



## **Agenda**

### **Planning Commission Regular Meeting | 5:30 PM**

**Wednesday, September 10, 2025**

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

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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](http://www.minturn.org).

#### **Meeting Access Information and Public Participation:**

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/83960626687>

**Zoom Call-In Information:** 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 839 6062 6687

**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. August 13, 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**
- 9. Discussion / Direction Items**
  - A. Minturn Forward: Land Use Code Update - Article 3 Use Standards
- 10. Staff Reports**
  - A. Planning Department Update
  - B. Manager's Report
- 11. Planning Commission Comments**
- 12. Future Meetings**
  - A. September 24, 2025
  - B. October 8, 2025
- 13. Adjourn**



## Official Minutes

### Planning Commission Regular Meeting | 5:30 PM

Wednesday, August 13, 2025

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

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#### 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

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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, Amanda Mire, Eric Rippeth, and Darell Wegert.

Staff Members Present: Assistant Town Attorney Harper Powell, Planning Director Scot Hunn, and Planner II Madison Harris.

*Note: Michael Boyd is excused absent.*

#### 3. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

Motion by Amanda M., second by Eric R., to approve the agenda as presented. Motion passed 5-0.

*Note: Michael B. is excused absent.*

#### 4. Approval of Minutes

##### A. July 23, 2025

Motion by Eric R., second by Jeff A., to approve the minutes of July 23, 2025 as presented. Motion passed 5-0.

*Note: Michael B. is excused absent.*

**5. Declaration of Conflicts of Interest**

No conflict of interest.

**6. Public Comment**

Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Planner. Those who are speaking are requested to state their name and address for the record.

No public comment.

**7. Special Presentations**

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  
Harper P. introduced the agenda item.

Darell W. asked about Sec. 16-27-40(k)

Lynn T. has concerns with the start time being at 7 am. Would prefer it to be at 8. Would like to see in the 100 Block that it should only be on the second level in 100 Block A and B.

Amanda M. is fine with 7 am time.

Public Comment opened.

No public comment.

Public Comment closed.

Harper P. brought up suggested changes to verbiage to ensure consistency.

Motion by Amanda M., second by Darell W., to forward a recommendation of approval to the Town Council of 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 with the amendments that verbiage be updated to match what's currently in our code, to move it to second floor and above in the 100 Block, and to add a paragraph referencing Minturn Forward. Motion passed 5-0.

*Note: Michael B. is excused absent.*

**9. Discussion / Direction Items**

- A.** Minturn Forward: Land Use Code Update - Review Draft Article 3: Zoning Regulations  
Matt Farrar, Western Slope Consulting.

Lynn T. would like to ensure that the public comments for MU3 are being addressed.

Jeff A. would like to revisit the discussion for R2 – setbacks as it relates to Cross Creek.

Darell W. is concerned about some of the conditional uses in R2 as it relates to Cross Creek.

Amanda M. would like to see MU1 and MU3 to be more equal.

Discussion ensued about building height in MU3.

- Jeff A. supportive is supportive of 35' in MU1.
- Lynn T. stated that MU3 should remain 28'.
- Direction given to change the 400 Block of Main Street river side be changed to MU3 and retain 28' building height.

Lynn T. asked for a copy of the state statute regarding noise regulation.

Jeff A. wants to make sure that any code on air quality states how they are measurable and not subjective.

Amanda M. asked that the smoke emission section be measurable but also align with the other sections of code that deal with smoke.

Scot H. would like to visit the storage of hazardous materials section to require a hazardous materials storage plan as a submittal requirement.

Accessory Dwelling Unit

- Eric R. asked if there was a way to not have them be short term rented.
- Mr. Farrar said that there was a way in the standards to say that ADUs cannot be STRs.
- Direction given was to put in a standard that prohibits STRs in ADUs

Alternative Energy

- Any power plant type should be pulled out and turned into a conditional use
- Amanda M. suggested getting a term for what the whisky place is doing.
- Lynn T. suggested looking into how loud the wind turbines are typically

Animal Boarding

- Lynn T. suggested looking into a boarding tax
- Amanda M. suggested adding a standard for state licensing and verify that our standards don't conflict with the state requirements

Animal Hospital

- Seems appropriate in Makerspace and MU2

Bed and Breakfast

- Amanda M. asked why Bed and Breakfast is a conditional use in MU1 when Commercial Accommodations is a use by right

Drive-thru/up establishments

- Jeff A. pointed out that this type of business probably couldn't happen many places. Asked if we should add some language that requires demonstration of a valid CDOT access permit if the use is being accessed off of Hwy 24. Maybe bolster the queuing section with this?

Family Child Care Home

- Amanda M. suggested adding an option instead of queuing that they provide an operations plan with pick up/drop off times. Suggested checking to see if the 12 children require an assistant added to the primary caretaker

#### Group Residential Facility

- Does this cover the special needs care in the old bank? What does that fall into?

#### Health/Medical Office

- Should be a use by right

#### Motor Vehicle Sale, Service, and Repair

- Darell W. asked if we could add small engine repair to this use
- Amanda M. suggested a use for Small Electronic Repair

#### Outdoor Storage

- Amanda M. in favor of screened and unscreened. Suggested adding criteria that uses like this have firewise standards

#### Personal Services

- Should be a use by right in MU3

#### Professional Offices

- Should be a use by right in MU3

#### Restaurant

- Direction is that restaurant should be a conditional use in all mixed use zone districts

#### Small Appliance Repair

- Amanda M. thinks this should be a use by right if it is in MU1

## 10. Staff Reports

### A. Manager's Report

## 11. Planning Commission Comments

Lynn T. thanked Amanda M. for her comments on the High Powered Transmission Line. She is lodging a complaint about a collection of cigarette butts outside of the bunkhouse and wants a place to have those disposed of.

Amanda M. reminded people that bears are out so people need to lock up their trash. People need to get their go bags just in case of fire.

Jeff A. wants to ensure that the exterior lights for Minturn North are dark sky compliant.

## 12. Future Meetings

### A. August 27, 2025

### B. September 10, 2025

September 24, 2025

Amanda M. won't be here

**13. Adjourn**

Motion by Darell W., second by Jeff A., to adjourn the regular meeting of August 13, 2025 at 9:34 p.m. Motion passed 5-0.

*Note: Michael B. is excused absent.*

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Lynn Teach, Commission Chair

ATTEST:

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Scot Hunn, Planning Director



## Minturn Forward Memo

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TO: Minturn Planning Commission

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

DATE: September 5, 2025

ATTACHMENTS: Photo Examples of Select Land Uses; Colorado Noise Abatement Statutes

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### A. Additional Use Standards

The following is a list of additional Use-Specific Standards that have been drafted and are proposed to be included in Article 3: Zoning Regulations. Staff hopes to review these standards with the Planning Commission at the meeting on September 10, 2025.

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#### Animal Hospital

All animal hospitals must comply with the following standards:

1. **Location.**
    - a. 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.
    - b. An Animal Hospital that is adjacent to a property with a residential use(s) and provides emergency services between 7:00 p.m. and 7:00 a.m. must incorporate mitigation measures to minimize adverse impacts (e.g., noise, light, etc.) on the adjacent residential use(s).
  2. **Boarding of Animals.** Boarding of animals (including overnight stays) is permitted for post-medical care and must be customarily incidental and subordinate to the Animal Hospital.
  3. **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.
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### Geothermal Loop or Direct Use, Accessory

All geothermal systems must comply with the following standards:

1. **Location.**
    - a. Must be located on the same lot as the principal and/or accessory use(s) that the system serves.
    - b. Underground systems may be located anywhere on a lot and are permitted to encroach into any required yard, except for a required live stream setback. An underground system may encroach into an easement(s) with written permission from the easement(s) holder(s).
    - c. Any above-ground system components (e.g., pumps, manifolds, piping connections, etc.) must:
      - i. Be located in a primary or accessory building or structure on the lot or screened in accordance with [Section 16-#-##](#).
      - ii. Be located in a side or rear yard.
      - iii. Comply with the dimensional standards for the applicable zone district set forth in [Section 16-#-##](#).
      - iv. Not exceed a maximum height of six (6) feet.
  2. **Design Requirements.**
    - a. All fluids used in a system must be non-toxic and non-hazardous.
    - b. Direct discharge of system fluids to surface water, sewer systems, and/or stormwater systems is prohibited, unless expressly permitted by the appropriate authority (e.g., the Town, the State, etc.).
  3. **Abandoned System.** Any system that is abandoned by the property owner must be properly decommissioned in accordance with all applicable requirements of the Town, County, State, and/or Federal government.
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### Hydroelectric Energy Device, Accessory

All hydroelectric energy devices must comply with the following standards:

1. **Maximum Generating Capacity.** The maximum generating capacity for all devices serving a lot shall be less than five hundred (500) kilowatts.
2. **Location.**
  - a. The device(s) must be located on the same lot as the principal and/or accessory use(s) that the device(s) serves.
  - b. Components of a device(s) (e.g., turbines, generators, etc.) may be located within a required live stream setback if in compliance with the standards for Flood Hazard Areas set forth in [Section 16-#-##](#).

3. **Off-Site Service Prohibited.** The device(s) can only serve the principal and/or accessory use(s) on the premises.
  4. **Compliance with Town, County, State, and/or Federal Requirements.** The device(s) must comply with all applicable Town, County, State, and/or Federal requirements, including all applicable permitting requirements.
  5. **Design Requirements.**
    - a. The device(s) must be designed and sited to ensure that aquatic and riparian ecosystems will not be adversely impacted. Any device(s) located in any fish bearing river, stream, or similar waterbody must be designed to prevent any adverse impacts on fish. At the discretion of the Planning Director, information from a certified riparian biologist or similar professional may be required to demonstrate that there will be no adverse impacts to the aquatic and riparian ecosystems.
    - b. The device(s) must be designed and sited to avoid being a public hazard and/or obstructing public access to, along, and/or within a river, stream, or other similar waterbody. Measures to prevent unauthorized access (e.g., grates, signage, etc.) must be incorporated.
  6. **Discontinued Use.** If the use of a device(s) is discontinued for more than twelve (12) consecutive months, the device(s) must be removed by the property owner and the site restored in accordance with all applicable Town, County, State, and/or Federal requirements.
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### **Keeping of Fowl**

The following requirements, restrictions, and standards shall apply to the keeping of fowl within the Town of Minturn corporate limits. No other animals not otherwise allowed as "pet animals" by Article 9, Chapter 8 of this Code may be kept in the Town.

1. **Applicability.** The keeping of fowl and the erection of coops, runs and associated enclosures are allowed as an accessory use only on those parcels where the principal use of the parcel meets one (1) of the configurations listed in this Subparagraph. An existing coop shall cease to be allowed where the principal use of the parcel is altered to no longer meet one (1) of the following configurations:
  - a. Detached single-family dwelling;
  - b. Detached single-family dwelling with either one (1) attached or one (1) detached accessory dwelling unit;
  - c. A two-family dwelling (duplex); or
  - d. A school or community centered board facility.
2. **Where Permitted.**
  - a. Fowl are allowed in all zone districts, subject to the restrictions in this Article.
  - b. Fowl are allowed within a planned unit development unless specifically identified as a prohibited use by the planned unit development.

- c. Parcels must be a minimum of two thousand five hundred (2,500) square feet in size.

**3. Number and Type.**

- a. No more than two (2) fowl permits shall be allowed per permitted property. If a parcel has more than one (1) dwelling unit, all adult residents (twenty-one (21) years of age or older) and the owners of the parcel must consent in writing, on a form provided by the Planning Director, to allow the keeping of fowl on the property. If a property contains a bonafide rental unit, tenants may be permitted to keep and maintain fowl so long as the property owner/authorized landlord approves in writing, on a form provided by the Planning Director, the use and permitting.
- b. There shall be a maximum number of fowl allowed based on the square footage required in a coop per type of bird.
- c. Roosters are allowed.

**4. Site Layout and Design.**

- a. A coop shall be located so that it has the least amount of impact to adjacent dwellings and properties. Coops and associated runs or other enclosures may be located in the front, side, or rear yards of the permitted property based on review by the Planning Director. Applicants for fowl permits are required to provide a site plan and other information detailing the location, size and layout of any coop, run or enclosed yard.
- b. Neither the coop nor any portion of the run or other associated outdoor enclosure may be located less than five (5) feet from any abutting property line unless the property owner or keeper of the fowl obtains the written consent of the owners of all properties to which the enclosure is proposed to be closer than five (5) feet from their property line; in which event, the agreed-upon location shall then be deemed acceptable to all such abutting property owners. The property owner or keeper of the fowl need only get permission from the original neighboring property owner. The consent, once obtained, lasts until the permit is relinquished or revoked.
- c. The footprint of a coop shall not exceed one hundred twenty (120) square feet. The maximum height of the coop shall be twelve (12) feet. Coops and runs shall be completely enclosed with wire or other material to contain the fowl and prevent wildlife intrusion.

**5. Operation.**

- a. Fowl must be confined at all times in a yard, coop or run. However, fowl may be permitted to roam, in a free range manner, outside the coop and/or run to allow for access to sunlight and open air described above so long as:
  - i. The entire perimeter of such free range area (a yard) is fenced in a manner to adequately confine the fowl;
  - ii. Such area is part of the permitted property and within an area immediately surrounding the residence of the owner of the fowl.

- b. All fowl must be provided with a covered, predator-resistant house or coop that is properly ventilated, designed to be easily accessed, cleaned and maintained and at least two (2) square feet per chicken in size, four (4) square feet per duck or pair of pigeons in size, six (6) square feet per turkey or goose in size, and no portion of the floor shall exceed six (6) feet from grade.
- c. During daylight hours, the fowl must have access to the coop, must have access to adequate fresh water, and must also have access to an enclosure that is screened on all sides and on top and adequate to protect them from predators.
- d. Fowl shall be further protected by being enclosed within the coop from dusk till dawn.
- e. Feed shall be kept within a rodent resistant container within the residence, garage, shed or other permitted structure so that it can be secured from rodents and other wildlife.
- f. Coops and runs shall be maintained in a clean fashion to prevent odors, and manure shall be removed and stored in a sealed container or removed from the property immediately. Spillage and leftover feed must be removed daily to prevent rodent propagation and odors.

**6. Permit Procedures.**

- a. *Application Requirements.* The owner shall submit an application on the form provided by the Planning Director and shall pay the application fee set by Town Council resolution.
  - i. Applicants for fowl permit(s) may be required to provide a site plan of the subject property drawn to scale showing the location of proposed coop(s), run(s), and fencing and yard areas. Applicants will also be required to provide details of proposed coop, run, and fence designs, inclusive of structural dimensions and materials.
  - ii. If the parcel upon which the keeping of fowl is proposed falls within the jurisdiction of a homeowners' association or similar covenant-based property owners' association, the requirements of this Article shall be considered minimum requirements. Any such association shall have the right to lawfully adopt more stringent fowl-keeping standards, including the outright prohibition of fowl-keeping, for any parcel within the regulatory authority of such association.

**7. Issuance of Permit.**

- a. All fowl keeping uses shall require a permit from the Planning Director. Such permit shall only be issued after the fowl application has been approved in accordance with the Municipal Code. The fowl permit shall specify any terms and conditions of the permit. All permits shall be issued to the owner of the property or approved tenant of a bonafide rental (dwelling) unit. A change in ownership shall necessitate issuance of a new permit.
- b. Any pre-existing keeping of fowl shall come into conformance by May 31, 2022 or be considered illegal and therefore must comply with this Section or be removed.

8. **Revocation of Permit.** A fowl permit may be revoked at any time by the Planning Director should it be determined that the use is not being operated in compliance with this Section or any other section of the Municipal Code.

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### **Manufacturing, Light**

All light manufacturing uses must comply with the following standards:

1. **Location.** All operations, including the storage of materials and equipment, must be conducted entirely within a fully enclosed building or structure except for outdoor storage pursuant to **Section 16-#-##**.
2. **Design Requirements.** Any exhaust system must be designed to minimize adverse impacts (e.g., odors, particulate emissions, etc.) on adjacent properties.

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### **Motor Vehicle and Recreational Vehicle (RV) Sales, Service, and/or Rental**

All motor vehicle and recreational vehicle (RV) sales, service, and/or rental uses must comply with the following standards:

1. Any service activities must be customarily incidental and subordinate to the sale and/or rental of vehicles.
2. All service activities must be conducted entirely within a fully enclosed building or structure.

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### **Outdoor Food Vendor Park/Court**

All outdoor food vendor parks/courts and every outdoor food vendor operating within an outdoor food vendor park/court, including associated activities (e.g. seating areas), must comply with the following standards:

1. All applicable requirements set forth in Chapter 6 of Minturn's Municipal Code.
2. Cannot block public streets, sidewalks, trails, and/or similar accessways. May be located in a private or public right-of-way or easement with the permission of the owner or holder of such right-of-way or easement.
3. Cannot provide drive-through/up service for automobiles.
4. Moveable elements of an outdoor food vendor park/court may be located in any required front, side, or rear yard setback.

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### **Outdoor Storage, Accessory to a Non-Residential Use**

All outdoor storage that is accessory to a non-residential use(s) must comply with the following standards:

1. **Size.** The storage area shall not cover an area larger than that of the principal building or structure on the property or fifty percent (50%) of the total area of the property, whichever is greater.

2. **Location.**
  - a. The storage area must be located to the side or rear of the principal building or structure on the property.
  - b. Cannot be located on the roof of any building or structure on the property.
3. **Design & Screening Requirements.**
  - a. The storage area shall be surfaced with concrete, asphalt, or other durable, all-weather surfacing material.
  - b. Opaque fencing, a wall(s), a berm(s), landscaping, or combination thereof, must be used to screen the storage area from view when observed from any adjoining public or private right-of-way, public or private park and/or open space, and/or residential zone district.
  - c. The maximum height of fencing and/or a wall used to screen the storage area may be up to 6 feet.
  - d. Screening fences with structural support members on one side, must be constructed with the structural members facing the interior of the property.
4. **Operation.**
  - a. The height of all items in the storage area shall not exceed the height of the screening fence, wall, berm, and/or landscaping.
  - b. Any emergency access lane(s) required by an emergency service provider(s) shall be maintained and remain unobstructed.
  - c. All fences, walls, berms, and/or landscaping used to screen a storage area must always be maintained in a good and safe condition.
  - d. Use of a shipping container(s) for storage is permitted if the container(s) is maintained in a good and safe condition.

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#### **Outdoor Storage, Screened**

All screened, outdoor storage must comply with the following standards:

1. **Design & Screening Requirements.**
  - a. The storage area shall be surfaced with concrete, asphalt, or other durable, all-weather surfacing material.
  - b. Opaque fencing, a wall(s), a berm(s), landscaping, or combination thereof, must be used to screen the storage area from view when observed from any adjoining public or private right-of-way, public or private park and/or open space, and/or residential zone district.
  - c. The maximum height of fencing and/or a wall used to screen the storage area may be up to 6 feet.

- d. Screening fences with structural support members on one side, must be constructed with the structural members facing the interior of the property.

**2. Operation.**

- a. The height of all items in the storage area shall not exceed the height of the screening fence, wall, berm, and/or landscaping.
- b. Any emergency access lane(s) required by an emergency service provider(s) shall be maintained and remain unobstructed.
- c. All fences, walls, berms, and/or landscaping used to screen a storage area must always be maintained in a good and safe condition.
- d. Use of a shipping container(s) for storage is permitted if the container(s) is maintained in a good and safe condition.

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**Solar Energy System, Ground-Mounted, Accessory**

All ground-mounted solar energy systems must comply with the following standards:

**1. Location.**

- a. An accessory ground-mounted solar energy system is only permitted in a side or rear yard.
- b. Must comply with the dimensional standards for the applicable zone district set forth in [Section 16-#-##](#).

- 2. Height.** Ground-mounted solar energy systems are limited to a maximum height of fifteen (15) feet. The height is measured as the vertical distance between the highest point of the system and the finished grade beneath it.

- 3. Design Requirements.** Must incorporate an anti-reflectivity coating provided by the manufacturer and use non-reflective materials for racking, structural, and/or other similar equipment.

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**Solar Energy System, Roof-Mounted, Accessory**

All roof-mounted solar energy systems must comply with the following standards:

- 1. Height.** May exceed the applicable maximum building height by no more than ##.

**2. Design Requirements.**

- a. Must incorporate an anti-reflectivity coating provided by the manufacturer and use non-reflective materials for racking, structural, and/or other similar equipment.
- b. Systems mounted flush with the roof of, and architecturally integrated with, the building or structure they are attached to are encouraged.

## Wind Energy Facility, Accessory

All wind energy facilities must comply with the following standards:

### 1. Location.

- a. May be ground-mounted or attached to a building or structure.
- b. If ground-mounted, must:
  - i. Comply with the minimum setback requirements for the applicable zone district set forth in Section 16-#-## and be setback from any property line a minimum of two (2) times the height of the wind turbine.
  - ii. Be setback from any habitable structure on the premises a distance that is equivalent to, or greater than, the combined height of the tower and blade radius.

### 2. Height.

- a. If roof-mounted, may exceed the applicable maximum building height by no more than ten (10) feet.
- b. If ground-mounted, must comply with the maximum building height for the applicable zone district set forth in Section 16-#-##.

### 3. Clearance.

All rotor blade tips shall, at their lowest point, have a clearance of no less than ten (10) feet. The clearance is measured as the vertical distance between the lowest point of the arc of the rotor blades and the finished grade beneath the wind turbine.

### 4. Design Requirements.

- a. Must have a non-reflective finish and a non-obtrusive color (e.g., white, off-white, gray, or the manufacturer's default color), unless otherwise required by the Federal Aviation Administration or other federal air safety authority.
- b. Shall not be illuminated unless required by the Federal Aviation Administration or other federal air safety authority.
- c. Shall not display any sign, flag, streamer, and/or decorative additions to the structure, except for identification of the turbine manufacturer, facility owner, and/or operator.

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## B. Remaining To-Do Items for Article 3: Zoning Regulations

Staff is working on preparing a complete draft of Article 3: Zoning Regulations. Staff is hoping to have the complete draft of Article 3: Zoning Regulations available to the Planning Commission for their second meeting in September (2025). The complete draft of Article 3, will include the following:

### 1. Revised General Use Standards

Staff is working to review and revise the General Use Standards (e.g., Noise Standards, Vibration Standards, etc.) based on the direction provided by the Planning Commission. Per the Planning Commission's request, a copy of the Colorado Noise Abatement Statutes is being provided.

2. **Additional Draft Use Standards**

The following is a list of land uses that staff is still working to develop draft standards for and will include those standards in the complete draft of Article 3.

- Adult Use
- Group Home
- Parklets
- Wireless Communication Facilities

3. **Revised Use Standards**

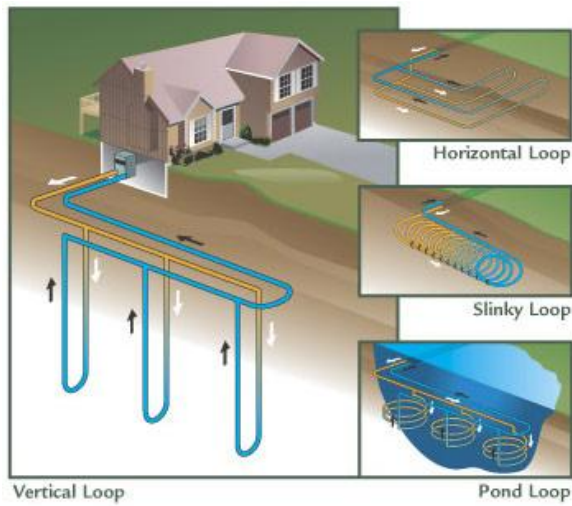
Staff will prepare revised Use Standards based on direction provided by the Planning Commission and include those in the complete draft of Article 3.

4. **Use Table and Dimensional Standards Table**

Staff is working to prepare a draft Use Table and Dimensional Standards Table to be included in the complete draft of Article 3.

## Photo Examples of Select Land Uses

### 1. Geothermal Loop or Direct Use, Accessory



### 2. Hydroelectric Energy Device, Accessory



### 3. Wind Energy Facility, Accessory



### 4. Outdoor Food Vendor Park/Court



## **Article 12. Noise Abatement (§§ 25-12-101 — 25-12-110)**

### **25-12-101. Legislative declaration.**

The general assembly finds and declares that noise is a major source of environmental pollution which represents a threat to the serenity and quality of life in the state of Colorado. Excess noise often has an adverse physiological and psychological effect on human beings, thus contributing to an economic loss to the community. Accordingly, it is the policy of the general assembly to establish statewide standards for noise level limits for various time periods and areas. Noise in excess of the limits provided in this article constitutes a public nuisance.

### **25-12-102. Definitions.**

As used in this article, unless the context otherwise requires:

(1) “Commercial zone” means:

- (a) An area where offices, clinics, and the facilities needed to serve them are located;
- (b) An area with local shopping and service establishments located within walking distances of the residents served;
- (c) A tourist-oriented area where hotels, motels, and gasoline stations are located;
- (d) A large integrated regional shopping center;
- (e) A business strip along a main street containing offices, retail businesses, and commercial enterprises;
- (f) A central business district; or
- (g) A commercially dominated area with multiple-unit dwellings.

(2) “db(A)” means sound levels in decibels measured on the “A” scale of a standard sound level meter having characteristics defined by the American national standards institute, publication S1. 4- 1971.

(3) “Decibel” is a unit used to express the magnitude of a change in sound level. The difference in decibels between two sound pressure levels is twenty times the common logarithm of their ratio. In sound pressure measurements sound levels are defined as twenty times the common logarithm of the ratio of that sound pressure level to a reference level of  $2 \times 10^{-5}$  N/m<sup>2</sup> (Newton’s/meter squared). As an example of the effect of the formula, a three-decibel change is a one hundred percent increase or decrease in the sound level, and a ten-decibel change is a one thousand percent increase or decrease in the sound level.

(4)

- (a) “Industrial zone” means an area in which noise restrictions on industry are necessary to protect the value of adjacent properties for other economic activity but shall not include agricultural, horticultural, or floricultural operations.

- (b) Nothing in paragraph (a) of this subsection (4), as amended by House Bill 05-1180, as enacted at the first regular session of the sixty-fifth general assembly, shall be construed as changing the property tax classification of property owned by a horticultural or floricultural operation.
- (5) “Light industrial and commercial zone” means:
- (a) An area containing clean and quiet research laboratories;
  - (b) An area containing light industrial activities which are clean and quiet;
  - (c) An area containing warehousing; or
  - (d) An area in which other activities are conducted where the general environment is free from concentrated industrial activity.
- (5.2) “Motorcycle” means a self-propelled vehicle with not more than three wheels in contact with the ground that is designed primarily for use on the public highways.
- (5.4) “Motor vehicle” means a self-propelled vehicle with at least four wheels in contact with the ground that is designed primarily for use on the public highways.
- (5.6) “Off-highway vehicle” means a self-propelled vehicle with wheels or tracks in contact with the ground that is designed primarily for use off the public highways. “Off-highway vehicle” shall not include the following:
- (a) Military vehicles;
  - (b) Golf carts;
  - (c) Snowmobiles;
  - (d) Vehicles designed and used to carry persons with disabilities; and
  - (e) Vehicles designed and used specifically for agricultural, logging, firefighting, or mining purposes.
- (6) “Residential zone” means an area of single-family or multifamily dwellings where businesses may or may not be conducted in such dwellings. The zone includes areas where multiple-unit dwellings, high-rise apartment districts, and redevelopment districts are located. A residential zone may include areas containing accommodations for transients such as motels and hotels and residential areas with limited office development, but it may not include retail shopping facilities. “Residential zone” includes hospitals, nursing homes, and similar institutional facilities.
- (7) “SAE J1287” means the J1287 stationary sound test or any successor test published by SAE international or any successor organization.
- (8) “SAE J2567” means the J2567 stationary sound test or any successor test published by SAE international or any successor organization.

- (9) "Snowmobile" means a self-propelled vehicle primarily designed or altered for travel on snow or ice when supported in part by skis, belts, or cleats and designed primarily for use off the public highways. "Snowmobile" shall not include machinery used strictly for the grooming of snowmobile trails or ski slopes.

**25-12-103. Maximum permissible noise levels.**

- (1) Every activity to which this article is applicable shall be conducted in a manner so that any noise produced is not objectionable due to intermittence, beat frequency, or shrillness. Sound levels of noise radiating from a property line at a distance of twenty-five feet or more therefrom in excess of the db(A) established for the following time periods and zones shall constitute prima facie evidence that such noise is a public nuisance:

| Zone             | 7:00 a.m. to<br>next 7:00 p.m. | 7:00 p.m. to<br>next 7:00 a.m. |
|------------------|--------------------------------|--------------------------------|
| Residential      | 55 db(A)                       | 50 db(A)                       |
| Commercial       | 60 db(A)                       | 55 db(A)                       |
| Light industrial | 70 db(A)                       | 65 db(A)                       |
| Industrial       | 80 db(A)                       | 75 db(A)                       |

- (2) In the hours between 7:00 a.m. and the next 7:00 p.m., the noise levels permitted in subsection (1) of this section may be increased by ten db(A) for a period of not to exceed fifteen minutes in any one-hour period.
- (3) Periodic, impulsive, or shrill noises shall be considered a public nuisance when such noises are at a sound level of five db(A) less than those listed in subsection (1) of this section.
- (4) This article is not intended to apply to the operation of aircraft or to other activities which are subject to federal law with respect to noise control.
- (5) Construction projects shall be subject to the maximum permissible noise levels specified for industrial zones for the period within which construction is to be completed pursuant to any applicable construction permit issued by proper authority or, if no time limitation is imposed, for a reasonable period of time for completion of project.
- (6) All railroad rights-of-way shall be considered as industrial zones for the purposes of this article, and the operation of trains shall be subject to the maximum permissible noise levels specified for such zone.
- (7) This article is not applicable to the use of property for purposes of conducting speed or endurance events involving motor or other vehicles, but such exception is effective only during the specific

period of time within which such use of the property is authorized by the political subdivision or governmental agency having lawful jurisdiction to authorize such use.

- (8) For the purposes of this article, measurements with sound level meters shall be made when the wind velocity at the time and place of such measurement is not more than five miles per hour.
- (9) In all sound level measurements, consideration shall be given to the effect of the ambient noise level created by the encompassing noise of the environment from all sources at the time and place of such sound level measurement.
- (10) This article is not applicable to the use of property for the purpose of manufacturing, maintaining, or grooming machine-made snow. This subsection (10) shall not be construed to preempt or limit the authority of any political subdivision having jurisdiction to regulate noise abatement.
- (11) This article is not applicable to the use of property by this state, any political subdivision of this state, or any other entity not organized for profit, including, but not limited to, nonprofit corporations, or any of their lessees, licensees, or permittees, for the purpose of promoting, producing, or holding cultural, entertainment, athletic, or patriotic events, including, but not limited to, concerts, music festivals, and fireworks displays. This subsection (11) shall not be construed to preempt or limit the authority of any political subdivision having jurisdiction to regulate noise abatement.
- (12)
  - (a) Notwithstanding subsection (1) of this section, the public utilities commission may determine, while reviewing utility applications for certificates of public convenience and necessity for electric transmission facilities, whether projected noise levels for electric transmission facilities are reasonable. Such determination shall take into account concerns raised by participants in the commission proceeding and the alternatives available to a utility to meet the need for electric transmission facilities. When applying, the utility shall provide notice of its application to all municipalities and counties where the proposed electric transmission facilities will be located. The public utilities commission shall afford the public an opportunity to participate in all proceedings in which permissible noise levels are established according to the "Public Utilities Law", articles 1 to 7 of title 40, C.R.S.
  - (b) Because of the statewide need for reliable electric service and the public benefit provided by electric transmission facilities, notwithstanding any other provision of law, no municipality or county may adopt an ordinance or resolution setting noise standards for electric transmission facilities that are more restrictive than this subsection (12). The owner or operator of an electric transmission facility shall not be liable in a civil action based upon noise emitted by electric transmission facilities that comply with this subsection (12).
  - (c) For the purposes of this section:
    - (I) "Electric transmission facility" means a power line or other facility that transmits electrical current and operates at a voltage level greater than or equal to 44 kilovolts.
    - (II) "Rights-of-way for electric transmission facilities" means all property rights and interests obtained by the owner or operator of an electric transmission facility for the purpose of constructing, maintaining, or operating the electric transmission facility.

#### **25-12-104. Action to abate.**

Whenever there is reason to believe that a nuisance exists, as defined in section 25-12-103, any county or resident of the state may maintain an action in equity in the district court of the judicial district in which the alleged nuisance exists to abate and prevent such nuisance and to perpetually enjoin the person conducting or maintaining the same and the owner, lessee, or agent of the building or place in or upon which such nuisance exists from directly or indirectly maintaining or permitting such nuisance. Notwithstanding any other provision of this section, a county shall not maintain an action pursuant to this section if the alleged nuisance involves a mining operation or the development, extraction, or transportation of construction materials, as those terms are defined in section 34-32.5-103, C.R.S., a commercial activity, the commercial use of property, avalanche control activities, a farming or ranching activity, an activity of a utility, or a mining or oil and gas operation. When proceedings by injunction are instituted, such proceedings shall be conducted under the Colorado rules of civil procedure. The court may stay the effect of any order issued under this section for such time as is reasonably necessary for the defendant to come into compliance with the provisions of this article.

#### **25-12-105. Violation of injunction- penalty.**

Any violation or disobedience of any injunction or order expressly provided for by section 25-12-104 shall be punished as a contempt of court by a fine of not less than one hundred dollars nor more than two thousand dollars. Each day in which an individual is in violation of the injunction established by the court shall constitute a separate offense. The court shall give consideration in any such case to the practical difficulties involved with respect to effecting compliance with the requirements of any order issued by the court.

#### **25-12-106. Noise restrictions- sale of new vehicles.**

- (1) Except for such vehicles as are designed exclusively for racing purposes, no person shall sell or offer for sale a new motor vehicle that produces a maximum noise exceeding the following noise limits, at a distance of fifty feet from the center of the lane of travel, under test procedures established by the department of revenue:
- (a) Any motorcycle manufactured on or after July 1, 1971, and before January 1, 1973 88 db(A);
  - (b) Any motorcycle manufactured on or after January 1, 1973 86 db(A);
  - (c) Any motor vehicle with a gross vehicle weight rating of six thousand pounds or more manufactured on or after July 1, 1971, and before January 1, 1973 88 db(A);
  - (d) Any motor vehicle with a gross vehicle weight rating of six thousand pounds or more manufactured on or after January 1, 1973 86 db(A);
  - (e) Any other motor vehicle manufactured on or after January 1, 1968, and before January 1, 1973 86 db(A);
  - (f) Any other motor vehicle manufactured after January 1, 197 84 db(A).

(g) (Deleted by amendment, L. 2008, p. 2102, § 2, effective July 1, 2010.)

- (2) Test procedures for compliance with this section shall be established by the department, taking into consideration the test procedures of the society of automotive engineers.
- (3) Any person selling or offering for sale a motor vehicle or other vehicle in violation of this section commits a civil infraction.

**25-12-107. Powers of local authorities.**

- (1) Counties or municipalities may adopt resolutions or ordinances prohibiting the operation of motor vehicles within their respective jurisdictions that produce noise in excess of the sound levels in decibels, measured on the “A” scale on a standard sound level meter having characteristics established by the American national standards institute, publication S1.4- 1971, and measured at a distance of fifty feet from the center of the lane of travel and within the speed limits specified in this section:

| (a) Any motor vehicle with a manufacturer’s gross vehicle weight rating of six thousand pounds or more, any combination of vehicles towed by such motor vehicle, and any motorcycle other than a low-power scooter: | Speed limit of 35 mph or less | Speed limit of more than 35 mph but less than 55 mph |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------------------------------------------------|
|                                                                                                                                                                                                                     |                               |                                                      |
| (I) Before January 1, 1973                                                                                                                                                                                          | 88 db(A)                      | 90 db(A)                                             |
| (II) On and after January 1, 1973                                                                                                                                                                                   | 86 db(A)                      | 90 db(A)                                             |

(b) (Deleted by amendment, L. 2008, p. 2102, § 3, effective July 1, 2010.)

- (2) The governing board shall adopt resolutions establishing any test procedures deemed necessary.
- (3) This section applies to the total noise from a vehicle or combination of vehicles.
- (4) For the purpose of this section, a truck, truck tractor, or bus that is not equipped with an identification plate or marking bearing the manufacturer’s name and manufacturer’s gross vehicle weight rating shall be considered as having a manufacturer’s gross vehicle weight rating of six thousand pounds or more if the unladen weight is more than five thousand pounds.

**25-12-108. Preemption.**

Except as provided in sections 25-12-103 (12) and 25-12-110, this article shall not be construed to preempt or limit the authority of any municipality or county to adopt standards that are no less restrictive than the provisions of this article.

**25-12-109. Exception- sport shooting ranges- legislative declaration- definitions.**

- (1) The general assembly hereby finds, determines, and declares that the imposition of inconsistent, outdated, and unnecessary noise restrictions on qualifying sport shooting ranges that meet specific, designated qualifications work to the detriment of the public health, welfare, and morale as well as to the detriment of the economic well-being of the state. The general assembly further finds, determines, and declares that a need exists for statewide uniformity with respect to exempting qualifying shooting ranges from the enforcement of laws, ordinances, rules, and orders regulating noise. As the gain associated with having a uniform statewide exemption for qualifying sport shooting ranges outweighs any gains associated with enforcing noise regulations against such ranges, the general assembly further declares that the provisions of this section, as enacted, are a matter of statewide concern and preempt any provisions of any law, ordinance, rule, or order to the contrary.
- (2) As used in this section, unless the context otherwise requires:
  - (a) "Local government" means any county, city, city and county, town, or any governmental entity, board, council, or committee operating under the authority of any county, city, city and county, or town.
  - (b) "Local government official" means any elected, appointed, or employed individual or group of individuals acting on behalf of or exercising the authority of any local government.
  - (c) "Person" means an individual, proprietorship, partnership, corporation, club, or other legal entity.
  - (d) "Qualifying sport shooting range" or "qualifying range" means any public or private establishment, whether operating for profit or not for profit, that operates an area for the discharge or other use of firearms or other equipment for silhouette, skeet, trap, black powder, target, self-defense, recreational or competitive shooting, or professional training.
- (3) Notwithstanding any other law or municipal or county ordinance, rule, or order regulating noise to the contrary:
  - (a) A local governmental official may not commence a civil action nor seek a criminal penalty against a qualifying sport shooting range or its owners or operators on the grounds of noise emanating from such range that results from the normal operation or use of the qualifying shooting range except upon a written complaint from a resident of the jurisdiction in which the range is located. The complaint shall state the name and address of the complainant, how long the complainant has resided at the address indicated, the times and dates on which the alleged excessive noise occurred, and such other information as the local government may require. The local government shall not proceed to seek a criminal penalty or pursue a civil action against a qualifying sport shooting range on the basis of such a noise complaint if the complainant established residence within the jurisdiction after January 1, 1985.
  - (b) No person may bring any suit in law or equity or any other claim for relief against a qualifying sport shooting range located in the vicinity of the person's property or against the owners or operators of such range on the grounds of noise emanating from the range if:
    - (I) The qualifying range was established before the person acquired the property;

- (II) The qualifying range complies with all laws, ordinances, rules, or orders regulating noise that applied to the range and its operation at the time of its construction or initial operation;
- (III) No law, ordinance, rule, or order regulating noise applied to the qualifying range at the time of its construction or initial operation.

**25-12-110. Off-highway vehicles.**

- (1) An off-highway vehicle operated within the state shall not emit more than the following level of sound when measured using SAE J1287:
  - (a) If manufactured before January 1, 1998 99 db(A);
  - (b) If manufactured on or after January 1, 1998 96 db(A).
- (2) A snowmobile shall not emit more than the following level of sound when measured using SAE J2567:
  - (a) If manufactured on or after July 1, 1972, and before July 2, 1975 90 db(A);
  - (b) If manufactured on or after July 2, 1975 88 db(A).
- (3)
  - (a) A person shall not sell or offer to sell a new off-highway vehicle that emits a level of sound in excess of that prohibited by subsection (1) of this section unless the off-highway vehicle complies with federal noise emission standards. A person shall not sell or offer to sell a new snowmobile that emits a level of sound in excess of that prohibited by subsection (2) of this section unless the snowmobile complies with federal noise emission standards.
  - (b) For the purposes of this section, a “new” snowmobile or off-highway vehicle means a snowmobile or off-highway vehicle that has not been transferred on a manufacturer’s statement of origin and for which an ownership registration card has not been submitted by the original owner to the manufacturer.
- (4) This section shall not apply to the following:
  - (a) A vehicle designed or modified for and used in closed-circuit, off-highway vehicle competition facilities;
  - (b) An off-highway vehicle used in an emergency to search for or rescue a person; and
  - (c) An off-highway vehicle while in use for agricultural purposes.
- (5) A person who violates this section commits a civil infraction.
- (6) No municipality or county may adopt an ordinance or resolution setting noise standards for off-highway vehicles or snowmobiles that are more restrictive than this section.
- (7)

- (a) Nothing in this section shall be construed to modify the authority granted in section 25-12-103.
  - (b) Nothing in this section shall be construed to authorize the test to produce a less restrictive standard than the J1287 stationary sound test or the J2567 stationary sound test published by SAE international or any successor organization.
- (8) The following shall be an affirmative defense to a violation under this section if the off-highway vehicle or snowmobile:
- (a) Was manufactured before January 1, 2005;
  - (b) Complied with federal and state law when purchased;
  - (c) Has not been modified from the manufacturer's original equipment specifications or to exceed the sound limits imposed by subsection (1) or (2) of this section; and
  - (d) Does not have a malfunctioning exhaust system.

Minturn Planning Department  
Minturn Town Center  
301 Boulder St. #309  
Minturn, CO 81645  
970-827-5645  
[planner1@minturn.org](mailto:planner1@minturn.org)  
[www.minturn.org](http://www.minturn.org)



Minturn Planning Commission  
Chair – Lynn Teach  
Jeff Armistead  
Michael Boyd  
Amanda Mire  
Eric Rippeth  
Darell Wegert

## Memorandum

Date: September 5, 2025  
To: Minturn Planning Commission  
From: Madison Harris, Planner II  
Re: Planning Department Update

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### **0003 Miles End Lane - Minor DRB Permit - Changes to Approved Plans**

0003 Miles End Lane originally received approval on July 17, 2024. On August 25, 2025, the representative Ms. Taylor Hermes, applied for a Minor DRB in order to move one of the trees and remove the wood split rail fence. This was approved September 3, 2025 and the relevant excerpts from the application are attached for reference.

### **0186 Miles End Lane - Minor DRB Permit - Changes to Approved Plans**

186 Miles End Lane originally received approval on July 17, 2024. They received approval for a Minor DRB Permit in October 2024 amending the landscaping, increasing the stone banding at the bottom of the right elevation, and adding the railing off the patio on the rear elevation. On August 29, 2025 the representative, Ms. Taylor Hermes, applied for another Minor DRB in order to amend some window placements. This was approved September 3, 2025 and the relevant excerpts from the application are attached for reference.

### **0057 Miles End Lane - Minor DRB Permit - Changes to Approved Plans**

0057 Miles End Lane originally received approval on May 7, 2025. On September 2, 2025 the representative, Ms. Taylor Hermes, applied for a Minor DRB in order to add timber collar ties and posts to the exterior elevation. This was approved September 3, 2025 and the relevant excerpts from the application are attached for reference.



## 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: planner1@minturn.org

**Project Name:**

Minturn North – Kline Residence

**Project Location**

Street Address: 3 Miles End Lane

Zoning: **Residential**

Parcel Number(s): **2103-262-30-037**

**Application Request:**

DRB Minor Modifications

**Applicant:**

Name: Taylor Hermes & Rick Hermes – Minturn North Construction Company, LLC

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone: **970-926-1720**

Email: **THermes@ResortConceptsCO.com**

**Property Owner:**

Name: **Melissa Kline & Matthew Pielsticker**

Mailing Address: 216 Main Street, Unit R-311 Edwards, CO 81632

Phone: **970-471-5594 (Melissa) / 970-445-7459 (Matthew)**

Email: **Melissa@ImpactEnergyEC.com / Matt.Pielsticker@gmail.com**

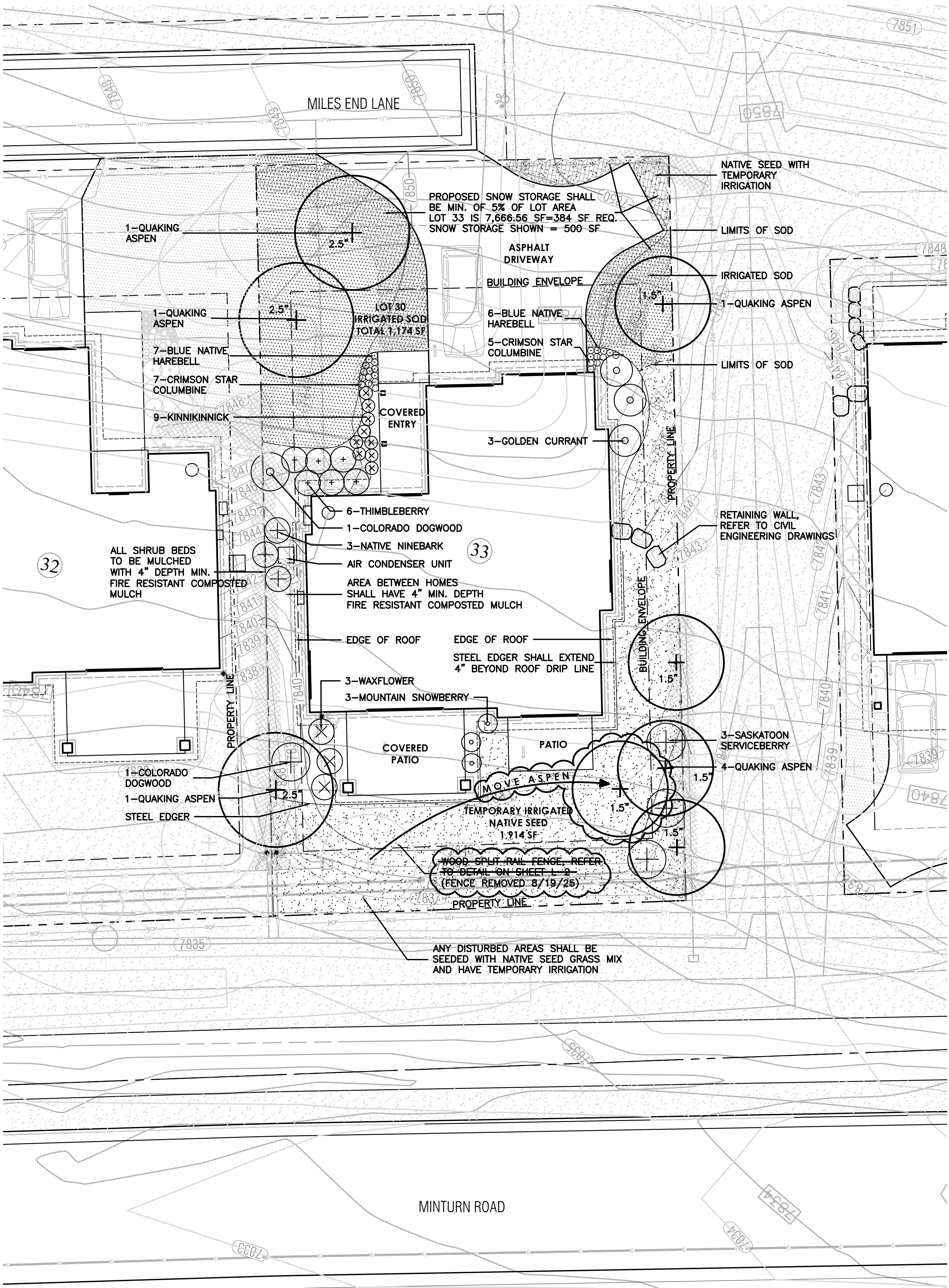
**Required Information:**

|                              |                                                              |                                              |                                                    |
|------------------------------|--------------------------------------------------------------|----------------------------------------------|----------------------------------------------------|
| Lot Size: <b>0.176 acres</b> | Type of Residence (Single Family, ADU, Duplex)<br><b>SFH</b> | # of Bedrooms <b>3</b>                       | # On-site Parking Spaces <b>4</b>                  |
| # of Stories: <b>2</b>       | Snow storage sq ft: <b>517 sf</b>                            | Building Footprint sq ft:<br><b>2,462 sf</b> | Total sq ft Impervious Surface:<br><b>3,659 sf</b> |

**Signature:**

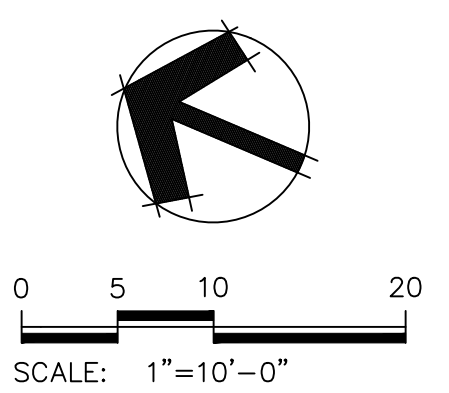
 **8/25/25**

Fee Paid: \_\_\_\_\_ Date Received: \_\_\_\_\_ Planner: \_\_\_\_\_



LEGEND

- IRRIGATED SOD, REFER TO L2 FOR DETAILS
- NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS
- PROPOSED RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED FLOWERING PERENNIALS
- SNOW STORAGE AREA





Know what's below.  
Call before you dig.

LANDSCAPE ARCHITECT:  
TOMINA TOWNSEND, LA  
PO BOX 3000, PMB 301  
EDWARDS, CO 81632  
P. 303.572.7876  
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.  
LOT 33-LANDSCAPE PLAN  
TOWN OF MINTURN, COLORADO

DESIGNED: TT  
DRAWN: TT  
CHECKED: RH  
DATE: May 17, 2024  
REVISIONS:  
REVISION BASED ON DRB  
COMMENTS: 6.14.24  
VERIFIED SQUARE FEET OF LOT AREA  
AND ADJUSTED SNOW STORAGE TO BE  
OUTSIDE ROW  
PERMIT SET: 7.18.24  
REVISED PERMIT SET: 8.19.24  
(SHIFTED TWO TREE LOCATIONS AND  
ADDED FENCE AND FENCE DETAIL)

REVISED  
PERMIT SET

SHEET TITLE:  
PROPOSED  
LANDSCAPE PLAN

SCALE: 1"=10'-0"  
SHEET NUMBER:  
**L1**

General Notes and Specifications:

- 1. All areas disturbed by construction and not designated a shrub bed or sod, shall be planted with the specified native grass seed.
- 2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
- 3. The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and Town of Minturn standards.
- 4. See Civil Engineering sheets for final grading and drainage.
- 5. Snow Storage area shall be a min. of 25% of all driveway and parking areas.

Revegetation Notes:

- 1. Seed shall be broadcast and raked to ¼" depth.
- 2. Apply Biodegradable Green Dyed-Wood Cellulose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
- 3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

Fire Mitigation Recommendations:

- 1. Zone 1 (15' from building and integral planting): no highly flammable plants, such as evergreen trees and shrubs should be planted within 15' of the structure or attachments.
- 2. Zone 2 (70' from building and Integral planting): a 10' crown separation must be maintained for all evergreen trees and shrubs over 4' height. A 4' crown separation must be maintained for evergreen shrubs under 4' height.
- 3. Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
- 4. Existing junipers within Zone 1 and Zone 2 must be limbed ½ of their total height, but no more than 10' height.
- 5. Dead limbs shall be removed from all existing Serviceberry within Zone 1 or Zone 2.
- 6. If necessary, final existing vegetation to be limbed or removed for fire mitigation purposes will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Town of Minturn on a unit by unit basis prior to construction.

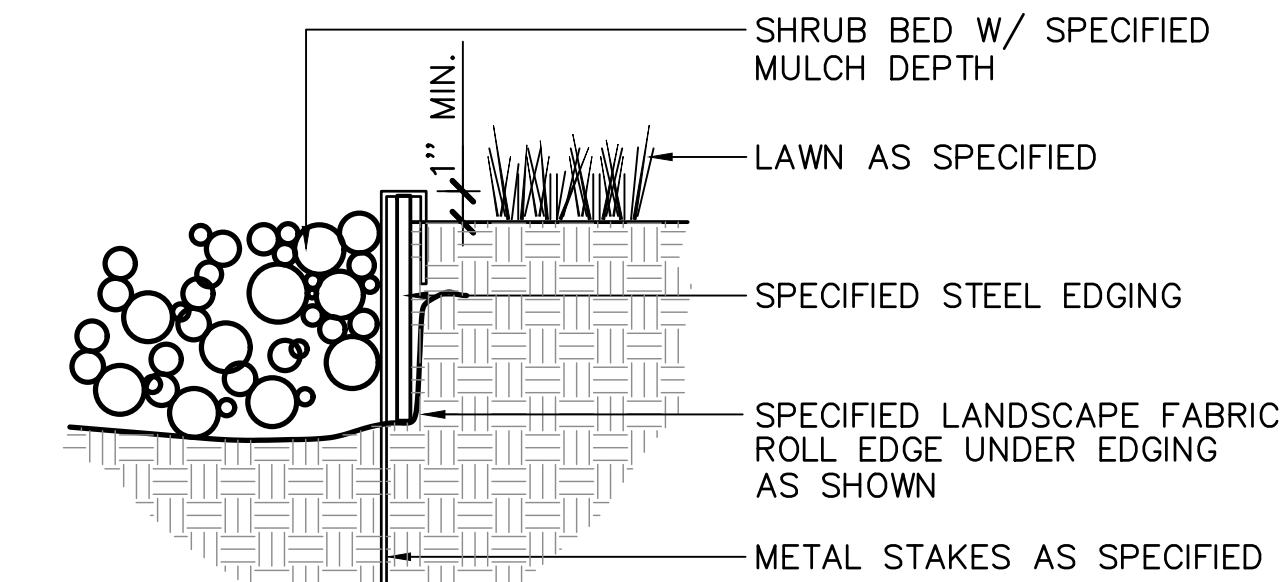
ALL DISTURBED AREAS SHALL BE SEEDED WITH:  
'DRY NATIVE MOUNTAIN' SEED MIX

THIS SEED MIX HAS BEEN CHOSEN FOR THE SPECIFIC PROJECT LOCATION AND ELEVATION. LANDSCAPE INSTALLER SHALL NOT DEVIATE FROM THIS REVEGETATION SEED MIX WITHOUT WRITTEN APPROVAL FROM THE RESORT CONCEPTS SITE MANAGER.

| COMMON NAME              | SEEDING RATE<br>% MIX | BULK LBS<br>PER ACRE |
|--------------------------|-----------------------|----------------------|
| SANDBERG BLUE            | 10%                   | 5.00                 |
| MOUNTAIN BROME           | 20%                   | 10.00                |
| SLENDER WHEATGRASS       | 15%                   | 7.50                 |
| BLUEBUNCH WHEATGRASS     | 10%                   | 5.00                 |
| ROCKY MOUNTAIN FESCUE    | 10%                   | 5.00                 |
| THICKSPIKE WHEATGRASS    | 15%                   | 7.50                 |
| BOTTLEBRUSH SQUIRRELTAIL | 2.5%                  | 1.25                 |
| STREAMBANK WHEATGRASS    | 15%                   | 7.50                 |
| PRAIRIE JUNEGRASS        | 2.5%                  | 1.25                 |
| TOTAL LBS./ACRE          | 100%                  | 50                   |

NOTES:

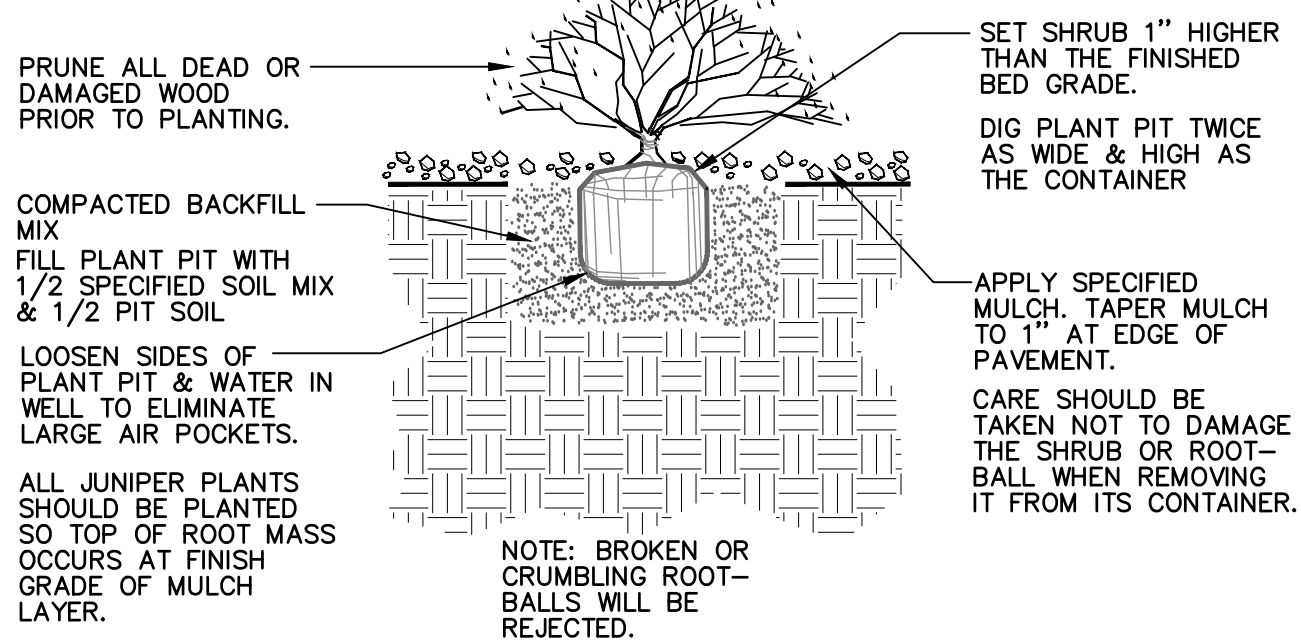
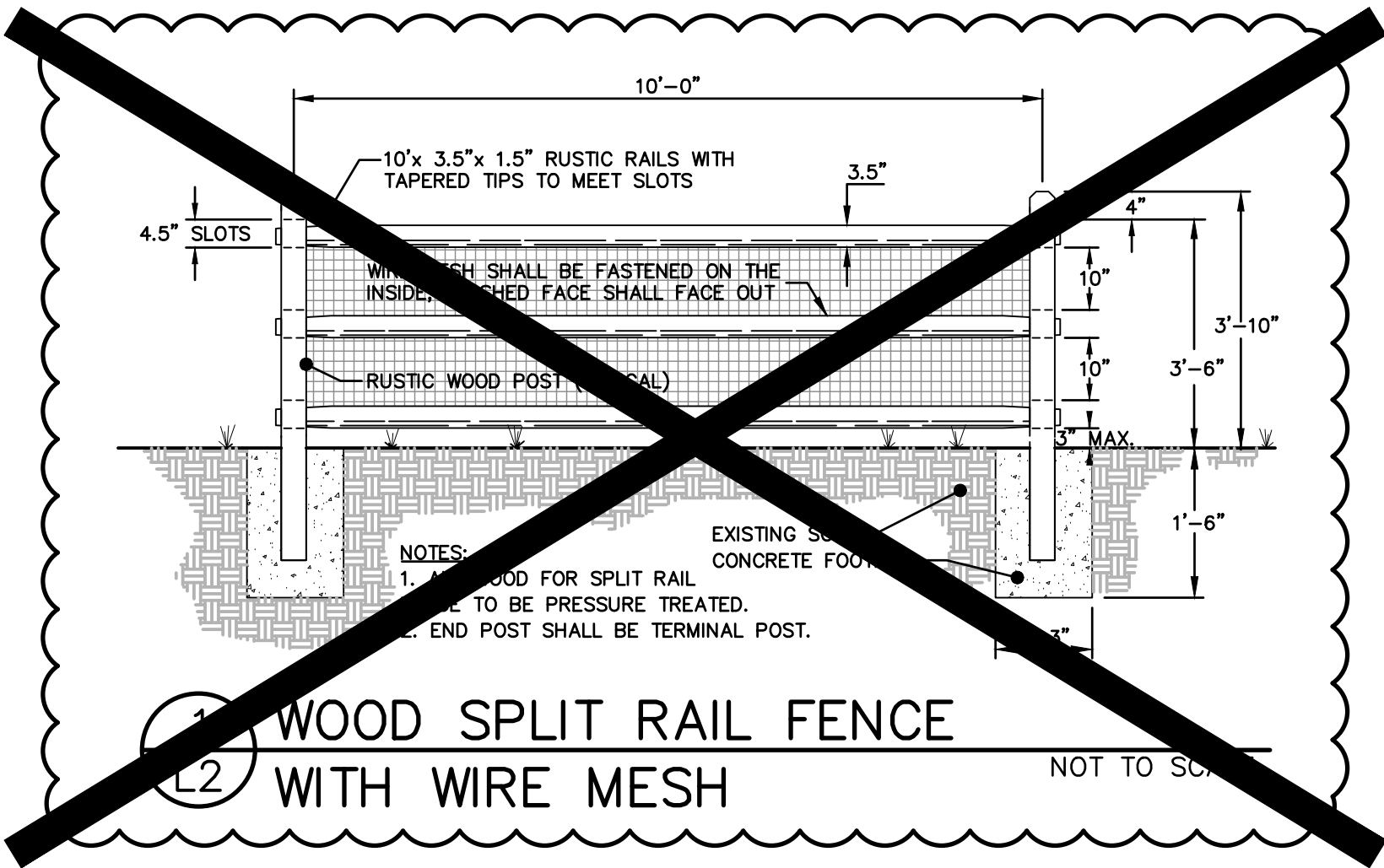
PERCENTAGES OF MIXES VARY YEAR-TO-YEAR DEPENDING ON HARVEST OF SEEDS, HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, CO 80632. PHONE: 1-800-782-5947 WEBSITE: PAWNEEBUTTESSEED.COM



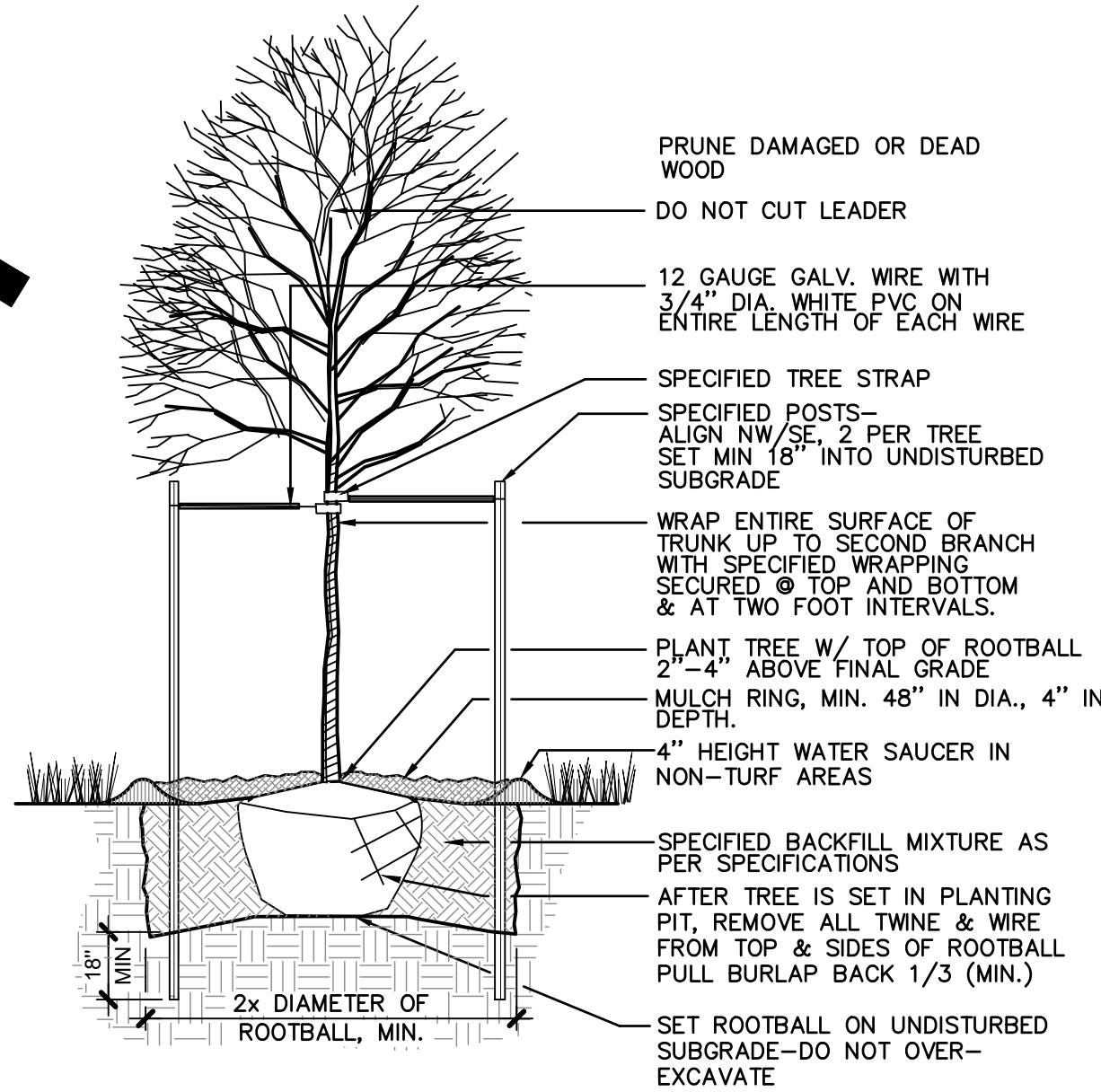
NOTES:

- 1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
- 2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
- 3) ALL JOINTS TO BE SECURELY STAKED.
- 4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

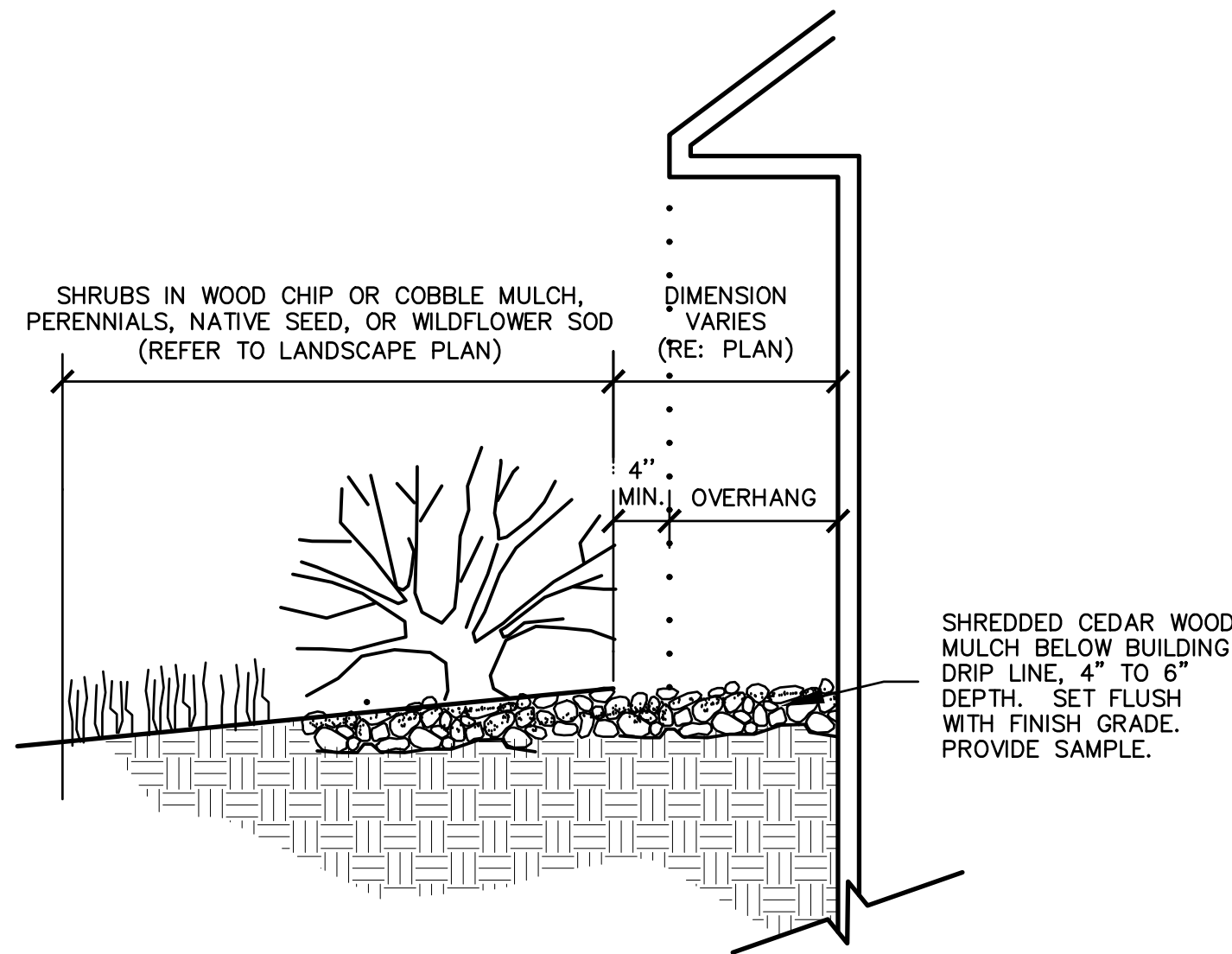
1 STEEL EDGER  
L2 NOT TO SCALE



2 SHRUB PLANTING  
L2 NOT TO SCALE



3 DECIDUOUS TREE PLANTING  
L2 NOT TO SCALE



4 MULCH ARMORED DRIP LINE  
L2 NOT TO SCALE

PROPOSED PLANT MATERIALS LIST

Note: All plant material has been chosen from the CSU Extension Office recommended plant lists. These lists have been cross referenced to find suitable plants for the elevation of Minturn (10,000 ft and above), and also to maximize use of plants native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and other animals. The cross referenced lists are the following:

- CSU Extension, Fire Wise Plant Materials - 6.305
- CSU Extension, Trees and Shrubs for Mountain Areas - Fact Sheet No. 7.423
- CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above - CO Native Plant Society
- CSU Extension, Native Trees for Colorado Landscapes - Fact Sheet No. 7.421
- CSU Extension, Native Shrubs for Colorado Landscapes - Fact Sheet No. 7.422

| QUAN.           | COMMON/ BOTANICAL NAME               | FIRE MITIGATION ZONE | SIZE      | COMMENTS                       |
|-----------------|--------------------------------------|----------------------|-----------|--------------------------------|
| DECIDUOUS TREES |                                      |                      |           |                                |
| 5               | Quaking Aspen<br>Populus tremuloides | 1 & 2                | 1.5" cal. | Specimen quality<br>B&B, guyed |
| 3               | Quaking Aspen<br>Populus tremuloides | 1 & 2                | 2.5" cal. | Specimen quality<br>B&B, guyed |

|                                                |                                                    |       |                   |  |
|------------------------------------------------|----------------------------------------------------|-------|-------------------|--|
| PERENNIAL FLOWERS (planted @ 12" O.C. spacing) |                                                    |       |                   |  |
| 13                                             | Blue Native Harebell<br>Campanula rotundifolia     | 1 & 2 | Flats of 15 or 32 |  |
| 12                                             | Crimson Star Columbine<br>Aquilegia 'Crimson Star' | 1 & 2 | Flats of 15       |  |

|                  |                                                 |       |        |                                           |
|------------------|-------------------------------------------------|-------|--------|-------------------------------------------|
| DECIDUOUS SHRUBS |                                                 |       |        |                                           |
| 2                | Colorado Dogwood<br>Cornus sericea coloradense  | 1 & 2 | 5 gal. | Container, 5 canes minimum<br>24"-36" ht. |
| 3                | Golden Currant<br>Ribes aureum                  | 1 & 2 | 5 gal. | Container, 5 canes minimum<br>24"-36" ht. |
| 9                | Kinnikinnick<br>Arctostaphylos (varieties)      | 1 & 2 | 5 gal. | Container, 5 canes minimum<br>3"-6" ht.   |
| 3                | Mountain Snowberry<br>Symphoricarpos oreophilus | 1 & 2 | 5 gal. | Container, 5 canes minimum<br>12"-18" ht. |
| 3                | Native Ninebark<br>Physocarpus monogynus        | 1 & 2 | 5 gal. | Container, 5 canes minimum<br>12"-18" ht. |
| 3                | Saskatoon Serviceberry<br>Amelanchier alnifolia | 1 & 2 | 5 gal. | Container, 5 canes minimum<br>24"-36" ht. |
| 6                | Thimbleberry<br>Rubus parviflorus               | 1 & 2 | 5 gal. | Container, 5 canes minimum<br>18"-24" ht. |
| 3                | Waxflower<br>Jamesia americana                  | 1 & 2 | 5 gal. | Container, 5 canes minimum<br>24"-36" ht. |



LANDSCAPE ARCHITECT:  
TOMINA TOWNSEND, LA  
PO BOX 3000, PMB 301  
EDWARDS, CO 81632  
P. 303.572.7876  
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.  
LOT 33-LANDSCAPE PLAN  
TOWN OF MINTURN, COLORADO

DESIGNED: TT  
DRAWN: TT  
CHECKED: RH  
DATE: May 17, 2024  
REVISIONS:  
REVISION BASED ON DRB COMMENTS:  
6.14.24 VERIFIED SQUARE FEET OF LOT AREA  
AND ADJUSTED SNOW STORAGE TO BE  
OUTSIDE ROW  
PERMIT SET: 7.18.24  
REVISED PERMIT SET: 8.19.24 (SHIFTED TWO  
TREE LOCATIONS AND ADDED FENCE AND  
FENCE DETAIL)  
REVISED PERMIT SET: 8.19.25 (SHIFTED TREE  
LOCATION AND REMOVED FENCE & DETAIL)

REVISED  
PERMIT SET  
SHEET TITLE:  
LANDSCAPE  
NOTES & DETAILS  
SCALE: NOT TO SCALE  
SHEET NUMBER:  
L2



## 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](mailto:planner@minturn.org)

**Project Name:**

Minturn North – Bombard Residence

**Project Location**

Street Address: 186 Miles End Lane

Zoning:

**Residential**

Parcel Number(s):

**2103-262-30-007**

**Application Request:**

DRB Minor Modifications

**Applicant:**

Name: Taylor Hermes & Rick Hermes – Minturn North Construction Company, LLC

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone: **970-926-1720**

Email: [THermes@ResortConceptsCO.com](mailto:THermes@ResortConceptsCO.com)

**Property Owner:**

Name: **David & Adriana Bombard**

Mailing Address: PO Box 2185 Edwards, CO 81632

Phone: **415-309-3582**

Email: [DBombard1@gmail.com](mailto:DBombard1@gmail.com) / [Adriana.Sulak@gmail.com](mailto:Adriana.Sulak@gmail.com)

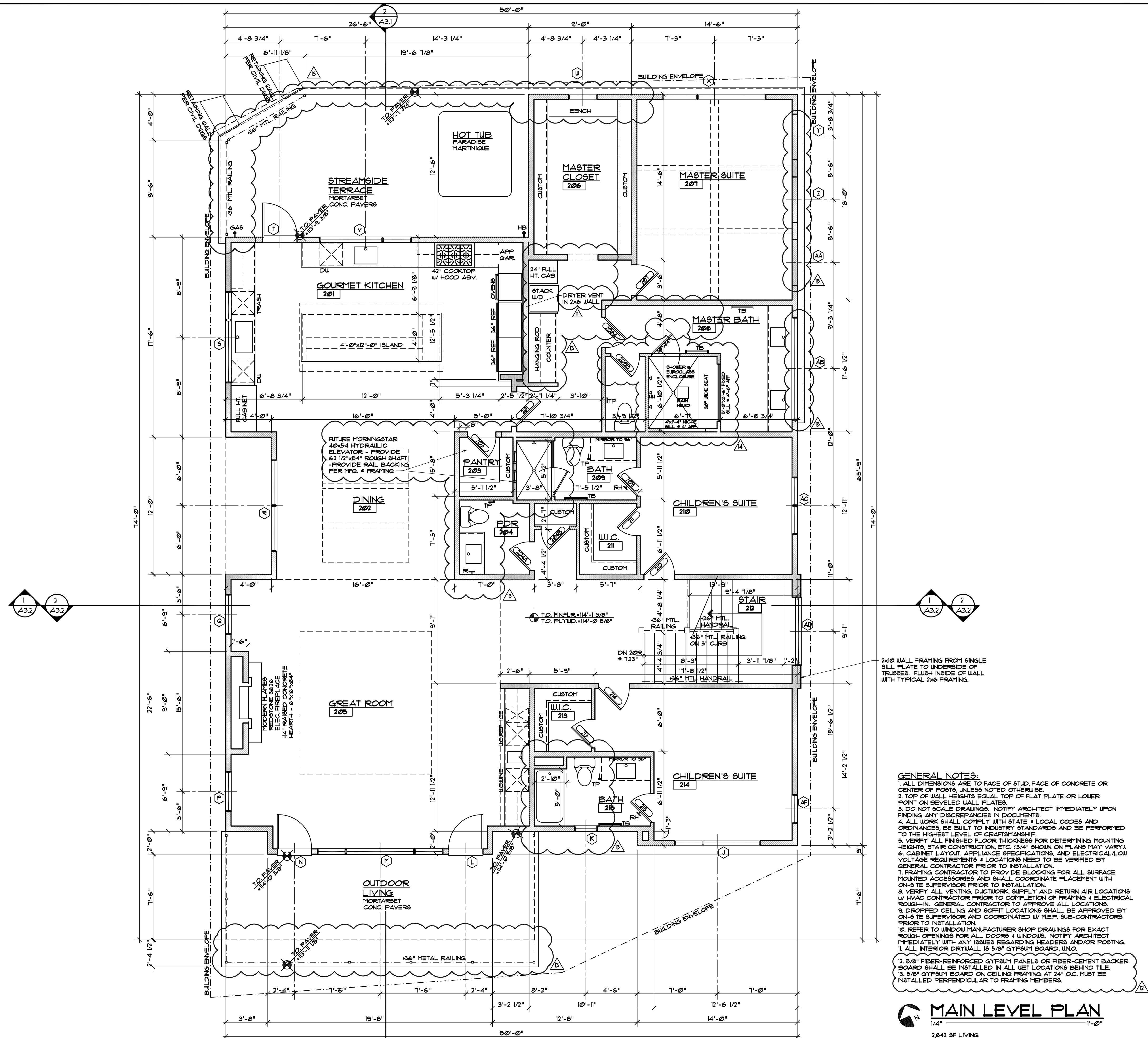
**Required Information:**

|                       |                                                              |                                           |                                                 |
|-----------------------|--------------------------------------------------------------|-------------------------------------------|-------------------------------------------------|
| Lot Size: 0.158 acres | Type of Residence (Single Family, ADU, Duplex)<br><b>SFH</b> | # of Bedrooms 5                           | # On-site Parking Spaces 4                      |
| # of Stories: 2       | Snow storage sq ft: 349 sf                                   | Building Footprint sq ft:<br><b>3,347</b> | Total sq ft Impervious Surface:<br><b>4,064</b> |

**Signature:**

**8/29/25**

Fee Paid: \_\_\_\_\_ Date Received: \_\_\_\_\_ Planner: \_\_\_\_\_



DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

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don.eggars@eggarsarchitecture.com

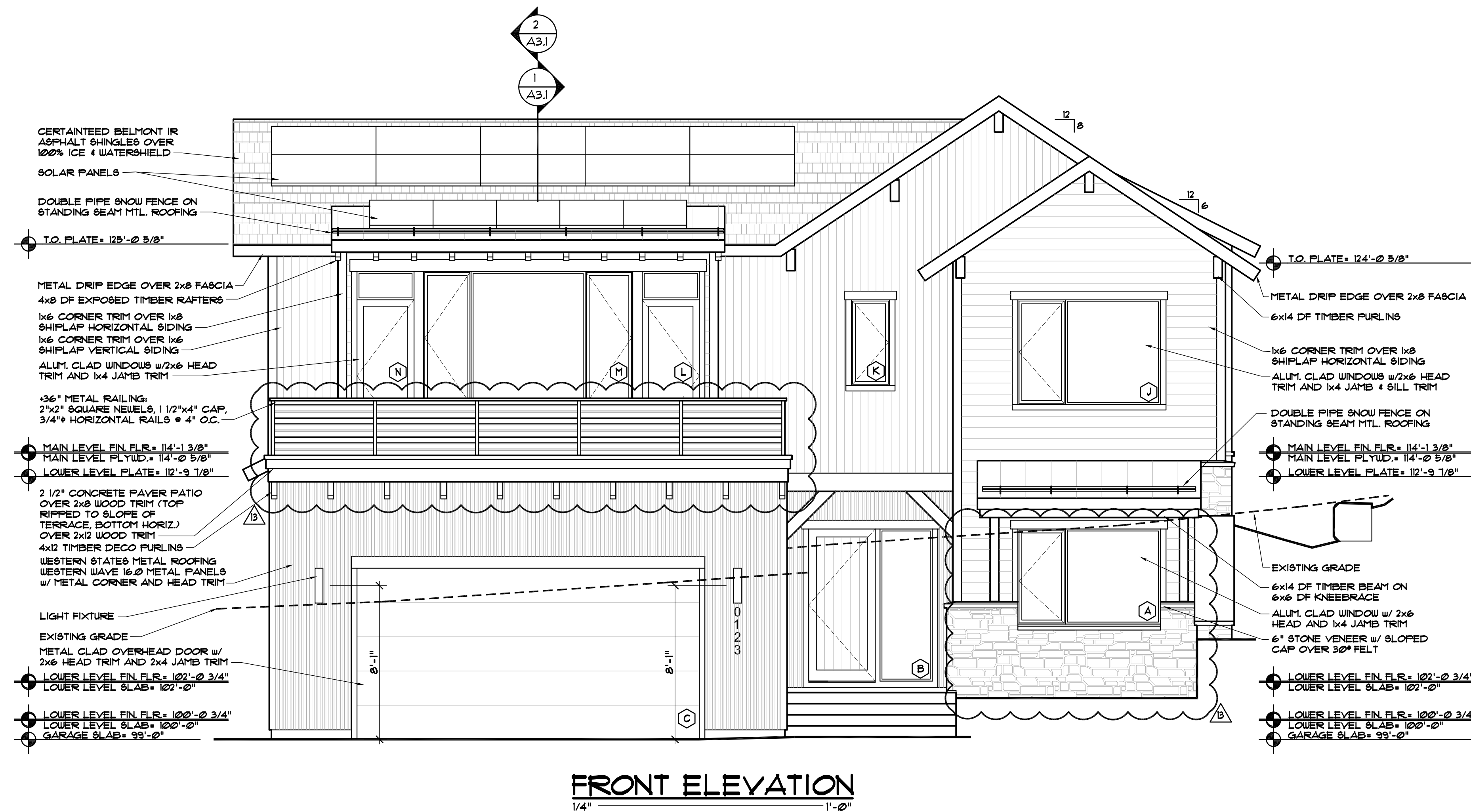
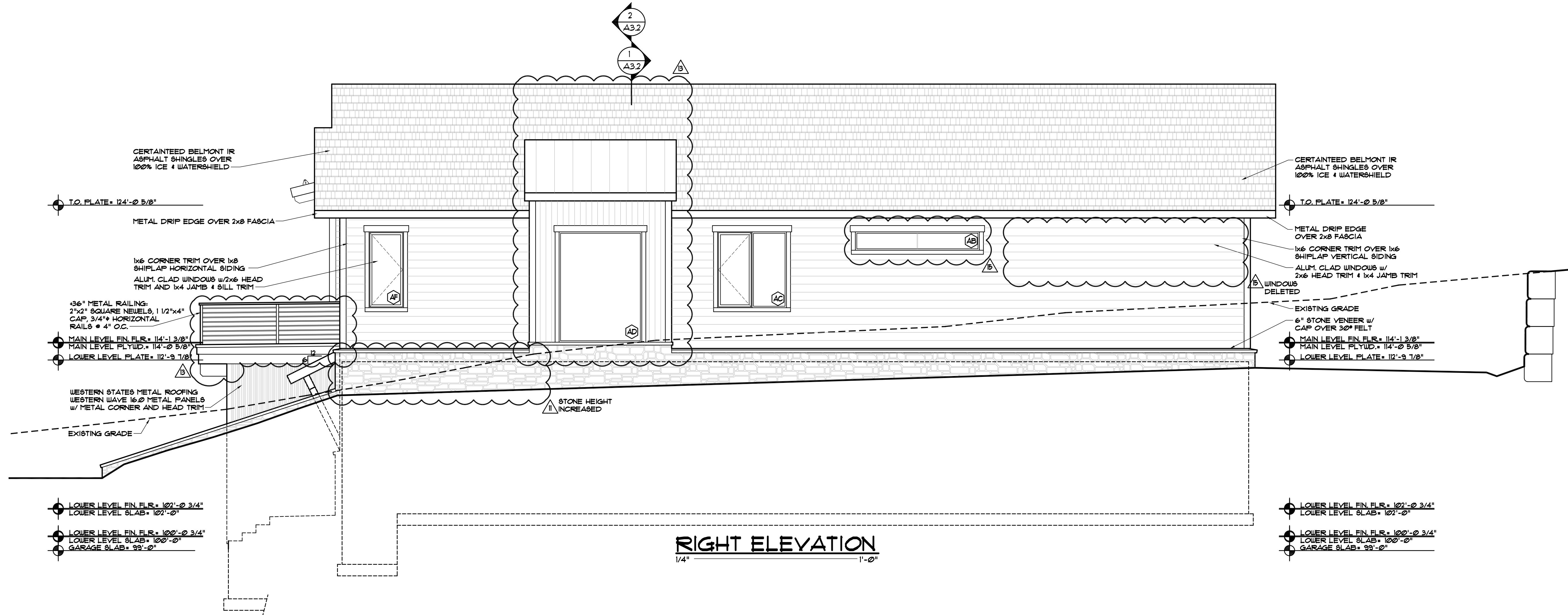
**RESORT CONCEPTS**  
225 MAIN STREET, SUITE C-101  
EDWARDS, COLORADO  
(970) 926-1720

**BOMBARD**  
186 MILES END LANE  
LOT 07, MINTURN NORTH  
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

| ISSUED |          | COMMENTS |                       |
|--------|----------|----------|-----------------------|
| #      | DATE     | BY       |                       |
| 15     | 8-27-25  | DUE      | OWNER REVISIONS 15    |
| 14     | 3-31-25  | DUE      | OWNER REVISIONS 14    |
| 13     | 12-23-24 | DUE      | OWNER REVISIONS 13    |
| 12     | 10-18-24 | DUE      | REVISED PERMIT SET 12 |

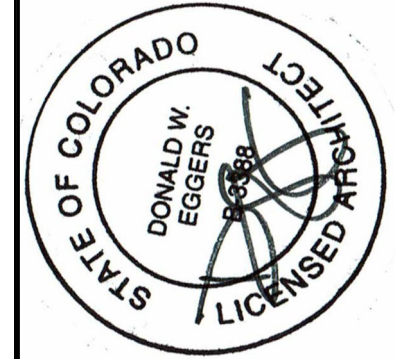
**A1.2**



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don.egg@eggarchitecture.com

**RESORT CONCEPTS**  
225 MAIN STREET, SUITE C-101  
EDWARDS, COLORADO  
(970) 926-1720

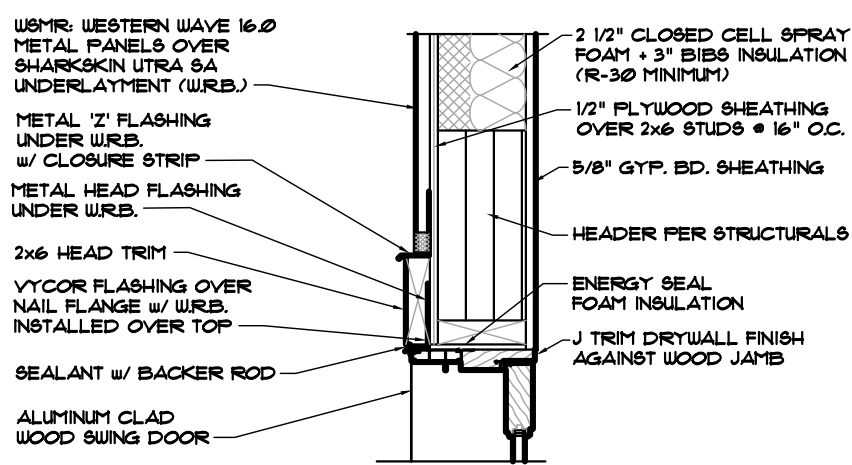


**BOMBARD**  
186 MILES END LANE  
LOT 07, MINTURN NORTH  
MINTURN, COLORADO

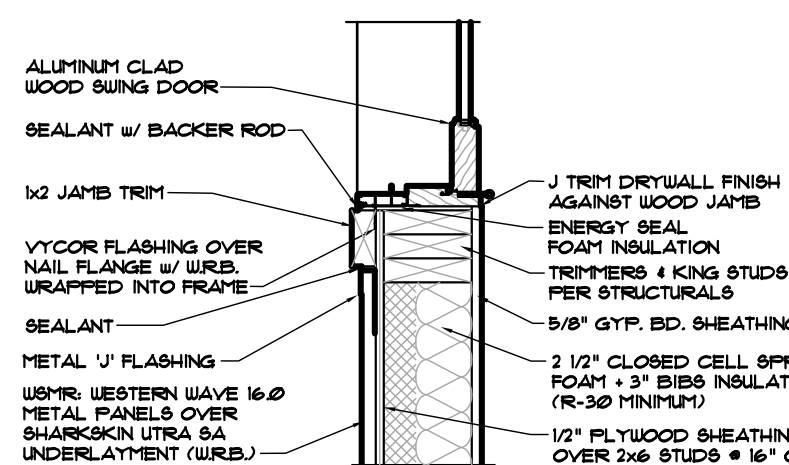
PROJECT NO: 2412-22 L07

| #  | DATE     | BY  | COMMENTS              |
|----|----------|-----|-----------------------|
|    |          |     |                       |
| 15 | 8-27-25  | DUE | OWNER REVISIONS #3    |
| 14 | 3-31-25  | DUE | OWNER REVISIONS #2    |
| 13 | 12-23-24 | DUE | OWNER REVISIONS       |
| 12 | 10-18-24 | DUE | REVISED PERMIT SET #2 |

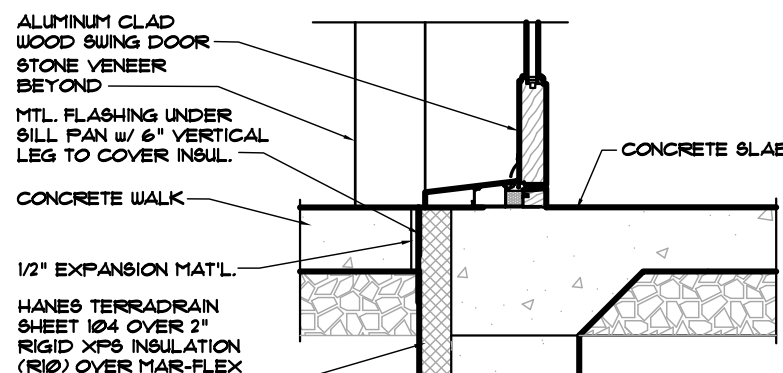
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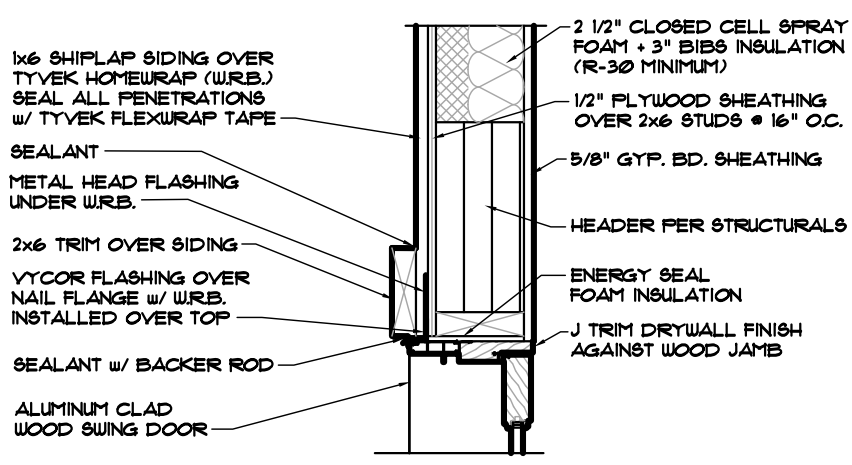
13 SWING DOOR HEAD DTL.  
W/ METAL SIDING  
A3.5



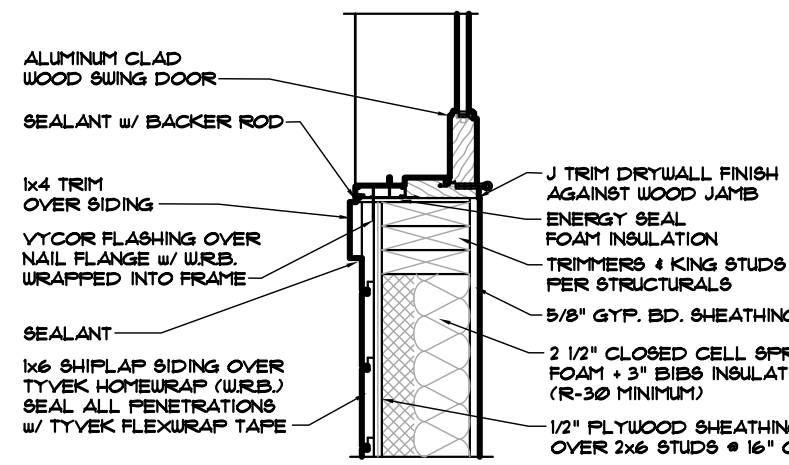
14 SWING DOOR JAMB DTL.  
W/ METAL SIDING  
A3.5



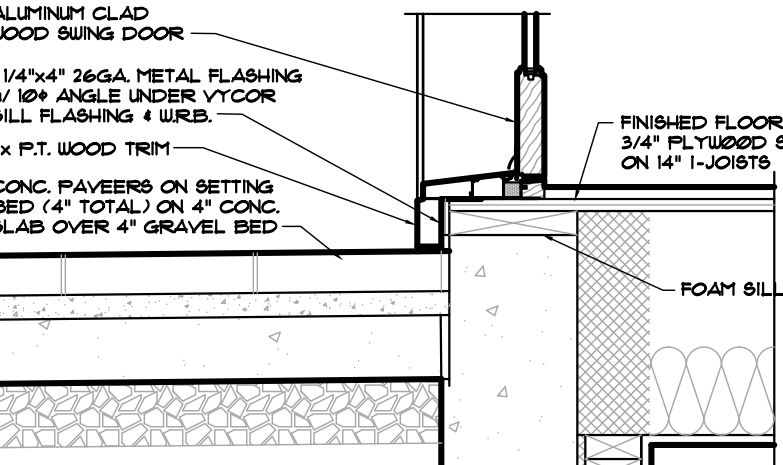
15 SWING DOOR SILL DTL.  
ON CONCRETE SLAB  
A3.5



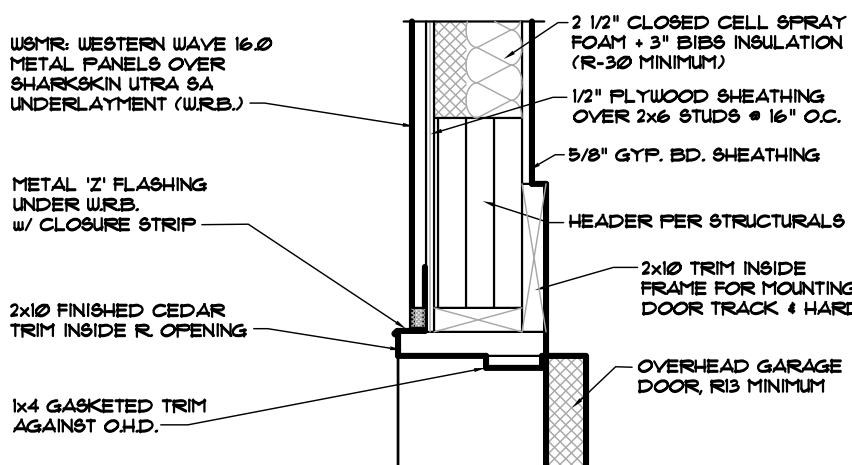
10 SWING DOOR HEAD DTL.  
W/ VERTICAL SIDING  
A3.5



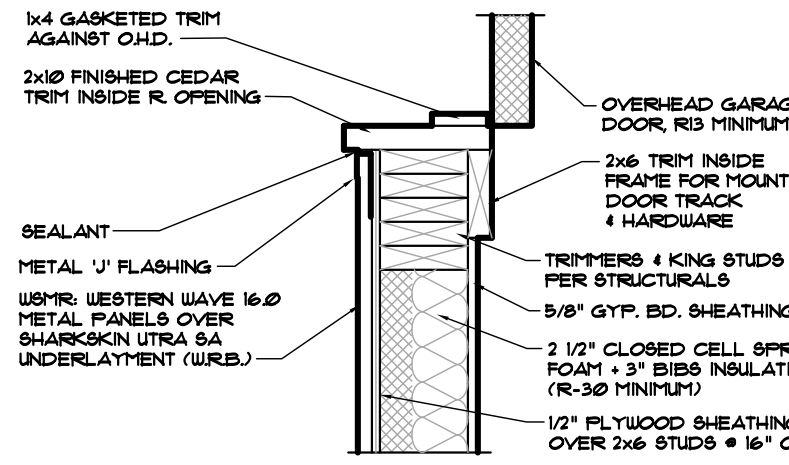
11 SWING DOOR JAMB DTL.  
W/ VERTICAL SIDING  
A3.5



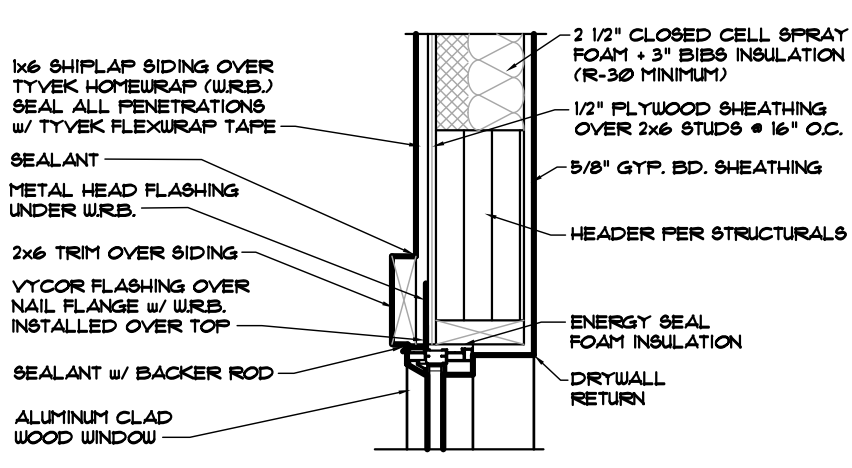
12 SWING DOOR SILL DTL.  
W/ CONC. PAYER PATIO  
A3.5



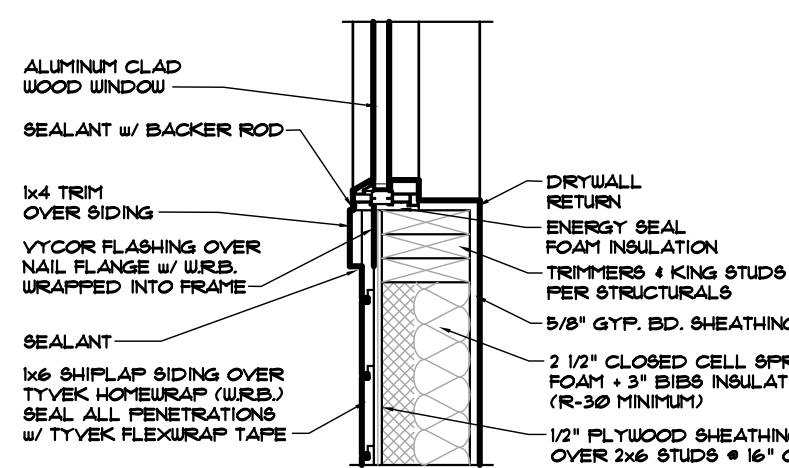
1 OVERHEAD DOOR HEAD  
W/ METAL SIDING  
A3.5



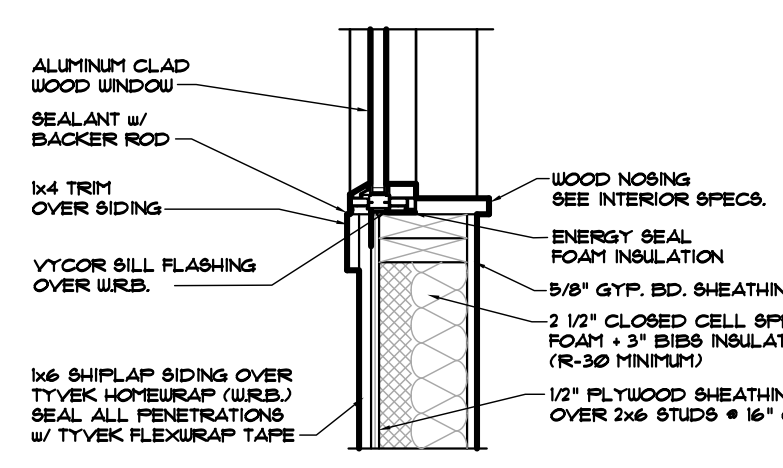
8 OVERHEAD DOOR JAMB  
W/ METAL SIDING  
A3.5



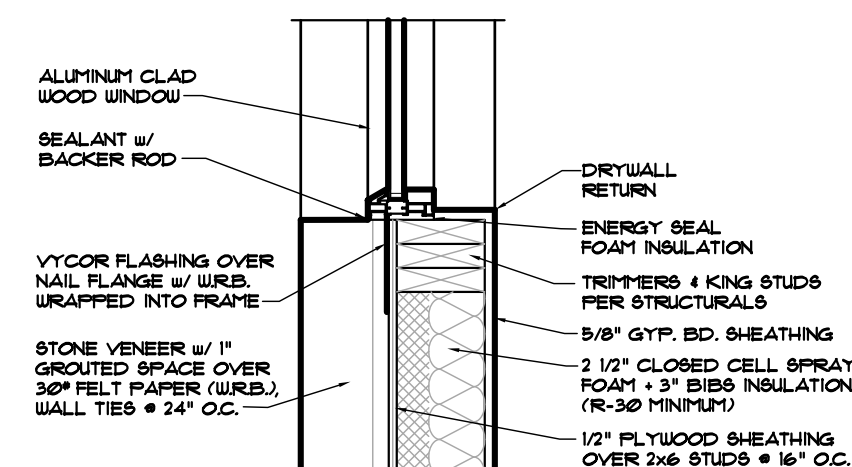
4 HEAD DETAIL  
W/ VERTICAL SIDING  
A3.5



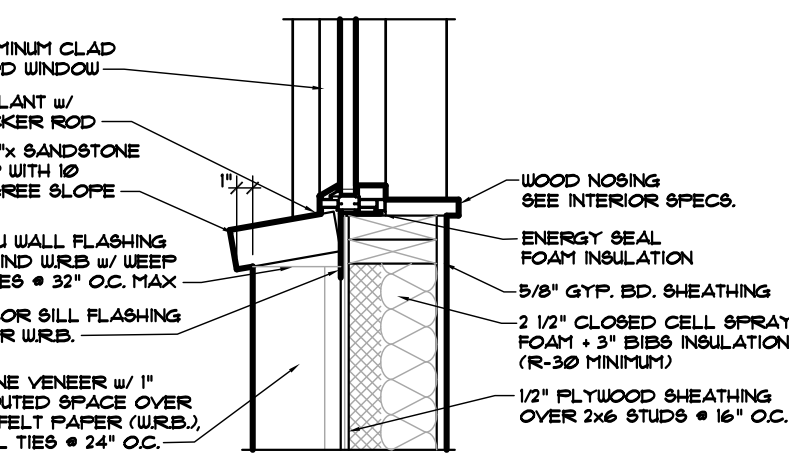
5 JAMB DETAIL  
W/ VERTICAL SIDING  
A3.5



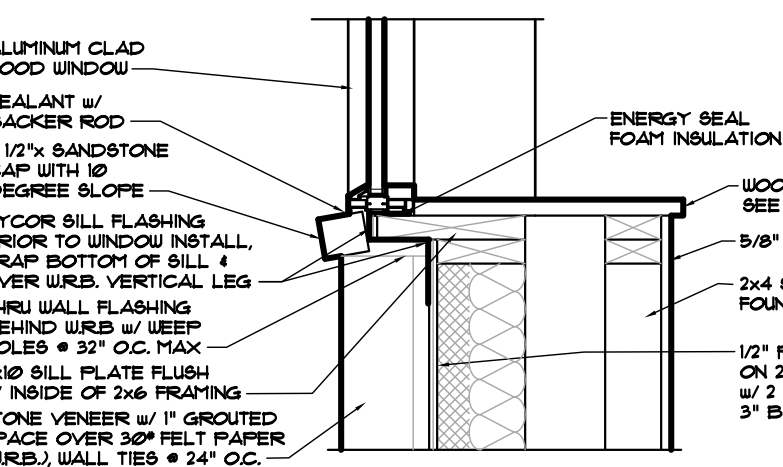
6 SILL DETAIL  
W/ VERTICAL SIDING  
A3.5



1 JAMB DETAIL W/ STONE  
A3.5



2 SILL DETAIL W/ STONE  
A3.5



3 SILL DETAIL @ STAIR  
A3.5

NOTE: WINDOW AND DOOR INSTALLATION, INCLUDING WATER RESISTANT BARRIER, FLASHINGS, SEALANTS AND THEIR SEQUENCE SHALL BE COMPLETED PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS & THEIR INSTRUCTIONS.

## EXTERIOR DOOR & WINDOW SCHEDULE

| WINDOW LETTER | WINDOW SIZE                                                     | HEAD HEIGHTS | COMMENTS   |
|---------------|-----------------------------------------------------------------|--------------|------------|
| A             | 2'-6"x5'-0" C&MT + 5'-0"x5'-0" FIXED MULLED                     | 8'-0"        |            |
| B             | 2'-9"x8'-0" FIXED (T)                                           | 8'-0"        |            |
| C             | 18'-0"x9'-0" OVERHEAD DOOR                                      | 9'-0"        | METAL CLAD |
| D             | 3'-0"x9'-0" HALF LITE CLAD DOOR                                 | 9'-0"        |            |
| F             | (2) 2'-6"x5'-0" FIXED MULLED                                    | 9'-0"        |            |
| G             | 2'-6"x5'-0" C&MT + 2'-6"x5'-0" FIXED MULLED                     | 9'-0"        |            |
| H             | 2'-8"x5'-0" C&MT + 5'-4"x5'-0" FIXED MULLED                     | 8'-0"        |            |
| J             | 2'-6"x5'-6" C&MT + 5'-0"x5'-6" FIXED MULLED                     | 8'-0"        |            |
| K             | 2'-0"x4'-6" C&MT (T)                                            | 8'-0"        |            |
| L             | 3'-0"x1'-6" FIXED OVER 3'-0"x8'-0" FULL LITE DOOR MULLED (T)    | 9'-6"        |            |
| M             | 2'-6"x1'-0" C&MT + 6'-0"x1'-0" FIXED + 2'-6"x 1'-0" C&MT MULLED | 9'-6"        |            |
| N             | 3'-0"x1'-6" FIXED OVER 3'-0"x8'-0" FULL LITE DOOR MULLED (T)    | 9'-6"        |            |
| P             | 3'-6"x6'-0" C&MT                                                | 9'-6"        |            |
| Q             | 3'-6"x6'-0" C&MT                                                | 8'-0"        |            |
| R             | (2) 4'-0"x4'-6" FIXED MULLED                                    | 8'-0"        |            |
| S             | 2'-8"x4'-6" C&MT + 5'-4"x4'-6" FIXED MULLED                     | 8'-0"        |            |
| T             | 3'-0"x8'-0" FULL LITE DOOR                                      | 8'-0"        |            |
| V             | 2'-8"x4'-6" C&MT + 5'-4"x4'-6" FIXED MULLED                     | 8'-0"        |            |
| W             | 2'-6"x4'-6" C&MT                                                | 8'-0"        |            |
| X             | 6'-0"x6'-0" FIXED + 3'-0"x6'-0" C&MT MULLED                     | 8'-0"        |            |
| Y             | DELETED                                                         |              |            |
| Z             | DELETED                                                         |              |            |
| AA            | DELETED                                                         |              |            |
| AB            | 9'-0"x1'-4" FIXED                                               | 8'-0"        |            |
| AC            | 2'-6"x5'-6" C&MT + 2'-6"x5'-6" FIXED MULLED                     | 8'-0"        |            |
| AD            | 6'-0"x8'-0" C&MT                                                | 8'-0"        |            |
| AF            | 2'-6"x5'-6" C&MT                                                | 8'-0"        |            |

### WINDOW & EXTERIOR DOOR NOTES:

- ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD WINDOWS BY SIERRA PACIFIC IN BLACK COLOR.
- WINDOW MANUFACTURER TO PROVIDE TYPED GLAZING IN ALL LOCATIONS AS REQUIRED BY THE 2021 I.R.C. (INDICATED BY (T) IN SCHEDULE.)
- ALL WINDOWS TO MEET ENERGY CODE RATING PER THE 2021 I.R.C. (U VALUE = 0.30 MAXIMUM, SHGC VALUE NOT REQUIRED IN ZONE 6.)
- PROVIDE SCREENS AT ALL OPERATING WINDOWS & DOORS.
- DOOR HARDWARE AND HINGES TO MATCH INTERIOR HARDWARE COLORS.
- WINDOW HEAD HEIGHTS ARE TO MATCH HEAD HEIGHT OF EXTERIOR DOORS.
- HEAD HEIGHTS ARE ABOVE FINISHED FLOOR LEVELS.

## INTERIOR DOOR SCHEDULE

| DOOR # | DOOR TYPE | SIZE                      | DOOR MATERIAL | FRAME MATERIAL | FINISH | HARDWARE SET | COMMENTS                          |
|--------|-----------|---------------------------|---------------|----------------|--------|--------------|-----------------------------------|
| 101A   | SWING     | 3'-0" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      |                                   |
| 101B   | SWING     | FR 3'-0" x 8'-0" x 1 3/4" | WOOD          | WOOD           | STAIN  | DUMTY        | SPRING LATCHES & HEAD             |
| 102    | SWING     | 2'-6" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      |                                   |
| 103    | SWING     | 2'-8" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PASSAGE      |                                   |
| 104    | DELETED   |                           |               |                |        |              |                                   |
| 106    | DELETED   |                           |               |                |        |              |                                   |
| 107    | SWING     | 2'-6" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      |                                   |
| 108    | SWING     | 3'-0" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      | 20 MIN/SELF-CLOSING/WEATHER STRIP |
| 109    | SWING     | 3'-0" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PASSAGE      | 20 MIN/SELF-CLOSING/WEATHER STRIP |
| 110    | SWING     | 3'-0" x 8'-0" x 2 1/4"    | WOOD          | WOOD           | STAIN  | PASSAGE      |                                   |
| 112    | BARN      | 6'-6" x 8'-3" SLAB        | WOOD          | WOOD           | STAIN  | BARN         |                                   |
| 114    | SWING     | 2'-6" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PASSAGE      |                                   |
| 115    | SWING     | 3'-6" x 8'-0" x 2 1/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      | CUSTOM ENTRY DOOR                 |
| 116    | BARN      | 4'-6" x 8'-3" SLAB        | WOOD          | WOOD           | STAIN  | BARN         |                                   |
| 201    | SWING     | 3'-0" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      |                                   |
| 203    | SWING     | 2'-6" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PASSAGE      |                                   |
| 204A   | SWING     | 2'-6" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      |                                   |
| 204B   | SWING     | 2'-6" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PASSAGE      |                                   |
| 206    | DELETED   |                           |               |                |        |              |                                   |
| 207    | SWING     | 2'-8" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      |                                   |
| 208A   | SWING     | 2'-8" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      |                                   |
| 208B   | SWING     | 2'-6" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      |                                   |
| 209    | SWING     | 2'-6" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      |                                   |
| 210    | SWING     | 2'-8" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      |                                   |
| 211    | SWING     | 2'-6" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PASSAGE      |                                   |
| 213    | SWING     | 2'-6" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PASSAGE      |                                   |
| 214    | SWING     | 2'-8" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      |                                   |
| 215    | SWING     | 2'-6" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      |                                   |

### INTERIOR DOOR NOTES:

- SEE INTERIOR SPECS FOR DOOR SPECIES AND PROFILE.
- PROVIDE DOOR STOPS, EITHER HINGE OR BASEBOARD, AT ALL DOORS.
- HINGES ARE TO MATCH INTERIOR HARDWARE FINISH.
- PROVIDE DEADBOLTS AT DOORS INTO GARAGES.
- ALL SHOWER DOORS ARE 1'-0" EUROGLASS W/ 8'-0" OPENING.

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186 MILES END LANE  
LOT 07, MINTURN NORTH  
MINTURN, COLORADO

PROJECT NO: 2412-22 L07

| ISSUED | #  | DATE     | BY  | COMMENTS              |
|--------|----|----------|-----|-----------------------|
|        | 15 | 8-27-25  | DUE | OWNER REVISIONS 15    |
|        | 14 | 3-31-25  | DUE | OWNER REVISIONS 14    |
|        | 13 | 12-23-24 | DUE | OWNER REVISIONS 13    |
|        | 12 | 10-18-24 | DUE | REVISED PERMIT SET 12 |

**A3.5**



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BOMBARD  
Lot 07 | Minturn North

186 Miles End Lane  
Minturn, Colorado

|                 |              |
|-----------------|--------------|
| Date            | • 08/27/2025 |
| SDG Project No. | • 24-122     |
| Drawn By        | • SDG        |
| Checked By      | • JDS        |

|          |                      |
|----------|----------------------|
| Date     | • Issue              |
| 05/07/24 | • Review Set         |
| 05/08/24 | • Review Set         |
| 06/13/24 | • Review Set         |
| 07/05/24 | • Review Set         |
| 07/08/24 | • Building Permit    |
| 09/18/24 | • Revised Permit Set |
| 12/23/24 | • Owner Revisions    |
| 08/27/25 | • Owner Revisions    |

Title • High Roof Framing Plan

TYPICAL WALL HEADER NOTES

ALL DOOR, WINDOW AND OTHER BEARING WALL PENETRATIONS ARE TO BE HEADERED WITH INSULATED (2) 1-3/4" x 4-1/2" LVL's (MINIMUM) OR (3) 2x10 WITH A SINGLE 2x6 TRIMMER AND A SINGLE 2x6 KING STUD AT EACH END (UNLESS NOTED OTHERWISE).

PRE-ENGINEERED ROOF TRUSSES

MINIMUM STRUCTURAL DESIGN CRITERIA:

THE PRE-ENGINEERED TRUSS SUPPLIER IS TO DESIGN ALL TRUSS MEMBERS IN ACCORDANCE WITH THE MINIMUM DESIGN CRITERIA NOTED BELOW (ALL TRUSS CONNECTIONS AND BRIDGING BY TRUSS DESIGNER / SUPPLIER).

ALL TRUSS CALCULATIONS SUBMITTED TO THE ARCHITECT AND TO THE ENGINEER OF RECORD MUST INCLUDE REFERENCE TO THESE DESIGN STANDARDS.

1. ROOF LIVE LOAD (SNOW) = 100 psf - NOT REDUCED.
2. ROOF DEAD LOAD (TOP CHORD) = 20 psf.
3. ROOF DEAD LOAD (BOTTOM CHORD) = 5 psf.

TYPICAL FRAMING PLAN NOTES

PLAN NOTATIONS:  
GL: GLU-LAMINATED BEAM  
BJ: I-JOIST  
LVL: LAMINATED VENEER BEAM

BEAM BEARING CONDITION:

INDICATES TOTAL NUMBER OF GANG STUDS TO BE LOCATED AT BEAM BEARING LOCATIONS. ALL GANG STUDS ARE TO TRACK DOWN TO FOUNDATION WALLS (U.N.O.)

HEADER BEARING CONDITION:

INDICATES NUMBER OF MULTIPLE TRIMMER AND KING STUDS TO BE LOCATED AT HEADER BEARING LOCATIONS. MULTIPLE TRIMMER AND KING STUDS ARE TO TRACK DOWN TO FOUNDATION WALLS (U.N.O.)  
T = TRIMMER STUDS  
K = KING STUDS

MISCELLANEOUS CONDITIONS:

INDICATES COLUMN / STUDS FROM A LEVEL ABOVE POSTING DOWN TO THE CURRENT FRAMING LEVEL  
INDICATES COLUMN / STUDS POSTING DOWN TO FRAMING MEMBER NOTED ON THE CURRENT FRAMING LEVEL

TYPICAL SHEATHING NAILING NOTES

| APPLICATION | SHEATHING                             | PANEL EDGE NAILING | INTERMEDIATE (FIELD) NAILING | ATTACHMENTS                                                      |
|-------------|---------------------------------------|--------------------|------------------------------|------------------------------------------------------------------|
| FLOORS      | 3/4" T. & G. APA RATED STURD-I-FLOOR  | 6"o.c.             | 10"o.c.                      | 8d RING SHANK NAILS (ALT. 10d COMMON) GLUED WITH CONST. ADHESIVE |
| WALLS       | 1/2" APA RATED C-C, C-D               | 6"o.c.             | 12"o.c.                      | 8d COMMON NAILS                                                  |
| ROOFS       | 5/8" APA RATED EXPOSURE I RATED 40/20 | 6"o.c.             | 12"o.c.                      | 10d COMMON NAILS                                                 |

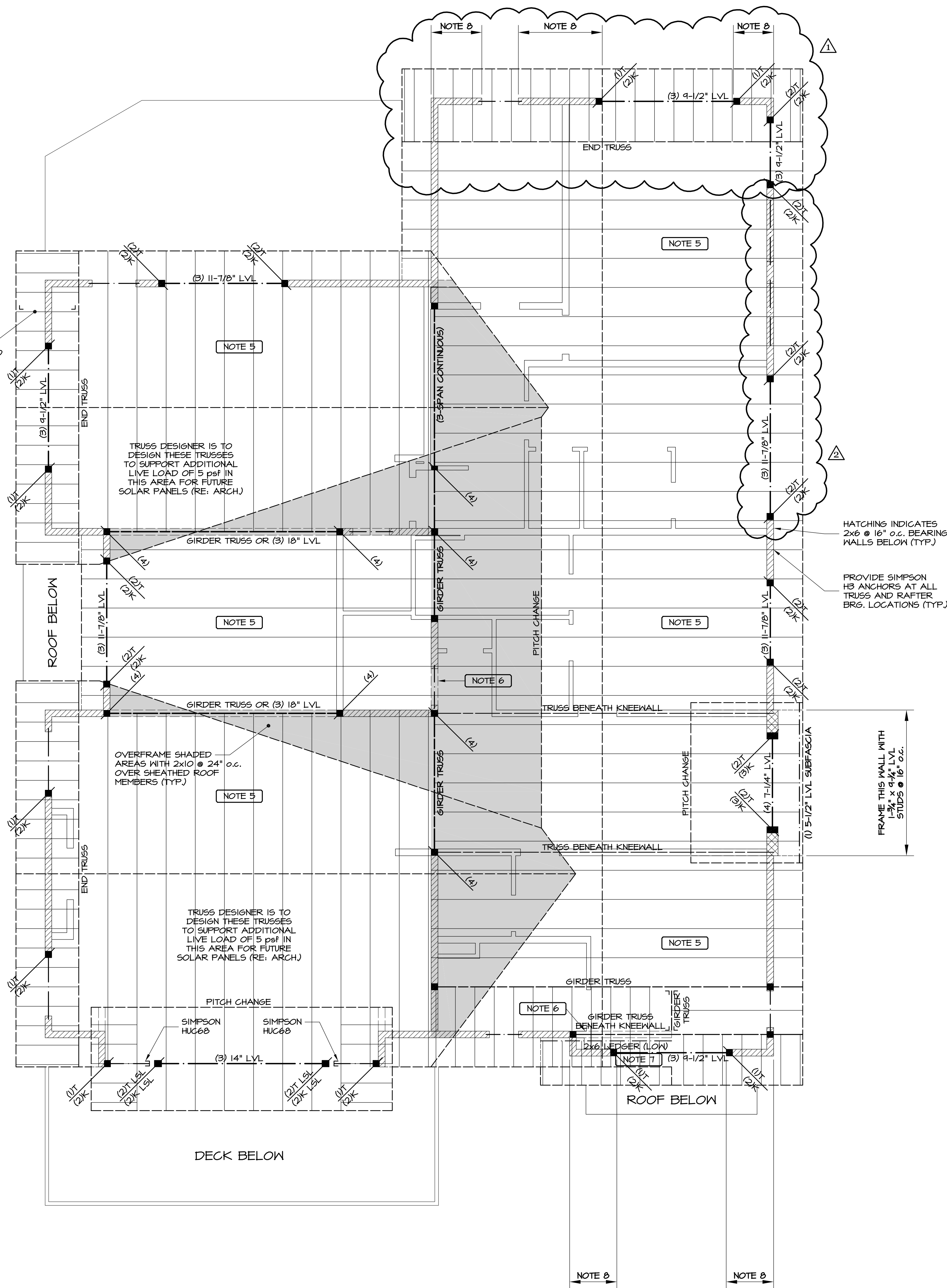
NOTES: 1. USE REQUIREMENTS SHOWN ABOVE UNLESS NOTED OTHERWISE.  
2. REFER TO THE 2021 INTERNATIONAL RESIDENTIAL CODE FOR ADDITIONAL SHEATHING REQUIREMENTS.  
3. EDGE NAILING PERPENDICULAR TO FRAMING MEMBERS REQUIRED AT WALL PANELS ONLY.

1 High Roof Framing Plan

SCALE: 1/4"=1'-0"

- NOTES: 1. REFER TO SHEET S1.1 FOR GENERAL STRUCTURAL NOTES AND TYPICAL DETAILS.  
2. REFER TO ARCHITECTURAL DRAWINGS FOR MISC. ROOF PENETRATIONS.  
3. ALL 2x AND LVL BEAMS ARE FLUSH-FRAMED (UNLESS NOTED OTHERWISE).  
4. ALL HEAVY TIMBER AND GLU-LAM ROOF BEAMS ARE DROPPED (U.N.O.).  
5. ALL ROOF MEMBERS ARE PRE-ENGINEERED TRUSSES @ 24" o.c. (U.N.O.).  
6. INDICATES 2x6 @ 16"o.c. KNEEWALL DOWN TO LOWER ROOF PLANE.  
7. ATTACH LEDGER TO WALL/RIM WITH (3) ROWS OF 5"-LONG LEDGER-LOCK SCREWS SPACED @ 16" o.c. (MAX).  
8. THIS WALL IS TO BE FRAMED WITH 1-3/4" x 5-1/2" LSL STUDS @ 16" o.c.  
9. ALL WALL STUDS THAT EXCEED 15 FT. IN HEIGHT ARE TO BE FRAMED USING LSL/LVL MATERIAL.

2x6 @ 16" o.c. TYP. OUTRIGGERS WITH SIMPSON L50 EACH END





## 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: planner1@minturn.org

**Project Name:**

Minturn North – Killpack Residence

**Project Location**

Street Address: 57 Miles End Lane

Zoning: **Residential**

Parcel Number(s): **2103-262-30-033**

**Application Request:**

DRB Minor Modifications

**Applicant:**

Name: Taylor Hermes & Rick Hermes – Minturn North Construction Company, LLC

Mailing Address: PO Box 2633 Edwards, CO 81632

Phone: **970-926-1720**

Email: **THermes@ResortConceptsCO.com**

**Property Owner:**

Name: **Logan & Megan Killpack**

Mailing Address: PO BOX 1321  
MINTURN, CO 81645

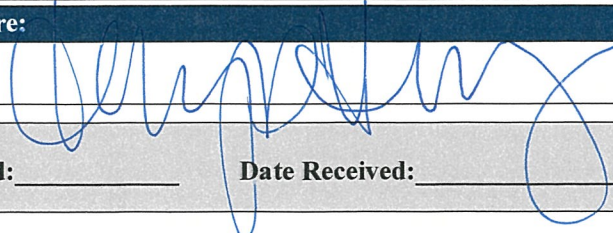
Phone: **970-420-1759 (Logan)**

Email: **LKillpack@gmail.com / Megan.Killpack@gmail.com**

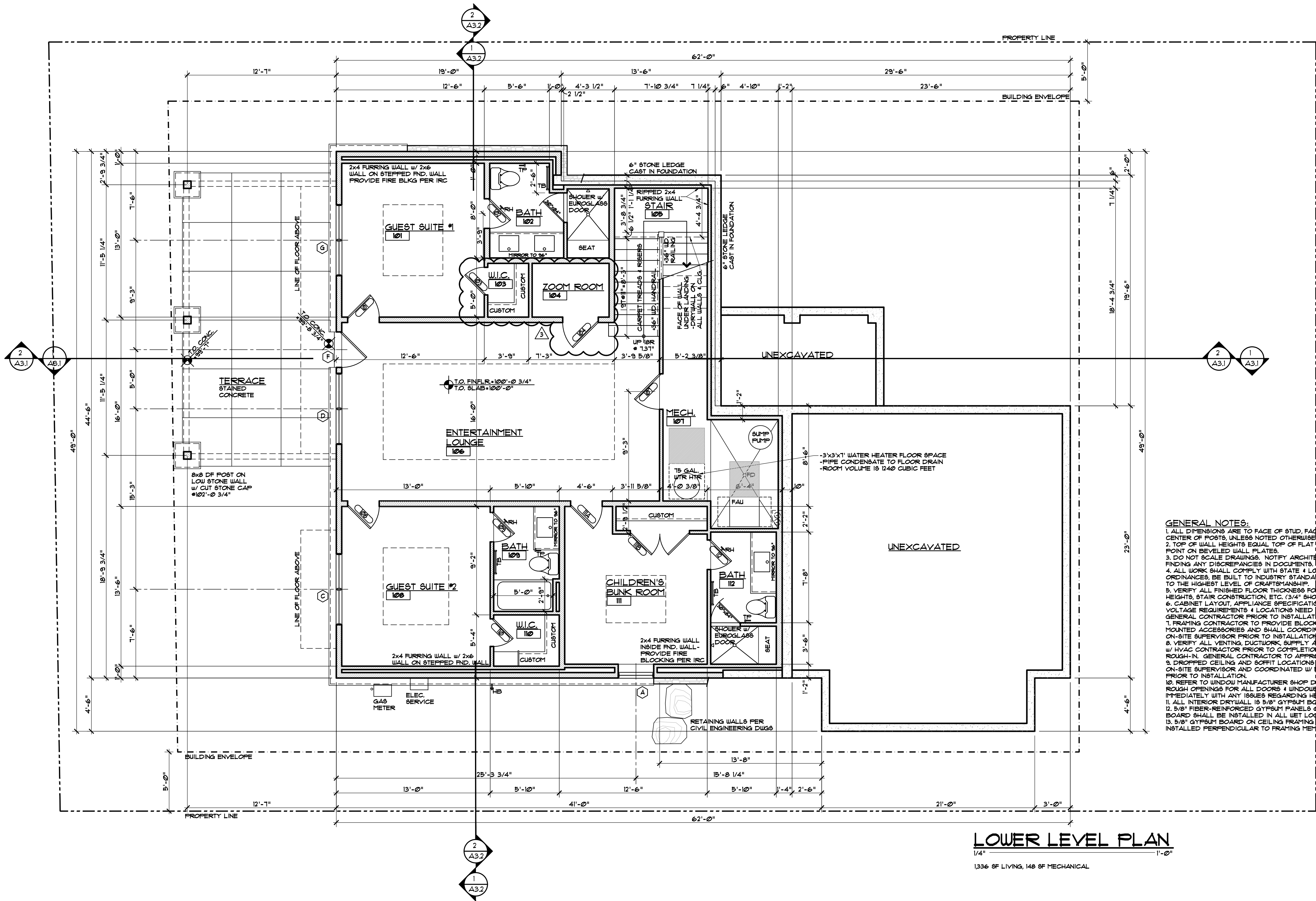
**Required Information:**

|                        |                                                              |                                              |                                                    |
|------------------------|--------------------------------------------------------------|----------------------------------------------|----------------------------------------------------|
| Lot Size: 0.159 acres  | Type of Residence (Single Family, ADU, Duplex)<br><b>SFH</b> | # of Bedrooms <b>4</b>                       | # On-site Parking Spaces <b>4</b>                  |
| # of Stories: <b>2</b> | Snow storage sq ft: <b>419 sf</b>                            | Building Footprint sq ft:<br><b>2,603 sf</b> | Total sq ft Impervious Surface:<br><b>3,234 sf</b> |

**Signature:**

 **8/27/25**

Fee Paid: \_\_\_\_\_ Date Received: \_\_\_\_\_ Planner: \_\_\_\_\_

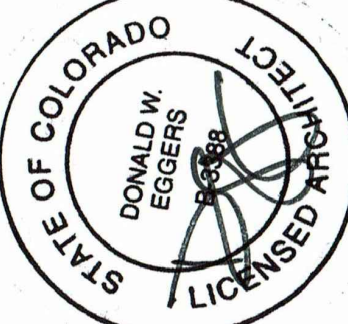


LOWER LEVEL PLAN  
1/4" = 1'-0"  
1336 SF LIVING, 148 SF MECHANICAL

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don.eggert@eggersarchitecture.com

**RESORT CONCEPTS**  
225 MAIN STREET, SUITE C-101  
EDWARDS, COLORADO  
(970) 926-1720

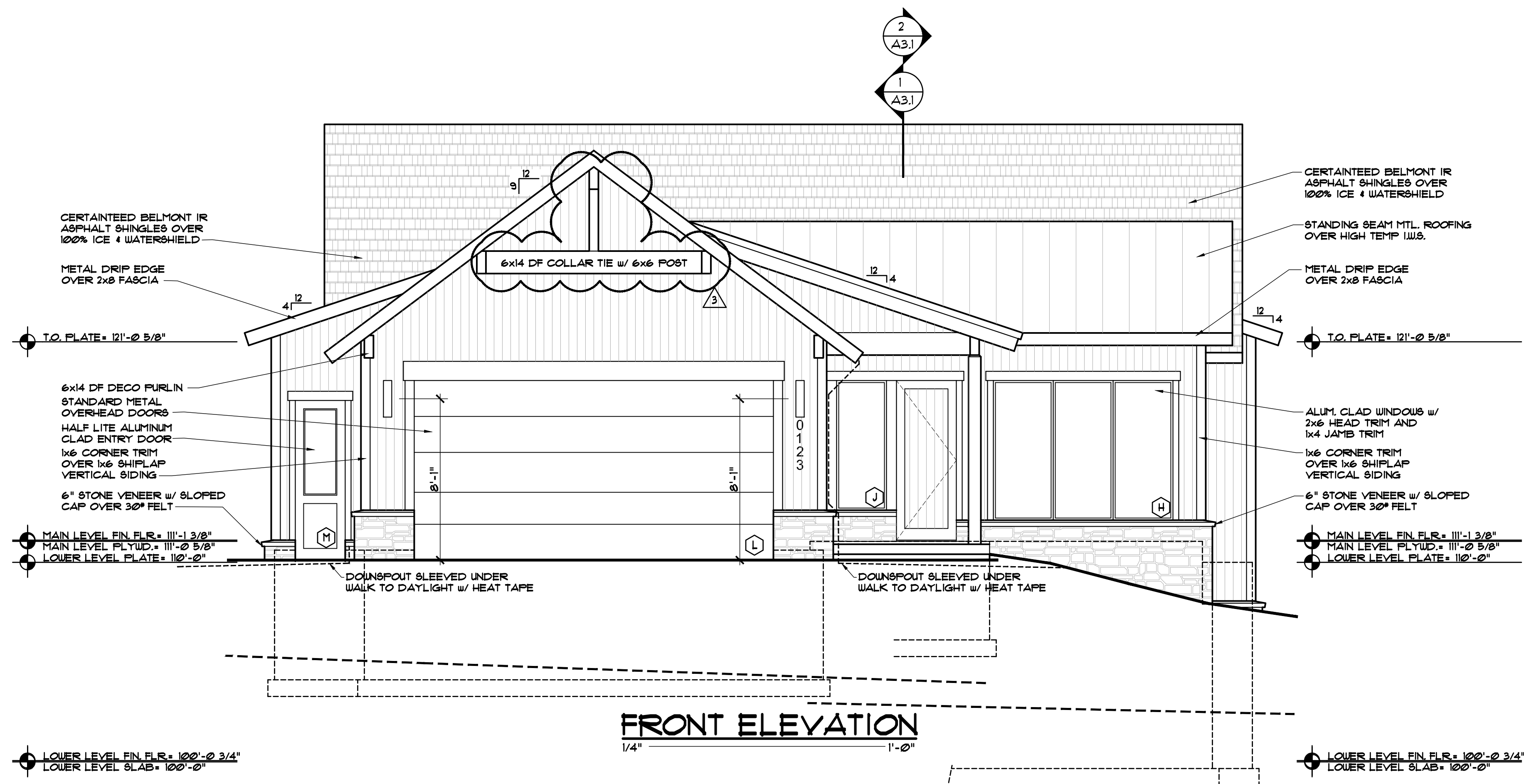
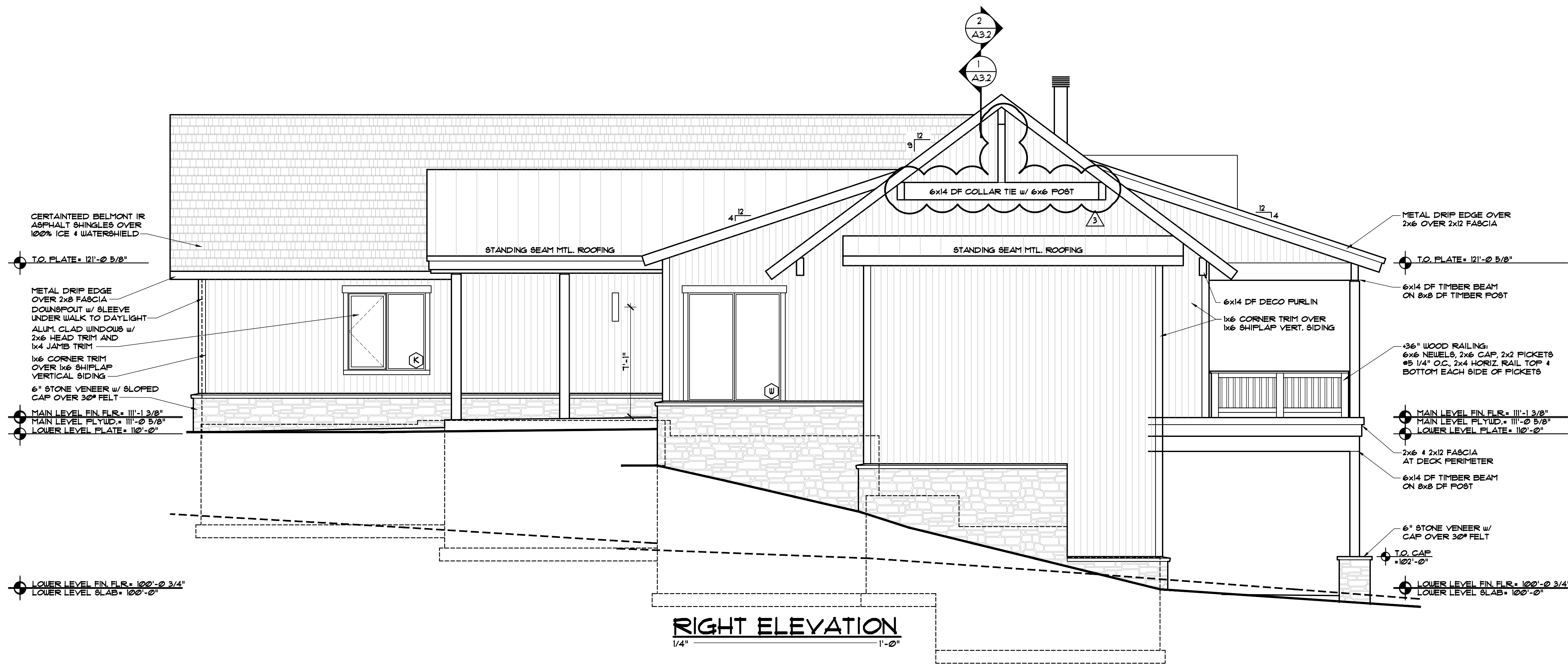


**KILLPACK**  
0057 MILES END LANE  
LOT 29, MINTURN NORTH  
MINTURN, COLORADO

PROJECT NO: 2412-22 L29

| # | DATE    | BY  | COMMENTS            |
|---|---------|-----|---------------------|
|   |         |     |                     |
| 3 | 8-27-25 | DUE | OWNER REVISIONS     |
| 2 | 4-25-25 | DUE | BUILDING PERMIT SET |
| 1 | 2-21-25 | DUE | DREB SUBMITTAL SET  |

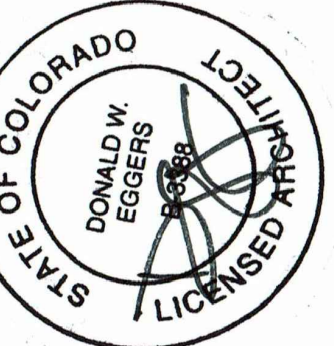
A1.1



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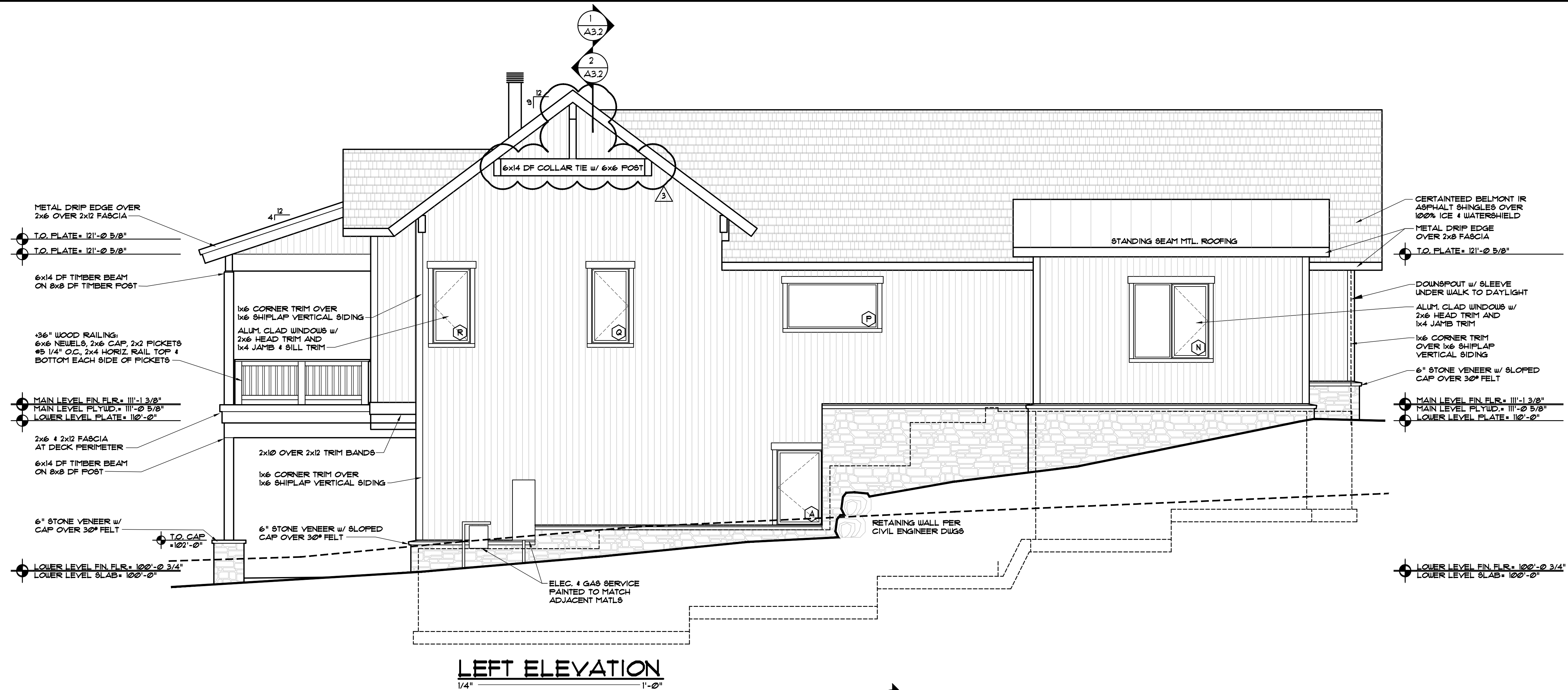


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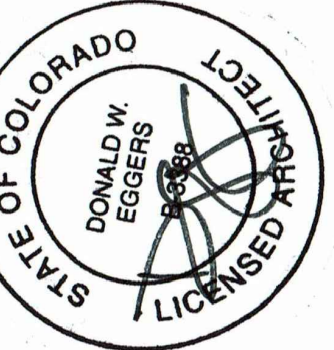
**A2.1**



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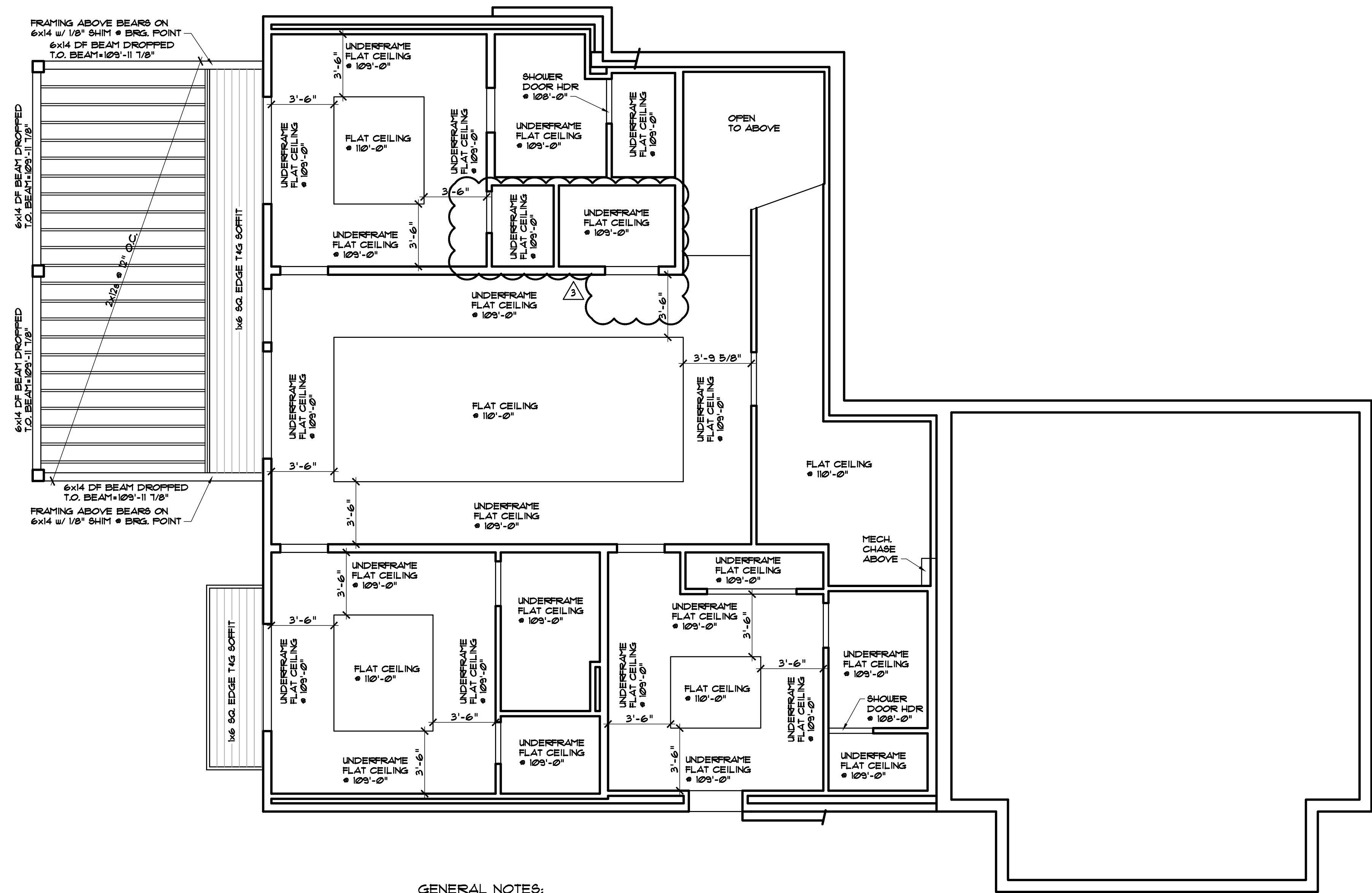


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| 1 | 2-21-25 | DUE | DREB SUBMITTAL SET  |

**A2.2**



- GENERAL NOTES:
1. ALL DIMENSIONS ARE TO ROUGH FRAMING.
  2. ALL SOFFIT IS 1/4" T&G WOOD.
  3. ALL SOFFIT GREATER THAN 4'-0" REQUIRES 5/8" TYPE 'X' GYP. BD. SHEATHING UNDER SOFFIT.
  4. DROP CEILINGS ARE TO BE LOCATED AND SIZED AFTER MECHANICAL INSTALLATION. DO NOT INSTALL UNTIL AFTER MECHANICAL COMPLETED.

LOWER LEVEL CEILING

1/4" 1'-0"

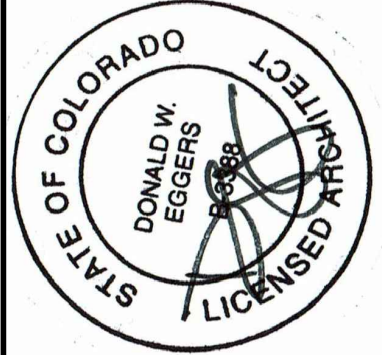
ISSUED

| # | DATE    | BY  | COMMENTS            |
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A4.1

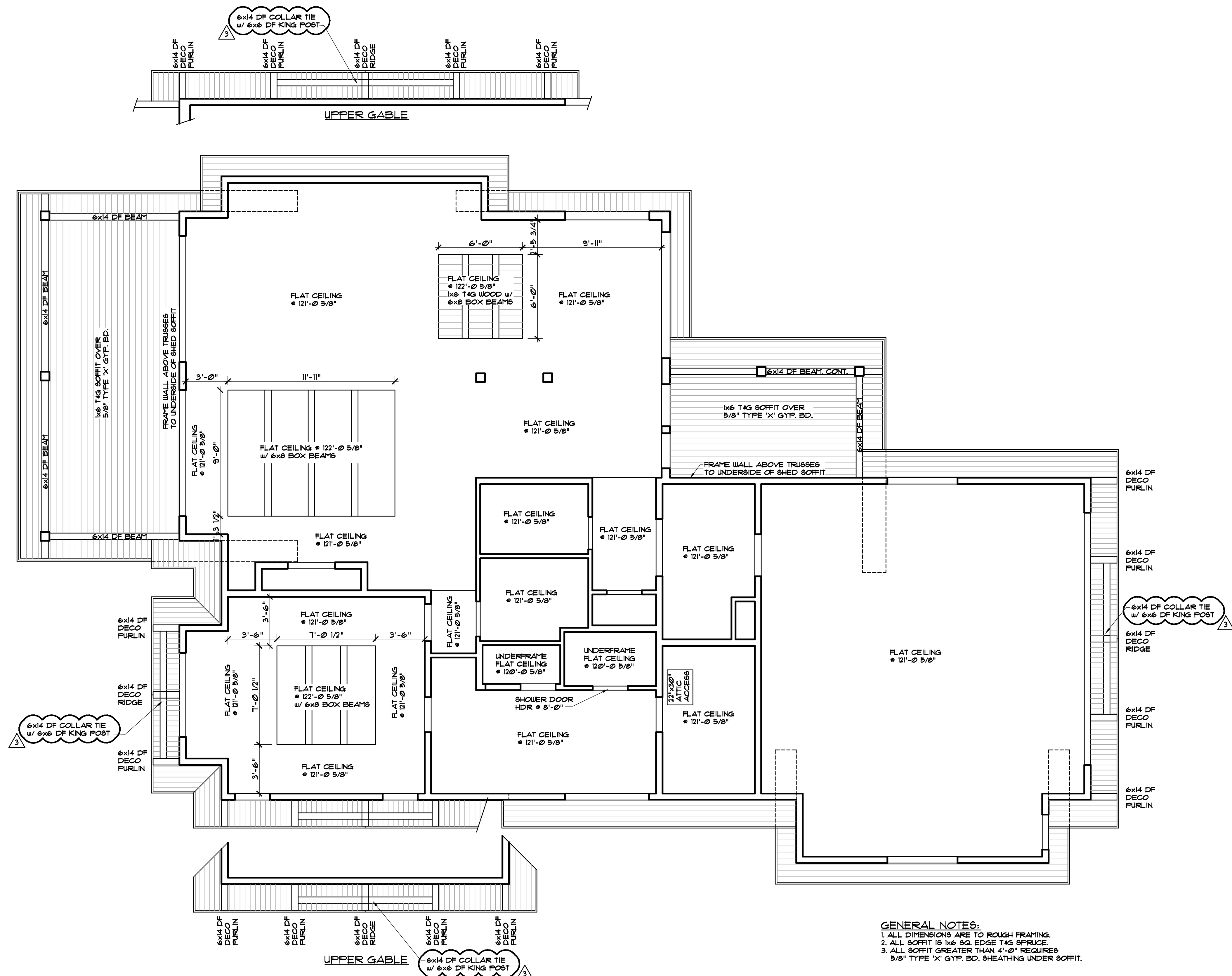
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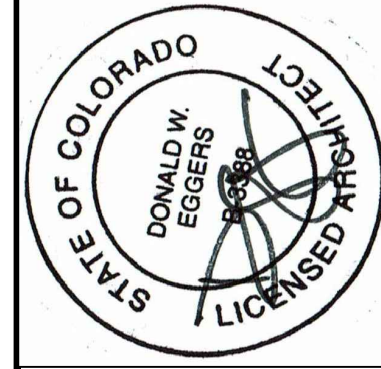
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3. ALL SOFFIT GREATER THAN 4'-0" REQUIRES 5/8" TYPE 'X' GYP. BD. SHEATHING UNDER SOFFIT.

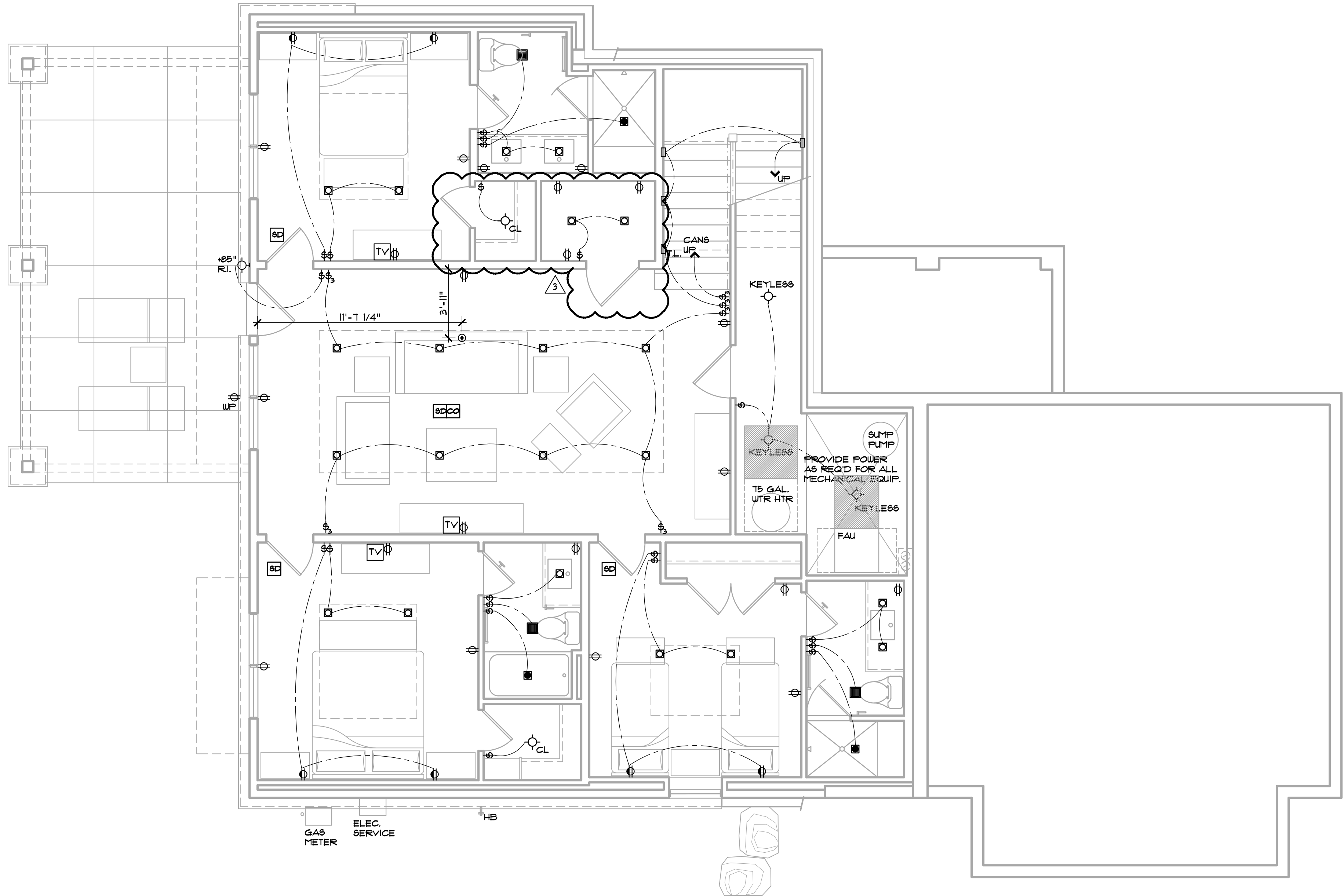
MAIN LEVEL CEILING  
1/4" = 1'-0"



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ELECTRICAL LEGEND

4" LED DOWNLIGHT CAN

4" LED DIRECTIONAL CAN

4" LED SHOWER CAN

CHANDELIER BY OWNER

PENDANT BY OWNER

CLOSET DOME LIGHT

EXTERIOR WALL SCONCE

MONOPOINT SPOT LIGHT

STEP LIGHT

DOOR HEADER LED LIGHT

1'X4' LED LIGHT

CEILING FAN BY OWNER

SMOKE ALARM

CARBON MONOXIDE DETECTOR

EXHAUST FAN

FLOOR OUTLET

1/2 HOT SWITCHED OUTLET

TELEVISION

LED STRIP LIGHTING UNDER CABINET

**R404.4** Additional electric infrastructure. All combustion equipment shall be installed in accordance with Section R403.5.4 and shall be provided with a junction box that is connected to an electrical panel by continuous raceways and conductors that meet the following requirements:

- The junction box, raceway, and bus bar in the electric panel and conductors serving the electric panel shall be sized to accommodate electric equipment that is sized to serve the same load as the combustion equipment.
- The panel shall have reserved physical space for a dual-pole circuit breaker.
- The junction box and electrical panel directory entry for the dedicated circuit breaker space shall have labels stating "For future electric equipment."
- The junction box shall allow for the electric equipment to be installed within the same place of the combustion equipment that it replaces.

Exceptions:

- Fossil fuel space heating equipment where a 208/240-volt electrical circuit with a minimum capacity of 40 amps exists for space cooling equipment.

**GENERAL ELECTRICAL NOTES:**

- GENERAL CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR ARE RESPONSIBLE FOR COMPLIANCE WITH ALL CODES AND AMENDMENTS LISTED IN THE TOWN OF MINTURN BUILDING RESOLUTION.
- GENERAL CONTRACTOR AND ELECTRICAL SUB-CONTRACTOR SHALL PROVIDE ALL LOAD CALCULATIONS, PANEL DIAGRAMS AND SERVICE SIZE REQUIREMENTS AS REQUIRED TO MEET ALL CODES INCLUDING 2021 IECC REQUIREMENTS FOR FUTURE CONVERSION TO ALL ELECTRIC.
- OUTLETS SHOWN ARE SPECIFIC TO NEEDS. ELECTRICAL CONTRACTOR TO REVIEW PLANS AND COMMUNICATE TO GENERAL CONTRACTOR ANY ADDITIONAL OUTLETS NEEDED TO MEET CODE.
- CONTRACTOR TO PROVIDE LIFE SAFETY DETECTORS AND SENSORS PER CODE MINIMUM. LOCATIONS TO BE APPROVED BY GENERAL CONTRACTOR PRIOR TO INSTALL.
- REFER TO FINAL CABINET SHOPS FOR FINAL APPLIANCE, PLUMBING AND ELECTRICAL LOCATIONS.
- REFER TO LANDSCAPE PLANS FOR IRRIGATION AND SITE LIGHTING POWER REQUIREMENTS.
- ALL PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ON-HIGH-EFFICACY LIGHTING SOURCES. (R404.1, 2021 IECC).
- ALL INTERIOR LIGHTING CIRCUITS SHALL BE PROVIDED WITH DIMMERS, EXCEPT BATHROOMS AND HALLWAYS. (R404.2, 2021 IECC).
- ALL EXTERIOR LIGHTING CIRCUITS SHALL BE INSTALLED WITH A MANUAL ON/OFF SWITCH WHICH PERMITS AUTOMATIC SHUT-OFF ACTIONS AND SHALL AUTOMATICALLY SHUT OFF WHEN DAYLIGHT. (R404.3, 2021 IECC).

LOWER LEVEL  
SCHEMATIC ELECTRICAL PLAN  
1/4" = 1'-0"

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E1.1

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Page 44 of 48

| WINDOW LETTER | WINDOW SIZE                                      | HEAD HEIGHTS | COMMENTS |
|---------------|--------------------------------------------------|--------------|----------|
| A             | 3'-0"x5'-0" CSMT                                 | 8'-0"        |          |
| B             | NOT USED                                         |              |          |
| C             | (2) 3'-0"x6'-0" CSMT MULLED                      | 8'-0"        |          |
| D             | (2) 3'-0"x6'-0" FIXED MULLED (T)                 | 8'-0"        |          |
| F             | 3'-0"x8'-0" FULL LITE CLAD DOOR (T)              | 8'-0"        |          |
| G             | (2) 3'-0"x6'-0" CSMT MULLED                      | 8'-0"        |          |
| H             | (3) 3'-0"x1'-0" FIXED MULLED (T)                 | 8'-0"        |          |
| J             | 2'-6"x6'-6" FIXED (T)                            | 8'-0"        |          |
| K             | 2'-6"x5'-0" CSMT + 2'-6"x5'-0" FIXED MULLED      | 8'-0"        |          |
| L             | 18'-0"x9'-0" OVERHEAD GARAGE DOOR                | 8'-0"        |          |
| M             | 2'-6"x8'-0" HALF LITE CLAD DOOR (T)              | 8'-0"        |          |
| N             | 2'-6"x5'-0" FIXED + 2'-6"x5'-0" CSMT MULLED      | 8'-0"        |          |
| P             | 6'-0"x3'-0" FIXED (T)                            | 8'-0"        |          |
| Q             | 2'-6"x5'-0" CSMT                                 | 9'-0"        |          |
| R             | 2'-6"x5'-0" CSMT                                 | 9'-0"        |          |
| S             | (2) 3'-0"x6'-6" CSMT MULLED                      | 9'-0"        |          |
| T             | (3) 3'-0"x6'-0" FIXED MULLED                     | 8'-0"        |          |
| Y             | 9'-0"x8'-0" 3 PANEL STACKING FULL LITE DOORS (T) | 8'-0"        |          |
| W             | (2) 3'-0"x1'-0" FIXED MULLED                     | 8'-0"        |          |
|               |                                                  |              |          |
|               |                                                  |              |          |

1. ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD WINDOWS BY SIERRA PACIFIC IN BLACK COLOR.
2. WINDOW MANUFACTURER TO PROVIDE TEMPERED GLAZING IN ALL LOCATIONS AS REQUIRED BY THE 2021 I.R.C. INDICATED BY (7) IN SCHEDULE.
3. ALL WINDOWS TO MEET ENERGY CODE RATING PER THE 2021 I.R.C. U VALUE = 0.30 MAXIMUM, SHGC VALUE NOT REQUIRED IN ZONE 6.
4. PROVIDE SCHEDULES FOR ALL OPERATING ALUMINUM V. DOORS.
5. DOOR HARDWARE AND HINGES TO MATCH INTERIOR HARDWARE COLORS.
6. WINDOW HEAD HEIGHTS ARE TO MATCH HEAD HEIGHT OF EXTERIOR DOORS.
7. HEAD HEIGHTS ARE ABOVE FINISHED FLOOR LEVELS.

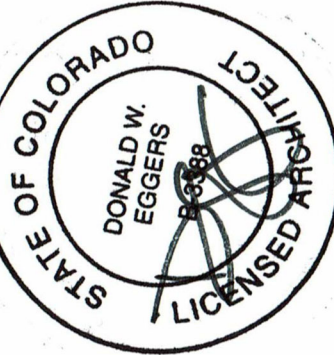
| DOOR # | DOOR TYPE | SIZE                      | DOOR MATERIAL | FRAME MATERIAL | FINISH | HARDWARE SET | COMMENTS                          |
|--------|-----------|---------------------------|---------------|----------------|--------|--------------|-----------------------------------|
| 101    | SWING     | 2'-8" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      |                                   |
| 102    | SWING     | 2'-6" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      |                                   |
| 103    | SWING     | 2'-4" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PASSAGE      |                                   |
| 104    | SWING     | 3'-0" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PASSAGE      | FULL LIGHT GLASS FRENCH DOOR      |
| 107    | SWING     | 3'-0" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PASSAGE      | 20 MIN/SELF-CLOSING/WEATHER STRIP |
| 108    | SWING     | 2'-8" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      |                                   |
| 109    | SWING     | 2'-6" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      |                                   |
| 110    | SWING     | 2'-4" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PASSAGE      |                                   |
| 111A   | SWING     | 2'-8" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      |                                   |
| 111B   | SWING     | FR 2'-6" x 8'-0" x 1 3/4" | WOOD          | WOOD           | STAIN  | DUTY         | SPRING LATCHES • HEAD             |
| 112    | SWING     | 2'-6" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      |                                   |
|        |           |                           |               |                |        |              |                                   |
| 204    | SWING     | 3'-0" x 8'-0" x 2 1/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      | STANDARD ENTRY DOOR               |
| 206    | SWING     | 2'-4" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      |                                   |
| 207    | SWING     | 2'-6" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PASSAGE      |                                   |
| 208    | SWING     | 2'-8" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      |                                   |
| 209    | SWING     | 2'-6" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PASSAGE      |                                   |
| 210A   | SWING     | 2'-6" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PASSAGE      |                                   |
| 210B   | POCKET    | 2'-6" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | POCKET       |                                   |
| 211    | SWING     | 2'-6" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PASSAGE      |                                   |
| 212    | SWING     | 3'-0" x 8'-0" x 1 3/4"    | WOOD          | WOOD           | STAIN  | PRIVACY      | 20 MIN/SELF-CLOSING/WEATHER STRIP |
|        |           |                           |               |                |        |              |                                   |

1. SEE INTERIOR SPECS FOR DOOR SPECIES AND PROFILE.
2. PROVIDE DOOR STOPS, EITHER HINGE OR BASEBOARD, AT ALL DOORS.
3. HINGES ARE TO MATCH INTERIOR HARDWARE FINISH
4. PROVIDE DEADBOLTS AT DOORS INTO GARAGES.
5. SHOWER DOORS ARE 1'-0" EUROGLASS WITH AN 8'-0" FRAMED OPENING



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**KILLPACK**  
0057 MILES END LANE  
LOT 29, MINTURN NORTH  
MINTURN, COLORADO

PROJECT NO: 2412-22 L29

| ISSUED |         |     |                     |
|--------|---------|-----|---------------------|
| #      | DATE    | BY  | COMMENTS            |
| 3      | 8-27-25 | DWE | OWNER REVISIONS     |
| 2      | 4-25-25 | DWE | BUILDING PERMIT SET |
| 1      | 2-21-25 | DWE | DRB SUBMITTAL SET   |

# A3.5

# SEPTEMBER 2025 TOWN MANAGER'S REPORT



# MANAGER'S REPORT

## SEPTEMBER 2025



### Top Updates

1. **Highlands Property** – Broker interviews scheduled; recommendation expected **Aug 20**.
2. **Municipal Advisor** – Town Council selected Troy Bernberg of Northland Securities.
3. **Water Treatment Plant** - 90% design nearing completion; updated cost estimates pending.
4. **Bellm Bridge** - CDOT RFQ posted. Town Council Selection October 1<sup>st</sup>.
5. **Taylor Street Repaving** – Public bid posting is pending for fall or spring 26' construction.

### 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**.

#### 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 September** 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.
- Avon-Eagle County led Multijurisdictional Housing Authority exploration project will begin this fall, expect a presentation and discussion with Town Council.
- Avon leading work to ensure the Regional Housing Needs Assessments is compliant with DOLA requirements.

#### Community Activation

- Held 1<sup>st</sup> Town Manager's Advisory Committee meeting on August 19<sup>th</sup>. Monthly meetings will continue every 3<sup>rd</sup> Tuesday at 4pm at Town Hall or other locations as notified.

# MANAGER'S REPORT

## SEPTEMBER 2025



### Parks and Recreation

- Submitted a Letter of Interest for Colorado Parks & Wildlife's Non-Motorized Trail Planning Grant for Little Beach Park on August 28<sup>th</sup>.

### 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:** 90% design nearing completion. Q&A with Town Council scheduled for September 3.

**Cost Estimate:** ~\$11M at 60% design; updated estimate pending.

**Next Steps:** Discussion and financial modeling with Municipal Advisor.

### Little Beach Park & Historic Meyer's Barn

**Status:** Access road and retaining wall out to public bid.

**Next Steps:** Council award and approval targeted for September 17.

**Pre-Bid Meeting:** Scheduled for Tuesday, September 2.

### US 24 Pedestrian Improvement

**Status:** Sidewalk extension project underway. Formal schedule of work is pending.

**Next Steps:** Construction.

### North Main Street Pedestrian Improvement & Cemetery Road Crossing

**Status:** Asphalt removal and widening in progress near Minturn Townhomes.

**Community Coordination:** On-site meetings held in late August with the Town Engineer, Eagle River Inn, and Minturn Saloon.

**Next Steps:** Awaiting utility relocations from Xcel and Comcast.

### Bellm Bridge Design RFQ

**Status:** RFQ posted; inquiries accepted until September 15.

**Next Steps:** Selection and initial review scheduled for October 1<sup>st</sup>.

### Taylor Street Repaving

**Status:** Design complete. Public bid posting is pending.

**Next Steps:** Town Council bid approval and selection October meeting TBD.