



Official Minutes
Planning Commission Regular Meeting | 5:30 PM
Wednesday, September 24, 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/88473962578>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 884 7396 2578

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 5:33 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 Jeff A., 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. September 10, 2025

Motion by Darell W., second by Eric R., to approve the minutes of September 10, 2025 as presented. 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 - Draft Article 3 Zoning Regulations**
Lynn T. will not be asking for direction this evening and thinks we should slow this process and review down.

Article 3: Page 1

- Amanda M. questions the purpose statement for Maloit Park Mixed Use. The last sentence feels out of place, is that in there for legal reasons.
- Scot H. stated yes.
- Matt Farrar stated that this purpose statement comes directly from the code.
- Amanda M. would like to list the uses that the sentence references. Would also like to see about collapsing the Maloit Park Open Space Rec into how we reference it in other places in the code. Asked about the uses listed in the MU-1 purpose statement.

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- Amanda M. wants clarity on "less compact" within the purpose statement of MU-2. MU-3 purpose statement: thinks "low-impact" is subject so maybe just stick with "limited".
- Lynn T. doesn't want to make decisions until the zone maps are updated. Would like to see Pine St. become R-2.

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- Amanda M. would like clarification on how to determine middle point of the abandoned ROW. Asked if it was typical for the Planning Director to make decisions on B4.
- Yes, it is typical.
- Michael B. wants consensus before this goes to Council.
- Jeff A. suggests that the overall zone district map be able to zoom in to have no doubt on zoning for a particular property, or it be interactive. Suggests a link to the zoning map in the code.

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- Michael B. would like to be careful about Determination by Planning Director. Would like the Planning Commission to make determinations on unlisted uses instead of the Planning Director.
- Lynn T. and Amanda M. agree.

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- Amanda M. would like to have “principle” in parenthesis next to Residential/Commercial/etc.

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- Eric R. asked about the definition for Continuing Care Facilities
- Amanda M. asked the difference between “Art Gallery, Arts/Crafts/Performing Arts Studio...” and “Studios for Arts, Crafts, and Performing Arts”
- There really isn’t one
- Amanda M. suggested that they be combined and become a Use by Right in 100 Block Zones, Civic, Makerspace, and all Mixed-Use zone districts.
- Darell W., Michael B., Lynn T. agree.
- Amanda M. asked about Bakeries and Delicatessens with Food Service and why it isn’t allowed in MU-1. Thinks it should be a Use by Right in Makerspace and MU-1.
- Michael B., Darell W., and Eric R. agree.
- Michael B. asked about Commercial Parking.
- Lynn T. asked about Natural Medicine Healing Centers allowed on the first floor in the 100 Block.
- Darell W. asked about Bed and Breakfast allowed in R1 and R2. Doesn’t think it should be allowed in these zone districts.
- Everyone agrees.
- Amanda M. thinks Bed and Breakfast should be a Limited Use in MU-1.
- Consensus to make this change.

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- Planning Commission recommendation was Restaurant should be conditional in all mixed-use zone districts. Membership organization should not be allowed in R-1, but should be allowed as a Conditional Use in MU-1 and MU-2.
- Lynn T. has concerns about Laundromat being allowed in the 100 Block.
- Scot H. suggested allowing them in the back of the property, not fronting on Main Street.
- Direction given was to go with Scot’s suggestion for 100 Block A, but allow the full level in 100 Block B.
- Lynn T. asked for examples in the definition of a rental business.
- Jeff A. suggested Heavy Equipment Rental either be it’s own use, or added to Motor Vehicle Rental. Would like to add a note or clarity for Live Music Venue in Performing Arts. Direction given was to clarify in the definition that Live Music Venue falls under Performing Arts.

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- Amanda M. asked for clarification on the difference between Commercial Indoor Storage and Contractor Storage.
- Mr. Farrar suggested consolidating Outdoor Storage, Screened and Contractor storage and mirroring the zoning that’s allowed for Contractor Storage.
- Direction was given to do this.
- Lynn T. would like to see Indoor Recreational Facilities either on the back of the property or the second floor in 100 Block A.
- Direction given was to check if Gyms or the like generate sales tax.
- Jeff A. asked why we are limiting Commercial Indoor Storage in any of the mixed-use zones.
- Scot H. suggested that the RR property be taken out of MU-1 and be moved to another zone district.

- Mr. Farrar suggested combining it to Makerspace.
- Note: 5 minute recess called at 7:37 p.m.*

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- Amanda M. would like to double check that trailheads are not located anywhere where it's currently not proposed, otherwise should change to a Conditional Use
- Lynn T. clarified what the superscript by Duplexes (street level) references. Expressed concern about Municipal Parking/Garage in the 100 Block.
- Amanda M. pointed out this use in MU-1 due to the Municipal Lot in the railyard might change due to that area potentially moving to Makerspace, will need to make sure this use switches as well.

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- Eric R. asked about the asterisk next to Short Term Rental
- Madison H. said that a better superscript to elaborate how this relates to Historic Preservation will be added.
- Lynn T. asked about ADUs on the first floor in the 100 Block.
- This is for Historic Preservation, but ADUs cannot front Main Street in this zone district.
- Lynn T. asked for examples of Group Residential Facility.
- Amanda M. thinks Group Residential Facility should be Limited or Conditional Use in R-1 and R-2
- Michael B. thinks Group Residential Facility should be Conditional across the board where it's proposed as a use by right except for Civic, but not allow it at all in R-1 and R-2.
- Consensus on this.

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- Lynn T. asked about Home Occupations.
- Eric R. asked what a Parklet is.
- Lynn T. doesn't think Keeping of Fowl should be allowed in the 100 Block. Direction given was to change this to Not Allowed in the 100 Block.

10. Staff Reports

A. Manager's Update

11. Planning Commission Comments

Amanda M. thanked staff for all the work they do.

12. Future Meetings

- A. October 8, 2025**
Amanda M. won't be here
- B. October 22, 2025**
Move this to October 29

13. Adjourn

Motion by Amanda M., second by Jeff A., to adjourn the regular meeting of September 24, 2025 at 9:03 p.m. Motion passed 5-0.

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



Lynn Teach, Commission Chair

ATTEST:



Scot Hunn, Planning Director