



Official Minutes
Planning Commission Work Session I 4:00 PM I Regular
Meeting | 5:30 PM

Wednesday, February 11, 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/82447473541>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 824 4747 3541

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. Work Session - 4:00 P.M.

Vice Chair Michael Boyd opened the meeting at 4:00 p.m. for the purpose of holding a work session consisting of the Maloit Park Site Visit. Members of the Commission present were Michael Boyd, Amanda Mire, and Darell Wegert. Staff Members present were Planning Director Scot Hunn and Planner II Madison Harris.

A. Maloit Park Site Visit:

A site visit/work session will be held at 4:00 p.m., Wednesday, February 11, 2026, at the subject property. The approximate length of the site visit will be 30-45 minutes and the purpose of the session will be for the Planning Commission members to further familiarize themselves with the property and adjacent area; to ask questions about the property (i.e. about property boundaries, existing or proposed physical features of the property; the location of proposed improvements) but not to engage in dialog or discussions amongst themselves or with any members of the public who may be in attendance about the merits of the proposal.

2. Call to Order

Lynn Teach called the meeting to order at 5:30 p.m.

3. 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, Town Engineer Jeff Spanel, and Planner II Madison Harris.

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

5. Approval of Minutes

A. January 28, 2026

Michael B. would like to add on page 6 that we are revisiting clear vision setbacks on driveways.

Motion by Eric R., second by Jeff A., to approve the minutes of January 28, 2026 as amended. Motion passed 5-0.

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

6. Declaration of Conflicts of Interest

Eric R. has a conflict with agenda item 9C "Maloit Park..." and will be recusing himself.

Amanda M. served on accountability boards for the District.

7. 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.

8. Special Presentations

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

9. Design Review and Land Use Public Hearings

A. 0013 Belden Way - Changes to Approved Plans

Madison H. introduced the agenda item. This is a single family home in the Belden Place PUD Zone District. It is three stories with a basement that originally had a third story deck right outside the master bedroom with the roof structure over it. What is being proposed is to enclose where the deck was, and make the master bedroom bigger. Staff included screenshots from the original and the proposed plans in the staff report to illustrate the biggest changes. They are also proposing to change some windows. 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 and the Belden Place PUD Guide just like the original application.

Darell W. asked if this building is already in progress.

- Mr. Macik said that it is.

Public comment opened.

No public comment.

Public comment closed.

Motion by Michael B., second by Amanda M., to approve 0013 Belden Way – Changes to Approved Plans of a Single Family Residence as presented. Motion passed 5-0.

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

B. 0015 Belden Way - Changes to Approved Plans

Madison H. introduced the agenda item. This is a single family home in the Belden Place PUD Zone District. It is three stories with a basement that originally had a third story deck right outside the master bedroom with the roof structure over it. What is being proposed is to enclose where the deck was, and make the master bedroom bigger. Staff included screenshots from the original and the proposed plans in the staff report to illustrate the biggest changes. They are also proposing to change some windows. 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 and the Belden Place PUD Guide just like the original application.

Michael B. commented that impervious coverage is not changing.

Public comment opened.

No public comment.

Public comment closed.

Motion by Amanda M., second by Michael B., to approve 0015 Belden Way – Changes to Approved Plans of a Single Family Residence as presented. Motion passed 5-0.

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

Note: Eric R. recused himself.

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

Scot H. introduced the agenda item. At the last hearing it was continued to allow the Planning Commission to conduct a site visit, to allow the Town Attorney to meet with ECSD's attorney to discuss District vs. Non-District and any impacts thereof on Maloit Park Road, to allow the Applicant to meet with CPW and update the Wildlife Mitigation Plan

- Michael B. clarified what standards the road would be held to for District vs. Non-District.
- Scot H. and Jeff S. clarified that the road is currently private and is not being proposed to be turned over to the Town. If it is turned over to the Town then the road will need be brought up to Town standards.

Tom Braun gave a presentation following up on comments made at the January 14, 2026 hearing on the following topics:

- Maloit Park Road/Circulation - ECSD is currently aware of some minor issues that need to be rectified on Maloit Park Road, but will continue working with the Town Engineer prior to Final Plat to further evaluate the road for adequacy. While it would be nice to have a trail running alongside Maloit Park Road all the way to Highway 24, unfortunately, the way the road meanders through the easement it sits in, it would not be possible at this time to have a consistent sized walking path.
- District/Non-District Development and Town's affordable housing regulations - Following a meeting between the District's counsel and the Town Attorney, it was determined by the Town Attorney that there will be Non-District development as part of this project due to Habitat for Humanity's involvement. However, a significant portion of the units that ECSD is collaborating with

Habitat on will still be for ECSD staff.

- Wildlife - In between the January 14th meeting and the February 11th meeting the District's representative, Tom Braun, and the District's Wildlife Biologist, Kelly Cofer, met with and corresponded with Devin Duval, CPW District Wildlife Biologist, resulting in the Applicant making the following changes to the ECSD Maloit Park Workforce Housing Wildlife Mitigation Plan:
 - No new trails on ECSD land that connect to existing or future trails on USFS land
 - Centralized dumpsters for Multi-Family and Townhome units
 - The project will prohibit the use of herbicides

There were several other points that CPW asked ECSD to consider that ECSD either did not fully agree with and made changes to partially address comments or did not agree with at all and declined to make those requested changes.

- Arminda Ditch – location of headgate - The location is on Forest Service property. The movement of the headgate will not affect the Cross Creek flood plain.
- Nordic Trail & Parking - Some parking is being maintained where it currently is located, roughly 20 parking spots, while additional spaces are available on the other side of the school building. The Applicant agreed to look again at total use of the School District's property and the need for public parking. A section of the Nordic Trail is being affected, but ECSD is working with Ski Club on the new alignment.
- Fire Hydrants - The Fire District has reviewed and stamped the plans for their adequacy and the Applicant will clarify during the final plat application process – on final civil engineering drawing package – that hydrant location and available fire flows are accounted for during construction.

Darell W. stated that maybe the road is ok now, but adding potentially 240 more cars on it could negatively impact it. Would like ECSD to look with Battle a lot more about working the road out more. There's no mention of guard rails around Cross Creek.

- Mr. Braun stated that there will be more traffic, but their traffic study states that the road can handle the increase just fine. There is a recommended condition that requires ECSD to work further with Battle.
- Darell W. asked if there is disability accommodations planned to give views for the Nordic Trails.
- Mr. Braun said that would be more of a question for Ski Club Vail.
- Darell W. asked Mr. Braun to explain the Major Exterior Construction constraints.
- Mr. Braun said that they are proposing to not initiate major construction Nov. 15 to April 15, but can continue anything started.
- Darell W. pointed out that teachers make more than 100% AMI and thus would not qualify for the Habitat homes.
- Mr. Braun said that Habitat changed from 80% to 100% AMI, but they are still aware of the issue.
- Darell W. asked if any units will be rentals.
- Mr. Braun said it's possible, but they don't know for sure.
- Darell W. asked what will be Owner Occupied.
- Mr. Braun said that at this point only Habitat housing is guaranteed to be Owner Occupied.
- Darell W. asked if there has been survey work done.
- Mr. Braun said the last survey done was around 2022 that showed interest which all depends on pricing.

Michael B. asked how many current parking spots there are out there. Going from an estimated 80 spots to 20 spots. Asked for clarification on what will be deed restricted in Phase I.

- Mr. Braun said that there is a letter of intent for 33 units in Phase I that will be deed restricted.
- Michael B. asked if ECSD would guarantee all non-developed areas i.e. Tract A, would remain open space even if it's zoned mixed use currently.
- Scot H. pointed out that it is outside the bounds of this application and isn't relevant to the Planning Commission's review.
- Michael B. pointed out that the Town's Community Plan talks about connectivity. This is a big project that will be a big part of the Town. There needs to be a 10 foot path along the side the road for connectivity and public safety. Battle's attorney's letter needs to be addressed more.
- Mr. Braun pointed out that this project isn't done, and things will need to continue to be worked through until Final Plat. They do not have room for a 10 foot trail because the road currently meanders through the existing easement, so this would likely need to be a partnership with Battle.

Amanda M. clarified that there will be no additional hydrants

- Mr. Braun said that there will be three new hydrants coming online.
- Lynn T. requested that there be something in writing from the Fire Department that they are ok with the Utility Plan.
- Amanda M. clarified that Ski Club staff often park at the school. Would like to know who will maintain the parking area i.e. snow removal and maintenance. Asked if there will be maintenance on the 6 foot paths.
- Mr. Braun said it hasn't been hammered out but are aware that the Town will request that there be clearing during the winter.
- Amanda M. brought up that the traffic study was conducted while the school wasn't in use. Also clarified that Habitat is going to be considered Non-District.
- Mr. Braun said that is correct.
- Amanda M. clarified what the remaining units (non-Habitat) will be non-District.
- Mr. Braun said that the intent is for all of them to be District, but that can change in the future.
- Amanda M. asked how many units will be rental vs. owned.
- Mr. Braun said that hasn't been figured out.
- Amanda M. questioned if there have been negotiations between ECSD and the Town regarding Section 4.1 of the Annexation Agreement.
- Mr. Braun said that he is not aware of any negotiations that have occurred.
- Jeff S. pointed out that the traffic study was done according to CDOT standards. Also pointed out that we can require a Fire Protection Plan as part of the Construction Management Plan that will be required with the grading permit.

Jeff A. believes that this is a little confusing and easy to get into the weeds of what is being reviewed and what the Commission can do. Maloit Park Rd. is very complex. With Habitat being considered Non-District then the Town will need to take over the road. It is not a very safe road, and is especially dangerous in the winter time. Throw into the fact Battle North with another couple hundred homes that need to share the road. CDOT governs the intersection of the road and Hwy 24, but no one governs Maloit Park Rd. It's difficult to know what kind of standards to apply to this road. But as it stands right now, believes that the road is not adequate for the school, the ECSD new homes, and the Battle homes. Would like assurance from staff on how to hold a developer to bettering the road. Would like some clarification on the Town's ability to require sidewalks. Would like to request that the developer connect the Town's Phase

II sidewalks to the project.

- Scot H. pointed out that we cannot require sidewalks as that is not something that our code calls out. He also clarified that road maintenance and dedication is still up in the air.
- Mr. Braun pointed out the road will need to be brought up to standard prior to the Town assuming ownership.
- Jeff A. asked Habitat's specific criteria and rules for qualifying people. Is there a way to qualify a household to not count the second income if it goes over the AMI threshold.
- Scot H. said that this is not germane to the Commission's purview.
- Jeff A. asked if they can condition the project to evaluate evacuation routes/practices. Would like some clarification on what happens if the use on the parcels changes.
- Scot H. brought up Section 1.5 No Obligation to Develop of the Annexation Agreement. Theoretically the SIA will cover some or all of this.
- Jeff A. brought up the Arminda Ditch. The Town bumps up against our threshold during the summer months, asked who regulates the flow from the Ditch and how that affects the Town's water rights off of Cross Creek.
- Mr. Braun said that there will be a measuring device in the headgate.
- Jeff A. brought up Devin Duval's comments from the last hearing referencing Sec. 17-5-70(9)(c) wildlife mapping which hasn't occurred. Doesn't think we can adequately make a decision without CPW review. Biggest concern is needing a definition for Major Construction in the Wildlife Mitigation Plan to help protect the wildlife.

Lynn T. agrees with Jeff A. Need to look at the Wildlife Plan more. You don't have to not allow dogs, but you can require leashes or provide fenced in areas for dogs. Need to protect the wildlife from being chased by dogs. Need to think about traffic impacts now, not pushing it off to the future. Would like to hear more about evacuation on Maloit Park Rd.

Note: 5 minute recess called at 7:54 p.m.

Public Comment opened.

Devin Duval, 0088 Wildlife Way, Glenwood Springs

Thanked the Commission members to recognize the importance of Maloit Park. There has been some modest progress to come to solutions. It is a bad idea to put 300 more people into a place rife with moose, especially in the winter months. What's missing in his opinion is more ongoing dialogue. If we were to apply things like in Eagle Ranch that has HOA dues, a portion of which diverts funds for wildlife protection. There isn't much direct impact as this is already disturbed land, the issue is placing so many more people in a sensitive area. There is 50-60 moose in the 600 square miles of our Game Management Area and 15-20 of those can be found in Maloit Park. There will be conflict with dogs. The proposed plan is not mitigation, it is minimization. Need to have a way to reclaim social trails. Could not find data on how much water was being pulled off the Arminda Ditch being used for irrigation. Depending on how much is used it could dilute the diluting factor of Cross Creek on the heavy metals in the water which could affect the trout fisheries further down stream.

- Darell W. clarified how the RETT would function.
- Mr. Duval said that it could be administered by ECSD as long as it solely benefits wildlife.
- Michael B. asked if there would need to be permission granted to install a monitoring system at the Arminda Ditch and what time of year would be best.
- Mr. Duval said that they would need to get all applicable permits.
- Amanda M. wants to understand why the dialogue on bigger river setbacks

stopped. Thinks 70' setback is better. ECSD was firm at the last meeting that they will not give up units. Asked if there is anything else that could be discussed to help offset the unit yield.

- Mr. Duval said that if there is viable habitat elsewhere then there is likely already species there. So would either look to enhance an adjacent site or convert adjacent habitat areas. This requires money. There are other parcels in the area that could be conserved.
- Amanda M. asked if the Mitigation Plan at Eagle Ranch works.
- Mr. Duval said that from the HOA dues there are several plans/actionable work taking place.
- Jeff A. asked if ECSD would consider subsidizing 2-3000 dollars a year to contribute to a fund. Also asked if we don't know what the baseline is of what is being pulled out of Arminda Ditch, then when the new headgate is installed, is that upstream from where the Town is pulling our drinking water from and will that impact our drinking water system. Asked if Mr. Duval feels like his comments from the first hearing have been addressed.
- Mr. Duval said he has not had the opportunity to review the updated Wildlife Mitigation Plan. He's talked to Mr. Kelly Colfer who drafted the plan, but cannot give a definitive answer. Doesn't think the measures are quite there.

Jim Gonzales, 472 Main St

Minturn has lost a lot over the years. People move here for the location, but wildlife needs habitat. The District is using this as a cash cow. Biggest issue is the wildlife. There used to be 150 elk every winter. They're hardly seen anymore. There's a major wildlife migration corridor that goes right across the Cross Creek Trailhead. The wildlife are dead. It's sad that all that's left is scenery.

Kevin Hocht, Avon

In 2011 VSSA really didn't exist, but now there are 270 students. This property was bought for students. Everything has changed since 2011. Taking away from seniors and regular people who want to go out and enjoy the park. The new trails will not support an elderly person to get up to the ball fields. This plan needs to incorporate what the students want. There are many events for students out there. Should go back to the drawing board.

Rob Davis, 1796 Main St.

Agrees with the previous person 100%. When the New Jersey Zinc Mine gave that property to the school it was supposed to be for education. The teachers who teach at that school, they should be able to live in proximity. Any teacher in the district can live at Maloit. Will put a burden on the citizens of Minturn and Eagle County for traffic, infrastructure, and loss of wildlife. What kind of density could you have there and still mitigate it so it isn't a problem? The traffic studies don't jive with what's really happening. We'll look like main street of Breckenridge.

Geoff Grimmer, Eagle

Founding administrator for the ski academy. Most beautiful public school campus in the country. There was a bear in the building, moose running around. Support the last two speakers. If there's any appetite to engineer this acknowledge the deficit of teacher housing, but 137 units is not responsible.

Dan Wyland, Ski Club Vail

The Nordic course is currently accessible and the new course will be a little tougher as it's steeper. Housing is one of the most pressing challenges and want to be part of the solution. The 20 spaces is part of a parking plan with more parking up front. Maloit Park is a cornerstone of winter sports and serves generations of families. Would like

to make sure that progress is thoughtful and ensure a shared space.

Karl Hochtl, 1 Deer Blvd Avon

Coached for over a decade at Maloit Park. Agree with his brother and Dan Wyland. Went through the groups that use Maloit Park currently. When talking road use, accessibility, parking, none of this has been thought through. The 20 car allotment is not nearly enough.

Terry Armistead, 1632 S Main St

The greater community uses that area. The Wildlife Mitigation Plan is unacceptable. Would like outdoor operations to be clarified. The Town should explore RETT to mitigate wildlife. There are 16 homes out in Maloit Park currently and at the full build out of ECSD and Battle Mountain there could be 900 people out at Maloit Park which almost doubles the Town. Density is what the area can handle, not what we think it can handle.

Tracy Andersen, 1016 Mountain Dr

Agrees with everything Devin Duval has said. Concerned with the density. Worried as a School District we are charged with teaching our children with sustaining the world, but this is showing that we can destroy our surroundings. If you want to protect the climate, maintain snow, and have clean water, this giant development does not accomplish that. District enrollment is dropping every year so don't think there will be as much housing needed. Can't rush this.

Madison H. read into the record the written public comment submitted after the packet went out and are maintained separate from these Minutes which are of public record.

Public comment closed.

Mr. Braun clarified that this property is very capable of providing housing and still maintaining the recreational use of the property. The District doesn't have a lot of other options on where to build housing. Will continue to keep working with Devin, can keep talking about RETT and dog control. There's time to improve the Wildlife Mitigation Plan. Suggested a Maloit Park Activity Management Plan to try and address comments regarding existing activities out at Maloit Park. This is not a project that will be developed quickly. Very motivated to get the Habitat 33 units in Phase I going and would like to break ground in the fall. Could come up with the phasing plan showing 1-5 years, 5-10 years, etc. to showcase the pace of development.

Scot H. went through the potential conditions generated from the Commission's discussion

1. Condition – Arminda Ditch Water Quality:

Jeff A. would like to add language about establishing a baseline and monitor what's going on there.

Mr. Braun offered a monitoring system at the headgate

Michael B. said that anything affecting our water rights is a big deal to him.

The road is a big deal. Pushing this off to conditions isn't right.

Jeff A. clarifies that the condition should be to have our water consultants evaluate the use of the Arminda Ditch and how it impact the quality of the Town's water.

2. Condition – Hydrant availability

3. Condition – Wildfire evacuation

4. Condition – Wildlife fund of 2-3000 dollars in lieu of an HOA charging residents

5. Condition – Activity Management Plan

6. Condition – Maloit Park Rd

7. Condition – Phasing Plan

Motion for continuance Amanda M., second Michael B., discussion ensued.
Amanda M. withdrew her motion.

Motion by Michael B., second Amanda M., to forward a recommendation of denial to the Town Council on the basis of the application not adequately addressing the existing natural resources (wildlife), non-conformance with the Community Plan, and non-conformance with Chapter 17 – *Subdivisions* in regards to life/safety issues.
Motion passed 4-1. Jeff A. voted Nay.

10. Discussion / Direction Items

11. Staff Reports

A. Manager's Report

Note: Eric R. unrecused himself at 10:30 p.m.

12. Planning Commission Comments

Lynn T. thanked the commission for sitting through the long meeting and Happy Valentines Day!

Amanda M. disappointed that we didn't have attorney representation and that the Town Manager left.

13. Future Meetings

A. February 25, 2026

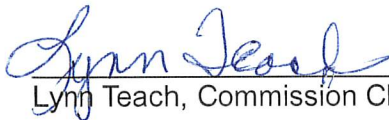
Scot H. won't be here

Eric R. will be attending via Zoom.

14. Adjourn

Motion by Amanda M., second by Michael B., to adjourn the regular meeting of February 11, 2026 at 10:33 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