



Agenda

Planning Commission Regular Meeting | 5:30 PM

Wednesday, August 13, 2025

Town Hall / Council Chambers - 302 Pine St Minturn, CO

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.

This agenda and meetings can be viewed at www.minturn.org.

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/89818544524>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 898 1854 4524

Please note: All virtual participants are muted. In order to be called upon an unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five minutes for public comment.

Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Planner 1, prior to the meeting and will be included as part of the record.

- 1. Call to Order**
- 2. Roll Call and Pledge of Allegiance**
- 3. Approval of Regular Agenda**
Opportunity for amendment or deletions to the agenda.
- 4. Approval of Minutes**
 - A. July 23, 2025**
- 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**
Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the Town Clerk.

8. Design Review and Land Use Public Hearings

- A.** Ordinance TBD - Series 2025 An Ordinance Amending Chapter 16 of the MMC to Add Article 27, Natural Medicine Businesses and to Make Changes to the Use Tables in Sections 16-5-40, 16-6-70, and 16-7-60

9. Discussion / Direction Items

- A.** Minturn Forward: Land Use Code Update - Review Draft Article 3: Zoning Regulations

10. Staff Reports

- A.** Manager's Report

11. Planning Commission Comments

12. Future Meetings

- A.** August 27, 2025
- B.** September 10, 2025

13. Adjourn



Official Minutes

Planning Commission Regular Meeting | 5:30 PM

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Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 865 2940 6116

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Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Planner 1, prior to the meeting and will be included as part of the record.

1. Call to Order

Lynn Teach called the meeting to order at 5:30 p.m.

2. Roll Call and Pledge of Allegiance

Planning Commission Chair Lynn Teach, and Planning Commission Members Jeff Armistead, Michael Boyd, and Eric Rippeth

Staff Member Present: Planner II Madison Harris

Note: Amanda Mire and Darell Wegert are excused absent.

3. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

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

Note: Darell W. and Amanda M. are excused absent.

4. Approval of Minutes

A. July 9, 2025

Motion by Eric R., second by Jeff A., to approve the minutes of July 9, 2025 as presented. Motion passed 4-0.

Note: Darell W. and Amanda M. 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.

7. Special Presentations

Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the Town Clerk.

8. Design Review and Land Use Public Hearings

A. 0018 Silver Star Trail - New Single Family Residence

Madison H. introduced the agenda item. This is a four-bedroom, 4,130 square foot single family home measured to the midpoint of the roof at 27 feet 4 and ½ inches under the 28 foot height limit. Parking is more than adequate, with four off-street spaces, two more than is required per the approved PUD Guide. All setbacks are respected and the proposal is under the allowable lot and impervious coverage limitations. They have more snow storage than is required by the code at 273 square feet. Staff has identified no issues and recommends approval of the plans.

Public comment opened.

No public comment.

Public comment closed.

Motion by Michael B., second by Jeff A., to approve 0018 Silver Star Trail – New Single Family Residence as presented. Motion passed 4-0.

Note: Darell W. and Amanda M. are excused absent.

B. 0226 Miles End Lane - Change to Approved Plans

Madison H. introduced the agenda item. This is a four-bedroom, 4,253 (gross) square foot (last approved at 3,982 (gross) square feet) single family home measured to the midpoint of the roof at 27 feet 5 and 3/8 inches (last approved at 27 feet 1 and 7/8 inches), under the 28 foot height limit. Parking is adequate, with four off-street spaces, two of which are provided in the garage which is allowed per the approved PUD Guide. All setbacks are respected and the proposal changed the proposed lot and impervious coverage amounts as well as the snow storage, everything is still within allowances per the code. Staff has identified no issues and recommends approval of the plans.

Public comment opened.

No public comment.

Public comment closed.

Motion by Michael B., second by Jeff A., to approve 0226 Miles End Lane – Changes to Approved Plans as presented. Motion passed 4-0.

Note: Darell W. and Amanda M. are excused absent.

C. 886 Main Street and 892 Main Street - Variance Request for Relief from Minimum Lot Width

Madison H. introduced the agenda item. The Applicant, Tom Sullivan, requests review of a request for relief from the fifty foot (50') minimum lot dimension to allow for a subdivision of 886 and 892 Main Street into three lots in the South Town Residential

Zone District.

All zone districts have dimensional limitations associated with them. The most commonly referenced are setbacks and building height limitations. A less commonly referenced one though is the minimum lot width dimension. The definition provided by Sec. 16-2-20 states that *Lot width* means the average distance between the medians of the two (2) side lot lines, measured perpendicularly from one (1) of the sides. Since, for the most part, zoning and the associated dimensional limitations was applied after lots in Town had already been developed, that has left staff with many instances all over Town where the minimum lot dimension is not adhered to. To complicate matters further, the Municipal Code has Sec.16-17-40. – Frontage which states:

Each lot in separate ownership, unless otherwise provided for in this Chapter, shall have at least twenty-five (25) lineal feet of frontage on a street right-of-way, either dedicated to the public or to a private association or on a private road described by metes and bounds and reserved in perpetuity, through private agreement, to provide access to the lot. Each building devoted wholly or in part to residential use shall front on a street or road as described above, except when two (2) or more such buildings are located on one (1) lot and the required frontage for each building cannot be provided due to the shape of the lot; these buildings lacking street or road frontage shall front on a dedicated driveway easement at least twenty-five (25) feet in width and maintained in an unobstructed condition.

As demonstrated in the code section above, there appears to be conflicting direction given in two different places, one on minimum lot width and one on minimum lot frontage.

The proposal shows two lots having the interior lot line eliminated and then split into three: Lot 1 at a width of 33.34', Lot 2 at a width of 33.34', and Lot 3 at a width of 33.31'. This is an overall request for relief of about 33% reduction in minimum lot width. A conceptual site plan is provided with the application to help staff, the Planning Commission, and Town Council make an informed decision regarding the request.

The Minturn Municipal Code provides the following purpose, intent and criteria for the approval of a variance:

Sec. 16-21-690. - Variances.

(a) Purpose of provisions; limitations.

- (1) *In order to prevent or to lessen such practical difficulties and unnecessary physical hardships inconsistent with the objectives of this Chapter as would result from strict or literal interpretation and enforcement, variances from certain regulations may be granted. Cost or inconvenience to the applicant of strict or literal compliance with a regulation shall not be a reason for granting a variance.*
- (2) *Variances may be granted only with respect to the development standards prescribed for each zone, including lot area and site dimensions, setbacks, distances between buildings, height, density, site coverage, usable open space, landscaping, site development and parking and loading requirements.*
- (3) *The power to extend variances does not extend to the use regulations prescribed for each district because the flexibility necessary to avoid results inconsistent with the objectives of this Chapter is provided by*

Sections 16-21-620, Conditional Use Permits, and Division 3 of this Article, Amendments to text of Land Use Regulations or Character Area and Zone District Map.”

(c) Approval criteria. *Before acting on a variance application, the Planning Commission and the Zoning Board of Appeals shall consider the following factors with respect to the requested variance:*

- (1) The relationship of the requested variance to other existing or potential uses and structures in the vicinity;*
- (2) The degree to which relief from the strict or literal interpretation and enforcement of a specified regulation is necessary to achieve compatibility and uniformity of treatment among sites in the vicinity, or to attain the objectives of this Chapter without grant of special privilege;*
- (3) The effect of the requested variance on light and air, distribution of population, transportation and traffic facilities, public facilities and utilities and public safety; and*
- (4) Such other factors and criteria as the Planning Commission and Zoning Board of Appeals deem applicable to the proposed variance.*

(d) Findings required. *The Planning Commission and Zoning Board of Appeals shall make the following findings before granting a variance:*

- (1) There are exceptional or extraordinary circumstances or conditions applicable to the site of the variance that do not apply generally to other properties in the same zone;*

Staff Response:

As shown in the figures at the beginning of the staff report, there are several instances where the minimum lot width is not met, not just from a historical platting standpoint, but also from more recent plats approved such as the one for the Lucero's Subdivision at 996 Main Street. See also the application's Letter of Intent which lists many properties not covered by the figures that have substandard lot width.

- (2) The exceptional or extraordinary circumstances of the site create a situation in which the strict, literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this Chapter;*

Staff Response:

Similar to the response above, due to both historical platting not matching up with current zoning regulations as well as the enforcement of 25' frontage code section rather than 50' lot width minimums in recent years, there are many examples in the surrounding area that one could point to which has allowed for substandard lot width. The historic lot configuration minimum lot frontage has been enforced at 25' which presents exceptional conditions for the property owners.

- (3) That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity and will not result in substantial impairment to the purposes of this Chapter.*

Staff Response:

Except in the case of the minimum lot width, the proposed subdivision adheres to all other dimensional limitations, and staff believes that the proposed subdivision meets all of the applicable criteria as well as the

definition of a Minor Subdivision.

- (1) *General. Establish reasonable and equitable procedures and standards for the subdivision of land.*
- (2) *Safe and convenient traffic circulation. Require the provision of safe and convenient vehicular and pedestrian traffic circulation.*
- (3) *Adequacy of public facilities. Ensure that public facilities are available to serve development.*
- (4) *Conserve and manage natural resources. Conserve and manage natural resources.*
- (5) *Minimize air and water pollution. Minimize the impacts of air and water pollution and the degradation of land.*
- (6) *Open space. Provide for open space and recreational land through efficient and appropriate subdivision design.*
- (7) *Consistency with Master Plan and Land Use Regulations. Guide future growth and development consistent with the Master Plan and the Land Use Regulations.*
- (8) *Safety from fire, flood and other disasters. Maintain or improve safety from fire, flood and other potential disasters.*
- (9) *Adequate light, air and privacy. Provide adequate light, air and privacy for land uses.*
- (10) *Recordation. Ensure that the subdivision of lands is recorded with proper legal descriptions and monuments.*

From Sec. 17-2-10. – Definitions. *Subdivision, minor means a proposed subdivision of a parcel of land creating a total of six (6) lots or less, including both platted and remaining unplatted parcels, which is properly zoned for the proposed use. All lots on the proposed subdivision must abut a Town street or road which has been accepted for maintenance or, in the judgment of the Town, be physically accessible, or capable of being physically accessible, from the public street by conventional vehicles.*

- (4) *There is no substantial impairment to the public that would result from the granting of the variance.”*

Staff Response:

The proposed subdivision still complies with the minimum lot frontage and demonstrates the required safe public access to the lots on the conceptual site plan.

As noted above, the Planning Commission must make positive findings for all four variance criteria. Although no one criterion should be weighted differently or considered more important, the first two criteria are typically the most difficult to establish. Staff suggests that the intention of the minimum lot width is to ensure proper access to a public street or Right-of-Way. As stated above, this is met with the adherence to the 25' frontage requirement. The Minturn Municipal Code South Town Residential Zone purpose and intent and the 2023 Imagine Minturn Community Plan, along with the proposed conceptual site plan and proposed subdivision, which otherwise complies with Chapter 17 - Subdivisions, there may be a case for physical hardship and/or practical difficulty to allow for the requested relief from the rear setback.

For reference the following statements from the referenced above documents are relevant to this review:

Article 7 – South Town Character Area

Sec. 16-7-20. – South Town Residential Zone.

- (a) *The neighborhood is bisected by Highway 24 and is characterized by single-family residences and accessory buildings. The residences are typically one (1) and two (2) stories, with outbuildings on larger lots than found in Old Town. Low-density residential and public recreational and open space use along the Eagle River is encouraged. Higher density residential development can be accommodated on the south side of Main Street if it remains in character and all impacts are adequately addressed.*
- (b) ***The purpose of this area is to provide for continued residential use that benefits from proximity along the Eagle River. New development and redevelopment should preserve the unique character and scale of the neighborhood. An objective is to retain the residential areas as quiet and safe neighborhoods while allowing for compatible and appropriate nearby commercial. This area can accommodate reasonable growth where land and services are available.***

2023 Imagine Minturn Community Plan

Chapter 1: Smart Land Use & Practical Zoning

The Recommended Town Zoning Detail Map has this area of town labeled as R2. Per the description given on pg 21 *“This district is recommended in other residential areas of town with **small to medium size lots**. The intent of this district is to support the eclectic mix of housing types found in Minturn...”*

Page 19 states *“Minturn, as a community with historic structures, invariably has many non-conforming uses and structures. At this time, under the current provisions, these non-conforming uses (important sources of community housing) could not be preserved should redevelopment or major property improvements occur, and many residents with non-conforming structures cannot make enhancements to their property. **Further, some of these dimensional non-conformities support the character and sense of funkiness around Minturn**”*

For these reasons, granting of the variance should not result in any detrimental effects on the welfare of the Town or the substantial impairment to the purposes of the Design Guidelines and Chapter 16 of the MMC, overall. Staff recommends that the Applicant's request for a variance for relief from the strict application of the Town's minimum lot width for a subdivision at 886 Main Street and 892 Main Street may be granted as the request generally meets all variance criteria. Staff is **recommending approval** of the variance request.

Tom Sullivan, 116 Nelson Avenue, Applicant

Eric R. asked if this is for affordable housing.

- Mr. Sullivan said that he and his wife plan to sell their house on Nelson and build a house here, and then one of the owners plans to move here from New Jersey, the other owner this is just an investment. The existing houses will be non-conformities if they remain.

Jeff A. doesn't have a problem with the dimensional standards when it comes to the width, agrees with staff's finding. Promotes smaller lot sizes and going to the old 25' wide lots. Doesn't think they can approve a variance to the setbacks should the houses stay.

- Mr. Sullivan stated that they aren't asking for that now, and they probably

won't ask for it if they don't see support for it.

Michael B. finds Michael Pukas' letter concerning. Asked who gave confirmation that this would be allowed.

- Mr. Sullivan stated that he met with Scot about this.
- Michael B. asked Madison H. when this section was flagged and if it's been applied since then.
- Madison H. said that this section was flagged when staff met with the applicant for their pre-application meeting in October. This section of code has not been needed to be applied since then.

Jeff A. said that since this is such a grey area due to the heading in the dimensional standards table.

Michael B. asked if the setbacks can be adhered to.

- Mr. Sullivan said that he can easily fit a home within the setbacks.

Lynn T. agrees with Jeff A. that the houses should come down, but disagrees with him about trying to get to 25' wide lots. Would like to see subdivisions of this type come before the Planning Commission rather than approved by the Planning Director.

Public comment opened.

No public comment.

Public comment closed.

Motion by Jeff A., second by Eric R., to recommend approval to the Town Council of 886 Main Street and 892 Main Street - Variance Request for Relief from Minimum Lot Width. Motion passed 4-0.

Note: Darell W. and Amanda M. are excused absent.

Note: 5 minute recess called at 6:27 p.m.

9. Discussion / Direction Items

A. Minturn Forward: Land Use Code Update Zone District Discussion (R1, R2, R3, Makerspace, MU-1, MU-2, and MU3)

Matt Farrar introduced the item.

R1

- Michael B. stated that he thinks we should weight the input from the people these zone districts more than others received.
- Lynn T. thinks it should be left as single family at 5,000 square feet and nothing should change. Proposed increasing setbacks.
- Jeff A. supports 2,500 square foot lots because you still have to respect setbacks. Because of Lynn's opposition suggested moving Pine Street into a different zone district.

R2

- Jeff A. doesn't think the proposed dimensional limitations fit the Two Elk Estates. The proposed changes to side setbacks would be a drastic change to the character.

R3

- 761 Main St should change to R2

Makerspace

- No recommended changes

MU-1

- Jeff A. thinks that Restaurant should go through a public process so maybe it should be a Conditional Use
- Eric R. wants to ensure that the definition of retail covers grocery. Thinks the 10 ft front setback is too much.

MU-2

- Jeff A. thinks that the more intense commercial uses in Limited use category should be moved to Conditional Use so that there's a public review.

MU-3

- Michael B. can live with the proposed uses.
- Jeff A. doesn't agree with the 5,000 square feet minimum when Old Town Commercial allows for 2,500 square feet. Would recommend a different minimum lot size and building heights for mixed use/commercial developments vs. purely residential development
- Direction given was move building height to a separate discussion at a future meeting.

10. Staff Reports

A. Planning Department Update

Staff received a request to extend the DRB approval of 24 Silver Star Trail per Sec. 16-21-615(d)(4)(d) which states that Approval of this project shall lapse and become void one (1) year following the date of final approval...A maximum of one (1) one-year extension may be granted at the request of an applicant. It was originally set to expire on August 7, 2025, and has been administratively extended one year. The applicant has stated that they will be applying for building permit within the next 30 days.

11. Planning Commission Comments

12. Future Meetings

A. August 13, 2025

Michael B. won't be here.

B. August 27, 2025

13. Adjourn

Motion by Jeff A., second by Eric R., to adjourn the regular meeting of July 23, 2025 at 9:20 p.m. Motion passed 4-0.

Note: Amanda M. and Darell W. are excused absent.

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director

MEMORANDUM

DATE: August 8, 2025
TO: Minturn Planning Commission
FROM: Karp Neu Hanlon, P.C.
RE: Natural Medicine Businesses

In 2022, Colorado voters approved Proposition 122: “Access to Natural Psychedelic Substances” (the “Natural Medicine Health Act” or the “Act”), which legalizes the supervised use of psychedelic mushrooms at licensed facilities by individuals 21 years and older. The Act authorizes the State to promulgate rules and regulations for the operation of licensed natural medicine businesses. Local governments may not prohibit licensed natural medicine facilities but may regulate the time, place, and manner of operation of such facilities.

In 2023, the State published the Colorado Natural Medicine Code, establishing the regulatory structure for the operation of natural medicine businesses, including licensing and registration and requirements for the use, cultivation, manufacture, and testing of natural medicine substances.

The purpose of the Ordinance, attached as **Exhibit A**, is to regulate the time, place, and manner of operation of licenses issued pursuant to the Colorado Natural Medicine Code. Staff has determined that the most appropriate zoning districts for operation of natural medicine healing centers—where natural medicine services are provided under supervision—are in the Grouse Creek Character Area Commercial Zone, the Old Town Character Area 100-Block A and B Zones, and the South Town Character Area Commercial Zone. Other natural medicine businesses, including cultivation facilities, products manufacturers, testing facilities, and other licensed natural medicine businesses would be permitted in the Grouse Creek Area Commercial Zone. The Ordinance also limits any natural medicine business to be at least 1,000 feet from any child care center, preschool, school, or residential child care facility. The hours of operation of natural medicine businesses are restricted from 7:00 a.m. to 9:00 p.m. All other operations of natural medicine businesses must conform to state regulations.

Staff advises a recommendation of approval for the Ordinance to go before Town Council.

**TOWN OF MINTURN, COLORADO
ORDINANCE NO. TBD – SERIES 2025**

**AN ORDINANCE OF THE TOWN OF MINTURN,
COLORADO AMENDING THE MINTURN MUNICIPAL
CODE TO ADD ARTICLE 27, *NATURAL MEDICINE
BUSINESSES*, IN CHAPTER 16 AND TO MAKE CHANGES
TO THE USE TABLES IN SECTIONS 16-5-40, 16-6-70, AND
16-7-60**

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 State of Colorado passed Proposition 122: “Access to Natural Psychedelic Substances,” which is now codified in C.R.S. §§ 12-170-101 through 115 (the “Natural Medicine Health Act”); and

WHEREAS, the Natural Medicine Health Act allows the supervised use of psychedelic mushrooms by individuals aged 21 and over at licensed facilities and requires the state to create a regulatory structure for the operation of these licensed facilities; and

WHEREAS, the Natural Medicine Health Act prohibits local governments from banning licensed facilities, services, and use of natural medicines permitted by the Natural Medicine Health Act, while allowing local governments to regulate the time, place, and manner of operation of these facilities; and

WHEREAS, the State legislature enacted Senate Bill 23-290, which is codified in C.R.S. §§ 44-50-101 through 904 (the “Colorado Natural Medicine Code”), to create the regulatory structure for the operation of these licensed facilities, which includes the licensing and registration of facilities and related businesses that provide the use, cultivation, manufacture, and testing of these substances; and

WHEREAS, the Town Council desires to enact this ordinance to regulate the time, place, and manner of the operation of licenses issued pursuant to the Colorado Natural Medicine Code; to establish the appropriate zoning districts for the operation of licenses issued pursuant to the Colorado Natural Medicine Code; and to establish distance restrictions for buildings where natural medicine services are provided within the vicinity of a child care center; preschool; elementary, middle, junior or high school; or a residential child care facility pursuant to the Colorado Natural Medicine Code; and

WHEREAS, the Town Council wishes to allow natural medicine healing centers in the Grouse Creek Character Area Commercial Zone, the Old Town Character Area 100-Block A and B Zones, and the South Town Character Area Commercial Zone, as amended from time to time; and wishes to allow natural medicine cultivation facilities, natural medicine products manufacturers, natural medicine testing facilities, and any other state-licensed natural medicine businesses in the Grouse Creek Area Commercial Zone; and

WHEREAS, at a public hearing held on August 13, 2025, the Planning Commission considered the proposed amendments and heard evidence and testimony from the Town Staff, and members of the public. The Planning Commission recommended that the Town Council approve the proposed amendments; and

WHEREAS, at their regular meeting of August 20, 2025, the Town Council considered the amendments to the Minturn Municipal Code (the “Town Code”) to regulate the sale, manufacturing, and use of Natural Medicine, as shown in **Exhibit A** on first reading and scheduled a public hearing and second reading for the ordinance for September 3, 2025, for a meeting beginning no earlier than 5:30 PM at the Minturn Town Hall, 302 Pine Street, Minturn, Colorado; and

WHEREAS, at a public hearing and second reading on September 3, 2025, the Town Council heard evidence and testimony as offered by the Town Staff and members of the public; and

WHEREAS, the Town Council finds and determines that the proposed amendments to the Town Code outlined herein are reasonably necessary to promote the legitimate public purposes of the public health, safety and welfare.

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. The Town Code is hereby amended as set forth in **Exhibit A**.

SECTION 3. If any section, subsection, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, or provision shall in no manner affect any remaining provisions of this resolution, the intent being that the same are severable.

SECTION 4. Upon passage of this Ordinance, the provisions hereof shall become effective on September 10, 2025.

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 20TH DAY OF AUGUST 2025. 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 3rd DAY OF SEPTEMBER 2025 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 WEBSITE THIS 3RD DAY OF SEPTEMBER 2025.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

Exhibit A

The Town Code is hereby amended as follows. Additions are shown in **bold, double underlined** text.

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

The following Table 16-1 sets forth the uses for the Grouse Creek Character Area:

TABLE 16-1
Grouse Creek Character Area Use Table

<i>Use</i>	<i>All Residential Zones</i>	<i>All Commercial Zones</i>	<i>All Mixed-Use Zones</i>	<i>All Recreation & Open Space Zones</i>	<i>All Federally Regulated Zones</i>	<i>Light Industry and Public Facilities Zone</i>	<i>PUD Holding Zone</i>	<i>Railroad Right-of-Way/Transportation Zone</i>
R - Use by right	C - Conditional use		L - Limited use		N - Not allowed			
Accessory apartments	—	N	—	—	—	—	—	—
Accessory dwellings	—	N	—	—	—	—	—	—
Automotive detail shops	—	R	—	—	—	—	—	—
Automotive parts sales	—	R	—	—	—	—	—	—
Bakeries and confectioneries	—	R	—	—	—	—	—	—
Bakeries and delicatessens with food service	—	R	—	—	—	—	—	—
Banks and financial institutions	—	R	—	—	—	—	—	—
Barbershops	—	R	—	—	—	—	—	—
Beauty shops	—	R	—	—	—	—	—	—
Business and office services	—	R	—	—	—	—	—	—
Car washes	—	C	—	—	—	—	—	—
Cocktail lounges, taverns	—	R	—	—	—	—	—	—
Commercial accommodations	—	R	—	—	—	—	—	—
Convenience stores	—	R	—	—	—	—	—	—
Delicatessens and specialty food stores	—	R	—	—	—	—	—	—
Drive-thru/up establishments	—	C	—	—	—	—	—	—

Drugstores and pharmacies	—	R	—	—	—	—	—	—
Dry cleaners	—	R	—	—	—	—	—	—
Duplexes	—	N	—	—	—	—	—	—
Garden landscaping supply and seed stores	—	R	—	—	—	—	—	—
Gas stations	—	C	—	—	—	—	—	—
Grocery stores	—	R	—	—	—	—	—	—
Health/medical offices	—	R	—	—	—	—	—	—
Institutional uses	—	R	—	—	—	—	—	—
Laundries	—	C	—	—	—	—	—	—
Laundromats	—	R	—	—	—	—	—	—
Liquor stores	—	R	—	—	—	—	—	—
Manufacturing, light	—	C	—	—	—	—	—	—
Multi-family dwellings	—	N	—	—	—	—	—	—
<u>Natural medicine healing center</u>	—	<u>R</u>	—	—	—	—	—	—
<u>Natural medicine cultivation facility</u>	—	<u>C</u>	—	—	—	—	—	—
<u>Natural medicine products manufacturer</u>	—	<u>C</u>	—	—	—	—	—	—
<u>Natural medicine testing facility</u>	—	<u>C</u>	—	—	—	—	—	—
<u>Natural medicine business, other</u>	—	<u>C</u>	—	—	—	—	—	—
Office uses	—	R	—	—	—	—	—	—
Pawn shops	—	R	—	—	—	—	—	—
Photographic studios	—	R	—	—	—	—	—	—
Professional activities	—	R	—	—	—	—	—	—
Professional offices, business offices and studios	—	R	—	—	—	—	—	—
Radio and television stores and repair shops	—	R	—	—	—	—	—	—

Restaurant	—	R	—	—	—	—	—	—
Retail stores including: apparel stores; art supply stores and galleries; bookstores; camera stores and Retail stores including: apparel stores; art supply stores and galleries; bookstores; camera stores and retail photographic studios; candy stores; chinaware and glassware stores; florists; gift stores; hobby stores; household appliance stores; jewelry stores; leather goods stores; luggage stores; music and record stores; newsstands and tobacco stores; sporting goods stores; stationery stores; toy stores; variety stores; yardage and dry goods stores.	—	R	—	—	—	—	—	—
Retail uses greater than 5,000 square feet	—	C	—	—	—	—	—	—
Service businesses	—	R	—	—	—	—	—	—
Single-family residential dwellings	—	N	—	—	—	—	—	—

Small appliance repair shops, excluding furniture repair	—	R	—	—	—	—	—	—
Tailors and dressmakers	—	R	—	—	—	—	—	—
Theaters	—	R	—	—	—	—	—	—
Theaters, meeting rooms and convention centers	—	R	—	—	—	—	—	—
Travel and ticket agencies	—	R	—	—	—	—	—	—

* * * *

Sec. 16-6-70. Old Town Character Area use table.

The following Table 16-2 sets forth the uses for the Old Town Character Area:

TABLE 16-2
Old Town Character Area Use Table

<i>Use</i>	<i>All Residential Zones</i>	<i>Commercial Zones</i>	<i>100 Block: A</i>	<i>100 Block: B</i>	<i>All Mixed-Use Zones</i>	<i>All Recreation & Open Space Zones</i>	<i>All Federally Regulated Zones</i>	<i>Light Industry and Public Facilities Zone</i>	<i>PUD Holding Zone</i>	<i>Railroad Right-of-Way/Transportation Zone</i>
	R - Use by right		C - Conditional use		L - Limited use		N - Not allowed			
Accessory apartments (street level)	L	C	N***	N***	L	N	—	—	—	—
Accessory apartments (second floor or above)	L	C	R	R	L	N	—	—	—	—
Accessory dwellings (street level)	L	C	N***	N***	L	N	—	—	—	—
Accessory dwellings (second floor or above)	L	C	R	R	L	N	—	—	—	—

Automotive detail shops	N	C	N	N	C	N	—	—	—	—
Automotive parts sales	N	C	N	N	C	N	—	—	—	—
Bakeries and confectioneries	N	R	R	R	R	N	—	—	—	—
Banks and financial institutions	N	R	N	N	R	N	—	—	—	—
Barbershops	N	R	R	R	R	N	—	—	—	—
Beauty Shops	N	R	R	R	R	N	—	—	—	—
Business and office services	N	R	C	C	R	N	—	—	—	—
Car washes	N	N	N	N	C	N	—	—	—	—
Cocktail lounges, taverns	N	R	R	R	C	N	—	—	—	—
Club (street level)	N	N	N	N	N	N	—	—	—	—
Club (second floor or above)	N	C	N	N	C	N	—	—	—	—
Commercial accommodations	N	R	R	R	C	N	—	—	—	—
Convenience stores	N	C	N	N	C	N	—	—	—	—
Delicatessens and specialty food stores	N	R	R	R	C	N	—	—	—	—
Drive-thru/up establishments	N	C	N	N	N	N	—	—	—	—
Drugstores and pharmacies	N	R	R	R	R	N	—	—	—	—
Dry cleaners	N	R	N	N	N	N	—	—	—	—
Duplexes (street level)	N	C	N***	N***	C	N	—	—	—	—
Duplexes (second floor or above)	N	C	R	R	C	N	—	—	—	—

Garden landscaping supply and seed stores	N	R	N	N	R	N	—	—	—	—
Gas stations	N	N	N	N	C	N	—	—	—	—
Grocery stores	N	R	C	C	C	N	—	—	—	—
Health/medical offices (street level)	N	C	N	N	C	N	—	—	—	—
Health/medical offices (second floor or above)	N	R	R	R	C	N	—	—	—	—
Institutional uses (street level)	N	N	N	N	N	N	—	—	—	—
Institutional uses (second floor or above)	N	C	N	N	C	N	—	—	—	—
Laundries	N	C	N	N	C	N	—	—	—	—
Laundromats	N	R	N	N	C	N	—	—	—	—
Liquor stores	N	R	R	R	C	N	—	—	—	—
Manufacturing, light	N	C	C	C	N	N	—	—	—	—
Multi-family dwellings (street level)	N	C	N***	N***	C	N	—	—	—	—
Multi-family dwellings (second floor or above)	N	C	R	R	C	N	—	—	—	—
<u>Natural medicine healing center</u>	<u>N</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>C</u>	<u>N</u>	—	—	—	—
Pawn shops	N	R	C	C	C	N	—	—	—	—
Photographic studios	N	R	C	C	R	N	—	—	—	—
*Professional activities (street level)	N	R	C	C	C	N	—	—	—	—
Professional activities	N	R	R	R	R	N	—	—	—	—

(second floor or above)										
*Professional offices, business offices and studios (street level)	N	C	C	C	R	N	—	—	—	—
Professional offices, business offices and studios (second floor or above)	N	R	R	R	R	N	—	—	—	—
Radio and television stores and repair shops	N	R	R	R	R	N	—	—	—	—
Restaurant	N	R	R	R	C	N	—	—	—	—
Short-term rental**	R	R	R	R	R	N	—	—	—	—
Single-family residential dwellings	R	C	N	N	R	N	—	—	—	—
Retail stores including: Apparel stores; art supply stores and galleries; bookstores; camera stores and photographic studios; candy stores; chinaware and glassware stores; florists; gift stores; hobby stores; household appliance stores; jewelry stores; leather goods stores; luggage stores; music and record stores; newsstands and tobacco stores;	N	R	R	R	R	N	—	—	—	—

sporting goods stores; stationery stores; toy stores; variety stores; yardage and dry goods stores										
Small appliance repair shops, excluding furniture repair	N	R	C	C	R	N	—	—	—	—
Tailors and dressmakers (street level)	N	R	N	N	R	N	—	—	—	—
Tailors and dressmakers (second floor or above)	N	R	R	R	R	N	—	—	—	—
Theaters	N	R	N	N	C	N	—	—	—	—
Theaters, meeting rooms and convention centers (street level)	N	N	N	N	N	N	—	—	—	—
Theaters, meeting rooms and convention centers (second floor or above)	N	C	N	N	C	N	—	—	—	—
Travel and ticket agencies	N	R	N	N	R	N	—	—	—	—

Refer to BD.2 in Appendix B for Active Use requirements on ground floor.

* Professional activities and offices may be allowed on the street level fronting Williams Street and Eagle River Street in the 100 Block, with conditional approval from Town Council depending on the use and parking demand.

** Historic property is exempt from the two-year ownership requirement. Historic properties within the 100 Block Zones are allowed to function as short-term rentals on all floors.

*** Residential is allowed on the back fifty percent (50%) of the proposed ground floor area of historic properties within the 100 Block Zones while meeting all residential parking requirements.

* * * *

Sec. 16-7-60. South Town Character Area use table.

The following Table 16-3 sets forth the uses for the South Town Character Area.

TABLE 16-3
South Town Character Area Use Table

Use	All Residential Zones	All Commercial Zones	All Mixed-Use Zones	All Recreation & Open Space Zones	All Federally Regulated Zones	Light Industry and Public Facilities Zone	PUD Holding Zone	Railroad Right-of-Way/ Transportation Zone
R - Use by right	C - Conditional use		L - Limited use		N - Not allowed			
Accessory apartments	L	L	—	—	N	—	—	—
Accessory dwellings	L	L	—	—	N	—	—	—
Automotive detail shops	N	R	—	—	N	—	—	—
Automotive parts sales	N	R	—	—	N	—	—	—
Bakeries and confectioneries	N	R	—	—	N	—	—	—
Bakeries and delicatessens with food service	N	R	—	—	N	—	—	—
Banks and financial institutions	N	R	—	—	N	—	—	—
Barbershops	N	R	—	—	N	—	—	—
Beauty shops	N	R	—	—	N	—	—	—
Business and office services	N	R	—	—	N	—	—	—
Car washes	N	C	—	—	N	—	—	—
Cocktail lounges, taverns	N	R	—	—	N	—	—	—
Commercial accommodations	N	R	—	—	N	—	—	—
Convenience stores	N	R	—	—	N	—	—	—
Delicatessens and specialty food stores	N	R	—	—	N	—	—	—
Drive-thru/up establishments	N	C	—	—	N	—	—	—
Drugstores and pharmacies	N	R	—	—	N	—	—	—
Dry cleaners	N	R	—	—	N	—	—	—
Duplexes	R	R	—	—	N	—	—	—
Garden landscaping supply and seed stores	N	R	—	—	N	—	—	—
Gas stations	N	C	—	—	N	—	—	—

Grocery stores	N	R	—	—	N	—	—	—
Health/medical offices	N	R	—	—	N	—	—	—
Institutional uses	N	R	—	—	N	—	—	—
Laundries	N	C	—	—	N	—	—	—
Laundromats	N	R	—	—	N	—	—	—
Liquor stores	N	R	—	—	N	—	—	—
Manufacturing, light	N	C	—	—	N	—	—	—
Multi-family dwellings	C	C	—	—	N	—	—	—
<u>Natural medicine healing center</u>	<u>N</u>	<u>R</u>	—	—	<u>N</u>	—	—	—
Office uses	N	R	—	—	N	—	—	—
Pawn shops	N	R	—	—	N	—	—	—
Photographic studios	N	R	—	—	N	—	—	—
Professional activities	N	R	—	—	N	—	—	—
Professional offices, business offices and studios	N	R	—	—	N	—	—	—
Radio and television stores and repair shops	N	R	—	—	N	—	—	—
Restaurant	N	R	—	—	N	—	—	—
Retail uses greater than 5,000 square feet	N	C	—	—	N	—	—	—
Retail stores including: apparel stores; art supply stores and galleries; bookstores; camera stores and photographic studios; candy stores; chinaware and glassware stores; florists; gift stores; hobby stores; household appliance stores; jewelry stores;	N	R		N	—	—	—	—

leather goods stores; luggage stores; music and record stores; newsstands and tobacco stores; sporting goods stores; stationery stores; toy stores; variety stores; yardage and dry goods stores.								
Service businesses	N	R	—	—	N	—	—	—
Short-term rental*	R	R	—	—	N	—	—	—
Single-family residential dwellings	R	R	—	—	N	—	—	—
Small appliance repair shops, excluding furniture repair	N	R	—	—	N	—	—	—
Tailors and dressmakers	N	R	—	—	N	—	—	—
Theaters	N	R	—	—	N	—	—	—
Theaters, meeting rooms and convention centers	N	R	—	—	N	—	—	—
Travel and ticket agencies	N	R	—	—	N	—	—	—

** *Historic property is exempt from the two-year ownership requirement.*

* * * *

CHAPTER 16 - Zoning

ARTICLE 27 - Natural Medicine Businesses

The premises for a natural medicine healing center is permitted in the Town subject to the requirements included in this Code, including but not limited to Chapter 6 and this Chapter.

Sec. 16-27-10. - Definitions.

The following words, terms and phrases, when used in this Article, shall have the following meanings unless the context clearly indicates otherwise:

Natural medicine means psilocybin or psilocyn and other substances described as “natural medicine” in C.R.S. §§ 44-50-101 through 904 (the “Colorado Natural Medicine Code”).

Natural medicine business shall have the meaning provided in the Colorado Natural Medicine Code, as may be amended from time to time, and shall include the following:

- (a) Natural medicine healing centers;
- (b) Natural medicine cultivation facilities;
- (c) Natural medicine products manufacturers;
- (d) Natural medicine testing facilities; and
- (e) Any other business entity licensed to perform operations related to natural medicine by the state licensing authority.

Natural medicine cultivation facility shall have the meaning provided in the Code of Colorado Regulations, Natural Medicine Division, 1 CCR § 213-1, as may be amended from time to time.

Natural medicine healing center shall have the same meaning as “healing center” as provided in the Colorado Natural Medicine Code, as may be amended from time to time.

Natural medicine product shall have the meaning provided in the Colorado Natural Medicine Code, as may be amended from time to time.

Natural medicine products manufacturer shall have the meaning provided in the Code of Colorado Regulations, Natural Medicine Division, 1 CCR § 213-1, as may be amended from time to time.

Natural medicine services shall have the meaning provided in the Colorado Natural Medicine Code, as may be amended from time to time.

Natural medicine testing facility shall have the meaning provided in the Code of Colorado Regulations, Natural Medicine Division, 1 CCR § 213-1, as may be amended from time to time.

Participant shall have the meaning provided in the Colorado Natural Medicine Code, as may be amended from time to time.

Regulated natural medicine shall have the meaning provided in the Colorado Natural Medicine Code, as may be amended from time to time.

State licensing authority shall have the meaning provided in the Colorado Natural Medicine Code, as may be amended from time to time.

Sec. 16-27-20. - Zoning.

Natural medicine businesses may be allowed in the zone districts as set forth in the Schedule of Use Tables in Sections 16-5-40, 16-6-70, and 16-7-60 and if in compliance with the

requirements of this Article 27. A natural medicine business is prohibited unless specifically permitted by this article and by the zoning district regulations applicable to the subject property.

Sec. 16-27-30. - Location limits for natural medicine businesses.

The premises for a natural medicine business permitted under State Law may be approved provided they satisfy:

- (a) The Town business licensing requirements outlined in [Chapter 6](#); and,
- (b) The State Licensing requirements under C.R.S. § 44-50-101, et seq; and,
- (c) The character area use requirements outlined in Sections 16-5-40, 16-6-70, and 16-7-60 and are located within areas zoned for that use as outlined below:
 - (1) Natural medicine healing centers must be located within the Grouse Creek Commercial Zone, the 100 Block Commercial Zones, or the South Town Commercial Zone.
 - (2) Natural medicine cultivation facilities, natural medicine products manufacturers, natural medicine testing facilities, and any other business entity licensed to perform operations related to natural medicine must be located within the Grouse Creek Commercial Zone.

Sec. 16-27-40. - Additional limitations.

- (a) As determined by the Colorado Natural Medicine Code, no natural medicine business shall be within one thousand (1,000) feet as measured by means of direct pedestrian route of any:
 - (1) Child care center;
 - (2) Preschool;
 - (3) Elementary, middle, junior, or high school; or
 - (4) Residential child care facility.
- (b) The hours of operation of any natural medicine business are restricted to 7:00 a.m. to 9:00 p.m.
- (c) All natural medicine businesses shall have a security plan for the secure storage of natural medicine and natural medicine products approved by the State of Colorado Natural Medicine Division and shall provide the plan to the Town prior to beginning operation, and shall provide any updated plans to the Town within ten (10) business days.
- (d) All doorways, windows and other openings of natural medicine business buildings shall be located, covered, or screened in such a manner to prevent a view into the interior from any exterior public or semipublic area. All activities of natural medicine businesses shall occur indoors.

- (e) Primary entrances, parking lots and exterior walkways shall be clearly illuminated with downward facing security lights to provide after-dark visibility for facilitators, participants, and employees.
- (f) All storage for natural medicine businesses shall be located within a permanent building and may not be located within a trailer, tent, or motor vehicle. All storage of regulated natural medicine and regulated natural medicine products shall be in a secured and locked container.
- (g) Natural medicine businesses shall provide secure disposal of natural medicine and natural medicine product remnants or by-products. Natural medicine and natural medicine product remnants or by-products shall not be placed within the facilities' exterior refuse container, nor discharged into any street, alley, or public place, or into any municipal storm sewer and/or system in the Town.
- (h) The processing of natural medicine or natural medicine product that includes the use of hazardous materials, including, without limitation, and by way of example, flammable and combustible liquids, carbon dioxide, and liquified petroleum gases, such as butane, is prohibited.
- (i) Licenses. All natural medicine businesses must obtain:
 - (1) A business license from the Town under Chapter 6; and,
 - (2) A license from the state licensing authority pursuant to the conditions set forth in the Colorado Natural Medicine Code.
- (j) Indemnification of the Town. By accepting a license issued pursuant to this article, a licensee, jointly and severally if more than one, agrees to indemnify and defend the Town, its officers, elected officials, employees, attorneys, agents, insurers and self-insurance pool against all liability, claims and demands on account of injury, loss or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage or any other loss of any kind whatsoever, which arise out of or are in any manner connected with the operation of the natural medicine business that is the subject of the license. The licensee further agrees to investigate, handle, respond to and provide defense for and defend against any such liability, claims or demands at its expense and to bear all other costs and expenses related thereto, including court costs and attorney fees. The Town Manager may require a licensee to execute a written instrument confirming the provisions of this section.
- (k) Existing Uses. Any natural medicine healing center that has applied for or received a license from the State licensing authority prior to the effective date of the ordinance establishing this Article 27 shall be treated as a legal nonconforming use under the Town Code.



Minturn Forward Memo

TO: Minturn Planning Commission

FROM: Town Staff and Matt Farrar (Western Slope Consulting)

DATE: August 8, 2025

ATTACHMENTS: Initial Draft (v1) Article 3: Zoning Regulations

A. Planning Commission Recommendations – Zoning Changes

The following is the list of recommendations that the Planning Commission provided regarding the proposed changes to Minturn’s zoning regulations. This list is being provided to ensure that staff has accurately noted all recommendations provided by the Planning Commission. Staff hopes to discuss any modifications that need to be made to this list with the Planning Commission at the meeting on August 13, 2025.

New “Civic” Zone District:

- Change maximum impervious surface area from N/A to 80%. Require a Limited Review Use for developments with an impervious surface area of over 80%.
- Remove Town Hall from the Civic zone district to prevent it from becoming a non-conforming structure.
- Staff to provide an analysis of other properties in the Civic zone district to inform potential changes to building lot coverage and impervious surface area requirements.
- Consider including the Fire District’s property in the Civic zone district.

New “Recreation & Open Space” Zone District:

- Remove “Indoor Recreation Facilities” as an allowed use.
- Remove “Water Treatment Facilities” as an allowed use.

New “R1” Zone District:

- Retain the existing dimensional standards for the Pine Street neighborhood, specifically keep the minimum lot size at 5,000 square feet.
- Consider establishing a separate zone district for the Pine Street neighborhood.

New “R3” Zone District:

- Change the proposed zoning of the property ([761 Main Street](#)) along Highway 24 from R3 to R2.

New “Mixed-Use 1 (MU-1)” Zone District:

- Increase the minimum front yard setback to ten (10) feet, as recommended by staff.

Staff noted that the Planning Commission expressed interest in further discussing potential modifications to the dimensional standards (specifically minimum lot size and maximum building height) for the new MU-3 zone district to encourage commercial and mixed-use development. Staff is requesting further direction from the Planning Commission on what, if any, modifications need to be made to the proposed dimensional standards for the new MU-3 zone district.

B. Review of Initial Draft of Article 3: Zoning Regulations

Staff would like to review the initial draft of Article 3: Zoning Regulations with the Planning Commission at their meeting on August 13, 2025. Given that there are several Sections that staff is still working on, staff is hoping to focus the review on the draft of the General Use Standards and the Use-Specific Standards.

General Use Standards are standards that apply to all land uses, structures, and buildings in Minturn. These standards focus on addressing potential adverse impacts including noise, vibration, and emissions. Many of the standards set forth in the initial draft of Article 3: Zoning Regulations come from the Town’s existing Health and Safety Standards (see [Article 18](#)).

Use-Specific Standards are standards that apply to select land uses, the majority of which are identified as Limited Review Uses in the new zone districts. These standards focus on addressing impacts commonly associated with these types of land uses. For example, impacts resulting from someone operating a business out of their home.

The Town’s existing character area/zoning regulations include standards for select uses, such as Accessory Buildings, Home Businesses, Bed and Breakfasts, etc. Some of these standards include provisions for parking and signage. For example, the existing standards for a Bed and Breakfast require:

Parking: A bed and breakfast shall provide one (1) off-street parking space per guest unit. This requirement shall be additional to the parking required for the residential use of the property.

The updated Land Use Code will include a Section specific to parking requirements and a Section specific to sign regulations. In hopes of improving the usability of the updated Land Use Code, staff is recommending that all existing parking and signage requirements/standards be consolidated into these Sections. Therefore, staff has not included any parking and/or signage standards in the proposed Use-Specific Standards provided in the initial draft of Article 3: Zoning Regulations.

C. Potential Changes to Allowed Uses in New Zone Districts

In developing the initial draft of Use-Specific Standards, staff has noted the following land uses as potentially needing to be added as allowed uses in select new zone districts or being changed from a Limited Review Use to a Use by Right or a Conditional Use. Staff is hoping to discuss these land uses with the Planning Commission and obtain direction on any changes to be made to the proposed zoning regulations.

- **Animal Hospital** - An “Animal Hospital” is not currently listed as an allowed use in any of the Town’s existing or proposed zone districts. Staff is recommending that an “Animal Hospital” be allowed in the new Makerspace zone district as a Limited Review Use given that “Animal Boarding” is proposed to be a Limited Review Use in this zone district.

Below is an example definition of an “Animal Hospital”:

An animal hospital, also known as a veterinary hospital, is a facility that provides comprehensive medical and surgical care for animals, often including 24/7 emergency services and specialized treatments. Unlike veterinary clinics, which typically focus on routine care, hospitals offer a wider range of services, such as advanced diagnostics, complex surgeries, and overnight boarding.

- **Veterinary Clinic** – A “Veterinary Clinic” is not currently listed as an allowed use in any of the Town’s existing or proposed zone districts. Staff is recommending that a “Veterinary Clinic” be allowed as Use by Right in the new Makerspace and MU-2 zone districts. It is staff’s opinion that a “Veterinary Clinic” has impacts similar to “Health/Medical Offices” and should be treated in a similar manner.

Below is an example definition of a “Veterinary Clinic”:

A veterinary clinic is a facility where animals receive medical care, including examinations, treatments, and surgeries, from a veterinarian. They are typically smaller than veterinary hospitals and focus on routine care and minor procedures.

- **Health/Medical Offices in MU-3** – “Health/Medical Offices” are currently listed as a Limited Review Use in the new Mixed-Use 3 (MU-3) zone district. This is a result of the consolidation of existing zone districts into the new MU-3 zone district. If “Health/Medical Offices” are to remain an allowed use in the MU-3 zone district, staff is recommending that they be a Use by Right.

“Health/Medical Offices” include, but are not limited to, the following:

- Dentists
- Chiropractors
- Massage Therapist

A Hospital is not considered a “Health/Medical Office.” It should be noted that a “Hospital” is not currently listed as an allowed in use in any of the Town’s existing or proposed zone districts.

- **Personal Services in MU-3** – “Personal Services” are currently listed as a Limited Review Use in the new Mixed-Use 3 (MU-3) zone district. This is a result of the consolidation of existing zone districts into the new MU-3 zone district. If “Personal Services” are to remain an allowed use in the MU-3 zone district, staff is recommending that they be a Use by Right.

“Personal Services” include, but are not limited to, the following:

- Barber Shop
- Funeral Services
- Health Club
- Nail Salon

- **Professional Offices, Business Offices, and Studios in MU-3** – “Professional Offices, Business Offices, and Studios” are currently listed as a Limited Review Use in the new Mixed-Use 3 (MU-3) zone district. This is a result of the consolidation of existing zone districts into the new MU-3 zone district.

If “Professional Offices, Business Offices, and Studios” are to remain an allowed use in the MU-3 zone district, staff is recommending that they be a Use by Right.

“Professional Offices, Business Offices, and Studios” include, but are not limited to, the following:

- Accounting Firm/Offices
 - Architect Firm/Offices
 - Engineering Firm/Offices
 - Law Firm/Offices
-
- **Small Appliance Repair Shops in MU-3** – “Small Appliance Repair Shops” are currently listed as a Limited Review Use in the new Mixed-Use 3 (MU-3) zone district. This is a result of the consolidation of existing zone districts into the new MU-3 zone district. If “Small Appliance Repair Shops” are to remain an allowed use in the MU-3 zone district, staff is recommending that they be a Use by Right.

 - **Restaurants in MU-1** – “Restaurants” are currently listed as a Limited Review Use in the new Mixed-Use 1 (MU-1) zone district. This is a result of the consolidation of existing zone districts into the new MU-1 zone district. If “Restaurants” are to remain an allowed use in the MU-1 zone district, staff is requesting direction from the Planning Commission on whether they should remain a Limited Review Use or be changed to a Use by Right or a Conditional Use.

If “Restaurants” remain as a Limited Review Use in the new MU-1 zone district, staff will develop proposed standards and provide those to the Planning Commission for review at a later time.

ARTICLE 3: ZONING REGULATIONS

Section 16-3-###: General Provisions

NOTE: Staff is working on this Section and it will be provided to the Planning Commission for review at a later time.

Section 16-3-###: Establishment of Zone Districts

NOTE: Staff is working on this Section and it will be provided to the Planning Commission for review at a later time.

Section 16-3-###: Incorporation and Interpretation of Zoning Map

NOTE: Staff is working on this Section and it will be provided to the Planning Commission for review at a later time.

Section 16-3-###: Overlay Zone Districts

NOTE: Staff is working on this Section and it will be provided to the Planning Commission for review at a later time.

Section 16-3-###: Planned Unit Developments (PUDs)

NOTE: Staff is working on this Section and it will be provided to the Planning Commission for review at a later time.

Section 16-3-###: Permitted, Limited Review, Conditional, and Prohibited Uses

The Table of Uses, set forth in [Section 16-3-###](#), identifies the Principal, Accessory, and Temporary uses allowed in Minturn's zone districts. The Table of Uses utilizes the following classification system to specify if a use is a "Use by Right," a "Limited Review Use," a "Conditional Use," or if a use is prohibited.

A. Uses by Right ("R")

An "R" indicates that a use is allowed by right in a zone district(s), subject to compliance with all applicable requirements of this Chapter including, but not limited to, General Use Standards (refer to [Section 16-3-###](#)), Use-Specific Standards (refer to [Section 16-3-###](#)), Dimensional Requirements (refer to [Article ##](#)), and Development Standards (refer to [Article ##](#)).

B. Limited Review Uses ("L")

An "L" indicates that a use is allowed in a zone district(s), subject to via the Limited Review Use process set forth in [Section 16-5-###](#) and compliance with all applicable requirements of this Chapter including, but not limited to, General Use Standards (refer to [Section 16-3-###](#)), Use-Specific Standards (refer to [Section 16-3-###](#)), Dimensional Requirements (refer to [Article ##](#)), and Development Standards (refer to [Article ##](#)).

C. Conditional Uses ("C")

A "C" indicates a use is allowed in a zone district(s), subject to approval via the Conditional Use process set forth in [Section 16-5-###](#) and compliance with all applicable requirements of this Chapter including, but not limited to, General Use Standards (refer to [Section 16-3-###](#)), Use-Specific

Standards (refer to [Section 16-3-###](#)), Dimensional Requirements (refer to [Article ##](#)), and Development Standards (refer to [Article ##](#)).

D. Prohibited Uses ("N")

An "N" indicates a use is not allowed in a zone district(s).

Section 16-3-###: Classification of Unlisted Uses

The Town recognizes that a use(s), not identified in this Code, may be proposed. Such a use(s) shall be prohibited, unless one (1) of the following occurs:

A. Determination by Planning Director

1. The Planning Director shall have the authority to determine if an unlisted use is similar to a use identified in the Table of Uses (refer to [Section 16-3-###](#)). In making such a determination, the Planning Director must consider the purpose of the applicable zone district(s), the characteristics of the unlisted use, and potential impacts on surrounding properties.
2. If the Planning Director determines that an unlisted use is similar to a use identified in the Table of Uses, they shall provide written notice of their decision to the applicant. A determination by the Planning Director shall be effective upon such notice being sent to the applicant.
3. An unlisted use determined to be similar to a use identified in the Table of Uses is subject to all standards applicable to the use that is was determined to be similar to.
4. An applicant may appeal the Planning Director's determination on an unlisted use in accordance with [Section 16-#-###](#).

B. Code Amendment

An amendment to this Article (i.e., Code Amendment) may be proposed for an unlisted use(s) in accordance with [Section 16-5-###](#).

Section 16-3-###: Table of Uses

NOTE: Staff is working on this Section and it will be provided to the Planning Commission for review at a later time.

Section 16-3-###: Dimensional Standards, Authorized Exceptions & Measurement Standards

NOTE: Staff is working on this Section and it will be provided to the Planning Commission for review at a later time.

Section 16-3-###: General Use Standards

A. Applicability

All uses, structures, and buildings in Minturn must comply with the standards set forth in this Section.

B. Purpose

The purpose of this Section is to establish standards for the operation of all uses, structures, and buildings in Minturn that are intended to protect people and property from nuisances, health hazards, safety

hazards, and/or other adverse impacts associated with excessive noise, vibration, smoke, heat, glare, radiation, fumes, water pollutants and/or the improper storage of hazardous or nonhazardous materials.

C. Compliance with Town, State, and Federal Regulations Required

All applicable regulations of the Town, Eagle County, the state of Colorado, and/or the federal government must be complied with at all times.

D. Noise Standards

1. All noise generating activities must comply with the applicable state statute(s).
2. Any noise that exceeds the maximum permissible decibel level set forth in the applicable state statute(s) and radiates beyond the boundary line of the property where the activity is located constitutes prima facie evidence that such noise is a public nuisance, unless a permit has been issued by the Town that purpose in connection with a special event.
3. Sound level measurements will be made with a sound level meter at any point along any boundary line of the property on which a noise generating activity is located. If more than one (1) use is located on a property, sound level measurements will be made with a sound level meter along any wall of any other building on the property.

E. Vibration Standards

Every use shall be so operated that it does not inherently and recurrently generate a ground vibration that is perceptible at any point along any boundary line of the property on which the use is located. Where more than one (1) use is located within the boundaries of a property, then this standard shall also be measured along any wall of any other building on the property.

F. Air Quality, Smoke, and Particulate Standards

1. Smoke Emission. Every use shall be so operated that it does not emit smoke exceeding a density of No. 1 on the Ringleman Chart.
2. Emission of Particulate Matter. Every use shall be so operated that it does not emit particulate matter exceeding two-tenths (0.2) grains per cubic foot of the flue gas at a stack temperature of five hundred (500) degrees Fahrenheit.
3. Projection of Dust. Every use shall be operated so that dust shall not be projected beyond any boundary line of the property on which the use is located. Where more than one (1) use is located within the boundaries of a property, then each use shall be operated so that dust is not projected onto any wall of any other building on the property.
4. Projection of Fumes. Every use shall be so operated that it does not emit an obnoxious or dangerous degree of fumes beyond any boundary line of the property on which the use is located. Where more than one (1) use is located within the boundaries of a property, then each use shall be operated so that dust is not projected onto any wall of any other building on the property.

G. Water Quality Standards

No water pollutant shall be discharged by manufacturing or other processing, unless otherwise permitted by the Colorado Department of Public Health and Environment, Water Quality Control Division. In a case in which potential hazards exist, it shall be necessary to install safeguards and mitigation acceptable to the Planning Director and in compliance with the laws of the State and the Environmental Protection Agency before operation of the facility may begin. All required site tests, including but not limited to percolation tests, groundwater resource tests and drainage and discharge analysis, as may be required, shall be performed and certified by a registered professional engineer and accepted by the Town before operation of the facilities may begin.

H. Heat, Glare, Radiation, and Electrical Interference Standards

Every use shall be operated so that it does not emit a dangerous or discomforting degree of heat, glare, radiation or electrical interference and does not interfere with the normal operation of other equipment or instruments, including normal radio or television reception, beyond any boundary line of the property on which the use is located. Sources of emissions shall be shielded, operated indoors or pointed away from neighboring properties. Where more than one (1) use is located within the boundaries of a property, then these standards shall also apply along any wall of any other building on the property.

I. Storage of Hazardous and Nonhazardous Material Standards

1. Storage of Hazardous Materials.

- a. *Flammable or Explosive Materials.* Flammable or explosive liquids, solids or gases shall be stored only in a manner that complies with all applicable town, state and federal regulations. Hazardous materials stored on site shall be reported to the County's Emergency Planning Committee, in compliance with the Superfund Amendments Reauthorization Act, Title III, as amended.
- b. *Outdoor Storage in Closed Containers.* All materials or wastes which might cause fumes or dust that constitute a fire hazard or that may be edible by or otherwise attractive to rodents, insects or pests may be stored outdoors only when stored in closed containers.
- c. *Safety.* More restrictive standards for the storage of hazardous materials may be applied when required for the safety of occupants of other land uses in proximity to the storage area or to address other pertinent neighborhood conditions.

2. **Prevent Transfer by Natural Causes.** No materials or wastes shall be stockpiled, deposited or otherwise placed upon a property in such form or manner that they may be transferred off the property by natural causes or forces.

Section 16-3-###: Use-Specific Standards

A. Applicability

1. The standards set forth in this Section apply to specific uses identified in the Table of Uses set forth in [Section 16-3-###](#).
2. These standards apply regardless of whether a use(s) is identified as a Use by Right, a Limited Review Use, or a Conditional Use.
3. These standards cannot be modified except through the Code Amendment process set forth in [Section 16-5-###](#).

B. Accessory Building(s) or Structure(s)

All accessory buildings and structures must comply with the following standard:

1. **Use.** If the principal use of a property is a residential use (i.e., single-family dwelling, duplex, multi-family dwelling, and/or similar type of use) an accessory building(s) or structure(s) shall be limited to and intended for use only by the resident(s) of the property.

C. Accessory Dwelling Unit (ADU)

All accessory dwelling units must comply with the following standards:

1. **Limit.** Only one (1) accessory dwelling unit per lot is permitted.
2. **Size.** The floor area of an accessory dwelling unit shall not exceed one thousand two hundred (1,200) square feet.
3. **Location.** An accessory dwelling unit is permitted to be located as follows:
 - a. Within or attached to the structure containing the principal use on a lot.
 - b. Within a detached structure on the same lot as the principal use.
 - c. In non-residential zone districts, a street level accessory dwelling unit cannot front on Main Street (i.e., State Highway 24).
4. **Ownership.** An accessory dwelling unit shall not be subdivided or sold from the primary unit on the parcel.

D. Adult Use

NOTE: Staff is working with the Town Attorney on standards for “Adult Uses.” These standards will be provided to the Planning Commission for review at a later time.

E. Alternative Energy Production

NOTE: Staff is recommending that “Alternative Energy Production” be broken down into the following uses:

- Power Plant, Biomass
- Power Plant, Geothermal
- Solar Energy System, Community-Scale
- Geothermal Loop or Direct Use, Accessory
- Hydroelectric Energy Device, Accessory
- Solar Energy System, Roof-Mounted, Accessory
- Solar Energy System, Ground-Mounted, Accessory
- Wind Energy Facility, Accessory

Staff is working to develop standards for the above uses. Those standards will be provided to the Planning Commission for review at a later time.

F. Animal Boarding

All animal boarding facilities must comply with the following standards:

1. **Location.** Must be operated entirely within a fully enclosed building(s) that prevents any sounds in excess of the maximum permissible noise levels (refer to Section 16-##-##). An outdoor animal run, in accordance with the requirements of this Subsection, is permitted.
2. **Odor.** Must be designed and operated to mitigate any foul and/or offensive odor from being detected beyond the boundaries of the premises.
3. **Hours of Operation.** Between the hours of 7:00 p.m. and 7:00 a.m., all animals being boarded shall be kept within a fully enclosed building(s) on the premises.
4. **Outdoor Animal Run.**
 - a. Animals shall only be permitted outside if within a secure animal run that is fully enclosed and screened by an opaque fence and/or wall with a height of six feet (6') that complies with the provisions of Section 16-##-##.
 - b. An animal run is only permitted in a side or rear yard.

G. Animal Hospital

NOTE: If "Animal Hospital" is allowed in the new Makerspace zone district as a Limited Review Use, staff will work on developing standards that will be provided to the Planning Commission for review at a later time.

H. Automotive Detail Shop

All automotive detail shops must comply with the following standards:

1. **Wastewater.** Wastewater must be discharged in accordance with all applicable requirements of the Town, the Eagle River Water and Sanitation District, the state of Colorado, and/or the federal government.
2. **Hazardous Materials.** All hazardous chemicals, materials, and/or similar items must be stored, handled, and disposed of in accordance with all applicable requirements of the Town, Eagle River Fire Protection District, the state of Colorado, and/or federal government.

I. Bed and Breakfast

All bed and breakfast facilities must comply with the following standards:

1. **Character.** The use of a single-family detached dwelling for a bed and breakfast shall maintain the residential character of the premises.
2. **Number of Guest Rooms.** A bed and breakfast shall be permitted a maximum of four (4) guest rooms.
3. **Length of Stay.** Each guest stay is limited to a maximum of thirty (30) consecutive calendar days.

Commented [MF1]: "Animal Boarding" does not include a "Veterinary Clinic" or "Animal Hospital."

Staff is recommending:

1. "Veterinary Clinic" be allowed in the Makerspace and MU-2 zone districts as a Use by Right.
2. "Animal Hospital" be allowed in the Makerspace zone districts as a Limited Review Use.

4. **Prohibited Amenities.** No cooking and/or dining facilities (e.g., stoves, hot plates, microwave ovens, etc.) are permitted in any guest room.
5. **On-Site Operator.** The operator of a bed and breakfast shall reside on the premises when the use is in operation.
6. **Other Commercial Activities Prohibited.** Other than providing lodging and meals for guests, a bed and breakfast shall not conduct any other commercial activities such as for-profit private parties or receptions, retail sales, and/or similar activities.

J. Day Care Center

All day care centers must comply with the following standards:

1. **Licensing.** Prior to operation, the day care center shall be required to provide proof that state and/or county licensing and requirements have been satisfied.
2. **Size.** The applicant must demonstrate that the size of the facility is suitable for the maximum number of children to be permitted.
3. **Vehicle Queueing.** Must provide adequate queueing for vehicles during peak hours (e.g., pick-up and drop-off times), in accordance with Section 16-##-##.

K. Drive-Through/Drive-Up Establishment

All drive-through/drive-up establishments and/or facilities must comply with the following standards:

1. **Location.** A drive-through/drive-up facility must be located to the side or rear of the principal building on the property and accessed from an existing access point for the premises. This does not apply when there is no principal building on a property and the drive-through/drive-up facility is the principal use (e.g., drive-up movie theater).
2. **Design.** To the maximum extent practicable, a drive-through/drive-up facility is to be designed and constructed so that pedestrians accessing the principal building(s) on the premises are not required to cross a drive-thru lane(s). If it is necessary for pedestrians to cross a drive-thru lane(s), the crossing(s) shall be clearly demarcated with signage and striping, unique paving material, and/or other similar treatment(s) to minimize potential conflicts between pedestrians and automobiles.
3. **Operation.**
 - a. Drive-through/drive-up facilities shall not create adverse noise, light, and/or other impacts on abutting residential properties.
 - b. The hours of operation of a drive-through/drive-up facility abutting a residential property shall be limited to 7:00am - 10:00pm.
4. **Vehicle Queueing.** Must provide adequate queueing for vehicles during peak hours, in accordance with Section 16-##-##.

L. Family Childcare Home

All family childcare homes must comply with the following standards:

1. **Residential Use.** Considered a residential use in all residential zone districts.
2. **Licensing.** Must comply with all applicable state licensing requirements, including without limitation the Family Home Childcare License applicable to the population for which care is being provided, and shall maintain such license in effect at all times when care is being provided.
3. **Vehicle Queueing.** Must provide adequate queueing for vehicles during peak hours (e.g., pick-up and drop-off times), in accordance with Section 16-##-##.

M. Group Residential Facility/Group Home

NOTE: Staff is working on standards for “Group Residential Facilities/Group Homes.” These standards will be provided to the Planning Commission for review at a later time.

N. Health/Medical Offices

NOTE: “Health/Medical Offices” are listed as a Limited Review Use in the new Mixed-Use 3 (MU-3) zone district. Staff is requesting direction from the Planning Commission on whether “Health/Medical Offices” should remain a Limited Review Use in the new MU-3 zone district. If it is determined that “Health/Medical Offices” should remain a Limited Review Use in the new MU-3 zone district, staff will develop standards for review by the Planning Commission at a later time.

A “Health/Medical Office” includes, but is not limited to, the following:

- Dentists
- Chiropractors
- Massage Therapist

A “Hospital” is not considered a “Health/Medical Office.”

O. Home Business

All home businesses must comply with the following standards:

1. **Use.** The use of a dwelling for a home business must be clearly incidental and subordinate to its use for residential purposes and cannot change the residential character of the premises.
2. **Operator and Employees.** Must be operated by a person(s) residing on the premises. A home business may employ persons residing off-premises.
3. **Nuisance.** Must not operate at such hours or in such a manner as to create a public nuisance, disturb neighbors, and/or alter the residential character of the premises.
4. **Storage of Materials and Equipment.** All materials and equipment associated with a home business must be stored in a building or in a rear yard that is screened from all abutting properties with a fence, wall, berm, and/or landscaping. All vehicles associated with a home business must be stored on the premises.

5. **Sales.** Incidental sales of supplies or products associated with a home business are permitted on the premises. A home business whose primary activity is retail sales shall be prohibited, except if the function of the home business is the sale of goods off the premises (e.g., online sales).

P. Home Occupation

All home occupations must comply with the following standards:

1. **Use.** The use of a dwelling for a home occupation must be clearly incidental and subordinate to its use for residential purposes and cannot change the residential character of the premises.
2. **Operator and Employees.** Must be operated by a person(s) residing on the premises. A home occupation cannot employ any person residing off-premises.
3. **Location.** All activities associated with a home occupation must be conducted indoors.
4. **Nuisance.** Must not operate at such hours or in such a manner as to create a public nuisance, disturb neighbors, and/or alter the residential character of the premises.
5. **Storage of Materials and Equipment.** All materials and equipment associated with a home occupation must be stored in a building.
6. **Sales.** Incidental sales of supplies or products associated with a home occupation are permitted on the premises. A home occupation whose primary activity is retail sales shall be prohibited, except if the function of the home occupation is the sale of goods off the premises (e.g., online sales).
7. **Serving Patrons.** A home occupation cannot serve patrons on the premises, except in an incidental manner and on an appointment basis.

Q. Keeping of Fowl

NOTE: Staff is working on updating the Town's existing standards for "Keeping of Fowl." These standards will be provided to the Planning Commission for review at a later time.

R. Manufacturing, Light

NOTE: Staff is working on standards for "Manufacturing, Light." These standards will be provided to the Planning Commission for review at a later time.

S. Outdoor Food Vendor

All outdoor food vendors must comply with all applicable requirements set forth in Chapter 6 of Minturn's Municipal Code.

T. Outdoor Food Vendor Park/Court

NOTE: Staff is working on standards for "Outdoor Food Vendor Park/Court." These standards will be provided to the Planning Commission for review at a later time.

U. Motor Vehicle/Recreational Vehicle (RV) Sales, Service, and Rental

NOTE: Staff is working on standards for "Motor Vehicle/Recreational Vehicle (RV) Sales, Service, and Rental." These standards will be provided to the Planning Commission for review at a later time.

V. Natural Medicine Businesses

NOTE: Staff is working on standards for “Natural Medicine Businesses.” These standards will be provided to the Planning Commission for review at a later time. “Natural Medicine Businesses” include the following:

- Natural Medicine Cultivation Facility
- Natural Medicine Healing Center
- Natural Medicine Products Manufacturer
- Natural Medicine Testing Facility

W. Outdoor Storage, Accessory to a Non-Residential Use

NOTE: Staff is working on standards for “Outdoor Storage, Accessory to a Non-Residential Use.” These standards will be provided to the Planning Commission for review at a later time.

X. Outdoor Storage, Screened

NOTE: Staff is working on standards for “Outdoor Storage, Screened.” These standards will be provided to the Planning Commission for review at a later time.

Y. Personal Services

NOTE: “Personal Services” are listed as a Limited Review Use in the new Mixed-Use 3 (MU-3) zone district. Staff is requesting direction from the Planning Commission on whether “Personal Services” should remain a Limited Review Use in the new MU-3 zone district. If it is determined that “Personal Services” should remain a Limited Review Use in the new MU-3 zone district, staff will develop standards for review by the Planning Commission at a later time.

“Personal Services” include, but are not limited to, the following:

- Barber Shop
- Funeral Services
- Health Club
- Nail Salon

Z. Professional Offices, Business Offices, and Studios

NOTE: “Professional Offices, Business Offices, and Studios” are listed as a Limited Review Use in the new Mixed-Use 3 (MU-3) zone district. Staff is requesting direction from the Planning Commission on whether “Professional Offices, Business Offices, and Studios” should remain a Limited Review Use in the new MU-3 zone district. If it is determined that “Professional Offices, Business Offices, and Studios” should remain a Limited Review Use in the new MU-3 zone district, staff will develop standards for review by the Planning Commission at a later time.

“Professional Offices, Business Offices, and Studios” include, but are not limited to, the following:

- Accounting Firm/Offices
- Architect Firm/Offices
- Engineering Firm/Offices
- Law Firm/Offices

AA. Restaurants

NOTE: “Restaurants” are listed as a Limited Review Use in the new Mixed-Use 1 (MU-1) zone district. Staff is requesting direction from the Planning Commission on whether “Restaurants” should remain a Limited Review Use in the new MU-1 zone district. If it is determined that “Restaurants” should remain a Limited Review Use in the new MU-1 zone district, staff will develop standards for review by the Planning Commission at a later time.

BB. Short-Term Rental

All short-term rentals must comply with all applicable requirements set forth in Chapter 6 of Minturn’s Municipal Code.

CC. Small Appliance Repair Shops

NOTE: “Small Appliance Repair Shops” are listed as a Limited Review Use in the new Mixed-Use 3 (MU-3) zone district. Staff is requesting direction from the Planning Commission on whether “Small Appliance Repair Shops” should remain a Limited Review Use in the new MU-3 zone district. If it is determined that “Small Appliance Repair Shops” should remain a Limited Review Use in the new MU-3 zone district, staff will develop standards for review by the Planning Commission at a later time.

DD. Wireless Communication Facilities

NOTE: Staff is working on standards for “Wireless Communication Facilities.” These standards will be provided to the Planning Commission for review at a later time.

AUGUST 2025 TOWN MANAGER'S REPORT



MANAGER'S REPORT

AUGUST 2025



Top Updates

1. **Highlands Property** – Broker interviews scheduled; recommendation expected **Aug 20**.
2. **Municipal Advisor** – Interviews scheduled; recommendation expected **Aug 20**.
3. **Water Treatment Plant** - 60% design complete; updated cost estimate **\$11M**.
4. **Bellm Bridge** - CDOT RFQ approved; repurposed bridge option deemed infeasible.
5. **Taylor Street Repaving** - Public meeting set for **Aug 21, 4:30–6:30 p.m.**

Active Initiatives

Highlands Property

- Council formed a committee (July 8) to engage brokers for valuation/marketability.
- **Next step:** Committee interviews and recommendation for **Aug 20 meeting**.

Municipal Advisor

- Council formed a committee (July 8) to engage an advisor for water plant financing.
- Interviews delayed for scheduling; **recommendation to Council Aug 20**.

Minturn Forward

- Four modules total; current focus on Modules 1 & 2.
- **Module 1 (Completed – March 2025):**
 - Article 5: Land Use Application Requirements & Procedures
 - Article 8: Subdivision Application Requirements & Procedures
 - Articles 10 & 11: Annexation and Disconnection of Land
 - Article 12: Environmental/Development Impact Report
- **Module 2 (In Progress)**
 - Article 2: Zone Districts
 - Article 3: Use Regulations & Standards
 - Article 4: Dimensional Requirements
 - Article 9: Community Housing Standards & Guidelines
- **Next Steps**
 - Incorporate direction from the last two Planning Commission meetings and the upcoming Joint Work Session.
 - Aim to **wrap up Module 2 in August** and begin **Modules 3 & 4**.

Emerging Initiatives

Housing

- Staff are exploring **town-led strategies** to increase local housing supply and maintain/increase the share of full-time resident households.

MANAGER'S REPORT

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- Expect a Council presentation from Scot Hunn on a Town Housing Action Plan by **September**.
- Avon-Eagle County led Multijurisdictional Housing Authority exploratory project will begin this fall, expect a presentation and discussion with Town Council.

Community Activation

- Conducting meetings with staff and residents about exploring expanded community events.
- Evaluating options for downtown streetlight replacements that would facilitate placemaking and community event promotion.

Parks and Recreation

- Evaluating the potential for conducting a Parks and Recreation Master Plan in FY 2026

Economic Development

- Staff are exploring potential town-led strategies to develop and grow small business.
- Examining regulatory reform of mobile business/mobile vendor regulations to allow increased flexibility for pop-up business.
- Working to identify barriers to entry for small businesses and how the town could facilitate increased commercial space for startup businesses.

Capital Projects

Minturn Water Treatment Plant

- **Status:** 60% design reviewed with HDR on July 10.
- **Cost Estimate:** ~\$11M, including Memcor membranes selected by Council in July.
- **Next Step:** Full plan walkthrough by HDR's Jarod Limke at a September Council meeting.

Little Beach Park & Historic Meyer's Barn

- **Engineering:** Access road & retaining wall in design; additional southern survey by Aug 1.
- **Funding:** GOCO submission postponed to early 2026 to allow shovel-ready plan. DOLA EIAF grant reimbursement is active.
- **Next Step:** Complete access road & retaining wall this year.

US 24 Pedestrian Improvement

- Contract with Phoenix Industries executed; work to begin in the **coming weeks**.

North Main Street Pedestrian Improvement & Cemetery Road Crossing

- Notice of award issued to 360 Civil Inc.
- **Next Step:** Contract execution pending; construction to follow.

Bellm Bridge Design RFQ

MANAGER'S REPORT

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-
- CDOT approved RFQ to hire design firm.
 - Repurposed CDOT truss bridge not feasible; will explore premanufactured truss option.

Taylor Street Repaving

- Design complete.
- **Next Step:** Public meeting at Town Hall on **Aug 21, 4:30–6:30 p.m.**