



Official Minutes
Planning Commission Regular Meeting | 5:30 PM
Wednesday, January 14, 2026
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/84505709014>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 845 0570 9014

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 5:34 p.m.

2. Roll Call and Pledge of Allegiance

Planning Commission Chair Lynn Teach and Planning Commission Members Michael Boyd, Amanda Mire, Eric Rippeth, and Darell Wegert.

Staff Members Present: Planning Director Scot Hunn, Town Attorney Mike Sawyer, Town Engineer Jeff Spanel, and Planner II Madison Harris.

Note: Jeff Armistead is excused absent.

3. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

Motion by Michael B., second by Darell W., to approve the agenda as presented. Motion passed 5-0.

Note: Jeff A. is excused absent.

4. Approval of Minutes

A. December 10, 2025

Motion by Amanda M., second by Michael B., to approve the minutes of December 10, 2025 as presented. Motion passed 5-0.

Note: Jeff A. is excused absent.

5. Declaration of Conflicts of Interest

Eric R. has a conflict with Agenda Item 8C Maloit Park... as he is directly impacted by the project.

Amanda M. would like to make public record that she sat on three different accountability boards for the School District as it pertains to land use items, but she does not believe that this causes a conflict of interest for Agenda Item 8C Maloit Park...

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. 0112 Miles End Lane - New Single Family Residence

Madison H. introduced the agenda item. This is a four-bedroom, 3,677 square foot single family home measured to the midpoint of the roof at 27 feet 11 inches under the 28 foot height limit. Parking is adequate with four off-street spaces. All setbacks are respected and the proposal is under the allowable lot and impervious coverage limitations. They have more snow storage than is required by the code at 477 square feet. Staff recommends approval of the plans.

Public comment opened.

No public comment.

Public comment closed.

Darell W. noticed the landscaper has gone back to the shredded bark and has concerns about the combustibility.

- Taylor Hermes, Representative said this was an oversight and it should be the noncombustible version.

Motion by Amanda M., second by Darell W., to approve 0112 Miles End Lane – New Single Family Residence as presented. Motion passed 5-0.

Note: Jeff A. is excused absent.

B. 532 Taylor Street #A - Modification to Existing Unit

Madison H. introduced the agenda item. This is a duplex unit in the Game Creek Residential Zone District. It is three stories that has a second story deck right outside the living area that the applicant would like to install a roof structure over. The applicant would also like to extend a portion of the third level by enclosing what was previously a flat portion of roof over the second level between the two duplex units. As building height and building/impervious coverage amounts are not being affected, staff believes that the proposal meets the standards laid out in the Minturn Municipal Code just like the original application.

Public comment opened.

No public comment.

Public comment closed.

Darell W. clarified that the materials would be the same.

- Burke Harrington, Applicant stated that it would be.

Motion by Michael B., second by Eric R., to approve 532 Taylor Street #A – Modification to Existing Unit as presented. Motion passed 5-0.

Note: Jeff A. is excused absent.

Note: Eric R. recused himself.

C. Maloit Park Exemption Tract A Eagle County School District Subdivision - Preliminary Plat

Scot H. introduced the agenda item. This is a review of a preliminary plat for a major subdivision. This is where a majority of the engineering requirements are met, the legal aspects of the subdivision, reports. Final plat is the end of the process and is more about crossing t's and dotting l's, final construction ready engineering documents, and collateral.

Michael B. thinks we should give a summary of the 2011 Annexation agreement.

Amanda M. flagged that the code requires Planning Commission members to have visited the site. Only one person on the Commission has visited the site. Discussion about the process ensued and determination was that there would likely need to be a continuance and a work session scheduled to facilitate an official site visit.

Scot H. continued his presentation. This is a development on 19.1 acres out of a 46.8 acre larger parcel. The plan creates 8 distinct parcels and 5 open tracts. Mix of housing types and sizes for a total of 137 units. There are trails within the subdivision and new infrastructure. He went through the purpose of subdivision regulations and the preliminary plat approval criteria. Staff believes that the plat conforms to the Town's subdivision regulations and applicable engineering standards, as conditioned. Staff believes that the plat conforms with the Community Plan, the Town's growth management policies, Community Housing goals and policies, and the 2011 Annexation Agreement. Staff believes that the plat and conceptual development plan exhibit efficient land use patterns. Staff believes the plat and conceptual development plan encourage a range of housing options. Staff believes the subdivision is located to take advantage of public transit services and to contribute to the Town's pedestrian infrastructure. Staff believes that utilities are available and service lines are in place or can be upgraded in close proximity to serve the project. Staff believes that this addresses the Town's Housing guidelines. For outstanding issues there are two major ones. 1) Maloit Park Road: The neighboring property, Battle North LLC, flagged issues with the privately owned and maintained road that needed addressing prior to bringing this to a hearing. There are suggested conditions in the staff report that address this. In the packet there is a letter from Battle and a responding letter from Mike S. 2) Colorado Parks and Wildlife Referral Comments: portions of CPWs referral comment letter have been addressed, portions are more global in nature and shouldn't effect specifically this development. In summary, the 2011 Annexation Agreement and related ordinances zoned this property Mixed Use and authorized 120 additional water SFEs, the subdivision complies with Mixed-Use zoning and density limits within the Maloit Park Character Area, the Town has received sufficient levels of information and plans necessary to review conformance and make positive findings at the preliminary level, the subdivision primarily concentrates the development on less than half the available acreage, the plat meets the submittal requirements and approval criteria of the Town Code, the proposal addresses the overarching master plan goals and policies of the Town, issues related to Maloit Park Road to be

addressed for Final Plat, and opportunities exist for the Town to collaborate with CPW and stakeholders to address wildlife protection issues. Staff is recommending Approval with Conditions.

Michael B. asked about the discrepancy between the 150 SFE cited in the annexation agreement and the 120 SFEs talked about in the application.

Mike S. said that Tom Braun should respond and the Town will

Tom Braun, Applicant's Representative went through his presentation.

- **Background on Maloit Park**
In 2011, the Town acquired 18 acres from the Eagle County School District (ECSD). The Town gave ECSD the right to develop 120 additional dwelling units. ECSD is subject to the Town's subdivision process. The Town waives water rights dedication for up to 150 SFEs. The 2011 Annexation Agreement clarified the Town's and ECSD's 1964 Water Agreement. ECSD to provide the Town with utility easements as may be necessary. The Arminda Ditch is important for non-potable outdoor irrigation. Potential for Town acceptance of Maloit Park Road. The Town acknowledges single access road/alignment of Maloit Park. Provisions for public recreation along Cross Creek. The zoning ordinance adopted along with the 2011 Annexation Agreement set up three different zone districts: Mixed Use zone covering 45.2 acres (what we are discussing tonight), Light Industrial/Public Facility zone covering 18.2 acres (Town's water treatment plant parcel), and Recreation/Open Space zone covering 41.2 acres.
- **Site Analysis**
Mr. Braun went through the geo-hazards of the overall site. Showed mapping of the wetlands around the project and demonstrated that the project site does not fall within them. Showed the floodplain mapping of the site and that they had appealed to FEMA for an area that didn't make sense to be in the floodplain and had it removed. Showed mapping of slope analysis
- **Approach to Project Design**
Guiding Principles: affordable and attainable to ECS staff, variety of housing types, livable and walkable neighborhood of homes that will foster a sense of community, sensitive to the natural environment, acknowledge the existing educational, recreational and public uses at Maloit Park, and enhance the taxpayer's financial investment in Maloit Park with creative partnerships or other strategies.
- **Development Consideration**
Housing Plan: showed a color coded plat delineating which parcels are part of the Habitat for Humanity Letter of Intent
Traffic/Roads/Circulation: showed a map of Maloit Park Road and then the internal roads and trails within the project boundaries
Services: talked about the pump station and tank to serve the property water
Arminda Ditch: went through the realignment of the Arminda Ditch back to it's historic location. It will be used for outdoor irrigation
Wildfire: according to Eagle County Wildfire Map Viewer the project site is within the FireShed Moderate zone
Wildlife Mitigation Plan: explained the Wildlife Mitigation Plan in the application materials. To summarize, ECSD will participate in discussion of trail closures if/when initiated by CPW or USFS. ECSD will not construct or allow others to construct trails on ECSD land that connect to existing social trails on USFS lands. Will not initiate major construction from 11/5-4/15. Bear-proof containers, compost, timing of trash cans on street. Pet control measures. Riparian shrub preservation, weed control, landscape materials. Lighting. Resident education. Garage doors. There is little expansion of new

development footprint. Primarily developing in already disturbed areas.
Nordic Trails: a small section will have to be rerouted due to the development, but for the most part they will remain intact
Project Phasing: Phase 1 will maintain the already existing units on the site while ECSD builds the first 97 units. Phase 2 is when the existing units will be removed from the site and the remaining 40 units planned will be built in their place.

Michael B. reiterated his previous question

- Mr. Braun said that it might be because at the time Ski Club Vail was maybe coming up with employee housing. There was also difference between units and SFEs allocated in the agreement.
- Mike S. clarified that they cannot go over 137 residential units.

Michael B. would like to emphasize the public parking and access. He asked if the Town had any rights to the Arminda Ditch.

- Mike S. said the Town does not.
- Michael B. asked how wide the road easement is.
- Mr. Braun said that the road easement is 50 feet.
- Michael B. said that 50 feet isn't wide enough for the road plus a pedestrian path along the road. Brought up the road location in regards to Battle's letter and the CDOT access permit. Asked about the housing plan and any first chance for the existing residents.
- Mr. Braun disagrees with a ten foot wide walking path for a neighborhood. There is a ten foot easement running along the main road that can be utilized for trails. CDOT instructed the District to remove the estimate of Battle's project. The housing in collaboration with Habitat will be deed restricted. If the unit is sold then habitat has the first option to buy it back along with caps on appreciation. There are 62 units that have been identified to be owner occupied and targeted for up to 100% AML. 33 units would be in the first phase.

Amanda M. asked for clarification on district vs. non-district units. Asked about the recommendation from Holland and Hart to amend the annexation agreement.

- Mike S. said that a condition of approval can be added, but this is a utility issue.
- Amanda M. asked for a rundown of the changes between Feb. 2025 and Dec. 2025 in response to CPWs comments.
- Mr. Braun said they deleted the trail on the north and west side and the updated the Wildlife Mitigation Plan.
- Amanda M. asked if the District would be willing to take more of CPWs comments under advisement.
- Mr. Braun went through the recommendations from CPW and the District's responses summarized in the February 2025 letter.
- Amanda M. asked about the headgate moving
- Darell W. asked if the headgate is in Wilderness or just in USFS.
- Amanda M. would like confirmation that the alteration of the headgate does not affect the floodplain mapping.
- Amanda M. brought up Objective 7.5 from the 2023 Community Plan which mentions proper stewardship of natural resources. Would like to understand more of District vs. Non-District.
- Mr. Braun explained that District development is understood to be anything under their statutory ability. Non-District development is anything else.
- Amanda M. clarified that the Habitat housing would be considered District.

Wants to make sure that all units, not just the Habitat units will benefit the work force.

- Phil Kuoman, Eagle County Superintendent
They cannot legally turn their development into something that benefits a private entity because that exceeds their statutory authority so they will be developing entirely for the benefit of the District.
- Mike S. clarified that under the Town code 20% of the proposed units need to be deed restricted resident occupied and 10% need to be price capped. The district is going beyond that with the 62 units being developed with Habitat which is a little less than 50%. There are other units that can be built that are not subject to these deed restrictions. There is no commitment to how the remaining units will be used. From the Town code perspective ECSD is fulfilling the requirements. Anything above and beyond the Code requirements is up to ECSD, the commitments they make, and the third parties they contract with.

Note: 5 minute recess called at 7:30 p.m.

Amanda M. clarified that Habitat is the only partner involved right now.

- Mr. Braun said that's correct, but that can change in the future.
- Amanda M. asked if there are any additional transit opportunities outside of CORE Transit.
- Mr. Braun said that hasn't been discussed.
- Amanda M. asked if there was any discussion about the requested density reduction by CPW.
- Mr. Braun said that they are very firm in the units they want to build.
- Amanda M. asked how much these units address the District's housing plan.
- Mr. Braun clarified that the housing plan is a starting goal, but more housing will continue to be needed.
- Mr. Kuoman said that they will need to survey and reassess.

Darell W. asked about the water tank up there.

- Mr. Braun said that the District and the Town collaborated recently to refurbish the tank so it's good for now.
- Darell W. clarified that all parking is on site/off street. Asked about improvements at the intersection of Maloit Park Rd and Hwy 24.
- Mr. Braun said that they are not proposing any changes there as their studies do not show a need.
- Darell W. thought the Town had adopted the State's standards.
- Jeff S. said that the Town's standards are lacking and make reference to the state's standards.
- Mike S. pointed to the condition of approval referencing this topic.
- Darell W. suggested checking into fens in the area.

Lynn T. has questions about safety. Demoing fire hydrants and electricity.

- Mr. Braun said the ERFPD will get another look at the plan at Final Plat and the electricity will be undergrounded

Public comment opened.

Kaitlyn Weise, Metcalf Road

Reading a letter on behalf of a Habitat resident praising her Habitat house and opportunities she has had and the impact Habitat has had.

Katy Branville, 1013 Maloit Park

Would like to get the real number of how many units will be rentals. They've been told that the rentals are capped at five years. Concerned that the modulars will be taken out just for new modulars and new people. This isn't a long-term solution. The surveys that came around felt incredibly biased.

John Martin, 1011 Maloit Park Rd

The design is solid, but the main issue is the max number of units. The survey is now two years old, the numbers might not be accurate any more. Worried about the privatization of some of the units because they can't fill the units. There are less students and less teachers. Worried about impact to land, impact to wildlife, not paying attention to CPW, and ECSD needing to sell off to recoup costs.

Elise Howard, 3119 Bellflower Dr., Habitat for Humanity

Their whole purpose is affordable home ownership. To attract and maintain community. They will have 38 units in partnership with ECSD and will be affordable up to 100% AMI in perpetuity. Homeownership is the tool needed to root families in these communities. The portion of the project covered by the LOI is in perpetuity. Habitat in addition to being the developer is also the lender. It's about \$250,000 more of buying power.

Tanya Rippeth, 23 Park Ln

Provided a letter and is here to summarize. In July 2023, the Planning Commission received key testimony about the wildlife habitat in the area. The Minturn 3-Mile Plan contemplates development over time. This project frontloads impacts prior to the resolution of issues. Would like the Commission to require phasing and density caps.

Nicole Cisneros, 239 Hawks Circle

Grew up in Minturn. Bought a house through Habitat. Is supportive.

Tim McGuire, Battle North

Sent a letter regarding cost sharing Maloit Park Rd. They do plan to develop their parcel, their plans are a little behind the District. More than willing to enter into an agreement today to share the costs for Maloit Park Rd improvements and improvements at the intersection of Maloit Park Rd and Hwy 24.

Devin Duval, District Wildlife Manager, CPW

Reduction of Density Recommendation: the rationale behind that was that the CFO of the District said that it was unlikely that 100% of the project would house District employees, it was indicated to him that it was more likely 75%, so maybe they could reduce the potential non-district units. Does not believe that the review criteria (3) can be met. Believes that the mapping requirement of wildlife species has not been met. Need a new analysis, report, and subsequent maps of the unacknowledged species, then the subsequent recommendations to be addressed. Still looking for clarification on the fee schedule for any violations to the Wildlife Development Plan and how this will be enforced.

Linda Osterberg, 720 Main St.

Happy to hear that utilities would be buried. Has heard that the Habitat 100% AMI requirement doesn't allow two teachers to purchase and that's a concern. Traffic is a concern especially since Battle North will also be a factor. Would like a crosswalk, sidewalks up to Maloit Park Rd. Would like a dedicated parking for park users.

Theresa Carullo, 1002 Maloit Park Rd.

Cited CPWs website about moose vs. human conflicts in Minturn. When she and her husband signed their original lease, they thought they would retire here. Knows four

families that couldn't qualify for Habitat and were told they needed to have another child to qualify. Affordable housing is not affordable with Habitat.

Cary Bankston, 1004 Maloit Park Rd.

Principle of Vail Snowboard Academy. There's a lot of moving parts. Her best hope moving forward is that we can be collaborative and come to solutions that work for her employees and neighbors. The road is a concern as well as parking.

Alison Brost, 25 Park Ln

Believes they are the only one that rented out at Maloit Park currently and they are coming up on the five year cap and not sure where they are going to go once they've met the cap. Rental prices were very affordable 5 years ago, but it has doubled in that time. How much more will they raise the rent in order to build this community project. If the rent keeps going up then how will people live there.

Madison H. read into the record Christie Hocht's letter which is summarized below. Maloit Park is heavily used by many groups and members of the community. The park is a huge asset for the schools and the community. Would like phase 1 to consist of fewer units. Expressed concern about Maloit Park Rd. Emphasized the importance of the winter habitat for many species. Questioned if the water treatment plant and sewer system are in place and ready for more development. Reiterated that there should not be building in the park.

Public comment closed.

Mr. Braun said that they will continue to collaborate on the road with Battle and will work with CPW now that Devin has the materials.

Michael B. commented on Maloit Park Rd. Walking down the road is a challenging concept.

Mike S. went through the amended condition number 4 recommendation.

Motion by Amanda M., second by Michael B., to continue the public hearing of the Maloit Park Exemption Tract A Eagle County School District Subdivision - Preliminary Plat to February 11, 2026 with direction to the Applicant to come back with:

1. Road information about how people get up and down it i.e. emergency services
2. Wildlife biologist should attend and have had meetings with CPW
3. More concrete information about district vs. non-district unit and lot allocation

Motion passed 4-0.

Note: Jeff A. is excused absent and Eric R. is recused.

9. Discussion / Direction Items

10. Staff Reports

A. Manager's Report

11. Planning Commission Comments

Amanda M. appreciates the rest of the commission.

12. Future Meetings

A. January 28, 2026

B. February 11, 2026

13. Adjourn

Motion by Michael B., second by Darell W., to adjourn the regular meeting of January 14, 2026 at 9:01 p.m. Motion passed 4-0.

Note: Jeff A. is excused absent and Eric R. is recused.

A handwritten signature in cursive script, appearing to read "Lynn Teach", written over a horizontal line.

Lynn Teach, Commission Chair

ATTEST:

A handwritten signature in cursive script, appearing to read "Scot Hunn", written over a horizontal line.

Scot Hunn, Planning Director