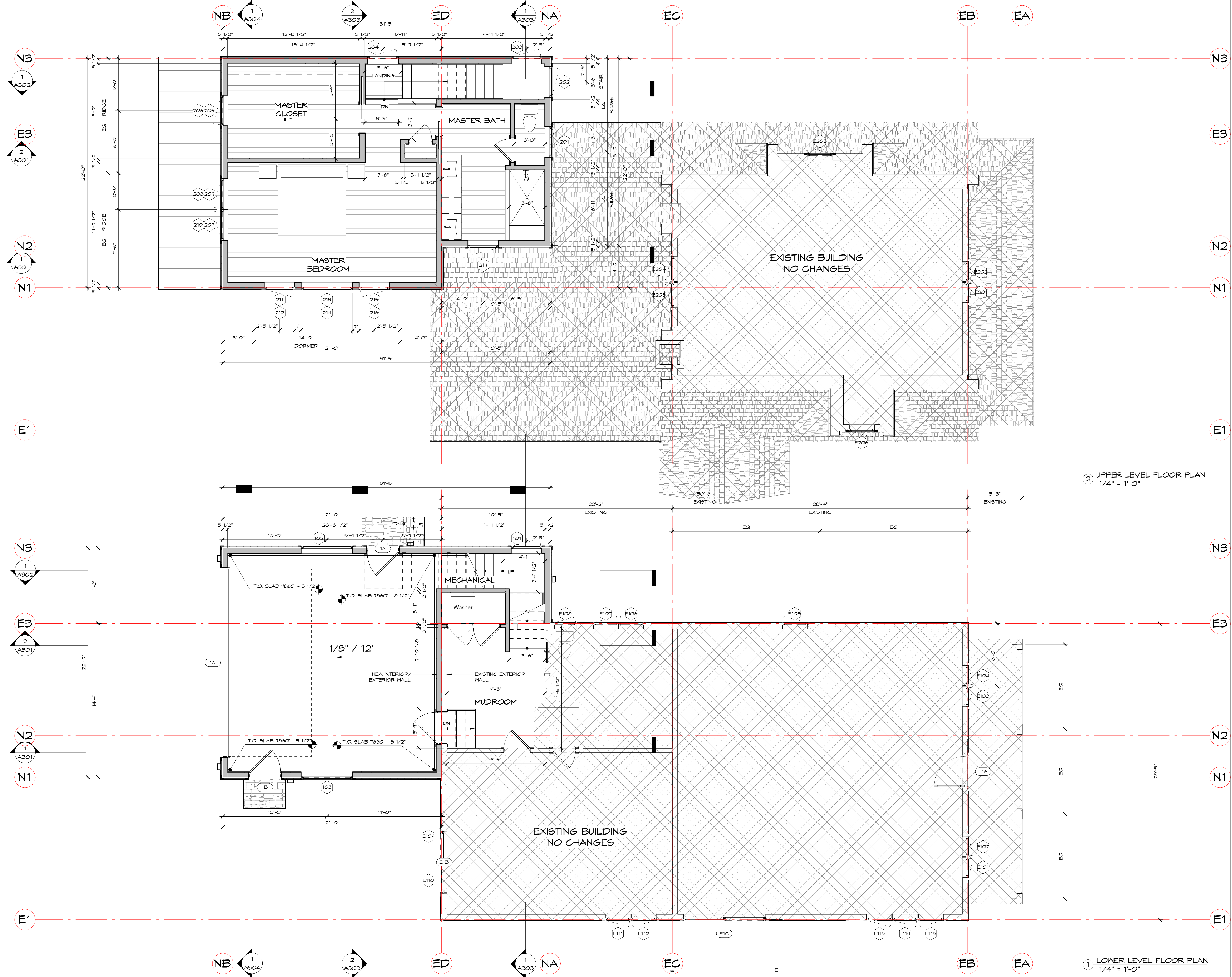
Graphic Scale: 1 inch = 10 feet  
 0 10' 20' 30' 40'

41









2 UPPER LEVEL FLOOR PLAN  
1/4" = 1'-0"

1 LOWER LEVEL FLOOR PLAN  
1/4" = 1'-0"

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LOWER & UPPER  
LEVEL FLOOR  
PLANS

**A102**  
45





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



**Minturn Planning Commission**  
Chair – Lynn Teach  
Jeff Armistead  
Michael Boyd  
Elliot Hovey  
Sage Pierson  
Tom Priest

**To:** Planning Commission  
**From:** Scot Hunn, Planning Director  
**Date:** February 15, 2023  
**Re:** Minturn Community Plan

---

This memo is being provided to the Planning Commission as a reference and guide during future discussions with staff aimed at educating the Planning Commission and the community on the goals, policies, and recommended action items of the newly adopted 2023 Minturn Community Plan, the Town’s guiding policy document that will provide direction to Town staff, as well as elected and appointed officials when faced with land use, economic development, transportation, or other decisions in the future.

Staff realizes that the Planning Commission is familiar with the new community plan after participating in its creation and reviewing it during final adoption hearings. However, staff and the Planning Commission are now charged with using and interpreting this plan when reviewing specific land use or development proposals, or when providing direction to staff regarding projects or initiatives involving Town resources.

In short, we have a new plan and we need to start understanding how best to use it in our roles as staff and Planning Commissioners to produce the results desired by the Town’s residents, stakeholders, and decision makers alike.

This memo/guide is organized by the chapters from the Community Plan and includes each “Objective” statement (from each chapter) along with the recommended action steps that follow each objective. For ease of reference, staff has highlighted each **Objective** while also highlighting those **action steps** that have the most relevance or impact on the Planning Commission’s role and duties.

**Spoiler Alert:** There are *many* objectives and action steps that will have bearing on the Planning Commission and how it works with staff and stakeholders and, importantly, how it considers each new development proposal in the future when it comes to findings such as “conformance with the Community Plan” as a deciding factor to approve or deny new proposals.

**Reminder:** Although there may be a recommended action step for the Town to consider, this does not mean that those actions will be carried out, or that they will be achieved in the exact manner in which they were recommended. Recommendations are the result of public input, as well as input from the staff and the Planning Commission during the year-long process used to create the Community Plan. They may not reflect the values or desires of individual Planning Commissioners, staff members, or residents.



Nevertheless, they are important and based on months of analysis, gathering of input, and professional advice from qualified consultants hired by the Town to guide decision making and complete the 2023 Community Plan. Therefore, it is important to consider each in context to the overall goals and policy objectives captured in the 2023 Community Plan, and to remember that each may not be weighted the same or carry the same priority as other objectives and action steps.

---

## Chapter 1: Smart Land Use & Practical Zoning

### **Objective 1.1: Provide and follow a cohesive, forward-thinking land use plan for the Town.**

*The recommended zoning maps on pages 23 and 24, consolidate districts, support new attainable housing and economic development, and preserve community character. While increases in unit count may be allowed in some areas, it is anticipated that any such changes would be relatively limited and occur slowly as the town is nearing full build-out, particularly along Highway 24 from the 100 Block south. Should significant redevelopment occur, and as the Town is approaching its water tap/SFE limit, the Town should update the allowable uses by right. It is recommended that the Town of Minturn expediently begin the rezoning and code update process.*

- **Action 1.1.1** Adopt future zoning map (page 23/24) and associated recommended zoning districts and requirements, as stated in this section.
- **Action 1.1.2** Implement the adopted 100 Block Design Standards and Guidelines Appendix B insert.
- **Action 1.1.3** Consider establishing minimum and maximum setbacks in mixed-use and residential districts. This requirement is intended to encourage a visually pleasing development pattern with slightly varied setbacks and to address a current misalignment between lot coverage and setback requirements on several lots in town.

### **Objective 1.2: Promote a fairer, simplified development process in Minturn.**

*In the development process, it is important to limit unnecessary barriers while still undergoing a rigorous review. Barriers can be related to the process that the developer or landowner must undergo or site requirements.*

- **Action 1.2.1** Across all zone districts where multifamily is allowed as a use by right, at or above 15 total units, the project would need to go through the PUD process. However, if the project is a redevelopment of a lot already at or above 15 total units, it should not need to go through the PUD process. This allows smaller projects in which local impacts would be minor to proceed efficiently and at a lower cost to the developer, which allows these projects to provide the housing at more attainable prices. With a higher threshold for the number of units, the PUD process would allow for greater design flexibility, assurance of property planning, and further scrutiny of potential impacts, such as access and impacts to neighboring properties.

- **Action 1.2.2** Explore reducing parking requirements for both commercial and residential uses. Focus efforts on areas with good connectivity to transit or with ample on-street parking.
- **Action 1.2.3** Resume efforts to revisit the Article 22 nonconformities section to encourage flexibility and appropriate expansions. The goals of this update should be to maintain historic resources, incentivize reinvestment in older properties, increase accessibility of the property, and promote community character. Specific updates to nonconformity standards should be reviewed by the Town Council and Planning Commission.
- **Action 1.2.4** Consider implementing a lot coverage bonus of 15% for the development of deed restricted ADUs in residential and/or mixed-use districts.

**Objective 1.3: Increase resident accessibility to zoning and land use information.**

*It is important that the future code and zoning map be accessible to residents so that they understand what they are allowed to do with their properties.*

- **Action 1.3.1** Provide clear and user-friendly resources for the public that explain Minturn’s zoning, such as a citizen’s guide or interactive zoning map.
- **Action 1.3.2** Clarify that residents are allowed to make upgrades to non-conforming structures, with limitations.
- **Action 1.3.3** Increase access to and awareness of educational and financial resources (e.g., grants, tax credits) available to support historic preservation (federal and state).
- **Action 1.3.4** Continue to work with local fire mitigation entities and property owners to address any areas with increased fire risk; direct density to appropriate areas away from hazards such wildfires and flooding.
- **Action 1.3.5** Establish a walkable, cohesive development pattern that enables residents and visitors to access parks and the riverfront from Minturn’s Old Town and surrounding neighborhoods.

**Chapter 2: A Thriving 100 Block**

**Objective 2.1: Implement a framework for redevelopment and growth in the 100 Block that contributes to Minturn’s character and economic development.**

*The Design Standards and Guidelines within Appendix B of the Town Code outline a framework for the 100 Block that is both practical and inspiring. To achieve the vision for the 100 Block described in this chapter, the Town of Minturn should use the Design Standards and Guidelines to guide future development/redevelopment efforts.*

- **Action 2.1.1** Ensure that future ordinances and land use practices for the 100 Block align with the framework established by the 100 Block Design Standards and Guidelines.
- **Action 2.1.2** Distribute the Design Standards and Guidelines to all developers and property owners pursuing projects within the 100 Block and/or in the recommended Mixed Use 1 zoning district (See Chapter 1: Smart Land Use & Practical Zoning).
- **Action 2.1.3** Provide technical assistance in interpreting the 100 Block Design Standards and Guidelines to property owners as needed and appropriate.

- Action 2.1.4 Continue efforts to organize business and property owners around the formation of a Downtown Development Authority (DDA); see Chapter 3: An Economically Vibrant Community for additional details.
- Action 2.1.5 Ensure that ground floor uses are dedicated to commercial services that generate retail sales and/or lodging tax.

**Objective 2.2: Identify and preserve key historic resources and landmarks in the 100 Block area.**

*Future efforts to preserve and promote historic resources in Minturn will no doubt include properties within the 100 Block area. To ensure protection of key historic resources, the Town should establish and codify standards related to historic resources. For further information related to historic character in Minturn, see Chapter 4: Attainable Housing & Historic Character.*

- Action 2.2.1 Use the 100 Block Design Standards and Guidelines as a basis for identifying key historic features and qualities in the 100 Block area.
- Action 2.2.2 Develop an official list of historic properties and landmarks, including those in the 100 Block; collaborate with property owners to highlight these special locations with maps and signage as appropriate.
- Action 2.2.3 Continue to explore a Historic Preservation Policy for Minturn; ensure that future historic preservation policies remain compatible with the 100 Block Design Standards and Guidelines.
- Action 2.2.4 Allow modifications to historic and traditional structures that do not conform to code standards; support the preservation of historic facades and modern improvements to properties.

**Objective 2.3: Communicate a vision for the 100 Block area that is informed by community input and resonates with residents and visitors alike.**

*The Town of Minturn has invested in extensive community engagement related to the 100 Block and its design. Following these engagement efforts, the Town has identified a clear vision for the 100 Block area as a well-connected, charming and walkable centerpiece of the community. The Design Standards and Guidelines will enable the implementation of this vision. At this stage, the Town should enhance the branding and wayfinding of the 100 Block area as part of the implementation of the 100 Block vision. See Chapter 6: Intuitive Mobility, Circulation, and Connectivity for a discussion of signage related to parking and vehicle circulation in the 100 to 400 Blocks.*

- Action 2.3.1 Initiate a wayfinding plan for the 100 Block area; ensure that signage and wayfinding elements follow a consistent style that is compatible with the broader area and Minturn's heritage (e.g. mining and railroad) and highlight key locations and amenities, such as access points to the Eagle River and nearby trailheads.
- Action 2.3.2 Codify standards for signage in the Old Town to accompany the 100 Block Design Standards and Guidelines document.
- Action 2.3.3 Create visitor-oriented maps and materials that illustrate the 100 Block area and the businesses and experiences it offers.

**Objective 2.4: Address parking and circulation issues and promote pedestrian and bike access to and within the 100 Block.**

*With many businesses, residences, and amenities in the area, the 100 Block is a popular destination within Minturn. Future planning efforts for the 100 Block should account for projected parking and transit needs. Walking and biking should be prioritized as transportation modes within the 100 Block. See Chapter 6: Intuitive Mobility, Circulation, and Connectivity for further detail on these topics.*

- Action 2.4.1 Establish one-way shared streets on Williams St. and Eagle River St.; initiate a redesign of these streets to meet the vision including special paving, additional lighting, and signage that conveys changes and reduces the vehicle speed limit to promote traffic safety.
- Action 2.4.2 Provide infrastructure and amenities that support walking and biking, such as sidewalks, bollards or curb extensions, paths, benches, bike racks, and a bike wash/repair station, within the 100 Block area.
- Action 2.4.3 Collaborate with ECO Transit on future enhancements to transit access from the 100 Block area; facilitate transit trips by publicizing bus schedules in prominent areas.
- Action 2.4.4 Provide “loading only” areas along Main Street so deliveries to businesses can use Main Street instead of putting large truck travel onto narrow streets.
- Action 2.4.5 Implement a “Pedestrian Priority Zone” using signage in the 100-Block area to indicate that vehicles should travel cautiously and that pedestrians have the right-of-way.

**Objective 2.5: Support the vitality and affordability of the 100 Block by incentivizing second-story residential development, ADUs and infill.**

*The 100 Block is currently mostly built out and its 25’ lot pattern does limit the footprint of individual property development. There may be future opportunities to encourage second-story residential, Accessory Dwelling Units (ADUs) and infill development in the area. See Chapter 4: Attainable Housing & Historic Character for a detailed discussion of Minturn’s projected future housing needs.*

- Action 2.5.1 Allow ADUs as a use-by-right within the 100 Block; discourage garages facing the street.
- Action 2.5.2 Provide incentives to encourage affordable residential development for long-term residents in the 100 Block area.

**Objective 2.6: Invest in continuous placemaking improvements to support the 100 Block as a vibrant, central community gathering place; improve connectivity to the riverfront area and nearby amenities.**

*Placemaking efforts can help residents and visitors feel connected to a place and to their broader community. Future enhancements to the 100 Block should include placemaking elements that support social and cultural life in Minturn and craft a distinct, special identity for the 100 Block area.*

- **Action 2.6.1** Support resident-led efforts to create inviting spaces, such as courtyards, pedestrian passageways, and gardens on residential and/or commercial properties. Refer project proponents to the design examples provided in the 100 Block Design Standards and Guidelines Appendix B insert (pages 17 and 18).
- **Action 2.6.2** Encourage the development of gathering spaces and community activities as identified in the Framework diagram.
- **Action 2.6.3** Ensure that wayfinding signage highlights the Grouse Creek and Game Creek trailheads to the north of the 100 Block; prioritize pedestrian and bicycle connectivity to these areas from the 100 Block.

## **Chapter 3: An Economically Vibrant Community: Commercial Development & Industry**

### **Objective 3.1: Leverage the Town’s natural and recreational amenities, history, and arts and cultural assets for economic development.**

*The Town has several local and immediately adjacent recreational opportunities including the Eagle River; hiking and mountain biking trails on surrounding public lands, the Minturn Mile backcountry ski run, Maloit Park, and new addition of the Minturn Bike Park as well as anticipated extension of the paved regional ECO trail. The Town hosts regular endurance sports events and has a popular river frontage for fishing and other water recreation (kayaking, tubing). All of these amenities position Minturn as a recreation hub – potentially for a unique recreational community that is not interested in the busier, more developed resort options. These assets can attract people who will spend money at local businesses, and create the quality of life that attracts businesses and entrepreneurs.*

- **Action 3.1.1** Promote Minturn as a recreation destination by continuing to develop recreational assets and promoting events. Continue to improve pedestrian and bicycle connectivity between recreational assets (trailheads, facilities) and the town’s business districts.
- **Action 3.1.2** Sponsor “arts crawls” or other community events in the Old Town area that encourage residents and visitors to support local craftspeople and Main Street businesses; coordinate with Vail Valley Art Guild as a regional resource for collaboration and support.
- **Action 3.1.3** Continue to support the development of lodging concentrated in the 100 Block and Old Town areas as well as for future development in the Dowd Junction area.
- **Action 3.1.4** Continue to assess Minturn’s industries and demographics relative to regional economic trends; conduct an annual strategic call with the Vail Valley Partnership.
- See Chapter 7: Quality of Life, Recreation & An Inviting Public Realm for additional strategies that can support and broaden Minturn’s recreational opportunities. The marketing strategies outlined below under Objective 3.2 are also relevant to this objective. Also see additional strategies in Chapter 1: Smart Zoning and Practical Land Use regarding the continued provision of light industrial opportunities in Minturn.

### **Objective 3.2: Improve the visibility of Minturn to visitors through marketing and expanded transit service.**

*Minturn offers a unique visitor experience in the Eagle River Valley that differs from the resort-centric settings of Vail and Beaver Creek. Strategic and targeted marketing on social media and in major lodging businesses and concierge services could generate more exposure and visitation for Minturn, capitalizing on Minturn's unique assets. In addition, direct frequent transit service would enable more guests to visit Minturn for restaurants and shopping. Transit service would also benefit locals by offering other options for accessing the ski areas and surrounding communities.*

- **Action 3.2.1** Actively participate in future planning within the Regional Transit Authority to advocate for increased and flexible service options to current and future retail centers within Minturn, including the 100 Block, Old Town and Dowd Junction.
- **Action 3.2.2** Prioritize future expansions and improvements for bicycle and pedestrian infrastructure and amenities to connect current and future retail centers of the community, including the 100 Block, Old Town, and Dowd Junction; encourage multimodal connectivity between destinations in Minturn.
- **Action 3.2.3** As recommended in the Town's Economic Development Strategic Plan, develop a half-day itinerary for visitors to Minturn. Highlight multimodal transit options on this itinerary.
- **Action 3.2.4** Support the development and implementation of a clear and cohesive marketing strategy that capitalizes on Minturn as a unique and authentic community that serves as a gateway to a variety of recreational opportunities throughout the region. This effort can be an initiative of a new DDA.
- See Chapter 6: Intuitive Mobility, Circulation, & Connectivity for additional information regarding transportation improvements.

**Objective 3.3: Pursue land use changes that support Minturn's tax base and economic growth; plan future development on important catalyst sites, including Dowd Junction.**

*The approximately 15-acre Dowd Junction property is currently owned by the U.S. Forest Service (USFS), which is interested in exchanging the property with a local government as they want to consolidate administrative and maintenance facilities. The Town has been in discussions with USFS on this possibility. The site's location at the intersection of I-70 and Hwy 24 contributes to its high visibility, making it a good location for Transit-Oriented Development (TOD), including anchor retail and lodging. The site is also a gateway to nearby recreational attractions, such as the Meadow Mountain trails, which connect to other trails within the Eagle River Valley. Future development could combine retail, hospitality, and recreation elements as well as key transportation improvements to create a hub connecting Minturn and the broader region. See Chapter 6: Intuitive Mobility, Circulation, & Connectivity for additional information regarding transportation improvements at Dowd Junction.*

*The Union Pacific Railroad owns property surrounding its right-of-way off North Main Street. If a strategic partnership or deal with U.P. can be reached in the future, this area represents a significant redevelopment opportunity. The Town should continue to engage in discussions with U.P. on these properties. It needs to be recognized that the Town has made continuous efforts to work with U.P. on this topic. Railroads are often reluctant to give up property as they value the potential for future use.*

- Action 3.3.1 Continue to pursue ownership of the Dowd Junction property and planned development of the area as Transit-Oriented Development.
- Action 3.3.2 Consider pursuing the development of a Sub-Area Master Plan to establish the highest and best use of U.P. property for the Minturn community, particularly the area adjacent to the Minturn North PUD and current municipal lot which is leased from U.P. Seek out U.P.'s involvement in this process.

**Objective 3.4: Implement strategies to establish organized economic development capacity, address placemaking and infrastructure investment costs, and support grassroots economic development.**

*The Town of Minturn has a critical role to play in ensuring the viability and sustainability of a healthy economy. Some strategies, such as supportive zoning and land use regulations, are more obvious and feasible for municipal responsibility. Other strategies are harder to accommodate within the municipality's constrained resources and staffing capacity. Acknowledging this challenge and need, the Town can play an active role in establishing creative solutions to expand capacity and funding for broader economic development initiatives and outcomes.*

- Action 3.4.1 Support ongoing efforts to create a Downtown Development Authority (DDA) to help fund public infrastructure and placemaking projects.
- Action 3.4.2 Consider establishing and supporting small business grant programs to help with startup or maintenance costs; even small capital grants or low/ no interest loans for items like signs, equipment or fixtures can be helpful. This could be an initiative of a new DDA with the potential for supplemental support from the Town.
- Action 3.4.3 Build on the recommendations and conclusions of the Economic Development Strategic Plan – including an update to the plan – to more thoroughly address the role of various economic partners in the town and in Eagle River Valley, and to establish specific and up-to-date business and organizational strategies. This could be a joint effort of the Town and a new DDA.

**Objective 3.5: Evaluate options to increase the Town's financial resources and specifically to provide stable, attainable housing for Minturn's residents and workforce.**

*The Town's ability to follow through on important initiatives and offer community services depends on its fiscal health. Being able to keep up with infrastructure maintenance and to build new projects or amenities that businesses and residents need and would like requires funding. The Town has limited financial resources and it is difficult to keep up with these demands. In addition, the availability of housing that is attainable to town residents and workers is critical to support economic and community vitality. During the Open House conducted during this planning process, participants noted that some Minturn residents have been relocating down-valley because they cannot find housing they can afford in Minturn. This results in critical loss to the social and economic fabric of the Minturn community. Bolstering the Town's tax base through a variety of mechanisms will ensure that all these important facets of the community can adequately support one another. Additional strategy ideas for creative revenue streams can be found in other chapters in this plan, such as impact fees, short term rental fees, parking fees, local sustainability gift card programs, and others. See Chapter 4: Attainable Housing & Historic Character for additional housing-specific strategies.*

- Action 3.5.1 Review all user fees to ensure they are capturing the cost of the service provided, including utility rates.
- Action 3.5.2 Consider targeted tax increases (property and/or sales tax) to be dedicated to specific functions such as housing, economic development, sustainability, or infrastructure.

**Objective 3.6: Ensure that the Town’s zoning and development code supports and encourages commercial development and redevelopment in key commercial districts while preserving historic character.**

*The Town’s zoning code has been identified as an impediment to re-investment and development in Minturn. There are also concerns that too much incentive for development will compromise the small town and historic character – an asset of its own – that distinguishes Minturn from other places. The Town should continue working on zoning and design options that balance development incentives with community character.*

*The Town should also consider broadening zoning to allow commercial and mixed-use development further south along Main Street, as described in the zoning chapter of this plan. This could help create more space for attracting businesses and a larger critical mass of business activity along Main Street over time.*

- See Chapter 1: Smart Land Use & Practical Zoning for action items.

**Objective 3.7: Continue investing in street design, streetscape, and safety projects that contribute to the appeal of commercial areas in Minturn.**

*As discussed in the Central Concepts section above and in Chapter 2: A Thriving 100 Block, streetscape improvements and novel ideas such as shared streets can improve an area’s overall appeal, sense of place, and business activity. Increasing pedestrian activity and safety in the Old Town area and throughout town – a desirable goal in and of itself – will help encourage foot traffic and spending at local businesses. Planned multi-use path connections, wayfinding signage, and additional bicycle infrastructure will help to reduce the perceived distances between neighborhoods and businesses. The resulting system will foster economic and social activity in downtown Minturn, benefiting businesses, residents, and visitors.*

- See Chapter 6: Intuitive Mobility, Circulation, & Connectivity for action items.

**Objective 3.8: Continue working to address the capacity of the Town’s water system and need for critical maintenance.**

*As noted in Chapter 5: Water Infrastructure, Hazard Mitigation & Sustainability, the Town’s water system needs more than \$20 million in infrastructure investment to make repairs to the system and increase capacity. The future of development in Minturn (both commercial and residential) hinges on a sustainable supply of water to the town. At present, the Town has a moratorium on most development due to these needs. Expansions to the water supply may involve the execution of the 2019 Water Capital Improvement Plan combined with the acquisition of new water rights. The Town needs to prioritize these critical investments and continuously manage its water supply to support economic growth.*



- See Chapter 5: Water Infrastructure, Hazard Mitigation & Sustainability for action items.

## Chapter 4: Attainable Housing & Historic Character: Housing Barriers, Trends & Policies

### Objective 4.1: Continue implementing the recommendations of the 2019 Housing Action Plan.

*As indicated in the Existing Conditions & Issues Section above, the Town has already accomplished two of the nine prioritized and recommended tools laid out in the 2019 Housing Action Plan, one of which was identified as a “Tier One” action item. The 2019 Housing Action Plan contains seven remaining priority recommendations that remain relevant today. They are organized into tiers of priority:*

- **Action 4.1.1** Implement remaining Tier One recommendations in the 2019 Housing Action Plan.
  - Tier One
    - Revisit and update current ADU regulations, including:
      - Broaden areas where Accessory Dwelling Units (ADUs) are allowed
      - Streamline the permitting/review process and consider waiving or deferring fees when there will be a deed restriction
      - Loosen parking requirements where applicable and consider creative off-site or public transit alternatives
      - Consider expanding or removing the size cap as applicable and revisit dimensional requirements
      - Consider waiving water tap fees with local deed restriction on long-term rentals
      - Develop and adopt policies for negotiating deed restricted housing in annexation agreements. Although future annexation opportunities may be limited, having standards in place if they do occur will ensure that the Town can effectively use these instances to meet community needs and housing goals.
- **Action 4.1.2** Implement remaining Tier Two recommendations in the 2019 Housing Action Plan
  - Tier Two
    - Collaborate with The Valley Home Store (TVHS), which currently offers down-payment and mortgage assistance to Eagle County residents, to ensure that Minturn residents are aware of this resource.
    - Consider establishing a supplementary Minturn local assistance fund.
    - Consider adopting a density or Floor Area Ratio (FAR) bonus for the inclusion of deed restricted housing in new development.
    - Consider partnering with private developers to create new community housing on available Town-owned land. An inventory of such parcels is provided in the 2019 Housing Plan but further analysis and consideration is necessary.

- Partner with regional organizations such as NWCCOG and Energy Outreach Colorado at Walking Mountains and/or establish a local program to share resources and support local housing rehabilitation, weatherization, and energy efficiency projects.

**Objective 4.2: Update the 2019 Housing Action Plan goals regularly and in response to county-led housing needs assessments and changes in AMI.**

*Economic conditions that affect housing can change quickly and unexpectedly. While Minturn can rely on solid guidance from their 2019 Housing Action Plan and further guidance from this plan, it is important for officials to adapt to circumstances as they change. This adaptable approach will ensure that Minturn can adjust priorities and strategies to align with local and regional housing needs.*

- Action 4.2.1 Monitor Eagle County and Eagle County Housing & Development Authority publications and other publicly available data from sources such as HUD to stay up-to-date on regional housing needs. Use these indicators to inform changes in circumstances that may require adjustments to Minturn’s housing strategy.
- Action 4.2.2 Update Minturn’s Housing Action Plan by 2025. The 2019 Plan is set to guide housing for 3-5 years.
- Action 4.2.3 Conduct periodic development code reviews to promote innovative and smaller homes, including ADUs.
- Action 4.2.4 Continuously support historic preservation to maintain the Town’s unique housing stock.

**Objective 4.3: Consider new housing strategies, such as buy-down programs.**

*In a buy-down program, the Town would purchase deed restrictions from current homeowners. The Towns of Breckenridge and Vail are using this approach, and the market for a deed restriction is about one third the market value price of the home. Some homeowners take advantage of the program to get cash to pay off a mortgage, avoid foreclosure, do needed repairs, or to age in-place in their home. The Town then holds a deed restriction on the home, typically limited to full-time residents working, in this case, in Eagle County. This program may be a good match for Minturn with its older housing stock and somewhat older population than the County as a whole. With limited growth potential, a buy down program may be the most effective way to preserve and create opportunities for full-time resident housing.*

- Action 4.3.1 Investigate the viability of a buy-down program in Minturn including identifying a funding source.
- Action 4.3.2 Broaden the application of a buy-down program to include historic preservation renovations of homes, so long as they are deed restricted to full-time residents.

**Objective 4.4: Increase the amount of local funding available for full-time resident housing through new fees and/or voter-approved taxes.**

*The most successful programs for maintaining or increasing the supply of resident housing have a reliable dedicated funding source. Rather than relying on new development, a tax dedicated to*

*housing enables a community to proactively plan and fund projects or initiatives. The Town should monitor political support for a modest mill levy or sales tax dedicated to housing. While linkage fees received moderate to low support in the 2019 Housing Action Plan, they should be re-considered periodically and especially before major surges in development occur if large projects, sites, or PUDs are expected to come under review. A residential linkage fee may be more appropriate for Minturn, rather than applying linkage fees to commercial development. A regulatory fee on STRs should also be considered. This is an emerging tool that several Colorado mountain towns are considering. The Town of Breckenridge adopted a regulatory fee on STRs in 2021. For planning consideration, a fee of \$500 per bedroom per year would generate about \$50,000 per year on the Town's maximum number of 50 short term rentals.*

- Action 4.4.1 Gauge public appetite for community-funded housing.
- Action 4.4.2 Consider instituting linkage fees and/or a regulatory fee on STRs.

**Objective 4.5: Continuously address water and other infrastructure barriers to housing construction.**

*The town is nearly at full capacity for its water system, and water may continue to be a constraint on growth for the town. It should therefore carefully consider how future taps are allocated. The current moratorium on developments that require water taps greater than 3 SFEs is currently a large barrier to housing creation in Minturn. This is particularly limiting given that large-scale projects provide new units quickly and have greater potential to offer “missing middle” and affordable/attainable options such as rental units, apartments, duplexes, townhomes, etc. Multiple such projects are in the pipeline through PUDs but are significantly constrained by these conditions.*

*In 2019 the Council approved for a growth scenario of up to 450 SFE's. This included 120 SFE's for the Eagle County School District as the remainder of the designation from the 2011 Annexation Agreement, as well as 70 SFEs if the Council approves a Minturn North project. These two projects (Minturn North is only in the case of an approval) account for 42% of the 450 SFEs planned for in 2019. While moratoriums are in place, the Town should incentivize small-scale infill housing (re) development such as ADUs, duplexes and triplexes.*

- Action 4.5.1 Prioritize Town funding to support the necessary improvements outlined in Resolution 30 – Series 2020 to increase Minturn's water system capacity.
- Action 4.5.2 Continue to monitor water capacity and consider expanding the intended capacity improvements beyond what is currently planned.
- Action 4.5.3 Evaluate an allocation policy along with new rate structures when capacity becomes available.

**Objective 4.6: Prioritize housing for full-time residents; ensure that residents of all ages and income levels are able to find housing.**

*As described above in the summary of public engagement and feedback related to housing, Minturn residents are interested in preserving and promoting “resident-occupied” housing. A healthy level of full-time residency is critical to maintaining the social and economic fabric of a community. Likewise, it is of the utmost importance to ensure that low- and middle-income*

*residents of Minturn can afford to live in Minturn. The following regulatory tools aim to support full-time residency and affordability in Minturn:*

- **Action 4.6.1** Amend the 200% AMI requirement for inclusionary housing in Minturn to promote more equitable and inclusive access to housing. Further assessment may be necessary to determine the most appropriate thresholds for the community, and many communities require units at a variety of thresholds. A 120% AMI requirement should be available for at least a portion of units.
- **Action 4.6.2** Use deed restrictions to require full-time residency in the community in homes created through housing regulations or preserved with public funding such as a buy-down program.
- **Action 4.6.3** Support a diversity of housing types in the Town Code and development guidelines; ensure that updates to PUD guidelines encourage and incentivize affordable housing.

**Objective 4.7: Continue to collaborate with regional jurisdictions and entities in Eagle County to stay abreast of housing issues, and policies and tools being used. Align best practices and income qualification ranges for consistency.**

*Numerous communities and agencies in Eagle County are working on and administering housing programs. The Town should keep in touch with these other groups and look for areas where Minturn's policies and regulations may need to be adjusted for consistency.*

- **Action 4.7.1** Convene with the housing departments of other jurisdictions and with housing providers annually to review successes and local best practices.
- **Action 4.7.2** Routinely revisit designated AMI ranges for affordable housing to ensure that they correspond with Eagle County housing needs analyses and meaningfully contribute to the generation of affordable housing.
- **Action 4.7.3** Actively engage with regional partners to support the possibility of a new Regional Housing Authority.

**Objective 4.8: Ensure that PUD regulations and policies contain provisions that will create full-time resident housing, particularly at Dowd Junction and Martin Creek.**

*Since Minturn's primary development area is built out, PUDs represent a singular opportunity to add substantial additional housing units. Should the potential PUDs in Minturn eventually progress into development review and eventual construction, The Town should ensure that these PUDs will provide an appropriate level of resident housing.*

- **Action 4.8.1** Encourage the inclusion of affordable housing in PUDs over and above the current IH requirement; consider offering an expedited review process to incentivize this.
- **Action 4.8.2** Consider implementing "Main Street" or PUD/Master Plan design regulations for new developments that require active street frontage and rear/hidden parking or other elements to increase the likelihood that development proposals will be palatable to and supported by the community.

**Objective 4.9: Support historic preservation within Minturn's broader housing strategy.**

*Minturn has some of the oldest housing stock in Eagle County which gives the town its unique character. Many residents are deeply invested in preserving the town's historic homes. Minturn residents are accustomed to smaller historic houses, creating an opportunity to promote innovative designs of smaller and less costly homes. These could include duplexes, fourplexes, eightplexes and ADUs. As an added benefit, these smaller units can help address the shortage of rental housing, and/or provide less costly ownership opportunities.*

- **Action 4.9.1** Review and update Minturn's development design guidelines to strengthen and further specify how new residential development, redevelopment, and remodels can contribute to the community's valued architectural character and vibrancy.
- **Action 4.9.2** To preserve existing buildings to the extent possible, consider instituting a demolition delay ordinance or initiative to support adaptive redevelopment as opposed to teardowns and new builds.
- **Action 4.9.3** Foster discussion around materials and design in the early phases of development review to ensure that developers understand the importance of celebrating Minturn's existing character.

## **Chapter 5: Water Infrastructure, Hazard Mitigation & Sustainability**

### **Objective 5.1: Identify paths to secure and maintain sufficient water and wastewater infrastructure to support current development and growth in Minturn.**

*From a development perspective, Minturn's ability to respond to and accommodate growth is currently limited by the Town's existing water system capacity. The Town has already established a preliminary plan for improving water infrastructure and capacity which it will need to implement as quickly and effectively as possible in the coming years. The following action items focus on this critical step of implementation as well as further steps the Town can take to ensure that Minturn's water and wastewater system will support the community long into the future. While engaging in this work, it is vital that the Town address other potential threats to water supply such as climate-related drought.*

- **Action 5.1.1** Prioritize Town funding and pursue all potential outside funding to support the necessary improvements outlined in Resolution 30 – Series 2021 to increase Minturn's water system capacity, particularly to improve efficiencies and mitigate water loss.
- **Action 5.1.2** Work with the ERWSD at Bolts Lake and/or on other opportunities to improve water supply resilience through Raw Water Storage and source redundancies.
- **Action 5.1.3** Advocate for wastewater systems upgrades as needed in Minturn through coordination with ERWSD, either through the ongoing Wastewater Collection System Master Plan or a separate Inflow & Infiltration (I&I) Study specific to Minturn, including a prioritized implementation plan.

### **Objective 5.2: Refine development regulations and standards and pursue other initiatives to promote efficiency and sustainable practices in residential and commercial buildings.**

*As described in the Central Concepts above, the Town of Minturn can update development regulations, adopt incentives, or establish other programs to promote and ensure sustainability is incorporated into development, landscaping, and building operations. The action items below*

*will serve water and energy conservation and efficiency, support renewable energy production and use, and incentivize other strategies within development and building design that are more sustainable and reduce GHG emissions.*

- Action 5.2.1 On an annual basis, monitor water and energy use in Minturn to inform efficiency and conservation initiatives.
- Action 5.2.2 Establish a tiered water rate system to promote water conservation.
- Action 5.2.3 Continue to implement Energy Action Plan strategies to incentivize commercial and residential participation in available energy efficiency and renewable source programs. Conduct a baseline study to assess the Town’s progress on its energy goals and establish whether current policies are working to increase energy efficiency.
- Action 5.2.4 Consider implementing a solar rebate or other incentive program to support on-site solar for residential and/or commercial buildings; collaborate with the Walking Mountains Climate Action Collaborative and/or Holy Cross to connect Minturn residents with existing energy incentive programs.
- Action 5.2.5 Establish Low Impact Development (LID) standards that promote green infrastructure and nature-based solutions to address stormwater.
- Action 5.2.6 Adopt waterwise/xeriscape regulations, incentives, and/or educational tools to promote strategic, responsible and climate-appropriate landscaping practices that reduce water use, improve soil health, and limit maintenance needs.
- Action 5.2.7 Consider implementing additional incentives for sustainable design and development practices in PUD regulations.
- Action 5.2.8 Consider implementing a Smart Building Incentive Program that allows developers and property owners to waive permit fees if their project conforms to a predetermined set of sustainability standards.
- Action 5.2.9 Refine the Town’s Exterior Energy Offset Program to ensure that the program provides an effective means of incentivizing solar energy in Minturn; provide clear guidelines for the fair and productive use of funds collected through the program fees.

**Objective 5.3: Prioritize resilience by proactively preparing for and mitigating potential impacts of natural hazard.**

*Wildfires and flooding are the two most critical natural hazard threats for the Minturn community. As climate change contributes to a longer and more severe fire season as well as more frequent storm events, it is important for the Town to proactively prepare for potential hazardous circumstances. Through data monitoring, collaboration and coordination with regional and federal entities, and strategic planning for emergency preparedness and impact mitigation, the Town can bolster the community’s resilience.*

- Action 5.3.1 Partner with FEMA to update floodplain maps and correct inaccuracies; utilize this information to inform future infrastructure needs, landscaping, development regulations, and other potential flooding preparedness measures.
- Action 5.3.2 Continue to reference and implement the Eagle County Hazard Mitigation/Pre-Disaster Mitigation Plan; support its update due in 2024/25 and ensure that Minturn’s particular risks and needs are accounted for in the plan.
- Action 5.3.3 Adopt firewise guidelines in building and site planning regulations.

- Action 5.3.4 Work with the USFS to determine necessary steps to manage wildfire impacts in Minturn, such as possible forest fuels reduction measures.
- Action 5.3.5 Retain the services of an emergency preparedness consultant to assess, bolster, and test Minturn’s emergency response systems; also to establish a natural hazard monitoring system to track local and regional events to accurately assess local risks and changing trends over time.
- Action 5.3.6 Continue to support, proactively participate in, and implement Eagle County’s imminent update to the Community Wildfire Protection Plan.
- Action 5.3.7 Coordinate with US Forest Service to initiate planning and implement associated strategies for forest fuels health and fire mitigation on public lands surrounding Minturn.
- Action 5.3.8 Continue to proactively coordinate with the Eagle River Fire Protection District.

**Objective 5.4: Support the viability of low-emissions and zero-emissions transportation options such as walking, biking, public transit, and electric vehicles.**

*Single Occupancy Vehicle (SOV) travel is currently the status quo in Minturn – by and large residents use individual vehicles to get around town and connect to the broader region. Many areas of Minturn do not have safe sidewalks, crosswalks, bike paths, or other infrastructure that makes walking or cycling safe, efficient, convenient, and attractive. While ECO Transit, the regional transportation provider, does operate three bus routes that service Minturn, they run relatively infrequently and/or require residents to drive from town to the Dowd Junction Forest Service Park & Ride. These factors make SOV transportation the most convenient and attractive option for Minturn residents. However, SOV travel significantly contributes to GHG emissions and poor air quality, as well as a perceived parking issue in the Old Town core of Minturn. Mass transit, walking, and cycling are more environmentally friendly forms of travel and offer co-benefits of active lifestyle and health, opportunities for community interaction, fewer vehicles taking up space throughout town, and greater affordability. While electric vehicles are still considered SOV, they can be more environmentally friendly and require charging infrastructure to support their use. As electric vehicles become more common, charging infrastructure will become more critical. These action items promote investments in Minturn infrastructure and partnerships with ECO Transit that will foster a culture of low-emission and active transportation for Minturn residents and visitors.*

- Action 5.4.1 Monitor the use of Minturn’s two EV charging stations and implement additional stations as needed in strategic locations.
- Also see Actions under objectives 6.2 – 6.6 in Chapter 6: Intuitive Mobility, Circulation & Connectivity. These action items address improved infrastructure and signage for walking and cycling, the expansion of mass transit to connect Minturn with the region and provide local transit options, and strategic integration of land use, mass transit, and bike-ped infrastructure to make non-SOV transportation options more convenient, safe, attractive, and viable.

**Objective 5.5: Support public health by proactively managing air quality.**

*Public health and environmental health are closely intertwined. GHG emissions contribute to and exacerbate natural air quality issues by releasing and trapping particulates and gasses that*

*can be harmful to human health and contribute to global warming. Through data monitoring, collaboration and coordination with regional entities, and strategic regulations and initiatives, the Town can work to monitor air quality and minimize emissions to protect the health of Minturn residents and visitors.*

- Action 5.5.1 Collaborate with the Eagle County Environmental Health department to discuss the development of a local air monitoring program.
- Action 5.5.2 Consider adopting an Idle-Free resolution to prohibit idling motor vehicles within town. For example, the Town of Crested Butte adopted an Idle-Free ordinance in 2011 that limits idling to no more than 3 minutes or 5 minutes to remove snow and ice and prohibits any idling for unattended vehicles. Engines Off! Colorado is a collaborative initiative for idling regulation in Colorado and offers additional information and resources related to this issue.
- Action 5.5.3 Encourage a community culture of low or zero emissions transportation habits through educational and promotional campaigns and events as well as supportive infrastructure and wayfinding. This could include organized bike/walk-to-work days, gear swaps, or programs with local businesses that incentivize employees or patrons to carpool, walk, bike, or take transit. Also see Objective 5.4 to the left.

**Objective 5.6: Prioritize environmental sustainability through strategic monitoring, collaboration, communication, and creative funding streams.**

*Minturn and the broader regional community have established and achieved numerous goals and initiatives related to environmental sustainability and many resources already exist to support future efforts, both at individual and municipal or other collective levels. Tracking successes – and challenges – as well as sharing information and fostering collaboration regarding sustainability will allow the Town and Minturn community to maximize outcomes and improve efficiency. Collaboration and information-sharing will ensure that efforts are not duplicated, that the broadest benefits possible can be reached, and that residents have access to and are aware of resources available to them. For example, the Town can more proactively advertise the valuable resources available through the Walking Mountains Science Center regarding composting, recycling, business and educational programs, and more. Additionally, the Eagle County Climate Action Plan includes a pledge for individual residents to commit to actions that will support the plan's goal to reduce GHG emissions by 80% by 2050. The Town can play an active role in promoting this pledge locally.*

- Action 5.6.1 Implement an internal system to annually monitor Town goals and achievements related to environmental sustainability.
- Action 5.6.2 Support sustainability initiatives and promote available resources of local and regional groups, non-profits, and agencies as possible; promote partnerships and collaboration to maximize capacity and share resources.
- Action 5.6.3 Consider establishing a specific fund for sustainability and resiliency projects. This fund could be sourced from programs such as Sustainable Gift Cards with partnering businesses, parking fees, impact fees, or other creative programs. Otherwise promote available grants, programs, and resources for sustainability initiatives.



## Chapter 6: Intuitive Mobility, Circulation & Connectivity

### **Objective 6.1: Develop shared parking and curbside management strategies in the 100 Block area based on parking management study.**

- **Action 6.1.1:** In the near-term, consider updating curbside signage to clarify messaging of parking regulations.
- **Action 6.1.2:** Increase the mix of land uses within close proximity of the 100 Block to create a more walkable core and allow people to “park once” and explore on foot.
- **Action 6.1.3:** Ensure the existing parking and snow removal policy retains on-street parking and ADA accessible parking. Update this policy to plan for winter maintenance of shared streets.
- **Action 6.1.4:** Formalize locations for passenger and truck loading downtown.
- **Action 6.1.5:** Expand the shared parking shed from 100 ft to 1,000 ft and consider allowing uses with complementary demand to share parking rather than restricting based on operating hours.
- **Action 6.1.6:** Consider changing parking requirements to require land uses to adhere to parking maximums rather than minimums and instituting a fee-in-lieu policy.
- **Action 6.1.7:** Following an increase in commercial uses or parking occupancy on a block, consider expanding the blocks with a 2-hour time restriction to increase parking turnover in front of businesses.
- **Action 6.1.8:** Explore paid parking as a tool to manage demand, encourage the use of alternate transportation modes, and generate revenue.
- **Action 6.1.9:** To increase the effectiveness of parking management strategies and promote compliance, increase enforcement of parking restrictions by increasing fines for violations.
- **Action 6.1.10:** Collect regular parking count data to determine how these near- and long-term strategies affect parking occupancy over time and demonstrate success to the community.
- **Action 6.1.11:** Work with Union Pacific Railroad to explore opportunities to purchase the land containing the Municipal Parking Lot. If that is not feasible, consider extending the current short-term lease or reconfiguring the Municipal Parking Lot.
- **Action 6.1.12:** If all of the previously suggested policies fail to reduce occupancy to the goal of 85%, explore opportunities to increase the parking supply by constructing additional parking.

### **Objective 6.2: Identify Minturn’s role in a regional transit authority and in facilitating expansions to ECO Transit service and/or Town of Vail transit service; capitalize on the growth of mass transit infrastructure and ridership to support infill and/or transit-oriented development in Minturn.**

- **Action 6.2.1:** Coordinate land use planning with the transportation system by locating new development near bus stops.
- **Action 6.2.2:** Enhance first-and-last mile connections that enable people located outside of walking distance from a bus stop to reach transit by installing features such as printed wayfinding to key destinations, enhanced crossings of Hwy 24, complete sidewalks, trails, bike racks, lighting, landscaping, and other amenities.

**Objective 6.3: Envision an interconnected network of sidewalks and trails for walking and biking that connects Minturn’s neighborhoods, commercial areas, and recreational opportunities.**

- **Action 6.3.1:** Complete near-term priority sidewalk projects that provide missing connections to downtown so that Minturn residents can comfortably walk to key destinations and those within close proximity of a bus stop.
- **Action 6.3.2:** Complete long-term priority projects that fill in the sidewalk network downtown and gaps between neighborhoods.
- **Action 6.3.3:** Update the Municipal Code to require the completion or upgrade of sidewalks with new development or redevelopment.
- **Action 6.3.4:** Install curb extensions at key intersections along Main Street to reduce crossing distances, provide a comfortable place for people walking and shopping to linger while waiting to cross the street, and slow traffic.
- **Action 6.3.5:** Complete crosswalks on the remaining legs of Harrison Avenue and Toledo Avenue to draw attention to crossing pedestrians.
- **Action 6.3.6:** Construct the planned paved multi-use ECO Trail that will connect Dowd Junction to the north end of Minturn at the intersection of Minturn Road and Taylor Street.
- **Action 6.3.7:** Partner with CDOT and advocate for the effort to add sharrows on Main Street through town to draw attention to people bicycling.

**Objective 6.4: Address multi-modal connectivity needs at Dowd Junction and encourage greater connectivity to the rest of Eagle County.**

- **Action 6.4.1:** Expand the Forest Service Park and Ride into a new transit center and mobility hub to connect more people in Minturn to the ECO Transit Highway 6 Route.
- **Action 6.4.2:** Explore the potential for the Meadow Mountain Parking Lot to serve as overflow parking for visitors during high demand times, paired with digital signage and a shuttle that transports visitors between Dowd Junction and downtown Minturn.

**Objective 6.5: Add signage in key locations throughout Town to clarify parking, destinations, and transportation options.**

- **Action 6.5.1:** Develop gateway signage on the north and south end of the town core (and eventually at Dowd Junction).
- **Action 6.5.2:** Place wayfinding signage throughout the town core between Williams Street and Mann Street; specifically adjacent to bus stops, parking lots, the town hall/post office, trailheads, and hotels. Design signs not immediately next to a bus stop to point toward the nearest stop to remind residents and visitors of the local transit system and promote ease of use.
- **Action 6.5.3:** Update parking signage with any changes to parking regulations.
- **Action 6.5.4:** Communicate safe places to choose active transportation and recreate by placing Share the Road signage on the Hwy 24 corridor and other wayfinding at the entrances to shared streets and pedestrian passages within the 100 Block.

**Objective 6.6: Facilitate multi-modal trips by adding infrastructure, such as bike racks and bus shelters.**

- Action 6.6.1: Consider participating and partnering with neighboring communities in Eagle County in a regional or neighboring bike share program, such as the ShiftBike program in Vail, Eagle Vail, and Avon; promote service at Dowd Junction.
- Action 6.6.2: Collaborate with ECO Transit/the EVTA and commercial businesses to install bike racks near bus stops, the Town Hall/post office, trailheads, and hotels. Place at least one bike rack on each block in the Minturn core that hosts commercial land uses and install a bike wash/repair station at a central, convenient location in the 100 Block.
- Action 6.6.3: Work with ECO Transit and the EVTA to formalize bus stops, making them ADA accessible and installing seating and shelter.

**Objective 6.7: Monitor impacts to Highway 24.**

- Action 6.7.1: Partner with CDOT to monitor and collect information regarding traffic levels, level of service, and traffic speeds on Hwy 24.
- Action 6.7.2: Require all new major development proposals to include traffic studies with particular focus on potential impacts to Hwy 24 resulting from all phases of proposed development.
- Action 6.7.3: Require all new major development proposals to fund off-site traffic improvements, limit density, or both.

**Chapter 7: Quality of Life, Recreation & An Inviting Public Realm: Parks, Trails & Community Gathering Spaces**

**Objective 7.1: Encourage a vibrant public realm in Minturn that emphasizes arts, stewardship, access to the Eagle River, and outdoor fun.**

*Minturn has a distinct character and strong outdoor recreational influence. As a community surrounded by immense natural resources, Minturn should maintain and foster community responsibility for protecting and preserving local resources. Through new events, infrastructure upgrades, and strategic partnerships, Minturn can become even more colorful, sustainable, beautiful, and community-oriented.*

- Action 7.1.1 Sponsor additional cleanup days to maintain a healthy environment and foster a culture of responsible stewardship. This/these events could capitalize on partnerships locally and more broadly in Eagle County for organization and activities. These events should include elements of fun as well, such as live music, food, art activities, etc.
- Action 7.1.2 Support/partner with organizations and businesses like the Agora that foster local arts and want to play a role in improving community infrastructure creatively. Support and implement the conceptual pedestrian footpath adjacent to the Agora property to allow access from Main Street to the Eagle River.
- Action 7.1.3 To preserve Minturn's stargazing experiences and to support wildlife, consider establishing Minturn as a Dark Sky Community per the International Dark Sky Association standards and designation process. Confer with other Dark Sky communities in Colorado, such as Westcliffe and Silver Cliff as needed.

- **See Chapter 3:** An Economically Vibrant Community for additional action items related to placemaking.

**Objective 7.2: Facilitate and sponsor additional programming and community events for children.**

*While Minturn currently has fewer families than other communities in Eagle County, it is important that the Town supports families with children who do live in the community. In addition, it is important to create a welcoming and supportive environment for any future families that move to the community or current residents who choose to have children down the line. Young adults, youth, and children are the next generation to sustain the community. Especially in small towns, it is important to ensure that young people will want to stay and/or move in to sustain the local labor force, contribute to tax revenue and to the local economy, and preserve social mass.*

- **Action 7.2.1** Work with Blue Starlite or other vendors to retain outdoor movie events at Little Beach Park.
- **Action 7.2.2** Support the expansion and improvement of childcare options in Minturn for families with young children.
- **Action 7.2.3** Ensure that popular community events and any new events are family-friendly, considering timing, activities, etc.
- **Action 7.2.4** Support the organization of cultural, recreational, and educational events catered towards children within Minturn.
- **Action 7.2.5** Promote the inclusion of recreational amenities in redevelopment at Maloit Park, including multi-use fields, gathering areas, etc.

**Objective 7.3: Promote active lifestyles in Minturn; complete bike/ped connections and support the Minturn Fitness Center as a community hub.**

*Active lifestyles contribute to good mental and physical health. As a mountain community with many existing recreational assets, Minturn draws residents and visitors who may already enjoy active lifestyles. However, not every resident or visitor fits this bill, and there are a variety of ways that people can or prefer to be physically active. Because Minturn is relatively small geographically, ensuring that people feel comfortable walking or cycling throughout town creates opportunities for people to use active transportation instead of vehicles, which also reduces parking needs and headaches. Additionally, ensuring that people are aware of, have access to, and feel comfortable utilizing the Minturn Fitness Center is essential for providing indoor fitness opportunities.*

- **Action 7.3.1** Continue to support ongoing plans and implementation of the Minturn extension to the regional paved ECO Trail; advocate for and support further extension to Maloit Park.
- **Action 7.3.2** Formalize/pave the social trail that runs along the east side of the Eagle River. Consider adding additional bridge access points at the southern end of Minturn. This effort should be incorporated into or in conjunction with the full ECO Trail extension and would likely require coordination with property owners, including Vail Resorts, U.P. Railroad, and the Forest Service.

- **Action 7.3.3** Improve bicycle and pedestrian infrastructure to access to the Fitness Center/ Maloit Park Road and work with ECO Transit to increase awareness of and improve service to this area. Consider expanding the Center as a broader community space to accommodate other activities and uses. For example, community members have expressed interest in pickle ball, basketball, a pool, and winter ice rink. Increase community awareness of the \$10 drop in option and consider implementing other rewards programs or incentives that encourage its use and increase its accessibility to all residents.
- **Action 7.3.4** Improve bicycle and pedestrian infrastructure throughout town to improve safety, connectivity, and overall mobility and access for active transportation. Collaborate with neighboring municipalities on an electric bikeshare program. See Chapter 6: Circulation & Mobility for further details about infrastructure improvements.
- **Action 7.3.5** Ensure that winter plowing includes pedestrian infrastructure and recreational pathways to allow for and encourage activity in winter months, as possible. Additional information regarding diversified revenue sources to support town services, such as plowing, can be found in other chapters, particularly Chapter 3: An Economically Vibrant Community.

**Objective 7.4: Promote access to quality, locally grown food in Minturn; encourage community events related to local food.**

*The Minturn community currently doesn't have a grocery store, meaning that residents must travel to Avon, Vail or Eagle-Vail to get their groceries. Reasonable access to a variety of food choices, including healthy options and fresh produce, is an essential part of quality of life and overall health. This also means that it should not take extensive amounts of time and energy to access ingredients for meals.*

- **Action 7.4.1** Support the addition of a grocery store locally in Minturn, likely as part of the potential Dowd Junction PUD development. Ensure that any new grocery option includes fresh produce.
- **Action 7.4.2** Continue to support the Minturn Market. Consider marketing to additional sources of fresh produce within the region.
- **Action 7.4.3** Continue to support the Minturn Community Garden. Work with the Minturn Community Fund or other local and regional partners to expand event offerings at the garden, such as workshops, community dinners, etc. that bring people together to showcase the garden and provide educational opportunities to learn about locally-grown foods and food preparation. Assess demand for and consider other locations that could support additional community garden space, particularly at PUD sites such as Dowd Junction.

**Objective 7.5: Encourage safe and responsible access to trails and recreation opportunities on forest service land adjacent to Minturn.**

*Minturn's access to public lands is unique and special. From trailheads in and around Minturn, residents and visitors can access scenic and remote landscapes. Backcountry adventures can be fun and memorable experiences, but they also come with risks. The Town should help inform residents and visitors of the steps to take in an emergency and ways to minimize human impact on the landscape.*

- **Action 7.5.1** Collaborate with the Forest Service, CPW, and Vail Valley Mountain Trails Alliance on a 1- to- 2-page guide to safe and responsible recreation in Minturn; publicize this guide on the Town website, social media channels, and at trailheads. Ensure that this guide includes the number of the relevant parties to call in case of an emergency.
- **Action 7.5.2** Encourage Leave No Trace principles at all parks, trails, and open spaces within the Town of Minturn. Provide stewardship information on town maps, trailhead kiosks, and web materials as appropriate.
- **Action 7.5.3** Collaborate with regional partners such as the Eagle River Watershed Council, Eagle Summit Wilderness Alliance, and Eagle Valley Land Trust, and Vail Valley Mountain Trails Alliance on stewardship education and enforcement efforts to protect and preserve natural resources and wildlife.
- **Action 7.5.4** Prepare a Parks, Recreation & Open Space Plan to assess and plan for access and parking needs among other management practices, particularly in the face of potential development such as Dowd Junction.
- **Action 7.5.5** Require new developments to assess the need and practicality for access to adjacent public lands, if applicable.

**Objective 7.6: Support the growth of Little Beach Park and the surrounding area as a hub for recreation and community events.**

*Little Beach Park is one of the Town’s most prized assets and popular venues for community events. As laid out in the previous section, the Town is taking proactive steps to preserve, improve, and expand the opportunities of this great asset and the surrounding area through the Little Beach Park Recreation Area Plan.*

- **Action 7.6.1** Implement recommendations from the Little Beach Park Recreation Area Plan.
- **Action 7.6.2** Regularly assess needs, community desires, and new ideas for the Little Beach Park Recreation Area to ensure that the 2022 plan and Town efforts are on-track.
- **Action 7.6.3** Facilitate future trail connections between recreation assets in the Little Beach Park area (e.g., Minturn Bike Park, Mini Mile) and other trailheads and recreational areas within Minturn.
- **Action 7.6.4** Support the Little Beach Park area as a hub for recreation, arts, performances, and community events in Minturn; support the adaptive reuse of storage yards and underutilized industrial portions of the area for recreation and public enjoyment.

**Objective 7.7: Continue working with the Eagle River Watershed Council and Eagle Valley Land Trust to support stewardship and community education initiatives.**

*The Eagle River and its broader watershed is a valuable natural resource for the community and surrounding region. The Town should involve the community in efforts to collectively manage and protect this resource and support its longevity. Through signage and educational materials, as well as partnerships and events, the Town can promote a healthy riparian corridor and watershed.*

- **Action 7.7.1** Expand upon Town Cleanup Day and the Eagle River Watershed Council’s County-wide clean up to maintain a healthy environment and spread a culture of

responsible stewardship. This or new events could specifically focus on the health and monitoring of Eagle River and educate residents on regulations and research techniques that inform protection of the river's natural ecosystem, such as watershed mapping, development setbacks, and erosion control measures. Event activities should also include elements of fun, such as live music, food, art activities, etc.

- **Action 7.7.2** Coordinate with the Eagle River Watershed Council to offer citizen science training opportunities, especially for youth in the Minturn community and region.
- **Action 7.7.3** Consider implementing signage and informational materials to educate residents and visitors about stewardship and responsible human-nature interaction.
- **Action 7.7.4** Coordinate with Eagle Valley Land Trust on the continued stewardship and community enjoyment of the Boneyard Open Space area.

**Objective 7.8: Continue working with the Vail Valley Mountain Trails Alliance to support stewardship and initiatives of current and future trail and recreation opportunities.**

- **Action 7.8.1** Create and implement a Minturn Area Recreation and Conservation Plan that identifies recreation opportunities, connections, trailheads, and prioritized wildlife habitat and migration corridors.
- **Action 7.8.2** Coordinate with the VVMTA to expand upon existing Adopt A Trail team to engage the community on additional volunteer trail maintenance or trail building days which increases stewardship of surrounding trails and public lands.
- **Action 7.8.3** Continue to partner with the VVMTA to maintain the Minturn Bike Park, host volunteer maintenance events, and community events.

## **Chapter 8: A Collaborative & Resilient Future: Implementation, Governance & Continued Visioning**

**Objective 8.1: Implement the objectives of this community plan in a thoughtful and collaborative manner.**

*This plan contains a variety of proposed actions – some of these are high priority actions meant to be pursued in the short-term. Others are less time-sensitive and are meant to be pursued and implemented over a longer period of time. The Implementation Matrix contained at the end of this chapter is intended to help assist with the realization of high priority and short-term actions in this plan.*

- **Action 8.1.1** Use the Implementation Matrix found at the end of this chapter to guide the implementation phase of this community planning process.
- **Action 8.1.2** As applicable, develop similar implementation matrices for the remaining actions in this plan as they may grow in relevance during the life of this plan.

**Objective 8.2: Inform & engage residents in community development.**

*The more involved, informed, and engaged that the Minturn community is, the more that community development efforts will reflect their concerns, desires, and needs. Celebrating community achievements, ensuring transparency, and providing frequent and varied opportunities for feedback will reduce unexpected roadblocks and build trust.*

- Action 8.2.1 Continue sharing information with the community via the Town Newsletter, municipal website, and other mechanisms. Consider implementing quarterly mailers to inform residents of key achievements, ongoing projects, engagement opportunities, etc.
- Action 8.2.2 Work closely with elected officials and Town boards and committees to engage residents in an in-person and virtual capacity.

**Objective 8.3: Prioritize partnerships, collaboration, and resource-sharing as applicable.**

*Many recommendations throughout this plan involve partnerships and collaboration. With every initiative, the Town should consider any opportunities that exist to expand capacity and maximize resources through partnerships.*

- Action 8.3.1 Consider a collaborative effort to establish and maintain an inventory of key partners and regular funding sources that can be easily referenced when strategizing for local or regional needs and initiatives.
- Action 8.3.2 Highlight successful ongoing partnerships with community organizations, other municipalities, Eagle County, and state agencies on the Town website and social media platforms.

**Objective 8.4: Organize and streamline internal processes to maximize efficiencies and capacity, monitor progress, and compile data.**

*With limited resources, it is important that the Town regularly evaluates internal processes to improve operations and efficiency.*

- Action 8.4.1 Convene annually with all departments to review operations and strategize improvements for the following year.
- Action 8.4.2 Establish and maintain an ongoing inventory of completed town projects, initiatives and achievements.
- Action 8.4.3 Streamline data collection efforts across Town departments to avoid duplication of efforts and promote shared knowledge.

**Update**

Planning Commission Comments on Chapter 1

- Action 1.1.1: will be big with our focus groups.
- Action 1.1.2: this has been accomplished.
- Action 1.1.3: this will happen when we get into the Chapter 16 update and will go hand in hand with Action 1.2.4.
- Action 1.2.1: “assurance of proper planning”, Sage P. would like a comparison of Minturn to Crested Butte, Jeff A. doesn’t know of anywhere in town that has 15 units,
- Action 1.2.2: due to snow parking requirements should not necessarily be reduced. If it is implemented, it should be more towards commercial and not residential.
- Action 1.2.3: should be talked about more.
- Action 1.2.4: should keep in mind when discussing updates to Chapter 16
- Action 1.3.4: work with fire organization
- Action 1.3.5: need to think about when discussing updates to Chapter 16



## Planning Commission Comments on Chapter 2

- Action 2.1.2: 100 Block Design Standards and Guidelines have been codified and live online. When there are pre-application meetings, staff needs to direct prospective applicants to that information
- Action 2.1.3: staff
- Action 2.1.4: Ongoing
- Action 2.1.5: Addressed in Chapter 16 within the use table for the 100 Block. We need a balance of retail and lodging. If lodging pushes out retail then none of it works. Possibly by lodging on the second floor and up, and still requiring retail on the first floor. Need definition for commercial services. Tom P. would not like to restrict someone from doing something with their lot. Sage P. thinks it's important to have retail possibilities and the first floor should be retail. Elliot H. thinks we should leave the code as is as it will be dealt with in due process. Lynn T. agrees with Sage P. Michael B. likes commercial uses on the first floor, but if they want lodging on the first floor it should be a conditional use.
  - Public Comment: Kelly Toon 531 Main St  
Repetition of storefronts and the commercial is very important. Asked if there could be a mandate that the front façade be commercial, but lodging in the back.
- Action 2.2.1: Currently working on this with HPC
- Action 2.2.2: No comment
- Action 2.2.3: We could also use any study on historic preservation to inform the Design Standards such as key architectural elements and roof forms.
- Action 2.2.4: Every project that comes in within the 100 Block will most likely need to address this. This could also come up if we address the non-conformities section.
- Action 2.3.1: No comment
- Action 2.3.2: This has to do with our sign code and any changes will need to come through as an ordinance to the Planning Commission for review
- Action 2.3.3: Directory map
- Action 2.4.1: to be addressed in the future
- Action 2.4.2: Bike repair station could be behind buildings
  - Public Comment: Kelly Toon, 531 Main Street  
Bike Washing stations are about the size of the podium and only take up about 5 feet of space
- Action 2.4.3: No comment.
- Action 2.4.4: This needs to be a much bigger discussion. Will jam up the entrance to Minturn. If there are time limits then you need to be able to enforce it.
- Action 2.4.5: No comment
- Action 2.5.1: The code already allows this and prioritizes parking off of the street. Elliot H. said that garages are a good place for small retail or micro-manufacturing. Scot H. said that in mixed-use buildings there should be a requirement for storage.
- Action 2.5.2: This ties into our housing plan.
- Action 2.6.1: The Town has talked for a while about having passageways between buildings from Williams St all the way to the river.
- Action 2.6.2: No comment.
- Action 2.6.3: Lynn T. asked that a conversation be started with USFS to increase the parking at Grouse trailhead. Elliot H. pointed out that cycling from the 100 Block to the trailhead is dangerous and encouraging it might not be the best.
  - Public Comment: Kelly Toon, 531 Main Street

It is way quicker to walk down County Rd rather than walking down Highway 24 and is safer. Also need to address skier visitors off the Minturn Mile as they don't know where to go. There needs to be better wayfinding signage.

- Lynn T. asked that we have a coordinated sign program so that we don't have as much sign pollution.

### Planning Commission Comments on Chapter 3

- Action 3.1.3: No comment
- Action 3.1.4: No comment
- Action 3.2.2: Goes in hand with Action 3.3.2 in connecting different areas of Town
- Action 3.3.2: Tom P. says that we need to find the solutions out there to impress the importance upon UP to allow us some form of pedestrian access as Hwy 24 is not a safe corridor for pedestrians especially in the winter.
- Objective 3.6: Already discussed in Chapter 1
- Objective 3.7: Need to continue actively pursuing connection to South Town.

### Planning Commission Comments on Chapter 4

- Action 4.1.1:

Jeff A - Expansion of ADU allowance across zone districts (making ADU's uses by right), as one recommendation, is a broad stroke action which could have some advantages, but we need to be careful on how that happens (thinking about potential impacts on neighboring property owners and ensuring good standards for ADU). Need to consider individual location and surrounding uses/proximity. If an applicant can meet standards, should be allowed. If ADUs were allowed in all zone districts, it would be up to individual applications to meet standards.

Amanda M. – Stated her agreement with Jeff A. and the need to rely on standards.

Lynn T. - Believes that ADUs are already permitted in most districts now (with some restrictions/process). Need to ensure that code addresses standards (setbacks, impacts, and parking). Does not agree that fees should be waived to incentivize ADUs or deed restricted units; everyone should be treated fairly in comparison to those who have already built rental units.

Sage P. – Stated that she also does not agree with waiver of fees or incentives.

Jeff A. – We don't currently have the water to serve ADUs; so, perhaps the objective (recommendation) of the Community Plan is not relevant until such time that the Town resolves its water issues?

Lynn T. – does an ADU require a full tap?

Scot H. – Believe that ADUs require ½ tap; also based on square footage.

Amanda M. – Can an ADU in a mixed-use district be converted to commercial use?

Scot H. – Theoretically, yes. Believe there could be building and/or fire code issues involved in converting residential to commercial, but from a zoning perspective, such conversion would likely be permitted so long as standards and potential impacts are addressed.

Amanda M. – Regarding tap fees, is there a difference between residential, commercial and ADUs?

Scot H. – Yes, tap fees for residential and commercial use are calculated differently.

- Action 4.1.2: No Comments.
- Action 4.2.1: No Comments.
- Action 4.2.2: No Comments.
- Action 4.2.3: No Comments.
- Action 4.2.4: No Comments.
- Action 4.3.1: No Comments.
- Action 4.3.2: No Comments.
- Action 4.4.1:

Amanda M. – to clarify, linkage fees can be used for different types of things that the community needs, not just housing?

Jeff A. – not necessarily in favor of new taxes or fees aimed at new development may not be the best approach

Michael B. not interested in any other taxes

- Action 4.4.2: Michael B. - heads in beds better than empty
- Action 4.5.1: No Comments.
- Amanda M. - asked that Lynn read M. Boyd's comments regarding updating the community plan to reflect recently changed water tap moratorium;

Scot H. - explained that the Plan is advisory and was just adopted; it will not be updated to reflect new moratorium language at this time.

- Action 4.5.2: No Comments.
- Action 4.5.3: No Comments.
- Action 4.6.1: No Comments.
- Action 4.6.2: No Comments.
- Action 4.6.3:

Jeff A. - need to move forward in the near future and when we do revisit the AMI levels, should consider a sliding or graduated scale.

Scot H. – staff will facilitate a discussion with County Housing staff to educate Planning Commission on current AMI and other housing factors/trends.

Michael B. - Building costs are high, we should promote not incentivize.

- Action 4.7.1: No Comments.

- Action 4.7.2: No Comments.
- Action 4.7.3: No Comments.
- Action 4.8.1:

Amanda M. – asked staff to clarify what “IH” means?

Scot H. – clarified that IH is acronym for “Inclusionary Housing” as in the Town’s Inclusionary Housing ordinance.

Michael B. - Again promote not incentivize. Lot coverage should not be increased and parking and tap fees should not be decreased.

- Action 4.8.2: Michael B. - Minturn lofts is a great design with mix of commercial and residential components and parking.
- Action 4.9.1: No Comments.
- Action 4.9.2: No Comments.
- Action 4.9.3: No Comments.

### Planning Commission Comments on Chapter 5

- Action 5.1.1: Tom P. said that the math with the increased water rates would take 2 decades, so what is the objective of the money. Asked that it be put out to the public what the money is going towards. Amanda M. said that it should be explained what it is going towards to date. Lynn T. said that we can talk about incentives further down the line.
- Action 5.1.2: No comment
- Action 5.1.3: No comment
- Action 5.2.1: No comment
- Action 5.2.2: No comment
- Action 5.2.3-9: Tom P. asked what the incentives would be. Madison H. explained that a lot of this is already implemented with the 2021 I-code adoptions where they have to do certain things rather than incentivize them. Michael B. wants to promote, not incentivize. Lynn T. said that people want to live here so they should have to pay. Tom P. said that developments moving forward should acknowledge that our water system might move in a direction that they don’t want as it is in flux. Contingencies need to be acknowledged.
- Action 5.3.1: Michael B. asked what was more restrictive FEMA maps and the current 30’ river setback. Scot H. said that it probably varies wildly. Amanda M. would like to see those maps together. Also are we looking at Meadow Mountain and Haymeadow when it comes to infrastructure and wildfire hazard mitigation even if portions of it aren’t within the Town limits.
- Action 5.3.2: No comment.
- Action 5.3.3: This goes hand in hand with landscape regulations, defensible space, and setbacks between buildings.
- Action 5.3.4: Currently working on this.
- Action 5.3.5: Lynn T. said that we need to look at enforcement on open fires in backyards.
- Action 5.3.6: No comment
- Action 5.3.7: No comment
- Action 5.3.8: No comment

- Action 5.4.1: No comment
- Action 5.5.1: No comment
- Action 5.5.2: No comment
- Action 5.5.3: No comment
- Action 5.6.1: No comment
- Action 5.6.2: No comment
- Action 5.6.3: No comment

### Planning Commission Comments on Chapter 6

- Action 6.1.1: No comment.
- Action 6.1.2: Michael B. thinks it is a good idea. Scot H. said that the current code starts getting us to this with the changes to the use table, but with the next round of code updates – we can look at that again.
- Action 6.1.3: Lynn T. had Madison H. clarify the temporary nature of the proposed build outs.
- Action 6.1.4: Lynn T. said that we should have carts like Vail does to cart deliveries around. Tom P. asked if we have any designated loading places now. Scot H. said that we have one area outside of the Country Club, but Lynn T. clarified that it is not always used for loading. Tom P. said that the next action items to 6.1.10 go down to formalizing, and it comes down to transaction and enforcement.
- Action 6.1.5: Lynn T. asked what the shared parking shed meant. Scot H. said that if one use operates at one time, and another use operates at a different time, you can sometimes count the parking space towards both spaces.
- Action 6.1.6: Michael B. does not support this and wonders where the cash would go. Amanda M. asked what uses this would apply to. Scot H. said that it would most likely be for mixed use and commercial zone districts. Eliminating commercial parking requirements in the 100 Block is a step towards accomplishing this action item.
- Action 6.1.7: Lynn T. said that this only works if we have enforcement.
- Action 6.1.8: Michael B. said that it will come to paid parking eventually. Lynn T. said that we need to give great thought to where any meters end up.
- Action 6.1.9: No comment.
- Action 6.1.10: Tom P. said that this is already informally in process.
- Action 6.1.11: Michael B. and Lynn T. would like to emphasize this action item.
- Action 6.1.12: Michael B. said that this is a great idea, but where would the money come from?
- Action 6.2.1: No comment.
- Action 6.2.2: Tom P. asked if there has been any plans to connect from the Minturn Angler’s building up to the Meadow Mountain Business Park. Scot H. said that we haven’t had many conversations about that.
- Action 6.3.1: No comment.
- Action 6.3.2: Lynn T. said this is already in the works.
- Action 6.3.3: Tom P. said that this should be a component of SIAs moving forward.
- Action 6.3.4: No comment.
- Action 6.3.5: No comment.
- Action 6.3.6: No comment.
- Action 6.3.7: No comment.

- Action 6.4.1: Tom P. said this is part of the RTA. Lynn T. asked how this would work if the Town is trying to buy the land. Scot H. said that if we acquire the land, then we would likely sell it to a developer on the basis of a sub area master plan that has all of the Town's priorities for that site. We can't implement this action item until we acquire it though.
- Action 6.4.2: No comment.
- Action 6.5.1: No comment.
- Action 6.5.2: No comment.
- Action 6.5.3: No comment.
- Action 6.5.4: No comment.
- Action 6.6.1: No comment.
- Action 6.6.2: No comment.
- Action 6.6.3: No comment.
- Action 6.7.1: No comment.
- Action 6.7.2: This is already required.
- Action 6.7.3: No comment.

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## CHAPTER 7



Quality of Life, Recreation  
& An Inviting Public  
Realm: Parks, Trails &  
Community Gathering  
Spaces



## INTRODUCTION

A community with a good quality of life enables residents to live in ways that support their physical, mental, and social wellbeing. Within community planning, “quality of life” refers primarily to spaces and activities that foster public health and vibrancy. Assets that support quality of life, which can include walkable streets, scenic views, parks, and community events, help to build community character and identity. These spaces and events bring people together and provide opportunities for relaxation, rejuvenation, connection to nature, and physical activity.

The purpose of this chapter is to recognize the great amenities, programs, and events that help make Minturn, “Minturn” and to lay out steps the Town can take to preserve and expand upon these opportunities.

## EXISTING CONDITIONS & ISSUES

Minturn already supports a high quality of life, with its myriad of outdoor recreation opportunities, breathtaking vistas, and lively community events.

Table 11: Recreational Assets - East Side of Valley

Name	Uses & Activities	Trail Connections & Access Points
Minturn Mile (winter)/Game Creek Trail (summer)	Backcountry skiing, mountain biking, horseback riding, and hiking	Connects to Vail Mountain trails
Lionshead/Cougar Ridge Trail	Hiking, mountain biking	Connects to additional Vail Mountain trails; accessed via the Game Creek Trail
Eagle River Access Points (3)	Fishing, scenic and wildlife viewing, picnicking	Two are ADA accessible
Little Beach Park	Playground, picnic area, concerts at the amphitheater beside the Eagle River	Connects to Minturn Bike Park and Mini Mile
Minturn Bike Park	Biking skills courses and the Minturn Mini Mile single-track trail (walking, biking)	Connects to Little Beach Park
Boneyard Open Space	Walking, river access	
Two Elk Shooting Area	Shooting	Accessed via Ed6 access road (only open to vehicles during the summer & early fall)
Two Elk Trail	Hiking, mountain biking, and horseback riding	This trail connects to the Mill Creek and additional Vail Mountain Trails. Ed6 access road is only open to vehicles during the summer and early fall.

<sup>10</sup> Town of Minturn website, USFS, COTrex, MTB Project

## NATURAL AMENITIES AND RECREATION OPPORTUNITIES<sup>10</sup>

Minturn lies within the striking Eagle River Valley, which is characterized by the steep slopes and impressive cliffs of the White River National Forest and Holy Cross Wilderness that surround the community. The Eagle River itself is a picturesque feature of town, winding past the 100 Block and providing opportunities for fishing, kayaking, rafting, and canoeing. The Town has provided benches, public bathrooms, and a small basketball hoop along the river. There is currently a social soft-surface trail suitable for walking or mountain biking that runs along the east side of the train tracks and river from Lions Lane south to Ballpark Road/Ed6. Another social soft-surface trail connects to this trail, creating a loop farther up the hillside.

Other formal trails and recreation opportunities in the immediate Minturn area are listed in Tables 11 and 12 below.

Of course, many other recreation opportunities are available for Minturn residents and visitors in the broader region, including close proximity to Vail and Beaver Creek ski areas. The Minturn Fitness Center, a membership-based gym, also offers opportunities for residents to build their fitness. In addition to an open gym environment, the fitness center offers personal training and classes.

Table 12: Recreational Assets - West Side of Valley

Name	Uses & Activities	Trail Connections & Access Points
Meadow Mountain & Everkrisp Trails	Hiking, mountain biking, snowshoeing	Meadow Mountain connects to the Grouse Creek Trail; Everkrisp connects to Whiskey Creek and Paulie’s Plunge/Stone Creek trails.
Grouse Creek/ Grouse Mountain and Grouse Lake Trails	Hiking, mountain biking, snowshoeing	Connects to the Meadow Mountain Trail and Martin Creek Trail.
Martin Creek Trail	Hiking	Two are ADA accessible
Maloit Park/Vail Ski & Snowboard Academy	Nordic skiing, snowshoeing, walking, and open field for sports or picnicking. Includes an FIS Nordic ski course (only 1 of 2 in North America).	Connects to Minturn Bike Park and Mini Mile
Cross Creek, Fall Creek, Notch Mountain, and Mountain of the Holy Cross Trails; Half Moon Campground	Hiking, backcountry skiing, tent camping	Notch Mountain Road is groomed in the winter and is closed to motor vehicles through the end of June. The lower Tigiwon Trailhead offers winter access.

The Bolts Lake area offers potential opportunity for future recreational development. An asset now owned by ERWSD with intentions to pursue its revival as an acting reservoir, this project could include recreational amenities such as hiking, boating, SUPing, and camping, similar to Homestake Reservoir near Leadville.

## COMMUNITY EVENTS<sup>11</sup>

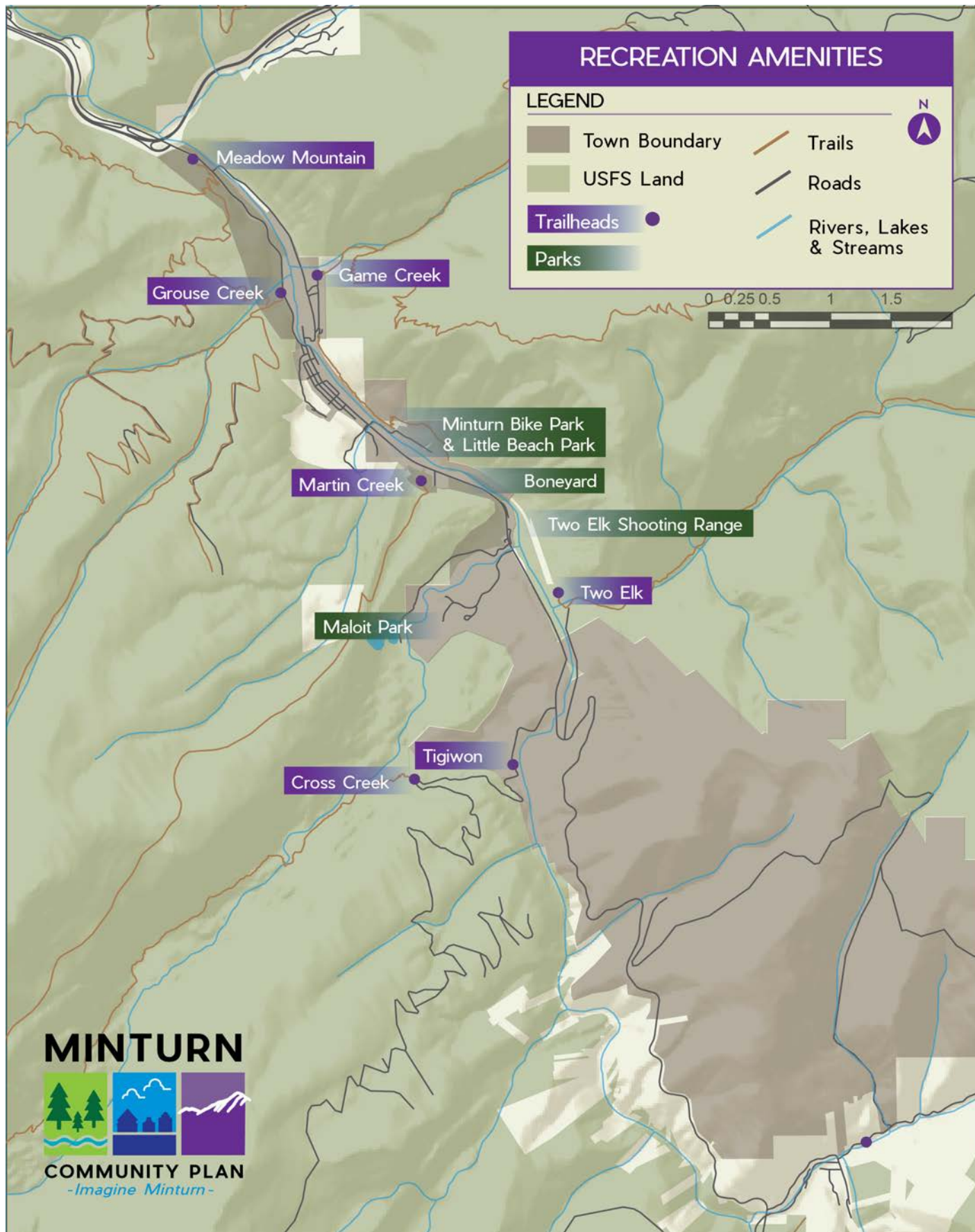
The Town of Minturn hosts several community events that are valued and attended. These regular events include:

- Minturn Summer Concert Series (free): every Thursday in July and August. Held at the Little Beach Park amphitheater.
- Minturn Market: every Saturday July through Labor Day weekend. Held along Williams Street and adjacent to the Minturn Country Club building (downtown).
- Independence Day Celebration: July 2nd. Held at Little Beach Park.
- Minturn Hometown Throwdown: collection of local music showcases at various locations around town. First Saturday in October.

<sup>11</sup> Town of Minturn website

- Town Tree Lighting Celebration: Includes family-friendly activities. Held in early December at the corner of Toledo Ave and Main Street.
- Christmas Tree Bonfire: community bonfire to celebrate the end of the holiday season and dispose of community Christmas trees. Held in early January at the Little Beach Park upper parking lot.
- Minturn Halloween: trick-or treating and other family-friendly activities. Town-wide event held annually on October 30th.
- Blue Starlite Drive-In Movies: typically held regularly throughout the summer at the Little Beach Park upper parking lot. These events, hosted by an outside vendor, have been discontinued for the 2022 season.
- Town Cleanup Day: opportunity for residents to properly dispose of/recycle large items and e-waste. Held each spring. Historically, resident groups have also sometimes taken this opportunity to participate in trash pick-up around town. Community dinners: typically organized monthly by the Minturn Community Fund. Held at Town Hall.
- Neighborhood Block Parties: sponsored by the Minturn Community Fund but spearheaded by local residents. These events take place as they arise based on resident interest.





### QUALITY OF LIFE POLICY CONTEXT

The 2016 *Minturn Economic Development Plan* includes three key areas of focus, one of which is placemaking – the act of creating spaces that draw people, encourage chance encounters, and provide opportunities for formal events. This can include infrastructure and service improvements such as bathrooms, concessions, trails, seating, play equipment, parking/bike racks, etc. as well as beautification tactics such as landscaping, art installations, etc. That plan and others, such as the 2015 *Plan4Health Policy Scan* and 2009 *Community Plan* encourage new public spaces such as pocket parks and further planning regarding riverfront access and activation as well as trails and active transportation within Minturn. The *Plan4Health Policy Scan* also encourages more opportunities to bring local produce to the Minturn community.

### COMMUNITY INPUT

Residents of Minturn identified sense of community and recreational amenities/programs as two of the top five attributes of the Minturn community.<sup>12</sup> When asked why they choose to live in Minturn, the top two answers by far were quality of life and recreational activities. The small town atmosphere, quality of life, scenery, and recreational amenities were also top things that residents reported enjoying about Minturn. Respondents also reported satisfaction with Town efforts regarding arts and culture amenities as well as programs and events, but that the quality, quantity, and signage for paved pathways could be improved.

Residents strongly supported the idea of adding a bike path from Dowd Junction to Maloit Park, as well as expanding recreational amenities (parks and trails) more generally. Participants also supported expanding paved sidewalks, pathways, and bikeways throughout town and improvements to the restroom facilities at Little Beach Park and amphitheater. Other than improvements to water infrastructure, recreation-related projects were top priorities for survey respondents. Sixty-four percent of respondents reported that they have been to the Minturn Fitness Center, many of which (45%) indicated that it had been more than a year since they had been, though this lower rate may be a result of COVID-19. Twenty eight percent said that they went weekly or within the last few months. When asked what would encourage more use, many respondents noted that it is far from the core of the community, that the cost/value is prohibitive, or that they prefer exercising outdoors.

<sup>12</sup> Town of Minturn Community Survey Report (2022)

The survey also asked about the positive impact of Town events on quality of life in Minturn. Respondents indicated that the Summer Concert Series, Minturn Market, and Minturn Halloween had the strongest positive impact on quality of life. Town Cleanup Day and neighborhood block parties also received significant support.

Participants in the Open House held as part of this planning process expressed a desire for new walking paths and biking trails, including increased public access to the Eagle River, trails adjacent to the river and pedestrian bridges across the river. Respondents also indicated that existing multi-modal transportation infrastructure is inadequate within Minturn, which affects residents' and visitors' abilities to access recreational amenities and community gathering spaces safely and comfortably without the need for a car. Participants also noted a desire for expanded recreation areas, a formal community center space, and dispersed or organized camping. However, in the past there has been documented opposition to camping in Minturn. There were mixed feelings about the shooting area; some residents believe the shooting range presents safety issues and should be closed. The Keystone Policy Center is facilitating a process to provide recommendations on the shooting range to the Forest Service from a variety of stakeholders. The community garden was noted as an asset to preserve.

The Community Plan Steering Committee also provided valuable feedback as part of this process.<sup>13</sup> During facilitated meetings they expressed gratitude for proximity and access to recreation opportunities, including the ability to walk from your front door to recreate. They noted the value of the Eagle River, the addition of the new Bike Park, Little Beach Park, and the summer concert series. The Committee expressed that working with the railroad is a challenge and limits what the Town can do with property owned by Union Pacific Railroad along Eagle River, including the municipal parking lot which is leased to the Town on an annual basis. They expressed pride in the Town's accomplishments regarding new parks and recreation opportunities since the 2009 *Community Plan*.

<sup>13</sup> Information from Minturn Community Plan Steering Committee Meeting #1 Memorandum, SE Group (2021; Appendix C: Steering Committee Memos).

## CENTRAL CONCEPTS

Many amenities in Minturn already support a high quality of life for residents. This section describes key priorities for increasing quality of life in Minturn. As stated at the beginning of this chapter, increasing quality of life means supporting existing amenities (e.g., recreation areas and trails) and working to provide amenities that are lacking (e.g., a small grocery store).

### *Tourism & Quality of Life in Minturn*

*The same amenities and attributes that support a high quality of life for residents can help create quality experiences for visitors. For example, a walkable downtown area and river access benefit both of these groups.*

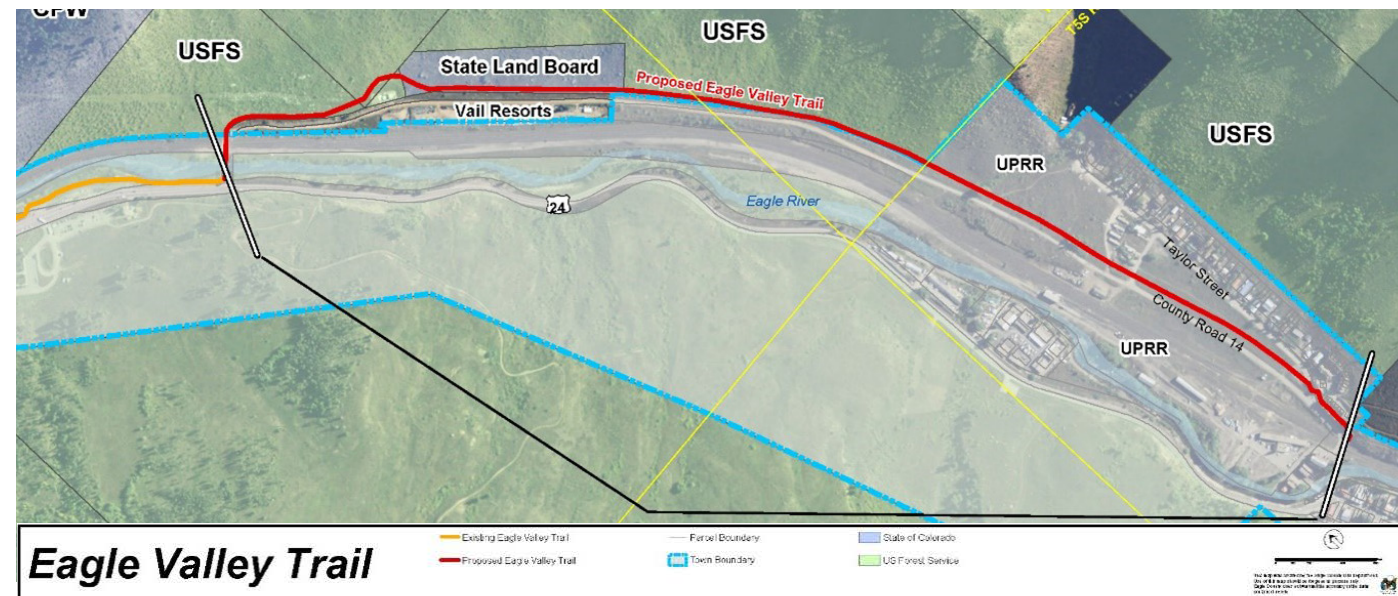
*It is important to note that some Minturn residents are concerned about potential negative impacts of increasing tourism activity. As described in **Chapter 3: An Economically Vibrant Community**, Minturn's economy is partially dependent on visitors who supplement the market for local businesses. Without ample visitation, Minturn risks losing businesses that provide essential tax revenue as well as jobs and services for the community. The recommendations in this plan are intended to acknowledge these concerns and balance them with enhancements to Minturn as a place to live and visit.*

## SUPPORT RECREATION ACCESS

Recreation is central to life in Minturn. Visitation to Minturn is also associated with recreation at nearby mountain resorts and increasingly at local recreation sites like Maloit Park and the Minturn Bike Park. To maximize the quality of life benefits of recreation in Minturn, the Town should continue to expand the variety of recreation opportunities that are accessible to residents and visitors of all ages and abilities. The Town should also work to complete pedestrian connections from neighborhoods and Old Town to nearby recreational opportunities.

One example of an ongoing project that will increase recreation opportunities as well as multimodal connections to the broader region is the ongoing effort to extend the regional paved ECO Trail from the I-70 and Hwy 24 intersection to Minturn. Current plans will extend the path to the municipal parking lot just north of the 100 Block, with construction anticipated for 2023. The Town intends to advocate for and support an additional extension to Maloit Park. The figure below illustrates the general trail alignment concept (red line) for planned development in 2023.

The Town should also support the stewardship and ongoing maintenance of its existing recreation opportunities. Sharing and encouraging an ethic of responsible recreation in Minturn has the potential to benefit the Town's trails, parks, and open spaces for generations. The Town is actively pursuing grants related to responsible recreation and stewardship.



*Proposed new section of the Eagle Valley Trail connecting to Minturn.*

Much of Minturn's recreation occurs on public lands (e.g. U.S. Forest Service). Often times, public lands are bordered by private lands which can restrict access. In evaluating future developments, the Town should evaluate needs associated with access public lands as part of a development proposal. Potential public land access opportunities should also be evaluated by the applicable public land agency.

## PROMOTE ACCESS TO HEALTHY FOOD & ESSENTIAL SERVICES

Access to fresh food is in Minturn's history – the Town was once a landmark producer of iceberg lettuce. At present, Minturn residents have to travel to nearby communities to complete their food shopping. The Steering Committee for this planning effort and participants in the Open House both expressed support for bringing a small grocery store to Minturn. In write-in comments, Open House participants emphasized that they did not support a chain grocery establishment. This type of small grocery store or natural foods store could be located in Minturn's Old Town or could be specifically incorporated into the design of Dowd Junction. Dowd Junction's location directly off I-70 would support the success of this type of business. Other essential services that are currently not present in Minturn include a bank and health clinic. Childcare options could also be expanded locally. The Town should ensure that zoning regulations support the establishment of such services and promote their development.

## COMMUNITY EVENTS, ARTS, & CULTURE

Minturn's downtown is already a point of pride for the community. As discussed in **Chapter 2: A Thriving 100 Block** and **Chapter 3: An Economically Vibrant Community**, placemaking efforts will help to elevate the 100 Block and Old Town areas as well as the broader community. Amenities such as benches, public art, pedestrian paths, and landscaping can all contribute to the aesthetics and appeal of an area. As discussed in the Existing Conditions and Community Input sections above, Minturn residents value the Town's program of community events. Placemaking improvements will help the Town support more events in the downtown area. Additionally, the Town can actively support and build partnerships with local businesses that contribute to community culture by offering quality gathering spaces, hosting events, supporting the arts community, and more. **Chapter 3** acknowledges ongoing discussion and recommends continued efforts to establish a Downtown Development Authority (DDA) – a quasi-governmental entity that could convene local businesses and provide funding for and coordinate placemaking efforts. Neighborhood Design that



*Residents gather at the Agora for food and live music.*

### *The Role of Businesses in Building Community*

*The Agora is a great example of a business that actively contributes to building community in Minturn through creative gathering space, arts, events, and food. The community has expressed substantial appreciation and support for the Agora's presence in Minturn and impacts on the community. In addition to serving as a restaurant and creative event space, the business' owner has recently purchased the adjacent property and is working with the Town to provide a pedestrian pathway through the property from Main Street to Eagle River Street – providing essential visibility and access to the river.*

## SUPPORTS QUALITY OF LIFE

Neighborhood design can play a critical role in a community's quality of life. Thoughtful neighborhood design can support residents in leading healthy lifestyles. For example, in a neighborhood that is well-connected to public transit and multi-use paths, residents may find it easier to commute to work or school, socialize, maintain an active lifestyle, and access the outdoors. A neighborhood or district that is designed around transit opportunities is called "Transit-Oriented Development" (TOD). Dowd Junction is a significant opportunity for the Town of Minturn to create new housing and commercial opportunities in coordination with multimodal and regional transportation infrastructure. Depending on future investments in bicycle and pedestrian infrastructure as well as public transport services, other areas with potential for TOD-style development include Old Town and the Maloit Park area.

## QUALITY OF LIFE AND AFFORDABILITY

Quality of life improvements make a place more desirable to live in. When a place becomes more desirable to live in, property values increase. While this is a positive outcome for municipal revenues, it can have the negative consequence by pricing out residents and businesses who can no longer afford rents or ownership costs in the community. When planning and implementing improvements to quality of life, the Town should simultaneously prioritize measures to provide affordable and attainable housing in Minturn to counteract the negative impacts of increasing demand and costs and protect and preserve the local community. Many residents have indicated concern about rising housing costs that are already causing locals to move down valley in search of more affordable options. Every involuntary departure of a resident can disrupt community and social fabric and weaken the local labor pool. (See **Chapter 4: Attainable Housing and Historic Character** for specific recommendations regarding affordability). At the same time, certain quality of life improvements can also make a place more affordable to live in; with enhanced walking, biking, and transit connections, Minturn residents would not have to depend on a personal vehicle to meet their everyday needs.

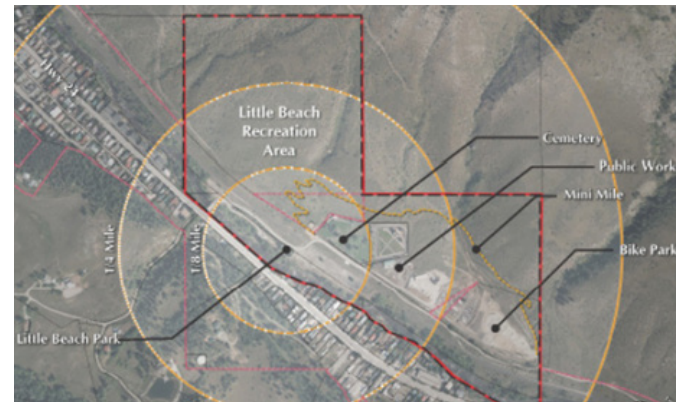
## LITTLE BEACH PARK RECREATION AREA PLAN

The Town of Minturn has contracted with Zehren & Associates to develop a recreation-based plan for Little Beach Park and the surrounding area, including the Cemetery, Public Works site, Minturn Bike Park, and future trail connections to other recreation areas. This planning effort is happening concurrently and in coordination with this *Community Plan*. The purpose of the plan is to “establish a long-term vision for the area as the Town’s major recreation hub” and “unify existing facilities and identify appropriate improvements to support community recreation, trails, and open space uses.”



Minturn’s new Bike Park skills course.

The project also aims to create a sense of arrival at key destinations in the Little Beach Park area, particularly at the Minturn Bike Park. In addition, the project has identified community desires for new recreational uses that could be appropriate for the area, such as a temporary ice rink and a dog park. Connectivity is also a major theme of the project; the final plan identifies possible trail connections to Two Elk and Maloit Park to expand biking and walking opportunities in Minturn. The project, which will culminate in a conceptual design for the project area, will be adopted alongside this plan as of January, 2023.



Little Beach Park project area (Zehren & Associates).

## RECOMMENDATIONS

### OBJECTIVE 7.1 ENCOURAGE A VIBRANT PUBLIC REALM IN MINTURN THAT EMPHASIZES ARTS, STEWARDSHIP, ACCESS TO THE EAGLE RIVER, AND OUTDOOR FUN.

Minturn has a distinct character and strong outdoor recreational influence. As a community surrounded by immense natural resources, Minturn should maintain and foster community responsibility for protecting and preserving local resources. Through new events, infrastructure upgrades, and strategic partnerships, Minturn can become even more colorful, sustainable, beautiful, and community-oriented.

- **Action 7.1.1** Sponsor additional cleanup days to maintain a healthy environment and foster a culture of responsible stewardship. This/these events could capitalize on partnerships locally and more broadly in Eagle County for organization and activities. These events should include elements of fun as well, such as live music, food, art activities, etc.
- **Action 7.1.2** Support/partner with organizations and businesses like the Agora that foster local arts and want to play a role in improving community infrastructure creatively. Support and implement the conceptual pedestrian footpath adjacent to the Agora property to allow access from Main Street to the Eagle River.
- **Action 7.1.3** To preserve Minturn’s stargazing experiences and to support wildlife, consider establishing Minturn as a Dark Sky Community per the International Dark Sky Association standards and designation process. Confer with other Dark Sky communities in Colorado, such as Westcliffe and Silver Cliff as needed.

See **Chapter 3: An Economically Vibrant Community** for additional action items related to placemaking.

### OBJECTIVE 7.2 FACILITATE AND SPONSOR ADDITIONAL PROGRAMMING AND COMMUNITY EVENTS FOR CHILDREN.

While Minturn currently has fewer families than other communities in Eagle County, it is important that the Town supports families with children who do live in the community. In addition, it is important to create a welcoming and supportive environment for any future families that move to the community or current residents who choose to have children down the line. Young adults, youth, and children are the next generation to sustain the community. Especially in small towns, it is important to ensure that young people will want to stay and/or move in to sustain the local labor force, contribute to tax revenue and to the local economy, and preserve social mass.

- **Action 7.2.1** Work with Blue Starlite or other vendors to retain outdoor movie events at Little Beach Park.
- **Action 7.2.2** Support the expansion and improvement of childcare options in Minturn for families with young children.
- **Action 7.2.3** Ensure that popular community events and any new events are family-friendly, considering timing, activities, etc.
- **Action 7.2.4** Support the organization of cultural, recreational, and educational events catered towards children within Minturn.
- **Action 7.2.5** Promote the inclusion of recreational amenities in redevelopment at Maloit Park, including multi-use fields, gathering areas, etc.



Children play on the playground at Little Beach Park.



**OBJECTIVE 7.3 PROMOTE ACTIVE LIFESTYLES IN MINTURN; COMPLETE BIKE/PED CONNECTIONS AND SUPPORT THE MINTURN FITNESS CENTER AS A COMMUNITY HUB.**

Active lifestyles contribute to good mental and physical health. As a mountain community with many existing recreational assets, Minturn draws residents and visitors who may already enjoy active lifestyles. However, not every resident or visitor fits this bill, and there are a variety of ways that people can or prefer to be physically active. Because Minturn is relatively small geographically, ensuring that people feel comfortable walking or cycling throughout town creates opportunities for people to use active transportation instead of vehicles, which also reduces parking needs and headaches. Additionally, ensuring that people are aware of, have access to, and feel comfortable utilizing the Minturn Fitness Center is essential for providing indoor fitness opportunities.

- **Action 7.3.1** Continue to support ongoing plans and implementation of the Minturn extension to the regional paved ECO Trail; advocate for and support further extension to Maloit Park.
- **Action 7.3.2** Formalize/pave the social trail that runs along the east side of the Eagle River. Consider adding additional bridge access points at the southern end of Minturn. This effort should be incorporated into or in conjunction with the full ECO Trail extension and would likely require coordination with property owners, including Vail Resorts, U.P. Railroad, and the Forest Service.
- **Action 7.3.3** Improve bicycle and pedestrian infrastructure to access to the Fitness Center/ Maloit Park Road and work with ECO Transit to increase awareness of and improve service to this area. Consider expanding the Center as a broader community space to accommodate other activities and uses. For example, community members have expressed interest in pickle ball, basketball, a pool, and winter ice rink. Increase community awareness of the \$10 drop in option and consider implementing other rewards programs or incentives that encourage its use and increase its accessibility to all residents.
- **Action 7.3.4** Improve bicycle and pedestrian infrastructure throughout town to improve safety, connectivity, and overall mobility and access for active transportation. Collaborate with neighboring municipalities on an electric bikeshare program. See **Chapter 6: Circulation & Mobility** for further details about infrastructure improvements.

- **Action 7.3.5** Ensure that winter plowing includes pedestrian infrastructure and recreational pathways to allow for and encourage activity in winter months, as possible. Additional information regarding diversified revenue sources to support town services, such as plowing, can be found in other chapters, particularly **Chapter 3: An Economically Vibrant Community**.

**OBJECTIVE 7.4 PROMOTE ACCESS TO QUALITY, LOCALLY GROWN FOOD IN MINTURN; ENCOURAGE COMMUNITY EVENTS RELATED TO LOCAL FOOD.**

The Minturn community currently doesn't have a grocery store, meaning that residents must travel to Avon, Vail or Eagle-Vail to get their groceries. Reasonable access to a variety of food choices, including healthy options and fresh produce, is an essential part of quality of life and overall health. This also means that it should not take extensive amounts of time and energy to access ingredients for meals.

- **Action 7.4.1** Support the addition of a grocery store locally in Minturn, likely as part of the potential Dowd Junction PUD development. Ensure that any new grocery option includes fresh produce.
- **Action 7.4.2** Continue to support the Minturn Market. Consider marketing to additional sources of fresh produce within the region.
- **Action 7.4.3** Continue to support the Minturn Community Garden. Work with the Minturn Community Fund or other local and regional partners to expand event offerings at the garden, such as workshops, community dinners, etc. that bring people together to showcase the garden and provide educational opportunities to learn about locally-grown foods and food preparation. Assess demand for and consider other locations that could support additional community garden space, particularly at PUD sites such as Dowd Junction.

**OBJECTIVE 7.5 ENCOURAGE SAFE AND RESPONSIBLE ACCESS TO TRAILS AND RECREATION OPPORTUNITIES ON FOREST SERVICE LAND ADJACENT TO MINTURN.**

Minturn's access to public lands is unique and special. From trailheads in and around Minturn, residents and visitors can access scenic and remote landscapes. Backcountry adventures can be fun and memorable experiences, but they also come with risks. The Town should help inform residents and visitors of the steps to take in an emergency and ways to minimize human impact on the landscape.

- **Action 7.5.1** Collaborate with the Forest Service, CPW, and Vail Valley Mountain Trails Alliance on a 1-to- 2-page guide to safe and responsible recreation in Minturn; publicize this guide on the Town website, social media channels, and at trailheads. Ensure that this guide includes the number of the relevant parties to call in case of an emergency.
- **Action 7.5.2** Encourage Leave No Trace principles at all parks, trails, and open spaces within the Town of Minturn. Provide stewardship information on town maps, trailhead kiosks, and web materials as appropriate.
- **Action 7.5.3** Collaborate with regional partners such as the Eagle River Watershed Council, Eagle Summit Wilderness Alliance, and Eagle Valley Land Trust, and Vail Valley Mountain Trails Alliance on stewardship education and enforcement efforts to protect and preserve natural resources and wildlife.
- **Action 7.5.4** Prepare a *Parks, Recreation & Open Space Plan* to assess and plan for access and parking needs among other management practices, particularly in the face of potential development such as Dowd Junction.
- **Action 7.5.5** Require new developments to assess the need and practicality for access to adjacent public lands, if applicable.

**OBJECTIVE 7.6 SUPPORT THE GROWTH OF LITTLE BEACH PARK AND THE SURROUNDING AREA AS A HUB FOR RECREATION AND COMMUNITY EVENTS.**

Little Beach Park is one of the Town's most prized assets and popular venues for community events. As laid out in the previous section, the Town is taking proactive steps to preserve, improve, and expand the opportunities of this great asset and the surrounding area through the *Little Beach Park Recreation Area Plan*.

- **Action 7.6.1** Implement recommendations from the *Little Beach Park Recreation Area Plan*.
- **Action 7.6.2** Regularly assess needs, community desires, and new ideas for the Little Beach Park Recreation Area to ensure that the 2022 plan and Town efforts are on-track.
- **Action 7.6.3** Facilitate future trail connections between recreation assets in the Little Beach Park area (e.g., Minturn Bike Park, Mini Mile) and other trailheads and recreational areas within Minturn.
- **Action 7.6.4** Support the Little Beach Park area as a hub for recreation, arts, performances, and community events in Minturn; support the adaptive reuse of storage yards and underutilized industrial portions of the area for recreation and public enjoyment.



Residents and visitors enjoy a drive-in movie (Blue Starlite/Denver Post).

**OBJECTIVE 7.7 CONTINUE WORKING WITH THE EAGLE RIVER WATERSHED COUNCIL AND EAGLE VALLEY LAND TRUST TO SUPPORT STEWARDSHIP AND COMMUNITY EDUCATION INITIATIVES.**

The Eagle River and its broader watershed is a valuable natural resource for the community and surrounding region. The Town should involve the community in efforts to collectively manage and protect this resource and support its longevity. Through signage and educational materials, as well as partnerships and events, the Town can promote a healthy riparian corridor and watershed

- **Action 7.7.1** Expand upon Town Cleanup Day and the Eagle River Watershed Council’s County-wide clean up to maintain a healthy environment and spread a culture of responsible stewardship. This or new events could specifically focus on the health and monitoring of Eagle River and educate residents on regulations and research techniques that inform protection of the river’s natural ecosystem, such as watershed mapping, development setbacks, and erosion control measures. Event activities should also include elements of fun, such as live music, food, art activities, etc.
- **Action 7.7.2** Coordinate with the Eagle River Watershed Council to offer citizen science training opportunities, especially for youth in the Minturn community and region.
- **Action 7.7.3** Consider implementing signage and informational materials to educate residents and visitors about stewardship and responsible human-nature interaction.
- **Action 7.7.4** Coordinate with Eagle Valley Land Trust on the continued stewardship and community enjoyment of the Boneyard Open Space area.

**OBJECTIVE 7.8 CONTINUE WORKING WITH THE VAIL VALLEY MOUNTAIN TRAILS ALLIANCE TO SUPPORT STEWARDSHIP AND INITIATIVES OF CURRENT AND FUTURE TRAIL AND RECREATION OPPORTUNITIES**

- **Action 7.8.1** Create and implement a *Minturn Area Recreation and Conservation Plan* that identifies recreation opportunities, connections, trailheads, and prioritized wildlife habitat and migration corridors
- **Action 7.8.2** Coordinate with the VVMTA to expand upon existing Adopt A Trail team to engage the community on additional volunteer trail maintenance or trail building days which increases stewardship of surrounding trails and public lands
- **Action 7.8.3** Continue to partner with the VVMTA to maintain the Minturn Bike Park, host volunteer maintenance events, and community events.



VVMTA seasonal crews work on bike trails (VVMTA)

# CHAPTER 8



## A Collaborative & Resilient Future: Implementation, Governance & Continued Visioning

