Official Minutes

Planning Commission Regular Meeting | 5:30 PM

Wednesday, September 10, 2025

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

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate. This agenda and meetings can be viewed at www.minturn.org.

Meeting Access Information and Public Participation:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: https://us02web.zoom.us/j/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**
   Lynn Teach called the meeting to order at 5:30 p.m.

2. **Roll Call and Pledge of Allegiance**
   Planning Commission Chair Lynn Teach and Planning Commission Members Jeff Armistead, Michael Boyd, Amanda Mire, Eric Rippeth, and Darell Wegert.
   Staff Members Present: Planning Director Scot Hunn and Planner II Madison Harris.

3. **Approval of Regular Agenda**
   Opportunity for amendment or deletions to the agenda.
   Motion by Amanda M., second by Darell W., to approve the agenda as presented. Motion passed 5-0.
   Note: Eric R. is attending in his status as an alternate.

4. **Approval of Minutes**

   A. August 13, 2025
   Darell W. asked that the language be cleaned up to get the double word of "supportive" out of the minutes.
   Motion by Amanda M., second by Darell W., to approve the minutes of August 13, 2025 as amended. Motion passed 5-0.

Note: Eric R. is attending in his status as an alternate.

5. **Declaration of Conflicts of Interest**
   No conflicts of interest.

6. **Public Comment**
   Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the Town Planner. Those who are speaking are requested to state their name and address for the record.
   No public comment.

7. **Special Presentations**
   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
   Michael B. thinks that ADUs that are currently STRs should be able to stay licensed. Should go back to the 2 year waiting period for STRs. Would like to talk about the growth in parking. Would like to decide exactly how building height is measured.

   Amanda M. questioned why 2,500 square feet minimum lot size was called out under Fowl Permitting and no where else.
   - Lynn T. also questioned if we needed to specify that coops need to comply with sight triangle rules

   Amanda M. questioned if we were unduly restricting Mobile Vendor Courts to not allow drive-thru/up abilities.
   - Darell W. questioned if we need to require bathroom facilities for food courts.
   - Lynn T. brought up sight triangles for this as well.
   - Michael B. doesn't have an issue with allowing drive-thru/up abilities. Would like to consider limiting a time frame that allows the moveable elements to be placed in setbacks.
   - Matt Farrar stated that "moveable elements" should be defined to specify tables and chairs.

   Amanda M. would like staff to re-look at Outdoor Storage, Accessory to a Non-Residential Use, specifically the Size and Design Standards.
   - Lynn T. would like to ensure that there are definitions for Non-Residential Use.
   - Michael B. would like to ensure that it counts towards your lot coverage.

   Amanda M. not comfortable with making a decision on roof mounted solar until the max height above a roof is figured out.
   - Michael B. doesn't like ground mounted solar. Michael B. is ok with 5 feet above the roof.
   - Lynn T. doesn't want ground mounted solar to be allowed in setbacks and doesn't like fifteen feet high.
   - Scot H. pointed out that it's required to comply with dimensional standards i.e. setbacks. Also we probably cannot prohibit solar. Proposed 36 inches in between each solar pedestal.
   - Eric R. stated that we shouldn't discourage any of this because the technology is just going to get better.

Darell W. commented on Geothermal Loop, Accessory would like to specify Sewer District under 2b. Under Hydroelectric Energy Device would like to specify "other water rights holders" for 4 and 6 if the state doesn't do that. Under Keeping of Fowl might want to have something about preventing illness.

Lynn T. questioned if there are any studies done on the affect of wind turbines on wildlife.

Michael B. commented on Geothermal Loop, Accessory wanting to require a Final Plat.

- Scot H. said that wasn't the right avenue, but maybe an as-built location or an ILC or other survey to ensure that this is on the property.

Eric R. commented on Animal Hospital asking if we could allow animal boarding as part of this.

- Mr. Farrar pointed out that Animal Boarding is a separate use. Added that there's a possibility to allow for multiple principle uses.
- Commission supportive of this.

Eric R. under Wind Energy Facilities suggested letting people decorate them because creativity is something this Town focuses on.

- Amanda M. agrees.

Amanda M. wants to be sure that our code doesn't conflict with the state's definition for the noise standards.

- Darell W. would like to raise the allowable decibels.
- Jeff A. suggested looking at Vail's.

10. Staff Reports

A. Planning Department Update
Amanda M. would like to give a heads up that the tree moving for 0003 Miles End looks to be within 5 feet of the house and so might be subject to firewise guidelines in the future.

B. Manager's Report

11. Planning Commission Comments
Jeff A. would like to thank Arnold and Isaiah for their service. Wishes them the best.

Lynn T. would like to thank them for everything they did.

Michael B. would also like to thank them.

12. Future Meetings

A. September 24, 2025

B. October 8, 2025
Amanda M. won't be here.

13. Adjourn

Motion by Michael B., second by Darell W., to adjourn the regular meeting of September 10, 2025 at 7:15 p.m. Motion passed 5-0.

Note: Eric R. is attending in his status as an alternate.

Lynn Teach

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director