



AGENDA

MEETING OF THE MINTURN PLANNING COMMISSION Minturn, CO 81645 • (970) 827-5645

**Meeting will be held online via Zoom Conferencing and call-in.
Public welcome to join meeting using the following methods:**

Join from PC, Mac, Linux, iOS or Android:

<https://us02web.zoom.us/j/87590107426>

Phone:

+1 651 372 8299 US

+1 301 715 8592 US

Meeting ID: 875 9010 7426

Tuesday, November 10, 2020

Regular Session – 6:30 PM

CHAIR – Lynn Teach

COMMISSION MEMBERS:

Jeff Armistead

Lauren Dickie

Burke Harrington

Christopher Manning

Jena Skinner

When addressing the Commission, please state your name and your address for the record prior to providing your comments. Please address the Commission as a whole through the Chair. All supporting documents are available for public review in the Town Offices – located at 302 Pine Street, Minturn CO 81645 – during regular business hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.

Regular Session – 6:30pm

1. Call to Order

- Roll Call
- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

3. **Approval of Minutes**
 - October 14, 2020
4. **Public comments on items, which are NOT on the agenda (5min time limit per person)**
5. **Planning Commission Comments**

DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

6. **801 Main Street – Brown Residence Application for New Parking Spot
Julia and Rob, Property Owners and Applicants**
Review and approval of application for new on-site parking spot.

Recommendation: Approval

PROJECTS AND UPDATES

7. **Project Updates**
 - Chapter 16 Zoning Code Amendment Reintroduction of Project
8. **Planning Director Report & Minor DRB Approvals by Director**
 - Belden Place Preliminary Plan Application Status
 - Minturn North Preliminary Plan Application Status
9. **Future Meetings**
 - November 23, 2020
 - December 9, 2020

10. Adjournment



OFFICIAL MINUTES

MEETING OF THE MINTURN PLANNING COMMISSION Minturn, CO 81645 • (970) 827-5645

**Meeting will be held via Zoom Conferencing and call-in.
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Phone:

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Meeting ID: 899 9007 6439

**Wednesday, October 14, 2020
Regular Session – 6:30 PM**

CHAIR – Lynn Teach

COMMISSION MEMBERS:

Jeff Armistead

Lauren Dickie

Burke Harrington

Christopher Manning

Jena Skinner

When addressing the Commission, please state your name and your address for the record prior to providing your comments. Please address the Commission as a whole through the Chair. All supporting documents are available for public review in the Town Offices – located at 302 Pine Street, Minturn CO 81645 – during regular business hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.

Regular Session – 6:30pm

1. Call to Order

Lynn T. called the meeting to order at 6:30 pm.

- Roll Call

Those present at roll call: Lauren D., Lynn T., Jena S., and Jeff A.

Excused Absent: Chris M., Burke H.

Note: Lauren D. is attending in her status as an alternate.

Staff Members Present: Planner 1 Madison Harris, Economic Development Coordinator
Cindy Krieg

- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

Motion by Motion by Jeff A., second by Lauren D., to approve the agenda as presented.
Motion passed 4-0.

Note: Lauren D. is attending in her status as an alternate.

3. Approval of Minutes

- August 26, 2020

Motion by Jena S., second by Lauren D, to approve the minutes of August 26, 2020 as presented. Motion passed 4-0.

Note: Lauren D. is attending in her status as an alternate.

4. Public comments on items, which are NOT on the agenda (5min time limit per person)

No Public Comment.

5. Planning Commission Comments

Jeff A:

Construction has begun on the Fishing is Fun grant project. The committee is working with Public Works on the access points (beginning at the Boneyard).

Jena S. inquired about the work being done at the bridge at the north end of town
Jeff A. – ERWSD is replacing the sewer main.

Town staff later confirmed that phase 1 of this project is underway, to replace the sewer main that crosses the Eagle River downstream of the County Road vehicle bridge. A pedestrian and bicycle bridge will also be installed. The existing aerial crossing is more than 50 years old and is reaching the end of its useful life, is also a hazard to river users during high water. The pipeline is part of a network that collects all wastewater from the Town of Minturn and its capacity will increase to accommodate future growth projections. The new sewer main must also cross the river and will be installed just downstream of the existing main. The new river crossing location improves river safety as the new pipe will be higher above the river.

DESIGN REVIEW AND LAND USE PUBLIC HEARINGS

6. 449 Pine Street – Bidez Residence Alteration of Approved Plans for Accessory Dwelling Unit

Earl and Patty Bidez, Property Owners and Applicants

Review and approval of minor alterations to plans originally approved May 13, 2020.

Recommendation: Approval

Lynn T. confirmed with Earle B. that the minor alterations include adding 10” to the height to be able to accommodate a stairway, and some minor changes with the windows. Still well under the maximum height.

Motion by Jena S., second by Jeff A. to approve the application for 449 Pine St. with no conditions.

Motion approved 4-0.

PROJECTS AND UPDATES

7. Project Updates

- 100 Block Charrette Summary of Event Held October 5th-6th

Lynn T. asked when the survey was closing or if it has closed.

Madison H. – It closed today (10/14), we will compile the results and share the report shortly. A summary of the survey will go before council next week.

Jeff A. enjoyed being a part of it, felt there were a lot of good ideas that came out of it. Was glad that we were able to hear from the general public.

Jena S. participated as a facilitator. Felt that it was done very well, especially considering that we were limited to doing this via Zoom. Thanked the staff and all who participated.

Lynn T. was part of it as well, and felt it was worthwhile with some great ideas.

Scot H. joined the meeting briefly to thank everyone who volunteered their time to put the event on, and also those residents and business owners who participated.

There is still a lot of work to do to refine the concepts that came out of the meeting.

He also provided a brief recap of the event. It turned out quite well, especially considering it was done electronically. There was great discussion about multiple aspects, including architecture, land planning, public access to the river, etc.

Scot will be working with these architects to try to bring the Architectural control aspects to a finer point, and take the concepts a step further. One of the primary themes that came out of the walking tours and the charrette was improving access and connectivity, particularly to the river. This might be a separate planning effort.

Public Comment:

Ken Mintz

167 Williams St.

Participated in the first workshop. Although he found it productive and constructive, he did have a few comments / concerns:

- Got cut out of the workshop about 20 minutes before it ended. Not sure if it was a Zoom issue or a problem on his end. He had previously expressed concern about doing this electronically and had suggested postponing until health guidelines allowed to do it in person
- Everyone in the workshop (regulatory standards workshop) was either a facilitator, architect, an urban planner or a member of the planning commission. He was the only “regular” resident in that workshop. Would have liked to see more representation from other residents in this particular section.
- Also asked about obtaining the video recordings from the workshops, and if / when this might be available.
 - Madison H. responded that there is over 24 hours of video that is being condensed to manageable bite sized chunks before sharing. It will be shared as soon as the editing is complete.
- Mr. Austin (architect for MR Minturn) referred to our downtown as “dismal”. Ken felt this was an inappropriate comment, which was called out by Mr. Sparhawk. Felt that Mr. Austin was not following the guidelines and leadership of TJ Dlubac who was running the session (Did not develop a vision statement. Feels that this architect and the Morgan Reed (MR Minturn) organization is pushing large scale projects – more height, more bulk, etc. Does not feel the input from MR Minturn and their architect was not constructive. Felt that the input from the public and others was constructive.
- Thanked everyone for hosting the event and for participating.

Lynn T. provided a brief recap of what was discussed: The survey, recordings, then a summary will go before Council. Thank you!

8. Planning Director Report & Minor DRB Approvals by Director

- New Roof on Existing Patio of Saloon

Jena S. asked how they plan to heat it

Scot H. – Believes they are planning to use propane heaters.

Jena – Keep in mind those heaters really only heat the immediate area (need almost one per table, which is not very efficient and takes up a lot of space).

Might want to consider some heat blowers vs. the stand-up propane heaters (or use them to supplement).

Lynn T – Are they going to seal in the sides?

Andy K. - Two of the sides have glass walls within the structured timber, and will be adding a tent wall on the river end of the deck.

Lauren – Anything that our businesses can do to help get through this time and be able to serve customers during the winter during COVID restrictions, is great.

Jeff A. – Agrees with Lauren’s comments. Mentioned that it might also come in handy on rainy summer days. Thinks this is a great semi-permanent option.

Andy K. Mentioned that the corrugated tin will have the option to be removed.

Lynn T. – confirmed that this was staff approved. No need for a motion.

Andy K. – Thanked the Town, also mentioned the CDOT Revitalizing Main Streets grant.

Cindy K. then explained to the group more detail about the CDOT Revitalizing Main Streets program. The Town has applied for grant funding through this program. If awarded, it would allow the town to assist downtown businesses (primarily restaurants due to available space) to modify / reconfigure existing patio spaces along main street, to “winterize” them, allowing for increased seating capacity during the COVID-19 restrictions.

- **Minturn Crossing Preliminary Plan Application Status**

Madison H. - Plans have been shared with Town staff, Inter-Mountain Engineering, and Town Attorney for their review.

Scot H. – Once application is deemed complete, it will be sent out for referral to appropriate entities (USFS, ERWSD, CDOT, School District, Eagle County, etc)

Following that referral process a public hearing will be scheduled. A public hearing is not anticipated until at least late November or December.

9. Future Meetings

- October 28, 2020
- November 11, 2020 (Meeting may need be rescheduled due to Veterans Day holiday) Town Staff to reach out to PC members to discuss alternate dates, or determine if this date will work. Chapter 16 would be the primary topic for this meeting.
- November 25, 2020 (the 26th is Thanksgiving) – May need to be rescheduled
- December 23rd – May need to be rescheduled

Jeff A. inquired about in-person meeting status, Madison H. and Cindy K. explained how going forward meetings will take on a hybrid status – in-person for staff and commissioners, applicants, etc. The public may attend in limited numbers, as 6 ft distancing will be enforced. Zoom will continue to be an option for those who can’t be there or don’t feel safe / comfortable coming in person. Safety measures have been put in place for council / planning commission (plexiglass dividers), and other safety measures continue to be evaluated. There are new Public Meetings Protocols that have been published that Cindy K. will share with the commission.

10. Adjournment

Motion by Jeff A., second by Jena S., to adjourn the regular meeting of October 14, 2020 at 7:15 pm. Motion passed 4-0.

Note: Lauren D. is attending in her status as an alternate.

Lynn Teach, Commission Chair

ATTEST:

Madison Harris, Planner 1

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



Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Lauren Dickie
Burke Harrington
Chris Manning
Jena Skinner

To: Planning Commission
From: Madison Harris, Planner I
Date: November 6, 2020
Re: 801 Main Street – Brown Residence

Julia and Rob Brown, owners of 801 Main Street, are looking to incorporate an on-site parking space at their property. Currently they have no designated parking on their lot and so utilize the on street parking on Highway 24. They have a shared access driveway easement with their neighbors at 795 Main Street, however they cannot park in that driveway as that would block the neighbor's access to their garage.

As such, they are requesting that they be allowed to construct a gravel parking spot in their front yard. Their house is 1,507 square feet which sits on a roughly 5,600 square foot lot, and so their building coverage is about 26%. They are not close to the impervious coverage limit either, although Staff does not have exact numbers.

The Applicants would need to move the north side of their front yard fence in and back in order to accommodate this parking spot, which would necessitate the removal of two aspen trees. They do have an abundance of trees in their backyard and so still meet the landscaping requirements.

The parking space will be far enough back that it will not impact passing pedestrians on the sidewalk or fall under clear vision requirements for anyone pulling out of the driveway, and this would move one more car off of Main Street.

The Applicants seek approval from the Planning Commission to implement a new parking space on their property at 801 Main Street.

Staff is recommending Approval.



DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
 P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
 Phone: 970-827-5645 Fax: 970-827-5545 Email: planner@minturn.org

Project Name:

New parking space for 801 Main Street

Project Location

Street Address: 801 Main Street
 Minturn, CO 81645

Zoning: **Single Family**

Parcel Number(s): **210335108005**

Application Request:

We are looking to incorporate an alcove parking space in front of our house that mimics what is in place at our neighbors. We currently rely on public street parking so this new space will provide for an additional private parking spot, specifically helpful during the winter snow season and we do not have a garage. The area will require us to move our fence a few feet, decreasing the size of the yard slightly and removing 2 trees (although an ample number of trees remain on the property, north of 10). The space will benefit from the same gravel and landscaping that is already in place in front of the home. The driveway next to our house is currently a shared easement with our neighbors. We are unable to park in the easement as we need to leave space for the neighbors to get in and out of their garage. As such, we typically use one or two of the public parking spots in front of the house. The new gravel space would free up that public parking on Highway 24.

Applicant:

Name: Jonathan Robert Brown

Mailing Address: 575 S High Street
 Denver, CO 80209

Phone: 9172267764

Email: jrbrown3@gmail.com

Property Owner:

Name: Jonathan Robert Brown

Mailing Address: 575 S High Street
 Denver, CO 80209

Phone: 9172267764

Email: jrbrown3@gmail.com

Required Information:

Lot Size: 5619	Type of Residence (Single Family, ADU, Duplex) Single Family	# of Bedrooms 3	# On-site Parking Spaces 0
# of Stories: 2	Snow storage sq ft: 0	Building Footprint sq ft: 1507	Total sq ft Impervious Surface: n/a

Signature:

Fee Paid: _____ Date Received: _____ Planner: _____

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS (TO BE INCLUDED WITH APPLICATION)

Applicant Staff

Application Fee (Non-Refundable application fee shall be collected)

- Design Review Board - \$200.00

Letter of Intent

-- What is the purpose of the project including;

- Relevant Background
- Current Status of the Site
- All Proposed Uses and Structures
- How the Proposal Differs from what already exists
- Information regarding Easements or Dedicated Tracts, etc.

Vicinity Map

-- Directional Map indicating how to get to the Property involved in the request.

- Zoning of Property

Improvement Location Certificate of Survey (ILC or ILS)

Site Plan showing Precise Nature of the Proposed Use – To Scale

- - Scaled Drawings of Proposed Design of Structure
 - Plan View and Sections
 - Building Heights – all 4 directions N/S/E/W
 - topography
 - Building Location
 - Setbacks
 - River or Creek Setbacks
 - Parking Plan
 - Traffic Circulation
 - Location and Width of Existing and Proposed Access Points
 - Location of Existing Driveways and Intersections
 - Landscaped Area – Plan
 - Approximate Location of Existing Wooded Areas and Rock Outcrops
 - Location and Type of Existing and Proposed Easements
 - Utility Easements
 - Drainage Features

Preliminary Building Plans and Elevations

- Indicates Dimensions
- General Appearance
- Scale
- Interior Plan for the Buildings

Elements needed on the Site Plan

- Scale
- North Arrow
- Date Prepared
- Lot Dimensions, Area, Entire Site Acreage

Architecture Details – Materials Board

- Windows – Placement and Color
- Doors – Placement and Color
- Siding – Type and Color
- Roof Material – Type and Color
- Paint Color

PLANNING COMMISSION DESIGN REVIEW PROCESS

Applicants requesting a Design Review Board, Planning and Zoning Commission, and/or Town Council Review must submit to a pre-submittal conference and complete a formal application. The pre-submittal review process is completed within a period of 14 working days depending on the day of pre-submittal. The pre-submittal review provides valuable information regarding Town requirements for the formal application.

The Town Planner shall have the following powers and duties:

- **Zoning Compliance** – To review, consider, and approve, approve with conditions, or deny applications for building permits, limited use permits, conditional use permits, and temporary use permits based on compliance with this Section.
- **Process Applications** – To receive applications for development permits for processing pursuant to the terms of Section 16 of the Minturn Municipal Code.

Planning Commission as Design Review Board

Powers and Duties

The Planning Commission is hereby established as the Town of Minturn Design Review Board. The Design Review Board shall have the following powers and duties under the provisions of this Code.

1. To prepare, or cause to be prepared or amended, the Design Review Standards and Guidelines or any element or portion thereof, for adoption by the Town Council.
2. To hear, review, consider and approve, approve with conditions, or disapprove applications for Design Review Approval.
3. To hear and decide upon appeals on design review decisions made by the Zoning Administrator.

Board Procedure

The Town staff will forward applications (other than minor design applications), and recommendations, to the DRB.

The DRB shall review the application and supporting material submitted by the applicant, as well as the staff recommendation. After review, the DRB, through a formal motion, seconded and passed by a majority of the members present, shall take one of the following courses of action:

1. **Table the application.** The application may be tabled for a period not to exceed thirty (30) days if the application is incomplete or if the DRB determines that changes are required to bring the application into compliance with design standards and guidelines or other regulations of the Town. The Board may specify additional requirements for the applicant is to bring to the future meeting. These requirements may include additional information necessary to determine whether the application complies with all zoning, building, design codes adopted by the Town, and may include plans, reports, surveys or other documents completed by registered architects, surveyors, engineers or other professionals in order to indicate conformance with such codes. The DRB may also table the application if it determines that changes in the application are required which would bring the proposed project into compliance with zoning, building, design codes, and other regulations of the Town.
2. **Conceptual/Preliminary approval.** The DRB may grant conceptual approval to applicants who in a general fashion appear to meet design and other regulations of the Town but submit applications inadequate to warrant final approval. Conceptual approvals are also appropriate where a complete application has not been submitted, or where an applicant wishes to obtain a preliminary review of a sketch plan. A conceptual approval does not deem final approval of an application, nor does it deem that an application conforms to design or other regulations, nor shall it bind the DRB to grant final approval to a completed or final application.
3. **Disapproval of application.** If an application is found to conflict with the purposes and/or any one (1) or more of the design guidelines, codes or any other regulations of the Town, the DRB shall disapprove the application. Any disapproval shall be in writing and shall specifically describe the reasons upon which the disapproval is based.

- 4. Approval of application.** If the application is complete and is found to comply with the design standards and guidelines, codes and other regulations of the Town, the DRB shall approve the project. The DRB shall keep a record of all such approvals, and the applicant should keep a copy of the approval. The DRB may approve an application with conditions or modifications. The DRB shall not approve an application that does not meet the requirements of the Town or any other provision required to ensure compliance with the design standards and guidelines, codes and other regulations of the Town.

If a motion for approval, for conceptual approval, or to table an application results in a tie vote, the motion will fail.

DESIGN REVIEW CRITERIA

1. SITE DESIGN

Site planning involves the design and location of buildings and other improvements on a property. General principles include the maximization of site attributes such as views and solar orientation while minimizing adverse impacts to adjacent properties and natural features. Design of the building(s) shall consider the following criteria:

a. Natural Features

(1) Topography

A building site that is flat or gently sloping at less than 10% shall comply with applicable minimum standards for setbacks as defined in Chapter 16.

A building site that slopes at greater than 10% is urged to consider “stepping” the structure rather than grading the site to allow for traditional building layout. The intent is to avoid large cuts and/or fills as well as retaining walls, and to avoid the need for additional erosion control measures.

Setbacks may be increased for lots that slope greater than 30%.

(2) Water Bodies

Setbacks from water bodies shall include consideration of the Eagle River, tributary creeks, ponds, and wetlands. In addition to the regulatory setbacks, the Town of Minturn encourages conformance with the Eagle River Watershed Plan and sensitive design to protect the riparian areas and to utilize the water bodies for passive recreational purposes. The Town discourages “turning your back” on the Eagle River, one of Minturn’s greatest assets.

Site grading and drainage plans shall be submitted with design review applications that are adjacent to or within fifty (50) feet of a water body.

b. Orientation

The orientation of improvements shall consider adjacent properties as well as snow storage, snow shedding, and solar orientation. Another important component of orientation is drainage impact to adjacent properties, water bodies and streets.

Snow Storage, Snow Shedding and Solar Orientation

The atmospheric and weather-related elements common of the Town of Minturn justify the added dimension of siting improvements to minimize the impact of the environment.

Adequate snow storage area(s) or provisions for removal shall be provided. The total area may be broken up or provided as a whole. Location within the required setbacks shall be permitted provided it does not impede adequate and safe access to the structure(s). Landscape areas may also be used for snow storage purposes.

Snow shedding shall be considered in the use of material and pitch of the roof, as well as the location of windows, door and walkways. In no case shall snow shedding be permitted to occur onto an adjacent property.

Solar orientation shall be considered in the siting of the structures as well as in the landscaping of the lot or parcel. Orientation of the structure, as well as placement of trees, can be utilized to block prevailing winds in the winter and to provide shade in the summer. The structure should be placed on the lot in a manner that will not cast substantial

shadows over adjacent properties. Walkway and driveway location shall consider snowmelt in determining their location. These considerations include locating driveways, walkways, and structures, so that they are sheltered from the wind, and oriented to the east or south, where possible, to aid quicker snow and ice melt.

The front of the structure and its primary entrance shall be oriented to the street.

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.

2. ARCHITECTURAL ELEMENTS

a. Roof Pitch and Form

Roofs are a very prominent visual element and can be used to provide strong unifying characteristics between buildings. The use of consistent roof form, materials, slope and direction can create a cohesive appearance to a neighborhood even when the architectural styles vary. Roof pitch and form are an important element of building design in the Town.

The incorporation of dormers into the roof form can be utilized to provide individual identity and to create and delineate upper living areas or lofts. Dormer roofs shall be similar in slope and material with the primary roof form. See Illustration.

Roofs shall be designed with consideration to snow accumulation and shedding. Entryways, garages and pedestrian areas shall be protected from potential snow shedding.

Chimneys may also be utilized as a unifying element. The size, location, and shape of chimney can be mimicked to provide a common feature in adjacent structures that have different architectural styles.

b. Facade

Vast expanses of a blank facade are not considered appropriate in Minturn due the mass and scale of the existing buildings in the Town. Therefore, facades must be interrupted every 15' at minimum. This interruption can occur through the use of projections and recessions for doors and windows, balconies or porches or any other element that creates visual interest. The use of architectural elements such as horizontal and vertical architectural details and floor articulation (delineation of 'floors' in a building) can be utilized to create a vertical human scale to the structure.

Windows and doors offer the opportunity to provide individual character and refinement of scale by introducing openings and patterns on otherwise blank walls. Consideration should be given to locating doors and windows in order to establish symmetry on primary facades, while being responsive to interior functions and views. The location of windows and doors can also be utilized as a unifying element with adjacent structures.

In order to maintain a smaller scale and to avoid the use of vast expanses of large windows, window openings should be composed of multiple panes of glass that are consistent with the scale of the building. Mirrored or reflective glass is prohibited.

Shutters and window boxes are encouraged to create visual interest and to reinforce the Town ambiance.

c. Building Details

The requirement for a simple building form allows for the introduction of building details to create character and interest. These details may include elements such as accents to doors and windows, porches, gates, dormers and chimneys.

3. MATERIALS AND SCREENING

a. Materials

The use of building materials is essential to the design and appearance of a structure, therefore the use of materials is indicative of the adjacent community character. Materials shall be consistent with adjacent properties and the natural environment. The Town of Minturn does not seek to limit or prohibit the use of specific building materials,

however the use of non-reflective materials are strongly encouraged. Highly reflective roofing materials are not allowed.

The historic character of Minturn is exhibited in the use of wood siding and native stone, therefore the use of these particular materials are encouraged. Many modern equivalents can be found which mimic the natural materials, and the Design Review Board may approve such materials if their appearance is found to be compatible with adjacent material and consistent with the intent of these standards and guidelines.

b. Streetscape and Landscape Design

Small towns evoke many images, but one that appears to be consistent with many residents is the neighborliness of the area. Porches, plaza, parks and simply strolling down the street allow neighbors and visitors to meet and greet each other and to get to know one another. The Town encourages the man-made elements that promote these activities, and in some instances the Design Review Board shall require the provision of streetscape improvements to encourage and reinforce the small town atmosphere.

Porches and awnings are encouraged for all residential design as these elements create and encourage a human scale that is consistent with the small town image. Commercial structures, particularly those that are located in renovated residential units, shall maintain these elements and incorporate the use of pedestrian walkways, street furniture such as benches and trashcans where possible. Commercial developments that exceed 2500 square feet of gross leasable area shall be required to provide a plaza area that incorporates these elements.

Landscape standards are defined in Section 16.17.14, 15 and 16 and shall be reviewed with all applications for design review. Compliance with the minimum standards defined within those sections shall be required. The Design Review Board shall review the list of plant material to be utilized, particularly for determination of irrigation requirements. Exhibit B lists plant materials that are suitable for use in the Town, drought-resistant and therefore their use is encouraged. Other plant materials listed that require substantial water and therefore the Design Review Board may require the provision of an irrigation system and the provision of collateral to assure its completion.

c. Screening

Both residential and commercial areas within the Town shall be required to screen certain visually obtrusive areas, including, but not limited to, refuse storage, general storage, loading areas, mechanical equipment and parking areas.

The screening may occur with landscaping, compliant with Section 16.17.14, 15 and 16, or these uses may be screened with fencing or by containing the uses within a structure or parapet walls. Fences shall not exceed 3-feet in height for opaque fences and 4 feet in height for fences with you can see through. Higher fences may be used to screen the sides and rear of the lot but should not exceed 6 feet in height. In no case shall a fence or screening structure obstruct a driver's view of an intersection.

Additional information regarding the Design Review processes and guidelines including the Character Areas can be found in Chapter 16, Appendix B of the Minturn Town Code.

SURVEYOR'S CERTIFICATE

I, the undersigned, being duly sworn, do hereby certify that the foregoing plat and map were prepared by me or under my direct supervision and to the best of my knowledge and belief they are true and correct in all particulars and conform to the laws of the State of Colorado in all respects.

Witness my hand and the seal of my office at Denver, Colorado, this 1st day of August, 1920.



TITLE CERTIFICATE

There has been paid to me the sum of \$100.00 for the purpose of recording this plat and map, and the same has been duly recorded in my office.

Witness my hand and the seal of my office at Denver, Colorado, this 1st day of August, 1920.

CERTIFICATE OF TAXES PAID

I hereby certify that the taxes on the land shown on this plat and map have been paid to the satisfaction of the law.

Witness my hand and the seal of my office at Denver, Colorado, this 1st day of August, 1920.

CLERK AND RECORDERS CERTIFICATE

I hereby certify that the foregoing plat and map have been duly recorded in my office.

Witness my hand and the seal of my office at Denver, Colorado, this 1st day of August, 1920.

TITLE CERTIFICATE

I hereby certify that the foregoing plat and map have been duly recorded in my office.

Witness my hand and the seal of my office at Denver, Colorado, this 1st day of August, 1920.

MINTURN TOWN CERTIFICATE

I hereby certify that the foregoing plat and map have been duly recorded in my office.

Witness my hand and the seal of my office at Denver, Colorado, this 1st day of August, 1920.

**FINAL PLAT
GILLESPIE SUBDIVISION
A RESUBDIVISION OF PARCEL B-1
LOCATED IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 35,
TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF MINTURN, EAGLE COUNTY, COLORADO**



CERTIFICATE OF DEDICATION AND OWNERSHIP

I hereby certify that the land shown on this plat and map has been duly dedicated to the public use of the State of Colorado, and the same has been duly recorded in my office.

Witness my hand and the seal of my office at Denver, Colorado, this 1st day of August, 1920.

STATE OF COLORADO
COUNTY OF EAGLE

Notary Public
J. H. Fisher
Notary Public
State of Colorado
No. 1234

Notary Public
J. H. Fisher
Notary Public
State of Colorado
No. 1234

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LAND USE SUMMARY

LOT	ACRES	USE	ASSESSED
1	0.24	Residential	\$60,000.00
2	0.24	Residential	\$60,000.00
TOTAL	0.48		\$120,000.00



SURVEYOR'S NOTES

1. Lot of 0.24 acres, subject to a mortgage.
2. 8555 of Section 35, NE 1/4 of NE 1/4 of Section 35, Township 5 South, Range 81 West of the 6th Principal Meridian, Town of Minturn, Eagle County, Colorado.
3. 117' Avenue No. 10 (to 100' from 100' street) and 30' wide street.
4. Owners' use as indicated on the plat.
5. This plat is to show a final plat of the subdivision.
6. See the subdivision map.

LEGEND

—	ROAD 5/8" IN DIA AND 1 1/2" ASHRAVE CON. @ 242000
—	OVERHEAD ELECTRIC WIRE
—	POWER POLE

ALPINE ENGINEERING INC.

SHEET 1 OF 1

JOB #75243





801

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



Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Lauren Dickie
Burke Harrington
Chris Manning
Jena Skinner

To: Planning Commission
From: Madison Harris, Planner I
Date: November 6, 2020
Re: Reintroduction of the Chapter 16 Zoning Code Amendment Project

Background:

In the fall of 2017, the Town retained the services of Hunn Planning & Policy to assist the Town Planner in re-organizing and updating certain provisions and sections of Chapter 16 – Zoning, of the Minturn Municipal Code. The objectives of the project were:

1. Eliminate or combine multiple character areas and zone districts (without changing any allowed uses or other zoning or development standards) to reduce the overall number of both character areas and zone districts.
2. Provide one consolidated use table (rather than one use table for each separate character area) and one consolidated table of development standards and dimensional limitations.
3. Re-organize the format of Chapter 16 to allow for more user friendly, logical navigation by staff and end users.
4. Provide new or combined zone districts; the direction from staff at that time was to migrate away from existing, catch-all descriptors (i.e. “residential,” “commercial”) which corresponded with the overarching character areas (e.g. “Old Town Character Area – Residential Zone District”) and towards new categories such as “R-1” or “C-1” based on the type and character of the zone district and based on existing uses occurring within existing zone districts.
5. Provide new zoning maps, color coded to correspond with the newly created zone district descriptors.

Work was completed from 2017 to 2018 to provide an updated Chapter 16 based on the above goals. However, that work (a revised zoning chapter) was never reviewed by the Planning Commission. Although the work completed did accomplish several goals – to reorganize the format of the chapter; combine districts and eliminate character areas; and provide new mapping, none of the text of Chapter 16 was addressed.

As part of this ongoing project the Planning Commission has been engaged since September 2019 in a review of Chapter 16 for the specific purpose of identifying inconsistent or contradictory language; updating development standards and dimensional limitations for certain

zone districts; updating definitions; and, reviewing allowable or encouraged uses in each zone district – work that was not completed during the original project scope from 2017 to 2018.

To accomplish this review in the most transparent manner possible, a total of 13 work sessions were facilitated from September 2019 to May 2020.

October 9, 2019	Districts and Uses
October 23, 2020	Districts and Uses
November 13, 2019	Lot Standards and Requirements (setbacks, lot coverage, and impervious coverage)
December 11, 2019	Lot Standards and Requirements (setbacks, lot coverage, and impervious coverage)
January 8, 2020	Legal Non-Conforming Uses, Structures and Lots
February 12, 2020	Old Town Zoning Development Standards
February 26, 2020	100 Block Existing Conditions and Transportation Study Old Town Residential and Commercial Development Standards and Dimensional Limitations
March 25, 2020	Article 2, Definitions
April 29, 2020	Article 2, Definitions
May 13, 2020	Article 2, Definitions
May 27, 2020	Article 2, Definitions
July 8, 2020	100 Block Building Height and Bulk Plane

The following summary is intended as a review of topics discussed during the multiple work sessions. The summary below is intended to allow the Planning Commission to recall discussions had during those work sessions.

Zone Districts:

R-1 (Old Town Residential)

- Development Standards and Dimensional Limitations
 - Duplexes should be regulated by design standards
 - Solar is fine as an alternative source, but there was concern about the noise that wind turbines make
 - Lot sizes are a concern
- Zone uses
 - Home Business should be a Conditional Use
 - Multifamily should be conditional use
 - Across all residential zones, duplexes and single family should be a use by right, but multi-family should be a conditional use
 - Eliminate “Roadside Stand” as use
 - Day care center should become daycare home for residential zones

R-2 (South Town and Game Creek Residential)

- Development Standards and Dimensional Limitations
 - Why a cap on accessory dwelling unit floor area?
 - Let design standards and dimensional limitations dictate

- Zone Uses
 - Eliminate “Flea Market” as a use
 - Uses by Right
 - Single Family
 - Duplexes
 - Multi Family – not listed, but could be CUP (both Taylor and South Town)
 - Could do CUP for Duplex and Multi Family in all resident districts
 - No roadside stands
 - No daycare center
 - Day Care Home should be CUP

R-3 (Martin Creek Residential)

- Development Standards and Dimensional Limitations
 - Change max building lot coverage from N/A to 20%
- Zone Uses
 - Home business should be permitted as a conditional use
 - Why aren’t duplexes allowed?
 - Limited Review Uses – ok as listed
 - Add Home Business as CUP

R-4 (Cross Creek North)

- Development Standards and Dimensional Limitations
 - Will treat Cross Creek North similar to Estate Lots due to size of lots
 - Proposed Min. Lot Dimension (feet): 50
 - Proposed Max Building lot coverage: 40%
 - Proposed Cross Creek North Average lot is 16,596 sq. ft.
 - Existing is 25% lot cover = 4,149 sq. ft.
 - Proposed is 40% lot cover= 6,638 sq. ft.
 - 2,489 sq. ft. difference
- Zone Uses
 - Eliminate “Flea Market” as a use
 - Need to work on definition for Townhouse
 - Cross Creek – R4 – MF – get rid of it
 - Same as R2 – Taylor and South
 - MF as CUP
 - MF to include townhomes, apartments, condos

R-5 (Cross Creek South)

- Development Standards and Dimensional Limitations
 - Proposed Cross Creek South R-5
 - Average sq. ft. = 3,659.04
 - Average lot coverage = 41.26%
- Zone Uses
 - Designate this zone as “Cottage Lots” due to size of lots
 - Revise Min. Lot Area: 2,500 sq. ft.

R-6 (Multi-Family)

- Zone Uses
 - Create Multi-Family zone district to include:
 - Multi-family
 - Trout Club
 - Eagle River Enclave
 - Minturn Townhomes

MU-1 (Mixed-Use)

- Zone Uses
 - Remove single family and duplexes from permitted uses
 - They would be allowed to continue as pre-existing non-conforming uses unless and until the structure was demolished and/or the use abandoned, at which point future uses would need to meet new code requirements.
 - Maybe think about a Form Based Code or a Hybrid
 - Include Town Hall in this designation rather than in public facilities zone district due to uses (Town offices; apartments; post office)

C-1 (Grouse Creek)

- Development Standards and Dimensional Limitations
 - Grouse Creek commercial area should be separated out from proposed C-1
- Zone Uses
 - It would be easier to just list what we don't want, rather than permitted uses or those permitted via conditional use or limited review

C-2 (Old Town Commercial, South Town Commercial)

- Zone Uses
 - The goal of the 100 Block is commercial as primary use

C-3 (100 Block)

- Development Standards and Dimensional Limitations
 - Combine the commercial across the bridge (Saloon) with the 100 Block

PF (Public Facilities)

- Zone Use
 - Public Facilities needs to include or accommodate uses in Town Hall (or Town Hall property could also stay within the Mixed-Use Zone); also need PF to include future uses on school district land (Maloit Park)
 - Special events/mass gathering
 - No housing in PF due to rockfall

Public Facilities Light Industrial

- Zone Uses
 - No roadside stand in PFLI
 - Maybe use a more general term to allow sale of t-shirts, sports drinks, food, etc. as complimentary to new Bike Park and potential events at that site

PARO (Parks, Recreation and Open Space Zone District)

- Zone Uses
 - Add recreational facilities/mass gatherings
 - Should include Entertainment

OS2 (Open Space)

- Zone Uses
 - Should add passive recreational uses

Federal Lands

- Talk with Town Attorney about why we need a zone for land we don't control
- If anything, just have what we would like to see there should the land become available

General Comments – Uses in Zones:

- Can have drycleaners, but with caveats:
 - Natural products
 - Not certain chemicals
 - Maybe just a drop off front
- Get rid of Festival Marketplace
 - We don't have anything to accommodate it
- Flea market could become outdoor market
 - Not great connotations
- Mobile vendors
 - Placed in railyard?
 - Renewal of permit every 6 months
 - No permanent foundation
 - Designate mobile businesses in certain zones at certain times
 - Temporary use
 - Have a limited number of permits available
 - Fee for land use?
 - Need to nail down tax on products sold
- Accessory building/dwelling
 - Limited review in all zone districts
 - Secondary to retail in commercial zones
 - Multifamily should be a conditional use
 - Residential in commercial zones should be conditional use on ground level
 - Permitted use on 2nd floor
- Need to come back with intent language
 - Make sure that any decisions made are clear to set precedent and make sure we aren't favoring anybody
 - Suggestion to create new or bolster existing language for each zone district or set of uses to ensure that the "intent" of the district is clear
 - Talk with Town Attorney regarding language to describe intent and permitted uses: "Including but not limited to"
- Suggest elimination of "Drive-thru/Drive-up" commercial uses in commercial or mixed-use districts
 - Not well suited/Nowhere to locate such uses
- Residential in commercial is dysfunctional and breaks up the street
 - Could build shops that look like houses though
- Can get rid of the Game Creek PUD Holding Zone as it is a confusing term
 - Maybe be picked up by the 3 Mile Plan or the Comp. Plan

General Comments – Lot Sizes/Coverage:

- Suggestion to set “maximum” lot size and to also not require setbacks was discussed
- Need to consider snow storage, drainage, and parking
- Consider density and character of neighborhood when discussing allowances for additional coverage for ADUs
- Flexible setbacks: Base setbacks on existing conditions between properties to ensure proper separation of buildings, but to allow flexibility as long as drainage, utilities and snow storage are properly addressed
- Tie (Community Housing) deed restriction to minimum lot size for locals?
- Pick three different lot sizes and work under the code and see how far down one could subdivide a lot while still meeting requirements for parking and other things.
- Expand special circumstance requirements for a variance?
- Most instances structures don’t comply with setbacks
- Several zone districts do not have impervious standards

Outstanding Issues:

The Planning Commission has given Staff thoughtful and well considered feedback on any questions posed to them across the course of this code update. Given that, there were a few more instances that Staff has come across in the course of working on the draft document where we need Planning Commission’s input.

Uses:

In the new C-2 Zone District, which consists of Old Town Commercial and South Town Commercial, we have listed in the draft as both a Conditional Use and a Limited Use “Mobile/Manufactured Home Sales, Service and Rental”. Is this use something that Planning Commission feels should be supported in this zone district? If so, should it be a Limited Use or a Conditional Use, as it can’t be both?

A similar question is posed for the use “Automotive Detail Shops” in the C-3 Zone District (100 Block) and the MU-1 Zone District (Old Town Mixed Use and Cross Creek Mixed Use). Should this use be supported in this zone district? If not here, then where?

Another use that Staff has questions about is “Dry Cleaners”. In previous Planning Commission meetings, there was discussion about setting specific standards if the Town were to allow Dry Cleaners be a use. Clarification on what those standards should be would be helpful.

Snow Storage:

In talks with Public Works Supervisor Arnold Martinez, it has been shown that the current requirement of 5% of setbacks being devoted to snow storage is not enough in most cases. Upping the number to 10-15% is more realistic based on these discussions.

Parking:

Staff would like direction from Planning Commission on whether or not the Town should adjust the parking standards in the 100 Block or wait until a parking study has been completed? The Planning Commission in its review of Chapter 16 has not covered existing parking requirements. In the charrette done in October, one of the main focuses was parking requirements of

commercial uses. Staff is recommending the following changes, but not any substantive changes for parking in the 100 Block Commercial Zone until a parking study has been completed.

- Multi-family Dwelling 1.5 spaces per dwelling unit for 1-2 bedroom units, 2 spaces per unit for 3 or more bedroom units, plus 1 guest space per 5 dwelling units
- Hotel and Motel: 1 space per room or suite, 2 spaces per manager’s caretaker’s quarters

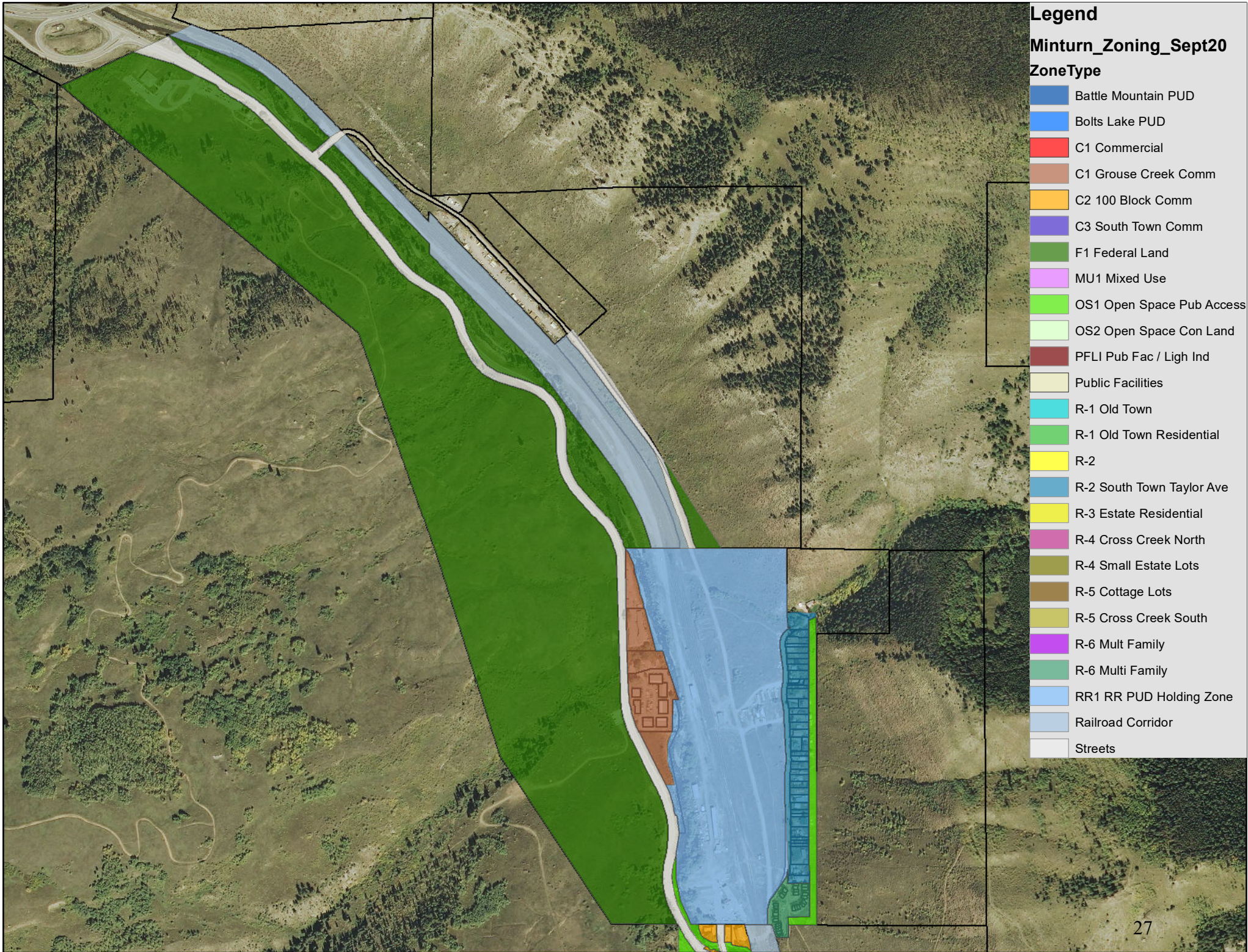
Proposed Adoption Schedule:

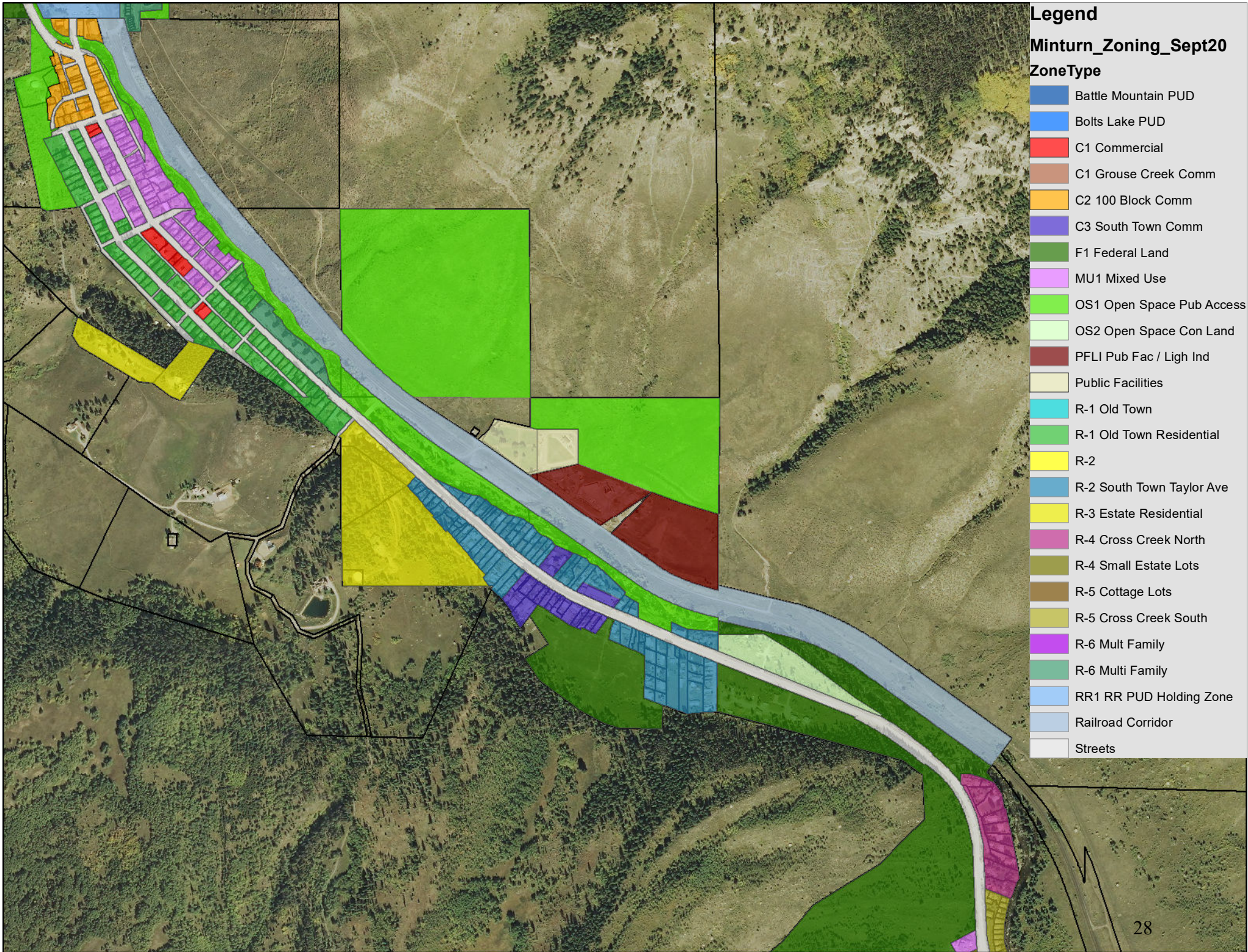
Once we have these questions answered, the path moving forward is fairly simple. We will most likely have two to three public hearings at Planning Commission to showcase all of the changes made to the document for the Public to see and get a recommendation for Council. Then it will go before Town Council for first reading and second reading, and then we will work to get the new Chapter available to everyone. Staff is aiming to finish this project by the end of 2020, but understands that logistically this will most likely not be adopted until January.

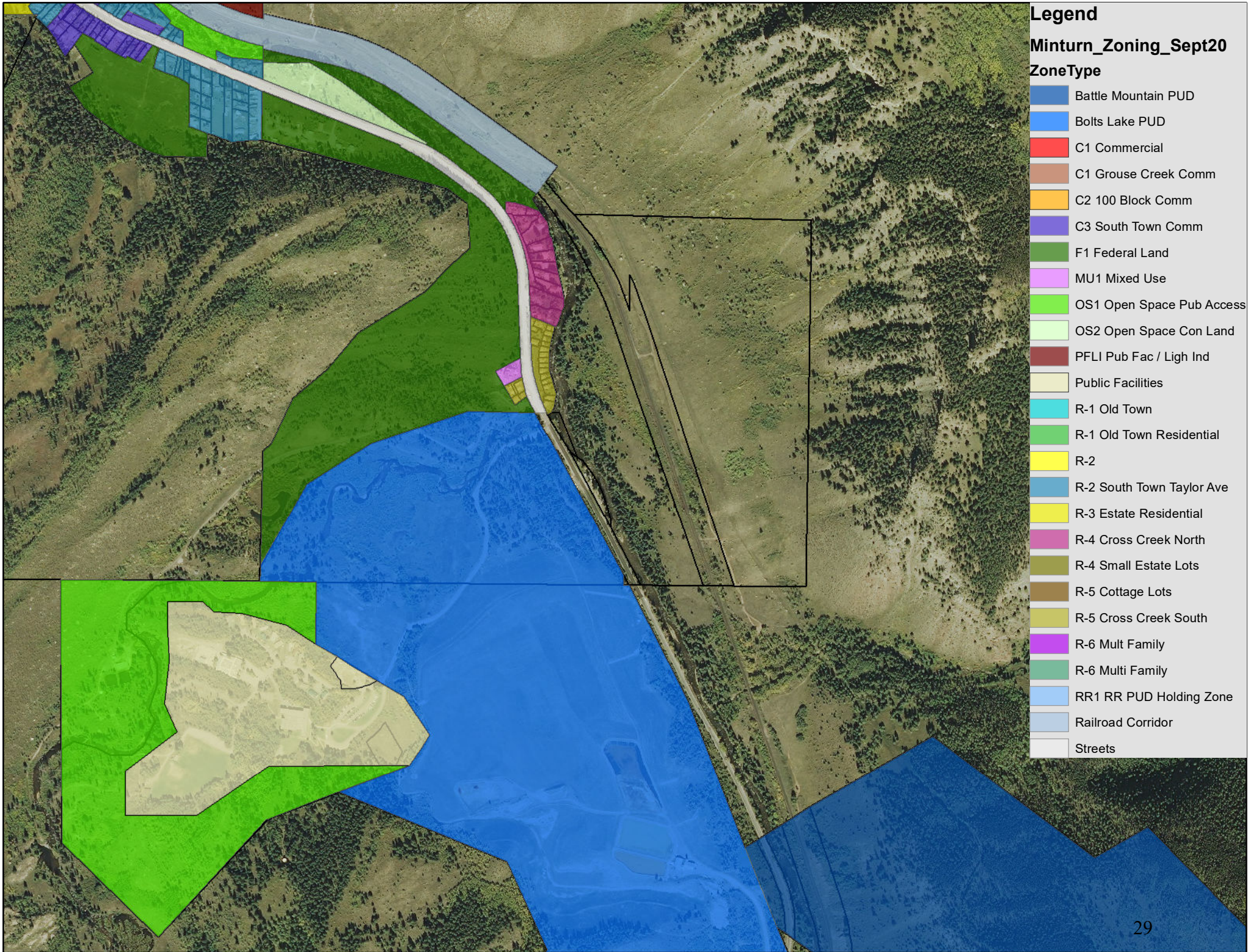
	Tentative Adoption Schedule (Subject to Change)
November 23	Planning Commission Public Hearing
December 9	Planning Commission Public Hearing
December 16	Town Council First Reading
January 6	Town Council Second Reading

Attached to Memo:

- New Zoning Maps
- Current Chapter 16 Table of Contents
- Proposed Chapter 16 Table of Contents





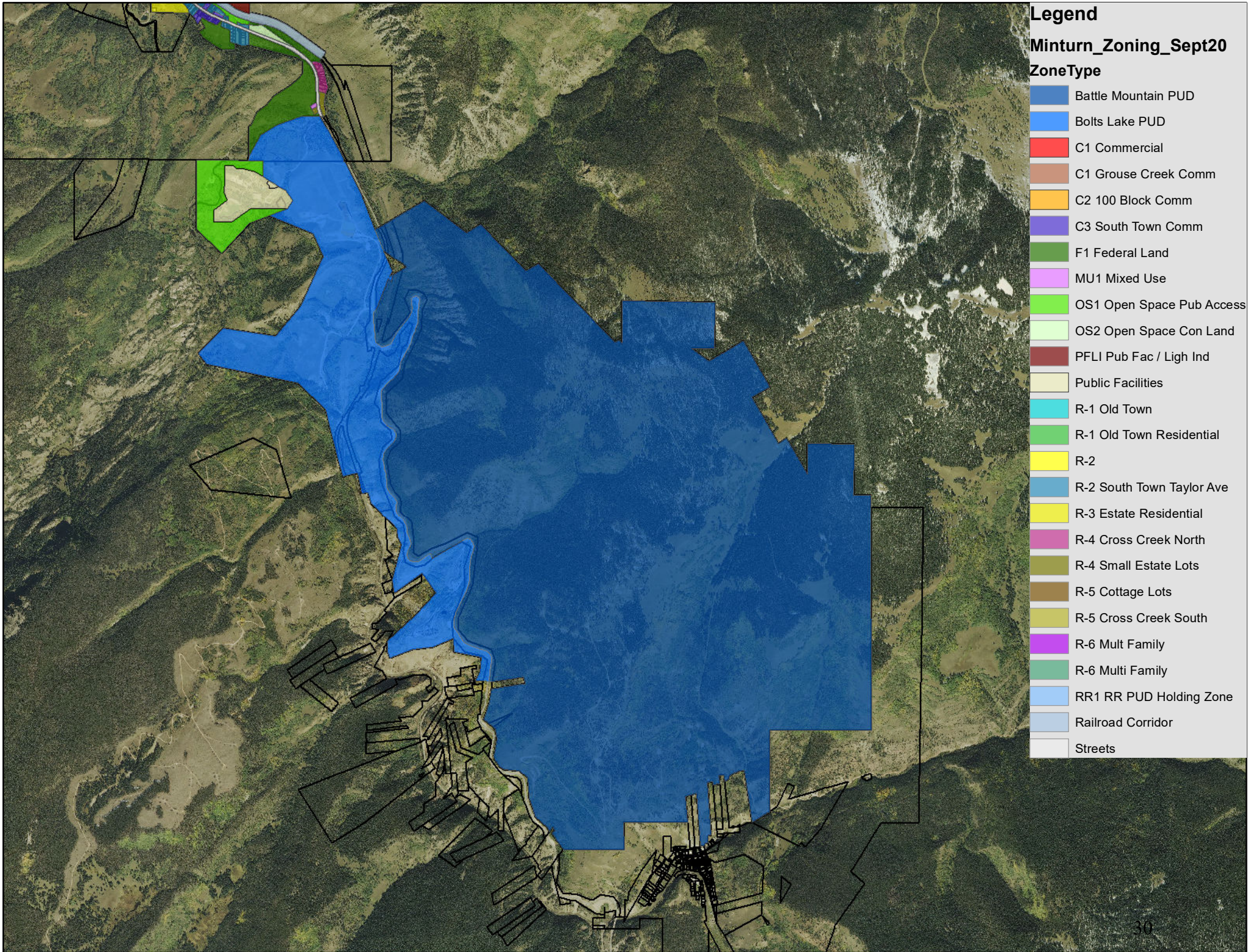


Legend

Minturn_Zoning_Sept20

ZoneType

- Battle Mountain PUD
- Bolts Lake PUD
- C1 Commercial
- C1 Grouse Creek Comm
- C2 100 Block Comm
- C3 South Town Comm
- F1 Federal Land
- MU1 Mixed Use
- OS1 Open Space Pub Access
- OS2 Open Space Con Land
- PFL1 Pub Fac / Ligh Ind
- Public Facilities
- R-1 Old Town
- R-1 Old Town Residential
- R-2
- R-2 South Town Taylor Ave
- R-3 Estate Residential
- R-4 Cross Creek North
- R-4 Small Estate Lots
- R-5 Cottage Lots
- R-5 Cross Creek South
- R-6 Mult Family
- R-6 Multi Family
- RR1 RR PUD Holding Zone
- Railroad Corridor
- Streets



- Legend**
- Minturn_Zoning_Sept20**
- ZoneType**
- Battle Mountain PUD
 - Bolts Lake PUD
 - C1 Commercial
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 - R-2
 - R-2 South Town Taylor Ave
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 - R-4 Cross Creek North
 - R-4 Small Estate Lots
 - R-5 Cottage Lots
 - R-5 Cross Creek South
 - R-6 Mult Family
 - R-6 Multi Family
 - RR1 RR PUD Holding Zone
 - Railroad Corridor
 - Streets

Current Chapter 16 - Table of Contents

Article 1 - General Provisions

- Sec 16-1-10 - Title of provisions**
- Sec 16-1-20 - Purpose of provisions**
- Sec. 16-1-30. - Statutory authority.**
- Sec. 16-1-40. - Jurisdiction.**
- Sec. 16-1-50. - Interpretation.**
- Sec. 16-1-60. - Application of regulations.**
- Sec. 16-1-70. - Annexation and disconnection procedure.**
- Sec. 16-1-80. - Relationship to existing ordinances.**
- Sec. 16-1-90. - Enforcement and penalties.**
- Sec. 16-1-100. - Severability.**

Article 2 - Definitions, Illustrations and Lot Standards

- Sec. 16-2-10. - Purpose.**
- Sec. 16-2-20. - Definitions.**
- Sec. 16-2-30. - Illustrations.**
- Sec. 16-2-40. - General lot requirements and dimensional standards.**
- Sec. 16-2-50. - Specific lot requirements and dimensional standards.**
- Sec. 16-2-60. - Building height limitations for all zone districts except 100 Block Commercial Zone.**
- Sec. 16-2-65. - 100 Block Commercial Zone building height limitations.**
- Sec. 16-2-70. - Specific front, side and rear yard setbacks requirements for 100 Block Commercial Zone.**
- Sec. 16-2-80. - Block and building site patterns and side yard setbacks for 100 Block Commercial Zone.**

Article 3 - Character Areas and Zones

Sec. 16-3-10. - Character Areas and zones established.

Sec. 16-3-20. - Character Area and Zone Map adopted.

Sec. 16-3-30. - Character Area and zone boundaries.

Sec. 16-3-40. - Boundary determination.

Sec. 16-3-50. - Use tables.

Sec. 16-3-60. - Use not listed.

Article 4 - Meadow Mountain Character Area

Sec. 16-4-10. - Character Area characteristics.

Sec. 16-4-20. - Federally regulated area.

Sec. 16-4-30. - Meadow Mountain Federally Regulated Area Map.

Article 5 - Grouse Creek Character Area

Sec. 16-5-10. - Character Area characteristics.

Sec. 16-5-20. - Grouse Creek Commercial Zone.

Sec. 16-5-30. - Grouse Creek Character Area map.

Sec. 16-5-40. - Grouse Creek Character Area use table.

Sec. 16-5-50. - Grouse Creek Character Area limited use standards.

Sec. 16-5-60. - Supplemental regulations and site development standards.

Article 6 - Old Town Character Area

Sec. 16-6-10. - Character Area characteristics.

Sec. 16-6-20. - Old Town Residential Zone.

Sec. 16-6-30. - Old Town Commercial Zone.

Sec. 16-6-35. - 100 Block Commercial Zone.

Sec. 16-6-40. - Old Town Mixed-Use Zone.

Sec. 16-6-50. - Old Town Recreation and Open Space Zone.

- Sec. 16-6-60. - Old Town Character Area map.**
- Sec. 16-6-70. - Old Town Character Area use table.**
- Sec. 16-6-80. - Old Town Character Area limited use standards.**
- Sec. 16-6-90. - Supplemental regulations and standards.**

Article 7 - South Town Character Area

- Sec. 16-7-10. - Character Area characteristics.**
- Sec. 16-7-20. - South Town Residential Zone.**
- Sec. 16-7-30. - South Town Commercial Zone.**
- Sec. 16-7-40. - South Town Federally Regulated Area.**
- Sec. 16-7-50. - South Town Character Area map.**
- Sec. 16-7-60. - South Town Character Area use table.**
- Sec. 16-7-70. - South Town Character Area limited use standards.**
- Sec. 16-7-80. - Supplemental regulations and standards.**

Article 8 - Martin Creek Character Area

- Sec. 16-8-10. - Character Area characteristics.**
- Sec. 16-8-20. - Martin Creek Residential Estate Zone.**
- Sec. 16-8-30. - Martin Creek Character Area Map.**
- Sec. 16-8-40. - Martin Creek Character Area use table.**
- Sec. 16-8-50. - Martin Creek Character Area limited use standards.**
- Sec. 16-8-60. - Supplemental regulations and standards.**

Article 9 - Cross Creek Character Area

- Sec. 16-9-10. - Character Area characteristics.**
- Sec. 16-9-20. - Cross Creek Residential Zone.**
- Sec. 16-9-30. - Cross Creek Mixed-Use Zone.**

- Sec. 16-9-40. - Federally Regulated Area.**
- Sec. 16-9-45. - Cross Creek Recreation and Open Space Zone.**
- Sec. 16-9-50. - Cross Creek Character Area map.**
- Sec. 16-9-60. - Cross Creek Character Area use table.**
- Sec. 16-9-70. - Cross Creek Character Area limited use standards.**
- Sec. 16-9-80. - Supplemental regulations and standards.**

Article 10 - Bolt's Lake, Gilman, Willow Creek, Rock Creek and Holy Cross Character Areas

- Sec. 16-10-10. - Establishment of Bolt's Lake, Gilman, Willow Creek, Rock Creek and Holy Cross Character Areas.**
- Sec. 16-10-20. - Character Area characteristics.**
- Sec. 16-10-25. - Willow Creek, Rock Creek and Holy Cross Character Areas map.**
- Sec. 16-10-30. - Permitted uses of ranch lots and estate lots.**
- Sec. 16-10-35. - Master map for mountaintop area.**
- Sec. 16-10-40. - Terms and conditions applicable to ranch lots and estate lots.**

Article 11 - Lionshead Character Area

- Sec. 16-11-10. - Character Area characteristics.**
- Sec. 16-11-20. - Recreation and Open Space Zone.**
- Sec. 16-11-30. - Light Industry and Public Facilities Zone.**
- Sec. 16-11-40. - Lionshead Character Area map.**
- Sec. 16-11-50. - Lionshead Character Area use table.**
- Sec. 16-11-60. - Lionshead Character Area limited use standards.**
- Sec. 16-11-70. - Supplemental regulations and standards.**

Article 12 - Game Creek Character Area

- Sec. 16-12-10. - Character Area characteristics.**

- Sec. 16-12-20. - Game Creek Residential Zone.**
- Sec. 16-12-30. - Game Creek PUD Holding Zone.**
- Sec. 16-12-40. - Game Creek Character Area map.**
- Sec. 16-12-50. - Game Creek Character Area use table.**
- Sec. 16-12-60. - Game Creek Character Area limited use standards.**
- Sec. 16-12-70. - Supplemental regulations and standards.**

Article 13 - Eagle River Character Area

- Sec. 16-13-10. - Character Area characteristics.**
- Sec. 16-13-20. - Recreation and Open Space Zone.**
- Sec. 16-13-30. - Eagle River Character Area map.**
- Sec. 16-13-40. - Eagle River Character Area use table.**
- Sec. 16-13-50. - Supplemental regulations and standards.**

Article 14 - Transportation Character Area

- Sec. 16-14-10. - Character Area characteristics.**
- Sec. 16-14-20. - Railroad Right-of-Way/ Transportation Zone.**
- Sec. 16-14-30. - Transportation Character Area map.**
- Sec. 16-14-40. - Transportation Character Area use table.**
- Sec. 16-14-50. - Supplemental regulations and standards.**

Article 14.5 - Maloit Park Character Area

- Sec. 16-14.5-10. - Character Area characteristics.**
- Sec. 16-14.5-20. - Maloit Park Mixed-Use Zone.**
- Sec. 16-14.5-30. - Maloit Park Public Facilities Zone.**
- Sec. 16-14.5-40. - Maloit Park Recreation and Open Space Zone.**
- Sec. 16-14.5-50. - Maloit Park Character Area map.**

Sec. 16-14.5-60. - Maloit Park Character Area use table.

Article 15 - Planned Unit Development Overlay Zone District

Sec. 16-15-10. - Purpose and general provisions.

Sec. 16-15-20. - Authority.

Sec. 16-15-30. - General applicability.

Sec. 16-15-40. - Minimum land area.

Sec. 16-15-50. - Location.

Sec. 16-15-60. - Procedure.

Sec. 16-15-70. - General standards.

Sec. 16-15-80. - Fees.

Sec. 16-15-90. - Concept development plan application and checklist.

Sec. 16-15-100. - Preapplication conference.

Sec. 16-15-110. - Concept plan submission.

Sec. 16-15-120. - Concept development plan, Planning Commission review.

Sec. 16-15-130. - PUD preliminary development plan application.

Sec. 16-15-140. - Preliminary development plan submittal requirements.

Sec. 16-15-150. - Planned Unit Development (PUD) agreement for final plan.

Sec. 16-15-160. - PUD/preliminary development plan; Planning Commission review.

Sec. 16-15-170. - PUD/preliminary development plan; Town Council review and action.

Sec. 16-15-180. - Substantial change from Planning Commission review.

Sec. 16-15-190. - Effect of approval of preliminary development plan for PUD.

Sec. 16-15-200. - Final plan for PUD.

Sec. 16-15-210. - Minor planned unit development.

Sec. 16-15-220. - Planned Unit Development agreement for final development plan.

Sec. 16-15-230. - Changes to approved plans.

Sec. 16-15-240. - Enforcement of PUD.

Article 16 - Off-Street Parking and Loading

Sec. 16-16-10. - Standards and administration.

Sec. 16-16-20. - Parking required for residential and lodging uses.

Sec. 16-16-30. - Parking required for commercial, office and institutional uses.

Sec. 16-16-40. - Parking required for light industrial, warehousing and storage facility uses.

Sec. 16-16-50. - Determination of parking for uses not listed.

Sec. 16-16-60. - Main Street (Highway 24) parking.

Sec. 16-16-70. - Supplemental parking and loading standards.

Sec. 16-16-80. - Measurement of floor area to determine parking spaces required.

Sec. 16-16-90. - Clear-vision area requirements.

Sec. 16-16-100. - General standards for parking and loading areas.

Sec. 16-16-110. - Location of required parking spaces.

Sec. 16-16-120. - Design requirements for parking and loading areas.

Sec. 16-16-130. - Snow storage.

Sec. 16-16-140. - Landscaping standards for parking areas.

Article 17 - Supplemental Regulations and Standards

Sec. 16-17-10. - Generally.

Sec. 16-17-20. - Minimum use of lots.

Sec. 16-17-30. - Dual use of lots.

Sec. 16-17-40. - Frontage.

Sec. 16-17-50. - Reserved.

Sec. 16-17-60. - Building height exceptions.

Sec. 16-17-70. - Hillside building regulations.

- Sec. 16-17-80. - Determination of slope.**
- Sec. 16-17-90. - Land and open space dedications.**
- Sec. 16-17-100. - Utility transmissions.**
- Sec. 16-17-110. - Underground utilities.**
- Sec. 16-17-120. - Cluster subdivisions.**
- Sec. 16-17-130. - Phasing standards.**
- Sec. 16-17-140. - Landscaping standards.**
- Sec. 16-17-150. - Landscape standards and plan submittal required for multi-family, mixed-used, commercial developments, subdivisions and planned unit developments.**
- Sec. 16-17-160. - Landscape standards and plan submittal for residential homes in all character areas for single-family dwellings, duplexes, single-family with accessory apartments, and single-family with accessory dwelling.**
- Sec. 16-17-170. - Installation and maintenance requirements for all landscaping.**
- Sec. 16-17-180. - Exterior illumination standards.**
- Sec. 16-17-190. - Reserved.**
- Sec. 16-17-200. - Design Standards and Guidelines adopted.**

Article 18 - Health and Safety Standards

- Sec. 16-18-10. - Purpose.**
- Sec. 16-18-20. - Applicability.**
- Sec. 16-18-30. - Noise and vibration standards.**
- Sec. 16-18-40. - Air quality, smoke and particulate standards.**
- Sec. 16-18-50. - Water quality standards.**
- Sec. 16-18-60. - Heat, glare, radiation and electrical interference.**
- Sec. 16-18-70. - Storage of hazardous and nonhazardous materials.**

Article 19 - Sign Regulations

- Sec. 16-19-10. - Short title.**

- Sec. 16-19-20. - Purpose.**
- Sec. 16-19-30. - Definitions.**
- Sec. 16-19-40. - Application and approval required.**
- Sec. 16-19-50. - Permit process.**
- Sec. 16-19-60. - General regulations.**
- Sec. 16-19-70. - Prohibited signs.**
- Sec. 16-19-80. - Exempted signs.**
- Sec. 16-19-90. - Temporary signs.**
- Sec. 16-19-100. - Specific regulations; permitted signs in Residential, Mobile Home, Agriculture and Open Space Zone Districts.**
- Sec. 16-19-110. - Specific regulations; permitted signs in Commercial and Industrial Zone Districts.**
- Sec. 16-19-120. - Specific regulations; permitted signs in Mixed-Use Zone District.**
- Sec. 16-19-130. - Nonconforming signs.**
- Sec. 16-19-140. - Variances.**
- Sec. 16-19-150. - Enforcement.**

Article 20 - Environmental Impact Report

- Sec. 16-20-10. - Purpose.**
- Sec. 16-20-20. - Preliminary environmental assessment.**
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