



**Official Minutes**  
**Planning Commission Regular Meeting | 5:30 PM**  
**Wednesday, December 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/82444971520>

**Zoom Call-In Information:** 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 824 4497 1520

**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 II, 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, Eric Rippeth, and Darell Wegert.  
Staff Members Present: Planning Director Scot Hunn and Planner II Madison Harris.  
*Note: Amanda Mire is excused absent.*

**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: Amanda M. is excused absent.*

**4. Approval of Minutes**

**A. December 2, 2025**

Motion by Michael B., second by Darell W., to approve the minutes of December 2, 2025. Motion passed 5-0.  
*Note: Amanda M. is excused absent.*

**5. Declaration of Conflicts of Interest**

No conflicts of interest.

**6. Public Comment**

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

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.** Maloit Park Exemption Tract A Eagle County School District Subdivision - Preliminary Plat - Request for Continuance  
Staff requested a continuance to January 14, 2026.

Motion by Jeff A., second by Eric R., to continue the public hearing of the Maloit Park Exemption Tract A Eagle County School District Subdivision – Preliminary Plat to January 14, 2026. Motion passed 5-0.

*Note: Amanda M. is excused absent.*

**9. Discussion / Direction Items**

**10. Staff Reports**

**11. Planning Commission Comments**

Jeff A. brought up the article today in the paper about the Highlands Parcel.

Lynn T. suggested to the Mayor that the Vail Daily article should be clarified better to further educate the public. Gave a book recommendation of "Roam" by Hillary Rosner. Wished everyone a Merry Christmas and Happy New Year.

**12. Future Meetings**

- A.** December 24, 2025 - CANCELLED

- B.** January 14, 2026

**13. Adjourn**

Motion by Jeff A., second by Michael B., to adjourn the regular meeting of December 10, 2025 at 5:48 p.m. Motion passed 5-0.

*Note: Amanda M. is excused absent.*

  
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Lynn Teach, Commission Chair

ATTEST:

  
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Scot Hunn, Planning Director