



OFFICIAL MINUTES

Town Council Work Session I 4:00 p.m. I Regular Meeting | 5:30 PM

Wednesday, August 6, 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/86347498537>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 863 4749 8537

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 Jay Brunvand, Town Clerk, prior to the meeting and will be included as part of the record.

1. Joint Work Session (Town Council and Planning Commission) - 4:00 P.M.

A. Minturn Forward: Land Use Code Update Housing Discussion

2. Call to Order

Mayor Earle Bidez called the meeting to order at 5:38 pm.

3. Roll Call and Pledge of Allegiance

Council present: Mayor Earle Bidez, Mayor Pro Tem Eric Gotthelf, Town Council members Lynn Feiger, and Gusty Kanakis Tom Priest, and Brian Rodine. Note: Kate S. was excused absent.

Staff present: Town Attorney Harper Powell, Town Manager Rob Gutierrez, Town Clerk Jay Brunvand (zoom), and Town Planners Scot Hunn, and Madison Harris.

4. Approval of Consent Agenda

Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.

- A.** 07-16-2025 Minutes
- B.** 0018 Silver Star Trail - New Single Family Residence
- C.** 0226 Miles End Lane - Change to Approved Plans
- D.** Liquor License Renewal - Meatuna, DBA The Crazy Chicken - Hotel / Restaurant Renewal Application, 455 Main St. (Kyle Fowler, Owner / Manager)

Motion by Gusty K., second by Tom P., to approve the Consent Agenda for August 6, 2025 as presented. Motion passed 7-0. Note: Kate S. was excused absent.

5. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

Motion by Eric G., second by Tom P., to approve the Agenda for August 6, 2025 as presented. Motion passed 7-0. Note: Kate S. was excused absent.

6. Declaration of Conflicts of Interest

7. Public Comment

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

Mr. George Brodin, 273 Boulder St, asked about the proposed lot sizes and still needs to follow the municipal code.

Mr. Kelly Toon, 531 Main St, asked for water moratorium clarification on water taps.

8. Council and Committee Reports

9. Staff Reports

- A.** Manager's Report

Top Updates

- 1. Highlands Property** – Broker interviews scheduled; recommendation expected **Aug 20**.
- 2. Municipal Advisor** – Interviews scheduled; recommendation expected **Aug 20**.

3. **Water Treatment Plant** - 60% design complete; updated cost estimate **\$11M**.
4. **Bellm Bridge** - CDOT RFQ approved; repurposed bridge option deemed infeasible.
5. **Taylor Street Repaving** - Public meeting set for **Aug 21, 4:30–6:30 p.m.**

Active Initiatives

Highlands Property

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

Municipal Advisor

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

Minturn Forward

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

Emerging Initiatives

Housing

- Staff are exploring **town-led strategies** to increase local housing supply and maintain/increase the share of full-time resident households.
- Expect a Council presentation from Scot Hunn on a Town Housing Action Plan by **September**.
- Avon-Eagle County led Multijurisdictional Housing Authority exploratory project will begin this fall, expect a presentation and discussion with Town Council.

Community Activation

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

Parks and Recreation

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

Economic Development

- Staff are exploring potential town-led strategies to develop and grow small business.

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

Capital Projects

Minturn Water Treatment Plant

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

Little Beach Park & Historic Meyer's Barn

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

US 24 Pedestrian Improvement

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

North Main Street Pedestrian Improvement & Cemetery Road Crossing

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

Bellm Bridge Design RFQ

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

Taylor Street Repaving

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

10. Special Presentations

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

11. Business Items

Items and/or Public Hearings listed under Business Items may be old or new and may require review or action by the Council.

- A. Ordinance 06 - Series 2025 (Second Reading), An Ordinance Authorizing the Renewal of an Updated Xcel Energy Franchise Agreement (Powell)**

A. Background

A franchise agreement governs the relationship between a public utility service provider and a municipality. The agreement grants a company the right to use a town's streets, easements, and property to provide utility service to the Town and its residents. This involves a company locating its facilities and operating within the Town subject to a "franchise fee," which requires the company to pay the Town a percentage of its gross

revenues from sales of its utility service. The franchise fee is imposed as a surcharge upon Town residents who are the company's customers. In exchange for the Town's granting of the franchise to the company, the Town is not subject to paying the surcharge for the franchise fee on its utility bills. Additionally, the Town may use the company's electric distribution poles for police, fire, emergency, public safety, or traffic control purposes free of charge. Another central component of electric utility franchise agreements is the creation of an undergrounding program for the purpose of placing electrical distribution lines underground. As part of the agreement, a company allocates a percentage of the preceding year's electric gross revenues to the undergrounding program, to be used for relocation of existing above-ground electric distribution lines underground beneath Town streets and property. The revenue generated from the undergrounding program helps defray the costs of undergrounding projects but likely does not cover the full cost of such projects, in which case the Town, the utility company, or a contractor would be responsible for the remaining amount. The company is also generally required to construct new electrical distribution lines underground in newly developed areas of the Town.

B. Review of Existing and Proposed Agreements

The Town has held a 20-year franchise with the Company since 2005 for the provision of gas and electrical service within the Town (the "Prior Franchise"). The term of the Prior Franchise expired on June 1, 2025 and was extended for 90 days pursuant to Ord. 05-2025. The Town now wishes to renew the franchise to ensure continued utility service is provided within the Town. The Prior Franchise and the Agreement share several terms and provisions in common. Both agreements grant the Company a nonexclusive right to use Town streets, public utility easements, and other Town property to provide gas and electric utility service to Town residents. The franchise fee in both agreements requires the Company to pay the Town three percent (3%) of its gross revenues collected as a surcharge on Town residents that receive the Company's utility service. The franchise exempts the Town from paying the franchise fee to receive utility service for its own consumption and provides the Town the ability to use the Company's poles for the purposes described in part A of this memo. While the Company is subject to all Town laws and codes, as well as sales and use taxes, the Town may not impose any sort of occupancy or occupation tax on the Company. For undergrounding, the Company must allocate one percent (1%) of the preceding year's electric gross revenues for electrical line relocation as part of the Town's Underground Program. The Underground Program over the years has collected more than \$350,000, of which the Town currently has available \$133,673 for undergrounding projects. The agreements also require the Company to locate all new electric distribution lines underground. The Agreement provides the Company with 240 days to complete the undergrounding installation (see Article 11, Section 11.3(B)). While in most respects the Agreement echoes the terms of the Prior Franchise, the two differ in a few ways. The term of the Agreement is shorter, lasting for a period of 10 years beginning on September 1, 2025 and terminating on August 31, 2035 (See Article 2, Section 2.3). Both agreements provide for an audit of the Company's finances to ensure the franchise fee reflects the amount owed to the Town. The Prior Franchise gives the Town the right to examine the Company's metering records during normal business hours and upon reasonable notice to ensure compliance with the franchise fee requirement. In contrast, the Agreement requires the Company to conduct an internal audit every three years upon the Town's request (see Article 4, Section 4.2(C)). The Agreement upholds the Town's power of condemnation of Company facilities for the Town's public purposes (see Article 12), unlike the Prior Franchise that prohibits the Town from condemning Company facilities. Finally, the Agreement contains additional

provisions binding the Company to various environmental and conservationist programs and principles (see Article 14) and expressing the Company's commitment to providing equal opportunity to individuals in underrepresented groups (see Article 20). The Town's legal team negotiated with the Company on several provisions in the Agreement. Among these were ensuring sufficient protection against the Company's ability to install facilities such as high-voltage transmission lines on Town property. The Agreement requires the Company to obtain Town approval of the location of Company facilities prior to the installation of such facilities on Town property that is not parks or open space (see Section 2.1(C)). This would include obtaining a permit under the Town's Areas and Activities of Statewide Interest Code provision. To locate facilities on Town parks or open space requires the Company to obtain a revocable license, permit, or other approval agreement from the Town, subject to the Town's sole discretion in granting or denying such approval (see Section 2.1(D)). The Agreement also subjects any installation, renovation, and replacement of Company facilities in Town streets or property to permitting, inspection, and approval by the Town in accordance with applicable Town laws (see Section 6.5(D)). Additionally, the legal team pushed for inclusion of a provision requiring the Company to notify the Town of any incident of which it has knowledge that resulted in damage to Town facilities (See Section 8.3(C)).

C. Process of Publication

The Company submitted a Notice of Application for Franchise that was published once a week for three successive weeks in the Vail Daily leading up to first reading of the ordinance to approve the Agreement on July 16, 2025. If approved on first reading, Notice of Further Consideration of Ordinance Granting a Gas and Electric Franchise will be published leading up to second reading of the ordinance on August 6, 2025. Each of these notices states that a public hearing will be held at the regular meeting of the Town Council, which requires allowing the public to comment on the adoption ordinance for the Agreement. If adopted upon second reading, the ordinance would go into effect August 13, 2025.

D. Conclusion and Recommendation

Town staff has reviewed the Agreement and believes its terms are reasonable and acceptable to ensure continued utility service is available in the Town. Town staff has compared the Prior Franchise and the Agreement and surveyed existing franchise agreements in other municipalities to more thoroughly understand the rights and responsibilities provided for under the Agreement. Town staff is comfortable moving forward with the Agreement between the Town and the Company and recommends its approval, along with authorization of the Mayor to execute the same.

Earle B. commented on the agreement and noted we have the right to condemn is in this agreement.

Public Hearing Opened

Ms. Amanda Mire, 414 Eagle River St, asked do we have the right to audit Xcel; yes.

Public Hearing Closed

Motion by Tom P., second by Brian R., to approve Ordinance 06 - Series 2025 (Second Reading),

An Ordinance Authorizing the Renewal of an Updated Xcel Energy Franchise Agreement Motion as presented. Motion passed 6-0. Note: Kate S. was excused absent.

B. Ordinance 07 - Series 2025 (First Reading), An Ordinance Authorizing an Encroachment Agreement for 501 Pine St. (Gutierrez)

Approval of an encroachment license for the property located at 501 Pine Street Minturn, Colorado. The property owners, Chris and Juliet Rhodes, have requested an encroachment license to allow for an existing concrete pad within the Town right-of-way along Meadow Lane. The encroachment includes built-in snowmelt, electrical, and gas infrastructure, and measures 50 feet by 11.25 feet (562.5 square feet). The pad has been constructed prior to securing a formal encroachment agreement. Under Chapter 11, Article 3 of the Town Code, encroachments into Town rights-of-way require Town Council approval by ordinance, including findings that the encroachment does not constitute a nuisance or hazard, and that indemnity and insurance provisions are met. Staff has reviewed the application and determined that the encroachment meets the necessary requirements and does not impede the Town's use of Meadow Lane.

Ms. Juliet Rhodes, spoke as the applicant asking if everything needs to be removed from the easement. Discussion of the assessed annual fee ensued. No permit was required and there was no malintent.

Lynn F. asked how this occurred, they used the existing slab and didn't have a survey.

Ms. Juliet Rhodes asked how do they ensure if they remove the encroachments and build a new fence on the surveyed line this will not be an ongoing issue? Who do they work with? They need to work with the Town Planner, Madison H.

Public Hearing Opened
No Public Comment
Public Hearing Closed

This request was withdrawn by the applicant during the discussion and presentation. Ms. Rhodes will work with the Planning Department on a plan to remove the existing encroachments to the established surveyed lot line(s) and a timeline for this process.

C. Resolution 32 - Series 2025, A Resolution Approving a Variance Request for Relief from Minimum Lot Width for 886 Main Street and 892 Main Street (Harris)

The Applicant, Tom Sullivan, requests review of a request for relief from the fifty foot (50') minimum lot dimension to allow for a subdivision of 886 and 892 Main Street into three lots in the South Town Residential Zone District. The Applicant's Representative Michael Pukas has been proactive in meeting with Town staff prior to submitting the variance request. All zone districts have dimensional limitations associated with them. The most commonly referenced are setbacks and building height limitations. A less commonly referenced one though is the minimum lot width dimension. The definition provided by Sec. 16-2-20 states that Lot width means the average distance between the medians of the two (2) side lot lines, measured perpendicularly from one (1) of the sides. Since, for the most part, zoning and the associated dimensional limitations was applied after lots in Town had already been developed, that has left staff with many instances all over Town where the minimum lot dimension is not adhered to.

Council makes the following findings:

- (1) There are exceptional or extraordinary circumstances or conditions applicable to the site of the variance that do not apply generally to other properties in the same zone;
- (2) The exceptional or extraordinary circumstances of the site create a situation in which the strict, literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this Chapter;
- (3) That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity and will not result in substantial impairment to the purposes of this Chapter.
- (4) There is no substantial impairment to the public that would result from the granting of the variance.

Mr. Tom Sullivan spoke for the applicant.

Motion by Gusty K., second by Tom P., to approve Resolution 32 - Series 2025, A Resolution Approving a Variance Request for Relief from Minimum Lot Width for 886 Main Street and 892 Main Street as presented. Motion passed 7-0

D. Resolution 33 - Series 2025, A Resolution Appointing HPC Members (Harris)

The HPC is a five member commission appointed with “three year staggered terms...” - Minturn Municipal Code (“MMC”) Sec. 19-2-30 (1). Sec. 19-2-20 of the MMC states that “At least 3 of the voting members shall be full time Residents, Property or business Owners, or designated representatives of Property or business Owners within the Town” and that “At least 2 of the voting members shall be professionals or shall have extensive expertise in a preservation-related discipline, including but not limited to History, Architecture, Landscape Architecture, American Studies, American Civilization, Construction and Building Trades; Cultural Geography, Cultural Anthropology, Environmental Expertise, Planning, Real Estate, or Archeology. The Town Council may waive this requirement on a determination that there are not eligible prospective members who meet these criteria.” There are no term limits, only that public review and appointment take place. Staff has advertised the openings of the HPC and received four applications, who are qualified to serve. Council is asked to appoint two applicants to the two open three year terms.

Applicants:

- Daniel Benson Brown - 802 Chickadee Ln., Gypsum
- Ken Halliday - 811 Main St., Minturn
- Tammy M. Ramsey - 850 Main St. Unit 2, Minturn
- Kelly Toon - 531 Main St., Minturn

Each applicant introduced themselves, spoke to their qualifications and stood for questions. It was agreed that the Committee would be expanded to appoint two voting members and two committee advisory members from this pool.

Vote round one:

- Daniel Benson Brown - advisory
- Ken Halliday – voting member
- Tammy M. Ramsey – advisory
- Kelly Toon - voting member

Motion by Tom P., second by Gusty K., to approve Resolution 33 - Series 2025, A Resolution Appointing HPC Members as amended to appoint two voting members and two advisory nonvoting members. (Motion passed 6-0)

- E. Resolution 34 - Series 2025, a Resolution to Approve a Formal Comment Letter Regarding the Environmental Assessment for the Avon-to-Gilman 115-kv Transmission Line Project strongly recommending and supporting Alternative 4

Council was thrilled with Option 4.

Ms. Amanda Mire, 414 Eagle St, recommended we encourage public comment throughout the county.

Mr. Jeff Armistead, 1632 Main St, was concerned it did not go further and was in site of the gun range.

Ms. Terry Armistead, 1632 Main St, (zoom), stated Alt 4 Was a good option and one that benefits the town.

Motion by Eric G., second by Lynn F., to Approve a Formal Comment Letter Regarding the Environmental Assessment for the Avon-to-Gilman 115-kv Transmission Line Project strongly recommending and supporting Alternative 4 as presented. Motion passed 6-0. Note: Kate S. was excused absent.

12. Discussion / Direction Items

A. Minturn Forward: Land Use Code Update - Housing Discussion

Q1: *Allowed Land Uses/Development Types*. Are there any changes that need to be made to the land uses/types of development that are proposed to be allowed in the new zone districts?

- Lynn T.: more belongs in Conditional Use. Single Family and ADUs can be use by right. Wants to discuss size of ADU.
- Amanda: ADUs should be for Community Housing not STR
- Jeff: ADUs and Duplexes should be use by right, Multi-Family it depends on the zone district
- Eric R.: Anything to help local families: ADUs, Duplexes, Multi-Family
- Gusty: voted against ADUs, concerned about parking
- Brian: Single Family results in high housing costs and low economic growth. All housing types should be a use by right (ADUs, Duplexes, Multi-Family)
- Tom: ADU by right, others should be Conditional. Later on in the discussion changed to being ok with everything being a use by right.
- Lynn F.: Minturn is not set up for growth
- Eric G.: ADU, Multi-Family, Duplexes should all be use by right
- Earle: Multi-Family should be a use by right in some areas, not in Old Town. Important to grow. Parking on site.

- Direction confirmed in regular meeting to have ADUs, Duplexes, and Multi-Family as a use by right as long as the Use Standards are beefed up in order to address any concerns that would otherwise require a Conditional Use Permit.

Q2: Dimensional Standards. Are there any changes that need to be made to the dimensional standards (i.e., minimum lot size, maximum building lot coverage, maximum impervious surface area, minimum setbacks, maximum building height) proposed for the new zone districts?

- Earle: Incentives for affordable and mixed use is important
- Gusty: 2,500 square feet for a lot doesn't fit the character of Minturn. Not in favor of incentives or low income housing
- Lynn T.: Not in favor of 2,500 square foot lots. Agrees with Gusty
- Lynn F.: We need subsidized housing
- Eric G.: Thinks 2,500 square feet for a lot is appropriate in certain areas
- No direction given as the discussion ran out of time

General Comments:

- Brian: Would like to discuss low impact commercial in the future.
- Gusty: Worried about losing commercial in South Town
- Earle: Discussed incentives in MU2 for commercial



Minturn Forward Memo

TO:	Minturn Planning Commission and Town Council
FROM:	Town Staff and Matt Farrar (Western Slope Consulting)
DATE:	August 1, 2025
ATTACHMENTS:	Summary of Community Plan Recommendations & Proposed Zoning Changes

A. STATUS OF MINTURN FORWARD PROCESS

1. What's Been Accomplished

The following is a list of the Articles for the updated Land Use Code that staff and the Planning Commission have completed a review of:

- Article 5: Land Use Application Requirements & Procedures
- Article 8: Subdivision Application Requirements & Procedures
- Article 11: Annexation & Disconnection of Land
- Article 12: Development Impact Report (formerly Environmental Impact Report)

Further, the Planning Commission concluded their initial review of the proposed changes to the Town’s zoning regulations at their meeting on July 23.

2. Next Steps

Below is a list of the remaining Articles of the updated Land Use Code to be addressed:

- Article 1: General Provisions
- Article 2: Zone Districts
- Article 3: Use Regulations & Standards
- Article 4: Dimensional Requirements
- Article 6: Development/Design Standards
- Article 7: Subdivision Standards
- Article 9: Development Impact Report (formerly Environmental Impact Report)
- Article 13: Areas and Activities of State Interest
- Article 14: Terms & Definitions

B. UPDATE TO MINTURN’S ZONING REGULATIONS

1. Desired Outcomes of Zoning Update

Over the past few months, the Minturn Forward process has been focused on updating the Town’s zoning regulations. The update to the Town’s zoning regulations is intended to achieve the following:

- Align Minturn’s zoning regulations with the vision, objectives, recommendations set forth in the 2023 Community Plan and the vision, mission, values, and priorities set forth in the 2025-2027 Minturn Strategic Plan.
- Simplify the zoning regulations by eliminating “Character Areas” and consolidating existing zone districts. The proposed changes reduce the number of zone districts in Minturn from 27 to 17 (not including the Bolts Lake zone districts, Belden Place PUD, Minturn North PUD, or Midtown Village PUD).
- Simplify the Use Table for Minturn’s zone districts by consolidating similar types of land uses. The following table provides some examples of how terms for similar land uses have been consolidated and simplified.

Existing Land Use Terms		Simplified/Consolidated Land Use Terms
Accessory Apartments Accessory Dwellings	→	Accessory Dwelling Units
Automotive Parts Sales Grocery Stores Pawn Shops Other Similar Land Use/Development Types	→	Retail Stores
Barbershops Beauty Shops Other Similar Land Use/Development Types	→	Personal Services

2. Community Outreach & Engagement

The Town recognizes the importance of informing the community about the proposed changes to Minturn's zoning regulations, as well as providing ample opportunity for community members to provide input on those changes.

The following is a summary of the community outreach and engagement efforts that the Town has, and is, undertaking:

Outreach:

- A flyer with information about the zoning update Open Houses was included in the annual door-to-doors and was delivered to all properties in Minturn.
- A letter containing information about the Minturn Forward/zoning update process, the zoning update Open Houses, the packets posted to the Town's website detailing the proposed zoning changes, and the online input form was mailed to every property owner in Minturn.
- Information about the zoning update Open Houses was provided on the Town's variable messaging board located outside of the Post Office.
- Email blasts were sent out to subscribers of the Town's newsletter to encourage participation in the zoning update Open Houses and the online input form. Additional email blasts will be sent out to encourage additional participation in the online input form.
- Town staff will be hosting one (1) or more booths at the Minturn summer concert series in August to share information about the proposed zoning changes and encourage community members to share their input.

Engagement Activities:

- Public open houses were hosted at Minturn Town Hall from 4-7pm on June 9, June 19, and June 24. **A total of fifty-five (55) people participated in the open houses.**
- An online input form has been made available on the Town's website. The online input form was open through the end of July. **At closing, a total of ten (10) responses had been received via the online input form.**
- Staff has, and will continue to be, available to meet with anyone with concerns about the proposed zoning changes.
- Staff has reviewed and discussed the proposed changes to Minturn's zoning regulations at public meetings with the Planning Commission on July 9 and July 23. Further review and discussion of the proposed zoning changes will occur at public meetings with the Planning Commission over the coming months.
- A joint Planning Commission and Town Council work-session will be held on August 6 to review and discuss proposed zoning changes, with a focus on housing.

3. Importance of Aligning Zoning Regulations with Community Objectives

Minturn's zoning regulations are one of the most effective tools that the Town has for working to achieve the community's objectives, specifically those related to housing and sales tax generation.

Given that the Minturn Forward process is in the midst of an update to the Town's zoning regulations and will soon shift focus to an update of the Town's Use Standards, Development/Design Standards, and Subdivision Standards, it is critical that staff have clear direction from the Planning Commission and the Town Council on the regulatory changes that need to be incorporated.

Staff is specifically requesting direction from the Planning Commission and Town Council on the following:

- *Allowed Land Uses/Development Types.* Are there any changes that need to be made to the land uses/types of development that are proposed to be allowed in the new zone districts?
- *Dimensional Standards.* Are there any changes that need to be made to the dimensional standards (i.e., minimum lot size, maximum building lot coverage, maximum impervious surface area, minimum setbacks, maximum building height) proposed for the new zone districts?
- *Parking Standards.* What, if any, changes should be made in conjunction with the update to the Town's parking standards?
- *Development/Design Standards.* What, if any, changes should be made in conjunction with the update to the Town's development/design standards (e.g., architectural standards, landscaping standards, outdoor lighting standards)?
- *Community Housing Standards and Guidelines.* What, if any, changes should be made in conjunction with the update to the Town's Community Housing Standards and Guidelines?
- *Review Processes.* What, if any, changes should be made to the Town's review processes? In other words, should staff explore options for streamlining the review process for certain types of development (e.g., affordable housing, commercial development, etc.).

4. 2023 Community Plan Recommendations & Proposed Zoning Changes

The 2023 Community Plan sets forth a number of recommendations for land use and zoning in Minturn, local housing, and the local economy. A summary of these recommendations and the zoning changes being proposed to implement the recommendations is attached to this memo.

C. KEY FINDINGS FROM REGIONAL HOUSING NEEDS ANALYSIS

The following are key findings from the [2025 Eagle County Regional Housing Needs Analysis](#). These findings were presented to the Town Council in May 2025. This information is being provided to help provide context for the discussion about housing in Minturn and potential regulatory changes to be made to address the community's housing needs.

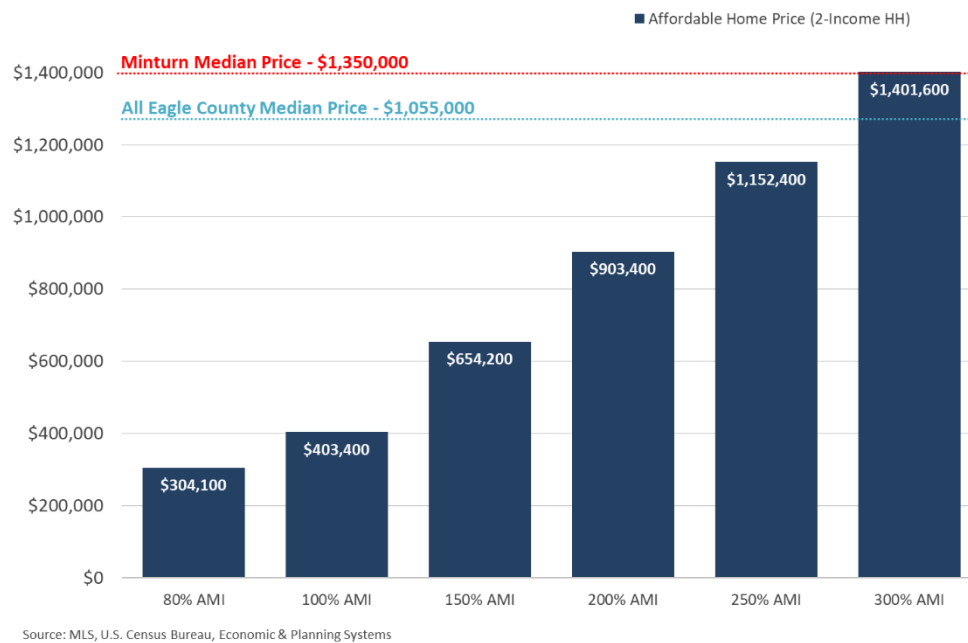
1. Minturn Home Prices (Non-Resort Area (i.e., excludes the resorts))

- Minturn's median non-resort purchase price was \$1.35 million in 2023.
- Rapid acceleration in prices starting in 2020.

- Median non-resort sale price increased \$600,000 from 2019-2023; 16% annual growth rate.

2. Housing Affordability - Income

- The median 2023 home purchase price in Minturn was over \$1.3 million, far above Eagle County median.
- Only affordable for a 2-person household making 290% AMI.



3. Housing Affordability - Wages

- Households must have 6.5 median-wage earners to afford median-priced home in Minturn.

4. Housing Affordability - Rent

- Property managers and focus groups indicate “typical” rent of \$1,500/room.
- Unaffordable for 1-earner household.

5. Needs - 10-yr. Regional (Gross) Need

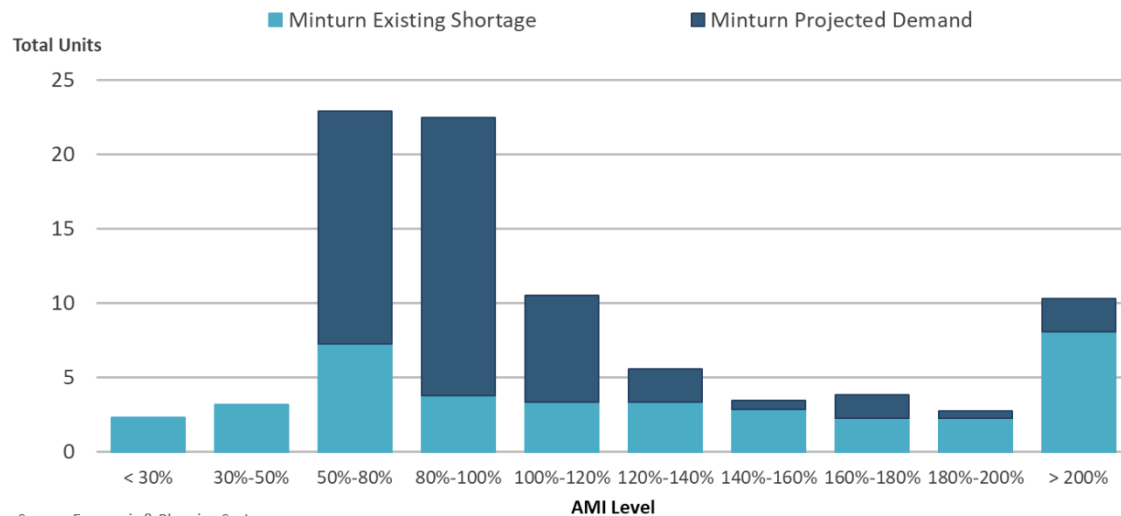
- 40% existing shortages.
- 60% projected housing needs (e.g. job growth).
- Largest sources of need are employment growth, retirees, and in-commuters.
- Total Units Needed through 2035 = 6,375.

6. Regional Allocation of Need by Jobs and AMI

- Minturn has a net housing need of 87 units.
- Minturn accounts for about 1% of the total need in Eagle County.
- Regional need is concentrated at 50%-80% AMI and 80%-100% AMI.

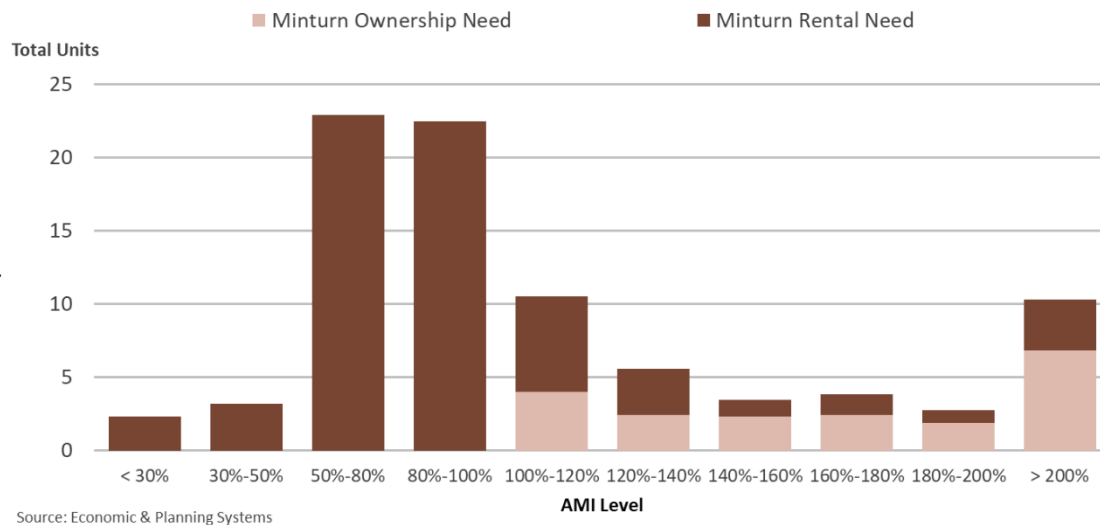
7. Town of Minturn Net Need by AMI

- Projected demand is higher than existing shortage, especially between 50%-100% AMI



8. Minturn Net Need by Tenure (Own vs. Rent)

- Need for rental units at 50%-100% AMI.
- Need above 100% AMI split between owners and renters.



9. Location Preference (outreach survey)

- 10% of respondents want to live in Minturn

2023 Community Plan Recommendations & Proposed Zoning Changes

LAND USE & ZONING	
2023 Community Plan Recommendations	Proposed Zoning Changes
The Community Plan recommends the following Zone Districts: ■ Federal Lands, Recreation & Open Space ■ Industrial/Business Park ■ Light Industry & Public Facilities ■ Mixed-Use 1 (MU-1) ■ Mixed-Use 2 (MU-2) ■ Mixed-Use 3 (MU-3) ■ R1 ■ R2 ■ R3 ■ Transit-Oriented Development (TOD) (<i>this only applies to Dowd Junction</i>)	The proposed zoning changes work to consolidate the Town's existing zone districts into the zone districts recommended in the 2023 Community Plan. Some of the Town's existing zone districts (e.g., 100-Block, Bolt's Lake, Belden Place PUD, etc.) are proposed to remain as-is due to the complexities of modifying these zone districts. Staff is proposing the following changes to the zone districts recommended in the 2023 Community Plan: ■ Separate "Federal Lands" and "Recreation & Open Space" into two (2) zone districts. ■ Rename the "Industrial/Business Park" zone district to "Makerspace." ■ In place of a "Light Industry & Public Facilities" zone district, create a new "Civic" zone district to accommodate town-owned properties, the cemetery, and other similar properties. Given the uncertainties of future development of Dowd Junction, a new "Transit-Oriented Development (TOD)" zone district has not been proposed as part of the update to the Town's zoning regulations.
Recommended Dimensional Standards for MU-1: ■ <u>Minimum Lot Size for Zone District:</u> 2,500 square feet ■ <u>Minimum Lot Size for Multi-Family (3+ units):</u> 7,500 square feet ■ <u>Maximum Lot Coverage:</u> 80% for mixed-use and commercial structures 50% for purely residential structures ■ <u>Maximum Building Height:</u> 28-35 feet ■ Property owners should be able to gain an additional half-floor by meeting identified requirements.	Proposed Dimensional Standards for MU-1: ■ <u>Minimum Lot Size:</u> 2,500 square feet ■ <u>Minimum Lot Size per 3+ Dwelling Units:</u> 7,500 square feet ■ <u>Maximum Building Lot Coverage:</u> 80% (Commercial/Mixed-Use Development) 50% (Residential Development) ■ <u>Maximum Building Height:</u> 35 feet (Commercial/Mixed-Use Development) 28 feet (Residential Development) Note: A building height incentive has not yet been considered as part of the update to the Town's zoning regulations.

LAND USE & ZONING	
2023 Community Plan Recommendations	Proposed Zoning Changes
Recommended Dimensional Standards for MU-2: ▪ <u>Minimum Lot Size for Zone District:</u> 5,000 square feet ▪ <u>Minimum Lot Size for Multi-Family (3+ units):</u> 7,500 square feet ▪ <u>Maximum Lot Coverage:</u> 60% ▪ <u>Maximum Building Height:</u> 28 feet	Proposed Dimensional Standards for MU-2: ▪ <u>Minimum Lot Size:</u> 2,500 square feet ▪ <u>Minimum Lot Size per 3+ Dwelling Units:</u> 7,500 square feet ▪ <u>Maximum Building Lot Coverage:</u> 80% (Commercial/Mixed-Use Development) 50% (Residential Development) ▪ <u>Maximum Building Height:</u> 28 feet
Recommended Dimensional Standards for MU-3: ▪ <u>Minimum Lot Size for Zone District:</u> 5,000 square feet ▪ <u>Minimum Lot Size for Multi-Family (3+ units):</u> 7,500 square feet ▪ <u>Maximum Lot Coverage:</u> 60% ▪ <u>Maximum Building Height:</u> 28 feet	Proposed Dimensional Standards for MU-3: ▪ <u>Minimum Lot Size:</u> 5,000 square feet ▪ <u>Minimum Lot Size per 3+ Dwelling Units:</u> 7,500 square feet ▪ <u>Maximum Building Lot Coverage:</u> 50% ▪ <u>Maximum Building Height:</u> 28 feet
Recommended Dimensional Standards for R1: ▪ <u>Minimum Lot Size for Zone District:</u> 2,500 square feet ▪ <u>Maximum Lot Coverage:</u> 50% ▪ <u>Maximum Building Height:</u> 28 feet	Proposed Dimensional Standards for R1: ▪ <u>Minimum Lot Size:</u> 2,500 square feet ▪ <u>Minimum Lot Size per 3+ Dwelling Units:</u> 5,000 square feet ▪ <u>Maximum Building Lot Coverage:</u> 50% ▪ <u>Maximum Building Height:</u> 28 feet
Recommended Dimensional Standards for R2: ▪ <u>Minimum Lot Size for Zone District:</u> 5,000 square feet ▪ <u>Minimum Lot Size for Multi-Family (3+ units):</u> 7,500 square feet ▪ <u>Maximum Lot Coverage:</u> 50% ▪ <u>Maximum Building Height:</u> 28 feet	Proposed Dimensional Standards for R2: ▪ <u>Minimum Lot Size:</u> 5,000 square feet ▪ <u>Minimum Lot Size per 3+ Dwelling Units:</u> 7,500 square feet ▪ <u>Maximum Building Lot Coverage:</u> 50% ▪ <u>Maximum Building Height:</u> 28 feet
Recommended Dimensional Standards for R3: ▪ <u>Minimum Lot Size for Zone District:</u> 2 acres	Proposed Dimensional Standards for R3: ▪ <u>Minimum Lot Size:</u> 2 acres
Action 1.1.3 Consider establishing minimum and maximum setbacks in mixed-use and residential districts. This requirement is intended to encourage a visually pleasing development pattern with slightly varied setbacks and to address a current misalignment between lot coverage and setback requirements on several lots in town.	The proposed zoning changes include minimum setbacks for the new mixed-use (MU-1, MU-2, MU-3) and residential (R1, R2, R3) zone districts. These minimum setbacks were developed based on the setback requirements for the existing zone districts that have been consolidated into these new zone districts. Note: Maximum setbacks have not yet been considered as part of the update to the Town's zoning regulations.

LAND USE & ZONING	
2023 Community Plan Recommendations	Proposed Zoning Changes
Action 1.2.1 Across all zone districts where multi-family is allowed as a use by right, at or above 15 total units, the project would need to go through the PUD process. However, if the project is a redevelopment of a lot already at or above 15 total units, it should not need to go through the PUD process. This allows smaller projects in which local impacts would be minor to proceed efficiently and at a lower cost to the developer, which allows these projects to provide the housing at more attainable prices. With a higher threshold for the number of units, the PUD process would allow for greater design flexibility, assurance of property planning, and further scrutiny of potential impacts, such as access and impacts to neighboring properties.	The proposed zoning regulations do not require multi-family development (i.e., 3 or more dwelling units) to go through the PUD process, regardless of how many dwelling units are proposed. Multi-family development (i.e., 3 or more dwelling units) is proposed to be a Permitted Use (“Use by Right”) in the following zone districts: ■ MU-1 ■ MU-2 ■ MU-3 Multi-family development is proposed to be a Conditional Use in the following zone districts: ■ R1 ■ R2 Note: ■ “Employee Housing” is proposed as a Permitted Use (“Use by Right”) in the new “Civic” zone district. This could allow for multi-family development depending on how Employee Housing is defined. ■ Staff is considering a recommendation that multi-family development (2nd Floor or Above) be a Permitted Use (“Use by Right”) in the new “Makerspace” zone district.
Action 1.2.2 Explore reducing parking requirements for both commercial and residential uses. Focus efforts on areas with good connectivity to transit or with ample on-street parking.	To Be Determined: A review and discussion of the Town’s parking standards will occur at a later phase of the Minturn Forward process. However, staff is currently requesting direction from the Planning Commission and the Town Council to guide changes to the Town’s parking standards.
Action 1.2.3 Resume efforts to revisit the Article 22 nonconformities section to encourage flexibility and appropriate expansions. The goals of this update should be to maintain historic resources, incentivize reinvestment in older properties, increase accessibility of the property, and promote community character. Specific updates to nonconformity standards should be reviewed by the Town Council and Planning Commission.	To Be Determined: A review and discussion of the Town’s regulations for legal non-conforming land uses, structures, and lots will occur at a later phase of the Minturn Forward process. Staff will work to incorporate the Community Plan recommendations as part of the update to these regulations.
Action 1.2.4 Consider implementing a lot coverage bonus of 15% for the development of deed-restricted ADUs in residential and/or mixed-use districts.	A lot coverage incentive in the new residential (R1, R2, R3) and mixed-use (MU-1, MU-2, MU-3) zone districts has not yet been considered as part of the update to the Town’s zoning regulations.

HOUSING	
2023 Community Plan Recommendations	Proposed Zoning Changes
Action 4.1.1 Implement remaining Tier One recommendations in the <i>2019 Housing Action Plan</i>. TIER ONE Revisit and update current ADU regulations, including: ▪ Broaden areas where Accessory Dwelling Units (ADUs) are allowed. ▪ Streamline the permitting/review process and consider waiving or deferring fees when there will be a deed restriction. ▪ Loosen parking requirements where applicable and consider creative off-site or public transit alternatives. ▪ Consider expanding or removing the size cap as applicable and revisit dimensional requirements. ▪ Consider waiving water tap fees with local deed restriction on long-term rentals. ▪ Develop and adopt policies for negotiating deed restricted housing in annexation agreements. ▪ Although future annexation opportunities may be limited, having standards in place if they do occur will ensure that the Town can effectively use these instances to meet community needs and housing goals.	Accessory Dwelling Units (ADUs): ADUs are proposed to be a Permitted Use (“Use by Right”) in the following zone districts: ▪ R1 ▪ R2 ▪ R3 ▪ MU-1 ▪ MU-2 ▪ MU-3 As a Permitted Use, an ADU requires review/approval by the Town’s Design Review Board and issuance of a building permit before construction can begin. Staff is currently working on reviewing and updating standards for land uses (i.e., Use Standards), including standards for ADUs. Staff will be proposing a minimum of one (1) parking space per ADU. Staff welcomes input from the Planning Commission and/or Town Council on expanding or eliminating the size cap on ADU. The existing Code limits ADUs to a maximum size of 1,200 square feet.
Action 4.1.2 Implement remaining Tier Two recommendations in the <i>2019 Housing Action Plan</i>. TIER TWO ▪ Collaborate with The Valley Home Store (TVHS), which currently offers down-payment and mortgage assistance to Eagle County residents, to ensure that Minturn residents are aware of this resource. ▪ Consider establishing a supplementary Minturn local assistance fund. ▪ Consider adopting a density or Floor Area Ratio (FAR) bonus for the inclusion of deed restricted housing in new development. ▪ Consider partnering with private developers to create new community housing on available Town-owned land. An inventory of such parcels is provided in the 2019 Housing Plan but further analysis and consideration is necessary. ▪ Partner with regional organizations such as NWCCOG and Energy Outreach Colorado at Walking Mountains and/or establish a local	Floor Area Ratio (FAR) Incentive: A FAR incentive for deed-restricted housing in new development has not yet been considered as part of the update to the Town’s zoning regulations. An FAR incentive may not be appropriate since the Town’s zoning regulations do not include FAR requirements. Other regulatory incentives, such as increased building height, reduced minimum lot size, reduced parking requirements, etc. might be more appropriate. Some of these regulatory incentives are already incorporated in the Town’s Community Housing Standards and Guidelines. Community Housing on Town-Owned Land: “Employee Housing” is proposed as a Permitted Use (“Use by Right”) in the new “Civic” zone district. This could allow for the Town to partner with a private developer(s) to create community housing on Town-owned land. Note: It is not possible to address the other recommendations listed under Action 4.1.2 via the update to Minturn’s Land Use Code.

HOUSING	
2023 Community Plan Recommendations	Proposed Zoning Changes
program to share resources and support local housing rehabilitation, weatherization, and energy efficiency projects.	
Action 4.2.3 Conduct periodic development code reviews to promote innovative and smaller homes, including ADUs.	Reduced Minimum Lot Size: A minimum lot size of 2,500 square feet is proposed for the new R1, MU-1, and MU-2 zone districts. A smaller, minimum lot size allows for, and has the potential to encourage, the development of smaller homes in Minturn. Accessory Dwelling Units (ADUs): ADUs are proposed as a Permitted Use ("Use by Right") in the new residential (R1, R2, R3) and mixed-use (MU-1, MU-2, MU-3) zone districts. Ideas for Other Regulatory Changes: The update to Minturn's Land Use Code offers an opportunity to further modify the Town's regulations to allow for and, if appropriate, encourage innovative and smaller homes. Staff welcomes any input that the Planning Commission and/or Town Council may have in this regard. Note: The Town's Land Use Code should be seen as a "living document" that is reviewed and updated (as necessary) on a regular basis (e.g., annually, every two years, or other timeframe deemed appropriate by the Town). The Town may want to consider implementing a policy that sets forth a recommended or required timeframe for reviewing the Land Use Code. Regular "fine-tuning" of the Land Use Code should help to reduce the need for a comprehensive overhaul of the Land Use Code, which is a substantial undertaking.
Action 4.2.4 Continuously support historic preservation to maintain the Town's unique housing stock.	Minturn has historic preservation regulations that can be found under Chapter 19 of the Municipal Code. The update to the Town's Land Use Code was not anticipated to include a review and update to the Town's historic preservation regulations.
OBJECTIVE 4.6 Prioritize housing for full-time residents; ensure that residents of all ages and income levels are able to find housing. Action 4.6.1 Amend the 200% AMI requirement for inclusionary housing in Minturn to promote more equitable and inclusive access to housing. Further assessment may be necessary to determine the most appropriate thresholds for the community, and many communities require units at a variety of thresholds. A 120% AMI requirement should be available for at least a portion of units.	To Be Determined: A review and discussion of the Town's Community Housing Standards and Guidelines will occur at a later phase of the Minturn Forward process. However, staff is currently requesting direction from the Planning Commission and the Town Council to guide changes to these standards and guidelines. Housing Diversity:

HOUSING	
2023 Community Plan Recommendations	Proposed Zoning Changes
Action 4.6.2 Use deed restrictions to require full-time residency in the community in homes created through housing regulations or preserved with public funding such as a buy-down program. Action 4.6.3 Support a diversity of housing types in the Town Code and development guidelines; ensure that updates to PUD guidelines encourage and incentivize affordable housing.	Single-family homes, duplexes, and ADUs are proposed as Permitted Uses (“Uses by Right”) in the new residential zone districts (R1, R2, R3). Multi-family development (i.e., 3 or more dwelling units) is proposed as a Conditional Use in the new R1 and R2 zone districts. Multi-family development is proposed to be prohibited in the new R3 zone district. Duplexes, ADUs, and multi-family development are proposed as Permitted Use (“Uses by Right”) in the new mixed-use zone districts (MU-1, MU-2, MU-3). Single-family homes are proposed as a Permitted Use (“Use by Right”) in the new MU-1 and MU-3 zone districts and proposed to be prohibited in the new MU-2 zone district. Planned Unit Developments (PUDs): The review criteria for Planned Unit Developments (PUDs) have been modified to include the following, which is intended to push someone proposing a PUD to provide a range of housing options: Residential uses in the PUD provide a diversity of housing opportunities for people of varying income levels. Further, all new PUDs proposing five (5) or more dwelling units and/or residential lots will be required to comply with the Town’s Community Housing Standards and Guidelines. The updated requirements for PUDs don’t explicitly include incentives for affordable housing. It’s unclear as to how affordable housing incentives might be incorporated but its something staff could further research if desired by the Planning Commission and/or Town Council.
Action 4.7.2 Routinely revisit designated AMI ranges for affordable housing to ensure that they correspond with Eagle County housing needs analyses and meaningfully contribute to the generation of affordable housing.	The update to Minturn’s Land Use Code offers an opportunity to update the AMI requirements set forth in the Town’s Community Housing Standards and Guidelines. Staff welcomes input from the Planning Commission and/or Town Council on changes to the Town’s existing AMI requirements.
OBJECTIVE 4.8 Ensure that PUD regulations and policies contain provisions that will create full-time resident housing, particularly at Dowd Junction and Martin Creek.	Refer to the explanation of changes made to the Town’s PUD requirements provided above for further information about PUDs and affordable housing. The updated PUD requirements don’t explicitly require PUDs to be designed with active street frontages and/or

HOUSING	
2023 Community Plan Recommendations	Proposed Zoning Changes
Action 4.8.1 Encourage the inclusion of affordable housing in PUDs over and above the current IH requirement; consider offering an expedited review process to incentivize this. Action 4.8.4 Consider implementing “Main Street” or PUD/Master Plan design regulations for new developments that require active street frontage and rear/hidden parking or other elements to increase the likelihood that development proposals will be palatable to and supported by the community.	rear/hidden parking. However, the updated review criteria for PUDs include, but are not limited to, the following: ▪ The innovation, high-quality architecture and design, and community benefit(s) of the PUD justify variations from the requirements of this Code. ▪ The nature, design, and architectural character of development in the PUD reflects, supports, and/or enhances the character of the Town. ▪ The scale, intensity, and type of land uses and development in the PUD are compatible with surrounding areas. Staff can work to further refine the requirements for PUD if desired by the Planning Commission and/or Town Council.
OBJECTIVE 4.9 Support Historic Preservation within Minturn’s broader housing strategy. Action 4.9.1 Review and update Minturn’s development design guidelines to strengthen and further specify how new residential development, redevelopment, and remodels can contribute to the community’s valued architectural character and vibrancy. Action 4.9.2 To preserve existing buildings to the extent possible, consider instituting a demolition delay ordinance or initiative to support adaptive redevelopment as opposed to teardowns and new builds. Action 4.9.3 Foster discussion around materials and design in the early phases of development review to ensure that developers understand the importance of celebrating Minturn’s existing character.	The update to the Town’s Land Use Code was not anticipated to include a review and update to the Town’s historic preservation regulations.

LOCAL ECONOMY	
2023 Community Plan Recommendations	Proposed Zoning Changes
OBJECTIVE 3.3 Pursue land use changes that support Minturn’s tax base and economic growth; plan future development on important catalyst sites, including Dowd Junction.	The update to the Town’s zoning regulations has strived to enhance the land uses/types of development allowed in Minturn’s zone districts, specifically in the new mixed-use (MU-1, MU-2, MU-3) zone districts. Staff welcomes input from the Planning Commission and/or Town Council on further changes to be made to the Town’s zoning regulations to support Minturn’s tax base and economic growth.

LOCAL ECONOMY	
2023 Community Plan Recommendations	Proposed Zoning Changes
OBJECTIVE 3.5 Evaluate options to increase the Town's financial resources and specifically to provide stable, attainable housing for Minturn's residents and workforce.	The 2023 Community Plan notes that <i>"...some Minturn residents have been relocating down-valley because they cannot find housing they can afford in Minturn. This results in critical loss to the social and economic fabric of the Minturn community."</i> The proposed changes to Minturn's zoning regulations strive to expand housing opportunities in Minturn. Staff welcomes input from the Planning Commission and/or Town Council on further changes to be made to the Town's zoning regulations to enhance housing opportunities for the local workforce.
OBJECTIVE 3.6 Ensure that the Town's Zoning and Development Code supports and encourages commercial development and redevelopment in key commercial districts while preserving historic character.	Commercial Development/Redevelopment: The proposed changes to Minturn's zoning regulations work to facilitate commercial development/redevelopment in the Town's commercial districts (e.g., Old Town, South Town, highway corridor, etc.). Specifically, the new mixed-use use (MU-1, MU-2, MU-3) zone districts have been crafted to allow for a variety of commercial land uses/types of development that are compatible with the existing character of the Town. Staff welcomes input from the Planning Commission and/or Town Council on further changes to be made to the Town's zoning regulations to support and encourage commercial development/redevelopment in Minturn. Preserving Historic Character: The update to the Town's Development/Design Standards presents an opportunity to include requirements that work to preserve Minturn's historic character. Staff welcomes input from the Planning Commission and/or Town Council on changes to be made as part of the update to the Town's Development/Design Standards.

13. Future Agenda Items

A. Future Meeting Topics

- 9/20 water plant 60% plans walk through.

14. Adjourn

Motion by Gusty K., second by Eric G., to adjourn the meeting at 7:56 pm. Motion passed 5-0.
Note: Kate S. as excused absent.

Earle Bidez, Mayor

ATTEST:

Jay Brunvand, Town Clerk

Information Only Items

Upcoming Council Meetings:

- August 20, September 3,
- September 17,
- October 1.

Upcoming Special Events:

- September First Friday at Minturn Saloon (9/5),

New Event:

Fall Festival in Downtown Minturn 9/27 (in conjunction with the VRD Cougar Ridge Classic Ultra Race)