



Agenda

Planning Commission Regular Meeting | 5:30 PM

Wednesday, March 25, 2026

Zoom Only

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 a virtual meeting with access for the public to attend via the Zoom link included.

Zoom Link: <https://us02web.zoom.us/j/81331892263>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 813 3189 2263

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

2. Roll Call and Pledge of Allegiance

3. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

4. Approval of Minutes

A. March 11, 2026

5. Declaration of 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.

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.** 0070 Miles End Lane - Changes to Approved Plans

9. Discussion / Direction Items

- A.** Minturn Forward: Land Use Code Update - Article 3: Subdivision and Development Standards

10. Staff Reports

- A.** Manager's Report

11. Planning Commission Comments

12. Future Meetings

- A.** April 8, 2026
- B.** April 22, 2026

13. Adjourn



Official Minutes

Planning Commission Regular Meeting | 5:30 PM

Wednesday, March 11, 2026

Town Hall / Council Chambers - 302 Pine St Minturn, CO

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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 Michael Boyd, Jeff Armistead, Amanda Mire, Eric Rippeth and Darell Wegert.

Staff Members Present: Town Manager Rob Gutierrez, Planning Director Scot Hunn, Planner II Madison Harris, and Planning Intern Jessica Copeland.

3. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

Motion by Michael B., second by Jeff A., 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. February 25, 2026

Motion by Eric R., second by Darell W., to approve the minutes of February 25, 2026 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

Rob G. introduced Jessica C.

Jessica C. went through her background.

10. Staff Reports

A. Manager's Report

B. Update on pending state legislation affecting local governments, including housing and municipal finance

11. Planning Commission Comments

Lynn T. relayed from a conversation that she had with Taylor Hermes that all of the Minturn North properties have sold and 70% will be year round residents.

12. Future Meetings

A. March 25, 2026 - Virtual Meeting

B. April 8, 2026

13. Adjourn

Motion by Darell W., second by Michael B., to adjourn the regular meeting of March 11, 2026 into work session at 5:59 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

14. Work Session

A. Staff-Commission Discussion: Best Practices for Questioning, Deliberation, and Decision-Making

Minturn Planning Department
Minturn Town Center
301 Boulder St. #309
Minturn, CO 81645
970-827-5645
planner1@minturn.org
www.minturn.org



Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Amanda Mire
Eric Rippeth
Darell Wegert

Memorandum

Date: March 20, 2026
To: Minturn Planning Commission
From: Madison Harris, Planner II
Re: 0070 Miles End Lane - Changes to Approved Plans

Introduction:

As the Planning Commission is aware, staff processes Minor DRB applications that cover things like landscaping updates, window movements, or material changes. Staff does not approve anything to do with building height or building/impervious coverage changes as those are more substantial and so always bring them back through the Planning Commission. In this case, building/impervious coverage is changing as well as substantial material changes, so this was brought through as a Major Change.

Analysis:

This is a single family home in the Minturn North PUD Zone District. It is two stories that originally had a small amount of stone wainscoting and no chimney. What is being proposed is to add more stone to the exterior and a chimney creating about 7 square feet of more livable space i.e. increasing building and impervious coverage each by 7 square feet. The proposal is still well under the limit of building/impervious coverage limitation as well as still conforming to setbacks. Chimneys are excluded from building height calculations as long as it does not exceed the maximum building height by more than 10 feet. Thus building height remains unchanged. Staff has included screenshots from the original and the proposed plans below to illustrate the biggest changes.

Recommendation:

Staff is recommending approval of the plans.

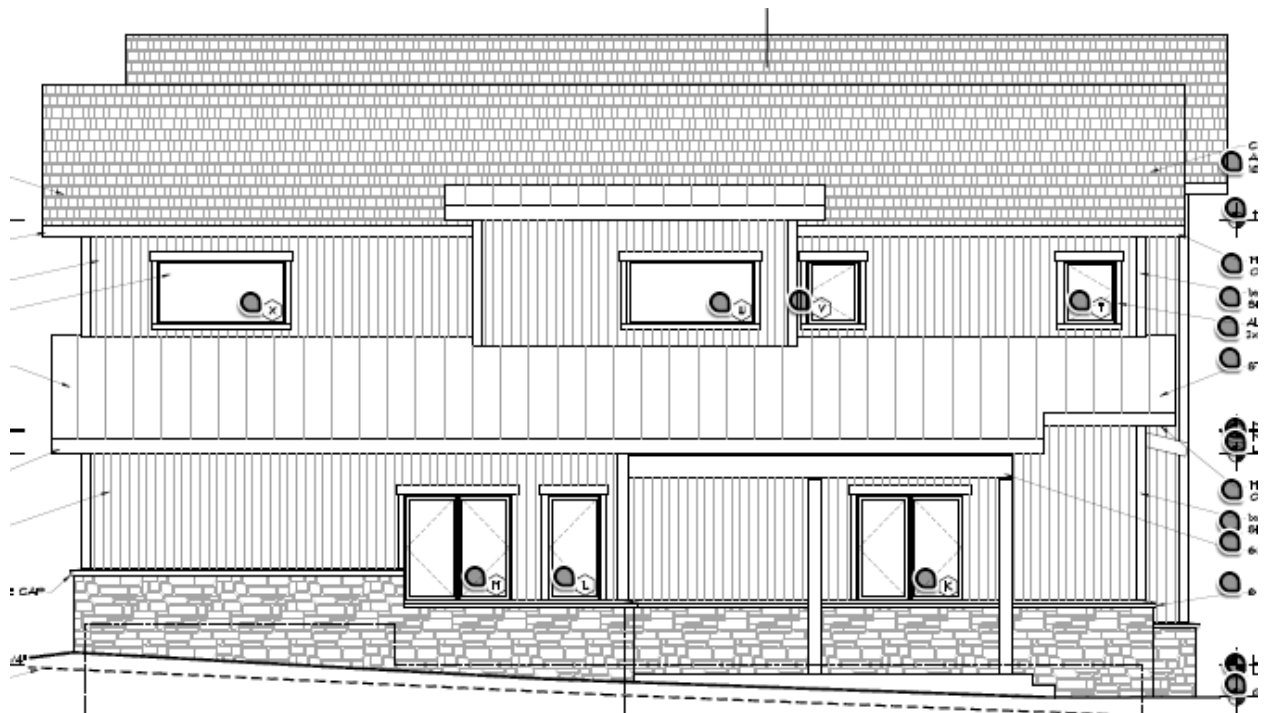


Figure 1: Original Left Side Elevation

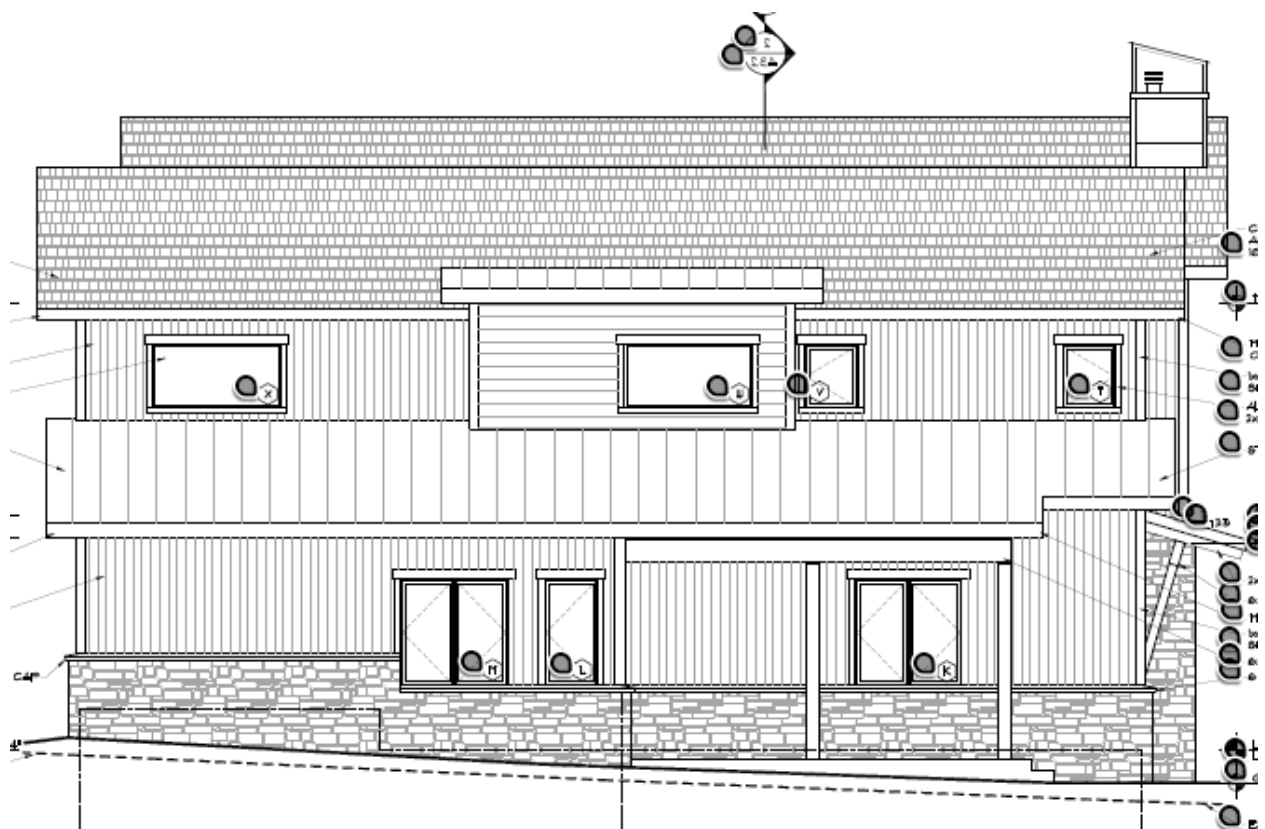


Figure 2: Proposed Left Side Elevation



Figure 3: Original Front Elevation

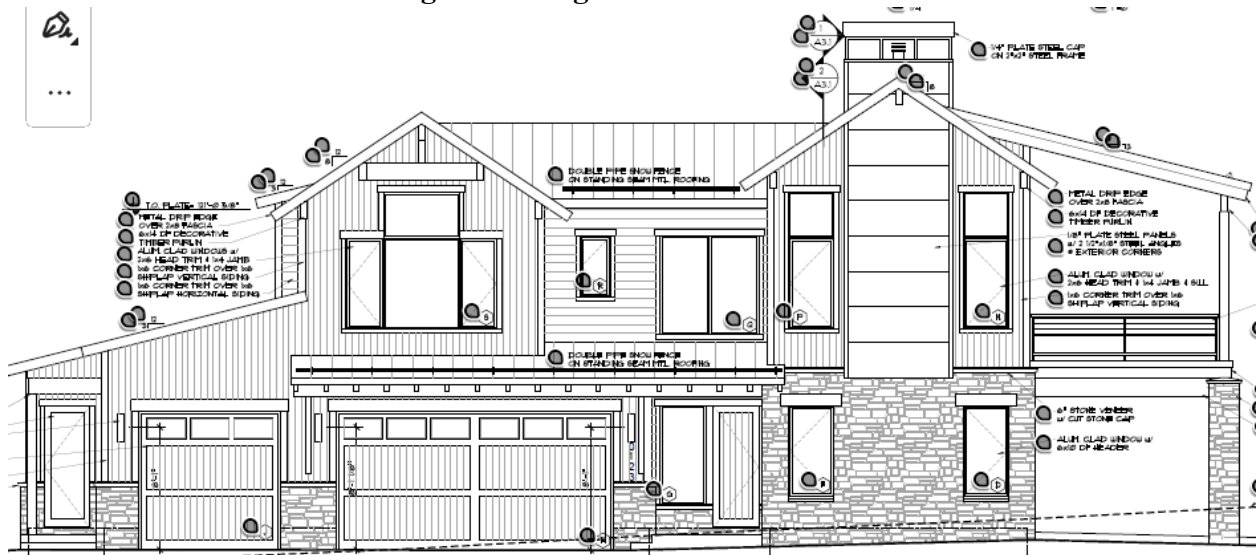


Figure 4: Proposed Front Elevation



Figure 5: Original Right Side Elevation



Figure 6: Proposed Right Side Elevation

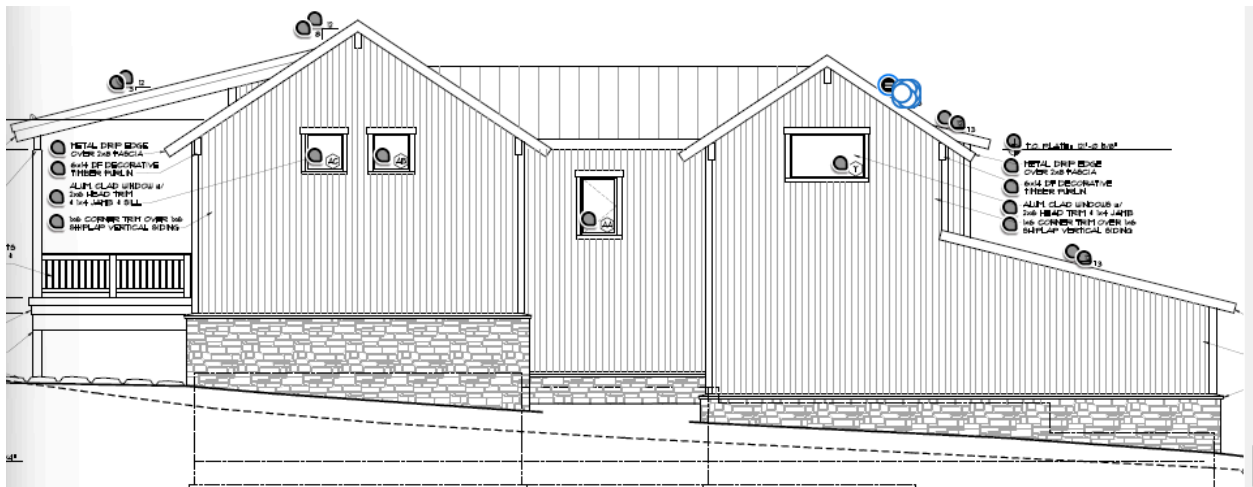


Figure 7: Original Rear Elevation

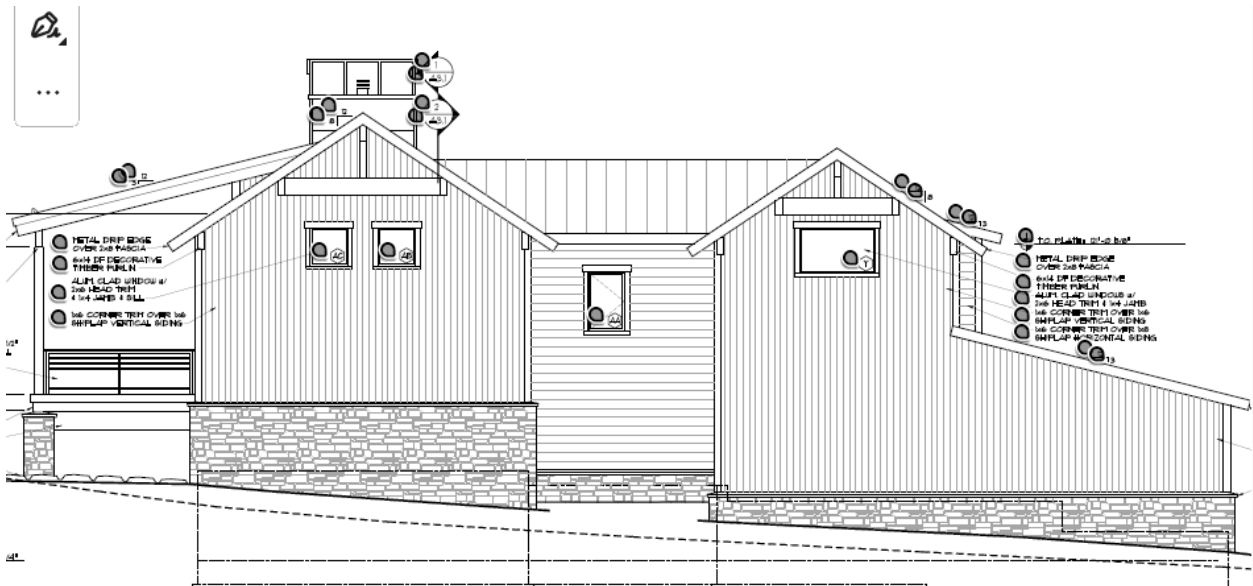


Figure 8: Proposed Rear Elevation



DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT

P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner1@minturn.org

Project Name:

Minturn North – Schoonover/Thoma Residence

Project Location

Street Address: 70 Miles End Lane

Zoning: **Residential**

Parcel Number(s): **2103-262-30-028**

Application Request:

DRB Major Mods

Applicant:

Name: Taylor Hermes & Rick Hermes – Minturn North Construction Company, LLC

Mailing Address: [REDACTED] Edwards, CO 81632

Phone: [REDACTED]

Email: [REDACTED]

Property Owner:

Name: **Minturn Mile LLC**

Mailing Address: [REDACTED] Vail, CO 81657

Phone: [REDACTED]

Email: [REDACTED]

Required Information:

Lot Size: 0.263 acres	Type of Residence (Single Family, ADU, Duplex) SFH	# of Bedrooms 6	# On-site Parking Spaces 5
# of Stories: 2	Snow storage sq ft: 606 sf	Building Footprint sq ft: 3,633 sf	Total sq ft Impervious Surface: 4,831 sf

Signature:

2/20/20

Fee Paid: _____ Date Received: _____ Planner: _____

2021 IECC ENERGY COMPLIANCE			
CLIMATE ZONE: 6 COMPLIANCE PATH: PRESCRIPTIVE (R402.1)			
LOCATION	REQUIRED PER R402.1	R-VALUE PROVIDED	DESCRIPTION
CEILING	R-60	R-615	4 1/2" CLOSED CELL FOAM (R315) + 1" KRAFT FACED BATT (R30)+ R615
WOOD WALLS	R-30	R-3035	2 1/2" CLOSED CELL FOAM (R115) + 3" BLOWN IN BLANKET (R220)+ R3035
FLOOR	R-30	R-315	4 1/2" CLOSED CELL FOAM (R315)
		R-30	8 1/4" BATT (R30) ABOVE GARAGE CEILING
BRNT WALLS	R-19	R-21	3" CLOSED CELL FOAM (R21)
SLAB LESS THAN 12" BELOW GRADE	R-10 c1 4 FT.	R-10	2" RIGID POLYSTYRENE BOARD VERTICAL FROM TOP OF SLAB TO 48" BELOW GRADE MIN.
FENESTRATION	U-0.30 SHGC-0.21	U-0.30 MIN	PER INDIVIDUAL WINDOW
GENERAL NOTES:	1. THE BUILDING THERMAL ENVELOPE INCLUDES ALL EXTERIOR WALLS, CANTILEVERED FLOOR AREAS, ROOFS, FOUNDATION WALLS AND GARAGE WALLS + ROOF. 2. THE VAPOR BARRIER IS A CLASS II SPRAY FOAM INSULATION PER R702.1.1 INSTALLED AT THE INSIDE FACE OF EXTERIOR SHEATHING. 3. ATTIC SPACES ARE INSULATED AT UNDERSIDE OF ROOF SHEATHING AND ARE UNVENTED. 4. ALL HOT WATER PIPING MUST BE INSULATED WITH MINIMUM R-3 INSULATION (R403.3.2). 5. THREE ADDITIONAL ENERGY EFFICIENCY REQUIREMENTS MUST BE PROVIDED (R402.1.5). REFER TO THE LIST BELOW FOR ADDED COMPLIANCE REQUIREMENTS. 6. A PERMANENT CERTIFICATE SHALL BE POSTED WITHIN THE MECHANICAL ROOM (R402.1.5). REFER TO THE LIST BELOW FOR TESTS REQUIRED ON THE CERTIFICATE.		
ADDED ENERGY EFFICIENCY REQUIREMENTS (R402.1.5):	1. GREATER THAN OR EQUAL TO 95 AFUE NATURAL GAS FURNACE AND 16 SEER AIR CONDITIONER. 2. GREATER THAN OR EQUAL TO 0.82 EF FOSBIL FUEL SERVICE WATER HEATING SYSTEM. 3. 100% OF DUCTS AND AIR HANDLERS LOCATED ENTIRELY WITHIN BUILDING THERMAL ENVELOPE. 4. 100% OF DUCT THERMAL DISTRIBUTION SYSTEM LOCATED IN CONDITIONED SPACE PER SECTION 403.3.2 1. THE MEASURED AIR LEAKAGE RATE SHALL BE LESS THAN OR EQUAL TO 3.0 ACH50, WITH EITHER AN ERY OR HRV INSTALLED.		
1. 408.2.2 MORE EFFICIENT HVAC EQUIPMENT:			
2. 408.2.3 REDUCED ENERGY WATER HEATING:			
3. 408.2.4 MORE EFFICIENT DUCT THERMAL DISTRIBUTION:			
4. 408.2.5 IMPROVED AIR SEALING:			
CERTIFICATE LISTING REQUIREMENTS (R402.1.5):			
1. The predominant R-values of insulation installed in or on ceilings, roofs, walls, foundation components such as slabs, basement walls, crawl space walls and floors and ducts outside conditioned spaces.			
2. U-factors of fenestration and the solar heat gain coefficient (SHGC) of fenestration. Where there is more than one value for any component of the building envelope, the certificate shall indicate both the value covering the largest area and the area weighted average value if available.			
3. The results from any required duct system and building envelope air leakage testing performed on the building.			
4. The types, sizes, fuel sources, and efficiencies of heating, cooling and service water heating equipment. Where a gas-fired unvented room heater, electric furnace or baseboard electric heater is installed in the residence, the certificate shall indicate "gas-fired unvented room heater," "electric furnace" or "baseboard electric heater," as appropriate. An efficiency shall not be indicated for gas-fired unvented room heaters, electric furnaces and electric baseboard heaters.			
5. Where on-site photovoltaic panel systems have been installed, the array capacity, inverter efficiency, panel tilt and orientation shall be noted on the certificate.			
6. For buildings where an Energy Rating Index score is determined in accordance with Section R402.6, the Energy Rating Index score, both with and without any on-site generation, shall be listed on the certificate.			
7. The code edition under which the structure was permitted, and the compliance path used.			
8. The fuel sources for cooking and clothes drying equipment.			
9. Where combustion equipment is installed, the certificate shall indicate information on the installation of additional electric infrastructure including which equipment and/or appliances include additional electric infrastructure, capacity reserved on the electrical service panel for replacement of each piece of combustion equipment and/or appliance.			
10. Where a solar-ready zone is provided, the certificate shall indicate the location, dimensions, and capacity reserved on the electrical service panel.			

SCHOONOVER RESIDENCE

0070 MILES END LANE

LOT 16, MINTURN NORTH

MINTURN, COLORADO

DRB SUBMITTAL SET
BUILDING PERMIT SET
OWNER REVISIONS

OCTOBER 29, 2025
JANUARY 12, 2026
MARCH 02, 2026



OWNER'S REPRESENTATIVE
RESORT CONCEPTS
PO BOX 5127
EDWARDS, COLORADO 81632
(970) 926-1720

ARCHITECT
EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, COLORADO 80459
(970) 409-9790

STRUCTURAL ENGINEER
SUNDQUIST DESIGN GROUP
PO BOX 249
TARPON SPRINGS, FLORIDA 34688
(303) 355-6034

LANDSCAPE ARCHITECT
TOMINA TOWNSEND
PO BOX 3000
EDWARDS, COLORADO 81632
(303) 945-5252

CIVIL ENGINEER
BOUNDARIES UNLIMITED, INC.
923 COOPER AVENUE, SUITE 201
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-5252

SURVEYOR
SLAGLE SURVEY SERVICES
PO BOX 751
EAGLE, COLORADO 81631
(970) 471-1499

GEOTECHNICAL ENGINEER
CTL THOMPSON, INC.
1790 AIRPORT ROAD, UNIT 2
BRECKENRIDGE, COLORADO 80424
(970) 453-2047

PROJECT INFORMATION:

FLOOR AREA:	FINISHED	MECH	GARAGE	TOTAL
ENTRY LEVEL:	2,015 SF	77 SF	917 SF	3,009 SF
MAIN LEVEL:	2,147 SF			2,140 SF
TOTALS:	4,162 SF	77 SF	917 SF	5,149 SF

LOT AREA:	11,456.28 SF		
BUILDING COVERAGE:	3,633 SF	31.71 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	4,831 SF	42.17 %	60% ALLOWABLE

CODE INFORMATION:

JURISDICTION:	TOWN OF MINTURN, COLORADO
CODES:	2021 INTERNATIONAL RESIDENTIAL CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE + LOCAL AMENDMENTS

OCCUPANCY:	R-3, SINGLE FAMILY RESIDENCE
CONSTRUCTION:	TYPE V-B, NON RATED
SPRINKLER SYSTEM:	NONE

DRAWING SCHEDULE

C	COVER	S1.1	STRUCTURAL NOTES & DETAILS
	FINAL PLAT MINTURN NORTH P.U.D.	S2.1	FOUNDATION PLAN
C.4	MINTURN NORTH P.U.D. OVERALL GRADING PLAN	S2.2	FLOOR FRAMING PLAN
C.5	MINTURN NORTH P.U.D. OVERALL GRADING PLAN	S2.3	ROOF FRAMING PLAN

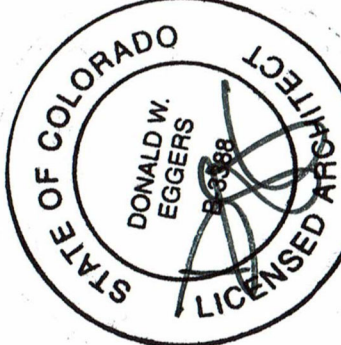
C1	CIVIL GRADING, DRAINAGE, & EROSION CONTROL PLAN	S3.1	FOUNDATION DETAILS
C2	CIVIL DETAILS	S3.2	FRAMING DETAILS
L1	LANDSCAPE PLANTING PLAN	E1.1	ENTRY LEVEL SCHEMATIC ELECTRICAL PLAN
L2	LANDSCAPE SCHEDULES & DETAILS	E1.2	MAIN LEVEL SCHEMATIC ELECTRICAL PLAN

A1.1	ENTRY LEVEL PLAN	E1.3	ROOF SCHEMATIC ELECTRICAL PLAN
A1.2	MAIN LEVEL PLAN		
A1.3	ROOF PLAN		
A2.1	BUILDING ELEVATIONS		
A2.2	BUILDING ELEVATIONS		
A3.1	BUILDING SECTIONS		
A3.2	BUILDING SECTIONS		
A3.3	DETAILS		
A3.4	DETAILS		
A3.5	DOOR/WINDOW SCHEDULE & DETAILS		
A4.1	ENTRY LEVEL CEILING PLAN		
A4.2	MAIN LEVEL CEILING PLAN		
BH1	BUILDING HEIGHT CALCULATIONS		

DEFERRED SUBMITTALS:
1. ALL PLUMBING, MECHANICAL AND HVAC SCHEDULES & DIAGRAMS TO BE SUBMITTED UNDER SEPARATE COVER PRIOR TO COMPLETION OF FRAMING.
2. TRUSS ENGINEERING WILL BE PROVIDED TO FIELD INSPECTOR AT TIME OF FRAMING INSPECTION.

EGGERS
ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
CELL: (970) 409-9790
don.egg@eggarchitecture.com

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720



SCHOONOVER
0070 MILES END LANE
LOT 16, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L16

ISSUED	#	DATE	BY	COMMENTS
	8	3-02-26	DUE	OWNER REVISIONS
	7	2-02-26	DUE	PERMIT COMMENTS
	6	1-12-26	DUE	BUILDING PERMIT SET
	5	10-29-25	DUE	DRB SUBMITTAL SET

C

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

MINTURN TOWN CERTIFICATE

This plat is approved by the town council of the Town of Minturn, County of Eagle, State of Colorado this 1 day of March, 2024, for filing with the Clerk and Recorder of the County of Eagle, Colorado, and for conveyance of the dedications shown hereon; subject to the provisions that approval in no way obligates the Town of Minturn for financing or construction of improvements of said lands, streets or easements dedicated to the public, except as specifically agreed to by the Town Council of the Town of Minturn.

WITNESS MY HAND AND THE SEAL OF THE TOWN OF MINTURN
TOWN COUNCIL OF THE TOWN OF MINTURN

BY:

MAYOR
TOWN OF MINTURN, COLORADO

ATTEST:

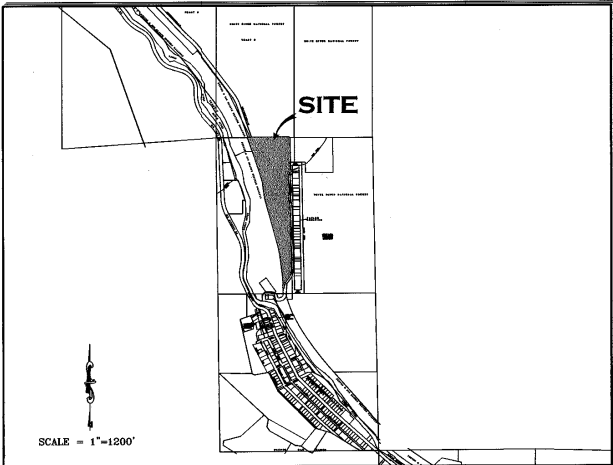
TOWN CLERK
TOWN OF MINTURN, COLORADO

LAND USE TABLE

LOT	USE	AREA	ADDRESS
1	SINGLE FAMILY	0.196 Acres	0246 Miles End Lane
2	SINGLE FAMILY	0.189 Acres	0236 Miles End Lane
3	SINGLE FAMILY	0.193 Acres	0226 Miles End Lane
4	SINGLE FAMILY	0.181 Acres	0216 Miles End Lane
5	SINGLE FAMILY	0.191 Acres	0206 Miles End Lane
6	SINGLE FAMILY	0.166 Acres	0196 Miles End Lane
7	SINGLE FAMILY	0.158 Acres	0186 Miles End Lane
8	SINGLE FAMILY	0.166 Acres	0176 Miles End Lane
9	SINGLE FAMILY	0.164 Acres	0166 Miles End Lane
10	SINGLE FAMILY	0.164 Acres	0156 Miles End Lane
11	SINGLE FAMILY	0.164 Acres	0146 Miles End Lane
12	SINGLE FAMILY	0.172 Acres	0136 Miles End Lane
13	SINGLE FAMILY	0.157 Acres	0126 Miles End Lane
14	SINGLE FAMILY	0.176 Acres	0112 Miles End Lane
15	SINGLE FAMILY	0.209 Acres	0096 Miles End Lane
16	SINGLE FAMILY	0.263 Acres	0070 Miles End Lane
17	SINGLE FAMILY	0.189 Acres	0243 Miles End Lane
18	SINGLE FAMILY	0.200 Acres	0221 Miles End Lane
19	SINGLE FAMILY	0.165 Acres	0201 Miles End Lane
20	SINGLE FAMILY	0.164 Acres	0185 Miles End Lane
21	SINGLE FAMILY	0.164 Acres	0171 Miles End Lane
22	SINGLE FAMILY	0.166 Acres	0155 Miles End Lane
23	SINGLE FAMILY	0.174 Acres	0141 Miles End Lane
24	SINGLE FAMILY	0.185 Acres	0125 Miles End Lane
25	SINGLE FAMILY	0.166 Acres	0111 Miles End Lane
26	SINGLE FAMILY	0.202 Acres	0095 Miles End Lane
27	SINGLE FAMILY	0.199 Acres	0083 Miles End Lane
28	SINGLE FAMILY	0.160 Acres	0071 Miles End Lane
29	SINGLE FAMILY	0.159 Acres	0057 Miles End Lane
30	SINGLE FAMILY	0.158 Acres	0043 Miles End Lane
31	SINGLE FAMILY	0.178 Acres	0031 Miles End Lane
32	SINGLE FAMILY	0.177 Acres	0017 Miles End Lane
33	SINGLE FAMILY	0.176 Acres	0003 Miles End Lane
34	SINGLE FAMILY	0.103 Acres	0036 Silver Star Trail
35	SINGLE FAMILY	0.103 Acres	0030 Silver Star Trail
36	SINGLE FAMILY	0.103 Acres	0024 Silver Star Trail
37	SINGLE FAMILY	0.103 Acres	0018 Silver Star Trail
38	SINGLE FAMILY	0.099 Acres	0008 Silver Star Trail
39	SINGLE FAMILY	0.129 Acres	0001 Silver Star Trail
Tract B	OPEN SPACE	2.958 Acres	
Tract C	Town Property	0.904 Acres	0052 Minturn Road (Not of PUD)
Tract D	Right of Way	0.966 Acres	Miles End Lane (North)
Tract D1	Right of Way	0.431 Acres	Miles End Lane (South)
Tract E	Open Space	1.220 Acres	
Tract F	Open Space	0.074 Acres	
Tract G	Right of Way	0.030 Acres	Silver Star Trail
Tract H	Right of Way	0.369 Acres	Fourth Street
TOTAL		13.485 ACRES	

ADDRESSES ARE FOR INFORMATIONAL PURPOSES ONLY

FINAL PLAT MINTURN NORTH P.U.D. Town of Minturn, County of Eagle, State of Colorado



PORTION OF SECTION 26,
TOWNSHIP 5 SOUTH, RANGE 81 WEST, 6th P.M.

GENERAL NOTES AND NOTES FOR CREATED EASEMENTS:

- The purpose of this Final Plat is to create various lots with building envelopes, open space areas and tracts, along with easements and Right of Ways, for the purposes described herein, all pursuant to Town of Minturn Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land.
- Basis of Bearing: N27°04'04" W between monuments marking the C-W 16th Corner and the Northwest Corner Section 26, Township 5 South, Range 81 West, of the 6th P.M., shown and described herein. This bearing is based on the non-recorded stumped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018.
- Survey Date: December, 2022 through July 2023.
- Legal description, easements and location of boundary lines are based on Old Republic National Title Insurance Company order number no. ABC30450645-9, dated August 03, 2023, Quitclaim Deed recorded December 02, 2014 as Reception No. 201400764 along with plat and survey monumentation referenced herein (to include the non-recorded stumped Land Survey Plat performed by Eagle Valley Survey and dated August 7, 2018). In regards to items referenced in schedule B II of this title commitment referenced above: Items 1-8, 10, 21, 24, 27 and 30 were not researched by surveyor or found to not contain easement restrictions or other survey or platting related issues.
- Item 9 - Pipe easement does not effect this platted parcel, falls in Northeast Quarter of the Northwest Quarter of Sec 26, T5S, R81W.
- Item 11&12- Ordinance and Dedication regarding Taylor Avenue. Depicted hereon by eastern Boundary, recorded in Book 248 at Page 178 and Book 248 at Page 452.
- Item 13 - 20 foot Sewer Easement, Does not effect this platted Parcel.
- Item 14 - Conveyance to State Department of Highways, Does not Effect these platted lands.
- Item 15 - Does not effect these Platted lands but references conveyance of portions of Taylor Addition to the Town of Minturn.
- Item 16 - effects subject parcel as it is an Annexation of property to Town of Minturn recorded in Book 333 at Page 349.
- Item 17 & 18- Do not effect subject Parcel.
- Item 19 - Conveyance described in Book 687 at Page 268 does not contain any easements not already defined herein.
- Item 20 - Does not effect these Platted lands. (k.a. subject parcel)
- Item 21 - Public Service Company of Colorado Easement, Reception No. 897924, falls off subject Parcel.
- Item 23 - Boundary Agreement recorded as Reception No. 200824177, called out as adjoiner herein.
- Item 25 & 26 - Parcel is subject to Mapping of Piping and Ditches in area of this subject parcel defined in document recorded as Reception No. 201703240, and 201703454 any rights or restrictions and exact location thereof not clear to surveyor from face of documents.
- Item 29 - Parcel is subject to 190440 foot wide easement for right of way from Denver Rio Grand Railroad to Eagle County, the location of which is not determinable from face of document. This Agreement has to be have been Terminated prior to the Recording of this Plat.
- These platted lands are subject to:
 - The Minturn North P.U.D. Guide recorded as Reception no. 202402232
 - The Declarations of Covenants, Conditions, Restrictions and Easements for Minturn North recorded as Reception No. 202402240
- The non-exclusive Heritage Utility Easement as shown herein on page five (5) - on, over, under, above, across and through those areas designated herein as "Heritage Utility Easement" as defined in document recorded in the Eagle County Clerk and Recorder's Office as Reception No. 202316489.

PERTAINING TO HEREON CREATED EASEMENTS:

- the owner, hereby reserves for themselves their successors and / or assigns the following non-exclusive easements created herein:
 - a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated herein as "Utility and Drainage Easement" AND those areas of each lot outside of Building Envelopes, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress.
 - a non-exclusive Utility Easement as shown herein - on, over, under, above, across and through those areas designated herein as "Access, Utility and Drainage Easement", and "Private Right of Way" to include, but not limited to, areas shown as Fourth Street, Tract D, Tract D1 and Tract G, for the purpose of i) Ingress and Egress, reasonable Pedestrian use including ingress and egress of persons including vehicle, foot, bicycle or small wheel use ii) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, and iii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

GENERAL NOTES CONTINUED:

- Continued...
 - Tract D, Tract D1, and Tract G, shall be open to Public vehicular and non-vehicular access.
 - Any Easement that permits public recreation on Private Property shall benefit from the provision of C.R.S. 33-41-101 et seq.
- FOLLOWING CREATED EASEMENTS DEDICATED TO TOWN OF MINTURN:
- the owner, hereby dedicates to the Town of Minturn the following non-exclusive easements:
 - non-exclusive Utility, Drainage, Parking, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Parking, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, ii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - non-exclusive Utility, Drainage, Snow Storage, Landscape and Trail Easement on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Snow Storage, Landscape and Trail Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage, iii) Landscaping use, and maintenance along with v) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - non-exclusive Utility, Drainage, Snow Storage and Landscape Easement on, over, under, above, across and through those areas designated herein as "Utility, Drainage, Snow Storage & Landscape Easement" for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto, iii) reasonable local snow storage and ii) Landscaping use, and maintenance.
 - non-exclusive Trail Easement on, over, under, above, across and through those areas designated herein as "Trail Easement" for the purpose of i) Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with sidewalk or path construction, use and repair.
 - a non-exclusive trail easement on, over, across, and through those strips of land depicted and designated herein as "Trail Easement" on sheet 5 of 5 for Pedestrian and Trail use including reasonable ingress and egress of persons to include foot, bicycle or non-motorized use along with path construction, or use. Maintenance of any path improvements within the "Trail Easement" shall be at the sole cost and expense of the Minturn North P.O.A..
 - a non-exclusive utility and drainage easement as shown herein - on, over, under, above, across and through those areas designated herein as "Public Utility and Drainage Easement", as shown in Tract C, on sheet 2 of 5, for the purpose of i) the installation, use, repair, replacement, improvement and maintenance of utilities of any kind, including but not limited to waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electrical lines, fiber optic lines, other communication lines and all related structures, together with right of ingress and egress, ii) storm drainage, drainage of water flow from other lands along with the installation, use, repair, replacement, improvement and maintenance of surface drainage structures including but not limited to swales, gutters, ditches, culverts, together with right of ingress and egress thereto.

SURVEYOR'S CERTIFICATE

I, Matthew S. Slagle, do hereby certify that I am a Professional Land Surveyor licensed to practice land surveying under the laws of the State of Colorado. That this Subdivision Plat is a true, correct and complete plat of MINTURN NORTH P.U.D., as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and/or under my supervision and accurately shows the location and dimensions of the lots, easements and rights-of-way of said plat as the same are monumented upon the ground in compliance with applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, that it has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.



Matthew S. Slagle PLS #34998
Professional Land Surveyor
State of Colorado

Revised 02-07-24 Edited C.O.D. MSS
Revised 12-02-23 Edited Note 6a MSS
Revised 11-14-23 minor text MSS
Revised 11-07-23 Certain Dimensions MSS
Revised 11-06-23 Tract C Easements MSS
Revised 11-03-23 Town Comments MSS
Revised 10-11-23 Town Comments MSS
Revised 10-06-23 Town Comments MSS
Revised 09-26-23 Added Note regarding Tract C MSS

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CERTIFICATE OF DEDICATION AND OWNERSHIP

Know all men by these presents that Minturn Crossing LLC (being sole owner in fee simple, mortgagee or lienholder, of all that real property situated in the Town of Minturn, County of Eagle, State of Colorado described as follows:
Parcel 1, UPRR Subdivision according to the Final Plat thereof recorded on 13th day of December, 2023 as Reception No. 202316483 in the Office of the Eagle County Clerk and Recorder, Eagle County, Colorado. Containing 13.485 acres more or less; and has caused the same to be laid out, platted and subdivided, and designated as MINTURN NORTH P.U.D. subdivision in the Town of Minturn, County of Eagle, State of Colorado, and does hereby accept responsibility for the completion of the improvements required by this plat, and does hereby accept responsibility for the completion of the improvements required by this plat and does hereby dedicate and set aside the following tracts, parcels and easements as follows:
-To the Town of Minturn Tract H (Fourth Street) and the easements described and depicted hereon in General Note 7, together with associated public improvements.
-To Utility Providers such utility easements as depicted herein in which utility infrastructure is located.

OWNER: MINTURN CROSSING LLC
ADDRESS: 225 Main Street, Suite C-101
Edwards, Colorado 81632

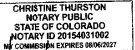
BY: RICK HERMES
TITLE: MANAGER

STATE OF COLORADO)
COUNTY OF EAGLE)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 4 DAY OF MARCH, A.D. 2024 BY RICK HERMES AS MANAGER OF MINTURN CROSSING LLC.

MY COMMISSION EXPIRES 6 AUG 27

WITNESS MY HAND AND OFFICIAL SEAL



SUBORDINATION BY MORTGAGEE

Philip Hadley, being the holder of a promissory note secured by deed of trust recorded the 13th day of December 2023, at Reception No. 202316490, in the Office of the Clerk and Recorder of Eagle County, Colorado, hereby consents to the Subdivision of the lands set forth in this Final Plat of Minturn North P.U.D., and subordinates the lien represented by the aforesaid deed of Trust to the Dedication and restrictions as shown on this final plat and relative covenants, conditions and restrictions.

MORTGAGEE: Philip Hadley

BY: Philip Hadley as Individual

STATE OF Colorado)
COUNTY OF Eagle)

The foregoing Subordination by Mortgagee was acknowledged before me this 26 day of February, 2024, By Philip Hadley as Individual

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: Aug 01, 2025



CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of January 1, 2023, upon all parcels of real estate described on this Plat are paid in full

DATED THIS 1st OF March, A.D. 2024

Rose IDI
TREASURER OF EAGLE COUNTY

TITLE CERTIFICATE
I, Matthew S. Slagle, does hereby certify that it has examined the title to all lands shown upon this plat and that title to such is vested in MINTURN CROSSING LLC free and clear of all liens, taxes, and encumbrances, except DEED OF TRUST RECORDED 12/13/23, 202316490

DATED THIS 26th DAY OF February, A.D. 2024

AGENT: Matthew S. Slagle

CLERK AND RECORDER'S CERTIFICATE # 539

This Plat was filed for record in the Office of the Clerk and Recorder at 1:59 o'clock P.M., on this 4 day of March, A.D. 2024

BY: Matthew S. Slagle
CLERK AND RECORDER

BY: Matthew S. Slagle
DEPUTY



SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

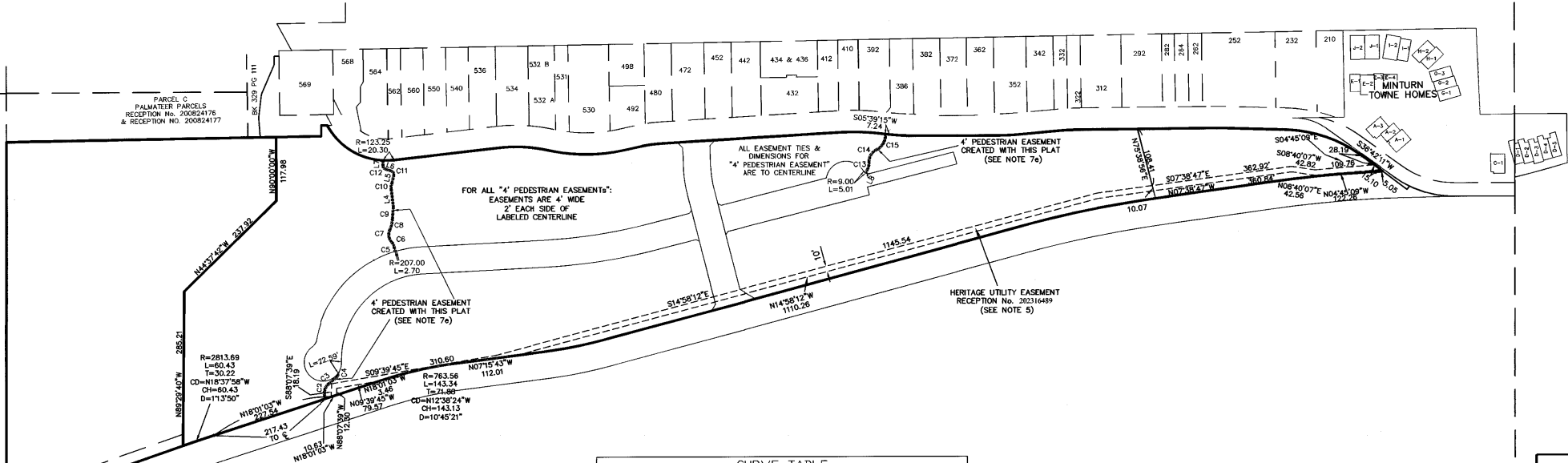
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: MSS JOB NUMBER: 22055 DRAWING NAME: 22055 FP2.dwg
SHEET 1 OF 5 DATE: 08-13-2023

Eagle County, CO
Regina O'Brien
Pgs: 5
REC: \$55.00 DOC: \$0.00
03/04/2024
12:59:11 PM
Page 22 of 85

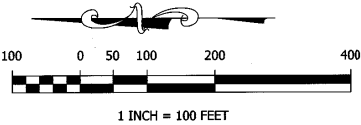
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado
SHEET 5 OF 5

ADDITIONAL EASEMENT DETAIL SHEET



LINE TABLE		
LINE	LENGTH	BEARING
L4	32.13	N63°15'49"E
L5	14.91	S77°04'30"E
L6	11.48	N18°26'21"E
L7	9.83	S89°36'46"E
L8	7.28	N62°43'18"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Bng	Delta
C2	29.35	22.25	17.26	27.27	S79°27'12"E	75°35'30"
C3	18.66	276.62	9.33	18.65	S39°43'32"E	3°51'51"
C4	9.01	8.52	4.97	8.59	S66°04'17"E	60°33'21"
C5	7.90	333.24	3.95	7.90	S79°46'25"W	12°13'31"
C6	11.08	18.95	5.70	10.93	N63°41'55"E	33°30'33"
C7	24.01	20.01	13.69	22.60	S81°19'10"W	68°45'04"
C8	20.65	49.15	10.48	20.50	S76°20'24"E	24°04'13"
C9	22.78	236.37	11.40	22.77	S85°36'54"E	5°31'15"
C10	12.77	20.27	6.60	12.56	S83°06'39"E	36°05'40"
C11	9.29	7.31	5.39	8.68	N57°19'55"E	72°46'53"
C12	8.09	6.45	4.68	7.57	N54°28'07"E	71°50'14"
C13	15.45	30.72	7.89	15.28	S77°07'28"E	28°48'21"
C14	27.14	23.79	15.26	25.69	S58°50'20"E	65°22'36"
C15	35.79	30.20	20.33	33.73	S60°06'18"E	67°54'31"

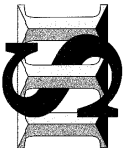


Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY:	MSS	DATE:	08-13-2023
CHECKED BY:	MSS	DATE:	08-13-2023
DATE:	2/20/25	DATE:	08-13-2023

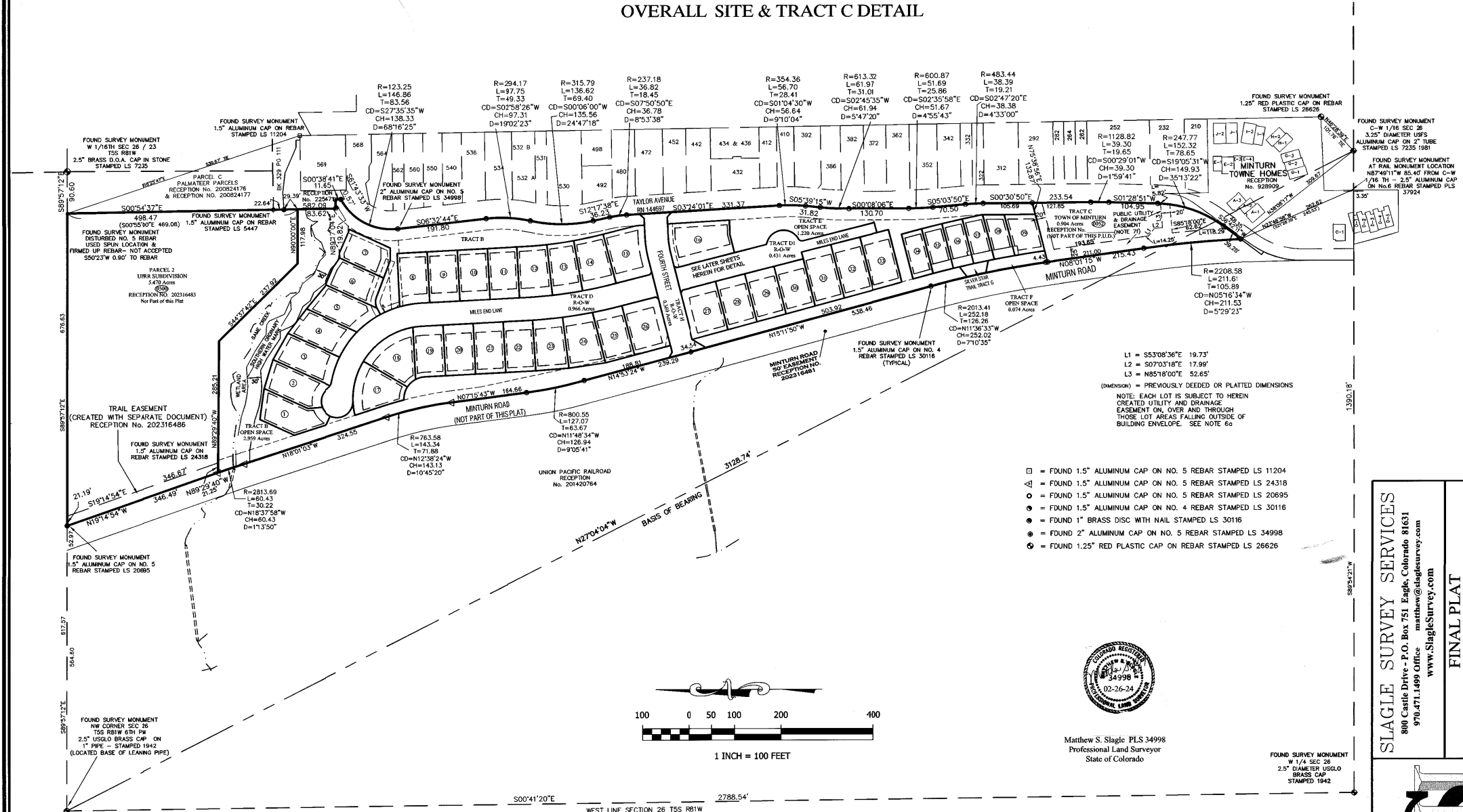


NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect, in no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

202402234

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado
SHEET 2 OF 5

OVERALL SITE & TRACT C DETAIL

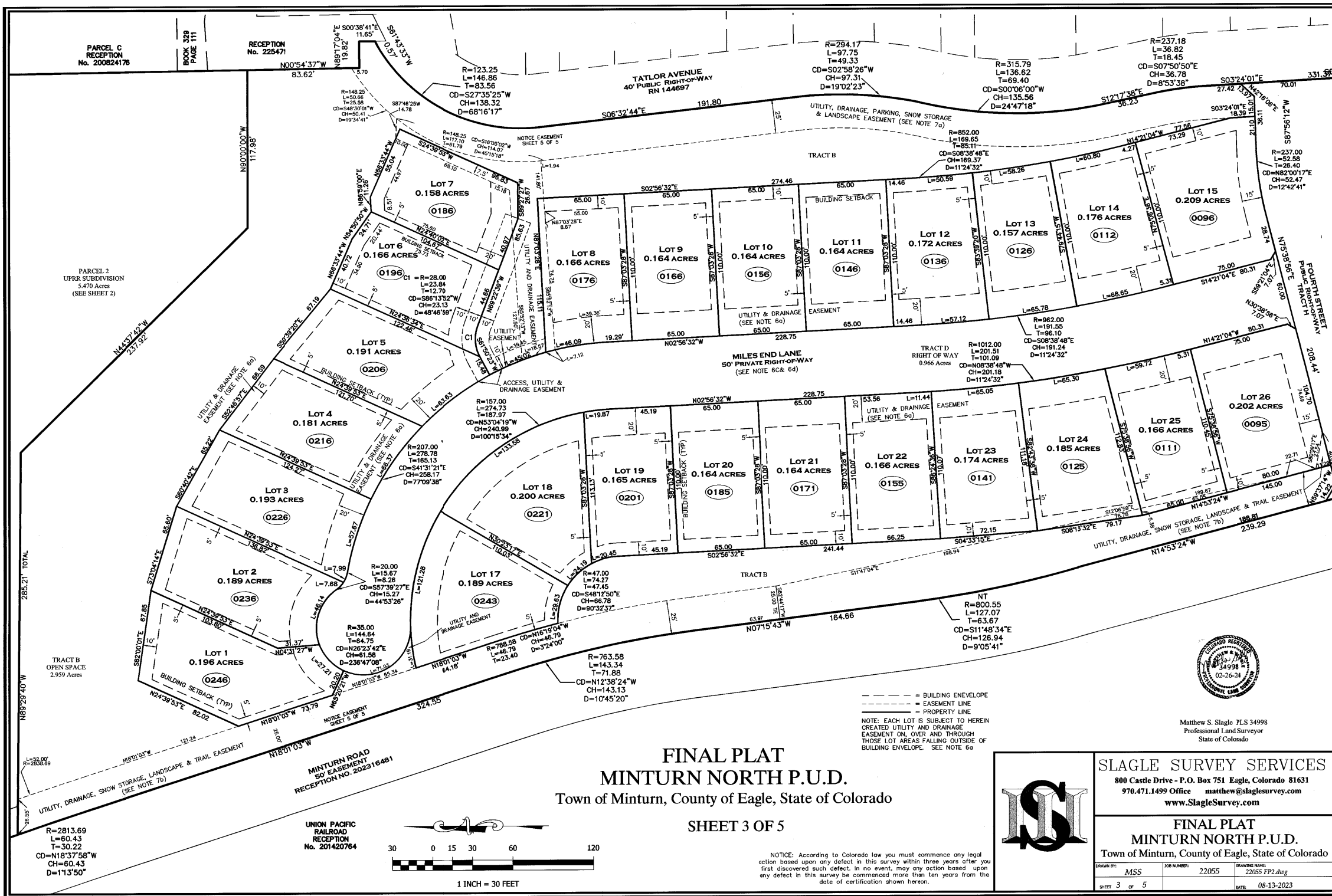


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Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

SLAGLE SURVEY SERVICES 800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631 970.471.1499 Office matthew@slaglesurvey.com www.SlagleSurvey.com	
FINAL PLAT MINTURN NORTH P.U.D. Town of Minturn, County of Eagle, State of Colorado	
COUNTY BY: MISS	SHEET 2 OF 5
DATE: 08-15-2023	



FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.



Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado



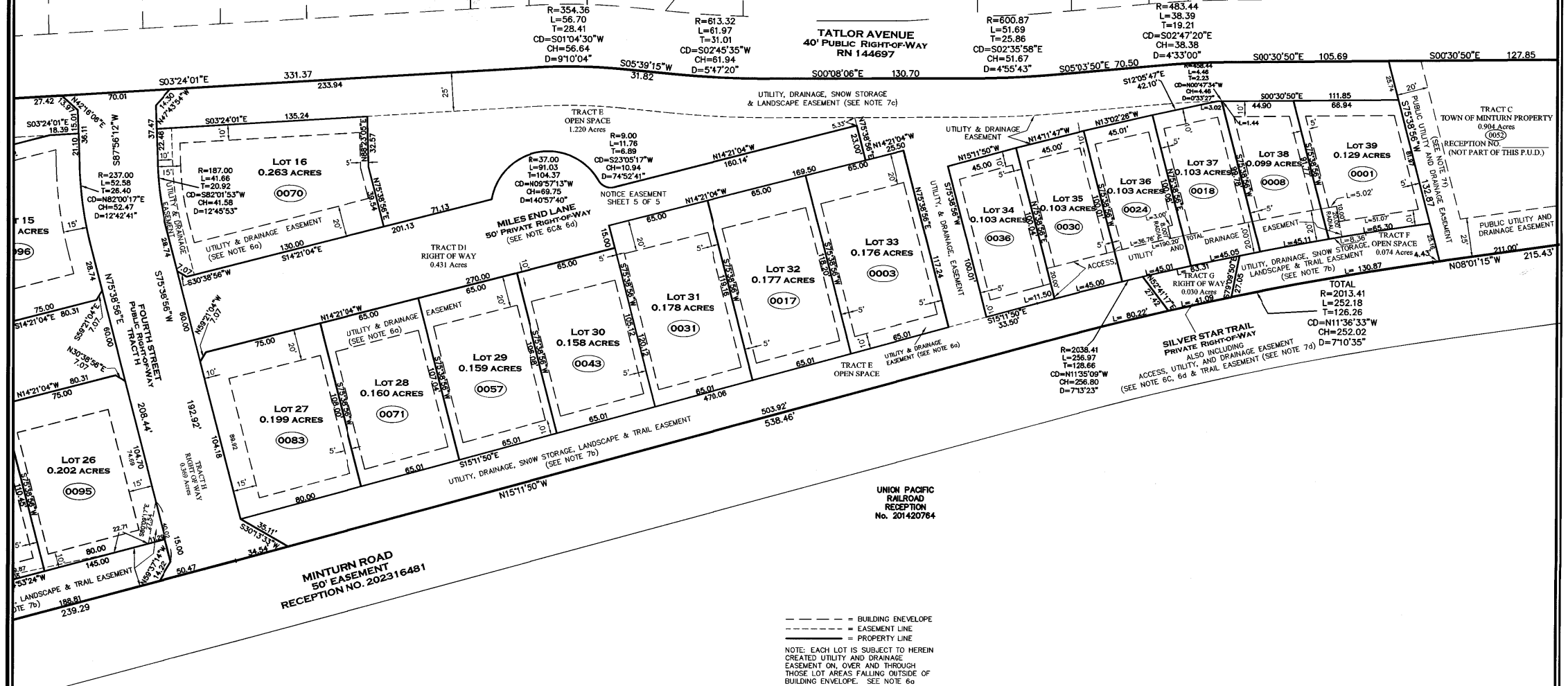
SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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SHEET:	3 OF 5	DATE:	08-13-2023		

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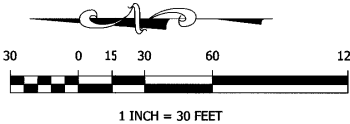
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado
SHEET 4 OF 5



UNION PACIFIC
RAILROAD
RECEPTION
No. 201420764



Matthew S. Slagle P.L.S. 34998
Professional Land Surveyor
State of Colorado



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

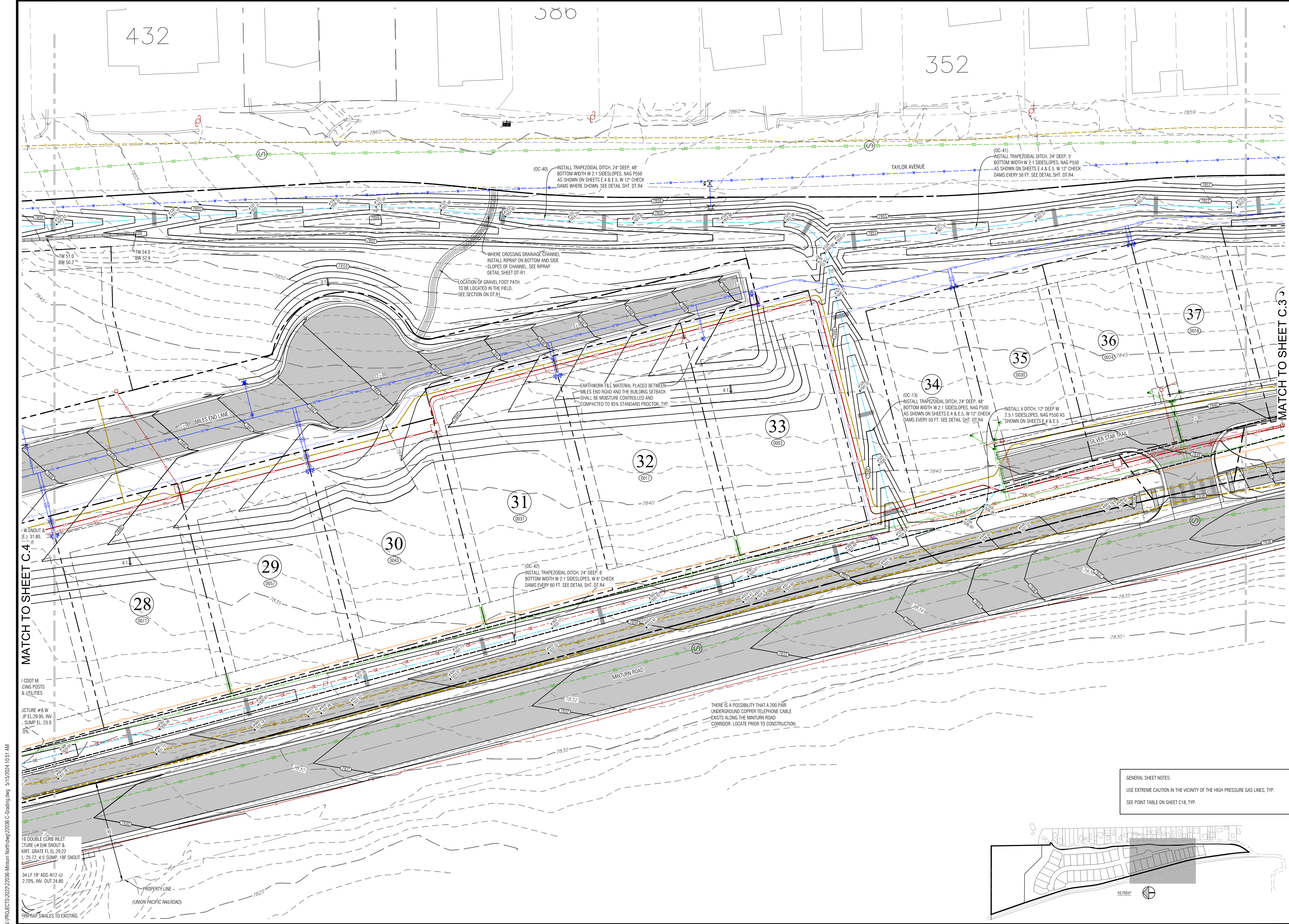


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970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: MISS	JOB NUMBER: 22055	DRAWING NAME: 22055 FP2.dwg
SHEET 4 OF 5	DATE: 08-13-2023	

202402234



Civil Engineering
Surveying
& Beyond

Boundaries Unlimited Inc.

923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: **TBD**
If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

COLOADO LICENSED
SINCE 5/1/24
19082
PROFESSIONAL ENGINEER

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH

0 20 40
Scale: 1" = 20'

811

Know what's below.
Call before you dig.

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

Overall Grading and Drainage Plan

Construction Plan Set 5/1/24

By

Revision

Date

No.

1

2

3

4

5

6

7

8

9

Sheet

C.4

PROJECT NO.
22006
Designer:
PAH
Checker:
BUI
Date:
12/26/22

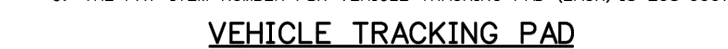
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Page 17 of 85



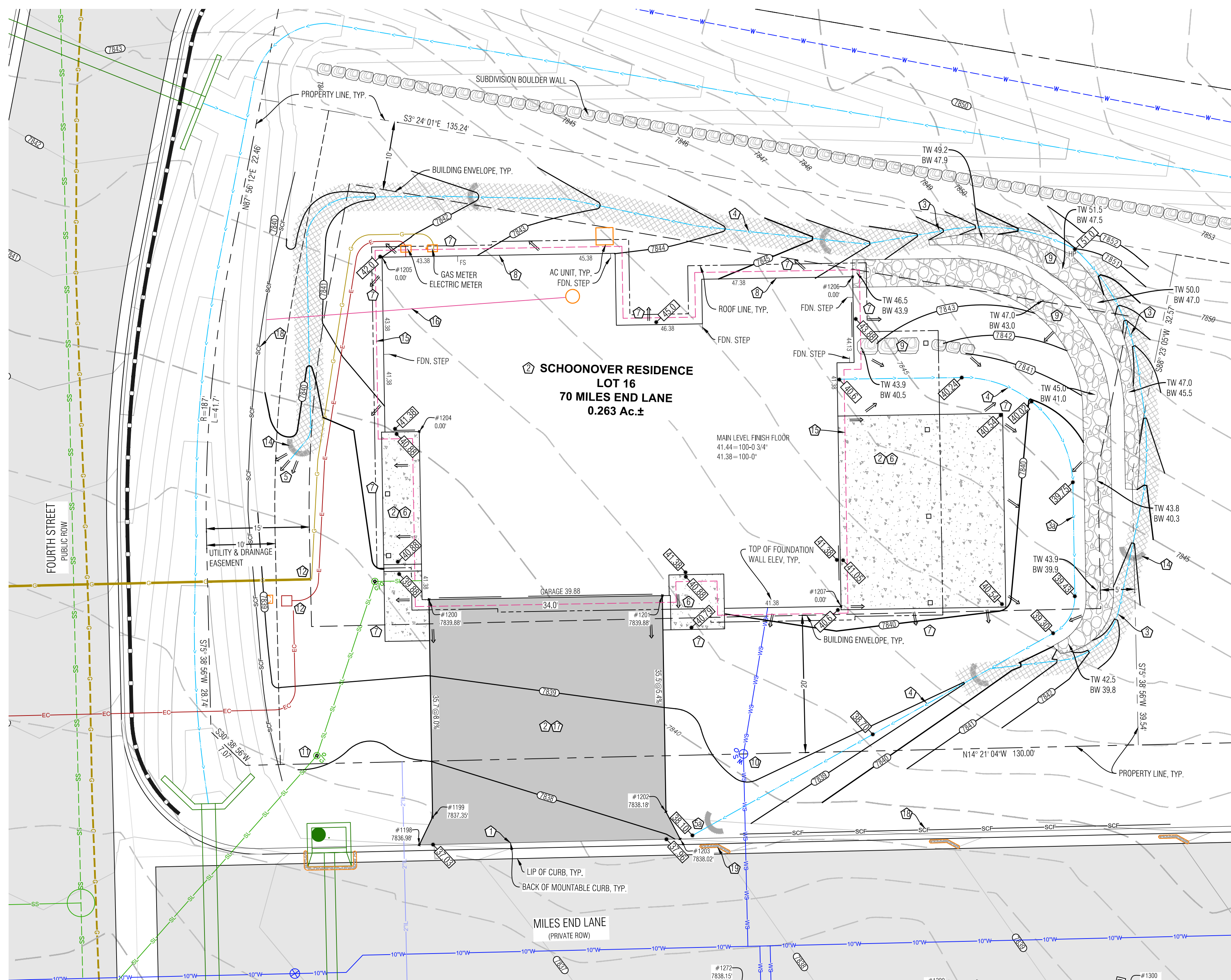
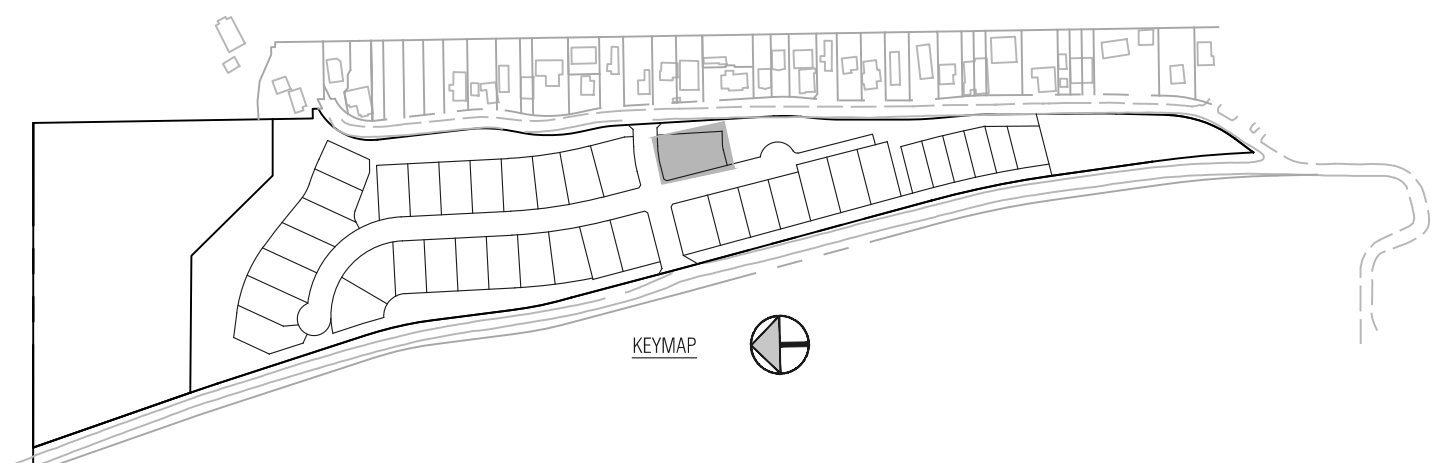
Page 18 of 8



LEGEND

TW SW GB EX LP HP	TW TOP OF WALL SW BOTTOM OF WALL GB GRADE BREAK EX EXISTING LP LOW POINT HP HIGH POINT
	PROPOSED SPOT ELEVATION
	DRAINAGE SWALE
	FLOW ARROW
	SEDIMENT CONTROL FENCE
	PROPOSED MAJOR/MINOR CONTOUR
	EXISTING MAJOR/MINOR CONTOUR
	EROSION LOGS
	ASPHALT DRIVEWAY & AUTOCOURT
	NORTH
	NORTH AMERICAN GREEN SC-25CBEN EROSION CONTROL FABRIC OR RIBRAP ALTERNATIVE
	FLAGNOTE
	EX CURB STOP
	POSSIBLE ELECTRIC SERVICE
	POSSIBLE GAS SERVICE
	POSSIBLE WATER SERVICE
	POSSIBLE SEWER SERVICE
	FOUNDATION DRAIN
	DOWNSPOUT & STORM DRAIN WITH SIZE
	BOULDER WALL

- 1 MATCH TO BACK OF EXISTING CURB.
- 2 PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS. STRUCTURAL FILL UNDER THE BUILDING TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER.
- 3 CREATE NEW DRAINAGE SWALE (APPROXIMATELY 6" DEEP AND 1 FT. FROM WALL) TO DIVERT UPHILL DRAINAGE AWAY FROM TOP OF WALL. LOCATE FLOWLINE HORIZONTALLY AND VERTICALLY AS SHOWN. INSTALL NORTH AMERICAN GREEN SC250 EROSION FABRIC WHERE SLOPE EXCEEDS 5%.
- 4 CREATE DRAINAGE SWALE. LOCATE FLOWLINE AT LEAST 1 FT. HORIZONTALLY AND 6" VERTICALLY LOWER FROM BASE OF WALL.
- 5 PROVIDE DRAINAGE SWALE. LOCATE FLOWLINE HORIZONTALLY AND VERTICALLY AS SHOWN. WITH NORTH AMERICAN GREEN SC250 EROSION FABRIC OR RIPRAP WHERE SLOPE EXCEEDS 5%. SEE DETAIL.
- 6 WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL GROUND, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
- 7 SPILL THE LOCAL CHANNEL UNDER THE TOP OF THE CURB LINE. FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP.
- 8 SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.
- 9 GRADE AROUND THE PERIMETER OF BUILDING AS NECESSARY 10% FOR 5-FEET MIN. (10 FT. WHERE POSSIBLE) IN UNPAVED AREAS TO ENSURE PROPER DRAINAGE AWAY FROM THE FOUNDATION. IT WILL BE IMPORTANT TO CONSTRUCT AND DIRECT SURFACE DRAINAGE AWAY FROM BUILDING. WALLS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.
- 10 EXTEND FOUNDATION WALL IN ORDER TO BUILD UP EXTERIOR GRADE TO ACHIEVE POSITIVE DRAINAGE AWAY FROM THE STRUCTURE.
- 11 INSTALL FOUNDATION WALL FOR LANDSCAPE AREAS PER THE DETAIL ON SHEET C2. WALL DRAIN LINES NOT SHOWN. INSTALL FENCE OR BARRIER AT TOP OF WALL WHERE APPROPRIATE.
- 12 LOCATE EXISTING CURB STOP. CONFIRM LOCATION AND CONNECTION WITH THE WATER DEPARTMENT. CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.
- 13 APPROXIMATE LOCATION OF SEWER SERVICE STUB. CONNECT AND EXTEND NEW SEWER SERVICE TO MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE & INSTALL PER DISTRICT REGULATIONS. INSTALL CLEANOUTS AT HOUSE EXTERIOR AND ALL BEND LOCATIONS.
- 14 LOCATE, CONNECT TO, AND EXTEND GAS, ELECTRIC, AND COMMUNICATION SERVICES TO METER CABINET AND GAS METER LOCATION. MAINTAIN COVER & CLEARANCES BETWEEN/OVER NEW SERVICES PER UTILITY REGULATIONS
- 15 EROSION LOSS PER DETAIL ON SHEET C2.
- 16 FOUNDATION DRAIN, TYP. INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT. SEE DETAIL O SHT. C2.
- 17 EXTEND THE DRAINAGE DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A ROCKET SCREEN AT END.
- 18 INSTALL VEHICLE TRACKING PAD. SEE DETAIL ON THIS SHEET. AT LOCATION OF DRIVEWAY, TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.
- 19 SILT FENCE PER DETAIL ON SHEET C2.
- 20 INSTALL SILT SOCKS WITHIN CURB LINE. EVERY 30 FT. ±.





- N.T.S.



- N.T.S.

TO BE VERIFIED BY PROJECT SOILS ENGINEER

- N.T.S.

- N.T.S.



N.T.S. 8 IN DRAIN BASIN QUICK SPEC INSTALLATION DETAIL
7001-110-272



- NTS

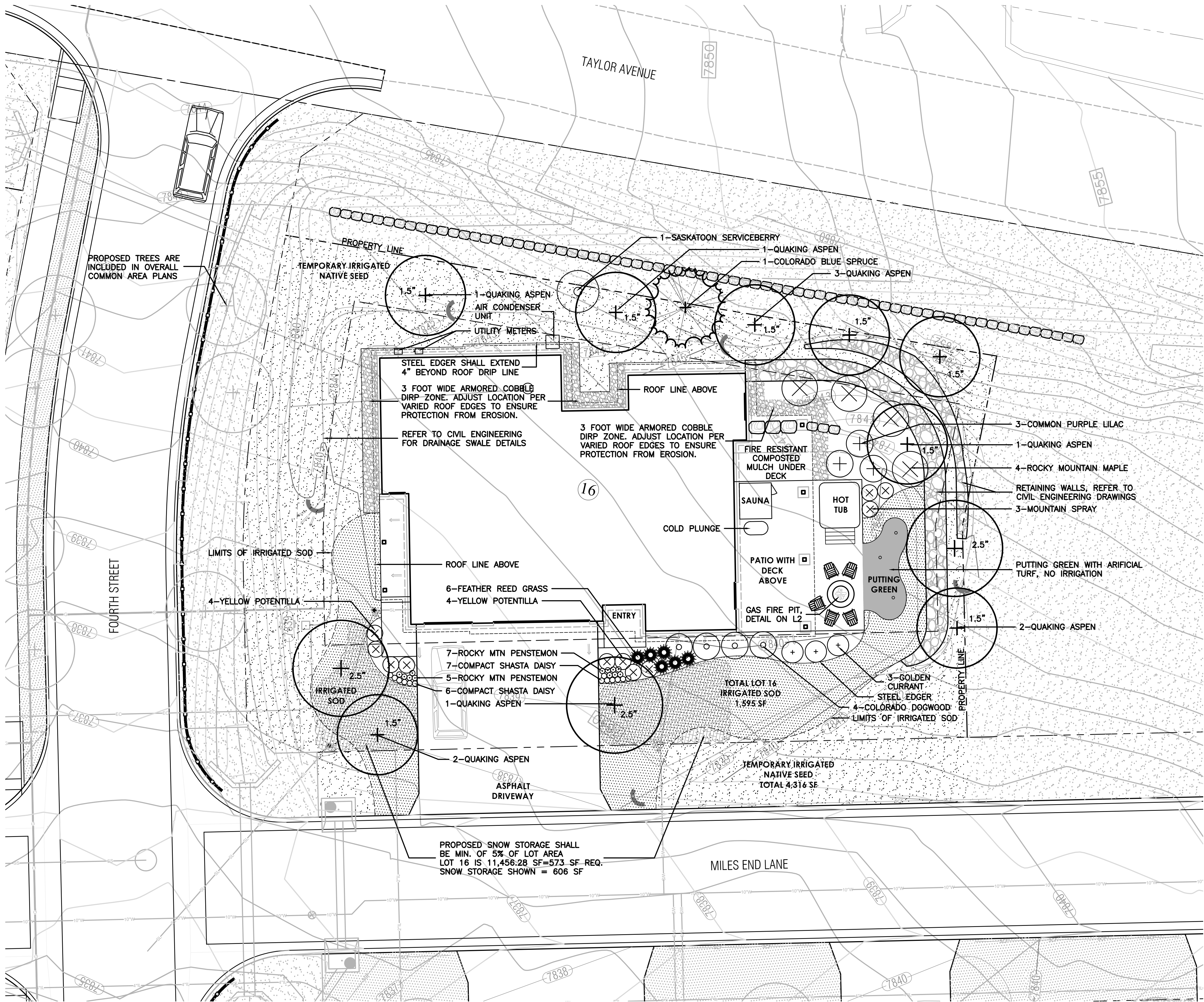
CONTRACTOR TO VERIFY WITH PROJECT
GEOTECHNICAL CONSULTANT.



NOTE
SEE THE GRADING, DRAINAGE AND EROSION
CONTROL SHEET FOR SWALE LOCATIONS

- N.T.S.





LEGEND

- IRRIGATED SOD, REFER TO L2 FOR DETAILS
- NATIVE SEED MIX WITH TEMPORARY IRRIGATION, REFER TO L2 FOR DETAILS
- PROPOSED RETAINING WALL, REFER TO CIVIL ENGINEERING FOR DETAILS
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED ORNAMENTAL GRASSES
- PROPOSED FLOWERING PERENNIALS
- SNOW STORAGE AREA



Know what's below.
Call before you dig.

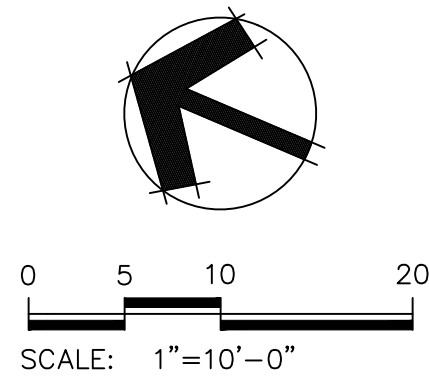
LANDSCAPE ARCHITECT:
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TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.
LOT 16-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: October 29, 2025
REVISIONS:
PERMIT SET: 1.12.26

PERMIT SET

SHEET TITLE:
PROPOSED
LANDSCAPE PLAN
SCALE: 1"=10'-0"
SHEET NUMBER:
L1



General Notes and Specifications:

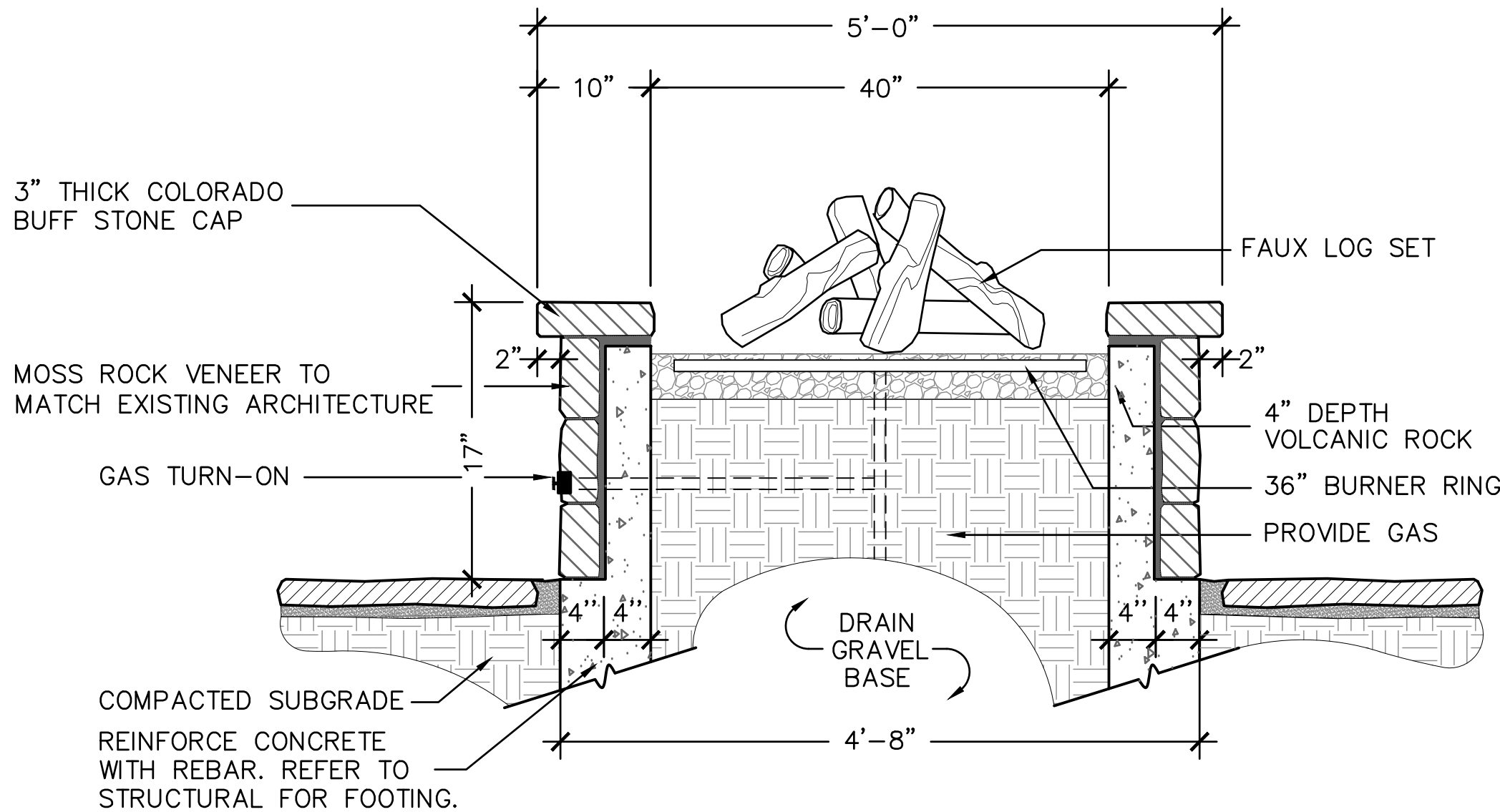
1. All areas disturbed by construction and not designated a shrub bed or sod, shall be planted with the specified native grass seed.
2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
3. The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and Town of Minturn standards.
4. See Civil Engineering sheets for final grading and drainage.
5. Snow Storage area shall be a min. of 25% of all driveway and parking areas.

Revegetation Notes:

1. Seed shall be broadcast and raked to ¼" depth.
2. Apply Biodegradable Green Dyed-Wood Cellulose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer.

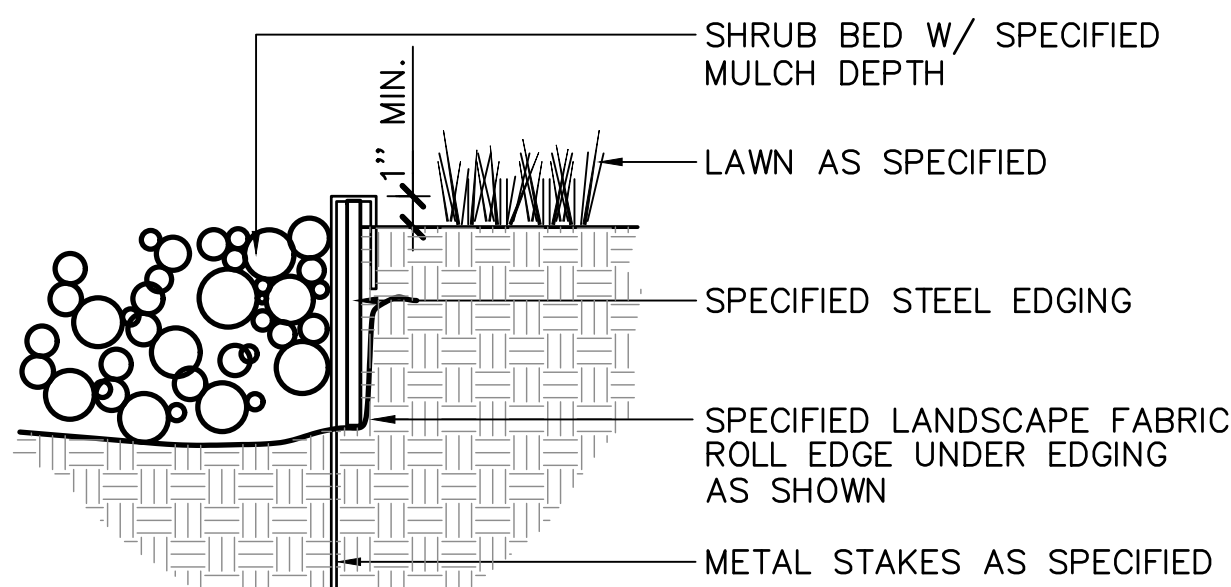
Fire Mitigation Recommendations:

1. Zone 1 (15' from building and integral planting): no highly flammable plants, such as evergreen trees and shrubs should be planted within 15' of the structure or attachments.
2. Zone 2 (70' from building and Integral planting): a 10' crown separation must be maintained for all evergreen trees and shrubs over 4' height. A 4' crown separation must be maintained for evergreen shrubs under 4' height.
3. Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
4. Existing junipers within Zone 1 and Zone 2 must be limbed ½ of their total height, but no more than 10' height.
5. Dead limbs shall be removed from all existing Serviceberry within Zone 1 or Zone 2.
6. If necessary, final existing vegetation to be limbed or removed for fire mitigation purposes will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Town of Minturn on a unit by unit basis prior to construction.



1 5 FT. DIAMETER OUTDOOR GAS FIRE PIT

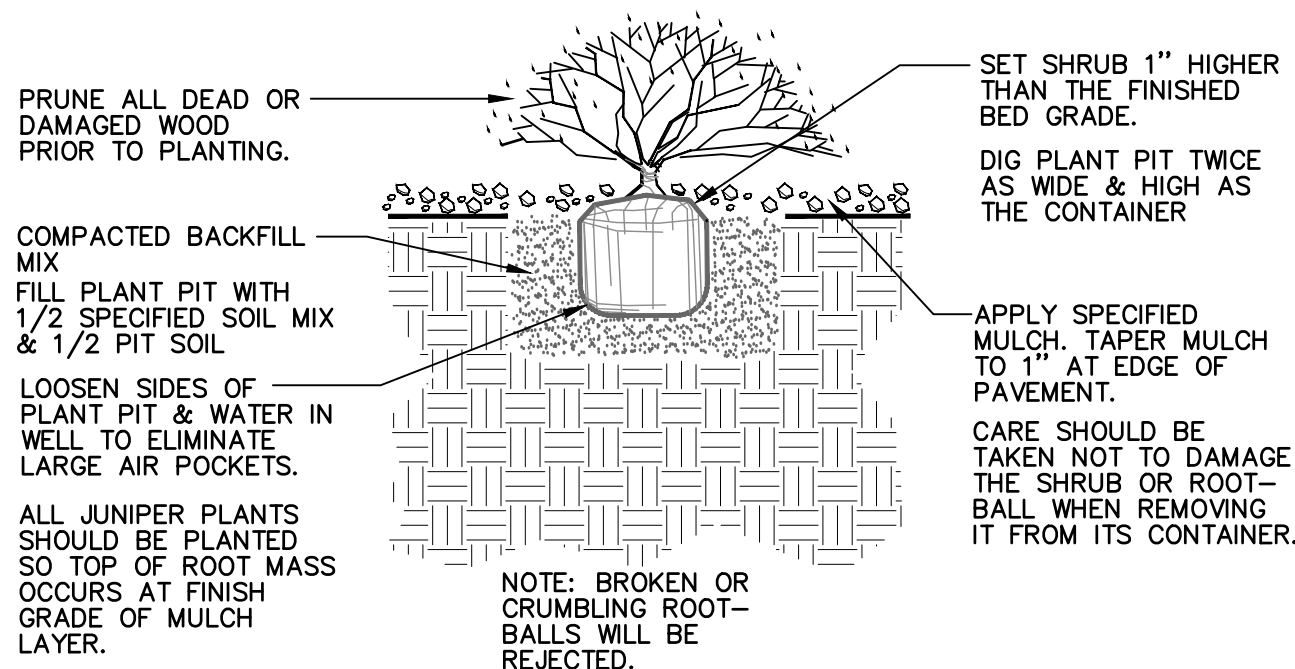
SCALE: 1"=2'-0"



- NOTES:
- 1) SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN.
 - 2) EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
 - 3) ALL JOINTS TO BE SECURELY STAKED.
 - 4) CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

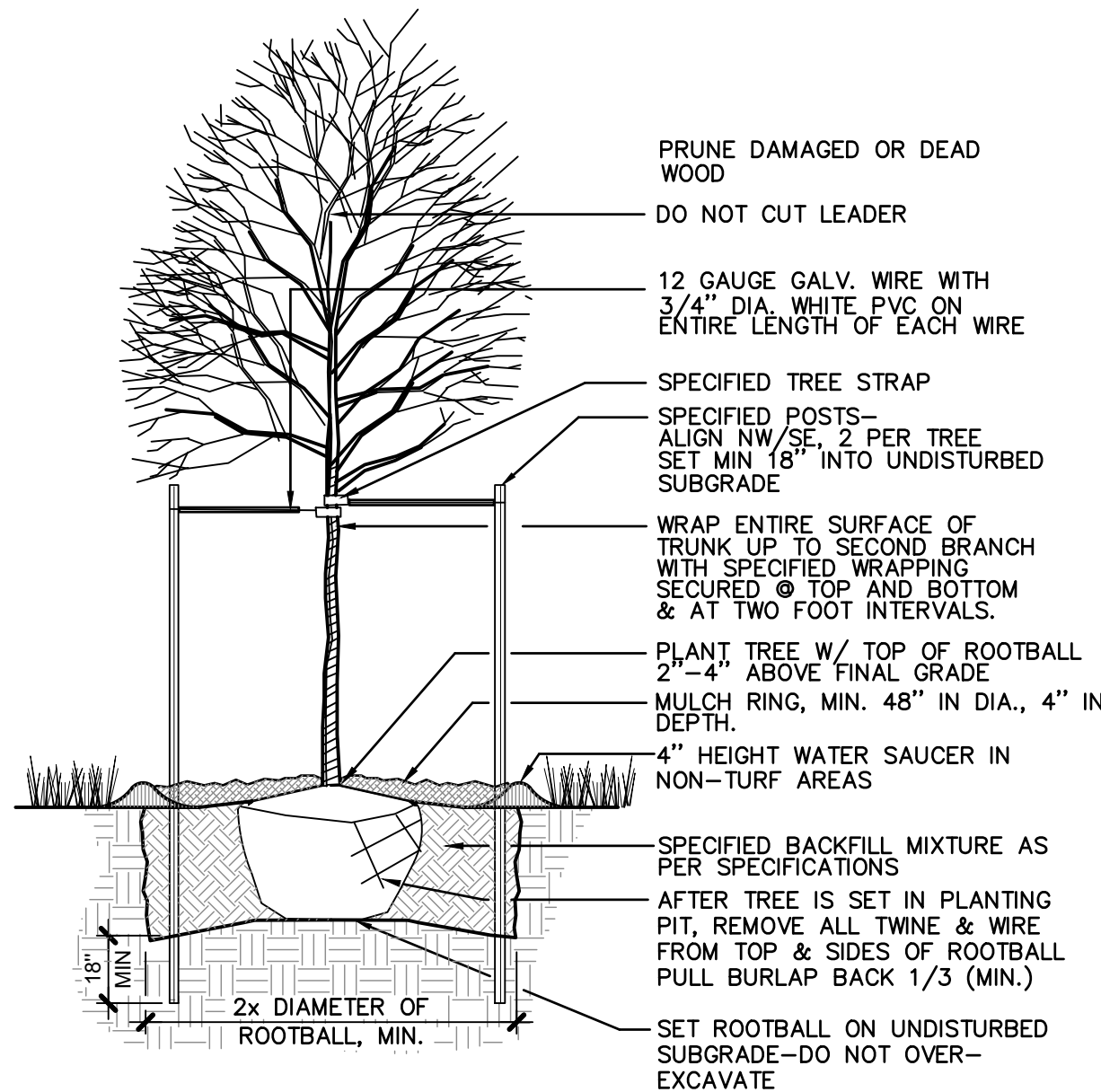
2 STEEL EDGER

NOT TO SCALE



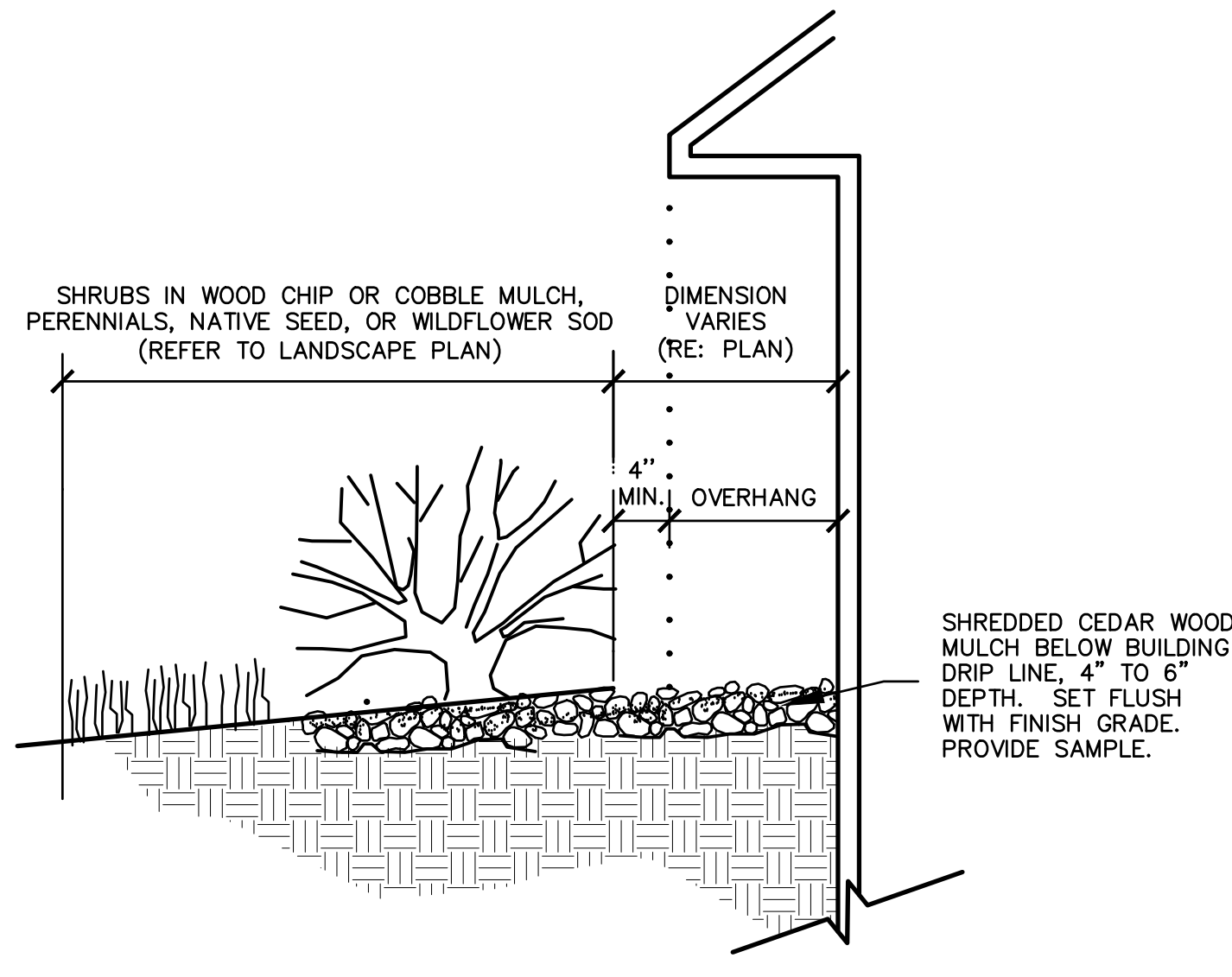
3 SHRUB PLANTING

NOT TO SCALE



4 DECIDUOUS TREE PLANTING

NOT TO SCALE



5 MULCH ARMORED DRIP LINE

NOT TO SCALE

LEGEND & IRRIGATION CALCULATIONS:

Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop-Up Spray Irrigation For Bluegrass Sod	1,595 SF
	Permanent micro-spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	11 TREES x 4.5 SF = 50 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,766 SF
	Temporary Spray Irrigation For Native Seed	4,316 SF

IRRIGATION NOTES:

1. DESIGN CRITERIA: DESIGN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM TO UNIFORMLY IRRIGATE ALL PLANTING AREAS. ZONE IRRIGATED SOD, NATIVE SEED GRASS, AND SHRUB PLANTING AREAS SEPARATELY. PROVIDE DRIP IRRIGATION FOR SHRUB BEDS. PROVIDE MICRO-SPRAY HEADS OR DRIP IRRIGATION, DEPENDING ON PLANT MATERIAL, IN PERENNIAL AND GROUNDCOVER BEDS. DESIGN ROTORS FOR TURF GRASS AREAS MORE THAN 40' WIDE, AND POP-UP SPRAY HEADS FOR AREAS LESS THAN 40' WIDE.
2. ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.

ALL DISTURBED AREAS SHALL BE SEEDED WITH: 'DRY NATIVE MOUNTAIN' SEED MIX

THIS SEED MIX HAS BEEN CHOSEN FOR THE SPECIFIC PROJECT LOCATION AND ELEVATION. LANDSCAPE INSTALLER SHALL NOT DEVIATE FROM THIS REVEGETATION SEED MIX WITHOUT WRITTEN APPROVAL FROM THE RESORT CONCEPTS SITE MANAGER.

COMMON NAME	SEEDING RATE % MIX	BULK LBS PER ACRE
SANDBERG BLUE	10%	5.00
MOUNTAIN BROME	20%	10.00
SLENDER WHEATGRASS	15%	7.50
BLUEBUNCH WHEATGRASS	10%	5.00
ROCKY MOUNTAIN FESCUE	10%	5.00
THICKSPIKE WHEATGRASS	15%	7.50
BOTTLEBRUSH SQUIRRELTAIL	2.5%	1.25
STREAMBANK WHEATGRASS	15%	7.50
PRAIRIE JUNEGRASS	2.5%	1.25
TOTAL LBS./ACRE	100%	50

NOTES:

PERCENTAGES OF MIXES VARY YEAR-TO-YEAR DEPENDING ON HARVEST OF SEEDS. HYDROSEED OR HAND BROADCAST: 1 LB. PER 1,000 SQ. FT. OR 50 LBS. PER ACRE. RAKE IN ¼" DEEP AND IRRIGATE, IF POSSIBLE UNTIL ESTABLISHED. 'DRY NATIVE MOUNTAIN' SEED MIX IS AVAILABLE FROM PAWNEE BUTTES SEED INC., 605 25TH STREET, GREELEY, CO 80632. PHONE: 1-800-782-5947 WEBSITE: PAWNEEBUTTESSEED.COM

PROPOSED PLANT MATERIALS LIST

Note: All plant material has been chosen from the CSU Extension Office recommended plant lists. These lists have been cross referenced to find suitable plants for the elevation of Minturn (10,000 ft and above), and also to maximize use of plants native to the area, low-water use plants, and plants that enhance habitat and food sources for insects, butterflies, birds and other animals. The cross referenced lists are the following:

- CSU Extension, Fire Wise Plant Materials - 6.305
- CSU Extension, Trees and Shrubs for Mountain Areas - Fact Sheet No. 7.423
- CSU Extension, Low-Water Native Plants for Colorado Gardens, Mountains 7,500' and Above - CO Native Plant Society
- CSU Extension, Native Trees for Colorado Landscapes - Fact Sheet No. 7.421
- CSU Extension, Native Shrubs for Colorado Landscapes - Fact Sheet No. 7.422

QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
DECIDUOUS & EVERGREEN TREES				
7	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
3	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed
1	Colorado Blue Spruce Picea pungens	2	14' ht.	Specimen quality B&B, staked

ORNAMENTAL GRASSES (planted @ 18" O.C. spacing)

6	Feather Reed Grass Calamagrostis acutiflora 'Karl Foerster'	1 & 2	1 gal.	Container Full
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PERENNIAL FLOWERS (planted @ 12" O.C. spacing)

13	Compact Shasta Daisy Leucanthemum x superbum 'Silver Princess'	1 & 2	Flats of 15	
12	Rocky Mountain Penstemon Penstemon strictus	1 & 2	Flats of 15 or 32	

DECIDUOUS SHRUBS

4	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
3	Common Purple Lilac Syringa vulgaris	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
3	Golden Currant Ribes aureum	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
3	Mountain Spray Holodiscus dumosus	1 & 2	5 gal.	Container, 5 canes minimum 18"-24" ht.
4	Rocky Mountain Maple Acer glabrum	1 & 2	B&B gal.	Container, 5 canes minimum 36"-48" ht.
1	Saskatoon Serviceberry Amelanchier alnifolia	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
8	Yellow Potentilla Potentilla fruticosa 'Jackmannii'	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.



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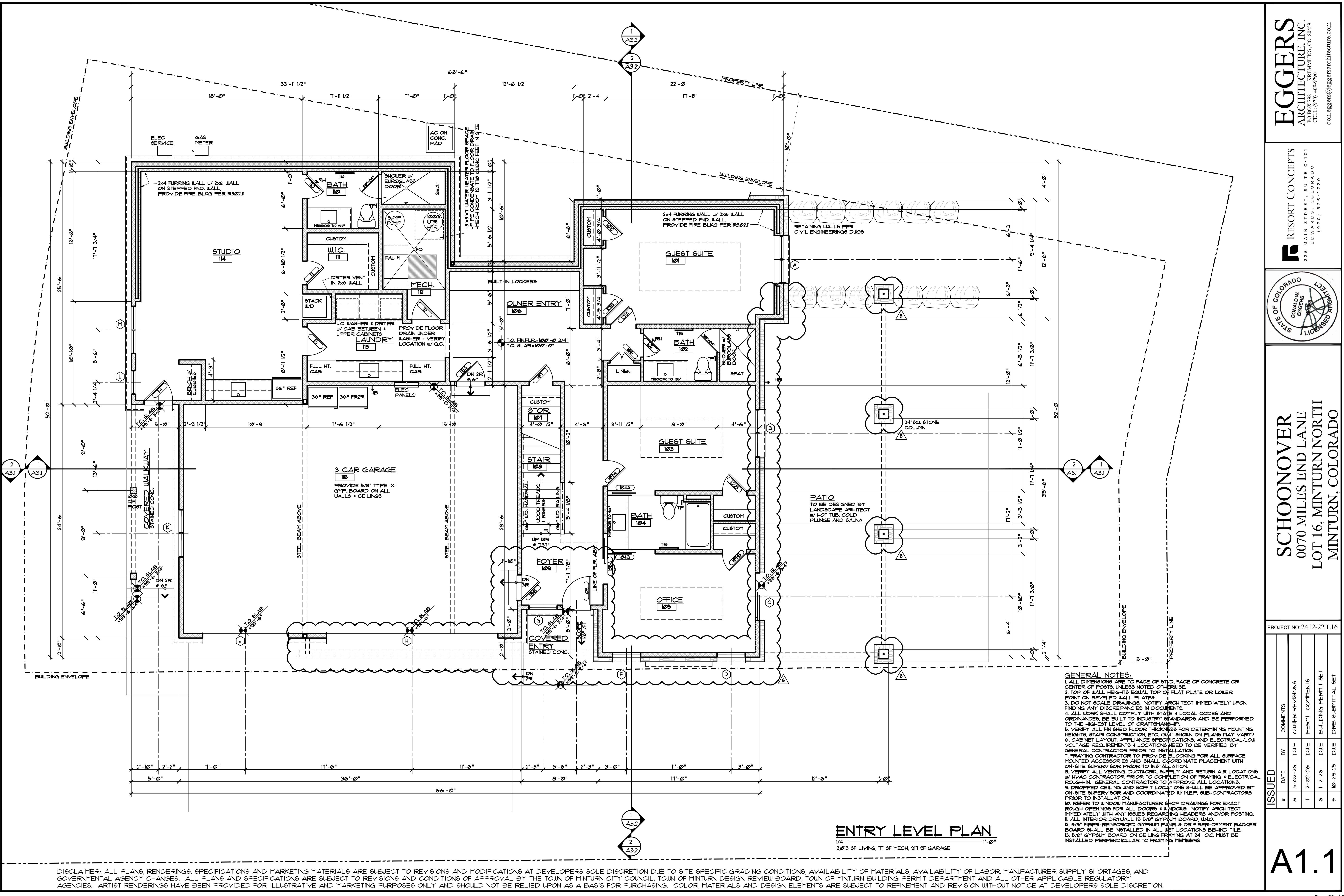
MINTURN NORTH P.U.D.
LOT 16-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: October 29, 2025
REVISIONS:
PERMIT SET: 1.12.26

PERMIT SET

SHEET TITLE:
LANDSCAPE
NOTES & DETAILS
SCALE: NOT TO SCALE
SHEET NUMBER:

L2



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STATE OF COLORADO
DONALD W. EGGERS
LICENSED ARCHITECT

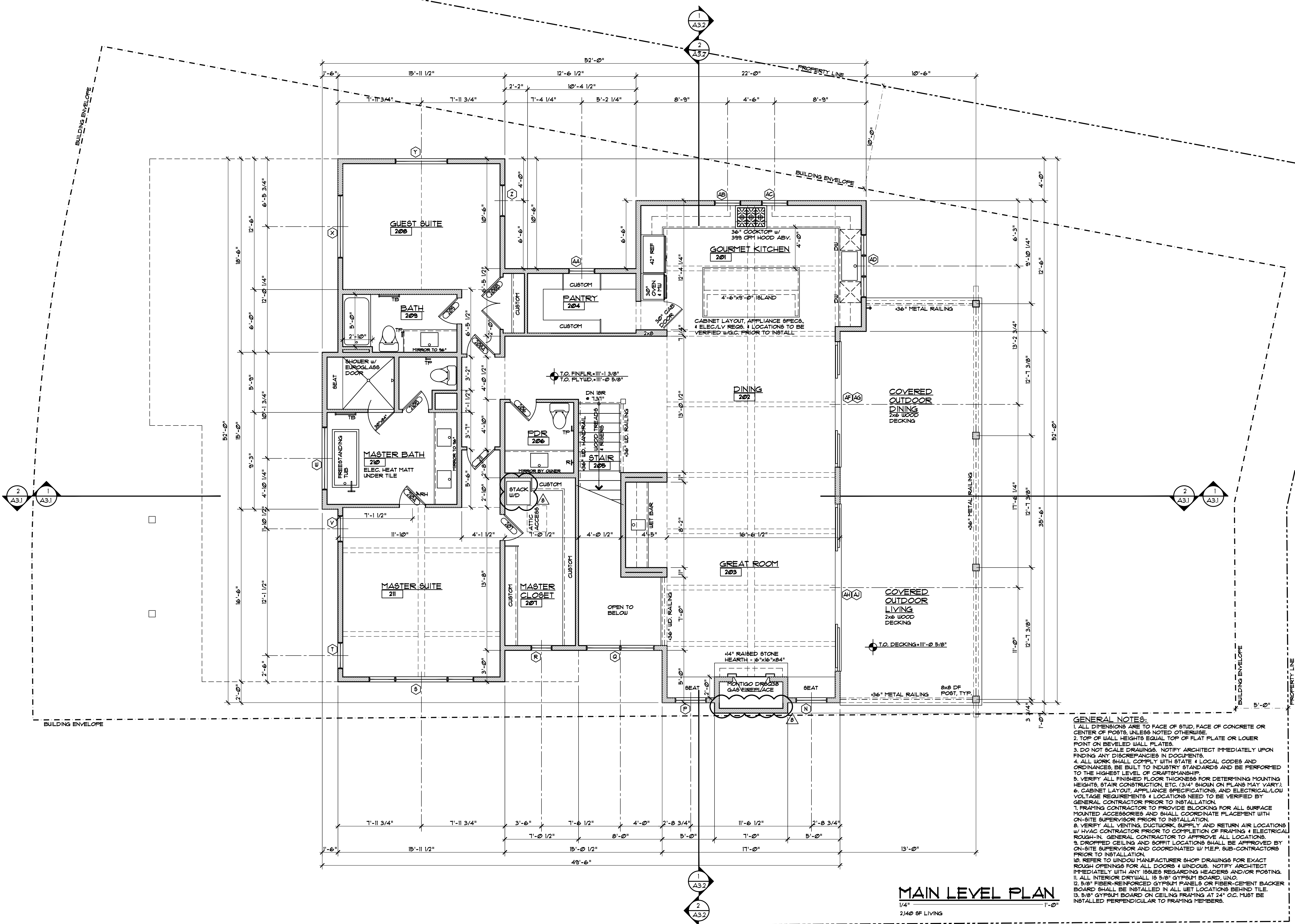
SCHOONOVER
0070 MILES END LANE
LOT 16, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L16

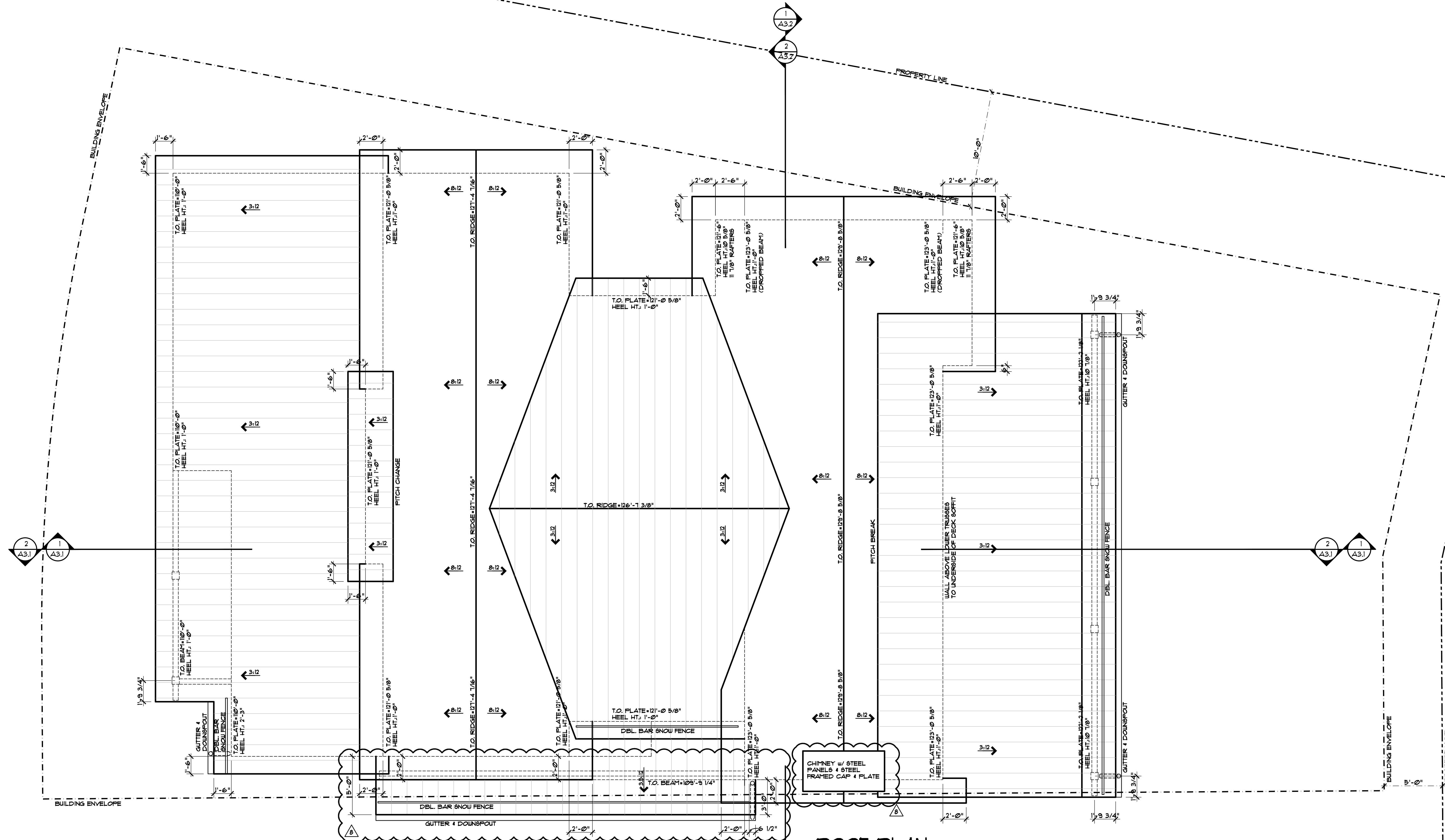
ISSUED	#	DATE	BY	COMMENTS
	8	3-09-26	DUE	OWNER REVISIONS
	7	2-07-26	DUE	PERMIT COMMENTS
	6	1-12-26	DUE	BUILDING PERMIT SET
	5	10-29-25	DUE	DRE SUBMITTAL SET

A1.1

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.



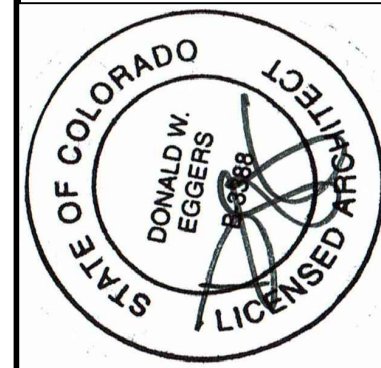
GENERAL NOTES:
1. ALL DIMENSIONS ARE TO FACE OF STUD, FACE OF CONCRETE OR CENTER OF POSTS, UNLESS NOTED OTHERWISE.
2. TOP OF WALL HEIGHTS EQUAL TOP OF PLAT PLATE OR LOWER POINT ON BEVELED WALL PLATES.
3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
4. ALL WORK SHALL COMPLY WITH STATE & LOCAL CODES AND ORDINANCES, BE BUILT TO INDUSTRY STANDARDS AND BE PERFORMED TO THE HIGHEST LEVEL OF CRAFTSMANSHIP.
5. VERIFY ALL FINISHED FLOOR THICKNESS FOR DETERMINING MOUNTING HEIGHTS, STAIR CONSTRUCTION, ETC. (3/4" SHOWN ON PLANS MAY VARY).
6. CABINET LAYOUT, APPLIANCE SPECIFICATIONS, AND ELECTRICAL/LOW VOLTAGE REQUIREMENTS & LOCATIONS NEED TO BE VERIFIED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
7. FRAMING CONTRACTOR TO PROVIDE BLOCKING FOR ALL SURFACE MOUNTED ACCESSORIES AND SHALL COORDINATE PLACEMENT WITH ON-SITE SUPERVISOR PRIOR TO INSTALLATION.
8. VERIFY ALL VENTING, DUCTWORK, SUPPLY AND RETURN AIR LOCATIONS w/ HVAC CONTRACTOR PRIOR TO COMPLETION OF FRAMING & ELECTRICAL ROUGH-IN. GENERAL CONTRACTOR TO APPROVE ALL LOCATIONS.
9. DROPPED CEILING AND SORBIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED w/ M.E.P. SUB-CONTRACTORS PRIOR TO INSTALLATION.
10. REFER TO WINDOW MANUFACTURER SHOP DRAWINGS FOR EXACT ROUGH OPENINGS FOR ALL DOORS & WINDOWS. NOTIFY ARCHITECT IMMEDIATELY WITH ANY ISSUES REGARDING HEADERS AND/OR FOOTING.
11. ALL INTERIOR DRYWALL IS 5/8" GYPSUM BOARD, UNO.
12. 5/8" FIBER-REINFORCED GYPSUM PANELS OR FIBER-CEMENT BACKER BOARD SHALL BE INSTALLED IN ALL WET LOCATIONS BEHIND TILE.
13. 5/8" GYPSUM BOARD ON CEILING FRAMING AT 24" O.C. MUST BE INSTALLED PERPENDICULAR TO FRAMING MEMBERS.



ROOF PLAN
1/4" = 1'-0"

- GENERAL NOTES:**
1. PRIMARY ROOF PITCHES ARE 8:12, SECONDARY ROOF PITCHES ARE 3:12.
 2. PRIMARY ROOFING MATERIAL IS CERTAINTED BELMONT IR ASPHALT SHINGLES.
 3. SECONDARY ROOF MATERIAL IS STANDARD STANDING SEAM METAL ROOF AT 3:12 PITCH.
 4. ALL GUTTERS & DOWNSPOUT TO MATCH METAL ROOF COLORS AND HAVE HEAT TAPE TO DAYLIGHT.
 5. ALL VENTS & PENETRATIONS TO BE PAINTED MATTE BLACK.
 6. SNOW FENCE IS 5'-5" BLIZZARD II DOUBLE PINE W/ 5'-5'-5" CLAMPS BY ROCKY MOUNTAIN SNOW GUARDS.
 7. SNOW CLIPS INTERLACED IN SHINGLES WHERE HATCHED. CLIPS TO MATCH COLOR OF ROOFING.
 8. DIMENSIONS ON ROOF PLAN ARE FACE OF STUD OR CENTER OF POST/BEAM TO FACE OF FINISHED FASCIA.
 9. TOP OF PLATE HEIGHTS ARE TO TOP OF FLAT PLATE OR LOW POINT OF BEVELED PLATE.
 10. TOP OF BEAM HEIGHTS ARE TO TOP OF FLAT BEAM OR HIGH POINT OF BEVELED BEAM.
 11. HEEL HEIGHTS ARE PLUMB DIMENSION AT OUTSIDE FACE OF BEARING.
 12. RIDGE HEIGHTS ARE TO FRAMING MEMBERS, NOT ROOF SHEATHING.
 13. REFER TO ROOF ELECTRICAL PLAN FOR CLEAR ROOF REQUIREMENTS PER I.E.C.C.
 14. REFER TO ROOF MATERIAL MANUFACTURER'S DOCUMENTS FOR ALL ROOF PENETRATION DETAILS.

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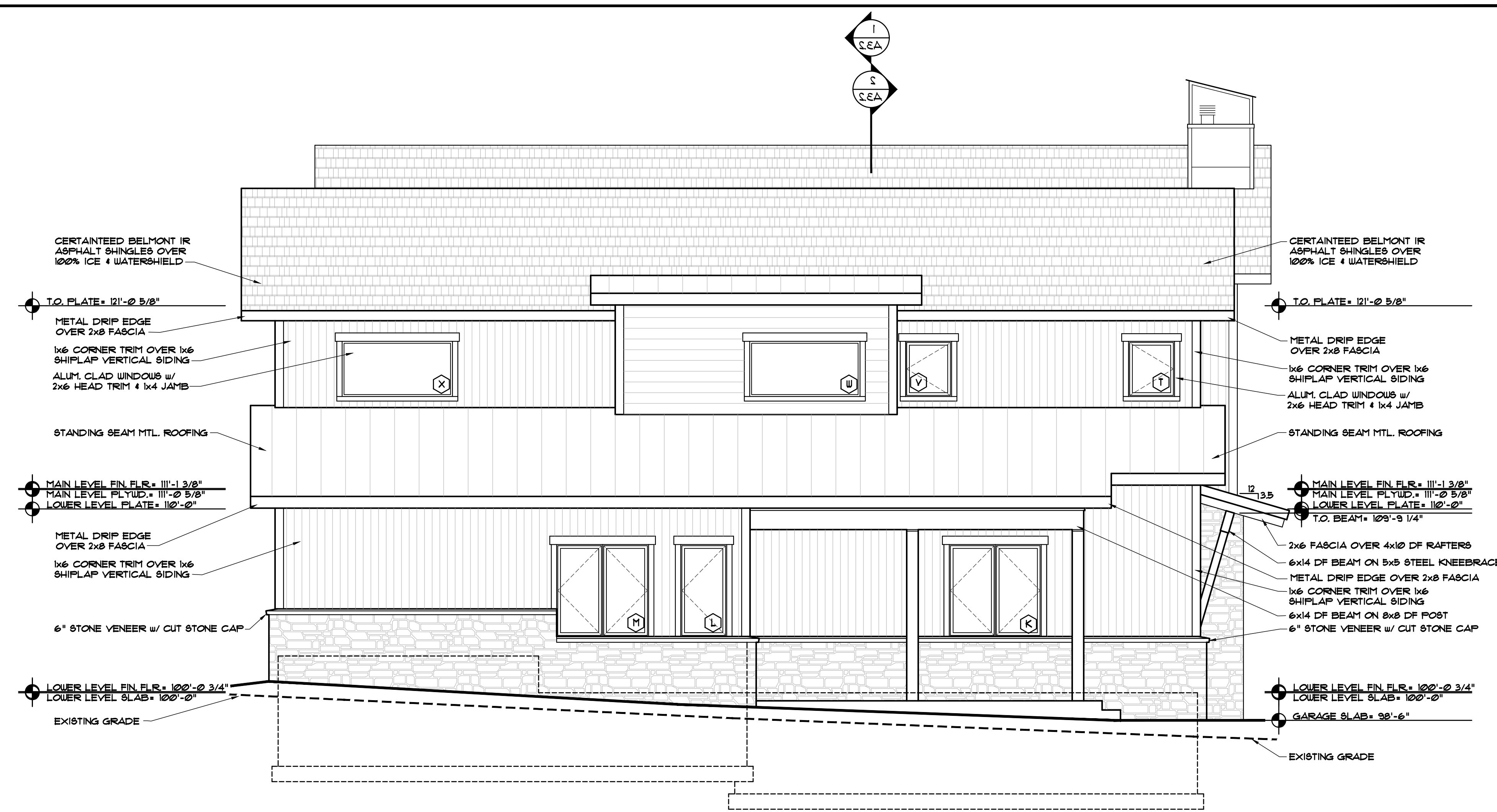


SCHOONOVER
0070 MILES END LANE
LOT 16, MINTURN NORTH
MINTURN, COLORADO

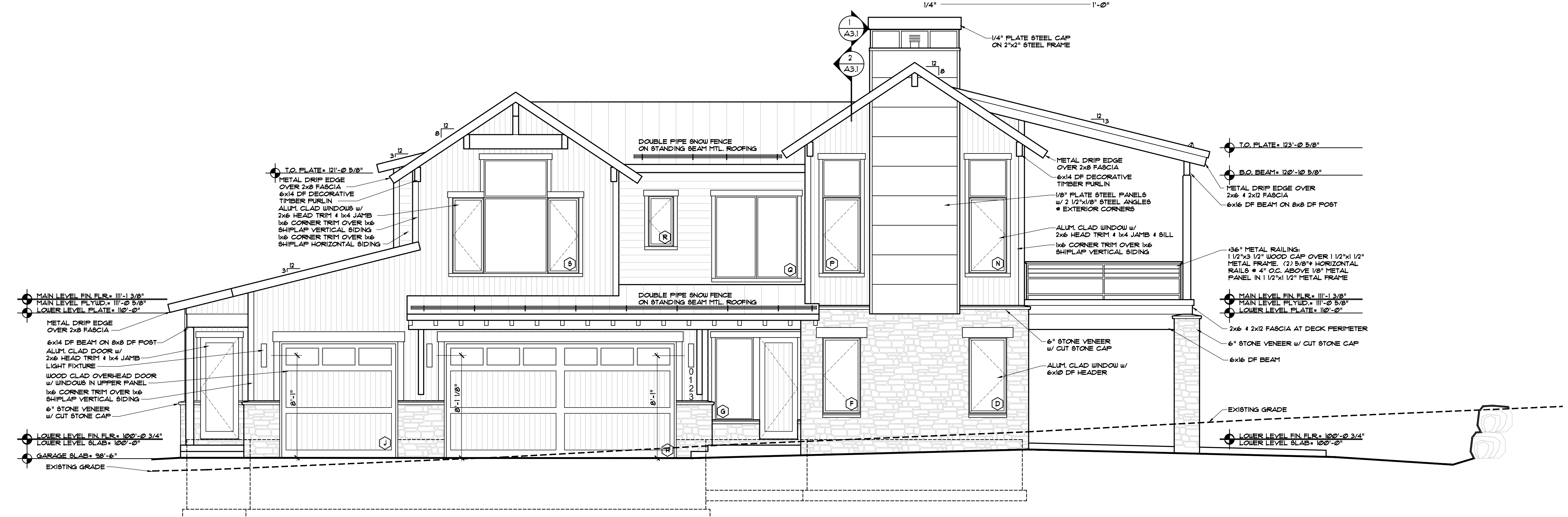
PROJECT NO: 2412-22 L16

ISSUED		#	DATE	BY	COMMENTS
8	3-02-26			DUE	OWNER REVISIONS
7	2-02-26			DUE	PERMIT COMMENTS
6	1-12-26			DUE	BUILDING PERMIT SET
5	10-29-25			DUE	DRE SUBMITTAL SET

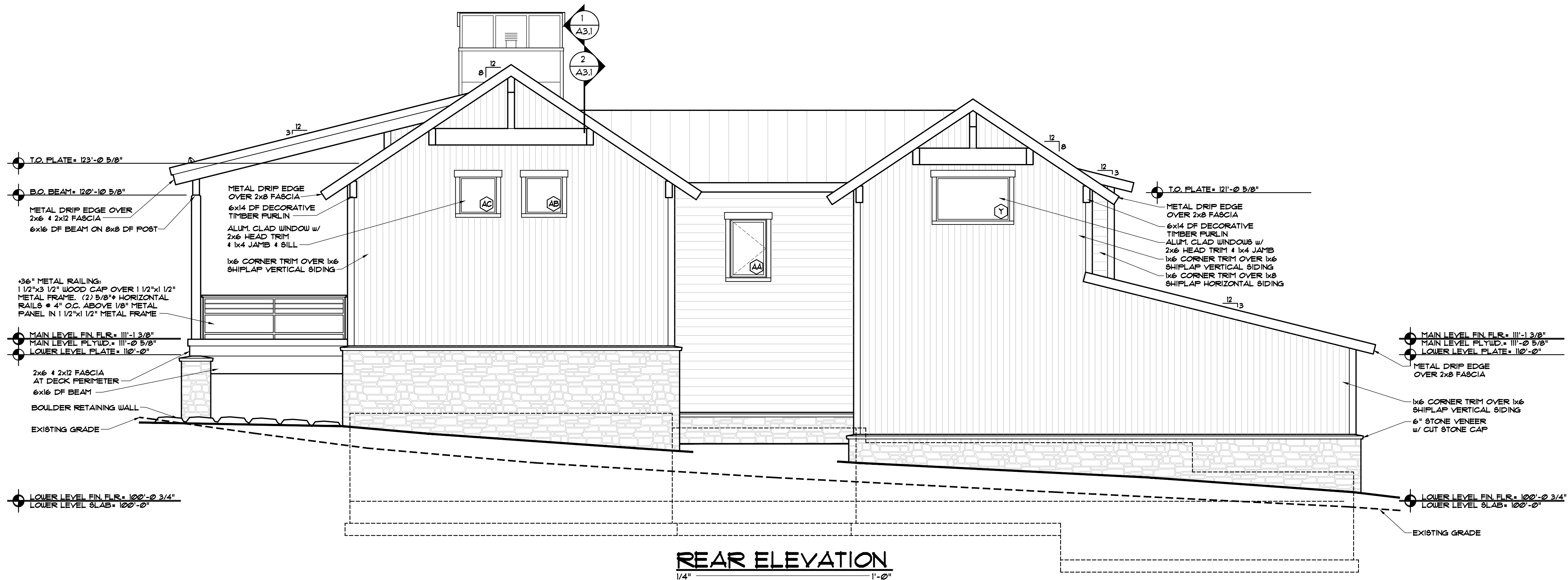
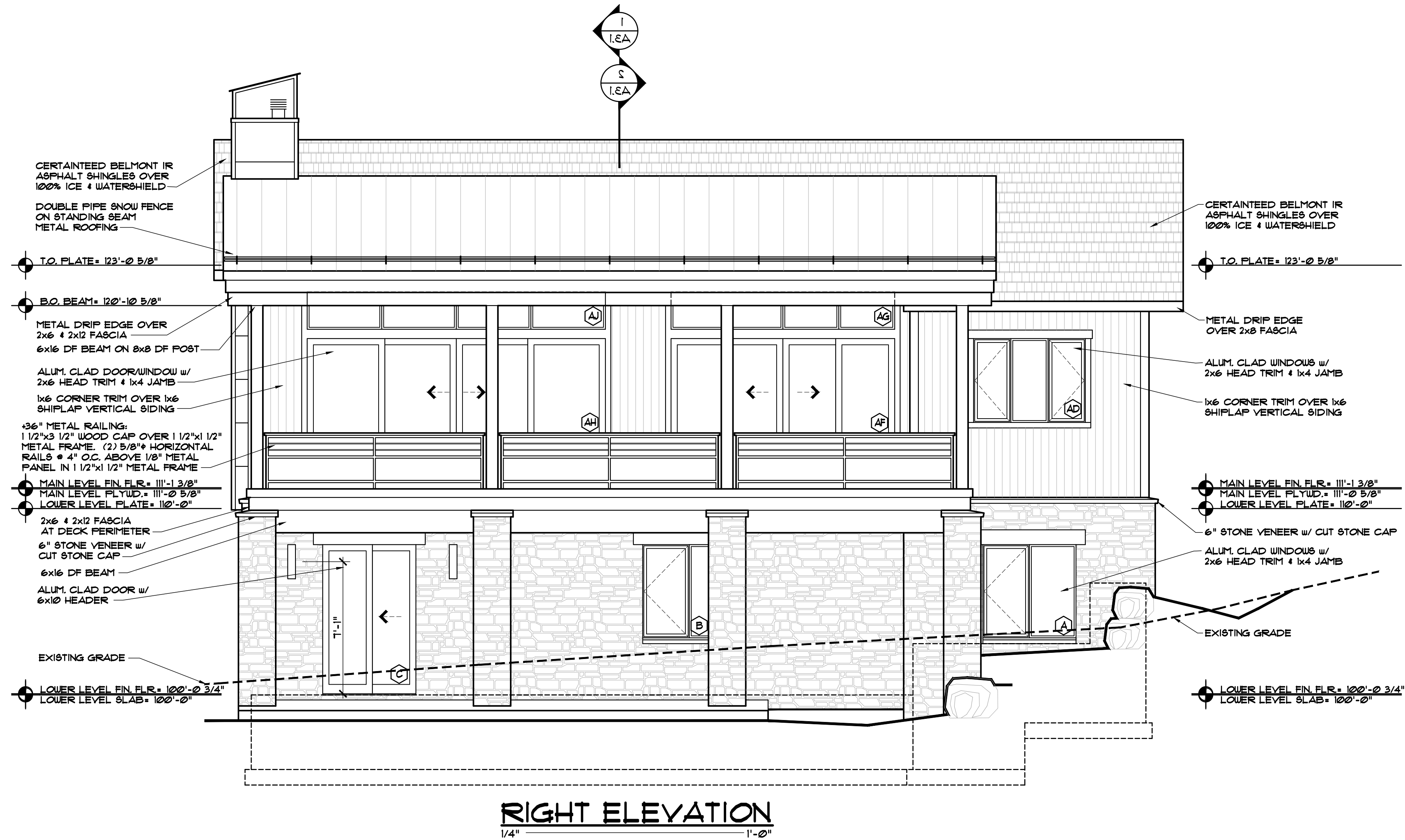
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8	3-09-26		OWNER REVISIONS	
7	2-07-26		PERMIT COMMENTS	
6	1-12-26		BUILDING PERMIT SET	
5	10-29-25		DRB SUBMITTAL SET	



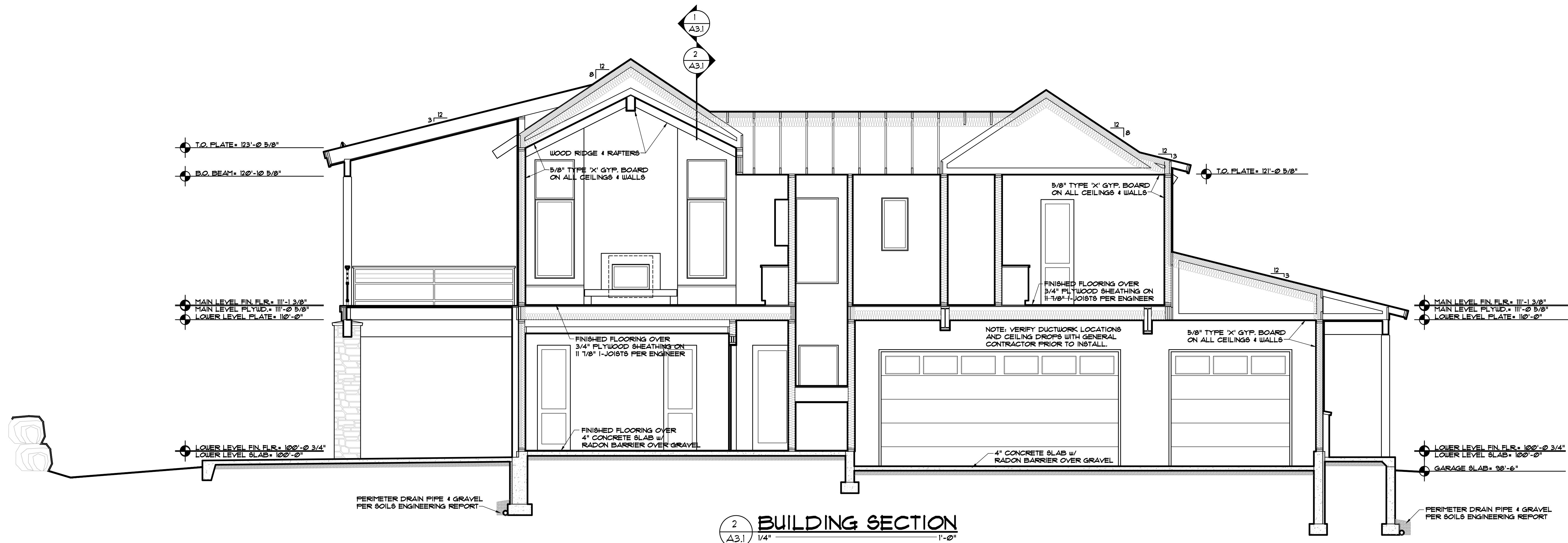
LEFT ELEVATION



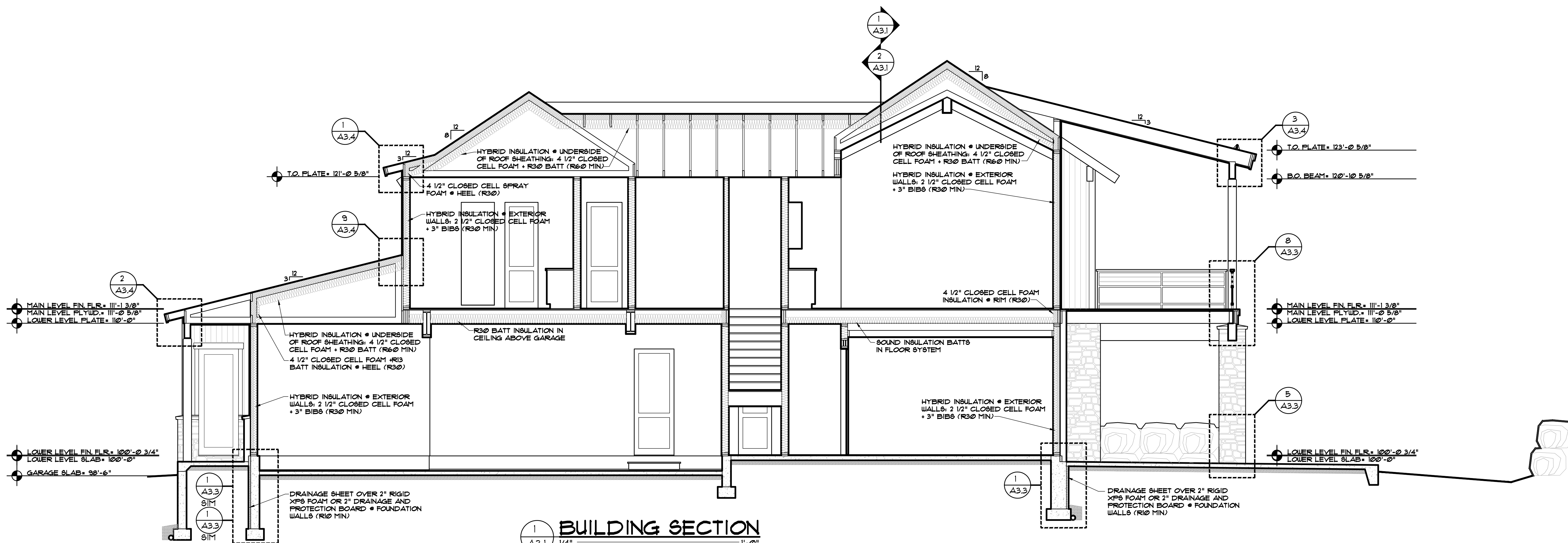
FRONT ELEVATION



#	DATE	BY	COMMENTS	ISSUED
8	3-02-26	DUE	OWNER REVISIONS	
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2 BUILDING SECTION
1/4" = 1'-0"

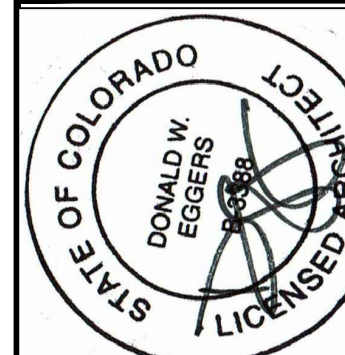


1 BUILDING SECTION
1/4" = 1'-0"

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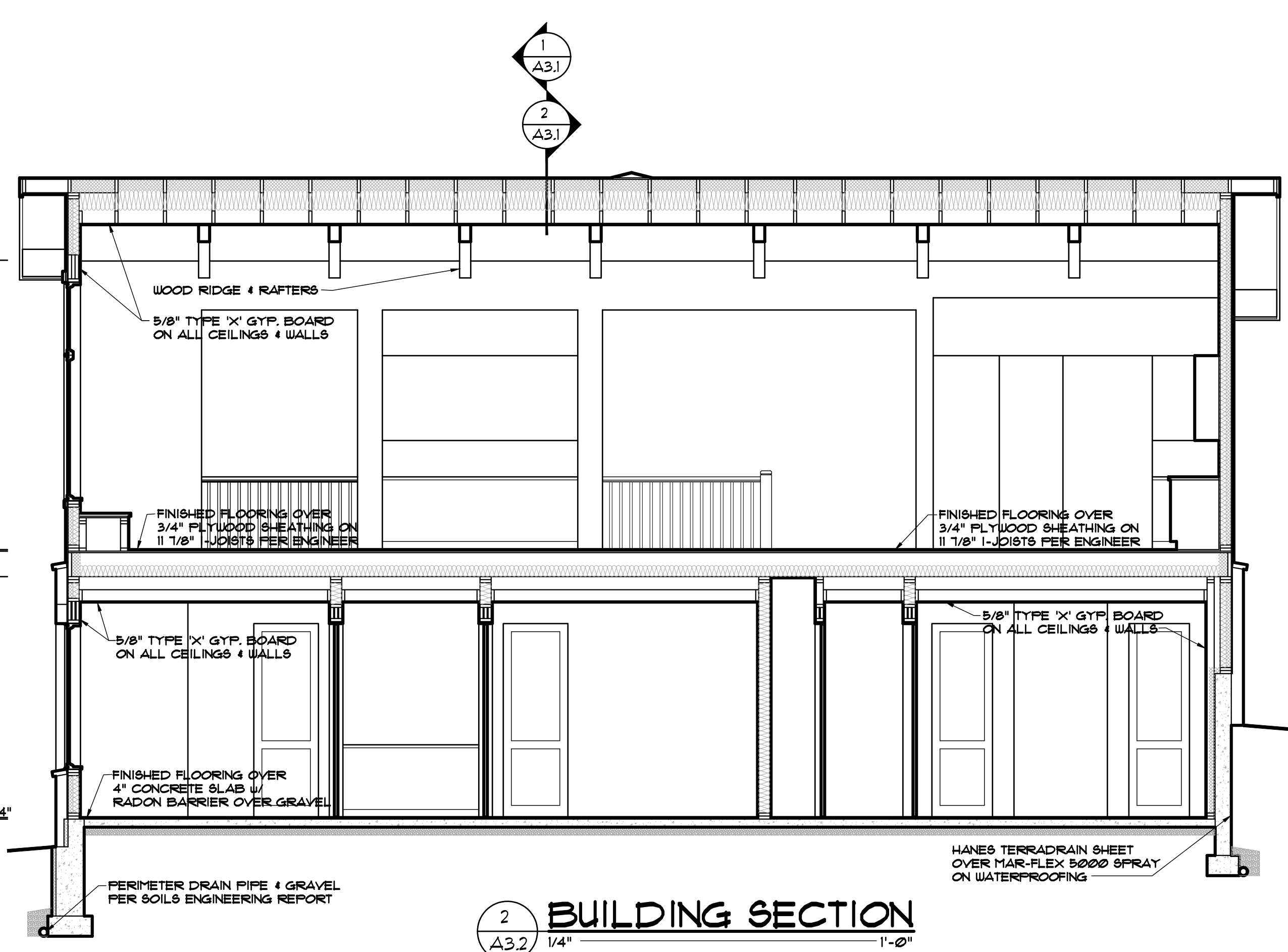
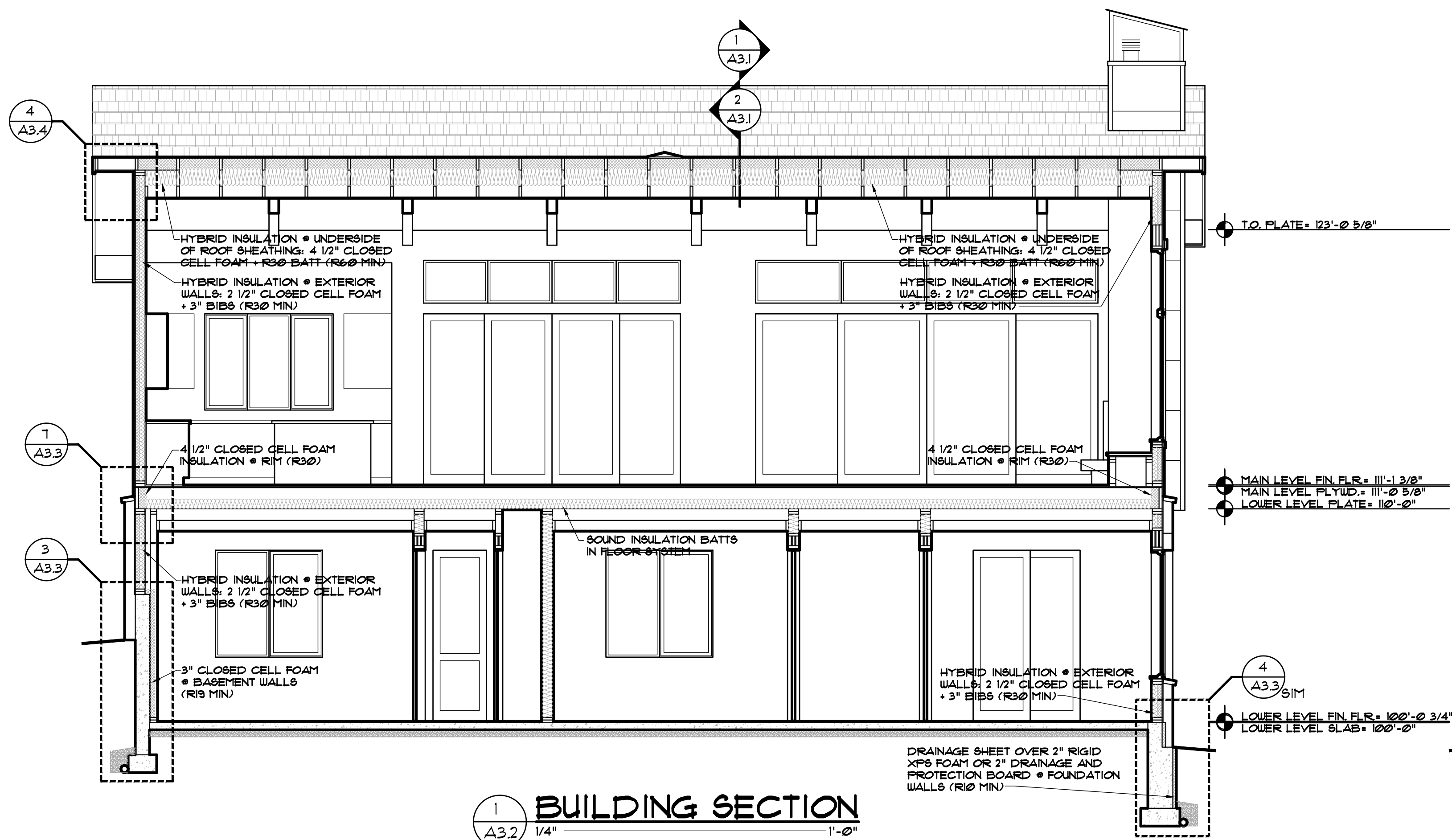
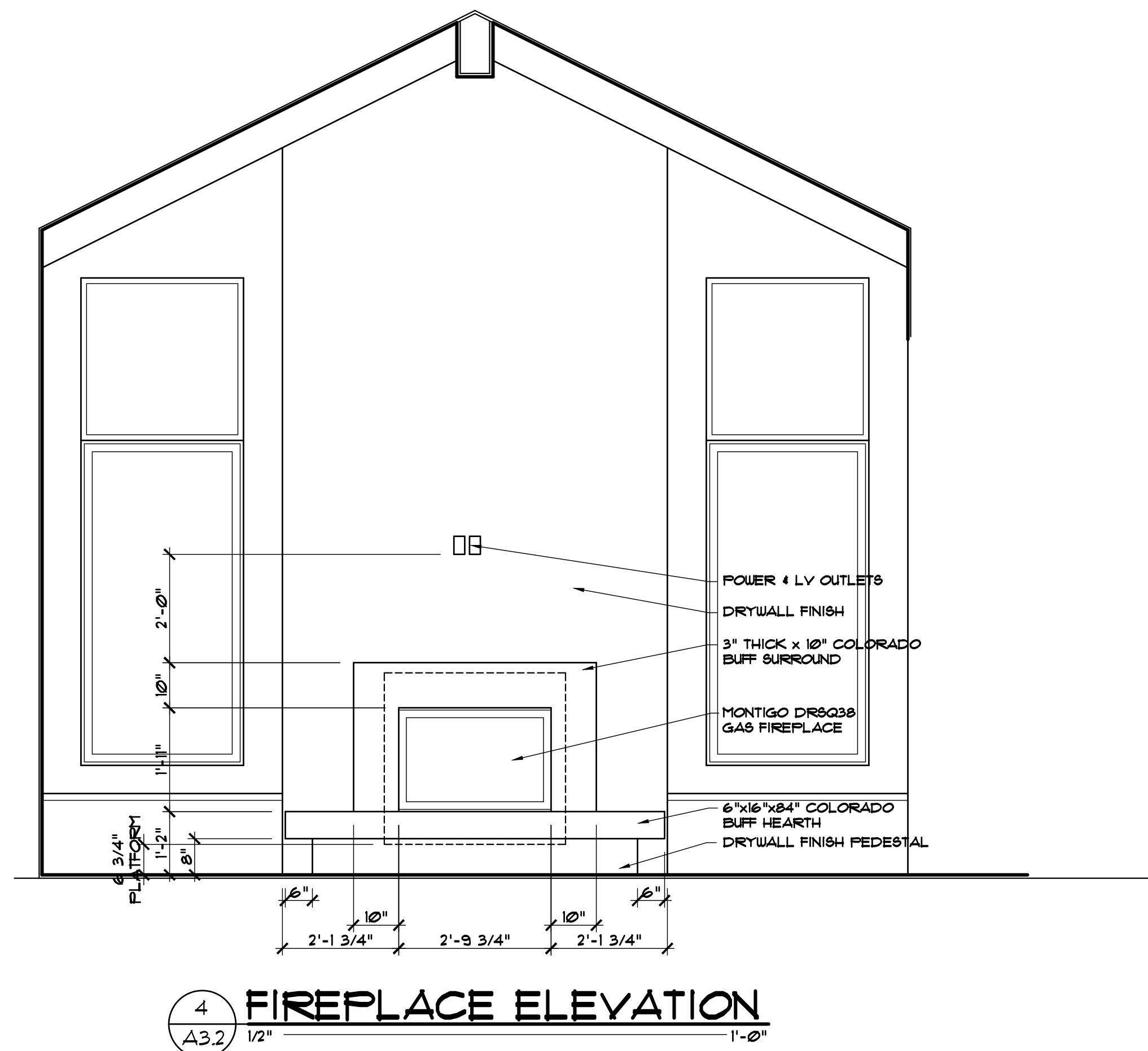
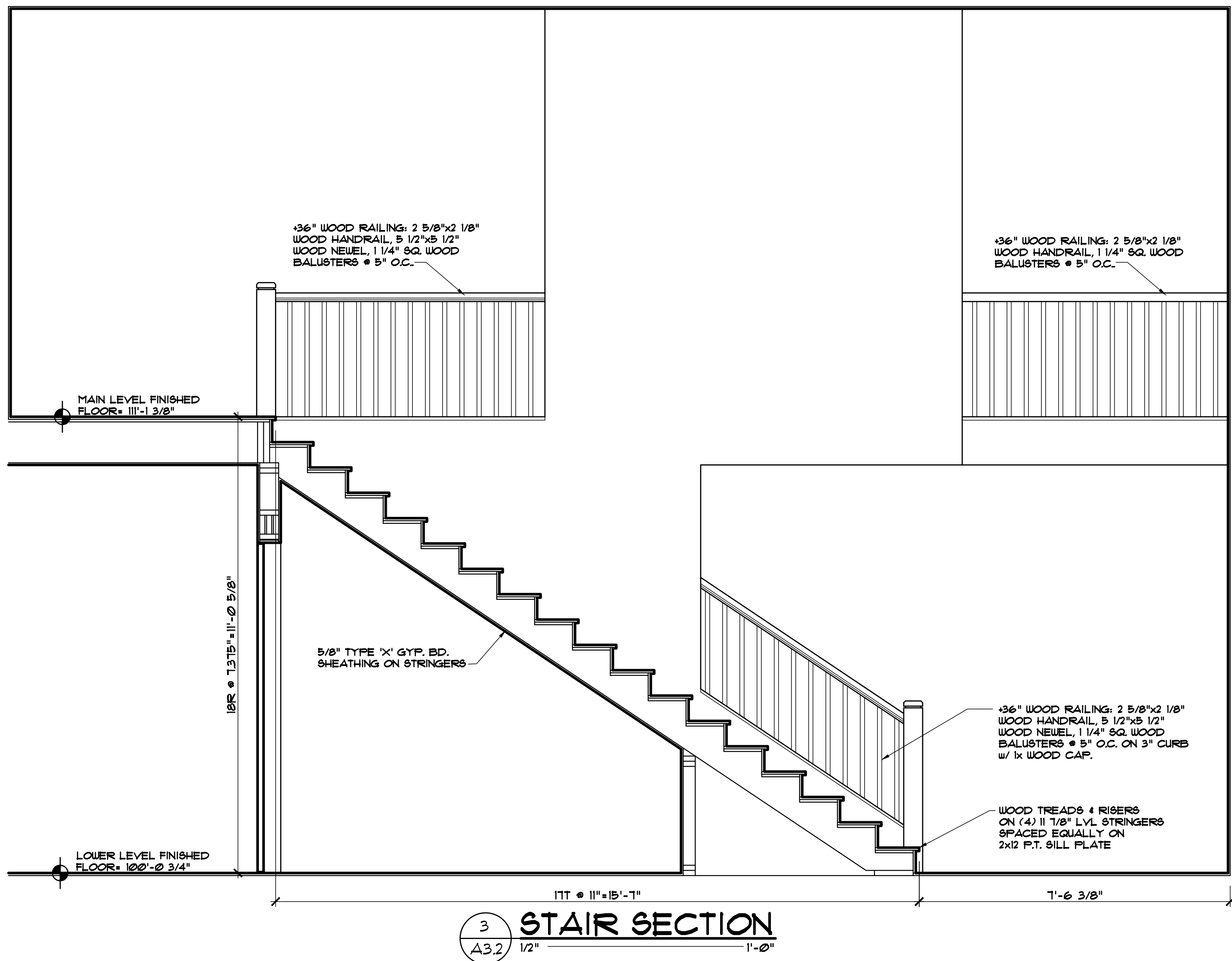


SCHOONOVER
0070 MILES END LANE
LOT 16, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L16

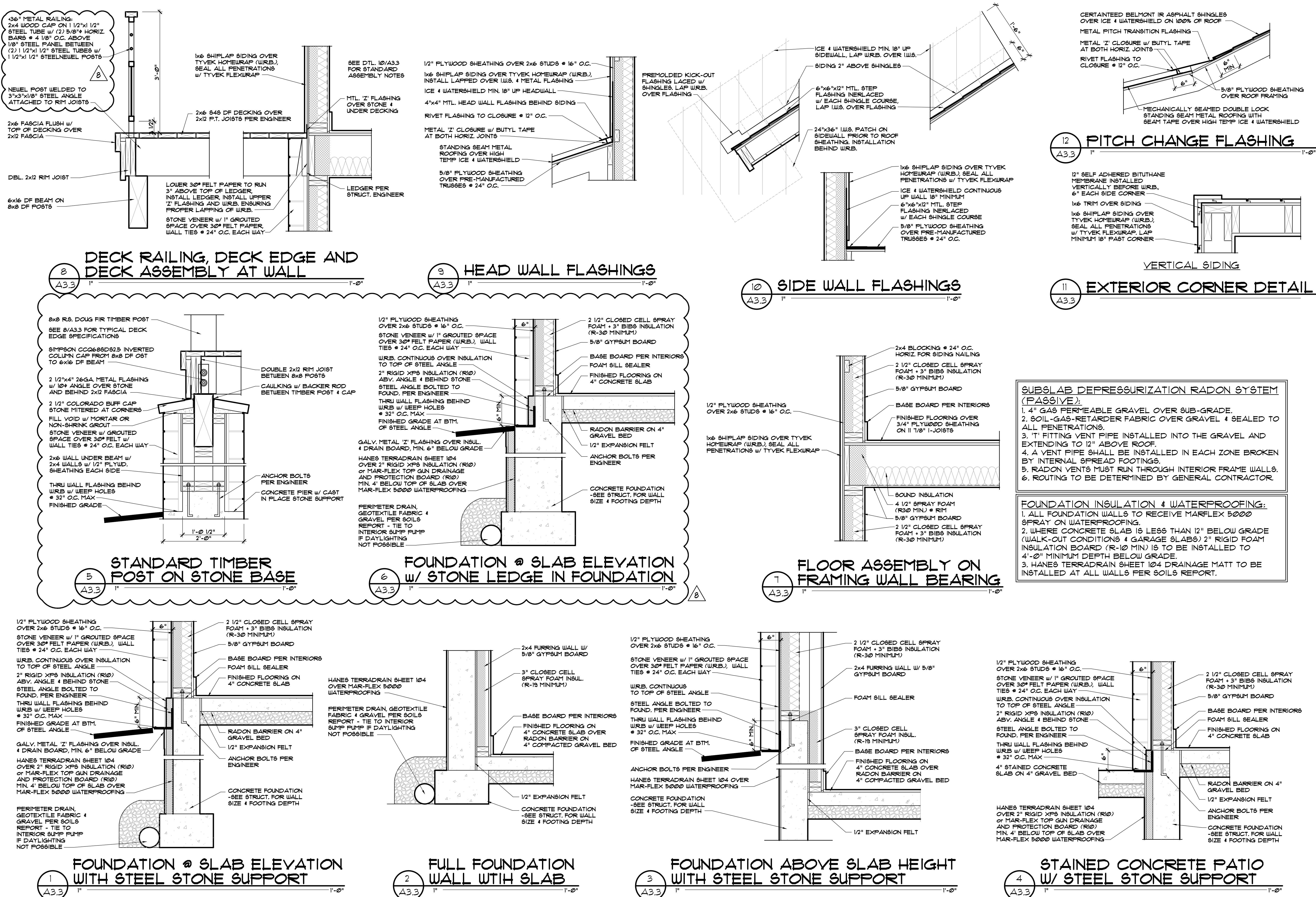
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6	1-12-26		BUILDING PERMIT SET	5	10-29-25		DRE SUBMITTAL SET

A3.1



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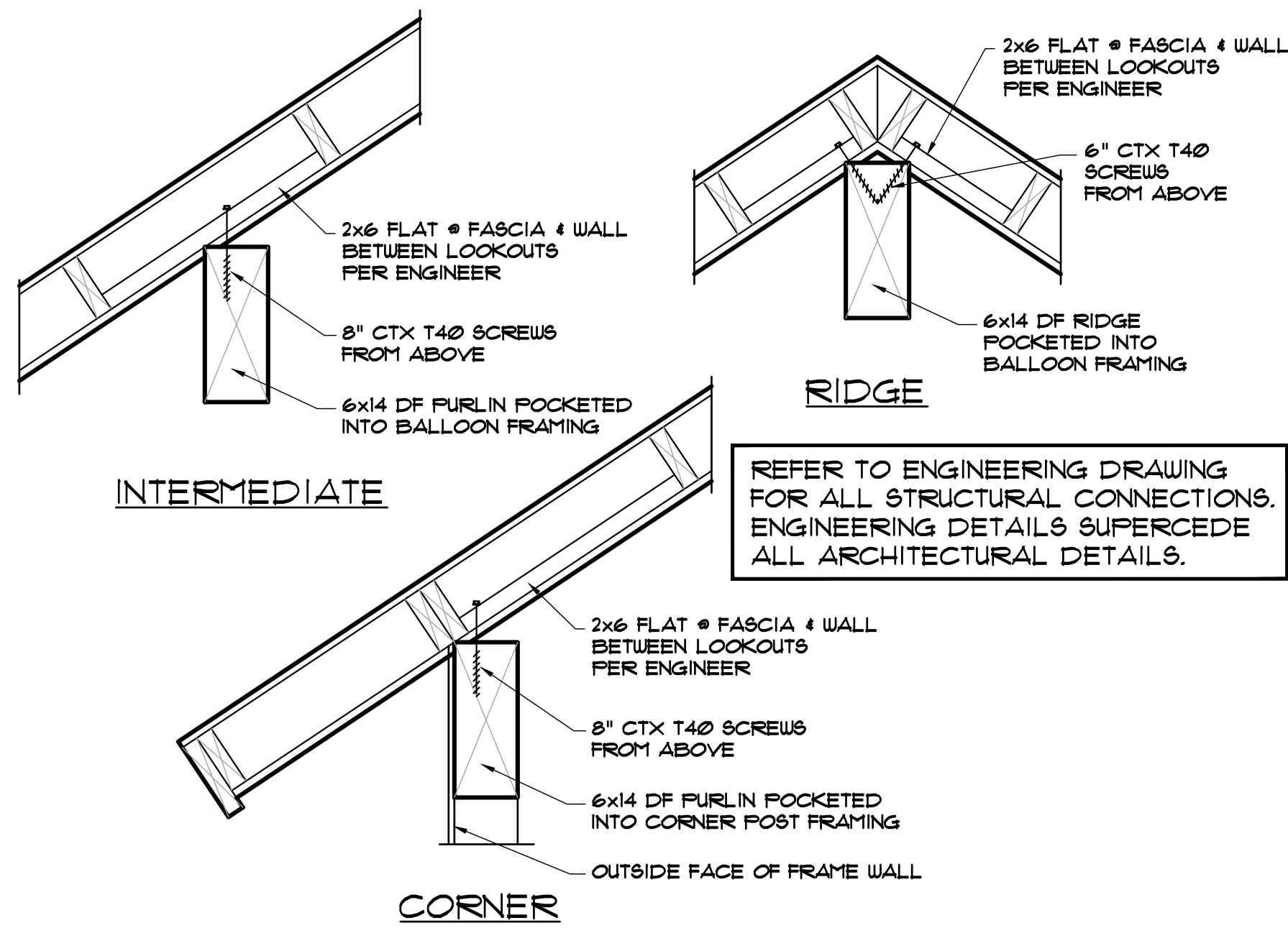
STATE OF COLORADO
DONALD W. EGGERS
ARCHITECT
LICENSED ARCHITECT

SCHOONOVER
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LOT 16, MINTURN NORTH
MINTURN, COLORADO

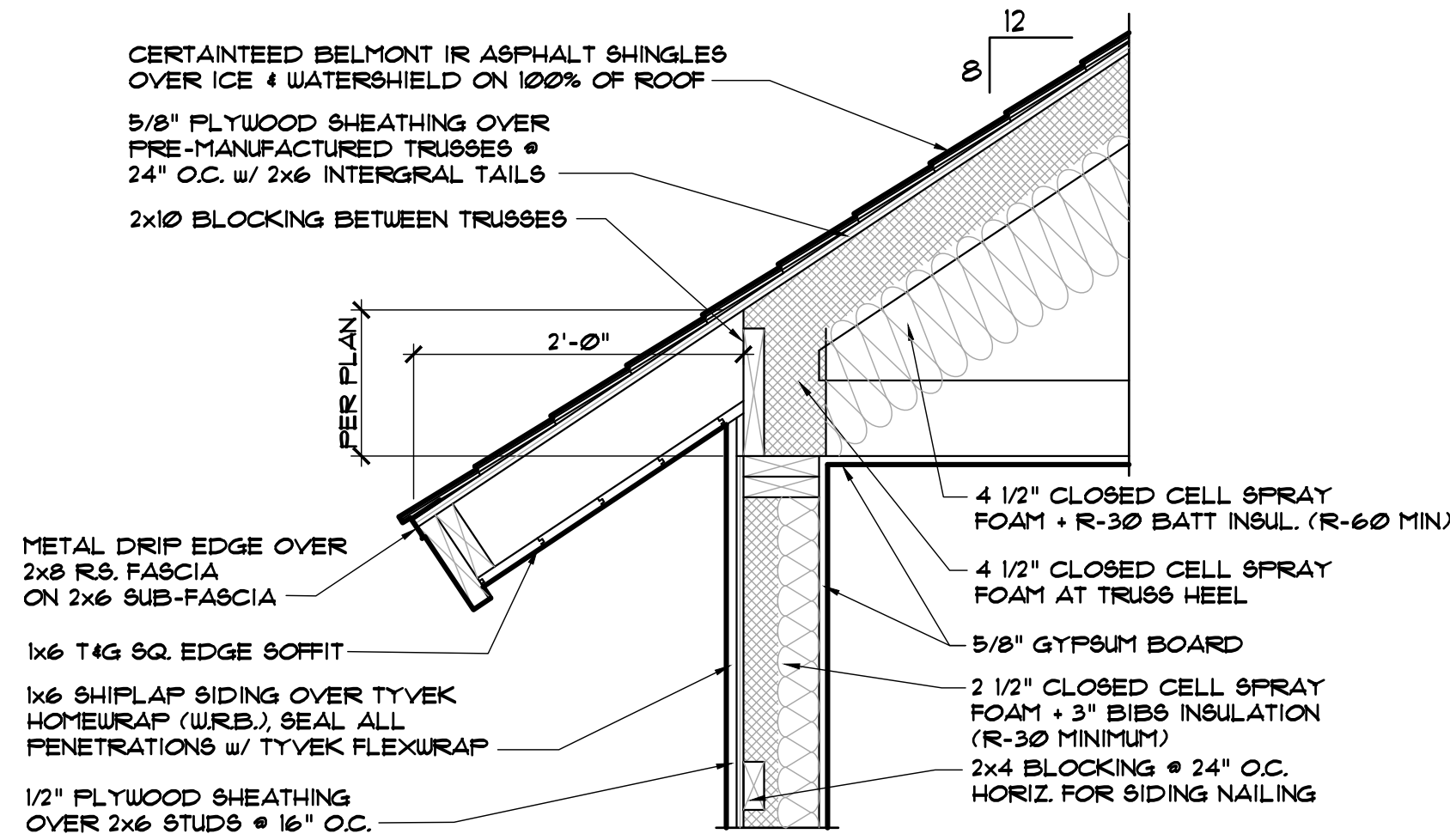
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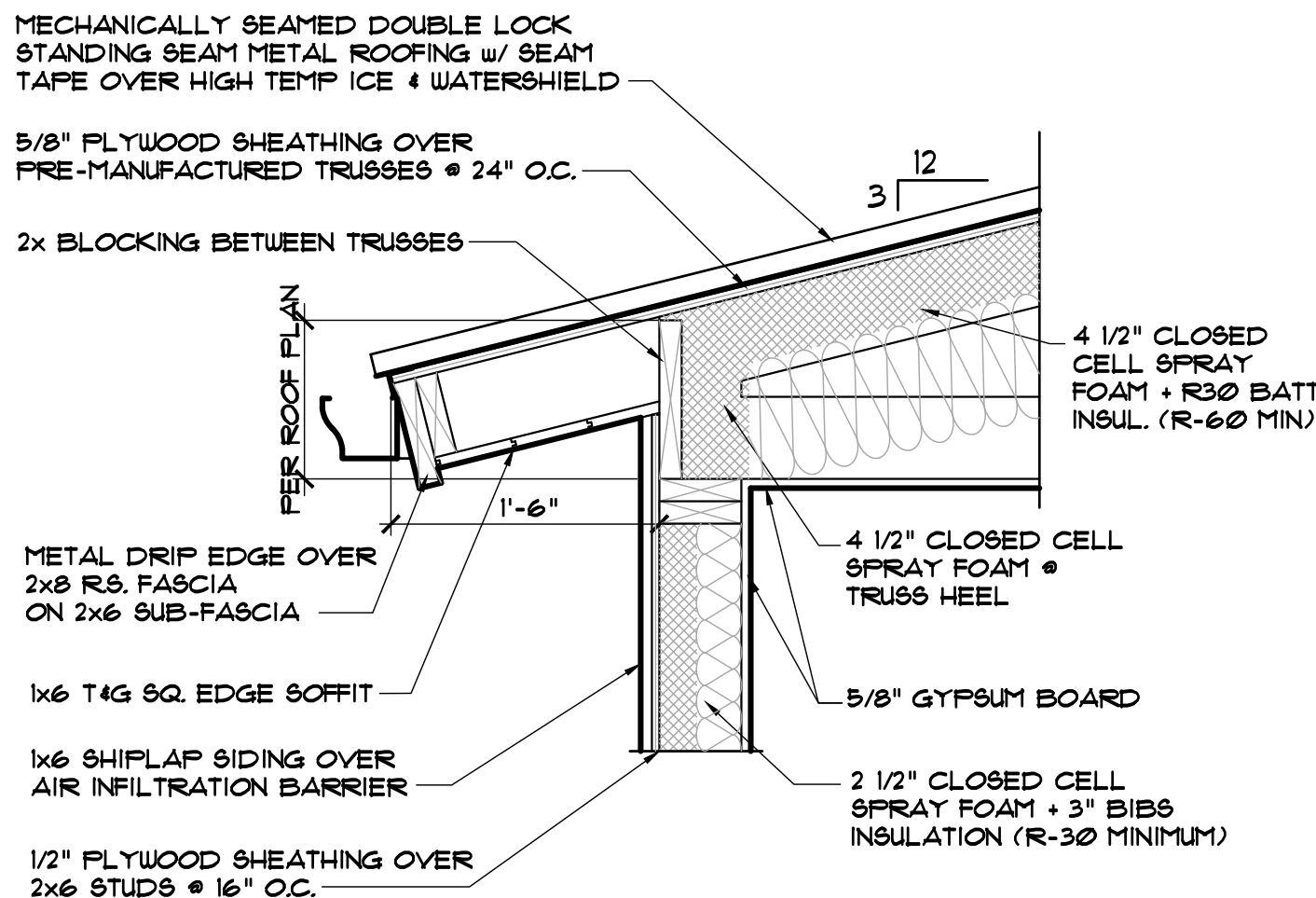
A3.3



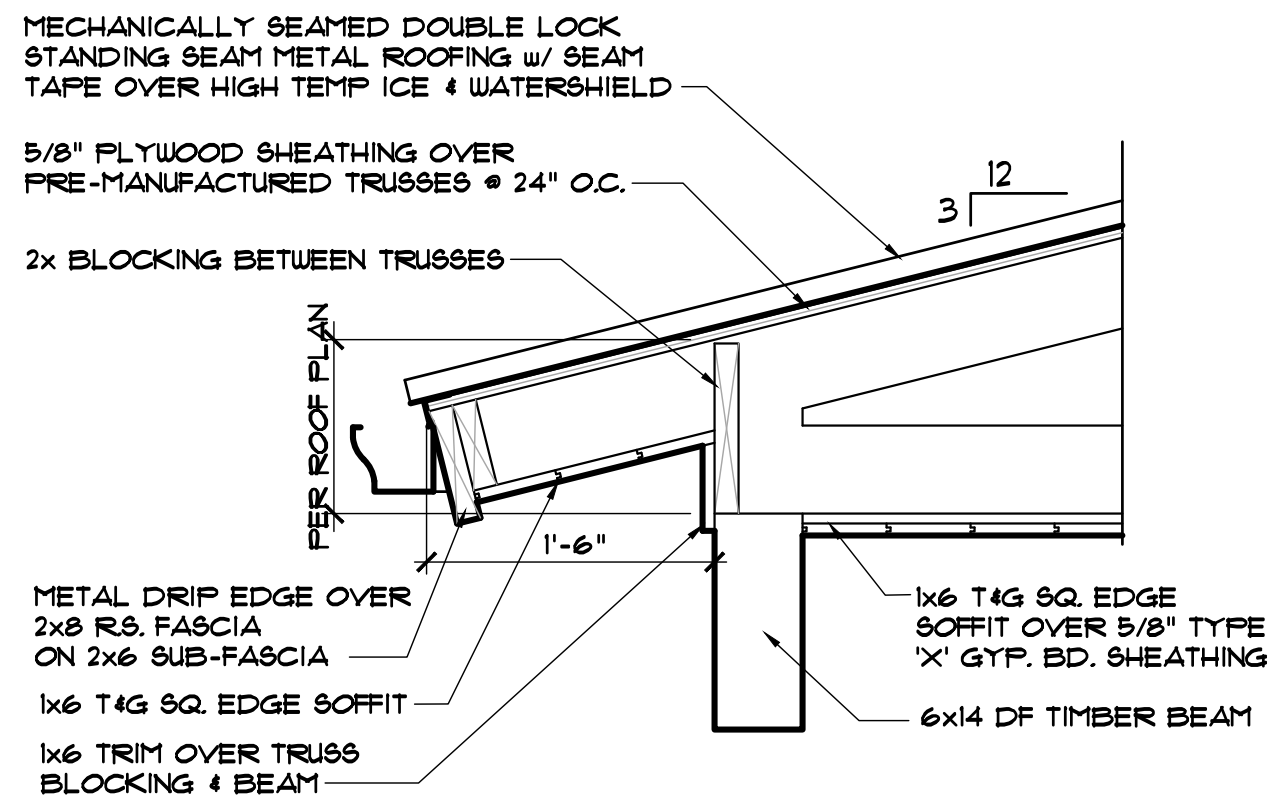
8 DECO PURLIN ATTACHMENT



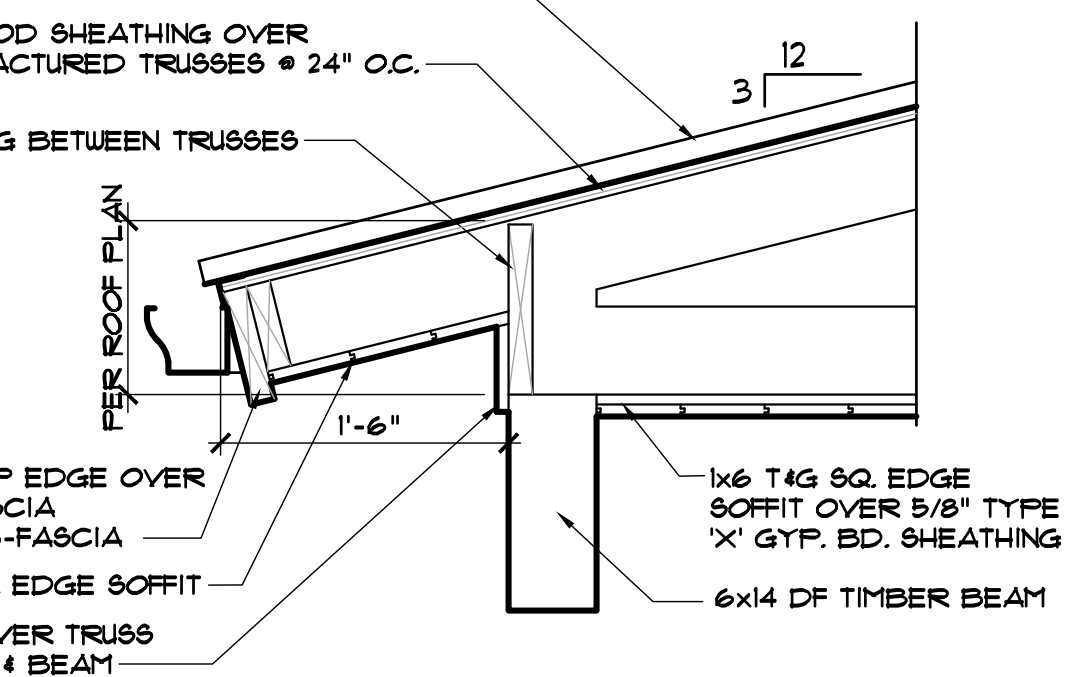
5 EAVE DETAIL w/ 8:12 PITCH ON PRE-MANUFACTURED TRUSSES



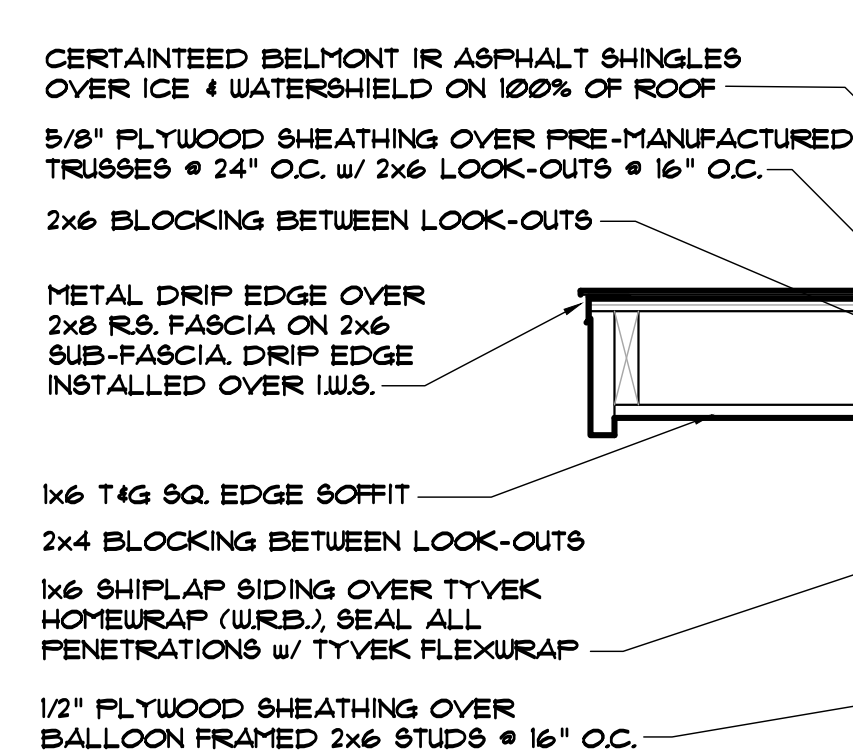
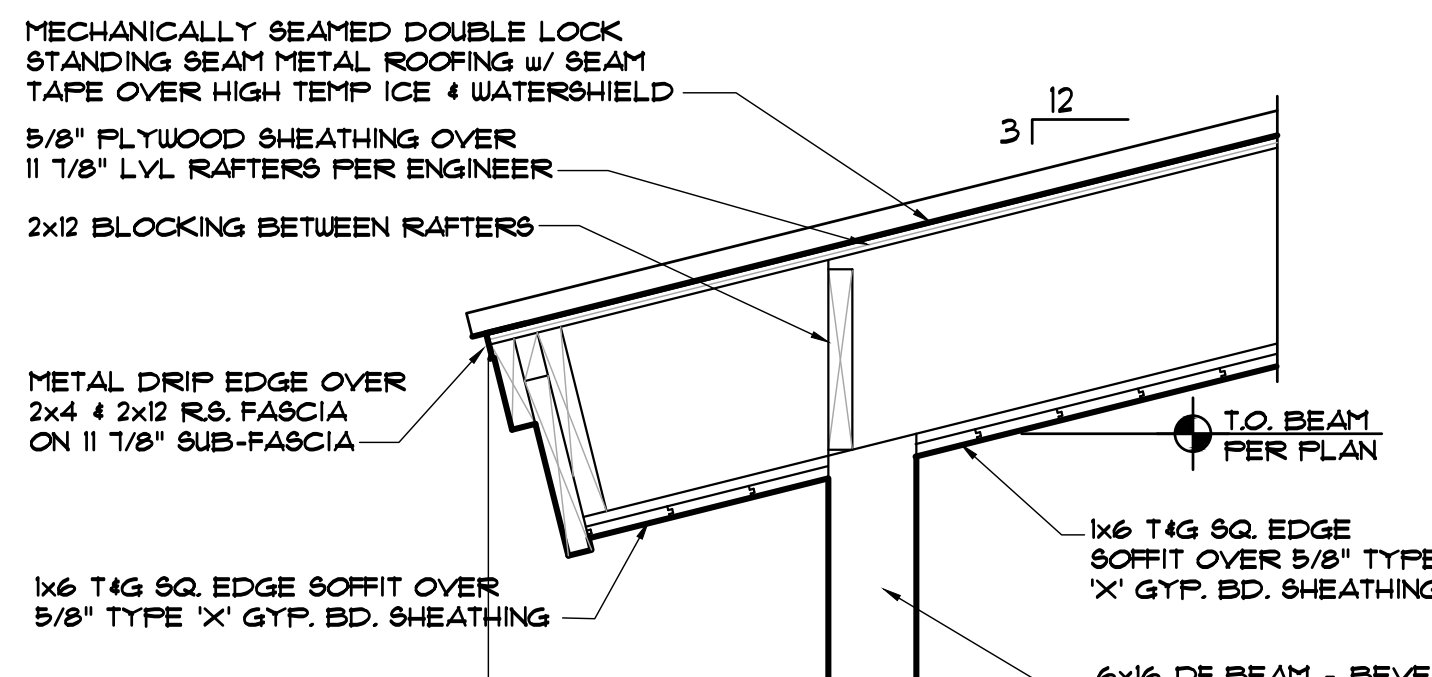
1 EAVE DETAIL w/ 3:12 PITCH



2 EAVE DETAIL w/ 3:12 PITCH ON TIMBER BEAM

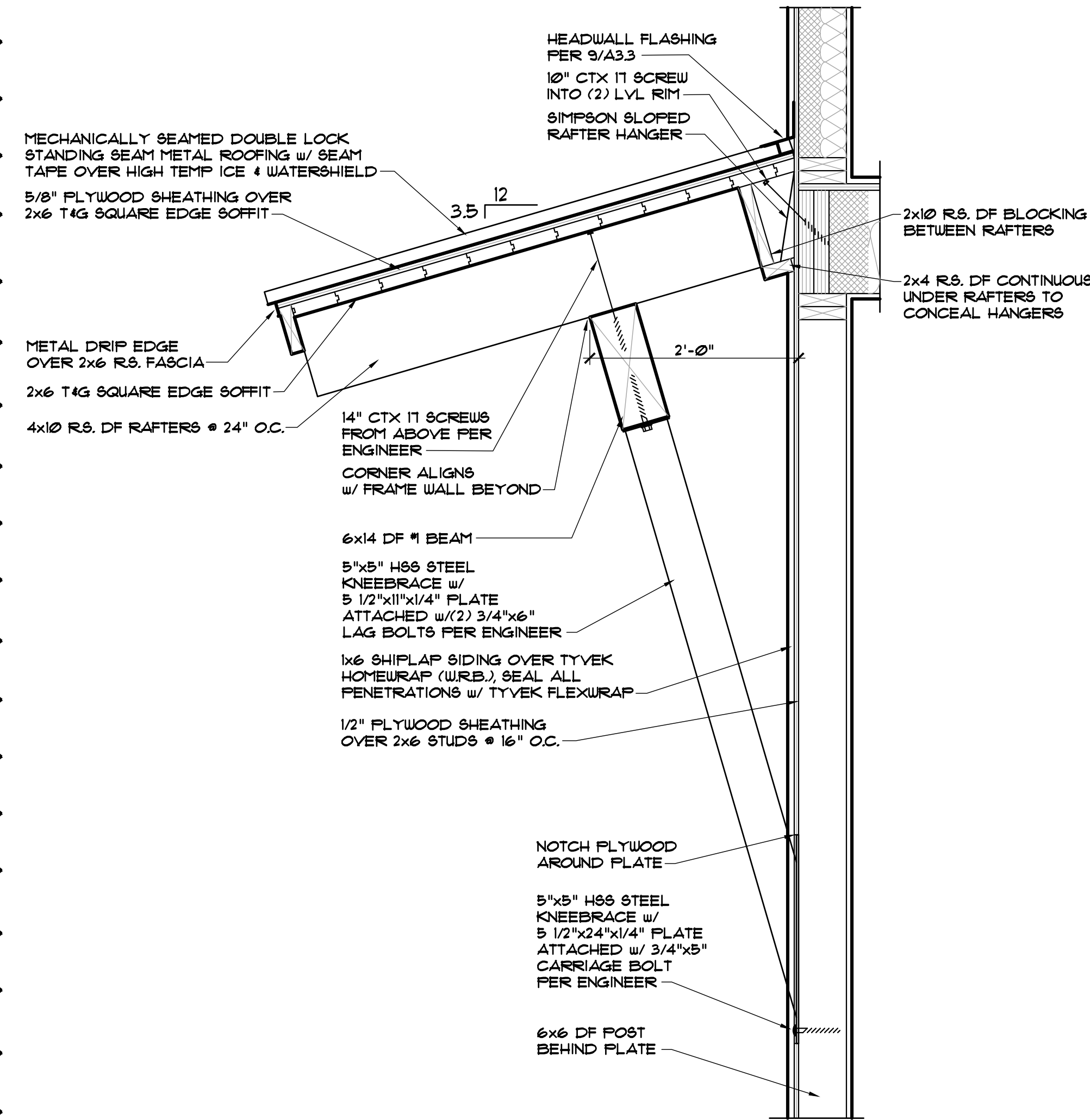
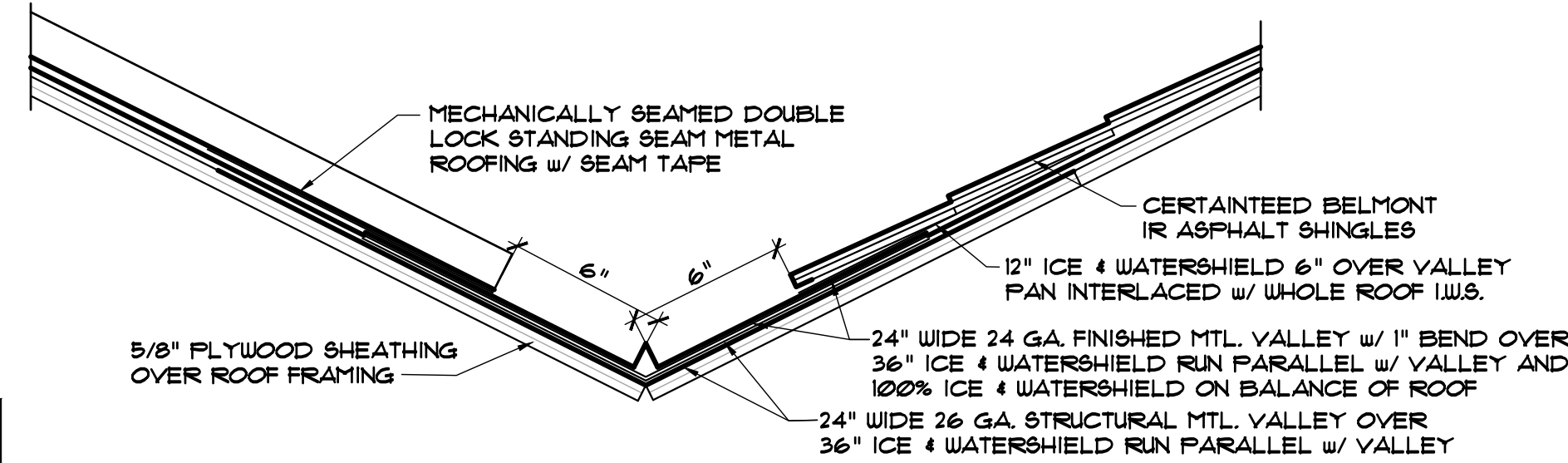


3 EAVE DETAIL w/ 3:12 PITCH ON 11 7/8" LVL RAFTERS



4 RAKE DETAIL w/ SHINGLES

9 VALLEY FLASHING

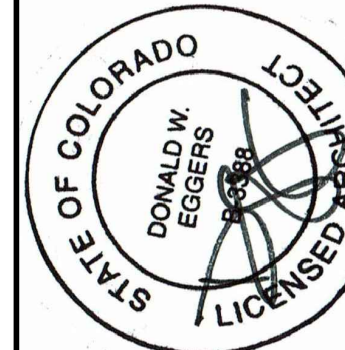


7 EYEBROW ROOF ABOVE GARAGE

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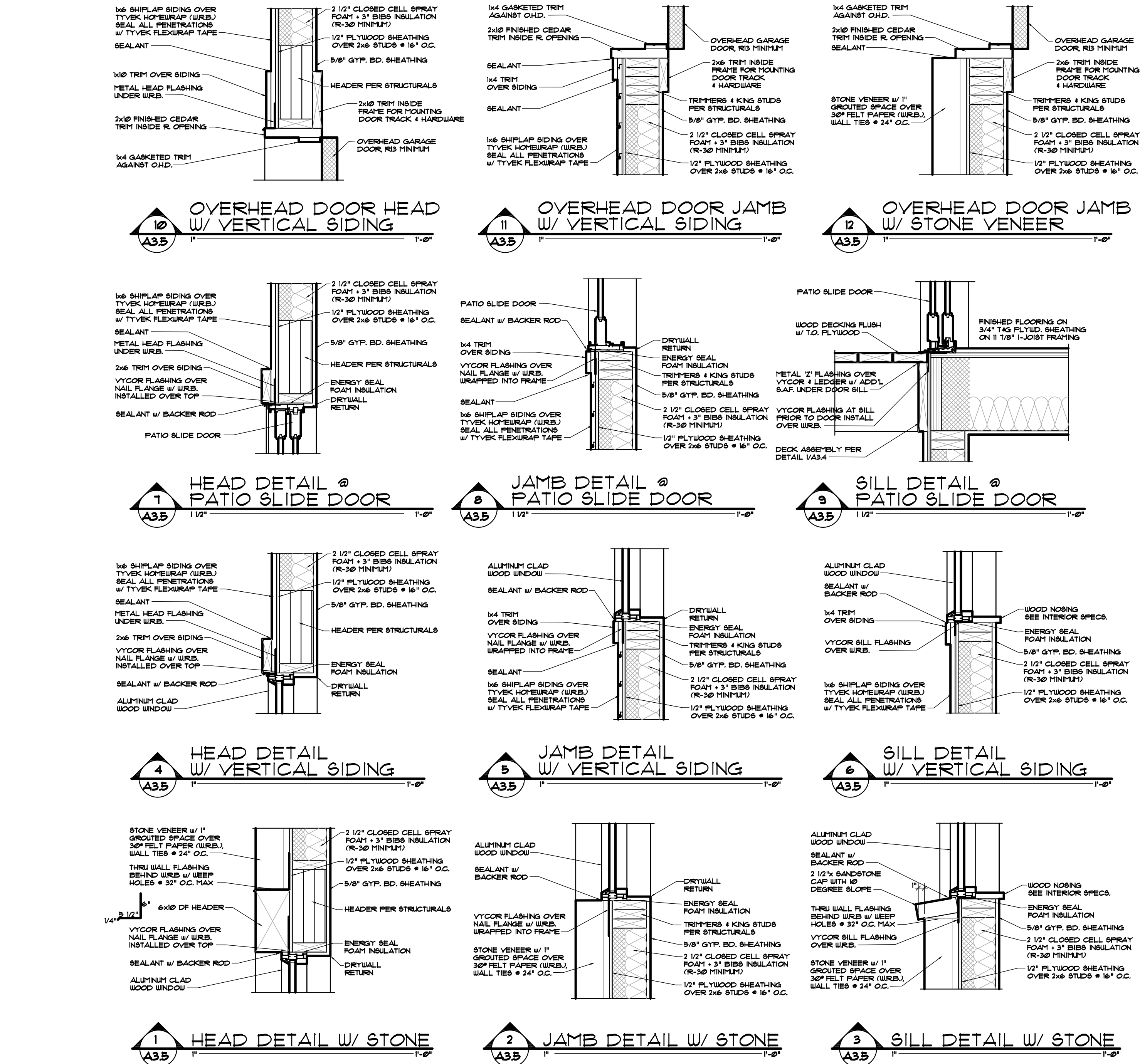


SCHOONOVER
0070 MILES END LANE
LOT 16, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L16

#	DATE	BY	COMMENTS	#	DATE	BY	COMMENTS
8	3-09-26		OWNER REVISIONS	1	2-07-26		PERMIT COMMENTS
6	1-12-26		BUILDING PERMIT SET	5	10-29-25		DRP SUBMITTAL SET

A3.4



NOTE: WINDOW AND DOOR INSTALLATION, INCLUDING WATER RESISTANT BARRIER, FLASHINGS, SEALANTS AND THEIR SEQUENCE SHALL BE COMPLETED PER THE MANUFACTURER'S INSTALLATION REQUIREMENTS & THEIR INSTRUCTIONS.

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EXTERIOR DOOR & WINDOW SCHEDULE

WINDOW LETTER	WINDOW SIZE	HEAD HEIGHTS	COMMENTS
A	2'-6"X5'-0" CSMT + 2'-6"X5'-0" FIXED MULLED	8'-0"	
B	2'-6"X5'-0" CSMT + 2'-6"X5'-0" FIXED MULLED	8'-0"	
C	5'-0"X8'-0" 2 PANEL SLIDING FULL LITE DOORS (T)	8'-0"	
D	3'-0"X6'-0" CSMT	8'-0"	
F	3'-0"X6'-0" CSMT	8'-0"	
G	3'-0"X6'-6" FIXED (T)	8'-0"	
H	18'-0"X8'-0" OVERHEAD DOOR	9'-0"	METAL CLAD
J	9'-0"X3'-0" OVERHEAD DOOR	9'-0"	METAL CLAD
K	(2) 2'-6"X5'-0" CSMT MULLED	8'-0"	
L	2'-6"X5'-0" CSMT (T)	8'-0"	
M	(2) 2'-6"X5'-0" CSMT MULLED	8'-0"	
N	3'-0"X3'-0" FIXED OVER 3'-0"X6'-0" CSMT MULLED	11'-0"	
P	3'-0"X3'-0" FIXED OVER 3'-0"X6'-0" CSMT MULLED	11'-0"	
Q	(2) 3'-3"X6'-6" FIXED MULLED	8'-0"	ABOVE MAIN LEVEL FLOOR
R	2'-0"X4'-0" CSMT	8'-0"	
S	5'-0"X3'-0" FIXED OVER 2'-6"X6'-0" CSMT + 5'-0"X6'-0" FIXED + 2'-6"X6'-0" CSMT MULLED	11'-0"	
T	2'-6"X3'-0" CSMT	8'-0"	
V	2'-6"X3'-0" CSMT	8'-0"	
W	6'-0"X3'-0" FIXED (T)	8'-0"	
X	6'-0"X3'-0" FIXED	8'-0"	
Y	5'-0"X3'-0" FIXED	11'-0"	
Z	3'-0"X5'-0" CSMT	8'-0"	
AA	2'-6"X4'-0" CSMT	8'-0"	
AB	2'-6"X2'-6" FIXED	11'-0"	
AC	2'-6"X2'-6" FIXED	11'-0"	
AD	2'-0"X4'-6" CSMT + 2'-0"X4'-6" FIXED + 2'-0"X4'-6" CSMT MULLED	8'-0"	
AF	2'-0"X8'-0" 4 PANEL BIPARTING FULL LITE DOOR (T)	8'-0"	
AG	(4) 3'-0"X2'-0" FIXED MULLED	8'-0"	5 1/2" LVL HDR BETWEEN AF & AG
AH	16'-0"X8'-0" 4 PANEL BIPARTING FULL LITE DOOR (T)	8'-0"	
AJ	(4) 4'-0"X2'-0" FIXED MULLED	8'-0"	5 1/2" LVL HDR BETWEEN AH & AJ

- WINDOW & EXTERIOR DOOR NOTES:
- ALL WINDOWS ARE TO BE ALUMINUM CLAD WOOD WINDOWS BY SIERRA PACIFIC IN BLACK COLOR.
 - WINDOW MANUFACTURER TO PROVIDE TEMPERED GLAZING IN ALL LOCATIONS AS REQUIRED BY THE 2021 I.R.C. INDICATED BY (T) IN SCHEDULE.
 - ALL WINDOWS TO MEET ENERGY CODE RATING PER THE 2021 I.R.C. U VALUE < 0.30 MAXIMUM, SHGC VALUE NOT REQUIRED IN ZONE 6.
 - PROVIDE SCREENS AT ALL OPERATING WINDOWS & DOORS.
 - DOOR HARDWARE AND HINGES TO MATCH INTERIOR HARDWARE COLORS.
 - WINDOW HEAD HEIGHTS ARE TO MATCH HEAD HEIGHT OF EXTERIOR DOORS.
 - HEAD HEIGHTS ARE ABOVE FINISHED FLOOR LEVELS.

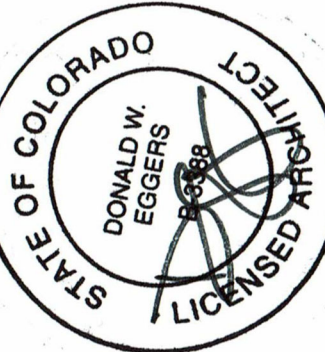
DOOR SCHEDULE

DOOR #	DOOR TYPE	SIZE	DOOR MATERIAL	FRAME MATERIAL	FINISH	HARDWARE SET	COMMENTS
101A	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
101B	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
101C	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
102	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
103A	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
103B	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
104A	POCKET	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	POCKET	
104B	POCKET	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	POCKET	
105A	POCKET	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	POCKET	
105B	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
106	SWING	FR 1'-3" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	DUPY	SPRING LATCHES @ HEAD
107	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
109	SWING	3'-0" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	STANDARD ENTRY DOOR
110	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
111	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
112	SWING	3'-0" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	20 MIN/SELF-CLOSING/WEATHER STRIP
113	SWING	3'-0" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
114	SWING	3'-0" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	STANDARD ENTRY DOOR
115A	SWING	3'-0" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	20 MIN/SELF-CLOSING/WEATHER STRIP
115B	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	20 MIN/SELF-CLOSING/WEATHER STRIP
206	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
207	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PASSAGE	
208A	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
208B	SWING	FR 2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	DUPY	SPRING LATCHES @ HEAD
209	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
210A	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
210B	SWING	2'-6" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	
211	SWING	2'-8" x 8'-0" x 1 3/4"	WOOD	WOOD	STAIN	PRIVACY	

- INTERIOR DOOR NOTES:
- SEE INTERIOR SPECS FOR DOOR SPECIES AND PROFILE.
 - PROVIDE DOOR STOPS, EITHER HINGE OR BASEBOARD, AT ALL DOORS.
 - HINGES ARE TO MATCH INTERIOR HARDWARE FINISH
 - PROVIDE DEADBOLTS AT DOORS INTO GARAGES.
 - ALL SHOWER DOORS ARE EUROGLASS 7'-0" TALL IN 8'-0" OPENING.

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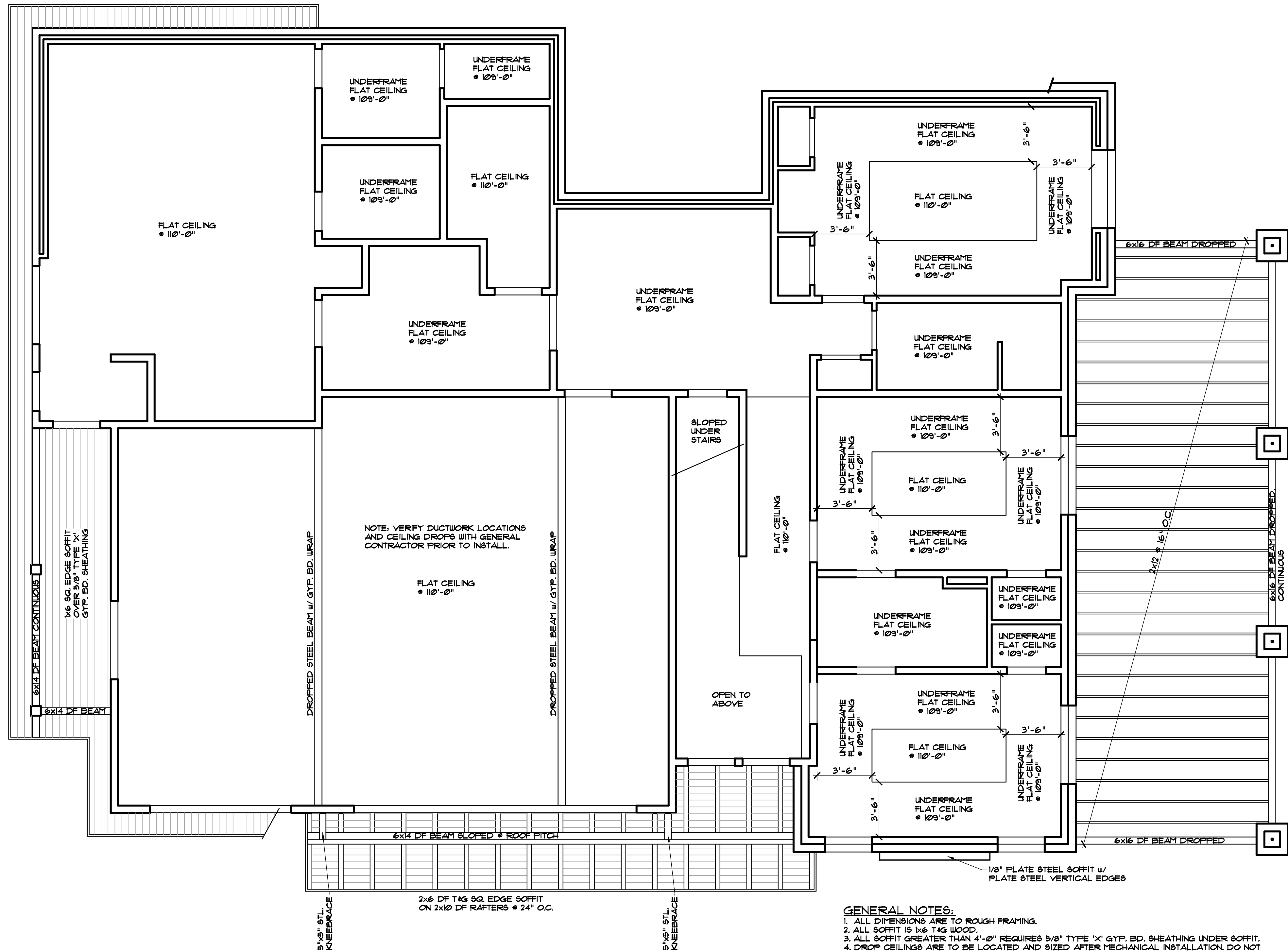


SCHOONOVER
0070 MILES END LANE
LOT 16, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L16

ISSUED	#	DATE	BY	COMMENTS
	8	3-02-26	DUE	OWNER REVISIONS
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	6	1-12-26	DUE	BUILDING PERMIT SET
	5	10-29-25	DUE	DRAW SUBMITTAL SET

A3.5



LOWER LEVEL CEILING

- GENERAL NOTES:
1. ALL DIMENSIONS ARE TO ROUGH FRAMING.
 2. ALL SOFFIT IS 1x6 TAG WOOD.
 3. ALL SOFFIT GREATER THAN 4'-0" REQUIRES 3/8" TYPE 'X' GYP. BD. SHEATHING UNDER SOFFIT.
 4. DROP CEILINGS ARE TO BE LOCATED AND SIZED AFTER MECHANICAL INSTALLATION. DO NOT INSTALL UNTIL AFTER MECHANICAL COMPLETED.

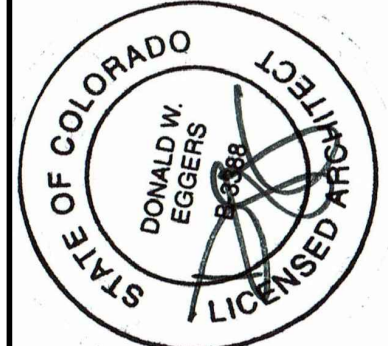
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ISSUED

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7	2-02-26	DUE	PERMIT COMMENTS
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SCHOONOVER
0070 MILES END LANE
LOT 16, MINTURN NORTH
MINTURN, COLORADO

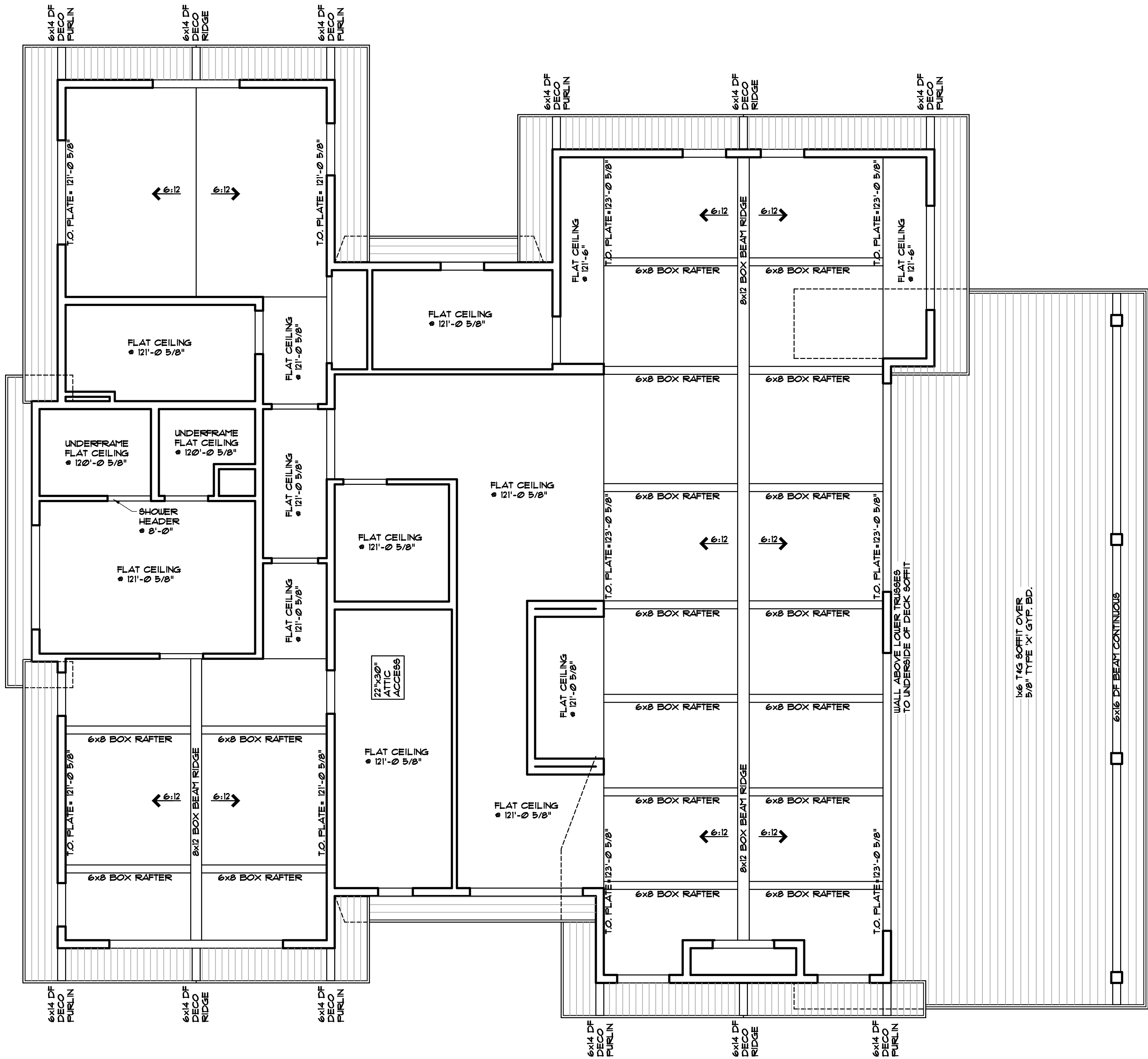
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A4.1



- GENERAL NOTES:
1. ALL DIMENSIONS ARE TO ROUGH FRAMING.
 2. ALL SOFFIT IS 1x6 S&Q EDGE TAG SPRUCE.
 3. ALL SOFFIT GREATER THAN 4'-0" REQUIRES 5/8" TYPE 'X' GYP. BD. SHEATHING UNDER SOFFIT.

MAIN LEVEL CEILING

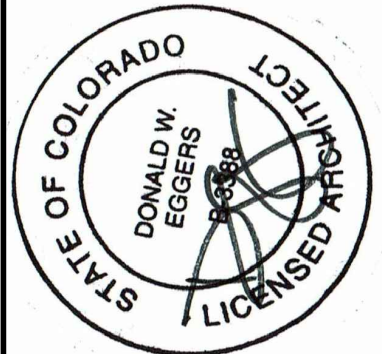
1/4" = 1'-0"

ISSUED		COMMENTS	
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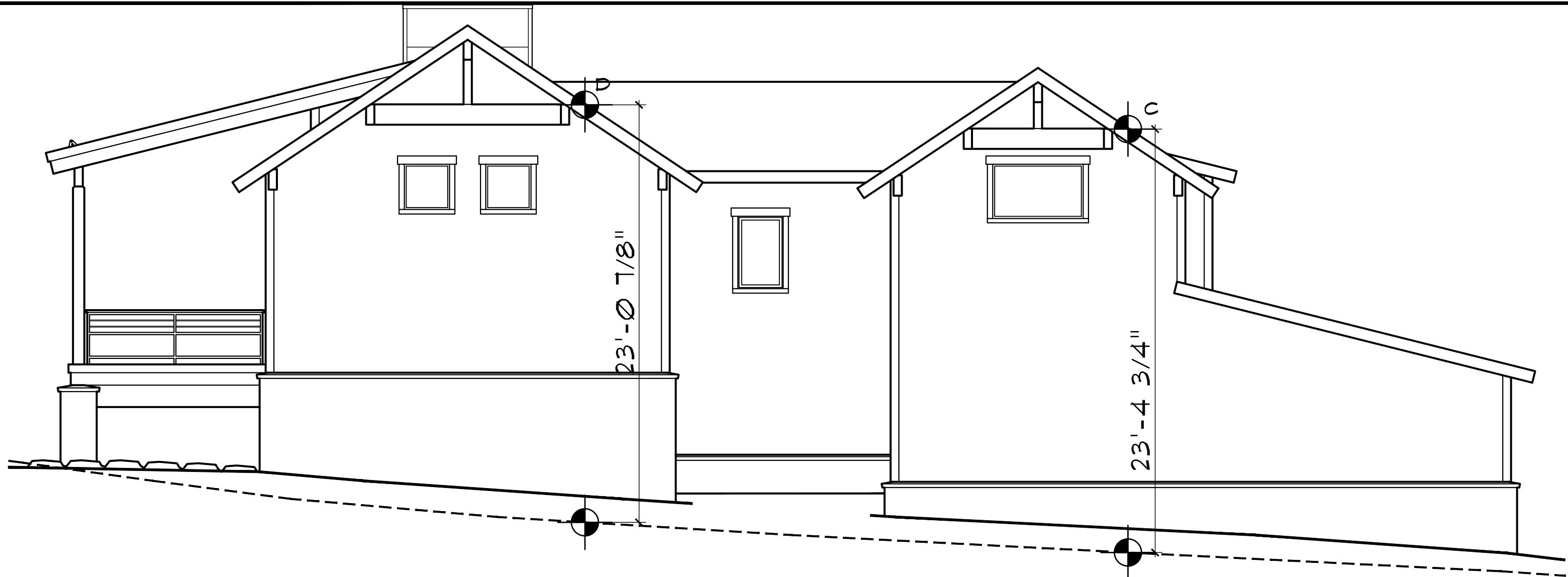
PROJECT NO: 2412-22 L16	
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SCHOONOVER
0070 MILES END LANE
LOT 16, MINTURN NORTH
MINTURN, COLORADO

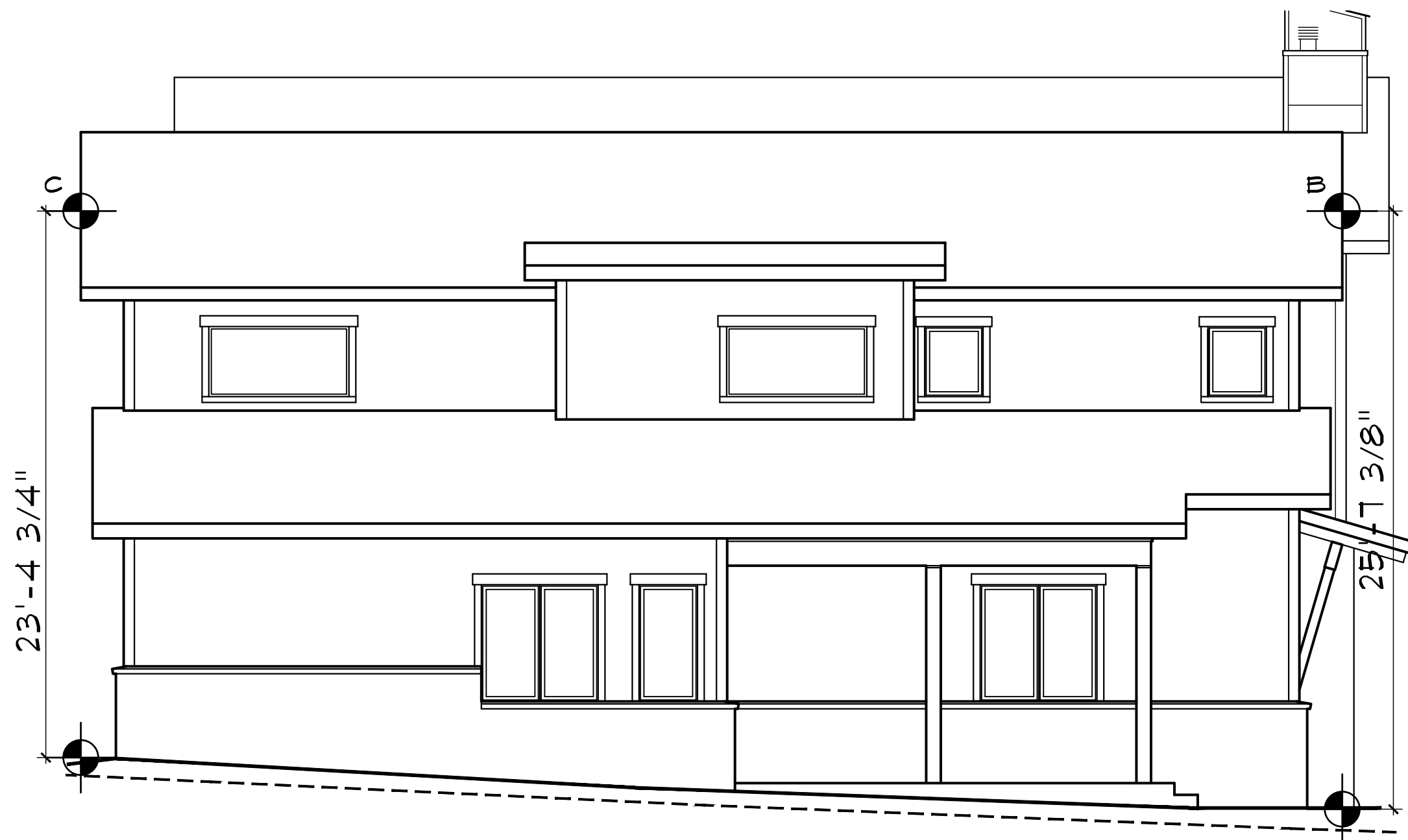


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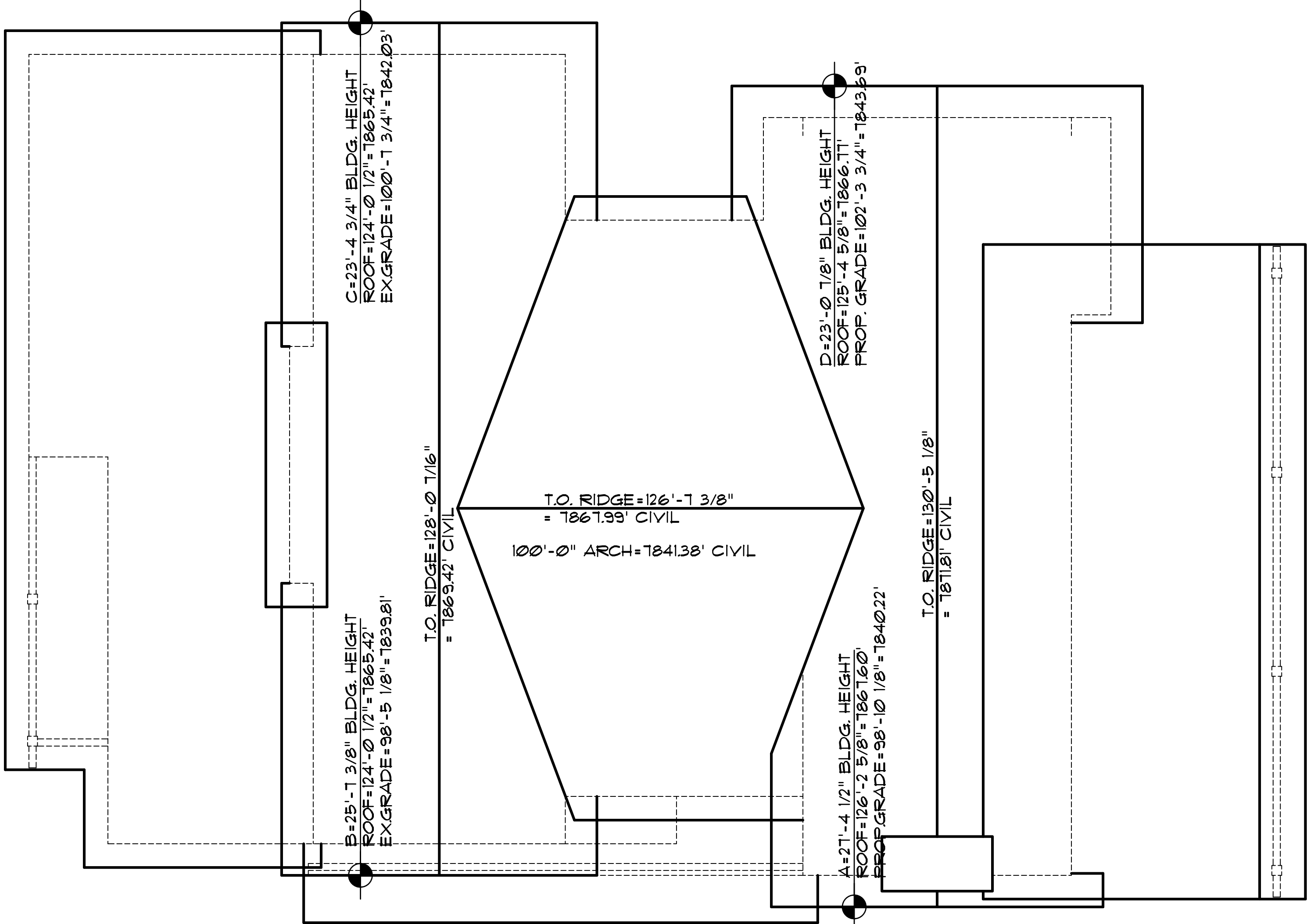
REAR ELEVATION
1/4" = 1'-0"



LEFT ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



ROOF PLAN
1/4" = 1'-0"

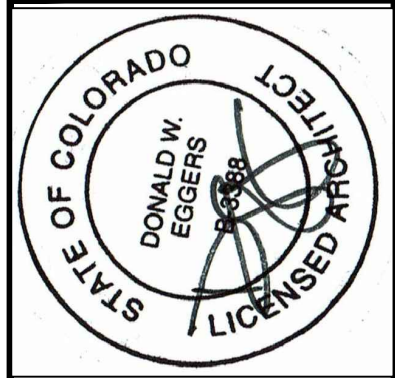


RIGHT ELEVATION
1/4" = 1'-0"

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BH1

R404.4 Additional electric infrastructure. All combustion equipment shall be installed in accordance with Section R403.5.4 and shall be provided with a junction box that is connected to an electrical panel by continuous raceways and conductors that meet the following requirements:

1. The junction box, raceway, and bus bar in the electric panel and conductors serving the electric panel shall be sized to accommodate electric equipment that is sized to serve the same load as the combustion equipment.
2. The panel shall have reserved physical space for a dual-pole circuit breaker.
3. The junction box and electrical panel directory entry for the dedicated circuit breaker space shall have labels stating "For future electric equipment."
4. The junction box shall allow for the electric equipment to be installed within the same place of the combustion equipment that it replaces.

Exceptions:

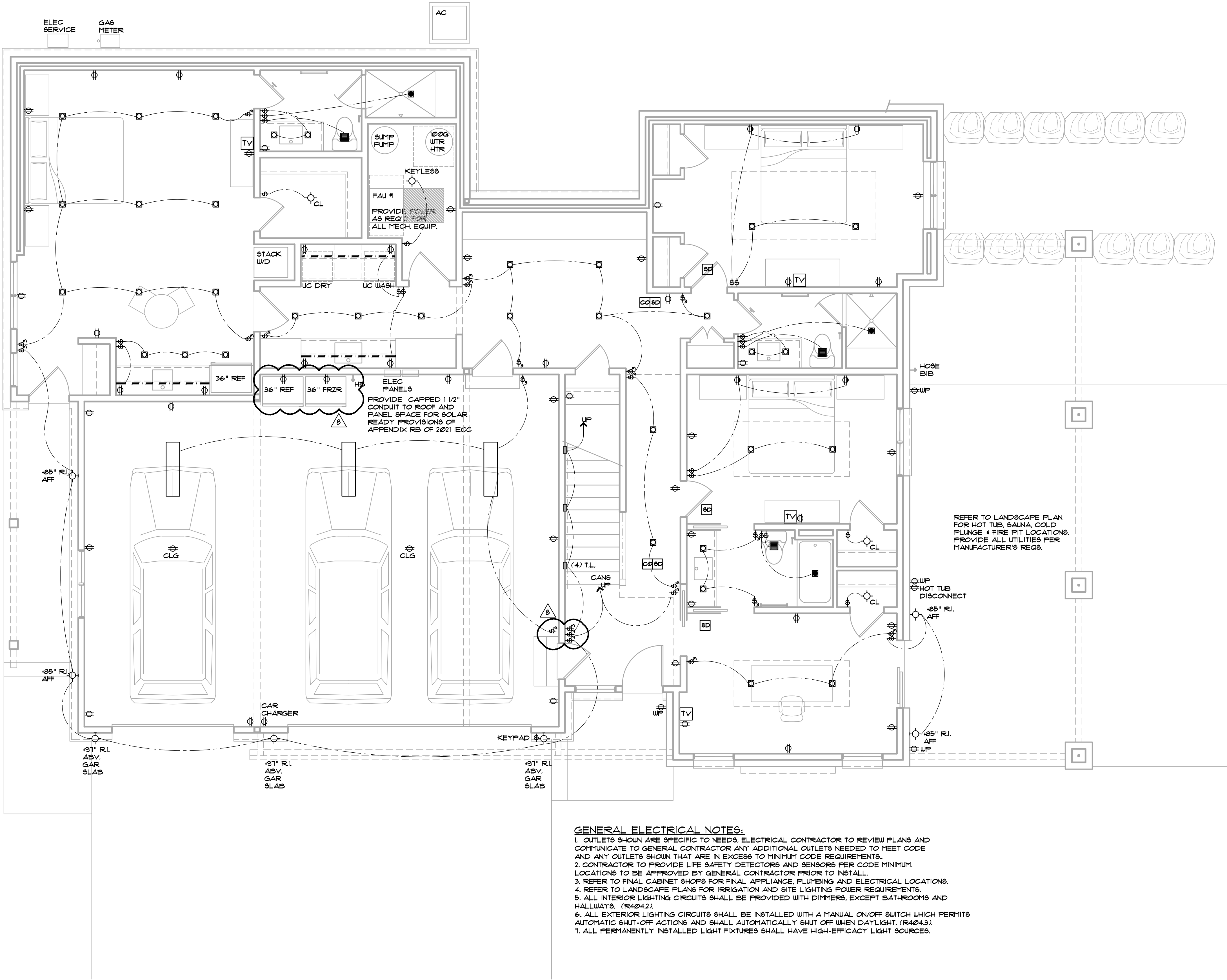
1. Fossil fuel space heating equipment where a 208/240-volt electrical circuit with a minimum capacity of 40 amps exists for space cooling equipment.

RD104 One- and two- family dwellings and townhouses. One EV ready space shall be provided for each dwelling unit. The branch circuit shall be identified as EV ready in the service panel or subpanel directory, and the termination location shall be marked as EV ready.

ELECTRIC VEHICLE READY SPACE (EV READY SPACE). An automobile parking space that is provided with a branch circuit and receptacle that will support an installed EVSE. Labeled as "CAR CHARGER" on electrical plan.

ELECTRICAL LEGEND

- 4" LED DOWNLIGHT CAN
- 4" LED DIRECTIONAL CAN
- 4" LED SHOWER CAN
- CHANDELIER BY OWNER
- PENDANT BY OWNER
- CLOSET DOME LIGHT
- EXTERIOR WALL SCONCE
- MONOPOINT SPOT LIGHT
- STEP LIGHT
- DOOR HEADER LED LIGHT
- 1'X4' LED LIGHT
- CEILING FAN BY OWNER
- SMOKE ALARM
- CARBON MONOXIDE DETECTOR
- EXHAUST FAN
- FLOOR OUTLET
- 1/2 HOT SWITCHED OUTLET
- TELEVISION
- LED STRIP LIGHTING UNDER CABINET



GENERAL ELECTRICAL NOTES:

1. OUTLETS SHOWN ARE SPECIFIC TO NEEDS. ELECTRICAL CONTRACTOR TO REVIEW PLANS AND COMMUNICATE TO GENERAL CONTRACTOR ANY ADDITIONAL OUTLETS NEEDED TO MEET CODE AND ANY OUTLETS SHOWN THAT ARE IN EXCESS TO MINIMUM CODE REQUIREMENTS.
2. CONTRACTOR TO PROVIDE LIFE SAFETY DETECTORS AND SENSORS PER CODE MINIMUM. LOCATIONS TO BE APPROVED BY GENERAL CONTRACTOR PRIOR TO INSTALL.
3. REFER TO FINAL CABINET SHOPS FOR FINAL APPLIANCE, PLUMBING AND ELECTRICAL LOCATIONS.
4. REFER TO LANDSCAPE PLANS FOR IRRIGATION AND SITE LIGHTING POWER REQUIREMENTS.
5. ALL INTERIOR LIGHTING CIRCUITS SHALL BE PROVIDED WITH DIMMERS, EXCEPT BATHROOMS AND HALLWAYS. (R404.2).
6. ALL EXTERIOR LIGHTING CIRCUITS SHALL BE INSTALLED WITH A MANUAL ON/OFF SWITCH WHICH PERMITS AUTOMATIC SHUT-OFF ACTIONS AND SHALL AUTOMATICALLY SHUT OFF WHEN DAYLIGHT. (R404.3).
7. ALL PERMANENTLY INSTALLED LIGHT FIXTURES SHALL HAVE HIGH-EFFICACY LIGHT SOURCES.

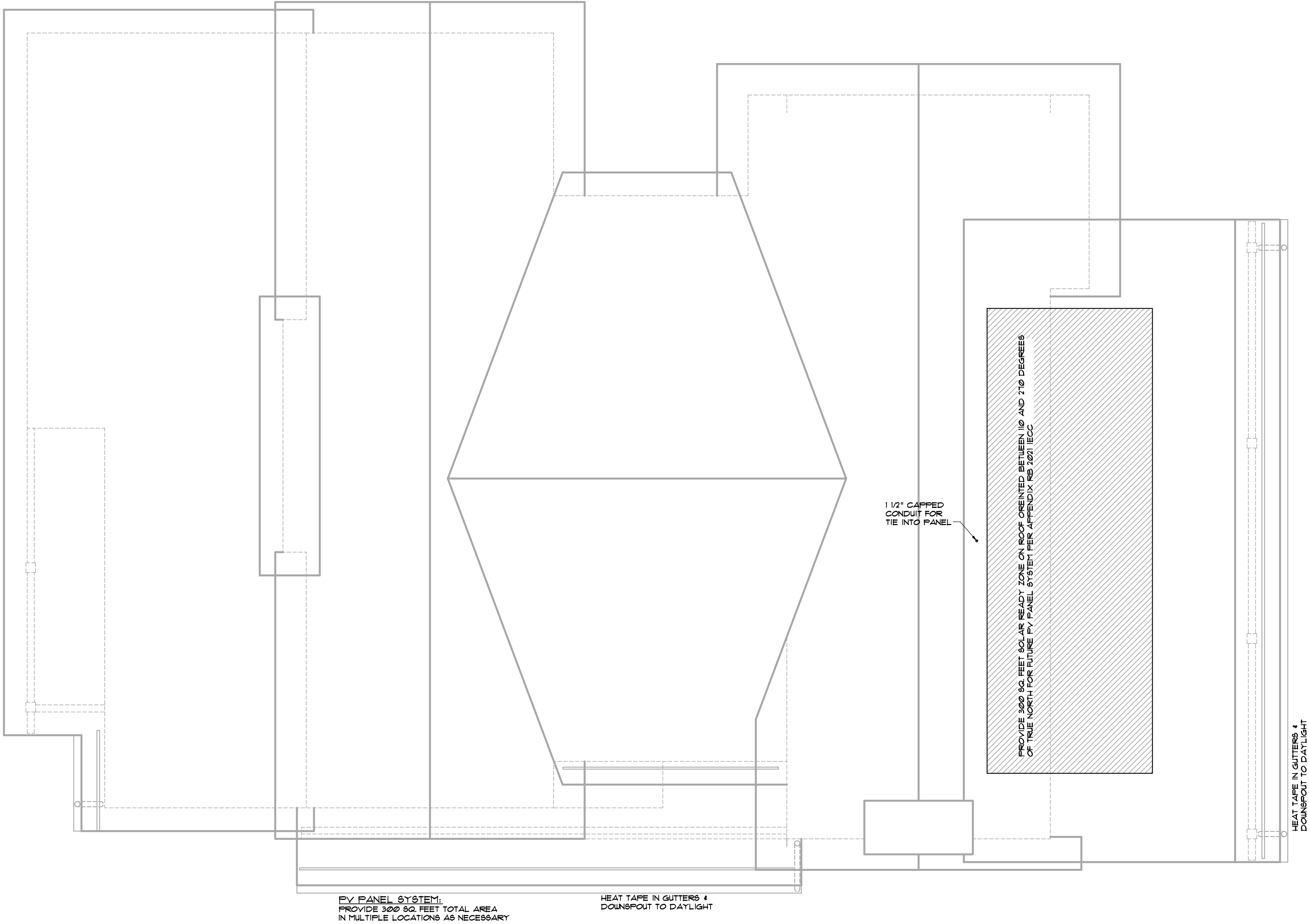
LOWER LEVEL
SCHEMATIC ELECTRICAL PLAN

1/4"

1'-0"

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ROOF LEVEL
SCHEMATIC ELECTRICAL PLAN
1/4" = 1'-0"

DISCLAIMER: ALL PLANS, RENDERINGS, SPECIFICATIONS AND MARKETING MATERIALS ARE SUBJECT TO REVISIONS AND MODIFICATIONS AT DEVELOPERS SOLE DISCRETION DUE TO SITE SPECIFIC GRADING CONDITIONS, AVAILABILITY OF MATERIALS, AVAILABILITY OF LABOR, MANUFACTURER SUPPLY SHORTAGES, AND GOVERNMENTAL AGENCY CHANGES. ALL PLANS AND SPECIFICATIONS ARE SUBJECT TO REVISIONS AND CONDITIONS OF APPROVAL BY THE TOWN OF MINTURN CITY COUNCIL, TOWN OF MINTURN DESIGN REVIEW BOARD, TOWN OF MINTURN BUILDING PERMIT DEPARTMENT AND ALL OTHER APPLICABLE REGULATORY AGENCIES. ARTIST RENDERINGS HAVE BEEN PROVIDED FOR ILLUSTRATIVE AND MARKETING PURPOSES ONLY AND SHOULD NOT BE RELIED UPON AS A BASIS FOR PURCHASING. COLOR, MATERIALS AND DESIGN ELEMENTS ARE SUBJECT TO REFINEMENT AND REVISION WITHOUT NOTICE AT DEVELOPERS SOLE DISCRETION.

ISSUED				
#	DATE	BY	COMMENTS	
8	3-02-26	DUE	OWNER REVISIONS	
7	2-02-26	DUE	PERMIT COMMENTS	
6	1-12-26	DUE	BUILDING PERMIT SET	
5	10-29-25	DUE	DRG SUBMITTAL SET	

PROJECT NO: 2412-22 L16

SCHOONOVER
0070 MILES END LANE
LOT 16, MINTURN NORTH
MINTURN, COLORADO

RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

EGGERS
ARCHITECTURE, INC.
PO BOX 798
KREMMLING, CO 80459
CELL: (970) 469-9790
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DISCLAIMER: All plans, renderings, specifications and marketing materials are subject to revisions and modifications at Developers sole discretion due to site specific grading conditions, availability of materials, availability of labor, manufacturer supply shortages, and Governmental Agency changes. All plans and specifications are subject to revisions and conditions of approval by the Minturn North Design Review Board, Town of Minturn City Council, Town of Minturn Design Review Board, Town of Minturn Building Permit Department and all other applicable regulatory agencies. Artist renderings have been provided for illustrative and marketing purposes only and should not be relied upon as a basis for purchasing. Color, materials and design elements are subject to refinement and revision without notice at Developers sole discretion.

MINTURN NORTH - LOT 16

DRB DESIGN REVIEW - 3D VIEWS
FEBRUARY 19, 2026

EGGERS ARCHITECTURE, INC. AXIS DESIGN

RESORT CONCEPTS



MINTURN NORTH - LOT 16

DRB DESIGN REVIEW - 3D VIEWS

FEBRUARY 19, 2026

EGGERS
ARCHITECTURE, INC

AXIS
DESIGN



RESORT CONCEPTS



Minturn Forward Memo

TO: Minturn Planning Commission

FROM: Town Staff and Matt Farrar (Western Slope Consulting)

DATE: March 20, 2026

ATTACHMENTS: Draft v1 Article 3: Subdivision & Development Standards (Part 2)

A. Part 2 of Article 3: Subdivision & Development Standards

Attached is the second, draft portion of the new Subdivision and Development Standards. The first, draft portion of the Subdivision and Development Standards was provided to the Planning Commission in December 2025 and reviewed in early 2026.

In the attached draft of the new Subdivision and Development Standards, staff has done their best to use revision marks and comments to identify new, recommended provisions, as well as recommended changes to existing provisions of the Land Use Code (“Code”). With the exception of the language under the Access Standards Section, existing Code language is provided in black text.

There are several Sections of the new Subdivision and Development Standards that staff is working on. Those Sections include the following and will be provided to the Planning Commission for review in as timely a manner as possible.

- Public Land Dedication Requirements
- Wildlife Protection Standards
- Drainage & Stormwater Standards
- Erosion Control & Sedimentation Standards
- Reclamation & Noxious Weed Standards
- Fence & Screening Standards
- 100-Block: A & 100-Block: B Zone Districts (i.e., 100-Block Commercial Zones)

In an effort to improve the usability of the updated Code, staff has worked to incorporate and consolidate the following components of the Town’s existing Code into the new Subdivision and Development Standards:

- **Article 17 - Supplemental Regulations and Standards**
 - Section 16-17-70 - Hillside building regulations.
 - Section 16-17-140 - Landscaping standards.
 - Section 16-17-150 - Water efficient landscape standards.
 - Section 16-17-160 - Landscape standards and plan submittal required for multi-family, mixed-use, commercial developments, subdivisions and planned unit developments.

- Section 16-17-170 - Landscape standards and plan submittal for residential homes in all zone districts for single-family dwellings, duplexes, single-family with accessory apartments, and single-family with accessory dwelling.
- Section 16-17-175 - Installation and maintenance requirements for all landscaping.
- Section 16-17-180 - Exterior illumination standards.

■ **Appendix B – Minturn Design Standards and Guidelines**

I. Introduction

A - Purpose

B - Goals, Objectives, and Guiding Principles

C- Application

D- Exemptions

NOTE: *Staff is still working to incorporate the Goals, Objectives, and Guiding Principles in Appendix B into the new Subdivision and Development Standards. Staff is also working to incorporate the applicable language from the Application and Exemptions Section in Appendix B into the new Subdivision and Development Standards.*

II. General Design Standards

A – Review Criteria

1. Site Design
 - a. Natural Features
 - (1) Topography
 - (2) Water Bodies
 - b. Orientation
 - c. Massing and Scale
2. Architectural Elements
 - a. Roof Pitch and Form
 - b. Façade
 - c. Building Details
3. Materials and Screening
 - a. Materials
 - b. Streetscape and Landscape Design
 - c. Screening

III. Character Areas

1. Grouse Creek Character Area
2. Old Town Character Area
 - a. Old Town Commercial Zone
 - b. Old Town Mixed Use Zone
3. South Town Character Area
4. 100-Block Commercial Zones

NOTE: *Character Areas have been eliminated as part of the effort to update the Town’s Land Use Code. Therefore, staff has worked to modify many of the existing standards for the Grouse Creek, Old Town, and South Town Character Areas and incorporate those into the new Subdivision and Development Standards as town-wide standards or as standards that are applicable in select zone districts (e.g., Makerspace, Mixed-Use 1, etc.). Staff has done their best to identify the Character*

Area standards that have been incorporated into the new Subdivision and Development Standards. Not all components of the existing Character Areas Section of Appendix B were incorporated with the new Subdivision and Development Standards. Staff did their best to incorporate the relevant components with the new Subdivision and Development Standards.

Exhibit B: Recommended Plant Material List

ARTICLE 3: SUBDIVISION & DEVELOPMENT STANDARDS

Section 16-3-10: General Provisions

D. Waiver from High-Hydrozone Landscaping Standards

1. **Applicability.** ~~The developer of a property~~As part of a Design Review or Minor Design Review application, an applicant may ~~submit an application to the Planning Director requesting consideration for a waiver or exemption from the prohibition of Subsection 16-17-150(g) for high-hydrozone turf grass set forth in Subsection 16-3-4(f)(ii). Functional turf that provides a recreational benefit to the community and meets the functional turf definition.~~
2. **Waiver Request**
 - a. An applicant must submit a waiver request as part of their application. If a waiver request is not included as part of an application, it will not be considered by the Town.
 - b. A request for a ~~Waiver~~ waiver applications must demonstrate that the ~~proposed high-hydrozone~~ turf ~~grass~~ substantially complies with the functional turf definition as indicated by the following:
 - i. Activity type.
 - ii. Activity-appropriate dimensions.
 - iii. Number of persons served and frequency of use.
 - iv. Location in proximity to similar turf areas.
 - v. Public access and proximity to roadways.
 - vi. Presence of facilities and/or other recreational amenities.
 - vii. Irrigation efficiency.
 - viii. Demonstration that artificial turf is not practicable or appropriate as an alternative to water use turf.
 - c. An applicant shall supplement their request with maps and/or other additional data, as deemed necessary by the Planning Director.
3. **Waiver Review Criteria.** The Planning Director or Planning Commission may grant a waiver, in accordance with this Subsection, if they find that the applicant has provided evidence that the proposed high-hydrozone turf grass is in substantial compliance with the functional turf definition.
4. **Waiver Procedure.**
 - a. Administrative Decision. The Planning Director will make the final determination of a waiver request as part of the review process for a Minor Design Review application. As part of their decision on such an application, the Planning Director will take one of the following actions:

Commented [MF1]: NOTE TO PLANNING COMMISSION:
This is an existing waiver option that is included in the Town's Landscaping Standards.

Staff is recommending that be moved to the beginning of Article 3 to. Staff has included some recommended changes to further detail the waiver requirements and review process.

i. Approve the requested waiver.

ii. Deny the requested waiver.

b. Planning Commission Decision. The Planning Commission will make the final determination of a waiver request as part of the review process for a Design Review application. As part of their decision on such an application, the Planning Commission will take one of the following actions:

i. Approve the requested waiver.

ii. Deny the requested waiver.

5. Effect of Approval. Any approval of a waiver shall apply only to the specific application for which it is requested. The approval of a waiver shall not establish a precedent for subsequent requests.

Section 16-3-##: Public Land Dedication Requirements

NOTE: Staff is working on this Section. It will be provided to the Planning Commission for review at a later date.

Section 16-3-##: Access Standards

C. Street and Alley Standards

3. Rights-of-way, streets, alleys, and/or other similar access improvements must be designed to provide for the continuation of rights-of-way, streets, alleys, and/or other similar access improvements between adjacent properties when necessary for safe traffic movement, effective emergency access, and/or the efficient provision of utilities.
4. To ensure connectivity between a subdivision or development and a future subdivision or development on an adjacent property, rights-of-way, streets, alleys, and/or other similar access improvements must be extended to the boundary of the land to be subdivided or developed, unless topography and/or other physical conditions prevent such extension or the Town determines that such extension is not necessary.
5. Any temporary dead-end street constructed to serve a future subdivision or development must have a temporary cul-de-sac, hammerhead, or other type of turnaround necessary to accommodate emergency service vehicles.

I. Sidewalk Standards

1. Every new subdivision must provide public sidewalks along both sides of any public street(s) associated with the subdivision, unless the Town determines that it is not necessary and/or impracticable to do so.
2. Every new development and redevelopment must provide public sidewalks along the entirety of the side(s) of the subject property fronting on a public street(s).

3. All sidewalks must be designed and constructed, and built, to have a minimum width of five (5) feet in accordance with the Town of Minturn Engineering Standards and Specifications.

J. Trail Standards

1. Every new subdivision, development, or redevelopment must provide trails as follows:
 - a. In locations identified in the Community Plan and/or other plan(s) adopted by the Town.
 - b. In locations identified by the Planning Director, Planning Commission, and/or Town Council to link the subdivision or development to a park, open space area, trail, river, stream, waterbody, school, commercial area, and/or other public facility within a standard walking distance of the subject property.
2. All trails must designed and constructed, and all trail easements must be provided, in accordance with the Town of Minturn Engineering Standards and Specifications.
3. As part of the approval of a subdivision or development, the Town may require the establishment of an easement, right-of-way, or other legal instrument to preserve existing trails on the subject property.

Commented [MF2]: NOTE TO PLANNING COMMISSION:
Staff will ensure that a definition of "Standard Walking Distance" is included in the new Terms & Definitions Article.

FYI, ¼-mile to ½-mile is a distance that is commonly used by planners as a distance that people are willing to walk.

Section 16-3-###: Fire Protection Standards

A. Adequate Fire Protection Service Required

Every subdivision, development, redevelopment, and/or use of land must demonstrate that there is adequate fire protection for the occupants, users, and/or visitors of such subdivision, development, and/or use of land.

Section 16-3-###: Natural & Geologic Hazard Standards

A. Purpose

The standards set forth in this Section are intended to reduce and mitigate the risk presented by the subdivision, development, redevelopment, and/or use of land that is subject to a natural and/or geologic hazard(s).

Commented [MF3]: NOTE TO PLANNING COMMISSION:
Staff will ensure that there is a definition of "Natural and/or Geologic Hazards" in the new Terms & Definitions Article.

B. Applicability

1. The standards set forth in this Section apply to any land that is, or may become, hazardous due to natural and/or geologic conditions.
2. Natural and/or geologic hazards that the standards in this Section apply to shall include those identified by the United States Geological Survey (USGS), Federal Emergency Management Agency (FEMA), Colorado Geological Survey (CGS), State of Colorado, Eagle County, the Town, local fire district, and/or in a site-specific analysis prepared by a qualified professional.

C. General Standards

1. Unless otherwise stated in this Section, a subdivision, development, redevelopment, and/or use of land may be permitted in an area that is subject to a natural and/or geologic hazard(s) if the applicant provides evidence of each of the following:
 - a. The area that is subject to a natural and/or geologic hazard(s) cannot be avoided.
 - b. The potential effects of the natural and/or geologic hazard(s) have been, or will be, eliminated or mitigated, as certified by a qualified professional and approved by the Town.
2. **Above Ground Utilities.**
 - a. Any above-ground utility located in an area that is subject to a natural and/or geologic hazard must be protected by barriers and/or diversion techniques approved by a qualified professional engineer licensed in Colorado.
 - b. The determination to locate a utility facility above ground must be based on a recommendation by, and the requirements of, the utility service provider and approved by the Town.

D. Flood Hazards

Any subdivision, development, redevelopment, and/or use of land within a flood hazard area must comply with all applicable requirements set forth in Chapter ##.

E. Hillside Development Standards

1. Any development on a slope of thirty percent (30%) or more must comply with the following requirements: shall apply to all developments on slopes greater than or equal to thirty percent (30%):
 - a. A soils report with foundation and site retention recommendations prepared by and bearing the seal of a registered professional engineer shall be provided prior to the issuance of a building permit.
 - a. A topographic survey prepared by a registered surveyor, with contour intervals of not more than two (2) feet, shall be submitted with the Design Review Board application.
 - ba. All Structures plans for structures and buildings must be designed prepared by, or under the supervision of, an architect and/or a qualified professional engineer licensed architect in Colorado.
 - eb. In order to protect the natural landform and vegetation on steep slopes, not more than sixty percent (60%) of the total site area may be disturbed from present conditions by construction activities. The Planning Commission may approve site disturbance in excess of the sixty percent maximum if specific design criteria warrant the extent of the requested deviation.
 - d. Hillside development should be complementary to the natural grade of the site and should avoid excessive excavation or hillside removal which, upon completion of construction, would result in a dramatic alteration to the site's natural topography.

Commented [MF4]: NOTE TO PLANNING COMMISSION:
These standards are subject to review by the Town Engineer.

Commented [MF5]: NOTE TO PLANNING COMMISSION:
Staff will ensure that there is a new Terms & Definitions Article includes a cross-reference to the definition of a "Flood Hazard Area" set forth in the Town's existing Flood Damage Prevention regulations.

Commented [MF6]: NOTE TO PLANNING COMMISSION:
This will be incorporated with the submittal requirements for a Design Review application.

Commented [MF7]: NOTE TO PLANNING COMMISSION:
Staff is recommending deleting this language because an applicant can request this via the waiver process.

Commented [MF8]: NOTE TO PLANNING COMMISSION:
This provision has been modified and broken into bullet "c." and "d." below.

c. Cutting, filling, and other grading activities shall be confined to the minimum area necessary for construction to avoid significant alteration to the site's existing topography.

d. Development shall be located and designed to follow the natural grade of the site, rather than adjusting the site to fit a building and/or structure. Roads, driveways, and/or other access improvements for the development must be designed and constructed to follow existing contours and minimize the visual impact of hillside cuts.

e. A site grading and drainage plan, prepared by a licensed civil engineer, shall be required.

f. A detailed plan of retaining walls or cuts and fills in excess of five (5) feet, prepared by a licensed engineer, shall be required.

he. Prior to the issuance of a building permit, the following items must be submitted to the Town:

i. A soils report with foundation and site retention recommendations prepared by, and bearing the seal of, a qualified registered professional engineer licensed in Colorado, shall be provided prior to the issuance of a building permit.

ii. A detailed revegetation plan, must be submitted prior to the issuance of a building permit.

2. Any land with a slope of Land sloping in excess of greater than forty percent (40%) shall not be is considered unsuitable for development, unless a variance permit is issued pursuant to this Chapter.

Commented [MF9]: NOTE TO PLANNING COMMISSION:
A Grading & Drainage Plan is listed as a submittal requirement for Design Review applications.

Commented [MF10]: NOTE TO PLANNING COMMISSION:
This will be incorporated with the submittal requirements for a Design Review application.

Section 16-3-##: Wildlife Protection Standards

NOTE: This a new Section that has been added per the Planning Commission's direction. Staff is working on this Section. It will be provided to the Planning Commission for review at a later date.

Section 16-3-##: Drainage & Stormwater Standards

NOTE: Staff is working on this Section. It will be provided to the Planning Commission for review at a later date.

Section 16-3-##: Erosion Control & Sedimentation Standards

NOTE: Staff is working on this Section. It will be provided to the Planning Commission for review at a later date.

Section 16-3-##: Reclamation & Noxious Weed Standards

NOTE: Staff is working on this Section. It will be provided to the Planning Commission for review at a later date.

Section 16-3-##: Site Design Standards

A. Site Planning

1. Site planning involves the layout and design and location of buildings, access, off-street parking, landscaping, lighting, utilities, and other improvements on a property.
2. General principles to consider in site planning include, but are not limited to, the maximization of site attributes such as views and solar orientation while minimizing adverse impacts to adjacent properties and natural features.

B. Site & Building Layout

Each of the following shall be considered in the layout of Design of the structure(s), building(s), access, off-street parking, lighting, utilities, and/or other improvements on a property shall consider the following criteria:

1. **General.** In addition to the standards set forth in this Section, site planning must address all applicable standards set forth in this Article, this Chapter, the Minturn Municipal Code, and/or other applicable jurisdiction. Such standards include, but are not limited to, access standards, utility standards, parking, loading, and queueing standards, landscaping standards, and exterior lighting standards.
2. **Natural Features.**
 - a. Structures, Buildings, buildings, and/or other site improvements should complement, rather than overpower, the adjacent natural and built environment. Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.
 - b. Topography.
 - i. A building site that is flat or gently sloping at less than 10% shall comply with applicable minimum standards for setbacks as defined in Chapter 16.
 - ii. To the maximum extent practicable, a structure(s) and/or building(s) on a building site that slopes at with a slope greater than of ten percent (10%), or greater, is urged to consider shall be designed to fit the topography of the site (e.g., tiered building floor levels that appear to "stepping up" the site). structure rather than grading the site to allow for traditional building layout. The intent is to avoid extensive site grading (i.e., large cuts and/or fills) and related improvements (e.g., as well as retaining walls), and to avoid the need for additional erosion control measures.
 - iii. Setbacks may be increased for lots that slope greater than 30%.
 - b. **Water Bodies.**
 - i. Setbacks from water bodies shall include consideration of the Eagle River, tributary creeks, ponds, and wetlands. In addition to the regulatory setbacks, The Town of Minturn encourages subdivisions and developments adjacent to water bodies to conformance with the Eagle River Watershed Plan and sensitive be designed to protect the riparian areas, and to utilize the water bodies for passive recreational purposes.

Commented [MF11]: NOTE TO PLANNING COMMISSION:
Compliance with the minimum required setbacks set forth in Article 2: Zoning Regulations is mandatory. Therefore, this provision is unnecessary.

Commented [MF12]: NOTE TO PLANNING COMMISSION:
This is a revised version of an existing Site Design standard in Appendix B. It has been modified to be reflect a Building Design standard in the 100-Block standards.

Commented [MF13]: NOTE TO PLANNING COMMISSION:
Staff recommends deleting this provision because it is unclear who determines when setbacks need to be increased and there is no objective criteria for determining when setbacks need to be increased and what amount setbacks need to be increased by.

ii. ~~The Town discourages "turning your back" on the Eagle River, one of Minturn's greatest assets.~~ New development adjacent to and/or fronting on the Eagle River must highlight and incorporate the river to enhance Minturn's sense of place and character.

iii. ~~Site grading and drainage plans shall be submitted with design review applications that are adjacent to or within fifty (50) feet of a water body.~~

Commented [MF14]: NOTE TO PLANNING COMMISSION:
This is an existing Site Design provision in Appendix B. It has been modified to incorporate similar language under the Grouse Creek Character Area standards, which are also in Appendix B.

2. **Orientation.** The orientation of improvements shall consider adjacent properties as well as snow storage, snow shedding, and solar orientation. Another important component of orientation is drainage impact to adjacent properties, water bodies and streets.

a. ~~Snow Storage, Snow Shedding and Solar Orientation~~

b. ~~The atmospheric and weather related elements common of the Town of Minturn justify the added dimension of siting improvements to minimize the impact of the environment.~~

c. ~~Adequate snow storage area(s) or provisions for removal shall be provided. The total area may be broken up or provided as a whole. Location within the required setbacks shall be permitted provided it does not impede adequate and safe access to the structure(s). Landscape areas may also be used for snow storage purposes.~~

d. ~~Snow shedding shall be considered in the use of material and pitch of the roof, as well as the location of windows, door and walkways. In no case shall snow shedding be permitted to occur onto an adjacent property.~~

Commented [MF15]: NOTE TO PLANNING COMMISSION:
A Grading and Drainage Plan is a submittal requirement for all Design Review applications. Therefore, this provision is unnecessary.

a. Solar orientation shall be considered in the siting of ~~the a building(s) and/or structure(s)~~ as well as in the landscaping of ~~the lot or parcel a property. The Orientation orientation of the a building(s) and/or structure(s)~~, as well as placement of trees, can be utilized to block prevailing winds in the winter and to provide shade in the summer. ~~The structure should be placed on the lot in a manner that will not cast substantial shadows over adjacent properties.~~

b. ~~To the maximum extent practicable, Walkway and driveways, walkways, and/or other similar access improvements location shall consider be oriented to maximize solar exposure and natural snowmelt potential in determining their location. These considerations include in addition, locating driveways, walkways, and/or other access improvements and structures, so that they are should be designed to consider potential impacts sheltered from the prevailing winds, and oriented to the east or south, where possible, to aid quicker snow and ice melt.~~

Commented [MF16]: NOTE TO PLANNING COMMISSION:
This provision has been incorporated under the Building Design Standards Section.

fc. The front ~~façade~~ of the ~~principal~~ structure(s) and/or building(s), and ~~the its~~ primary entrance(s), shall be oriented to ~~the an adjacent public or private~~ street.

3. **Massing and Scale.**

a. ~~A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures.~~

a. ~~Structures, Buildings-buildings, and/or other site~~ improvements should complement, rather than overpower, the adjacent natural and built environment. ~~Homes are encouraged to be~~

Commented [MF17]: NOTE TO PLANNING COMMISSION:
This provision has been incorporated under the Roof Pitch and Form Subsection in the Building Design Standards Section.

sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.

b. ~~Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures.~~

Commented [MF18]: NOTE TO PLANNING COMMISSION:
This provision has been moved to the Building Design Standards Section.

b. ~~New development that fronts on Main Street must incorporate human-scale design elements. Historic styles are discouraged in this area as it would appear to be copied, but it is encouraged that new developments incorporate those elements that make a place more human. The Massing, scale, and architectural details of buildings and a greater separation and/or screening of the parking areas would work to reinforce these human-scale design principles.~~

Commented [MF19]: NOTE TO PLANNING COMMISSION:
This is a modified version of an existing Grouse Creek Character Area standard that staff is recommending become a town-wide standard applicable to new development along Main Street.

4. **Off-Street Parking Areas.**

a. ~~For all properties fronting on Main Street, off-street parking areas shall must be located at to the side and/or to the rear of the structures the principal structure(s) and/or building(s).~~

b. ~~Off-street parking areas must be screened in accordance with Section 16-3.##.~~

5. **Pedestrian Connections.** ~~New multi-family, nonresidential, and mixed-use development must incorporate Pedestrian pedestrian connections to adjacent areas will be considered. These shall include walkways and/or plazas within the development, as well as pedestrian connections to parks, open space areas, trails, rivers, streams, waterbodies, schools, commercial areas, and/or other public facilities within a standard walking distance of the subject property.~~

Commented [MF20]: NOTE TO PLANNING COMMISSION:
This is a modified version of an existing Grouse Creek Character Area standard that staff is recommending become a town-wide standard.

6. **Area Specific Standards.** ~~The standards set forth in this Subsection only apply in the following zone districts and are in addition to the other site design standards set forth in this Section.~~

a. Makerspace Zone District.

i. ~~A central, common loading area is encouraged to serve the needs all of all the commercial units in the non-residential development in this area.~~

Commented [MF21]: NOTE TO PLANNING COMMISSION:
Staff has worked to incorporate existing Character Area standards in Appendix B into this Subsection.

Section 16-3-###: Building Design Standards

A. Building Design

Building design refers to the architecture of a building including, but not limited to, its bulk, mass, scale, materials, and colors.

B. Purpose & Intent

1. **Purpose.** The purpose of this Section is to establish these design standards and guidelines is to establish certain criteria for new development buildings and the redevelopment of existing buildings in Minturn.
2. **Intent.** that will occur within the Town. The intent of the design standards in this Section is to ensure that new development that buildings and the redevelopment of existing buildings will enhance the existing character and scale of this Minturn, an old mining and railroad community. The Town. The design standards in this Section seeks to promote variety and visual interest that is compatible with the Minturn's rural town atmosphere and to encourage structures buildings that respect the environment and character.

C. Building Form, Massing, and Scale

1. Building. The mass, form, length, and height of the principal structure(s) and/or building(s) shall be designed to provide variety and visual interest, while maintaining a scale that is similar or compatible to adjacent structures.
2. The requirement for use of a simple building form allows for the introduction of building details to create character and interest. These Such building details may include elements such as accents to doors and/or windows, porches, gates, dormers, and/or chimneys.

Commented [MF22]: NOTE TO PLANNING COMMISSION:
This provision is currently listed under Site Design: Massing and Scale in Appendix B. Staff is recommending it be reworded and incorporated under this Section.

D. Architectural Elements

1. **Roof Pitch and Form.** Roofs are a very prominent visual element and that can be used to provide strong unifying characteristics between buildings. The use of consistent roof form, materials, slope, and direction can help to create a cohesive appearance to in a neighborhood even when the architectural styles vary. Roof pitch and form are an important element of building design in the Town Minturn.
 - a. **Central Roof Form.** The principal structure(s) and/or building(s) shall be designed to have a simple, central roof form with additive features.
 - b. **Dormers.**
 - i. The incorporation of dormers into the roof form can be utilized to provide individual identity and to create and delineate upper living areas or lofts.
 - ii. Dormer roofs shall be similar in slope and material with the primary roof form. See Illustration.

Figure 16-3-4: Dormer Roofs



b. Snow Accumulation and Shedding.

- i. Roofs shall be designed with consideration to snow accumulation and shedding. Structure and/or building Entryways, entryways, garages, driveways, off-street parking areas, and pedestrian areas (e.g., walkways), and/or other similar areas shall be protected from potential snow shedding from roofs.
 - ii. Snow shedding shall be considered in the use of material and pitch of the roof, as well as the location of windows, door and walkways. In no case shall snow shedding be permitted to occur onto an adjacent property.
- c. Chimneys. Chimneys may also be utilized as a unifying element. The size, location, and shape of a chimney(s) can be mimicked to provide a common feature in adjacent structures that have different architectural styles.

2. Building Façades

- a. Façade Articulation Required. ~~Vast expanses of a~~ Extensive blank façades are not ~~considered appropriate compatible with the~~ in Minturn due the mass and scale architectural character of the existing buildings in the Town of Minturn and are prohibited. Therefore, No façades must be shall have an uninterrupted every length of more than fifteen (15') linear feet, at minimum. This Façades must be interrupted using interruption can occur through the use of one or more of the following:
 - i. Projections ~~and/or~~ recessions for doors and windows of at least six (6) inches.
 - ii. Balconies ~~or~~ porches, and/or any other element that creates visual interest.
 - iii. ~~The use of a~~ Architectural elements such as horizontal and/or vertical architectural details and/or floor articulation (delineation of 'floors' in a building) can be utilized to create a vertical divide a façade into human-scale to the structure proportions.
 - iv. Significant changes in building materials that visually interrupt the wall plane.

b. Windows and Doors.

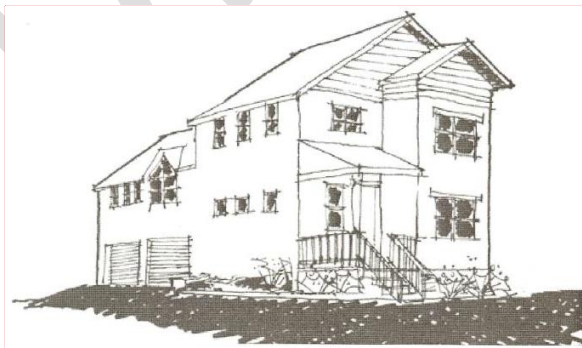
- i. Windows and doors offer the opportunity to provide individual character and refinement of scale by introducing openings and patterns on otherwise blank walls. Consideration should be given to locating doors and windows ~~in order~~ to establish symmetry on primary façades, while being responsive to interior functions and views. The location of windows and doors can also be utilized as a unifying element with adjacent structures.
- ii. ~~In order to maintain a smaller scale and to avoid the use of vast expanses of large windows, window openings should be composed of multiple panes of glass. Mullions, muntins, and/or other similar architectural features should be incorporated to interrupt vast expanses of glazing areas and articulate building fenestration, that are consistent with the scale of the building.~~
- iii. Mirrored or reflective glass is prohibited.
- iv. Shutters and window boxes are encouraged to create visual interest and to reinforce the Town's ambiance.

- c. ~~The use of awnings, porticos, and/or building entry features are is encouraged for nonresidential and mixed-use buildings.~~

3. Building Details

- a. ~~The requirement for a simple building form allows for the introduction of building details to create character and interest. These details may include elements such as accents to doors and windows, porches, gates, dormers and chimneys.~~
- b. ~~Options to reducing the visual impact of the primary wall plate of a house are as follows:~~
 - i. ~~Create interest in the primary wall plate with porches, balconies, recessed walls and decks (as well as overhangs, eaves, dormers, cantilevers, awnings and similar features). (Figure 1)~~

Figure 16-3-B: <Insert Title>



Commented [MF23]: NOTE TO PLANNING COMMISSION:
This is an existing Grouse Creek Character Area guideline that staff is recommending become a town-wide guideline.

Commented [MF24]: NOTE TO PLANNING COMMISSION:
This provision has been incorporated under the Building Form, Massing, and Scale Subsection.

Commented [MF25]: NOTE TO PLANNING COMMISSION:
Staff is recommending that these provisions be deleted because they're addressed under the Façade Articulation Requirements.

Commented [MF26]: NOTE TO PLANNING COMMISSION:
This an existing illustration that needs to be replaced with a new illustration that depicts the applicable Building Design Standards.

c. ~~The following evaluation shall be made by the Planning Commission in reviewing a proposal for an increase in structure height:~~

i. ~~Has there been a change in character in the area due to zone changes, new growth trends, deterioration, development transitions, etc.?~~

ii. ~~Is the height compatible with the surrounding area or will there be adverse impacts? Consider impacts on light and shadow, solar energy, views, privacy, and neighborhood scale.~~

iii. ~~Is the height in conformance with the policies, intents and requirements of this code and other adopted plans and policies?~~

4. **Building Materials and Screening.** ~~The types of materials used on the exterior of structures and buildings affect both the appearance of an individual structure or building, as well as the overall aesthetic of Minturn.~~

~~a. Materials~~

~~a. The use of building materials is essential to the design and appearance of a structure, therefore the use of materials is indicative of the adjacent community character. Materials shall be consistent with adjacent properties and the natural environment.~~

a. ~~The~~ To support creativity and diversity in the appearance of buildings, Town of Minturn does not seek to limit or prohibit the use of specific building materials except as follows. The use of non-reflective building materials is strongly encouraged, however

i. ~~Highly reflective roofing materials are prohibited, the use of non-reflective materials are strongly encouraged. Highly reflective roofing materials are not allowed.~~

b. ~~The Minturn's historic character of Minturn is exhibited in the use of wood siding and native stone, therefore, the use of these particular building materials are is encouraged.~~

c. ~~Many modern equivalents can be found which building materials that mimic the natural materials (e.g., wood, stone, etc.) and are permitted the Design Review Board may approve such materials if their appearance is found to be compatible with adjacent material and the use of such materials is consistent with the intent of these standards this Section and guidelines.~~

5. **Streetscape Building Frontage and Landscape Design** ~~Small towns evoke many images, but one that appears to be consistent with many residents is the neighborliness of the area. Building frontage elements including, but not limited to, Porches porches, stoops, terraces, and plazas, parks and simply strolling down the street allow enable opportunities for encounters between neighbors residents of, and visitors to, Minturn, meet and greet each other and to get to know one another. The Town encourages the man-made Building frontage elements that promote these types of encounters are encouraged activities, and in some instances the Design Review Board shall require the provision of streetscape improvements to encourage and reinforce the Minturn's small-town atmosphere.~~

Commented [MF27]: NOTE TO PLANNING COMMISSION:
These are evaluation criteria to be used by the Planning Commission in reviewing a proposal for an increase in structure height.

Staff is recommending deleting this language as building height is regulated by zone district and a variance is required to exceed the maximum building height.

a. Porches and awnings are encouraged for all residential design as these elements create and encourage a human scale that is consistent with the small town image.

c.

i. Commercial structures, particularly those that are located in renovated residential units, shall maintain these elements and incorporate the use of pedestrian walkways, street furniture such as benches and trashcans where possible.

ii. Commercial developments that exceed 2500 square feet of gross leasable area shall be required to provide a plaza area that incorporates these elements.

iii. Landscape standards are defined in Sections 16.16.140, 16.16.150 and 16.16.160 and shall be reviewed with all applications for design review. Compliance with the minimum standards defined within those sections shall be required. The Design Review Board shall review the list of plant material to be utilized, particularly for determination of irrigation requirements. Exhibit B lists plant materials that are suitable for use in the Town, drought resistant and therefore their use is encouraged. Other plant materials listed that require substantial water and therefore the Design Review Board may require the provision of an irrigation system and the provision of collateral to assure its completion.

Commented [MF28]: NOTE TO PLANNING COMMISSION:
Staff is recommending that these provisions for commercial development/structures be deleted.

6. **Area Specific Standards.** The standards set forth in this Subsection only apply in the following zone districts and are in addition to the other standards set forth in this Section.

Commented [MF29]: NOTE TO PLANNING COMMISSION:
These provisions have been incorporated with the Landscaping Standards.

Commented [MF30]: NOTE TO PLANNING COMMISSION:
Staff has worked to incorporate the existing Character Area standards from Appendix B into this Subsection.

a. **Makerspace Zone District.**

i. Historic architectural styles are discouraged in this area because the use of such styles as it would will appear to be inauthentic copied, but it is encouraged that new developments incorporate those elements that make a place more human. Massing, scale, details and a greater separation or screening of the parking areas would reinforce these principles.

ii. New buildings shall must incorporate elements of the existing area to create a unified and cohesive areadesign character.

Commented [MF31]: NOTE TO PLANNING COMMISSION:
These are modified versions of existing Grouse Creek Character Area standards from Appendix B.

b. **Mixed-Use 1 (MU-1).**

i. Automobile-oriented building design, such as Traditional a commercial strip centers, are is discouraged not appropriate in Old Town due to their automobile orientation; however, modified commercial centers with multiple uses are encouraged.

ii. Provision of The street level of a nonresidential or mixed-use building that fronts on a public street or a public space must incorporate a argestorefront display windows design that is engaging and provides visual interest for pedestrians that are complementary and consistent with adjacent structures.

Commented [MF32]: NOTE TO PLANNING COMMISSION:
This is a modified version of existing language from the Old Town Commercial Zone Subsection in Appendix B. Staff has modified it into a recommended standard for the MU-1 zone district.

iii. As necessary, a building with a height that exceeds twenty-eight (28) feet must incorporate variations in roof forms, stepping back of upper floors, facade articulation, and/or other similar design techniques to provide a transition to development with a lesser height on an adjacent property.

Commented [MF33]: NOTE TO PLANNING COMMISSION:
This is a modified version of an existing Old Town Commercial Zone standard from Appendix B. Staff has been revised it to be similar to the 100-Block standards.

Commented [MF34]: NOTE TO PLANNING COMMISSION:
This is a modified version of an existing Old Town Commercial Zone standard from Appendix B.

iv. ~~Human-scale design Elements~~ Elements of human scale shall ~~must~~ be incorporated into ~~the structures~~ the façades of buildings fronting on public streets or public spaces. These elements ~~may include, but are not limited to,~~ the following:

- ~~use of d~~ Decorative courses for to articulation ~~articulate of~~ vertical elements, such as the floor level and floor height.
- ~~utilization of w~~ Window boxes, shutters, and/or other similar design features.
- ~~awnings~~ Street level awnings and streetscape, which are also important yet simple elements to define human scale.
- Balconies.
- The placement, sizing, and orientation of exterior openings (e.g., windows and doors).

v. Building Material materials and architectural details shall provide visual interest and enhance the pedestrian elements ~~shall be selected based upon historic use and compatibility with Minturn's built environment. Building materials must also add color and visual interest. Suggested building materials include, but are not limited to, the following:~~

- Natural materials such as wood and stone are recommended as primary building materials. Contemporary interpretations of wood (e.g., concrete board) may also be appropriate.
- Brick may be appropriate as a primary building material due to its durability.
- Cementitious three-coat stucco may be appropriate as a primary building material but should not be used on building façades facing Main Street.
- Metal or concrete boards or panels, stone veneer, stucco, and/or other contemporary materials should be considered for secondary building materials.

c. Mixed-Use 3 (MU-3).

i. Redevelopment or conversion of existing residential buildings is encouraged to incorporate Porches ~~porches, walkways, and fencing, and/or similar design features shall be maintained~~ to reinforce the residential quality character of the area.

Commented [MF35]: NOTE TO PLANNING COMMISSION:
This is a modified and enhanced version of an existing Old Town Commercial Zone standard from Appendix B.

Commented [MF36]: NOTE TO PLANNING COMMISSION:
This is a modified version of an existing Old Town Commercial Zone standard from Appendix B. Given that the MU-1 zone district is an extension of the 100-Block, staff has modified this provision to be similar to the 100-Block standards.

Commented [MF37]: NOTE TO PLANNING COMMISSION:
This is a modified version of an existing Old Town Mixed-Use Zone standard from Appendix B.

Section 16-3-##: Landscaping Standards

A. Intent, Purpose, and Applicability

1. Intent. The Town of Minturn is situated in the Eagle River Valley, at an elevation above sea level of seven thousand eight hundred sixty-one (7,861) feet. The Town is located in an semi-arid, mountainous area, ~~and is identified by the U.S. Department of Agriculture (USDA) as being within Zone 4b of the USDA's Plant Hardiness Zone Map.~~ The intent of these standards is to ensure that new landscapes associated with new subdivisions, major development, and major remodel activity/redevelopment in the Town include drought-tolerant and disease-resistant plant species native to the ~~Zone 4b~~ U.S. Department of Agriculture's (USDA) Plant Hardiness Zone applicable to Minturn and the mountain region of Eagle County, and, specifically, that waterwise principles are integrated into landscape design, plant selection, and outdoor irrigation designs.
2. Purpose. The purpose of this Section is to provide standards for landscaping and outdoor water usage for subdivisions, major development, and major redevelopment specific to the USDA Plant Hardiness Zone Zone 4b within applicable to the Town Minturn so as to maintain and enhance the character of residential, commercial, mixed-use and industrial areas; to beautify the Town; and to promote waterwise landscaping and irrigation principles aimed at conserving and managing the Town's water resources. This is accomplished by setting minimum standards for planting and outdoor consumptive water use within residential and nonresidential development and their associated parking areas to prevent inefficient and/or excessive outdoor water use, soil erosion, improper drainage, damage to properties and unsightliness, and by requiring buffering and screening around and between the Town's more intensively developed areas.
3. Applicability. The ~~applicability standards of in~~ this Article ~~shall apply to all subdivisions, major development, and major redevelopment within the Town, except as follows:~~
 - a. ~~The landscape standards of this Article shall not apply to remodeling, repair, restoration, or alteration of an existing residential structure. However, additions or expansions that increase the footprint of an existing structure or increase the square footage by more than ten percent (10%) shall comply with those standards of this Article to the maximum extent possible.~~

B. Water Efficient Landscape Standards

1. Water Efficient Design Principles. Water efficient landscaping principles include the following:
 - a. *Design.* The design identifies zones of different water requirements and groups plants with similar water needs together.
 - b. *Appropriate use of turf.* Limit high-hydrozone turf and plantings to appropriate high-use areas with high visibility and functional needs.
 - c. *Low water-using plants.* Choose low-water demanding plants and turf where practicable.
 - d. *Irrigation.* Design, operate and maintain an efficient irrigation system.
 - e. *Soil preparation.* Incorporate soil amendments before planting.
 - f. *Mulch.* Add mulch to planting beds to a minimum depth of two (2) inches.

- g. *Maintenance.* Provide regular and attentive maintenance.
2. **Soil Amendment.**
- a. Soil amendments for turf, shrubs, perennials, and annuals shall be sandy loam to a depth of six (6) inches, containing at least five percent (5%) organic matter by volume.
 - b. Soil amendments for trees shall be sandy loam to a depth of thirty-six (36) inches containing one to three percent (1—3%) organic matter by volume. In locations with existing good soils, soil shall be turned in an area three (3) times the dimension of the root ball.
3. **Mulch.** Mulch shall be applied at a minimum depth of two (2) inches with modifications as appropriate for installed plant material. Mulch shall be renewed as needed. Mulch material may be organic material including, but not limited to: wood, bark nuggets, nut shells, grass clippings, straw, compost and chopped leaves; or inorganic material including decorative stone or river rock, pea gravel, pebbles.
4. **Plant Selection and Grouping.**
- a. Plant materials shall be selected for water efficiency, drought tolerance, use of native species and their relationship to the Minturn regional ecology as well as local topographical and metrological conditions.
 - b. Plants shall be selected from ~~a pre-approved~~the list of native, drought-tolerant plantings ~~set forth in Subsection 16-3-##(##) that are~~ appropriate for ~~the~~ USDA Zone 4b Plant Hardiness Zone applicable to Minturn.
 - c. *Hydrozones Required.* Plants shall be grouped together by soil suitability and by water use in distinct hydrozones (i.e., very low, low, moderate, and high) to increase irrigation efficiency. Plants from the same water use zone shall be grouped together on the same irrigation zones. Water use zones shall be consistent with plant selection and water needs.
 - d. The landscape design shall promote and preserve native species and natural areas. Native species shall account for seventy-five percent (75%) of provided plants and these must be drought-tolerant species.
5. **High-Hydrozones.**
- a. The total amount of high-hydrozones located on a property shall not exceed fifty percent (50%) of the total landscape area. Trees in tree grates are not included in the calculation of high-hydrozone areas.
 - ~~i. Turf grass areas designated and approved as functional turf shall be excluded from the total landscape area under this requirement.~~
 - ~~ii. Trees in tree grates shall also be excluded from the total landscape area under this requirement.~~
 - b. Plants from a high-hydrozone zone shall not be planted on slopes ~~at a~~of twenty-five percent (25%) ~~slope~~ or greater.

- c. High-hydrozone ~~turf grass~~ plant material(s) that exceeds ~~is prohibited unless exempt the~~ total amount permitted under ~~Subsection 16-3-##(##)~~ may be allowed if a waiver has ~~been granted~~ pursuant to ~~Subsection 16-3-##(##)~~ 16-17-150(h).

4. ~~The developer of a property may submit an application to the Planning Director requesting consideration for a waiver or exemption from the prohibition of Subsection 16-17-150(g) for high hydrozone. Functional turf that provides a recreational benefit to the community and meets the functional turf definition. Waiver applications must demonstrate that the turf substantially complies with the functional turf definition as indicated by:~~

- ~~a. Activity type;~~
- ~~b. Activity appropriate dimensions;~~
- ~~c. Number of persons served and frequency of use;~~
- ~~d. Location in proximity to similar turf areas;~~
- ~~e. Public access and proximity to roadways;~~
- ~~f. Presence of facilities and/or other recreational amenities;~~
- ~~g. Irrigation efficiency; and~~
- ~~h. Demonstration that artificial turf is not practicable or appropriate as an alternative to water use turf.~~

C. General Standards

1. Minimum Landscaping Requirements.

- a. ~~The landscape plan shall demonstrate that there is a~~ minimum of one (1) tree ~~must be provided~~ for each one thousand (1,000) square feet of lot area (i.e., ~~a minimum of five (5) trees are required~~ on a five thousand (5,000) square foot lot). ~~Non-residential development is exempt from this standard. This standard shall not apply to commercial development.~~
- b. On ~~any all~~ lots, the required ~~front, side, and rear~~ yard setbacks and all non-impervious areas ~~on the subject property~~ shall be landscaped. ~~Landscape requirements shall also include landscaping of the public right of way as follows:~~
- ~~i. Old Town Character Area: to the sidewalk, curb and gutter, or street pavement, as appropriate.~~
 - ~~ii. South Minturn Character Area: to within ten (10) feet of the paved surface. Any existing parking areas in the right of way or front yard setback are to be removed and replaced with landscaping.~~
 - ~~iii. Game Creek Character Area: to within five (5) feet of the paved surface. Any existing parking areas in the right of way or front yard setback are to be removed and replaced with landscaping.~~

Commented [MF38]: NOTE TO PLANNING COMMISSION:
This language has been incorporated into a new Subsection for requesting a waiver from the prohibition on high-hydrozone turf grass.

Commented [MF39]: NOTE TO PLANNING COMMISSION:
The requirements for landscaping in a public right-of-way have been incorporated under the Landscaping Design, Location, and Use Subsection. Character Areas have been eliminated, so staff is recommending that these existing standards be deleted. Public right-of-way landscaping standards can be further discussed as part of a future effort to enhance the Town's Subdivision & Design Standards.

c. All plant materials used for required landscaping must comply with or exceed minimum standards in the Colorado Nursery Act Regulations and the current edition of the American Standard for Nursery Stock.

d. All landscaping plant materials shall must be healthy at the time of its planting installation and shall meet the standards of the American Association of Nurserymen.

Commented [MF40]: NOTE TO PLANNING COMMISSION:
This is a new provision that addresses the quality of plant materials used for required landscaping. Staff can provide further information regarding this upon request.

2. **Minimum Size of Planting Materials.** Required landscaping must comply with the following minimum size standards. Trees and shrubs depicted on the landscape plan shall be of at least the following minimum size at the time of planting, unless a larger tree size is specified in any applicable development permit for buffering, screening or planting on the subject property.

- a. *Deciduous Trees.* Deciduous trees shall be a minimum of one and one-half (1½) inches in caliper, measured four (4) inches above the ground
- b. *Coniferous Trees.* Coniferous trees shall be a minimum of four (4) feet in height, measured from the top of the root ball to the top of the tree.
- c. *Shrubs and Vines.* Shrubs shall be in a minimum five (5) gallon container. Vines shall be in a minimum one (1) gallon container.

d. Grasses and Perennials. Grasses and perennials shall be in a minimum one (1) gallon container.

Commented [MF41]: NOTE TO PLANNING COMMISSION:
This is a new standard that has been added based on DOLA's Model Land Use Code.

3. **Landscaping Design, Location, and Use.**

a. *Design.*

i. The landscape plan shall bLandscaping must be designed and installed so that existing healthy trees, native vegetation, and natural or significant rock outcroppings, and/or other valued-unique and/or prominent natural site features are preserved and integrated with planted areas.

ii. All landscaping must be designed and installed in accordance with the applicable Wildfire Resiliency Standards set forth in Chapter ##.

Commented [MF42]: NOTE TO PLANNING COMMISSION:
This is a new provision that has been added to ensure compliance with the Wildland Urban Interface (WUI) requirements that the Town is adopting.

iii. A required live stream setback area is to be protected in its natural state and vegetated with natural riparian vegetation.

Commented [MF43]: NOTE TO PLANNING COMMISSION:
This is the existing provision for live stream setbacks. Staff felt it was important to include under the Landscaping Standards. This provision is also under the live stream setback Section in Article 2: Zoning Regulations.

b. *Location.*

i. When plantings occur on hillsides, slopes, drainage ways, or similar natural areas disturbed by construction activities must be revegetated with plant materials, plant materials should that duplicate adjacent plant communities both in species composition and spatial distribution patterns. Plants should must also be planted in clusters to maximize their chance for survival.

Commented [MF44]: NOTE:
Move this provision under a revegetation Section.

ii. Obstructions prohibited in clear vision area. All landscaping located in a clear vision area must comply with the standards set forth in Subsection 16-3-##(8). A clear vision area shall run along property lines and along the entrance to the site. Plant materials

shall be limited to thirty (30) inches in height within the clear vision area, so as to avoid visibility

~~e. Fire Hydrants and Utilities.~~

- iii. ~~No Landscaping~~ landscaping shall be installed so it does not within four (4) feet of, and/or in any other manner that obstructs access to, a fire hydrant, ~~s~~ or utility boxes and should not grow into any overhead utility lines.
- iv. ~~No Landscaping~~ landscaping shall be installed so it does not within four (4) feet of, and/or in any other manner that obstructs access to, fire hydrants ~~or~~ utility boxes and should not grow into any overhead utility lines.
- v. All landscaping to be installed within a utility easement or beneath an overhead utility line must comply with the applicable requirements of the utility service provider.
- vi. ~~Landscape requirements shall also include landscaping of the p~~Landscaping may be installed in a public right-of-way as follows: subject to approval by the Town, the Colorado Department of Transportation (CDOT), and/or other applicable regulatory agency.

c. Use.

- i. ~~Parking and storage prohibited.~~ Required landscaped areas shall not be used for parking, outdoor storage, and/or similar uses, ~~but may be used for snow storage if properly designed for this function.~~
- ii. Required landscaped areas are permitted to be used for snow storage if properly designed for this function. Landscaped areas used for snow storage must comply with all applicable requirements set forth in Subsection 16-3-##(##).

4. Off-Street Parking Area Landscaping.

NOTE: This is a new Subsection that staff is working on. It will be provided to the Planning Commission for review at a later date.

5. Irrigation System Design.

- a. Irrigation systems for multi-family, ~~and commercial non-residential, and mixed-use projects~~ developments shall be professionally designed by a landscape architect or irrigation specialist.
- b. When available, raw water shall be utilized for irrigation.
- c. Irrigation systems shall be designed to prevent water from spraying on impervious surfaces adjacent to landscape areas, shall utilize drip irrigation where appropriate to minimize run-off from sprinklers, and shall incorporate moisture sensors to reduce water consumption.
- d. A soil moisture sensing device or other irrigation management system shall be required for irrigation systems in turf areas.

Commented [MF45]: NOTE TO PLANNING COMMISSION:
The four (4) foot fire hydrant buffer requirement comes from DOLA's Model Land Use Code.

Commented [MF46]: NOTE TO PLANNING COMMISSION:
The four (4) foot utility box buffer requirement comes from DOLA's Model Land Use Code.

~~e. The landscape plan shall indicate the nature, location, and specifications of the irrigation system which shall be used. Separate irrigation circuits should be specified for different zones on the landscape plan. The landscape plan shall have sufficient detail to show that adequate irrigation will be provided to all required landscape areas and plant materials.~~

Commented [MF47]: NOTE TO PLANNING COMMISSION:
These requirements to be incorporated with the submittal requirements for a Landscape Plan.

e. ~~The irrigation systems~~ shall be designed to correlate to the organization of plants into zones with similar watering requirements.

f. Low-volume, drip, or subsurface irrigation systems shall be used in the following conditions:

i. In landscaped areas where any one (1) dimension is less than six (6) feet in width and surrounded by impervious surfaces.

ii. In all non-turf grass areas where plantings exist as differentiated from areas where only inorganic materials such as rocks or mulch are planned or exist.

6. **Prohibited Plants.** The following plants are not permitted to be planted:

a. ~~Plants listed in other Chapters of Minturn's Municipal Code and/or other plants designated as undesirable by the Town Council.~~

b. Plants listed on the Colorado Department of Agriculture's and/or Eagle County's Noxious Weed Species lists.

Commented [MF48]: NOTE TO PLANNING COMMISSION:
The following tree species are prohibited under Chapter 7 of the Minturn Municipal Code:

1. Female box-elder tree (*Acer negundo*)
2. Female cottonwood trees (*Populus spices*)
3. Siberian elm (*Ulmus pumila*)

7. **Permitted Plants.**

a. Only native plant species identified as appropriate for the USDA Plant Hardiness Zone 4b as identified by the U.S. Department of Agriculture, Plant Hardiness Zone Map applicable to Minturn shall be used ~~in the landscape plan as landscaping~~. Species native to ~~Zone 4b the applicable Plant Hardiness Zone~~ promote water wise use and ensure plants are appropriate for the Town's unique high altitude mountain climate.

b. ~~At the discretion of the property owner(s), Ornamental plants~~ additional plant materials, in compliance with this Section, can be added ~~upon discretion of the property owner(s) as decoration to be added after the required landscaping has been completed, landscape plan.~~

~~c. **Recommend Plant Material List.** The plants materials used for required landscaping required must be selected from the plant species listed in the following tables, are recommended to be planted as landscaping:~~

Table 16-3 ##: Recommended Perennials and Ground Covers

Common Name	Scientific Name
Allyssum	<i>Alyssum</i> spp.
Anise Hyssop	<i>Agastache foeniculum</i>
Basket of Gold	<i>Aurinia saxatilis</i>
Beardtongue	<i>Penstemo</i> spp.
Bee Balm	<i>Mondarda didyma</i>
Blanket Flower	<i>Gaillardia aristata</i>
Blazing Star	<i>Liatris</i> sp.
Catmint	<i>Nepeta mussinii</i>

Chives	<i>Allium schoenaprasum</i>
Columbine	<i>Aquilegia</i>
Common Periwinkle	<i>Vinca minor</i>
Common Winter Creeper	<i>Euonymus fortune var. radicans</i>
Coral Bells	<i>Heuchera</i> sp.
Coreopsis	<i>Coreopsis</i> spp.
Creeping Baby's Breath	<i>Gypsophila repens</i>
Creeping Jenny Moneywort	<i>Lysimachia nummularia</i>
Creeping Phlox	<i>Phlox subulata</i>
Edelweiss	<i>Leontopodium alpinum</i>
Evergreen Candytuft	<i>Iberis sempervirens</i>
Hardy Geranium	<i>Geranium</i> sp.
Hens and Chicks	<i>Sempervivum</i> spp.
Horehound	<i>Marrubium rotundifolium</i>
Ice Plant	<i>Delosperma</i> spp.
Kinnickinnick Manzanita	<i>Arctostaphylos</i>
Lamb's Ears	<i>Stachys byzantina</i>
Lavender	<i>Lavandula angustifolia</i>
Lupine	<i>Lupinus</i> spp.
Mountain Love	<i>Paxistima myrsinites</i>
Peony	<i>Paeonia lactiflora</i>
Penstemon	<i>Penstemon</i> spp.
Potentilla (cinquefoil)	<i>Potentilla verna var. nana</i>
Prairie Coneflower	<i>Ratibida columnifera</i>
Prickly Dianthus	<i>Acantholimon</i> spp.
Russian Sage	<i>Perovskia atriplicifolia</i>
Saxifrage	<i>Saxifraga</i> spp.
Soapwort	<i>Saponaria</i> spp.
Sea Thrift	<i>Armeria maritima</i>
Snow-in-summer	<i>Cerastium tomentosum</i>
Speedwell	<i>Veronica</i> spp.
Stonecrop	<i>Sedum</i> spp.
Sumac	<i>Rhus</i>
Sweet Woodruff	<i>Galium odoratum</i>
Thyme	<i>Thymus</i> spp.
Yarrow	<i>Achillea millefolium</i>
Wild Strawberry	<i>Fragaria</i> spp.
Woolly Yarrow	<i>Achillea tomentosa</i>
Herbaceous Perennials	
Aspen Daisy/Showy Daisy	<i>Erigeron speciosus</i>
Blanket Flower	<i>Gaillardia aristata</i>
Blue Flax	<i>Linum lewisii</i>
Blue Mist Penstemon	<i>Penstemon virens</i>
Blue Star	<i>Amsonia jonesii</i>
Bush Morning Glory	<i>Ipomea leptophylla</i>
Butterfly Weed	<i>Asclepias tuberosa</i>
Chocolate Flower	<i>Berlandiera lyrata</i>
Colorado Columbine	<i>Aquilegia caerulea</i>
Desert Four O'clock	<i>Mirabilis multiflora</i>
Fringed Sage	<i>Artemisia frigida</i>

Gayfeather/Blazing Star	<i>Liatris punctata</i>
Goldenrod	<i>Solidago canadensis</i>
Golden Banner	<i>Thermopsis divaricarpa</i>
Golden Columbine	<i>Aquilegia chrysantha</i>
Golden Paperflower	<i>Zinnia grandiflora</i>
Grand Mesa Penstemon	<i>Penstemon secundiflorus</i>
Harebells	<i>Campanula rotundifolia</i>
Hollyhock	<i>Alcea rosea</i>
Jacob's Ladder	<i>Polemonium caeruleum</i>
Navajo Tea/Greenthread	<i>Thelesperma filifolium</i>
Nodding Onion	<i>Allium cernuum</i>
Pagoda/Narrow-leaf Penstemon	<i>Penstemon angustifolius</i>
Pasque Flower	<i>Pulsatilla patens</i>
Pearly Everlasting	<i>Anaphalis margaritacea</i>
Plains Yellow Primrose	<i>Calylophus serrulatus</i>
Prairie Cone Flower/ Mexican Hat	<i>Ratibida columnifera</i>
Prairie Sage/Silver Sage	<i>Artemisia ludoviciana</i>
Prairie Smoke	<i>Geum triflorum</i>
Prince's Plume	<i>Stanleya pinnata</i>
Purple Poppy Mallow/ Wine Cups	<i>Callirhoe involucrata</i>
Purple Prairie Clover	<i>Dalea purpurea</i>
Pussytoes	<i>Antennaria parvifolia</i>
Rocky Mountain Penstemon	<i>Penstemon strictus</i>
Sand Penstemon	<i>Penstemon ambiguus</i>
Scarlet Bulger Penstemon	<i>Penstemon barbatus</i>
Scarlet Gilia/Fairy Trumpets	<i>Ipomopsis aggregata</i>
Scarlet Globemallow	<i>Sphaeralcea coccinea</i>
Scott's Sugarbowl	<i>Clematis scottii</i>
Shell Leaf Penstemon	<i>Penstemon grandifloras</i>
Showy Goldeneye	<i>Heliomeris multiflora</i>
Silver Lupine	<i>Lupinus argeteus</i>
Smoot Penstemon	<i>Penstemon glaber</i>
Spiderwort	<i>Tradescantia occidentalis</i>
Spreading Vervain	<i>Verbena bipinnatifida</i>
Southern Globe Thistle	<i>Echinops ritro</i>
Sticky Geranium	<i>Geranium viscosissimum</i>
Sulphur Flower	<i>Erigonum umbellatum</i>
Sundrops	<i>Calylophus lavendulifolius</i>
Wand Blume Penstemon	<i>Penstemon virgatus</i>
Whipple's Penstemon	<i>Penstemon whippleanus</i>
White-tufted Evening Primrose	<i>Oenothera caespitosa</i>
Wild Bergamot	<i>Mondarda fistulosa</i>
Windflower	<i>Anemone multifida</i>

Table 16-3-##: Recommended Grasses

Common Name	Scientific Name
Feather Reed Grass	<i>Calamagrostis x acutiflora</i>
Large Blue Fescue	<i>Festuca amethystine</i>

Switchgrass	<i>Panicum virgatum</i>
Tufted Hair Grass	<i>Deschampsia cespitosa</i>

Table 16-3-##: Recommended Shrubs

Common Name	Scientific Name
Alpine Current	<i>Ribes alpinum</i>
Apache Plume	<i>Fallugia paradoxa</i>
Burning Bush	<i>Euonymus alatus</i>
Chokecherry	<i>Prunus virginiana</i>
Common Juniper	<i>Juniperus communis</i>
Curl-leaf Mountain-Mahogany	<i>Cercocarpus ledifolius</i>
European Privet	<i>Ligustrum vulgare</i>
Golden Current	<i>Ribes aureum</i>
Gooseberry	<i>Ribes uva-crispa</i>
Hood's Phlox	<i>Phlox hoodii</i>
Lilac	<i>Syringa vulgaris</i>
Mountain Mahogany	<i>Cercocarpus montanus</i>
Pawnee Buttes Western Sand Cherry	<i>Prunus bessevi</i>
Prairie Rose	<i>Rosa arkansana</i>
Raspberry	<i>Rubus idaeus</i>
Russet Buffaloberry	<i>Shepherdia canadensis</i>
Shrubby Cinquefoil	<i>Potentilla fruticosa</i>
Serviceberry	<i>Amelanchier</i>
Twinberry	<i>Lonicera involucrata</i>
Western Sandcherry	<i>Prunus bessevi</i>
Western Thimbleberry	<i>Rubus parviflorus</i>
Woods Rose	<i>Rosa woodsii</i>

Table 16-3-##: Recommended Trees

Common Name	Scientific Name
Amur Maple	<i>Acer ginnala</i>
Aspen ¹	<i>Populus tremuloides</i>
Blue Spruce ¹	<i>Picea pungens</i>
Bristlecone Pine	<i>Pinus aristata</i>
Crab Apple	<i>Malus sylvestris</i>
Green Ash	<i>Fraxinus pennsylvanica</i>
Honey Locust	<i>Gleditsia triacanthos</i>
Limber Pine	<i>Pinus flexilis</i>
Lodgepole Pine	<i>Pinus contorta latifolia</i>
Mugo Pine	<i>Pinus mugo</i>
Pinyon Pine	<i>Pinus edulis</i>
Rocky Mountain Juniper	<i>Juniperus scopulorum</i>
Subalpine Fir	<i>Abies lasiocarpa arizonica</i>
White Fir	<i>Abies concolor</i>

NOTE:

¹Common to ~~Zone 4b but not identified as "low" water use~~ Minturn but ~~plant~~ classified as a moderate to high water use plant species.

D. Installation and Maintenance Requirements for All Landscaping

1. **Financial Guarantee.** Prior to the issuance of a temporary certificate of occupancy, the Planning Director shall require the applicant to submit to the Town a cost estimate approved by the Town for completion of the landscaping including operable irrigation systems described in the approved landscape plan together with a financial guarantee (a cash escrow payment or letter of credit) to guarantee the installation of the required landscaping. The financial guarantee shall be in an amount equal to one hundred twenty-five percent (125%) of the total cost of supplying and installing the material depicted in the approved landscape plan based on the cost estimate. No certificate of occupancy shall be issued for any portion of the development where landscaping has not been installed and approved by the Town.
2. **Certificate of Release.** Following inspection of the required landscaping to determine conformance with the landscape plan, the applicant shall certify that the landscaping has been installed in conformance with the approved plans. The financial guarantee shall be released within fourteen (14) working business days following receipt of the certification and inspection by the Town.
3. **Town Use of Financial Guarantee.** In the event the landscaping items contained within the cost estimate or approved plan are not installed in conformance with the approved plan, the Town may draw upon the financial guarantee to bring the landscaping into conformance with the approved plan.
4. **Required Time for Completion.** All required landscaping including operable irrigation systems shall be installed prior to or within the first planting season, generally June to October of any calendar year, following occupancy of the property. When phasing of a project's construction is approved, then installation of required landscaping and associated irrigation systems may be phased consistent with the project's approved development phasing.
5. **Maintenance.** ~~All landscaping shall be healthy at the time of its installation and shall meet the standards of the American Association of Nurserymen.~~ Landscaping shall be maintained so that it remains alive or it shall be replaced.
 - a. *Landowner Responsibility.* Maintenance of all landscaped areas shall be the responsibility of the ~~landowner~~property owner(s).
 - b. *Replacement.* Landscaping that does not survive within the first three (3) years after it is planted shall be replaced by the property owner(s) within thirty (30) calendar days during the planting season or as soon as possible during the next planting season. The replacement vegetation shall be similar in size, type and amount to the vegetation being replaced.

Commented [MF49]: NOTE TO PLANNING COMMISSION:
This provision has been incorporated elsewhere and the American Association of Nurserymen no longer exists.

Section 16-3-###: Exterior Lighting Standards

A. Purpose & Intent

The purpose of this Section is to establish ~~rules and~~ regulations governing ~~the installation of outdoor~~ exterior lighting in the Town. These regulations are intended to achieve the following:

1. Promote appropriate exterior lighting for safety and security.
2. Help preserve ~~the Minturn's~~ small-town character.
3. Prevent inappropriate and poorly designed and/or installed ~~outdoor exterior~~ lighting.
4. Reduce glaring and offensive exterior light sources.
5. Reduce ~~nighttime~~ light pollution and protect ~~the Minturn's~~ night sky.
6. Provide clear guidance pertaining to exterior light fixtures for developers and homeowners.
7. Phase out existing nonconforming light fixtures that are in violation of this Section, including those owned by the Town.

B. Definitions

NOTE: Existing definitions under Subsection 16-17-180(b) to be consolidated into new Terms & Definitions Article.

B. Applicability

1. All new construction in Minturn must comply with These the lighting standards shall be applicable to all new construction in the Town set forth in this Section.
2. **Exemptions.** The following ~~exterior light fixtures shall be~~ types of exterior lighting are exempt from the regulations contained in this Section:
 - a. Illumination of ~~the a~~ United States flag, provided that such lighting complies with the following:
 - i. ~~does~~ Does not interfere with the vision of drivers or pedestrians or otherwise create an unsafe condition for the public.
 - ii. No more than two (2) lights fixtures per flagpole are permitted.
 - b. Any lights and lighting devices exterior lighting which are part of associated with a Town event, Town display, or public gathering, so long as the if such event, display, or gathering is of a temporary, seasonal, or periodic nature.
 - c. Holiday lighting limited to illumination that is only illuminated between sunrise and 10:00 p.m., Mountain Standard Time (M.S.T.).
 - d. Festoon lighting.

Commented [MF50]: QUESTION FOR PLANNING COMMISSION:

Should flagpole lighting be required to be mounted at the top of the pole and downcast?

Some communities require this type of flagpole lighting to minimize lights beaming into the sky.

- e. ~~Construction~~ Temporary exterior lighting used for the purpose of illuminating construction work activities, provided that ~~the illumination sources~~ such lighting is directed internally towards the project site and is turned off each ~~night~~ calendar day when work is halted.
- f. ~~Any light source that is~~ Temporary lighting used by and/or at the direction of an emergency service provider.
- g. Traffic control devices.
- h. Public street lighting.
- i. Downcast lighting that does not exceed a height of four (4) feet and is used to illuminate sidewalks, trails, and/or other similar pathways for pedestrians.

Commented [MF51]: NOTE TO PLANNING COMMISSION:
This is a new provision that staff added based off of language from the Model Land Use Code.

C. ~~Lighting Plan Required~~

- ~~1. To ensure that all new construction complies with the lighting standards, a lighting plan shall be submitted for all new construction in the Town.~~
 - ~~a. A lighting plan for residential projects can be reviewed by the Town Planner and Building Official and processed administratively prior to the issuance of a certificate of occupancy.~~
 - ~~b. However, a lighting plan shall be submitted at the time of application for all mixed use and commercial projects and shall be approved by the Planning Commission.~~
- ~~2. The lighting plan shall include the following information:~~

Commented [MF52]: NOTE TO PLANNING COMMISSION:
These provisions will be incorporated with the submittal requirements for a Design Review and Minor Design Review application.

D. ~~Nonconforming Exterior Lighting~~

- ~~1. All legal nonconforming exterior lighting in existence as of the adoption or amendment of this Section may continue to be used in accordance with the following requirements:~~
 - ~~a. Additionally, residents and business owners are required to replace all n~~ Any legal nonconforming exterior light fixtures ~~lighting that is changed and/or replaced must be changed and/or replaced to conform with the applicable standards of this Section.~~ when a building permit is issued for any exterior project with a permit valuation greater than or equal to one thousand five hundred dollars (\$1,500.00).
 - ~~b. Business owners and residents with nonconforming fixtures are encouraged to comply with these regulations when replacing older fixtures.~~
 - ~~c. If the use of any legal nonconforming exterior lighting is discontinued for a period of one (1) calendar year or more, such lighting will be deemed abandoned and must be brought into conformance with all applicable requirements and standards of this Section.~~
- ~~2. Any unlawful exterior lighting in existence as of the adoption or amendment of this Section must be brought into conformance with the requirements and standards set forth in this Section within one (1) calendar year of the date of such adoption or amendment.~~

Commented [MF53]: NOTE TO PLANNING COMMISSION:
This is a new provision that requires any exterior lighting that has never been in compliance with the Town's lighting standards (i.e., unlawful lighting) to be replaced with compliant lighting within one (1) year.

E. ~~General Outdoor Lighting Regulations~~ Exterior Lighting Design Standards

All exterior lighting must comply with ~~The the~~ following ~~regulations design standards shall apply to all~~ properties located within the Town:

1. ~~To reduce glare and interference with abutting streets and adjacent properties, All all~~ exterior lighting ~~shall must~~ be shielded ~~such so~~ that the source of illumination is not visible from the property line, ~~thereby reducing glare and interference with boundary streets and adjacent properties. Exterior light fixtures near an adjacent property may must require incorporate special shielding devices to prevent light trespass.~~
2. All exterior lighting ~~shall must conform with the definition for a be~~ downcast, full cut-off fixtures.
3. All exterior lighting ~~or illumination shall must~~ be designed, located, placed, and shielded to be architecturally and aesthetically in keeping with the buildings and surroundings, ~~should create minimum visual impact on any other lot, tract or parcel in the Town, shall not directly illuminate adjoining lots, tracts, parcels or rights of way, including alleys, and shall comply with this Article.~~
4. Floodlights and security lights ~~are permitted if they shall be restricted as follows comply with the following requirements:~~
 - a. The point light source ~~shall cannot~~ be visible from ~~neighboring lots adjacent properties or~~ streets.
 - b. The light fixture ~~must be comply with the definition of~~ a full cut-off fixture, be down-directed cast, and ~~be screened shielded~~ from adjacent properties ~~in a manner that to~~ prevents light trespass.
5. Motion sensor ~~lights light fixtures may be are~~ permitted, ~~but only where if~~ the sensor is only triggered by motion within the ~~owner's boundaries of the subject property lines.~~
6. Height Restrictions.
 - a. ~~The height of all exterior light fixtures must comply with the requirements set forth in Table 16-3-##. Exterior lighting fixtures shall be mounted no higher than ten (10) feet above the flooring, deck, walkway, driveway, or other occupied area or highest grade point of the ground surface immediately below the light fixture. The height of the fixture shall be the vertical distance from the surface directly below the centerline of the fixture to the lowest direct light emitting part of the fixture. For mixed use and commercial buildings, the height may be extended to fifteen (15) feet.~~

Commented [MF54]: NOTE:

Incorporate this language under the Purpose or elsewhere, where applicable.

Commented [MF55]: NOTE TO PLANNING COMMISSION:

Staff has identified concerns with the existing restrictions on the height of exterior lighting. Staff would like to explore increasing the allowed heights for street lighting, parking lot lighting, and/or similar types of lighting (e.g., flagpoles).

Table 16-3-#: Maximum Allowable Height for Exterior Light Fixtures

Type of Lighting	Maximum Height
Exterior lighting for a residential building.	Ten (10) feet
Exterior lighting for a mixed-use or non-residential building.	Fifteen (15) feet
Exterior lighting for parking spaces, driveways, maneuvering areas, and/or similar components of a parking area.	Fifteen (15) feet

b. The height of ~~the an exterior light~~ fixture shall be measured as the vertical distance between from the lowest direct light-emitting part of the fixture and the finished grade surface directly below beneath the centerline of the fixture, to the lowest direct light-emitting part of the fixture.

7. Parking Area Lighting. All exterior light fixtures, including security lighting, used to illuminate parking spaces, driveways, maneuvering areas, and/or similar components of a parking area must comply with the following standards, in addition to all other applicable requirements set forth in this Section:

a. All lights used to illuminate parking spaces, driveways or maneuvering areas shall be so~~be~~ designed, arranged, and screened-shielded so that the source of direct lighting ~~shall is~~ not be visible from any point on adjoining ~~lots properties~~ or streets.

b. All lighting fixtures, including security lighting facilities, shall bBe directed away towards the interior of the site and away from adjacent residential uses properties and/or public streets rights-of-way.

~~and shall not be of an intensity which unreasonably disturbs adjacent residential users or users of public streets and shall not be installed above a maximum height of fifteen (15) feet.~~

8. Exterior fluorescent tube lighting ~~shall be is~~ prohibited in all cases.

Commented [MF56]: NOTE TO PLANNING COMMISSION:
These are existing provisions from the Town's Off-Street Parking and Loading Regulations that address lighting. They've been consolidated under this Section.

Commented [MF57]: NOTE TO PLANNING COMMISSION:
Staff to further research and bring back recommendations for other light sources (e.g., mercury vapor lamps) to be prohibited.

F. Figures & Diagrams

The following ~~figures illustrate images depict~~ examples of acceptable and unacceptable types of ~~outdoor exterior~~ lighting fixtures. Note that ~~even those the~~ types of fixtures shown as "acceptable" must be installed and aimed properly to comply with this Section.

Table 16-3-4: Unacceptable & Acceptable Exterior Light Fixtures

Acceptable Exterior Light Fixtures	Unacceptable Exterior Light Fixtures
Spotlights	
	
Wall Mounted Light Fixtures	
 	 
Decorative Light Fixtures	

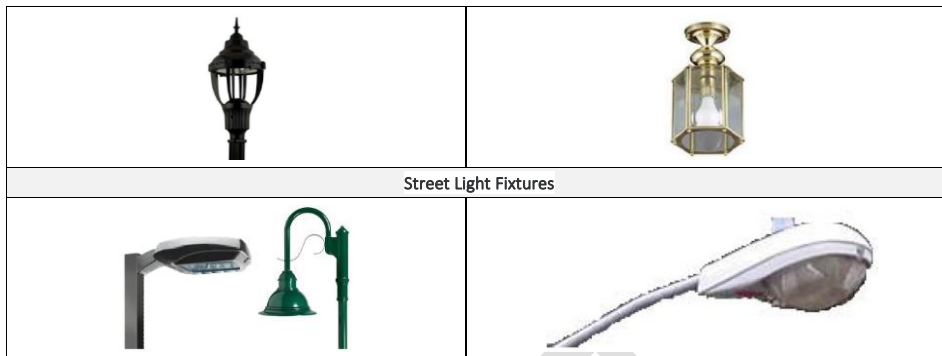
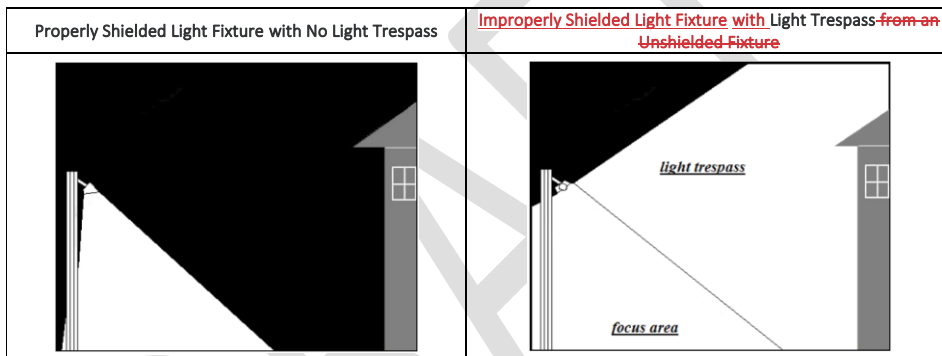


Figure 16-3-#: Properly vs. Improperly Shielded Exterior Light Fixtures



G. Enforcement & Penalty

The violations of any of the regulations contained herein shall be deemed by the Town as a public nuisance, and such nuisances may be abated or prosecuted in accordance with the procedures established within this Code.

Commented [MF58]: NOTE TO PLANNING COMMISSION:
There will be a single Violations Section in the new Article 1: General Provisions. This Section will address inspection procedures, enforcement procedures, and penalties for all violations of the Land Use Code.

Section 16-3-##: Fence & Screening Standards

NOTE: Staff is working on this Section. It will be provided to the Planning Commission for review at a later date.

Section 16-3-##: 100-Block A & 100-Block B Commercial Zones Zone Districts

NOTE: Staff is working to incorporate the existing 100-Block Commercial Zone standards into this Section. It will be provided to the Planning Commission for review at a later date.

TOWN MANAGER'S REPORT

MARCH 2026



Minturn
Your civil service, at work.

Town Manager's Report

March 2026



Top Updates

1. Water Supply & Conservation

Town staff are coordinating with the Town's water consultants, **Martin and Wood**, and the **Eagle River Water and Sanitation District (ERWSD)** to evaluate current snowpack conditions and water supply forecasts. ERWSD representatives will attend the **April 1 Town Council meeting** to discuss their plans for water conservation and community engagement. Residents are encouraged to begin **voluntary water conservation efforts now** and should expect to see a **significant public outreach and engagement effort** focused on conservation this spring.

2. Planning Commission Work Session

On **March 11**, the Town Manager and Planning staff held a **work session with the Planning Commission** to review **best practices for Planning Commission meetings and land use hearings**. The discussion included expectations for meeting procedures, decision-making frameworks, and the preparation of staff reports and supporting materials.

Staff also received feedback from Planning Commission members on **opportunities to improve communication and document preparation** for future meetings. In addition, the Commission shared broader perspectives on **planning and development priorities for Minturn**. Several members emphasized the importance of **protecting the Town's identity and character**, while also ensuring that future planning efforts support the ability to **attract and retain full-time residents, particularly families**.

Capital Projects

New Water Treatment Plant (WTP)

Design & Regulatory Review

The Water Treatment Plant design is approximately **90 percent complete** and has been submitted to, and accepted by, the Colorado Department of Public Health & Environment (CDPHE) for formal review. Plans have also been submitted for local building and zoning review.

Updated Cost Estimates

Staff received an updated construction cost estimate on February 4 from HDR and Glacier based on the 90 percent design for the Water Treatment Plant. The updated estimate is approximately **\$12,429,000 assuming SRF financing**, and approximately **\$11,629,000 assuming non-SRF (private bank) financing**.

Construction Bid Process

The Town has opened the **public bid process** for contractors interested in constructing the new Water Treatment Plant. A **mandatory pre-bid meeting and site visit** was held by Town staff and the project design engineer, **HDR**, on **March 3**. The bid process will remain open until **April 3 at 3:00 p.m.**

Town Manager's Report

March 2026



Project Financing

At the **March 4 meeting**, Town Council conducted the **first reading of a bond issuance ordinance** related to financing for the Water Treatment Plant project. Council did not make a final bank financing selection at that meeting but **narrowed the options to three potential financing proposals** that would result in the **lowest ratepayer impact during the initial term of the financing**.

Following the meeting, staff worked with the **Town's Municipal Advisor and the three selected banks** to clarify specific financing terms and obtain the **most competitive rates available to the Town**.

Town Council will **review the three remaining bank financing options again at the March 18 meeting**. Due to the **30-day noticing requirement in the Town Code**, the **second reading of the bond issuance ordinance will occur at an April Town Council meeting**.

Minturn Bike Park 2026 Improvements

Staff are planning a series of **capital improvements** to the Minturn Bike Park in **May 2026**, including **significant upgrades to the bike jump features and the dual slalom course**. The work will be completed by the **Vail Valley Mountain Trails Association (VVMTA)** with **support from the Town**. These improvements are intended to enhance rider safety, improve ride quality, and expand the long-term usability of the park for a wide range of skill levels. Additional details on scope, scheduling, and coordination will be provided as the project is finalized.

Town Hall 2-Bedroom Apartment Reconstruction

Following evaluation of proposals, Coleman Custom Homes was selected for the project. Staff have negotiated a draft contract, which is **pending review and approval by the Town Attorney**.

Taylor Avenue Repaving Project

Design is complete, and the project has completed the public bid process. The Town received **three bids** for the project from **360 Civil, Schofield Excavating, and Phoenix Contracting**. Two of the bids came in **lower than anticipated**, with the **lowest bid submitted by Schofield Excavating in the amount of \$453,638.80**. Staff will present the bid results to **Town Council for review and potential approval at the March 18 meeting**.

US 24 Pedestrian Improvement Project Phase II

Status:

Negotiations with **CDOT, Xcel Energy, and Phoenix Industries** have been completed. A change order in the amount of \$99,991.88 was approved by Town Council at the February 18 meeting. We anticipate gas line relocation work by Xcel Energy will begin the **first week of May 2026**.

Main Street Streetlighting

Background:

Town Council approved funding in the **2026 budget** for the replacement and expansion of streetlighting along **Main Street**.

Town Manager's Report

March 2026



Status:

Staff are pursuing **Holophane** as the preferred streetlight manufacturer, and preliminary fixture and pole concepts have been informally reviewed by **CDOT**. Staff are currently working on **utility coordination with Xcel Energy** as part of project planning for electrical service to the new lights.

Bellm Bridge Replacement

Status:

The Town has been **awarded \$4,000,000** from CDOT's **Off-System Bridge Grant Program** for the Bellm Bridge project. The professional services agreement between the Town and **Short Elliott Hendrickson (SEH)** has been approved, and **design work is now commencing** on the replacement of the Bellm Bridge.

Next Steps:

Staff will continue to work with SEH on advancing the bridge design and will proceed with **grant programming and contracting coordination with CDOT**. Staff will also continue to **identify and secure the remaining funding** needed for the estimated **\$6 million** construction cost.

Little Beach Park Improvements

Installation of the new retaining wall and asphalt access road is complete. The RFQ for playground design and installation has been completed, and all submittals have been evaluated. Staff are working on preparing scoring sheets for the RFQ and will return to Council for direction once the scoring is completed.

Minturn Community Garden Improvements

Town Council approved submission of an application to the **AARP Community Challenge Grant Program** at the February 4, 2026, Town Council meeting. The Town has since submitted a request for the maximum \$15,000 grant to support accessibility and gathering space improvements at the Minturn Community Garden.

- Construct an ADA-accessible pathway connecting key areas of the garden.
- Install raised, ADA-accessible planter boxes to improve gardening access.
- Add weather-resistant benches with back support for comfort and rest opportunities.
- Construct a snow- and wind-rated shaded pergola to support gatherings and small events.
- Install permanent electrical service to enable community events, workshops, and performances.
- Install a communal worktable with integrated sinks

Other Projects

Grouse Creek Trailhead Parking Lot Expansion

Public Works is scheduled to complete the **Grouse Creek Trailhead Parking Lot Expansion** on **April 6 and 7**. The project is being completed in collaboration with the **Vail Valley Mountain Trails Association (VVMTA)** and the **U.S. Forest Service (USFS)** to improve access and parking at the trailhead.

Town Manager's Report

March 2026



Highlands Parcels

Background:

As part of a settlement agreement with the former developer of the Battle Mountain Ski Resort, the Town obtained ownership of approximately **55 acres of land** located west of **U.S. Highway 24** at the south end of Town. The property was conveyed to the Town after the developer failed to meet financial obligations associated with the construction of a new water treatment plant.

Status:

The two Highlands Parcels have now been **listed on the MLS as part of the Town's strategy to help offset the cost of the new water treatment plant** and are publicly available for viewing. The listings can be accessed at the following links:

1. https://www.realtor.com/realestateandhomes-detail/Notch-Mountain-Unit-highlands-2-Rd-Parcel-B_Minturn_CO_81645_M91907-95156
2. https://www.realtor.com/realestateandhomes-detail/Notch-Mountain-Unit-highlands-1-Rd-Parcel-A_Minturn_CO_81645_M93795-65402

Minturn USFS Shooting Range

Background:

At the **November 19, 2025, Town Council meeting**, Council directed staff to explore options for Town management of the **Minturn Shooting Range** in order to address long-standing community concerns related to **safety, noise, and environmental impacts**. The shooting range is located on **federal land south of the Minturn Bike Park**.

Status:

On **January 8, 2026**, staff met with **U.S. Forest Service (USFS) District Ranger Leanne Veldhuis** to discuss the process for seeking a **Special Use Permit** to operate the shooting range. Staff are awaiting follow-up from USFS regarding several outstanding questions related to the permitting process.

Policy & Planning Initiatives

Minturn Forward Land Use Code Update

The Planning Commission recently conducted a partial review of **draft Article 3: Subdivision & Development Standards**, discussing topics such as parking, clear vision, and cash-in-lieu for non-motorized access. The Planning Commission and staff will continue their work on the **Minturn Forward Land Use Code Update** during a **virtual working meeting on March 25** to review remaining sections. Members of the **public are welcome to attend the meeting or submit comments** for consideration.

Town Manager's Report

March 2026



Minturn Impact Fee Study

Background:

In November 2025, staff issued a Request for Proposals (RFP) to solicit qualified firms to conduct a comprehensive impact fee study. The purpose of the study is to ensure that the impacts of new developments appropriately contribute to the Town's future infrastructure costs.

Status:

A professional services agreement with **BBC Research and Consulting** has been approved. The study has started and the project is anticipated to be completed by **July 2026**.

Rural Technical Assistance Program

Background:

The Town was selected to participate in the **Rural Technical Assistance Program (RTAP)** through the Colorado Office of Economic Development & International Trade (OEDIT). The program pairs Minturn with graduate students from the **University of Colorado Boulder** and **Colorado State University** to develop strategies for leveraging outdoor recreation to support the local economy.

Status:

A **two-day community workshop** will be held at Minturn Town Hall on **March 24 (2:00 p.m. – 6:00 p.m.)** and **March 25 (11:00 a.m. – 3:00 p.m. and 4:00 p.m. – 7:00 p.m.)**. Residents are encouraged to **attend one of the scheduled sessions**.

Housing Affordability and Neighborhood Stability

Staff met with representatives from the **Town of Avon** and **Eagle County** on **February 18** to discuss progress on the **Regional Housing Authority formation study** and received updates on the current status of the project. Staff presented a memorandum to **Town Council at the March 4 meeting**, and Council provided feedback and direction on the concept. Staff are now working to develop a **Minturn-specific framework** outlining how the Town could potentially participate in a future regional housing authority.

Temporary & Mobile Business Pilot Program

At the **February 4 meeting**, Town Council approved the **Temporary & Mobile Business Pilot Program**, authorizing the licensing of mobile and modular businesses on Town-owned property through **October 31, 2026**.

Staff have prepared **draft administrative rules and application materials** to implement the pilot, which are now available for public review:

<https://www.minturn.org/finance/page/mobile-and-modular-business-licensing>

Staff expect to **complete the draft program applications within the next week** and anticipate **beginning to accept applications by the end of March**. Interested parties may contact **manager@minturn.org** for information about participation.

Public Engagement:

The Town is accepting public comment on the draft administrative rules **through March 11**.

Town Manager's Report

March 2026



Written comments may be submitted to manager@minturn.org. Public comment will also continue to be accepted throughout the duration of the pilot program.

Public Works

Weekly Report (March 2-8, 2026)

Operations & Winter Maintenance

Public Works completed all scheduled operations including **Water Treatment Plant operations, utility locates, equipment maintenance, snow removal, and servicing of trash and dog waste stations**. Crews plowed and shoveled town streets and sidewalks following snowfall on Friday and repositioned the **electronic message sign** for the First Friday event. Staff also relocated a snow pile at the upper Little Beach parking lot to allow staking of the proposed Meyer's shed location.

Infrastructure & System Improvements

Crews completed several maintenance and repair tasks including **pothole repairs on Boulder, Harrison, Taylor, and Nelson Streets and the north Highway 24 entrance**, replacing an exterior light at Town Hall, repairing signage on Cemetery Road, and installing a **"Clean Up After Your Dog" sign** at the Water Plant access road. Staff also fabricated improvements to a **water meter and backflow cage** to allow easier maintenance access and completed painting and maintenance work on **Town Hall apartment balcony railings and bollards**.

Water System Operations

Public Works staff visited **11 homes** to verify water meter readings related to the **Upper Eagle River Sanitation District "No Read Water" list**, which requires physical inspection of mechanical rooms and crawlspaces. Staff are also evaluating a **cellular water meter reading system** that could automatically transmit readings and reduce the need for manual inspections.

Training, Coordination & Partnerships

Staff participated in several coordination activities including a **Water Treatment Plant pre-bid meeting**, coordination with **Colorado 811 regarding upcoming Exactix utility locate training**, and outreach with **Core & Main** regarding automated water meter reading technology. Staff also attended the **Red Cliff Town Council meeting** to present a plaque recognizing Billy Martinez and the Town of Red Cliff for assisting Minturn during a prior staffing shortage.

Facilities & Equipment Maintenance

Routine maintenance was completed on loaders, snowplows, and the skid steer. Staff repaired wiring and replaced components on the **2023 Chevy snowplow** and completed welding repairs to the **SnowEx plow on the 2022 pickup truck** after a manufacturer weld failure. Temporary repairs were coordinated with the vendor to preserve warranty eligibility until a full replacement component can be installed.

Safety

The weekly safety meeting focused on **fire mitigation practices**, including reducing combustible materials near structures and maintaining defensible space. All work during the reporting period was completed **safely with no reported injuries or incidents**.

Weekly Report Photos (March 2-8)

1. Town Hall Railing Painting

Town Manager's Report

March 2026



2. Sign and Town Hall Awning Repairs



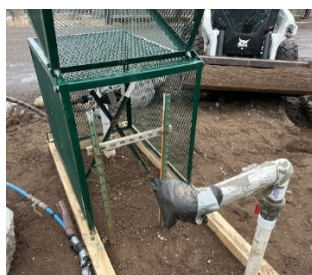
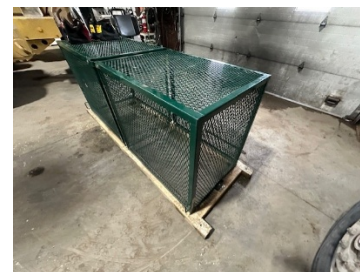
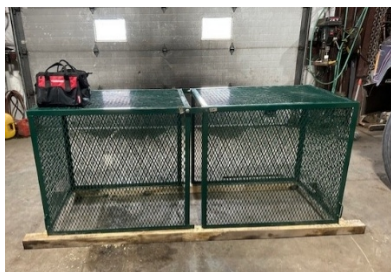
3. New Water Meter Installs and Readings

Town Manager's Report

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4. Lease Lot Water Meter Cage Repair and Install



Weekly Report (February 23 – March 1, 2026)

Operations & Winter Maintenance

Public Works completed all scheduled operations including Water Treatment Plant operations, utility locates, equipment maintenance, snow removal, and servicing of trash and dog waste stations. Crews

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plowed and shoveled streets and sidewalks, applied cinders town-wide, cleared ice from bridges, and hauled **21 loads of snow** to the designated snow dump site. Staff also repositioned the **electronic message board** to the north entrance of Town.

Infrastructure & Town Maintenance

Staff cleared storm drains to prevent ice blockages and completed painting of **Town Hall railings**. Six MXUs from the **"No Read Water"** list were relocated to improve wireless connectivity for meter readings.

Training, Coordination, & Partnerships

Public Works met with **Intermountain Engineering** to coordinate the Taylor Street snow storage extension project, including compaction requirements and erosion control measures. Staff also coordinated installation of a **new truck lift** with Ace Equipment and Volta Electric. Additional coordination included discussions with the **Town of Vail** regarding the purchase of a Volvo dump truck, with **Red Cliff** regarding recognition for staffing assistance, and with **UERSD and Core & Main** to explore potential cellular solutions for remote water meter readings.

Equipment Maintenance & Repairs

Routine servicing was performed on loaders, snowplows, and skid steers. Staff replaced a **solenoid on the 2022 Chevrolet snowplow**, repaired equipment components on the IT 38-H loader, and completed installation work associated with the new truck lift and air system.

Safety

The weekly safety meeting focused on **proper winter clothing and cold-weather safety practices**, including layering, moisture control, and visibility when working outdoors. All work during the reporting period was completed **without injury or incident**.

Weekly Report Photos (Feb 23 – March 1)

1. Town Hall Railing Painting



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2. New Lift Install at Public Works Building



Town Manager's Report

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