



Agenda

Planning Commission Regular Meeting | 5:30 PM

Wednesday, April 29, 2026

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

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.

This agenda and meetings can be viewed at www.minturn.org.

Meeting Access Information and Public Participation:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/87867439888>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 878 6743 9888

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 25, 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. 0126 Miles End Lane - New Single Family Residence

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. May 13, 2026

B. May 27, 2026

13. Adjourn



Official Minutes 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

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: Planning Director Scot Hunn and Planner II Madison Harris.

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. March 11, 2026

Motion by Darell W., second by Amanda M., to approve the minutes of March 11, 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

A. 0070 Miles End Lane - Changes to Approved Plans

Madison H. introduced the agenda item. 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.

Darell W. asked if the chimney changes the building height.

- Madison H. explained that chimneys are one of the exceptions to building height calculations.

Public comment opened.

No public comment.

Public comment closed.

Motion by Michael B., second by Amanda M., to approve 0070 Miles End Lane – Changes to Approved Plans as presented. Motion passed 5-0.

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

9. Discussion / Direction Items

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

Page 44 of the packet (page 1 of the draft article)

Amanda M. asked if the high-hydrozone waiver expands on the existing waiver process.

- Matt Farrar, Western Slope Consulting said that any additional language added was to clarify the process, not to expand it.

Lynn T. asked if there would be a definition for high-hydrozone turf.

- Scot H. believes that one already exists, but that can be reviewed when we go over the definition section.

Page 45 (2)

Eric R. questioned if we can require subdivisions to connect to the nearest public sidewalk.

- Mr. Farrar said that he didn't know that we could require developers to connect an undetermined distance away.

- Scot H. suggested additional language to clarify connection to nearby sidewalks.

Jeff A. pointed out in the last sentence on the page requires installation of sidewalks along any public streets, but there's no provision for if the sidewalk should be located in the public ROW or on private property.

- Scot H. suggested language to the effect of the public sidewalk should be in the public ROW where possible and if not then should be located in an easement.
- Mr. Farrar suggested within a setback so it doesn't affect building envelopes.

Page 46 (3)

Eric R. asked for clarification on the Fire Protection Standards section.

- Scot H. said that this is separate from the Wildfire Resiliency code sections that are in the process of being adopted.
- Mr. Farrar said that there are multiple instances throughout the code that already address this, so this is kind of a catch-all.
- Amanda M. would like to more specifically call out what people should be adhering to in order to be able to enforce.
- Mr. Farrar said that we should define what adequate fire protection means.
- Scot H. suggested sign off from the Fire Department as well.

Darell W. asked about the strikethrough of five feet minimum width of sidewalks.

- Mr. Farrar said that rather than trying to integrate the engineering standards, we are just recommending referencing them.

Page 47 (4)

Jeff A.: under Above Ground Utilities, would like to know how enforceable 2(b) is.

- Scot H. said that this language is for subdivisions, not for large scale service provider projects which falls under our 1041 regs.
- Mr. Farrar said we can clarify this section to clarify the intent to prevent the use of this for public utility large scale projects.
- Amanda M. would like clarification on what this section applies to.
- Michael B. stated that buried utilities are always better.

Page 48 (5)

No comments

Page 49 (6)

Eric R. asked if there should be a standard for setbacks from Water Bodies.

- Scot H. said that livestream setbacks are not changing and will be covered in the dimensional limitations section.
- Eric R. asked if there is any setback from the riparian area.
- Scot H. said that we should define Water Bodies and Riparian Area. Suggested we circle back on this (live stream setback, riparian area, Watershed Protection Plan) in the near future.

Lynn T. asked for clarification under Topography (iii). Why is this provision in here?

- Mr. Farrar said that staff is recommending getting rid of this subsection as it is very ambiguous.

Page 50 (7)

Amanda M. clarified that solar orientation doesn't affect the previously decided standards on solar panel placement.

- Scot H. said it does not.

Page 51 (8)

Jeff A. asked why there can't be parking in front of your home on Main Street because that will cause a lot of non-conformities.

- Scot H. suggested saying that this is geared towards commercial development.
- Mr. Farrar suggested several ways to amend this section.

Lynn T. asked for examples of what screening of an off-street parking area would look like.

- Mr. Farrar said it could be landscaping or a decorative wall.

Page 52 (9)

No comments.

Page 53 (10)

No comments.

Page 54 (11)

Amanda M. wanted to confirm that the statements about awnings doesn't create conflict with other sections of code where we talk about awnings in setbacks.

- Mr. Farrar said that awnings will be defined.

Lynn T. would like definitions of mullions, muntions, and fenestration.

Page 55 (12)

Lynn T. asked if there are state guidelines for building materials.

- Scot H. said that the wildland code that we are adopting dictates what types of materials are allowed. We will double check that there isn't any conflict with this section and subsequent sections encouraging wood siding.

Page 56 (13)

Jeff A. asked why historic design is discouraged in the Makerspace.

- Madison H. explained that from a historic preservation perspective recreating historic design is frowned upon because it feels kitschy.
- Jeff A. doesn't think it should be discouraged, we should be more neutral.
- Scot H. suggested "historic recreation is not the goal, but referencing architecture and/or materials in your design is encouraged"
- Amanda M. thinks we should remove the statement entirely.
- Darell W. agrees with Amanda M.
- Direction was to remove the clause entirely.

5 minute recess called at 7:18 p.m.

Page 57 (14)

Jeff A. questioned why we would not allow stucco.

- Direction given was to allow 3 coat cementitious stucco as a primary building material.

Page 58 (15)

Jeff A. questioned why the landscaping section is so specific and also why mulch is allowed if we are trying to get away from combustible materials.

- Lynn T. said that we should specify non-wood or non-combustible mulch.
- Amanda M. said that this section should more reference fire-protection. Also

- questioned how enforceable this section is.
- Lynn T. questioned why we aren't inserting our new zone.
- Scot H. said that it's in case our zone changes again in a short amount of time and we don't want to have to update our code again.

Page 59 (16)

Jeff A. pointed out the combustible materials listed under mulch.

- Direction given was to modify this section to better fall in line with state guidelines and potentially be more general in our references.

Page 60 (17)

Jeff A. suggested alternatives for plants in lieu of tree planting.

- Scot H. suggested referencing the wildfire resiliency code here or a waiver provision.
- Lynn T. suggest 3 trees per 5,000 square feet instead of 5 trees.

Page 61 (18)

Lynn T. asked if we could get copies of the Colorado Nursery Act Regulations and the current edition of the American Standard for Nursery Stock for the office so that people can come in and reference them if needed.

Page 62 (19)

Jeff A. questioned the raw water provision under irrigation.

- Darell W. asked if we should add any reference to rain barrel collection devices.
- Direction was given to do this.

Page 63 (20)

Lynn T. asked for campanula (harriabel, conglomerata, one other species) to be added to the list of approved perennials and ground cover.

Page 64 (21)

No comments.

Page 65 (22)

No comments.

Page 66 (23)

No comments.

Page 67 (24)

Eric R. pointed out that in extreme draught everyone's lawn will die. Might want to make note of that exception.

- Scot H. said that we will likely issue an emergency notice putting the code on hold in that case.

Page 68 (25)

Jeff A. questioned why holiday lights can start at sunrise.

Darell W. is supportive of flagpole lighting being downcast.

Page 69 (26)

Michael B. expressed concern about C(2) regarding illegal, nonconforming fixtures and thinks it should be deleted.

- Mr. Farrar explained that this gives a grace period. The current code, the

- Town can go out now and demand immediate removal.
- Amanda M. agrees with Michael B.
- Scot H. suggested extending the deadline to allow more time for education.
- Jeff A. disagrees with Michael A. and Amanda M. This provides an avenue for enforceability.
- Direction given was to keep C(2) and talk to the Town Manager about his direction.

Page 70 (27)

Michael B. asked about the height limitations for lighting.

- Mr. Farrar suggested 25-30 feet for parking lot lighting and under eave lines for building lighting.

Page 71 (28)

No comments.

Page 72 (29)

No comments.

10. Staff Reports

A. Manager's Report

11. Planning Commission Comments

Lynn T. thanked Eric R. for his contribution to the Planning Commission.

12. Future Meetings

A. April 8, 2026

B. April 22, 2026

13. Adjourn

Motion by Eric R., second by Amanda M. to adjourn the regular meeting of March 25, 2026 at 9:06 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

Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645



Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
Melissa Decker
Amanda Mire
Darell Wegert

Design Review Board Hearing

Final Plan Review for New Home

0126 Miles End Lane

Hearing Date:	April 29, 2026
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Nelson Tucker Thomas
Representative:	Taylor Hermes & Rick Hermes, Minturn North Construction Company
Legal Description:	Subdivision: MINTURN NORTH PUD Lot: 13
Address:	0126 Miles End Lane
Zoning:	Game Creek Character Area – Minturn North PUD Zone District
Staff Member:	Madison Harris, Planner II
Recommendation:	Approval

Staff Report

I. Summary of Request:

The Applicant, Nelson Thomas, requests Final Plan review of a new, four-bedroom, 3,446 (gross) square foot single-family residence located at 0126 Miles End Lane in the Game Creek Minturn North PUD Zone District. The Applicant's representatives, Taylor Hermes and Rick Hermes of the Minturn North Construction Company, have been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans

The plans show a two-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet 4 and 1/2 inches, under the maximum allowable 28-foot limit within the Game Creek Minturn North PUD Zone District.

Additionally, the massing, forms, and scale of the proposed structure, as well as proposed exterior materials, textures and detailing also appear to achieve the design objectives of Appendix B – *Design Guidelines and Standards*, Minturn Municipal Code.

Parking is adequate, with four off-street spaces, two of which are provided within the garage and two in front of the garage. The plans show the entry level with a two bedrooms, a work space, and garage, and the main level with master suite, remaining bedroom, and primary living area.

According to staff’s analysis of development standards and dimensional limitations in Section III below the project appears to meet the Town’s standards.

Overall, staff believes that the Applicants and their representative have provided a complete, detailed set of plans necessary to complete a thorough final plan review.

As a reminder, the Planning Commission has the option to review the proposal as a “conceptual” plan review if the Commission feels that the plans are *not* sufficient or are in need of revisions and additional review prior to final plan approval; or the Commission may take action to approve, approve with conditions, or deny the Final Plans.

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

These plans are being presented by the Applicant as “Final Plan” level of review for a new single-family residential structure on a legally created lot within the Town of Minturn. This is a formal hearing providing the Applicant and staff the opportunity to discuss the proposal with the Planning Commission, acting as the Design Review Board, and to address the DRB’s concerns or feedback regarding suggested revisions to the project.

If the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve the plans without conditions, or to approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions, additions or updates to the plans.

No variances are required or requested at this time.

Design Review Process

Appendix ‘B’ of the Minturn Municipal Code, Section 16-21-615 - *Design Review Applications*, subsection “d” below outlines the criteria and findings necessary for DRB review and approval of all new, major development proposals:

(d) *Administrative procedure.*

(1) *Upon receipt of a completed and proper application, the application for Design Review will be scheduled for a public hearing. The hearing will be conducted in accordance with the procedures set forth in this Chapter.*

(2) *Criteria and findings. Before acting on a Design Review application, the Planning Commission, acting as the Design Review Board (DRB), shall consider the following factors with respect to the proposal:*

- a. The proposal's adherence to the Town's zoning regulations.*
- b. The proposal's adherence to the applicable goals and objectives of the Community Plan.*
- c. The proposal's adherence to the Design Standards.*

(3) *Necessary findings. The Design Review Board shall make the following findings before approving a Design Review application:*

- a. That the proposal is in conformance with the Town zoning regulations.*
- b. That the proposal helps achieve the goals and objectives of the Community Plan.*
- c. That the proposal complies with the Design Standards.*

Staff suggests that the final plans for 0126 Miles End Lane meet or can be revised to meet the required findings ‘a,’ ‘b,’ and ‘c’ or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

Zoning

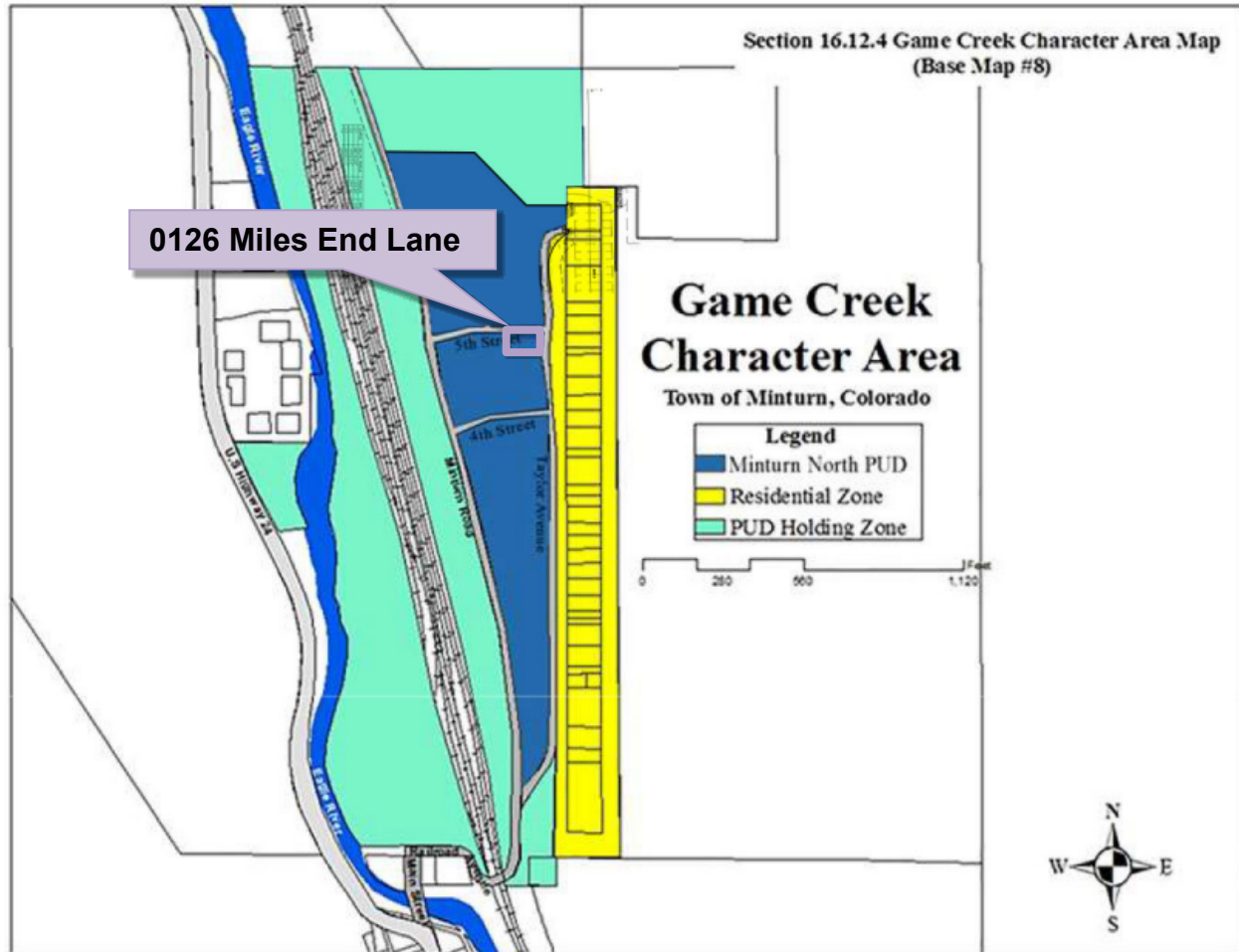
The subject property is located within the “Game Creek Character Area” Minturn North PUD Zone District Planning Area 1 (PA-1), described as follows:

“The primary intent of this Planning Area is to create a market rate single-family residential use zone surrounded by common area and open space.”

- Ordinance No. 15 – Series 2023 Minturn North PUD Guide

Rest of page left intentionally blank

Figure 1: Game Creek Character Area Zoning Map



Dimensional Limitations and Development Standards

The following table summarizes the lot, development and dimensional standards and limitations applicable to the subject property pursuant the approved Final Development Plan for the Minturn North PUD.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	6,838.92 sq. ft.	6,838.92 sq. ft. (.157 ac.)
Maximum Building Height:	28 feet	27 feet – 4 1/2 inches
Minimum Front Setback:	20 feet	20 feet

Minimum Side Setback:	5 feet	5+ feet
Minimum Rear Setback:	10 feet	10+ feet
Maximum Lot Coverage:	50% (3,419.46 sq. ft.)	2,166 sq. ft. (31.67%) Proposed
Maximum Impervious Coverage:	60% (4,103.35 sq. ft.)	2,927 sq. ft. (42.80%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (6,838.92 sq. ft. x .05 = 341.95 sq. ft.)	477 sq. ft.
Parking:	4 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

Design

In addition to the development standards listed above, the following general design principles are provided for reference.

Final Site, Grading and Drainage Design

The Minturn Design Guidelines encourage designs that integrate or account for site topography and existing conditions, surrounding conditions, solar orientation, placement on lots relative to streets and natural features, snow storage and snow shed from roof structures.

Mass and Form

The following excerpt from the Design Guidelines is applicable to the proposed home design:

“c. Massing and Scale

“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. Buildings and 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.

“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.”

-Town of Minturn Design Guidelines

Staff Response:

Staff believes that the design and scale of the proposed structure incorporates a simple central form with additive features and is complementary to adjacent residential structures and character on nearby parcels. Staff further suggests that the scale of the project is appropriate and will not overpower surrounding natural and built environments. Proposed roof forms and pitches, materials and textures are compatible and complementary to the surrounding built and natural environments.

V. Issues and Recommended Revisions:

Staff has identified no issues.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0126 Miles End Lane generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix 'B') of the Minturn Town Code.

Staff is **recommending approval** of the plans.

February 27, 2026

Madison Harris
Town of Minturn Planner
PO Box 309
Minturn, CO 81645

Re: 126 Miles End Lane
Lot 13, Minturn North PUD
DRB submittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled “Thomas Residence; 0126 Miles End Lane; Lot 13, Minturn North, Minturn Colorado” prepared February 4, 2026, by Eggers Architecture Inc.(Plans) included in the DRB application for Lot 13, Minturn North PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:

Paragraphs a through e:

“Final Plat: Minturn North PUD” recorded March 4, 2024 (Reception No. 202402234) has been included as the Boundary Survey. This plat and associated title commitment were reviewed by the Town and the plat is suitable as the Boundary Survey for this application.

Paragraphs f through i:

Sheet C.5 of the “Minturn North PUD Overall Grading and Drainage Plan; Construction Plan Set 5/1/24” prepared by Boundaries Unlimited Inc. is included in the application. The Town issued a Grading Permit based on the Construction Plan Set and Sheet C.5 shows the grading and utilities underway at Minturn North. This plan reflects the basis for design, and fulfills the requirements of Paragraphs f through i.

Section (C) (3) Site Plan:

Sheet BH1 provides Building height information necessary for Planning Staff review.

Madison Harris

Re: 126 Miles End Lane
Lot 13, Minturn North PUD
DRB Submittal Review
Project No. 24-0001

Section (C) (4) Grading & Drainage Plan:

Sheet C1 of the Plans "*Lot 13, Minturn North PUD; Site Grading and Drainage Plan*" prepared February 4, 2026, by Boundaries Unlimited presents the proposed site grading and drainage. The Plan fulfills Grading and Drainage Plan requirements.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. The review by the Town and Inter-Mountain Engineering relies on the work of the design professionals. Review by the Town of Minturn or Inter-Mountain Engineering in no way relieves any responsibilities of the design professionals associated with the project.

Please feel free to contact us if you have additional questions.

Respectfully,
Inter-Mountain Engineering (Town Engineer)



Jeffery M. Spanel PE

CC: Scot Hunn, Michael Martinez



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 – Thomas Residence

Project Location

Street Address: 126 Miles End Lane

Zoning: **Residential**

Parcel Number(s): **2103-262-30-014**

Application Request:

Design review of new single-family home

Applicant:

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

Mailing Address: [REDACTED] Edwards, CO 81632

Phone: [REDACTED]

Email: [REDACTED]

Property Owner:

Name: **Nelson Tucker Thomas, and/or assigns**

Mailing Address: [REDACTED] Avon, CO 81620

Phone: [REDACTED]

Email: [REDACTED]

Required Information:

Lot Size: 0.157 acres	Type of Residence (Single Family, ADU, Duplex) SFH	# of Bedrooms 4	# On-site Parking Spaces 4
# of Stories: 2	Snow storage sq ft: 477 sf	Building Footprint sq ft: 2,166 sf	Total sq ft Impervious Surface: 2,927 sf

Signature:

4/2/26

Fee Paid: _____ Date Received: _____ Planner: _____

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS (TO BE INCLUDED WITH APPLICATION)

Applicant Staff

☒☐

Application Fee (Non-Refundable application fee shall be collected)

- Design Review Board - \$200.00

☒☐

Letter of Intent

-- What is the purpose of the project including;

☒☐

- Relevant Background

☒☐

- Current Status of the Site

☒☐

- All Proposed Uses and Structures

☒☐

- How the Proposal Differs from what already exists

- Information regarding Easements or Dedicated Tracts, etc.

☒☐

Vicinity Map

-- Directional Map indicating how to get to the Property involved in the request.

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- Zoning of Property

☒☐

Site Plan showing Precise Nature of the Proposed Use –

☒☐

To Scale

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- Scaled Drawings of Proposed Design of Structure

- Plan View and Sections

☒☐

- Building Heights – all 4 directions N/S/E/W

☒☐

- topography

☒☐

- Building Location and impervious coverage

☒☐

- Setbacks

☒☐

- Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant

☒☐

- Parking Plan

☒☐

- Traffic Circulation

- Location and Width of Existing and Proposed Access Points

- Location of Existing Driveways and Intersections

☒☐

- Landscaped Area – Plan including existing and proposed vegetation.

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- Approximate Location of Existing Wooded Areas and Rock Outcrops

☒☐

- Location and Type of Existing and Proposed Easements

☒☐

- Utility Easements

☒☐

- Drainage Features

- Snow Storage areas expressed in square feet as a percentage of the overall site area

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Preliminary Building Plans and Elevations

☒☐

- Indicates Dimensions

☒☐

- General Appearance

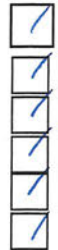
☒☐

- Scale

- Interior Plan for the Buildings


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Elements needed on the Site Plan

- Scale
- North Arrow
- Date Prepared
- Lot Dimensions, Area, Entire Site Acreage


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Architecture Details – Materials Board

- Windows – Placement and Color
- Doors – Placement and Color
- Siding – Type and Color
- Roof Material – Type and Color
- Paint Color


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Boundary Survey with a stamp and signature of a licensed surveyor

- Date of survey (survey date must be within 6 months of the project application date)
- Right-of-way and property lines; including bearings, distances and curve information.
- Labeled ties to existing USGS benchmark.
- Property boundaries to the nearest one-hundredth (.01) of a foot accuracy. Distances and bearings and a basis of bearing must be shown. Show existing pins or monuments found and their relationship to the established corner.
- All existing easements recorded with the County Clerk and Recorder. Include bearings and distances.
- Spot elevations at the edge of asphalt along the street frontage of the property at five-foot intervals, and a minimum of two (2) spot elevations on either side of the lot.
- Topographic conditions at two-foot contour intervals.
- Existing trees or groups of trees having trunks with diameters of four (4) inches or more.
- Rock outcroppings and other significant natural features.
- All utility meter locations, including any pedestals on site or in the right-of-way adjacent to the site and the exact location of existing utility sources.
- Environmental hazards where applicable (i.e., rock fall, wetlands and floodplain).
- Watercourse setbacks, if applicable. Show centerline and edge of stream or creek in addition to the required stream setback from the ordinary high water mark.


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Grading and Drainage Plan

- Existing contours. Existing two-foot contours must be provided for all disturbed areas. Contours for undisturbed areas must be shown when drainage in those areas impacts the disturbed area.
- Proposed contours. Proposed two-foot contours for all disturbed areas must be shown and must demonstrate positive drainage.
- Spot elevations. Show critical spot elevations, as necessary to demonstrate positive drainage and the direction of flow. Finished grade at all building corners must be provided.
- Top-of-foundation elevations. The top-of-foundation elevation must be shown on the plan and must be consistent with the foundation plan. For buildings on slopes of thirty percent (30%) or greater, elevations for stepped foundation walls must be shown.
- Drainage arrows. Include drainage arrows that show how stormwater will be routed around buildings and where stormwater will exit the property. Stormwater cannot cause damage to any adjacent property. Drainage and erosion control features needed to prevent damage must be included.
- Drainage facilities. Proposed drainage facilities, such as French drains or culverts, must be shown.
- Retaining walls. Retaining wall details are required and must include drainage details. Note top- and bottom-of-wall elevations at each location where the retaining wall steps up or down, and include the tallest point of the retaining wall.


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April 2, 2026
Town of Minturn Planning Commission
Attn: Madison Harris

RE: Thomas Residence
Lot 13 Minturn North – 0126 Miles End Lane, Minturn, CO 81645
Design Review Letter of Intent

Madison:

The attached submittal includes a single-family residence within the Minturn North neighborhood. The home is subject to the Minturn North PUD Guide, Town of Minturn Code and all pertinent documents approved by the Town Council.

Lot 13 is located at 0126 Miles End Lane on an uphill sloping undisturbed vacant lot which rises in elevation approximately 3' through the building envelope. The home has been oriented facing west, parallel to the building envelope lines to maximize the site's primary view facing Meadow Mountain. The architectural style is a mix of gable forms and low pitch shed roofs to create a composition of forms rather than a single massive structure.

The home exterior is a balanced mix of stone and wood with appropriate architectural detailing which enhances the mountain vernacular. The landscaping is intentionally minimal in-keeping with the intent of the approved Minturn North PUD.

Should you have any questions or need clarifications, please don't hesitate to contact me.

Sincerely,



Taylor Hermes
512.468.3012

THOMAS RESIDENCE
0126 MILES END LANE
LOT 13, MINTURN NORTH
MINTURN, COLORADO

DRB SUBMITTAL SET APRIL 01, 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:	1,064 SF	81 SF	653 SF	1,798 SF
MAIN LEVEL:	1,648 SF			1,648 SF
TOTALS:	2,712 SF	81 SF	653 SF	3,446 SF

LOT AREA:	6,838.92 SF		
BUILDING COVERAGE:	2,166 SF	31.67 %	50% ALLOWABLE
IMPERVIOUS COVERAGE:	2,927SF	42.80 %	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
C.5	FINAL PLAT MINTURN NORTH P.U.D.
	MINTURN NORTH P.U.D. OVERALL GRADING PLAN
C1	CIVIL GRADING, DRAINAGE, & EROSION CONTROL PLAN
C2	CIVIL DETAILS
L1	LANDSCAPE PLANTING PLAN
L2	LANDSCAPE SCHEDULES & DETAILS
A1.1	ENTRY LEVEL PLAN
A1.2	MAIN LEVEL PLAN
A1.3	ROOF PLAN
A2.1	BUILDING ELEVATIONS
A2.2	BUILDING ELEVATIONS
BH1	BUILDING HEIGHT CALCULATIONS

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

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

THOMAS
0126 MILES END LANE
LOT 13, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L13

ISSUED	#	DATE	BY	COMMENTS
	1	4-01-26	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:

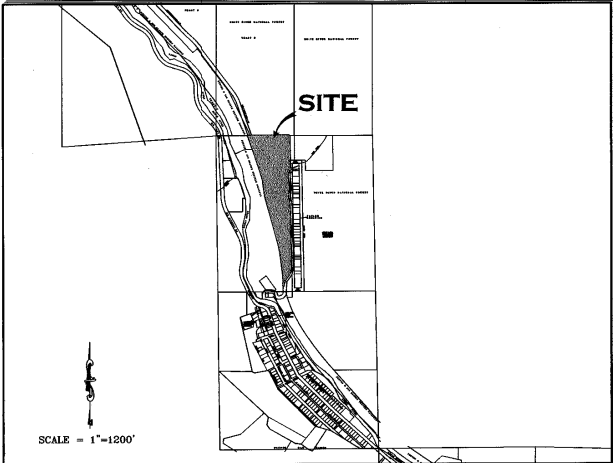
TOWN CLERK
TOWN OF MINTURN, COLORADO

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 certain 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) 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.
 - b) a non-exclusive Utility Easement as shown herein - on, over, under, above, across and through those areas designated herein as "Utility Easement" for the purpose of 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.
 - c) non-exclusive Access, Utility, and Drainage Easement - 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:
 - a) 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, iv) 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.
 - b) 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.
 - c) 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, 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.
 - d) 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.
 - e) 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..
 - f) 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 14998
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

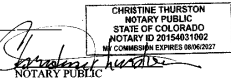
STATE OF COLORADO) SS

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) S

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 DI
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:

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 DEPUTY



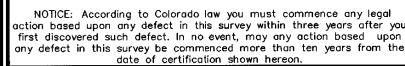
SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

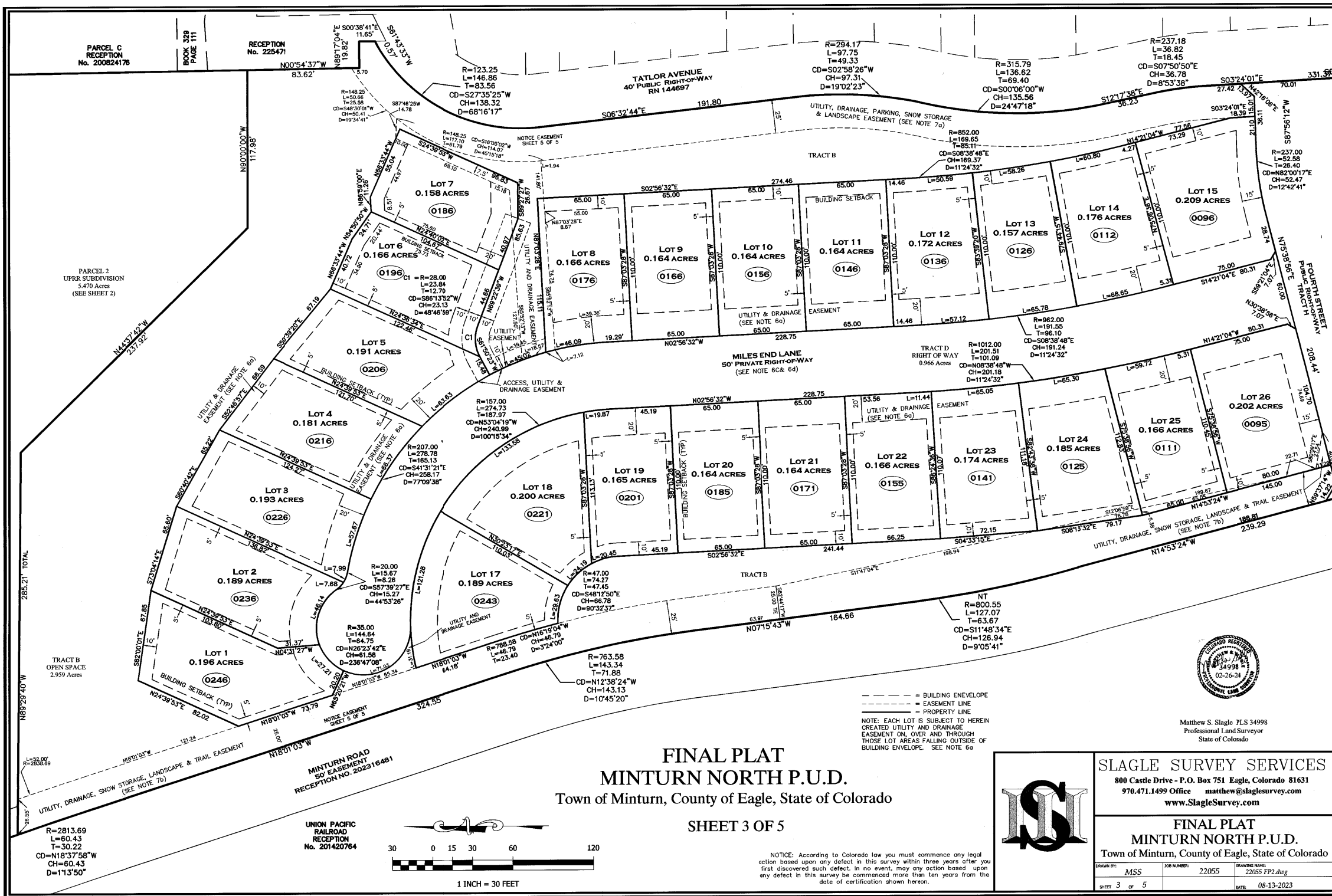
FINAL PLAT
MINTURN NORTH P.U.D.
Town of Minturn, County of Eagle, State of Colorado

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
202408234
03/04/2024
12:59:13 PM
Page 103

OVERALL SITE & TRACT C DETAIL





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.



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:	3 OF 5	DATE:	08-13-2023		

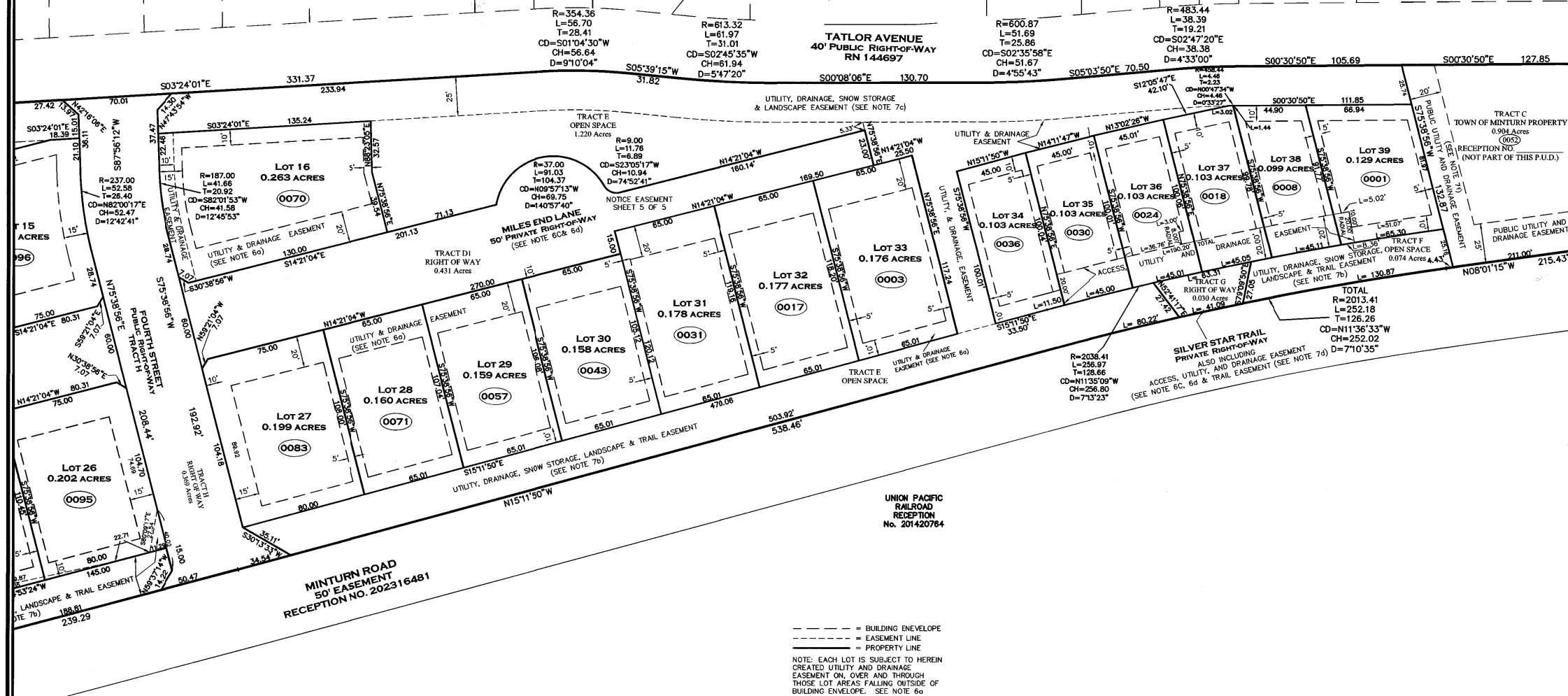
202402234

FINAL PLAT

MINTURN NORTH P.U.D.

Town of Minturn, County of Eagle, State of Colorado

SHEET 4 OF 5

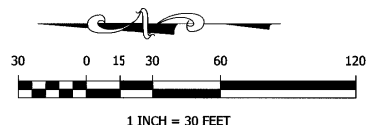


--- = BUILDING ENVELOPE
 - - - = EASEMENT LINE
 — = PROPERTY LINE

NOTE: EACH LOT IS SUBJECT TO HEREIN
 CREATED UTILITY AND DRAINAGE
 EASEMENT ON, OVER AND THROUGH
 THOSE LOT AREAS FALLING OUTSIDE OF
 BUILDING ENVELOPE. SEE NOTE 6a



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.

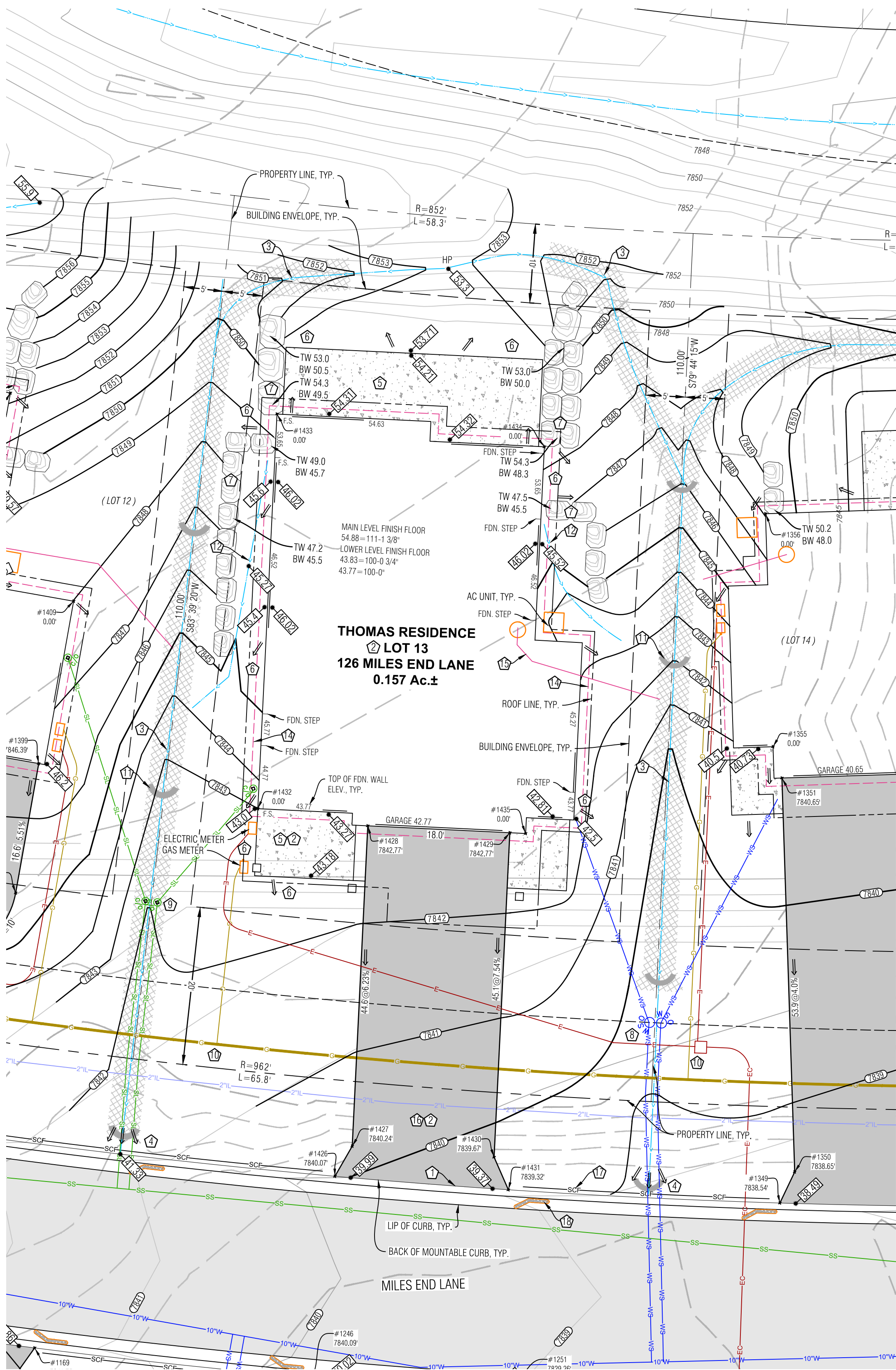


SLAGLE SURVEY SERVICES
 800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
 970.471.1499 Office matthew@slaglesurvey.com
 www.SlagleSurvey.com

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

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

202402234



TW

BW

GB

EX

LP

HP

8000

8010

8020

8010

8018

PROPOSED

EXISTING

WS

SL

6"SD

DS

TOP OF WALL

BOTTOM OF WALL

GRADE BREAK

EXISTING

LOW POINT

HIGH POINT

PROPOSED SPOT ELEVATION

DRAINAGE SWALE

FLOW ARROW

SEDIMENT CONTROL FENCE

PROPOSED MAJOR/MINOR CONTOUR

EXISTING MAJOR/MINOR CONTOUR

EROSION LOSS

ASPHALT DRIVEWAY & AUTOCOURT

NORTH AMERICAN GREEN SC-250BN EROSION CONTROL FABRIC, OR RIPRAP ALTERNATIVE

FLAGNOTE

EX CURB STOP

POSSIBLE ELECTRIC SERVICE

POSSIBLE GAS SERVICE

POSSIBLE WATER SERVICE

POSSIBLE SEWER SERVICE

FOUNDATION DRAIN

DOWNSPOUT & STORM DRAIN WITH SEE

BOULDER WALL

LEGEND

Point Table				
Point #	Desc.	Elev.	North	East
1426	Driveway	7840.07'	3919.79	5488.10
1427	Driveway	7840.24'	3918.52	5492.32
1428	Driveway	7842.77'	3925.75	5532.25
1429	Driveway	7842.77'	3908.04	5535.46
1430	Driveway	7839.67'	3900.71	5495.01
1431	Driveway	7839.32'	3898.03	5491.39
1432	House Corner	0.00'	3939.79	5531.23
1433	House Corner	0.00'	3948.70	5580.43
1434	House Corner	0.00'	3914.80	5584.03
1435	House Corner	0.00'	3906.07	5535.81

NOTES:

1) BASIS OF ELEVATION: NAVD88 BASED ON THE ORIGINAL TOPOGRAPHIC MAP OF MINTURN NORTH PREPARED BY GORE RANGE SURVEYING, LLC., JOB NO. 19-1203, DATED 4/1/21. NO BENCHMARK WAS NOTED ON THE BASE SURVEY.

2) THE BOUNDARY DIMENSIONS, EASEMENTS AND RIGHTS OF WAY SHOWN HEREON ARE BASED ON THE FINAL PLAT OF MINTURN NORTH PLD. AND SURVEY CONTROL MONUMENTS FOUND AT THE TIME OF THE SURVEY AND SHOWN ON THE SURVEY REFERENCED ABOVE.

3) SEE ADDITIONAL SITE NOTES & DETAILS ON SHEET C2.

4) EXISTING CONTOUR INTERVAL IS 1 FT., PROPOSED CONTOUR INTERVAL IS 1 FT.

5) LOT AREA: 6.823 SF ±
DISTURBANCE AREA: 6.823 SF ±

6) THIS (CIVIL) PLAN SET IS INTENDED TO BE PLOTTED IN COLOR. FAILURE TO DO SO MAY RESULT IN MISSING DATA & INFORMATION CRITICAL TO THE PROJECT.

7) CONSTRUCTION ACCESS TO BE LIMITED TO THE AREA WITHIN THE VEHICLE TRACKING PAD. SILT SOCKS TO BE INSTALLED EVERY 30 FEET WITHIN THE CURB LINE ALONG THE LOT FRONTAGE. DIRT TRACKED ONTO PUBLIC ROW TO BE CLEANED AFTER ANY MAJOR STORM EVENT OR WITHIN THREE WORKING DAYS.

FLAGNOTES:

MATCH TO BACK OF EXISTING CURB.

PROPOSED ASPHALT DRIVEWAY, AUTO-COURT AND CONCRETE WALKWAYS, STRIP ALL TOPSOIL, ALL EARTHWORK CONSTRUCTION TO BE APPROVED BY THE GEOTECHNICAL ENGINEER. STRUCTURAL FILL FOR THE SITE AND UNDER THE BUILDING AND DRIVEWAY TO FOLLOW THE DIRECTION OF THE GEOTECH REPORT. ANY FILL SHOULD BE BENCHMARKED HORIZONTALLY INTO THE PORTIONS OF THE HILLSIDE EXCEEDING 20% GRADE.

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.

WHERE PROPOSED SWALE DAYLIGHTS WITH NATURAL DRAINAGE, FAN OUT DRAINAGE SWALE TO EVENLY DISSIPATE DRAINAGE, TYP. SPILL THE LOCAL CHANNEL OVER THE TOP OF THE CURB LINE.

SLOPE PATIOS, DECKS AND WALKS AT 2% MIN. AWAY FROM THE STRUCTURE.

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. WALKS AND WALLS TO EITHER THE AUTOCOURT, THE OUTLET SWALE, OR DOWNWARD SLOPING NATURAL GRADE. VERIFY DRAINAGE AND SWALE INTEGRITY ON A REGULAR BASIS.

INSTALL BOULDER 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.

LOCATE EXISTING CURB STOP, CONFIRM LOCATION AND CONNECTION WITH THE WATER & SANITATION DISTRICT, CONNECT AND EXTEND NEW WATER SERVICE TO MECHANICAL ROOM. WATER SERVICE TO BE 1-1/2" CONTINUOUS COPPER LINE FROM THE CURB STOP TO THE MECHANICAL ROOM. MAINTAIN COVER OVER NEW SERVICE PER DISTRICT REGULATIONS.

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.

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

EROSION LOSS PER DETAIL ON SHEET C2.

PROVIDE SHALLOW SWALE TO ENABLE DRAINAGE TO DRAIN AND EXIT WINDOW WELL.

FOUNDATION DRAIN, TYP., INSTALL IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. DRAIN @ 0.5% MIN. TO DAYLIGHT, SEE DETAIL ON SHT. C2.

EXTEND THE FOUNDATION DRAIN FROM SUMP PUMP IN HOUSE TO DAYLIGHT WITH SOLID PIPE. COVER WITH A RODENT SCREEN AT END.

INSTALL VEHICLE TRACKING PAD. SEE DETAIL ON SHEET C2. AT LOCATION OF DRIVEWAY. TRACKING PAD TO BE REMOVED PRIOR TO FINAL DRIVEWAY SUBGRADE PREPARATION AND PAVING.

SEDIMENT CONTROL FENCE PER DETAIL ON SHEET C2.

INSTALL SILT SOCKS WITHIN CURB LINE, EVERY 30 FT. ±.

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

NOT FOR
Review
CONSTRUCTION

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

0

10'

20'

Scale: 1" = 10'

811

Know what's below.
Call before you dig.

TOWN OF MINTURN, COLORADO

Lot 13, Minturn North P.U.D.
Site, Grading and Drainage Plan
DRB Review 4/1/26

By

Revision

Date

No.

1

2

3

4

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6

7

8

9

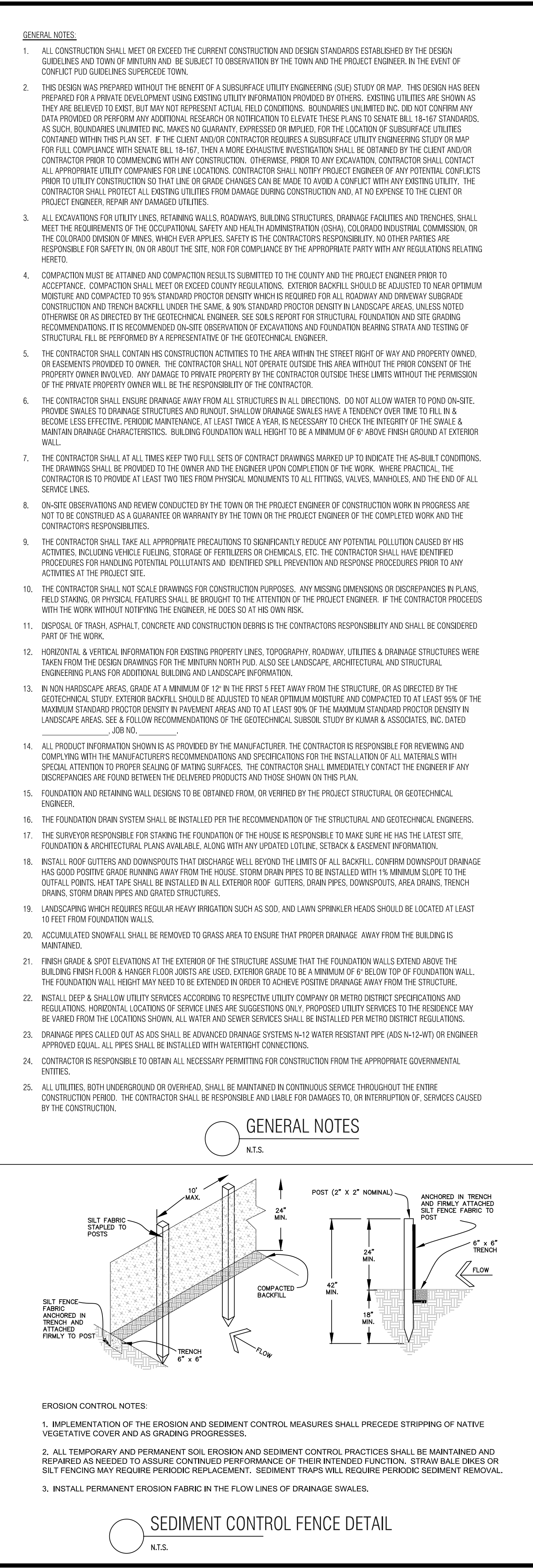
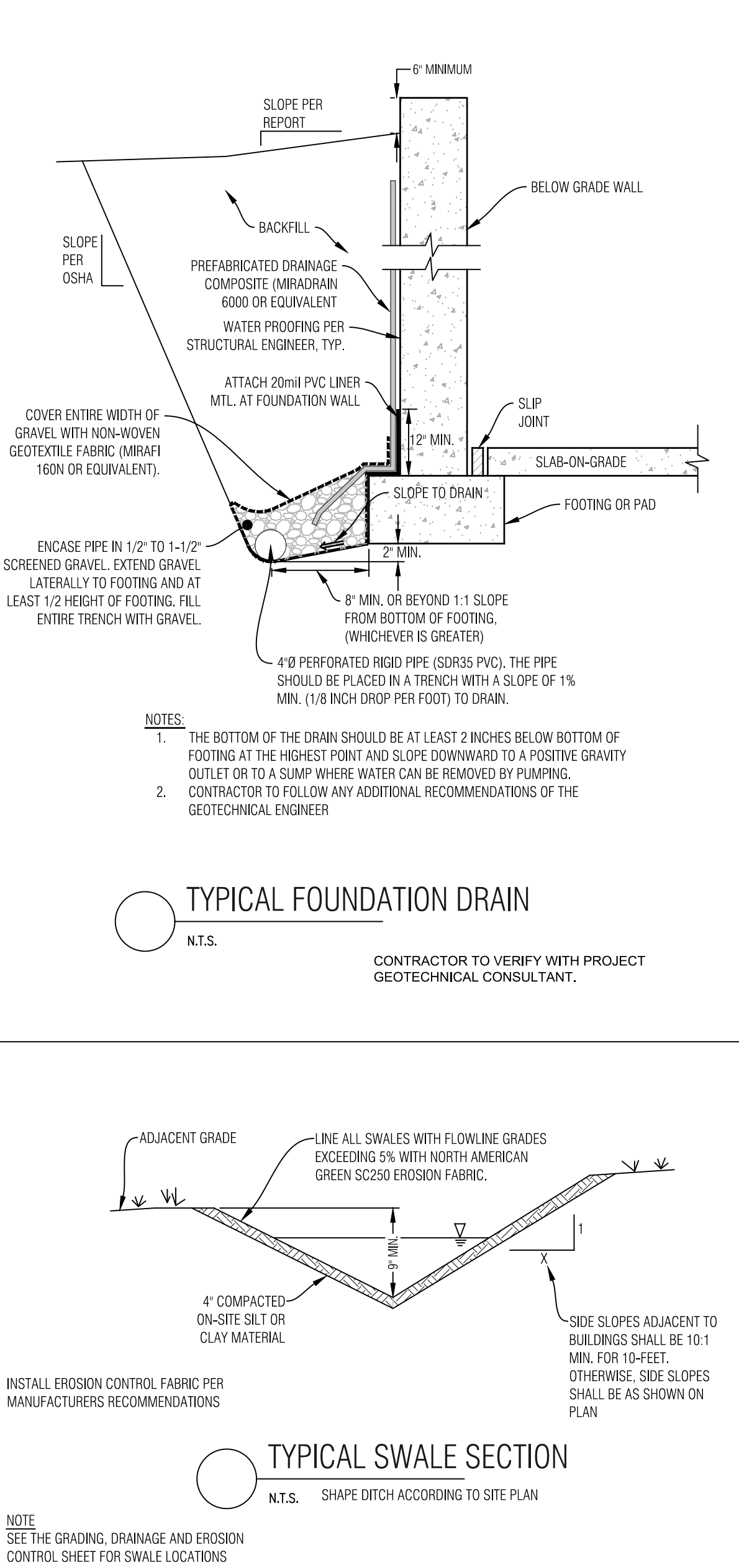
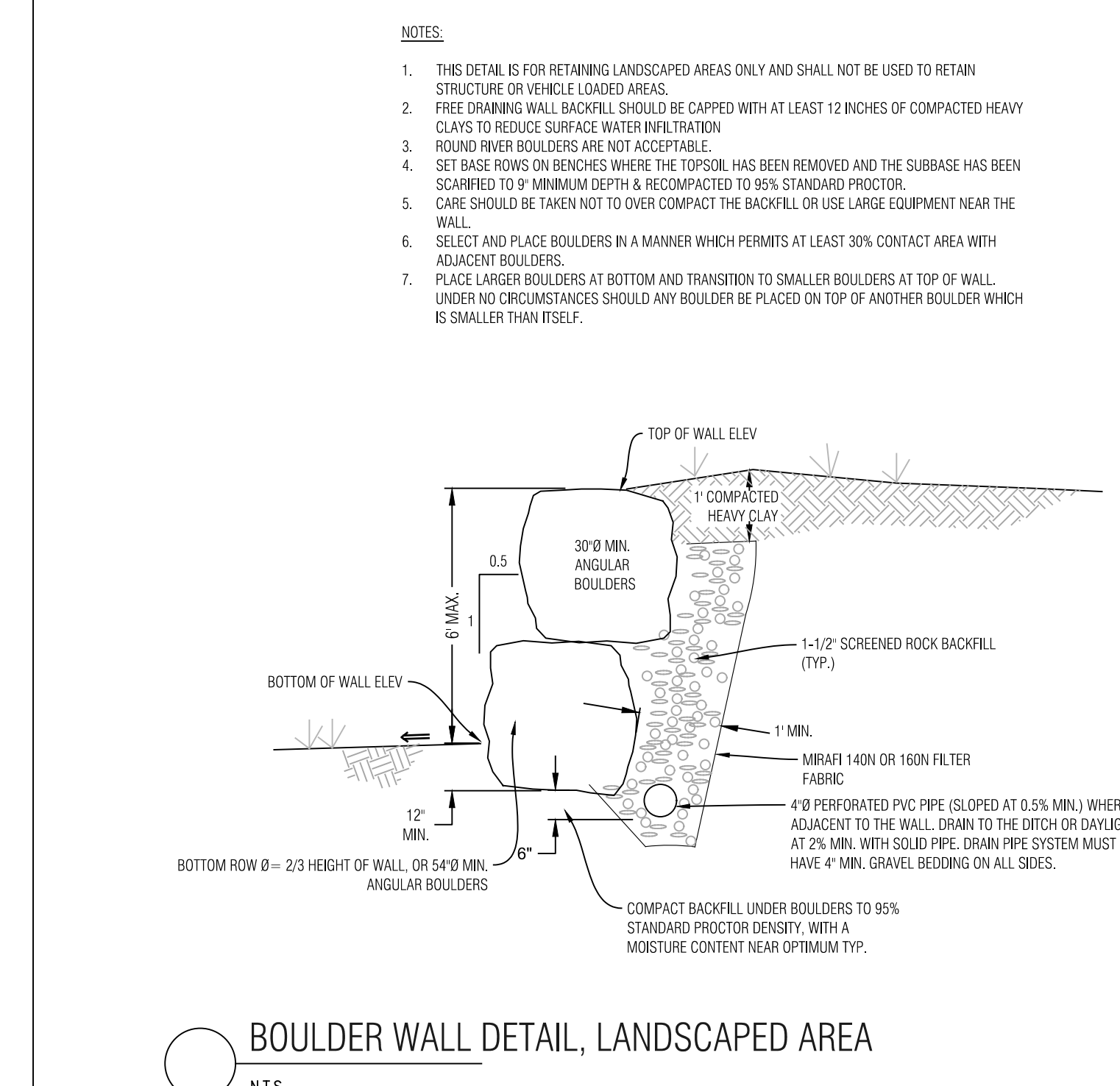
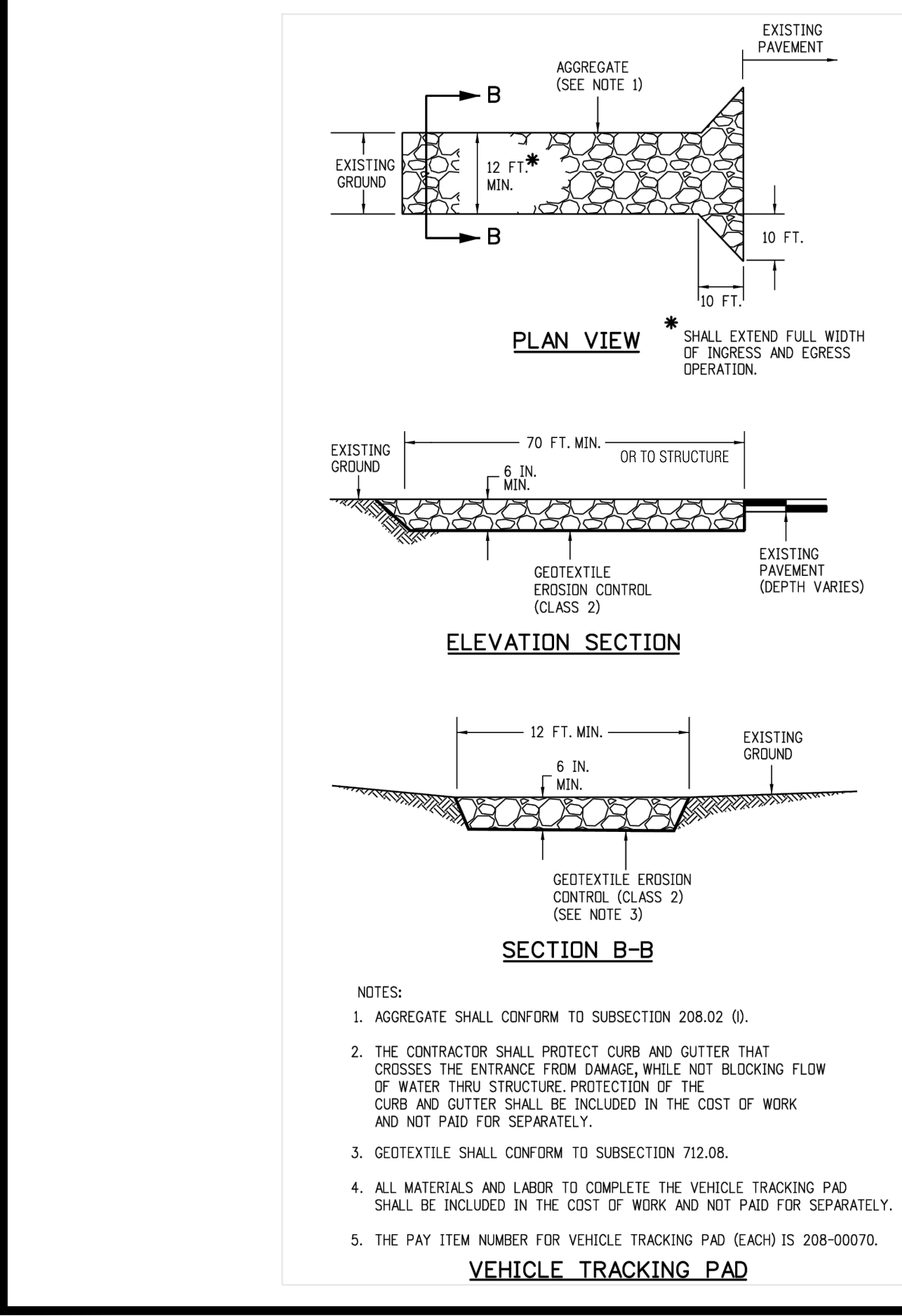
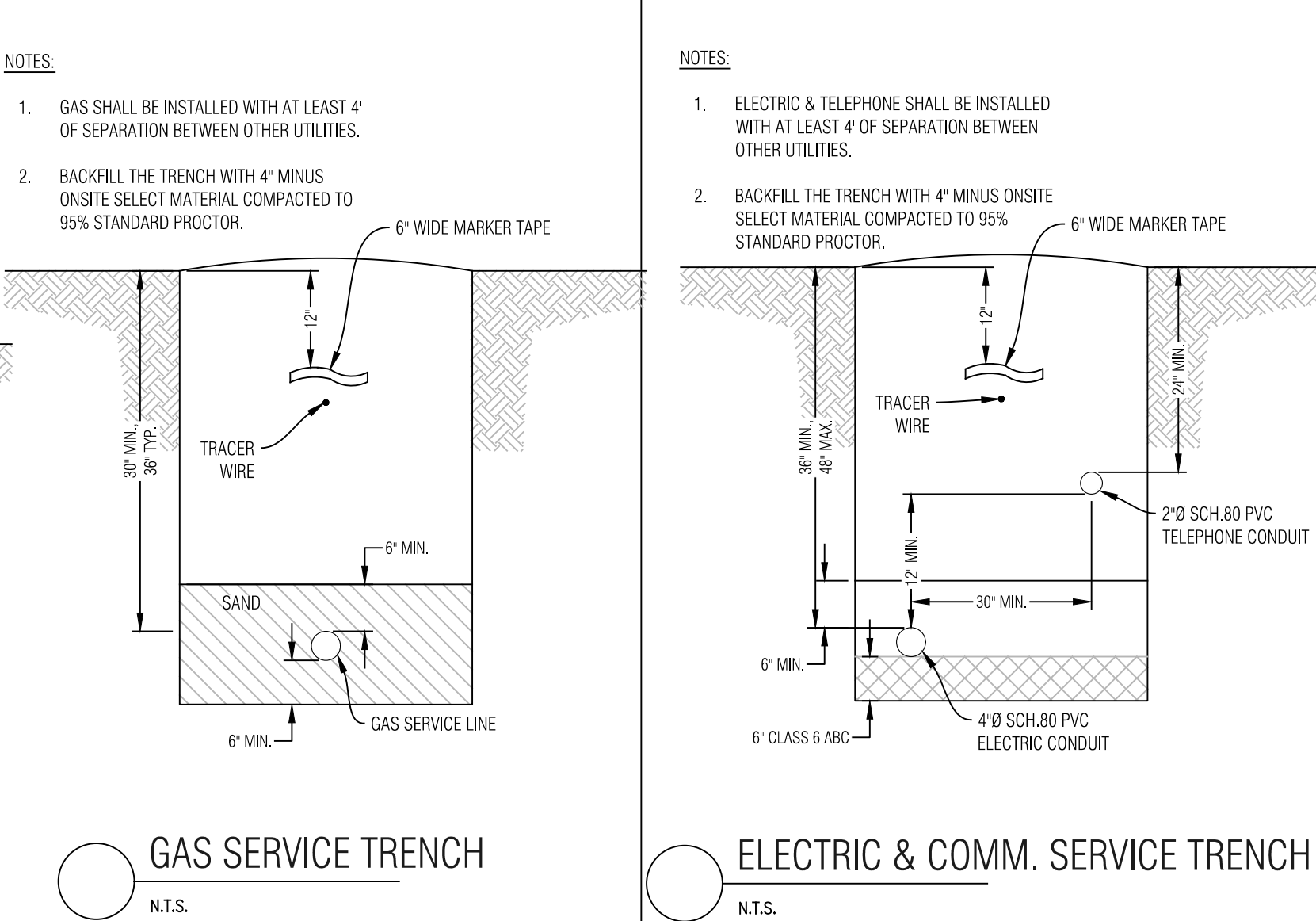
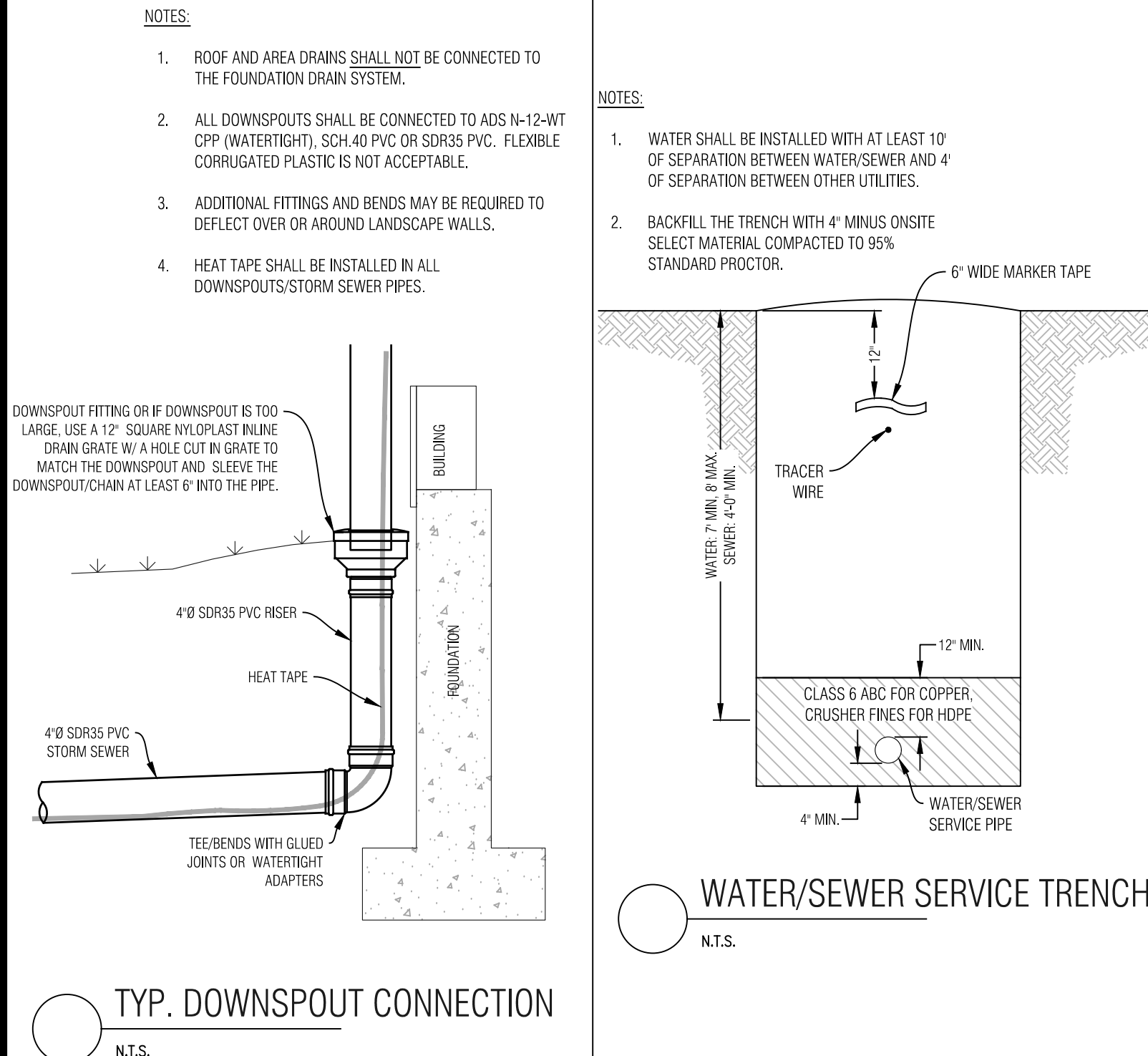
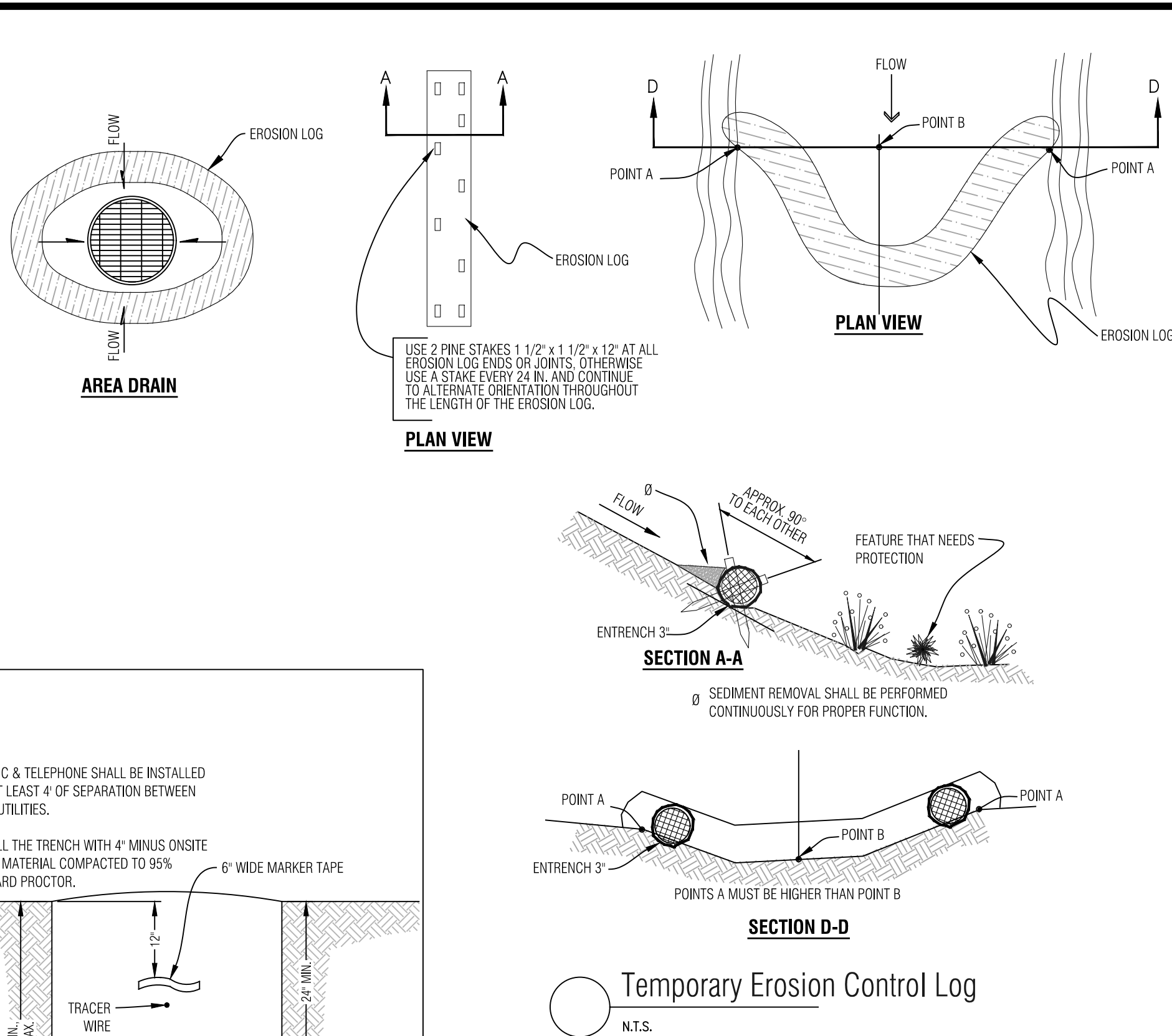
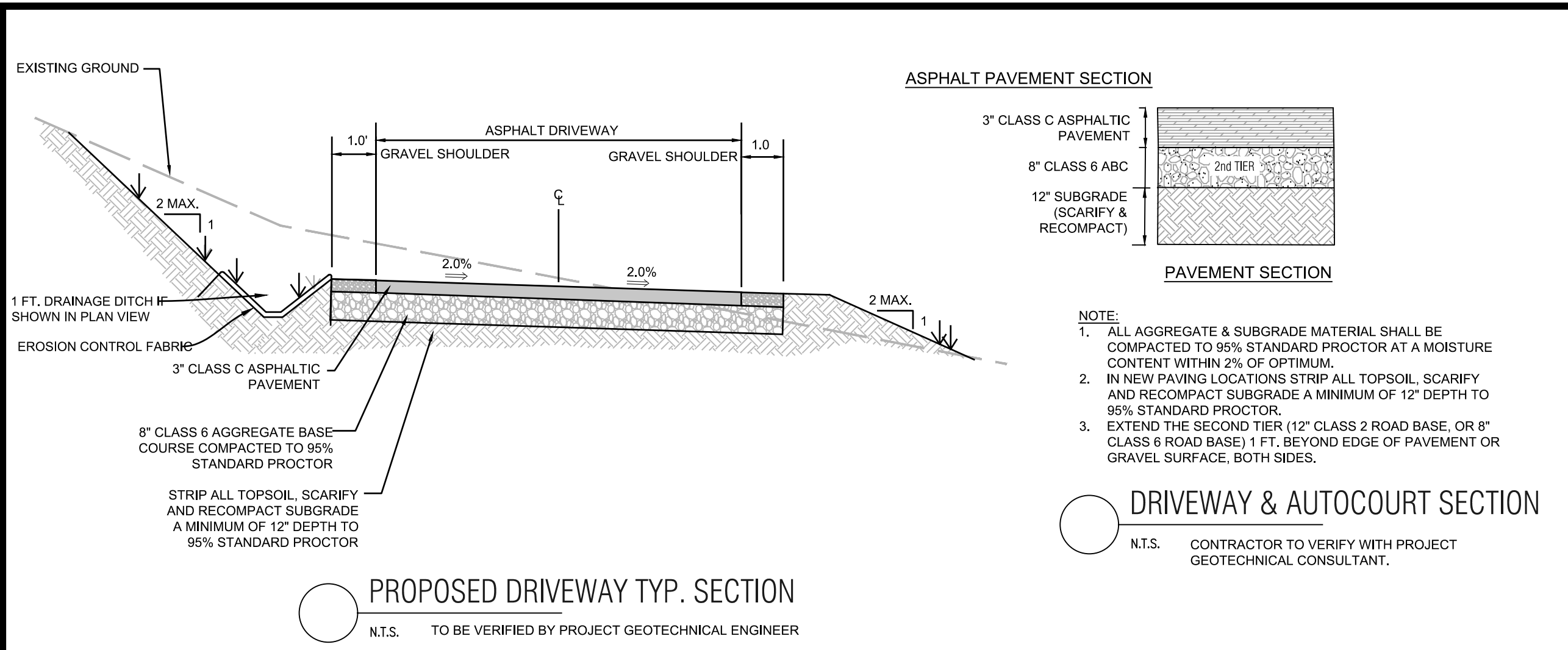
PROJECT NO.
23005
Designer:
PAH
Checker:
BUJ
Date:
1/24/26

Sheet
C1

File Name: lot 13 sp-01.dwg

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Page 28 of 103



Civil Engineering Surveying & Beyond

Boundaries Unlimited Inc.

923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(770) 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

NOT FOR CONSTRUCTION

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

811
Know what's below.
Call before you dig.

TOWN OF MINTURN, COLORADO

Lot 13, Minturn North P.U.D.

Details and Notes

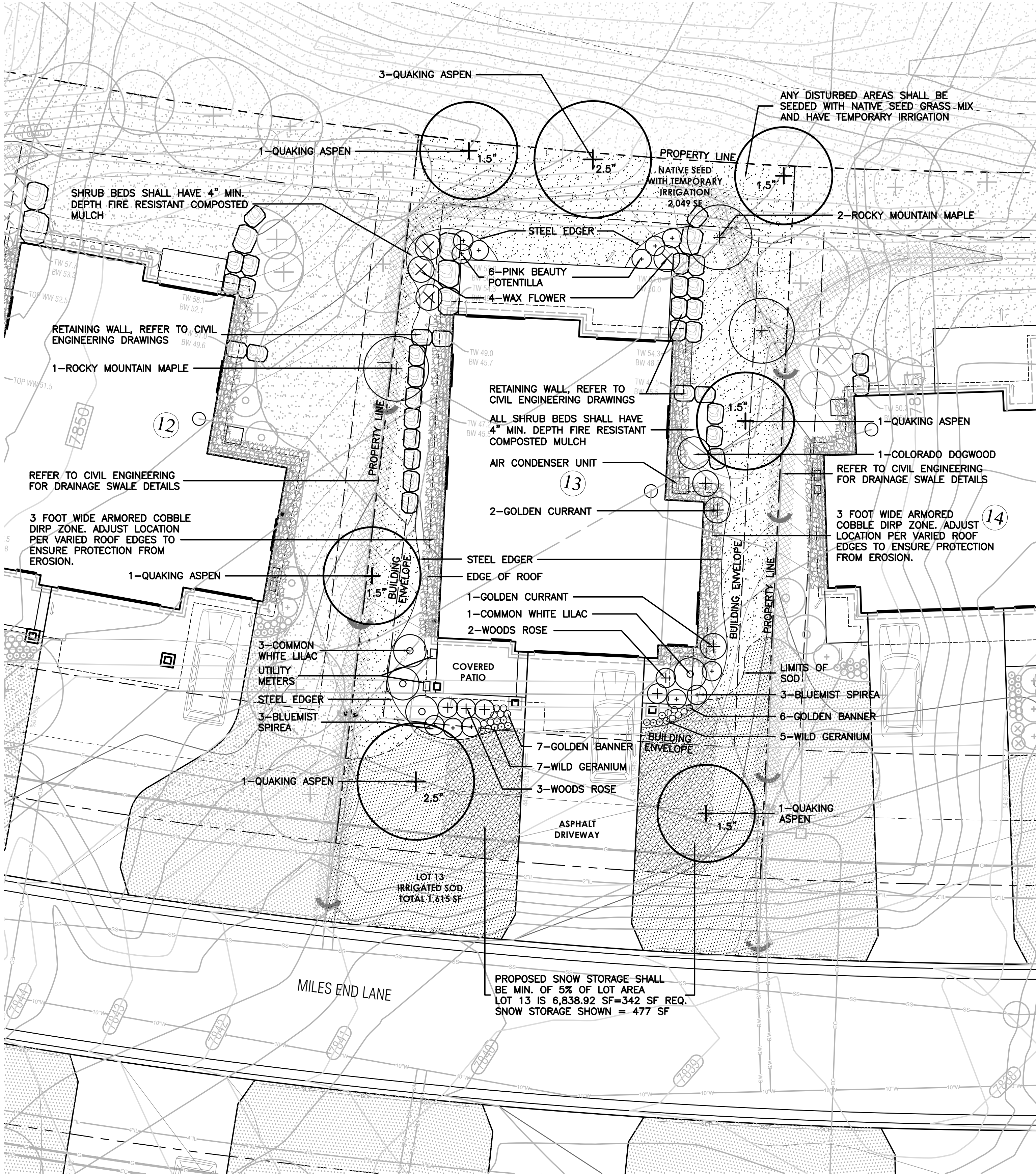
DRB Review 4/1/26

By	Revision	Date	Notes
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PROJECT NO. 2005
Designer: **PAH**
Checker: **BU**
Date: **1/24/26**

Sheet **C2**

File Name: **lot 13 sp-01.dwg**



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.
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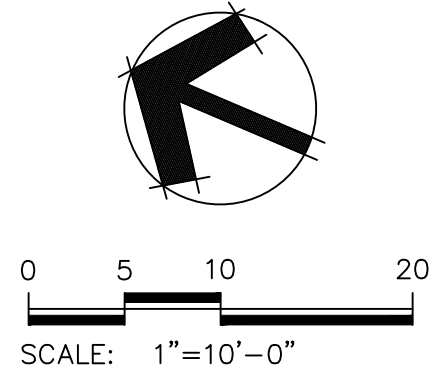
LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.
LOT 13-LANDSCAPE PLAN
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: February 4, 2026
REVISIONS:
DRB SUBMITTAL: 4.1.26

DRB SUBMITTAL

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



General Notes and Specifications:

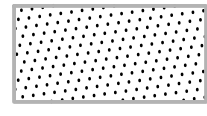
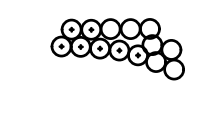
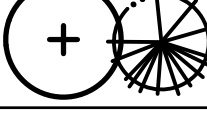
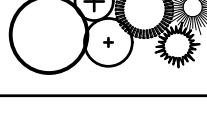
1. All areas disturbed by construction and not designated a shrub bed or sod, shall be planted with the specified native grass seed.
2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
3. The Landscape Plan shall be reviewed 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.

LEGEND & IRRIGATION CALCULATIONS:		
Permanent Irrigation		Square Footage of Irrigation
	Permanent Pop-Up Spray Irrigation For Bluegrass Sod	1,615 SF
	Permanent micro-spray or drip irrigation for perennial beds	25 PERENNIALS x 1 SF = 25 SF
	Permanent Drip Irrigation For B&B Trees	7 TREES x 4.5 SF = 32 SF
	Permanent Drip Irrigation For 5 gal. Shrubs & Grasses	32 SHRUBS x 3 SF = 96 SF
		TOTAL PERMANENT IRRIGATED AREA: 1,768 SF
	Temporary Spray Irrigation For Native Seed	2,049 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
<u>PRAIRIE JUNGGRASS</u>	<u>2.5%</u>	<u>1.25</u>
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

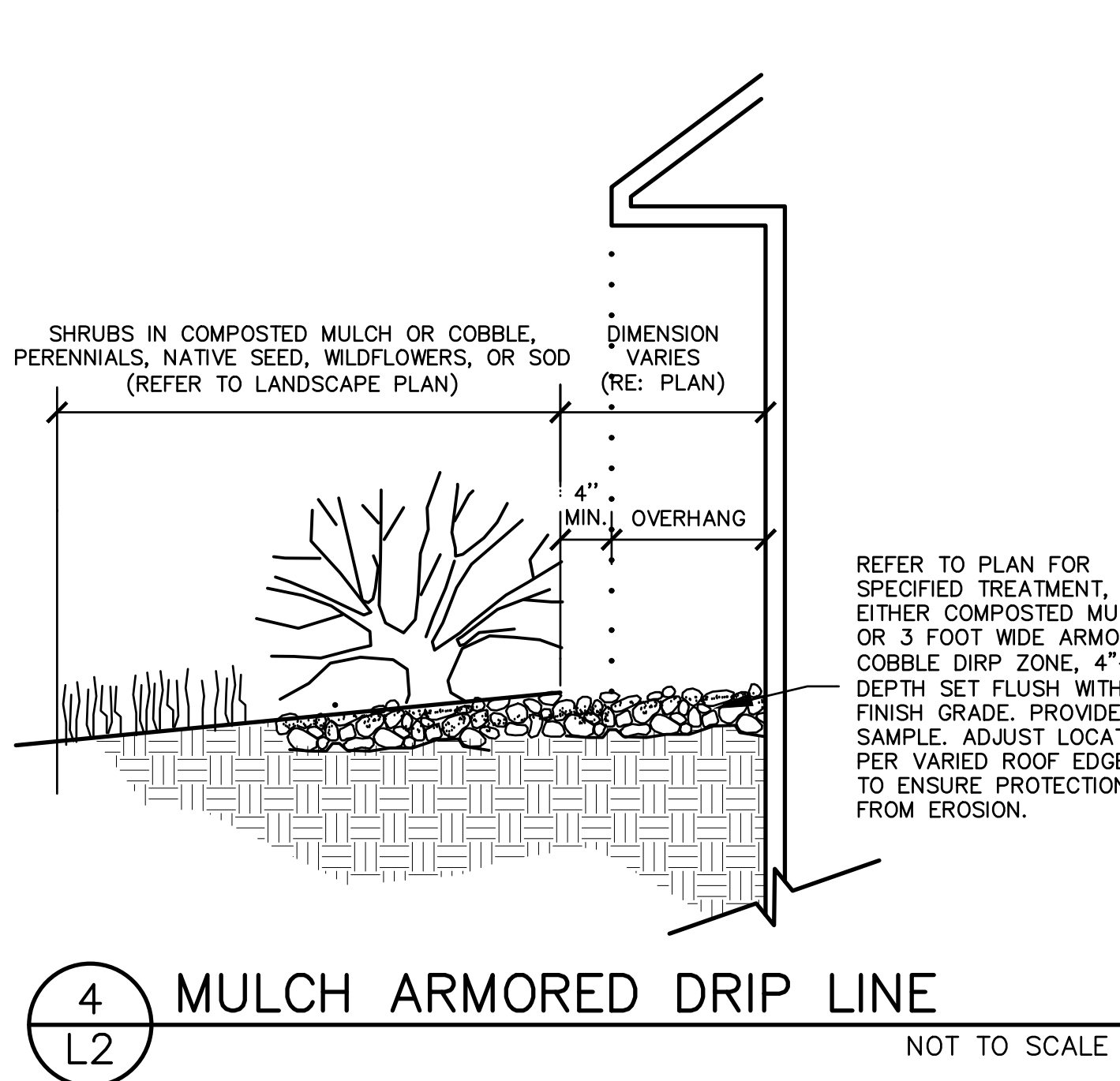
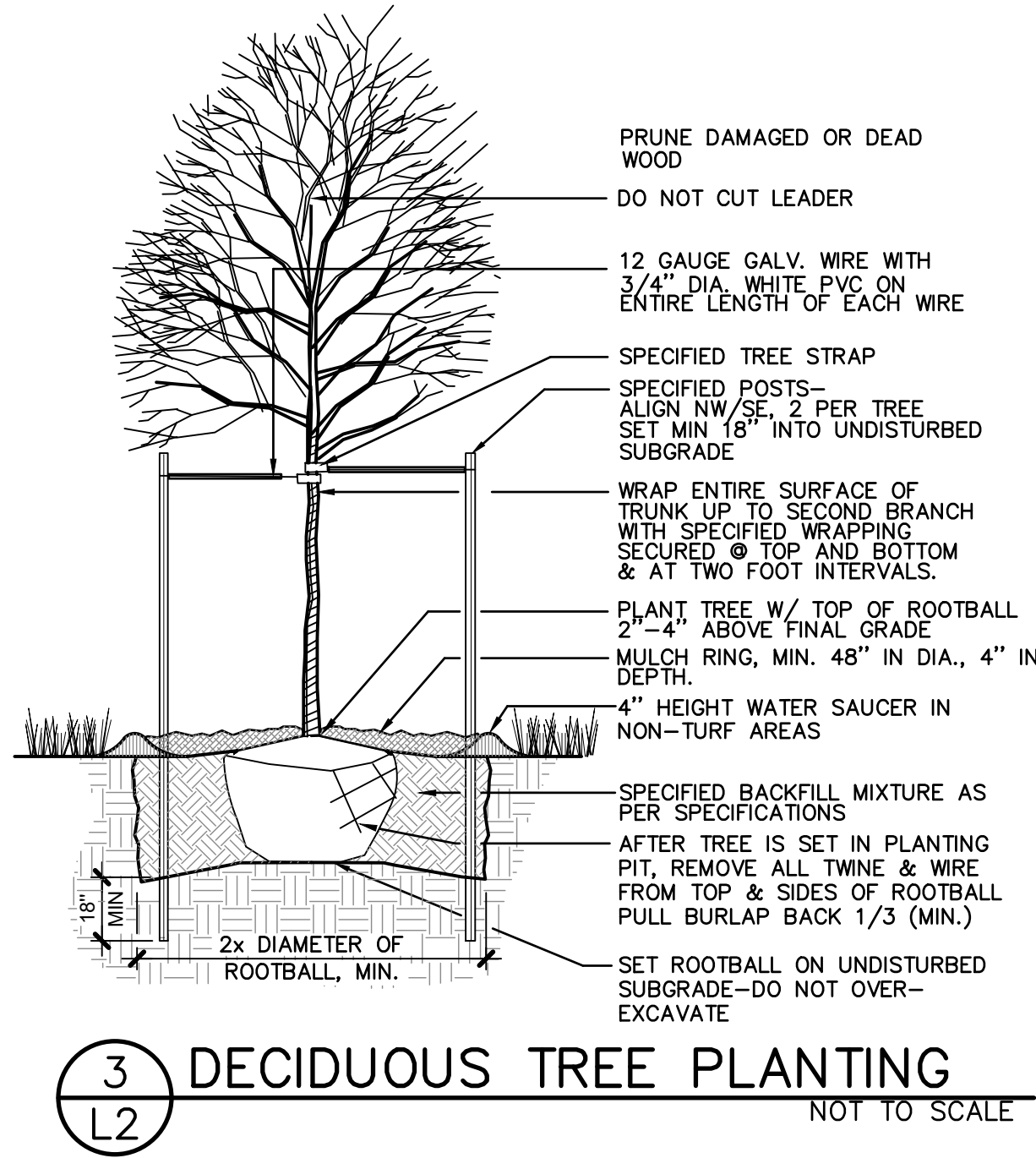
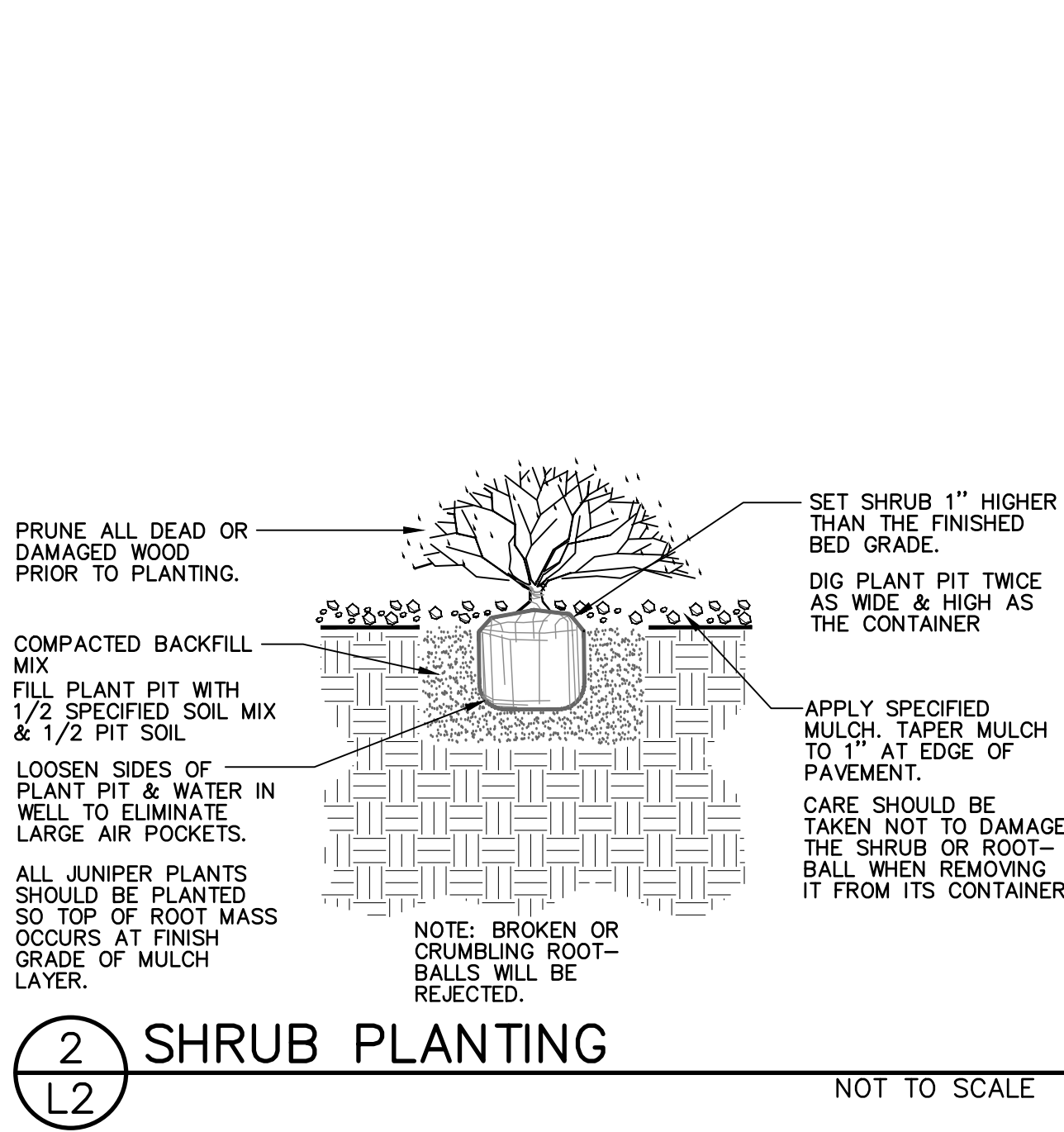
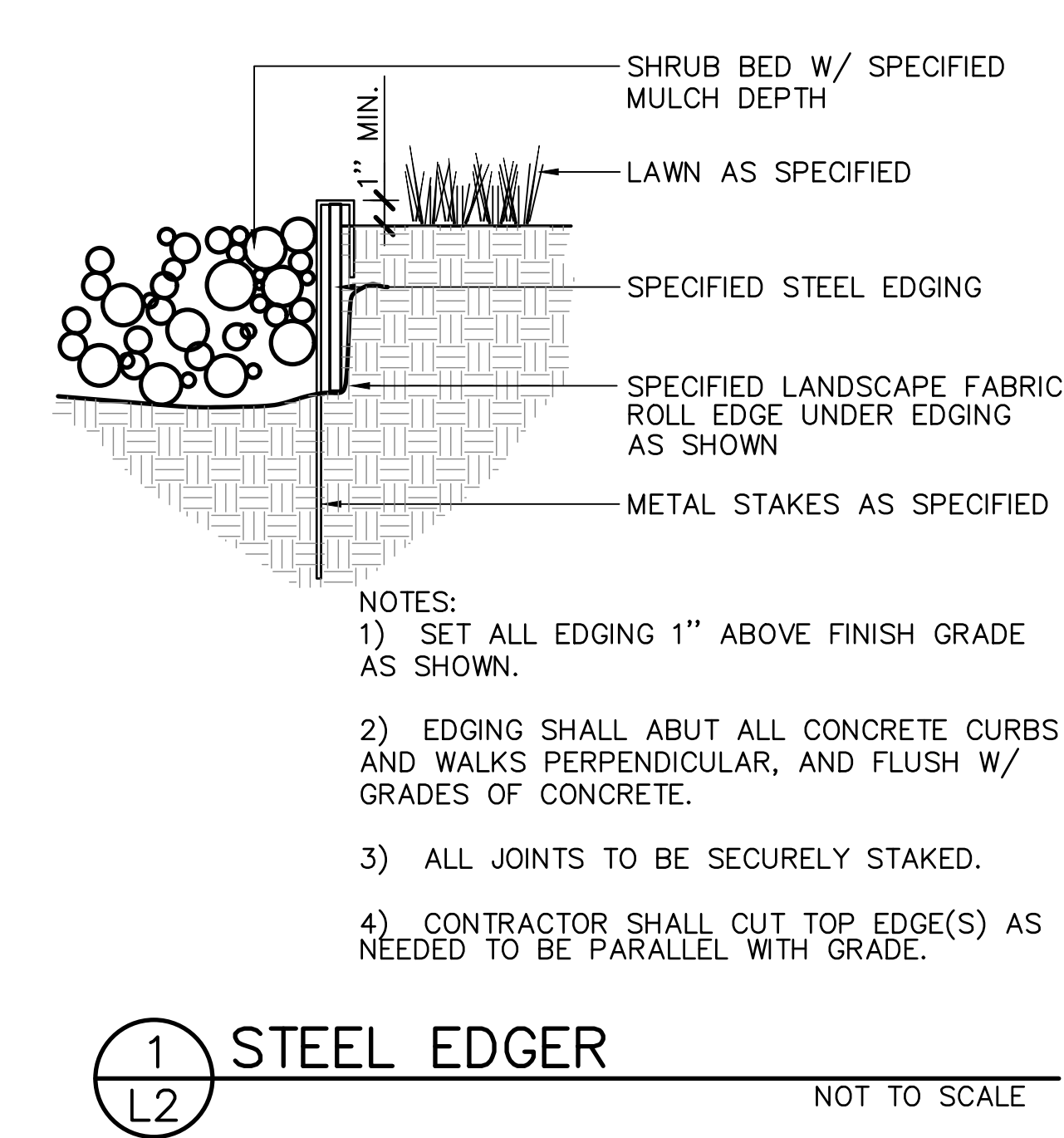
QUAN.	COMMON/ BOTANICAL NAME	FIRE MITIGATION ZONE	SIZE	COMMENTS
5	Quaking Aspen Populus tremuloides	1 & 2	1.5" cal.	Specimen quality B&B, guyed
2	Quaking Aspen Populus tremuloides	1 & 2	2.5" cal.	Specimen quality B&B, guyed

PERENNIAL FLOWERS (planted @ 12" O.C. spacing)

13	Golden Banner Thermopsis divaricarpa	1 & 2	Flats of 15
12	Wild Geranium Geranium maculatum	1 & 2	Flats of 15

DECIDUOUS SHRUBS

6	Bluemist Spirea Caryopteris x clandonensis 'Blue Mist'	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.
1	Colorado Dogwood Cornus sericea coloradense	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
4	Common White Lilac Syringa vulgaris 'Alba'	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.
6	Pink Beauty Potentilla Potentilla fruticosa 'Pink Beauty'	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.
3	Rocky Mountain Maple Acer glabrum	1 & 2	5 gal.	Container, 5 canes minimum 36"-48" ht.
4	Waxflower Jamesia americana	1 & 2	5 gal.	Container, 5 canes minimum 24"-36" ht.
5	Wood's Rose Rosa woodsii	1 & 2	5 gal.	Container, 5 canes minimum 12"-18" ht.





**Know what's below.
Call before you dig.**

LANDSCAPE ARCHITECT:
TOMINA TOWNSEND, LA
PO BOX 3000, PMB 301
EDWARDS, CO 81632
P. 303.572.7876
TTownsend@ResortConceptsCO.com

MINTURN NORTH P.U.D.

LOT 13-LANDSCAPE PLAN

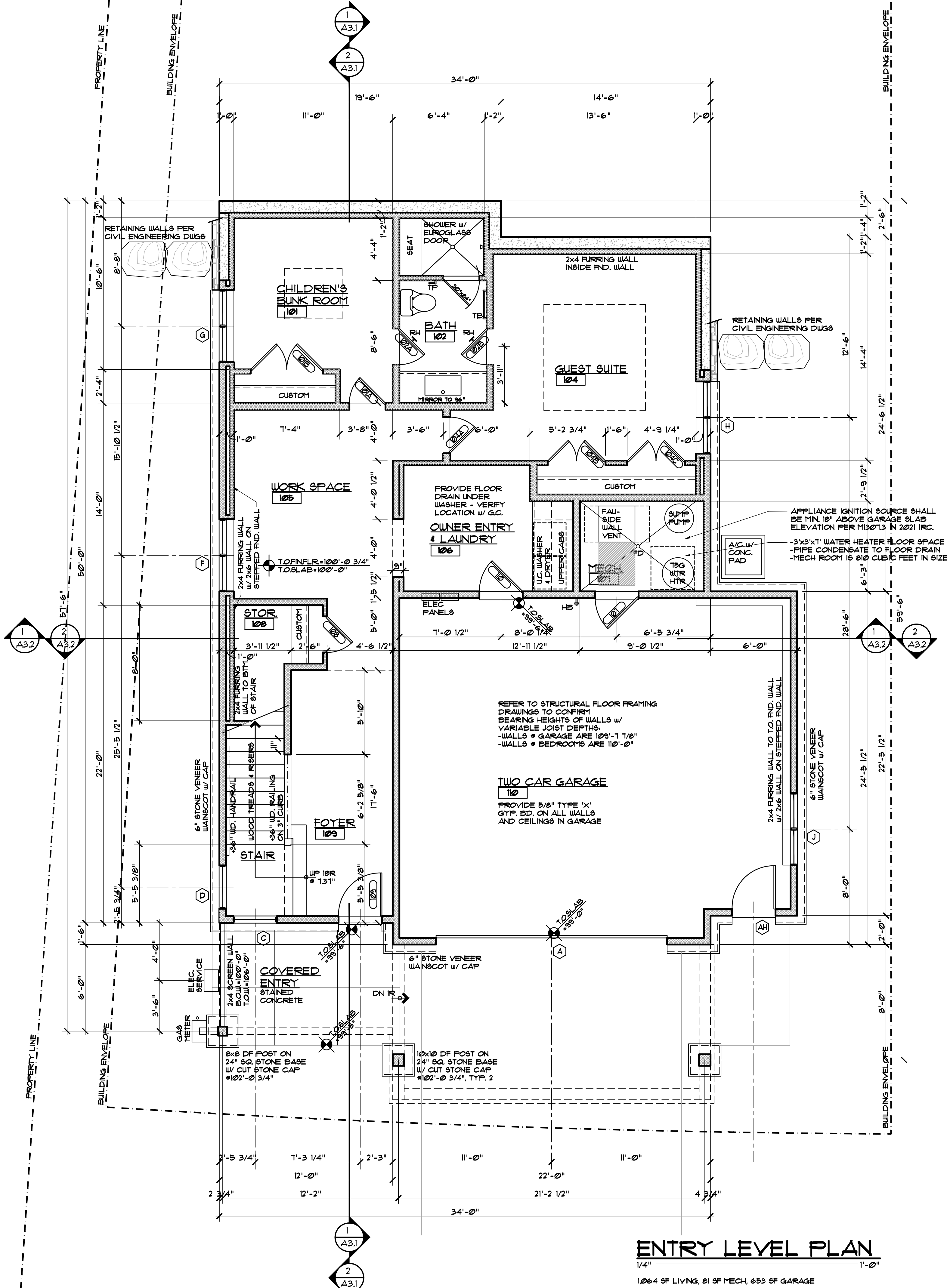
TOWN OF MINTURN, COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: RH
DATE: February 4, 2026
REVISIONS:
DRB SUBMITTAL: 4.1.26

DRB SUBMITTAL

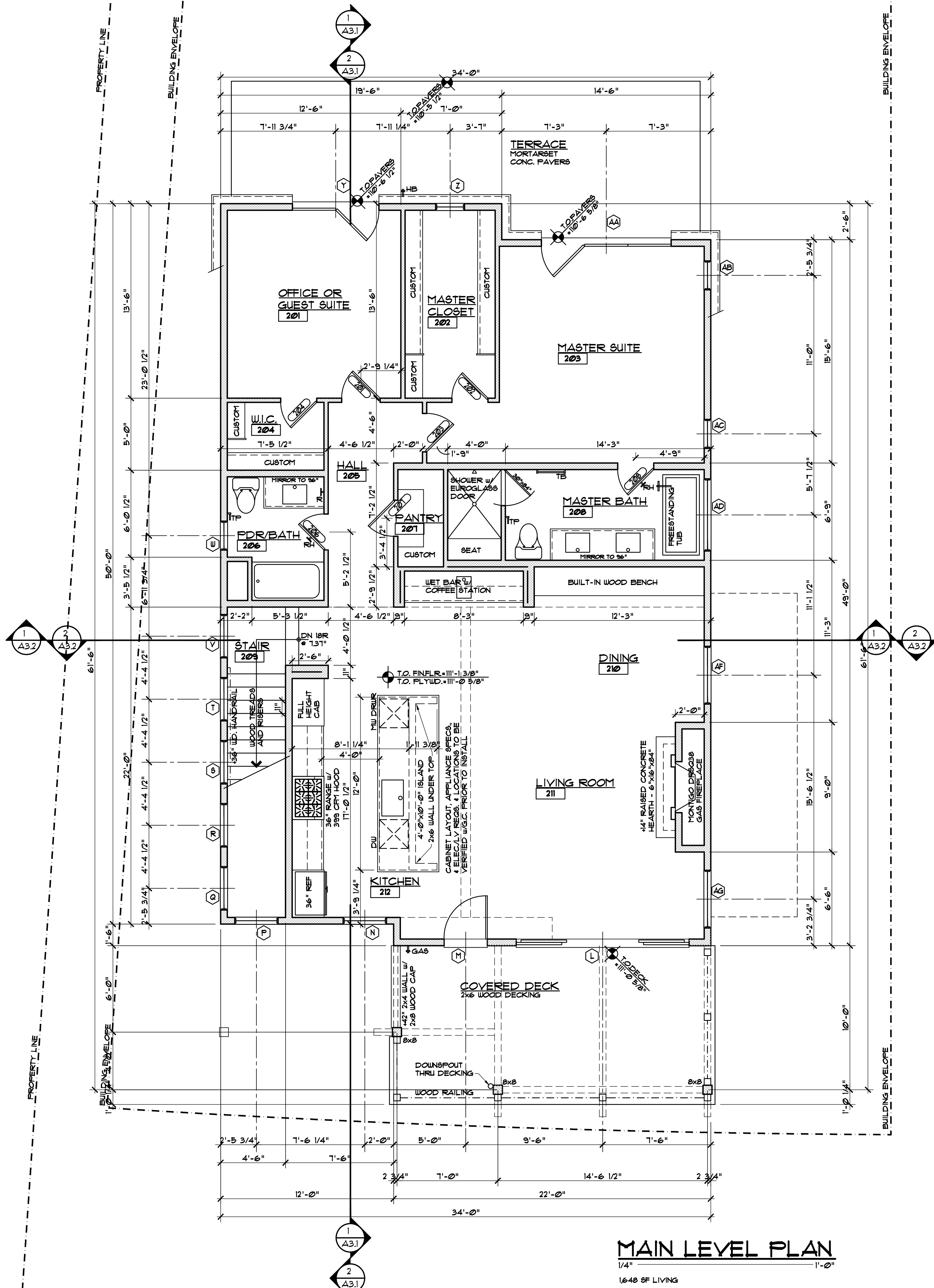
SHEET TITLE:
LANDSCAPE
NOTES & DETAILS

SCALE: NOT TO SCALE
SHEET NUMBER:
L2



- 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 FLAT 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 SOFFIT 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 POSTING.
 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.

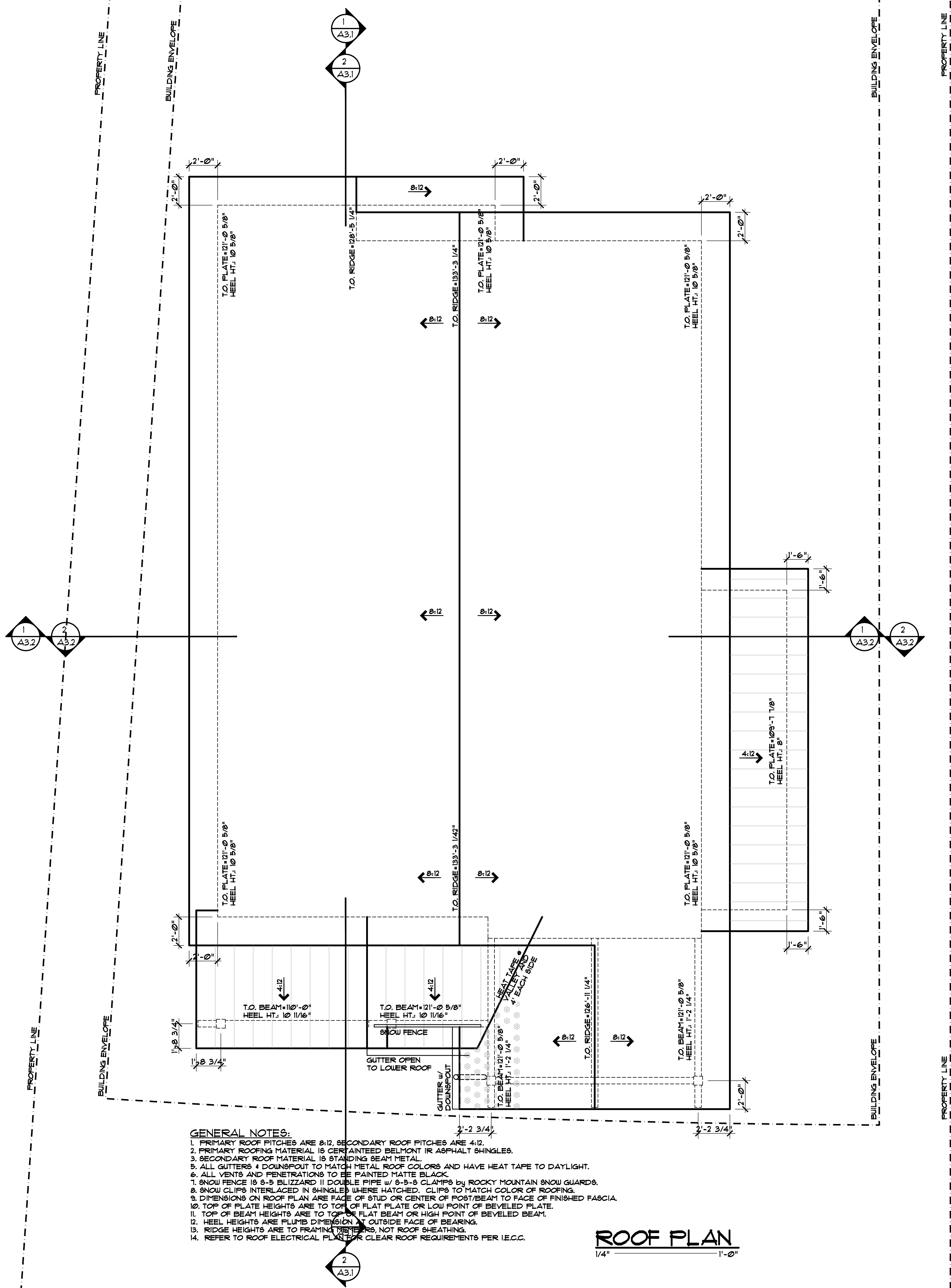
#	DATE	BY	COMMENTS	DUE	DREB SUBMITTAL SET
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- GENERAL NOTES:**
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 3. DO NOT SCALE DRAWINGS. NOTIFY ARCHITECT IMMEDIATELY UPON FINDING ANY DISCREPANCIES IN DOCUMENTS.
 4. ALL WORK SHALL COMPLY WITH STATE & 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 SOFFIT LOCATIONS SHALL BE APPROVED BY ON-SITE SUPERVISOR AND COORDINATED w/ MEP. 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 POSTING.
 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.

ISSUED		COMMENTS	
#	DATE	BY	
1	4-01-26	DUE	DREB SUBMITTAL SET

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. PRIMARY ROOF PITCHES ARE 8:12, SECONDARY ROOF PITCHES ARE 4:12.
 2. PRIMARY ROOFING MATERIAL IS CERTAINTED BELMONT IR ASPHALT SHINGLES.
 3. SECONDARY ROOF MATERIAL IS STANDING SEAM METAL.
 4. ALL GUTTERS & DOWNSPOUT TO MATCH METAL ROOF COLORS AND HAVE HEAT TAPE TO DAYLIGHT.
 5. ALL VENTS AND PENETRATIONS TO BE PAINTED MATTIE BLACK.
 6. SNOW FENCE IS 6-8 BLIZZARD II DOUBLE PIPE W/ 8-5-6 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 PLAT PLATE OR LOW POINT OF BEVELED PLATE.
 10. TOP OF BEAM HEIGHTS ARE TO TOP OF BEAM OR HIGH POINT OF BEVELED BEAM.
 11. HEEL HEIGHTS ARE PLUMB DIMENSION TO 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.

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

ISSUED

#	DATE	BY	COMMENTS
1	4-01-26		DWG SUBMITTAL SET

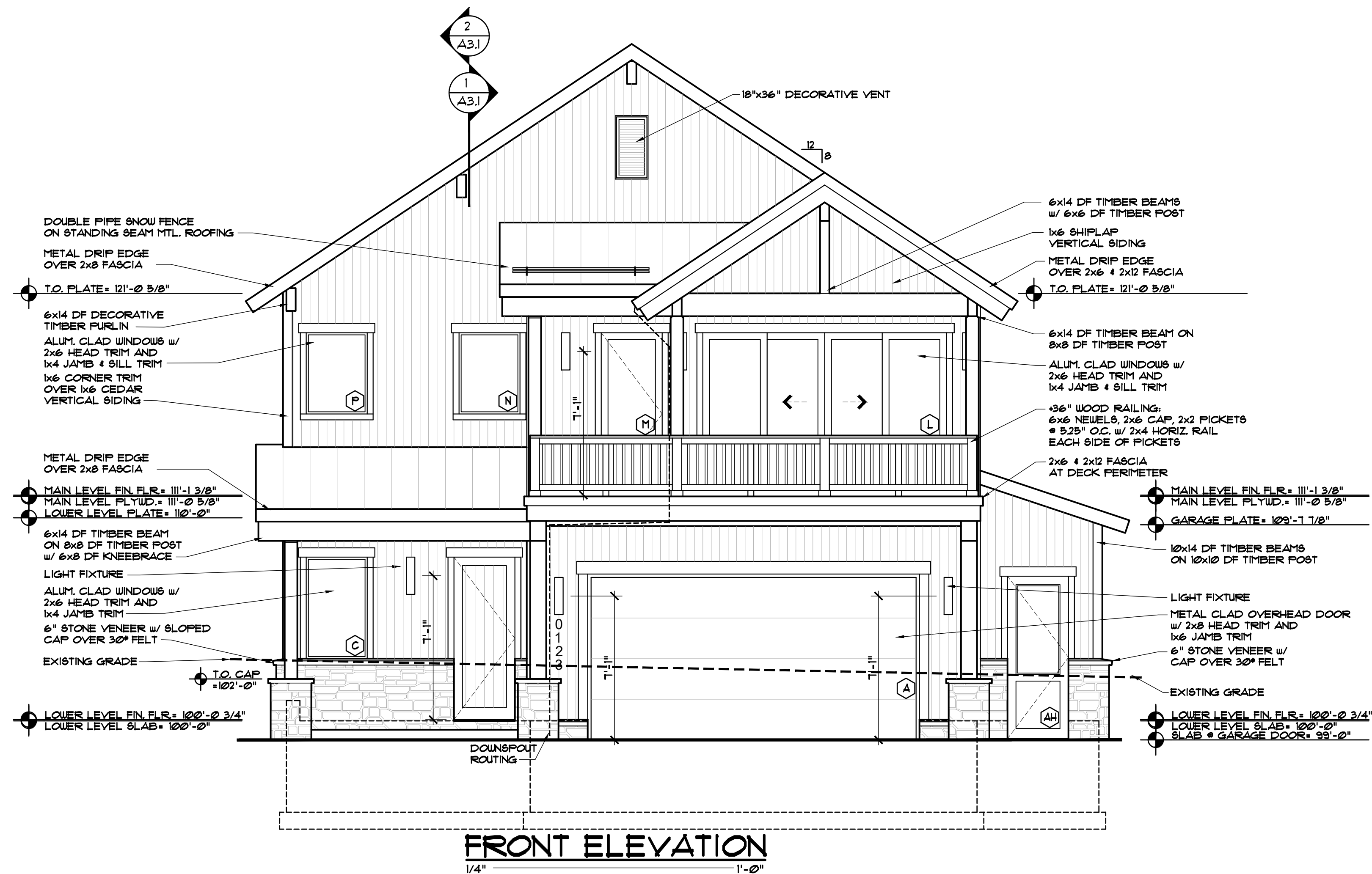
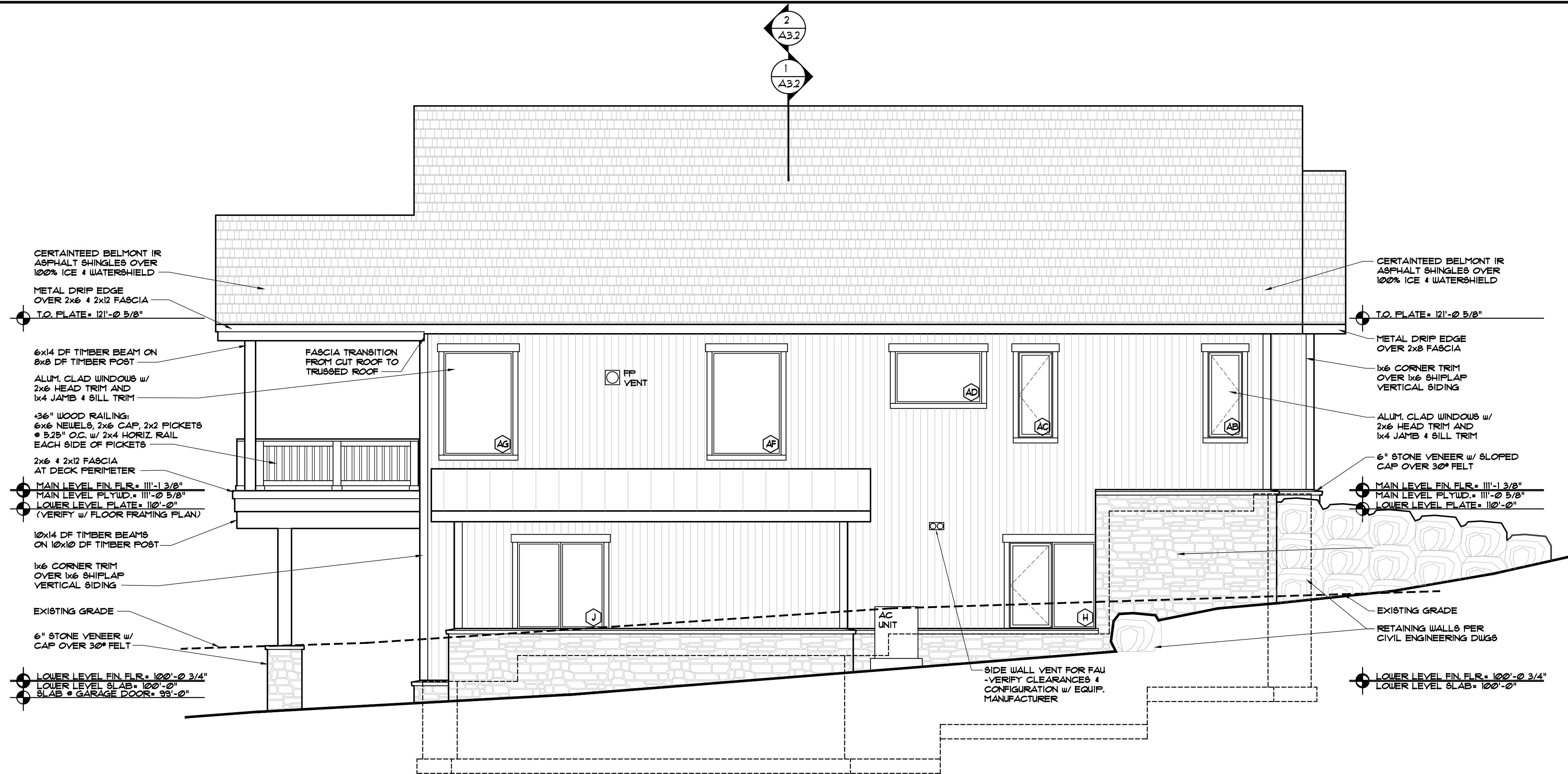
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PROJECT NO: 2412-22 L13

THOMAS
0126 MILES END LANE
LOT 13, MINTURN NORTH
MINTURN, COLORADO

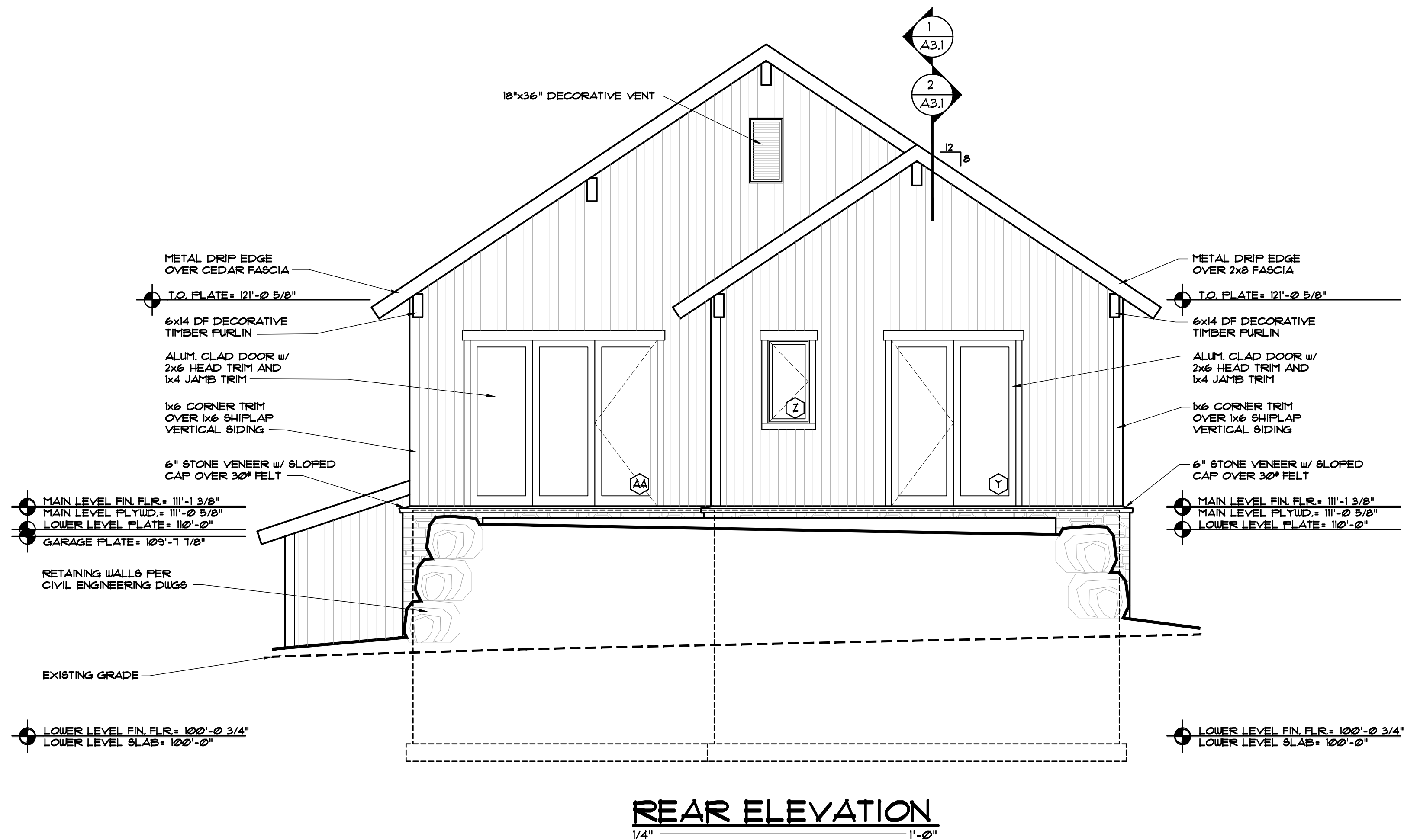
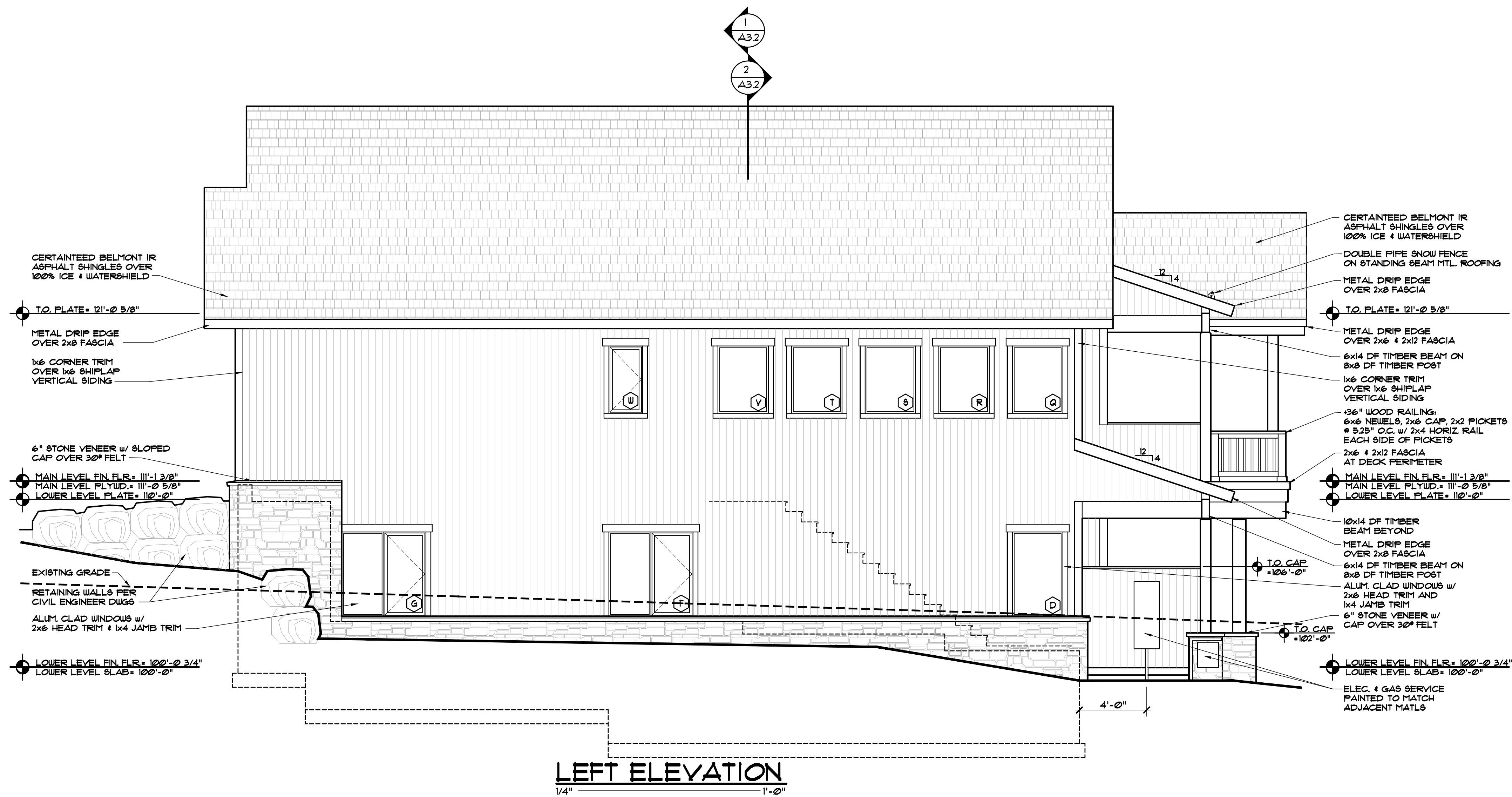
R RESORT CONCEPTS
225 MAIN STREET, SUITE C-101
EDWARDS, COLORADO
(970) 926-1720

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

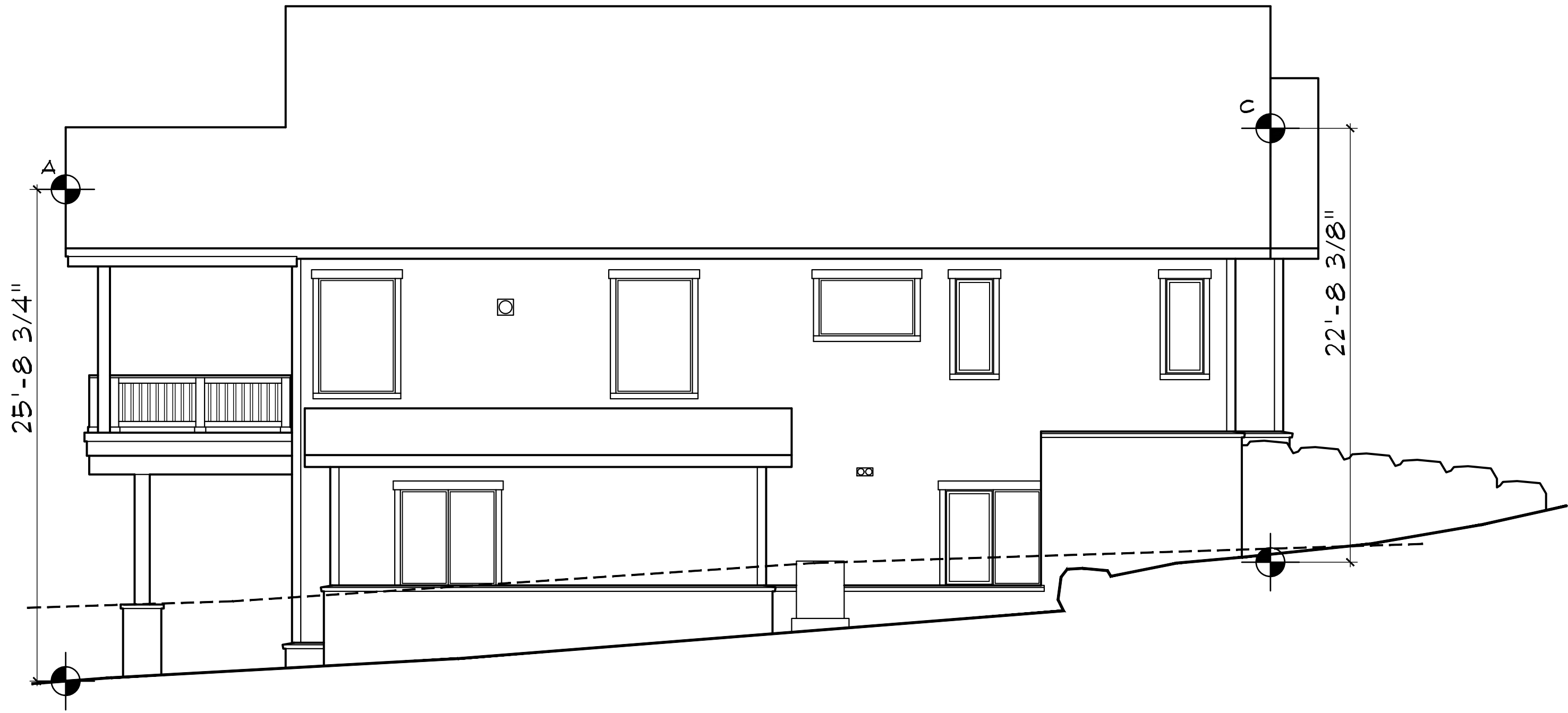


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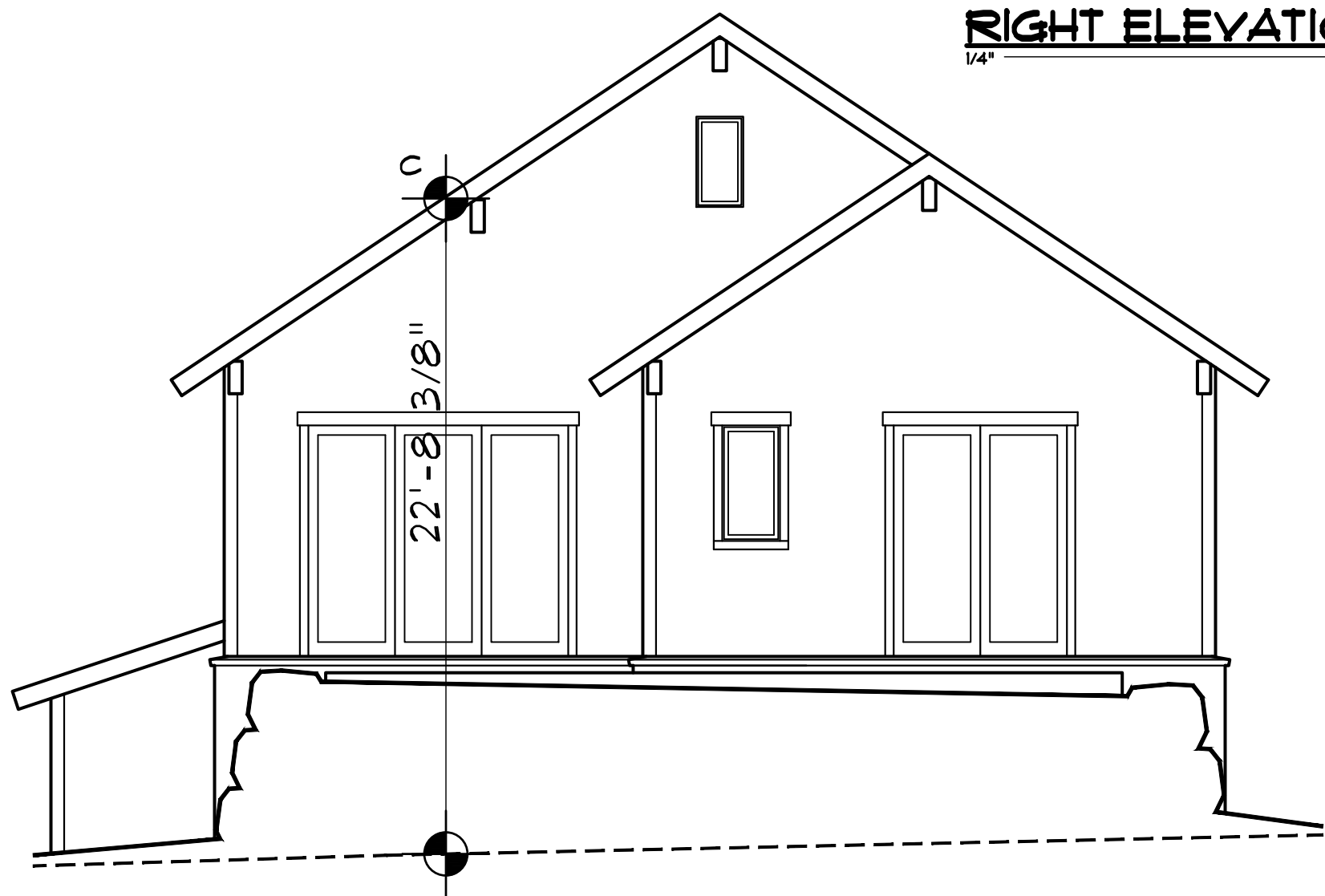
ISSUED	COMMENTS				DUE	DWB SUBMITTAL SET
	#	DATE	BY			
	1	4-01-26				



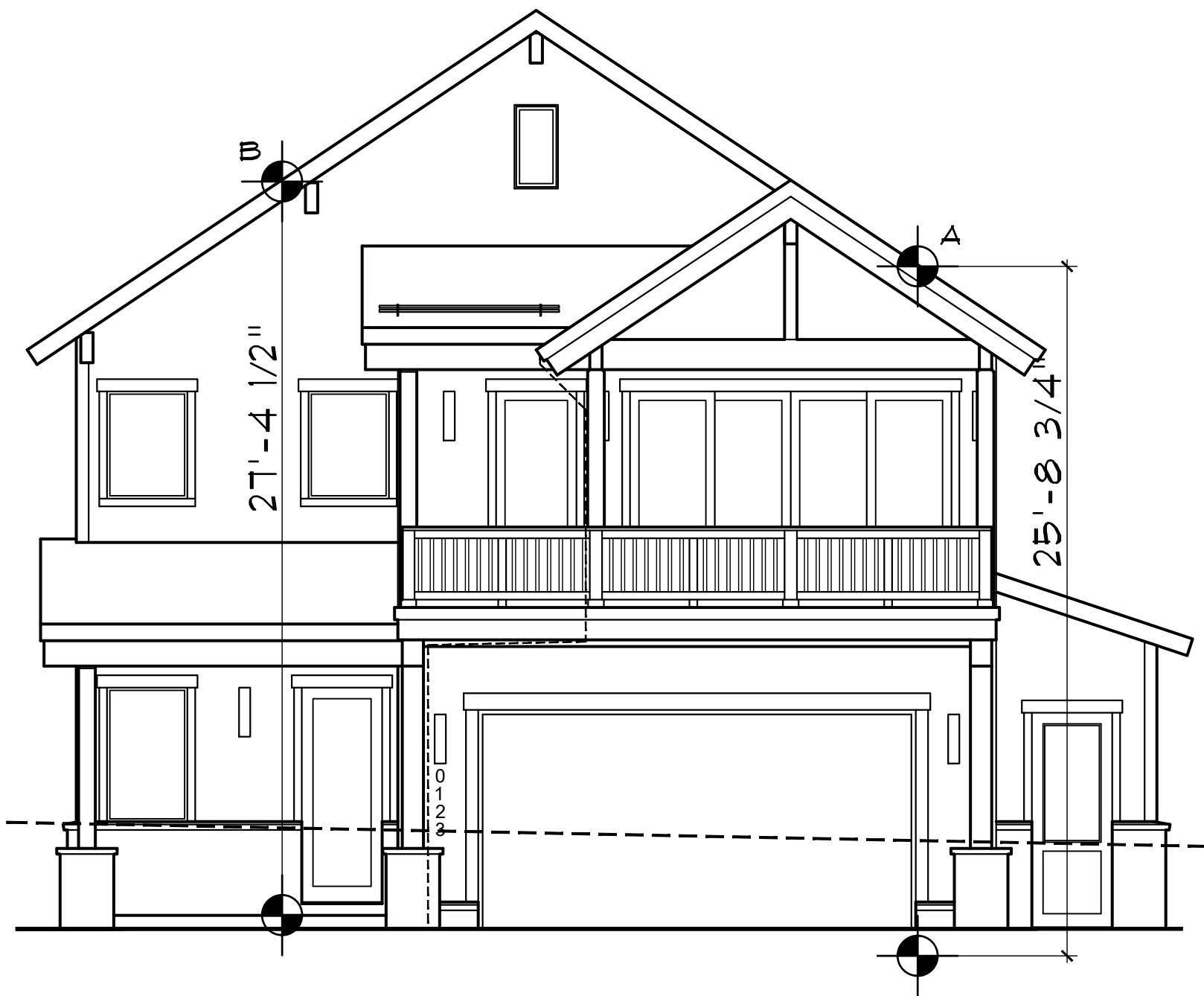
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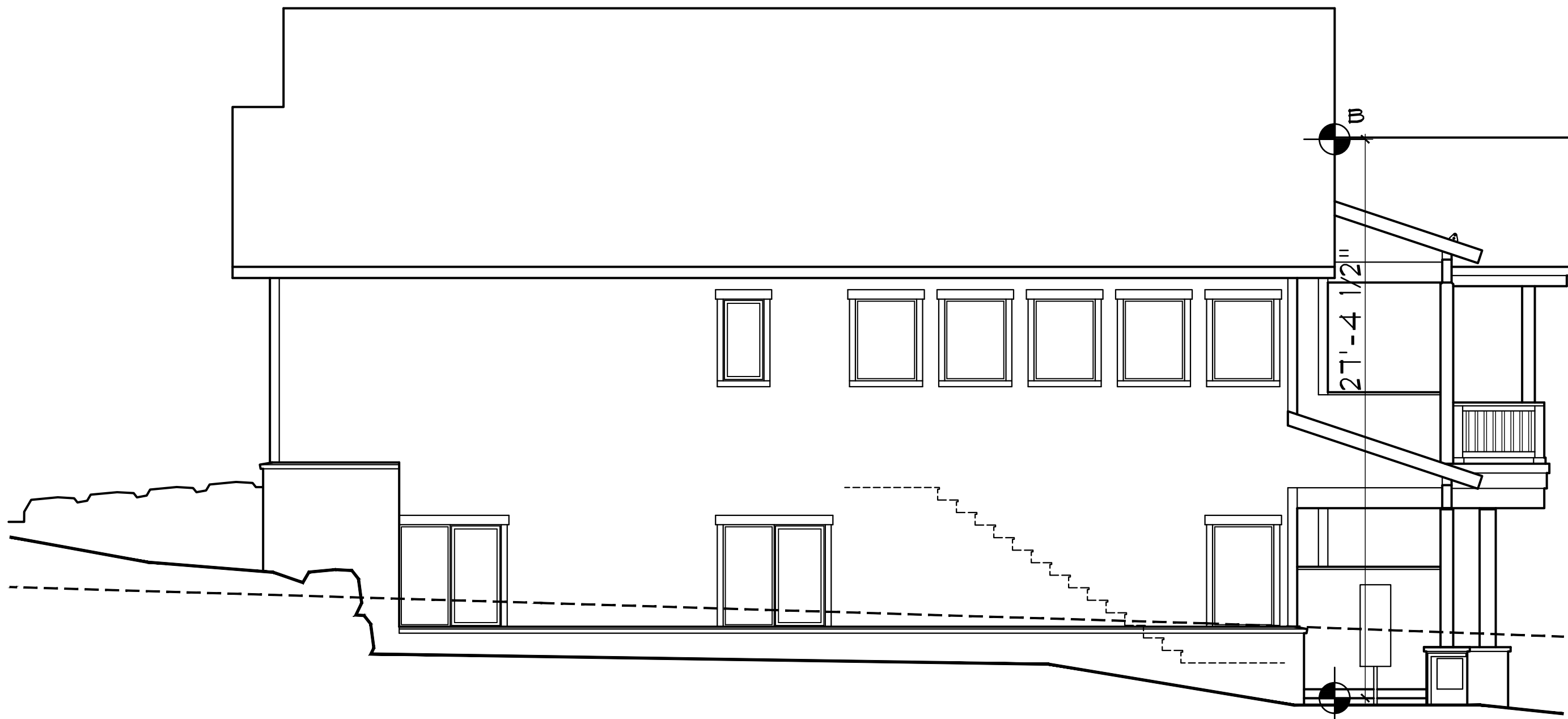
RIGHT ELEVATION
1/4" = 1'-0"



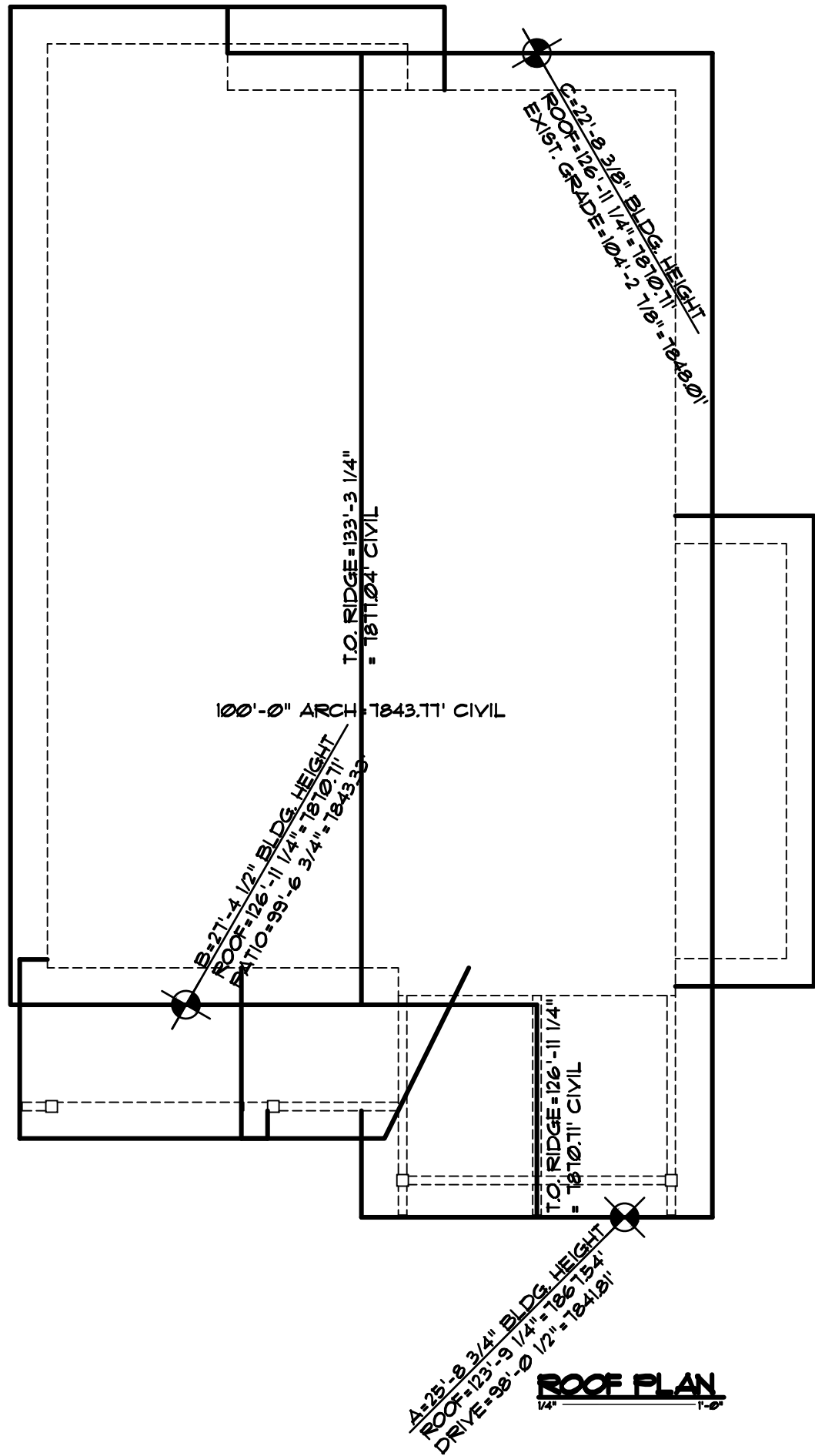
REAR ELEVATION
1/4" = 1'-0"



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



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



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

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(970) 926-1720

THOMAS
0126 MILES END LANE
LOT 13, MINTURN NORTH
MINTURN, COLORADO

PROJECT NO: 2412-22 L13

#	DATE	BY	COMMENTS	#	DATE	BY	COMMENTS
1	4-01-26						

BH1



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 13

DRB DESIGN REVIEW - 3D VIEWS
MARCH 31, 2026

EGGERS ARCHITECTURE, INC. AXIS DESIGN

RESORT CONCEPTS



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MINTURN NORTH - LOT 13

DRB DESIGN REVIEW - 3D VIEWS
MARCH 31, 2026

EGGERS ARCHITECTURE, INC. AXIS DESIGN

RESORT CONCEPTS



Terraces & Walkways
Stained Concrete



Exterior Stone
Colorado Buff



Fascia & Columns
Color: Custom Stain



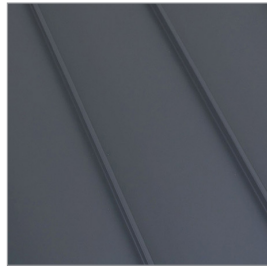
Vertical Siding, Soffits & Railing
1"x8" – Butt Joint, Smooth
Color: Custom Stain



Wood Columns per Plan
Color: Custom Stain



Exterior Roofing
Certainteed Presidential Shake
Color: Charcoal Black



Roofing
Standing Seam Metal
Color: Matte Black



Garage Door
9'-0" x 18'-0" Insulated Metal
Color: Matte Black



Windows and Doors
Mfg: Alan Bradley Cityline
Color: Matte Black



Exterior Lighting
Mfg: Hinkley Mist 22" Sconce
Color: Satin Black



Entry Door
Solid Wood
Color: Custom Stain



Entry Door Hardware
Emtek Lausanne Full Plate
with Helios Interior Lever
Color: Matte Black



Minturn Forward Memo

TO: Minturn Planning Commission

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

DATE: April 24, 2026

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

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

Attached is the third, and final, draft portion of the new Subdivision and Development Standards (i.e., Article 3). The first, draft portion of Article 3 was provided to the Planning Commission in December 2025 and reviewed in early 2026. The second, draft portion of Article 3 was provided to, and reviewed by, the Planning Commission in March 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”). Existing Code language is provided in black text.

B. Updates on Other Components of Article 3

The following are items that came up in discussion during the Planning Commission’s review of Part 1 and Part 2 of the draft of Article 3. Staff wanted to provide the Planning Commission with an update on these items.

1. Sidewalk Standards

Staff will be adding language that requires sidewalks to be extended to the boundaries of a property being subdivided or developed. This language will be similar to the language that has been included for public rights-of-way and streets.

Staff will also be adding language that states:

- New public sidewalks must be located in a public right-of-way when feasible.
- Public sidewalks located on private property must be located within a public access easement.

2. Adequate Fire Protection

Based on the Planning Commission’s input, staff is recommending that the adequate fire protection standard be modified as follows:

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

~~subdivision, development, and/or use of land requirements of the Town and provide confirmation from the applicable fire district and/or other applicable agency that appropriate fire protection is provided.~~

3. Above Ground Utilities in Hazard Areas

Based on the Planning Commission's input, staff is recommending that this provision be modified as follows. This provision is under the Subsection that addresses locating above ground utilities in an area that is subject to a natural and/or geologic hazard.

~~The determination~~A request to locate a utility facility above ground must be approved by the Town based on a recommendation by, and comply with all applicable the requirements of, the Town and the utility service provider. and approved by the Town.

4. Location of Off-Street Parking Areas along Main Street

Staff is recommending that this provision be modified as follows:

For all properties fronting on Main Street and with access via a public street or alley, off-street parking areas must be located to the side and/or the rear of the principal structure(s) and/or building(s) on the property. Access to off-street parking areas shall be from the public street or alley and not from Main Street.

5. Recommended Building Materials

Staff is reviewing the recommended building materials for compliance with the new Wildfire Standards and will be making modifications, as necessary, to ensure the recommended materials align with these standards.

6. Landscaping Standards

The following changes are being made to the Landscaping Standards based on the Planning Commission's input:

- The minimum landscaping requirements will be modified from one (1) tree per one thousand (1,000) square feet of lot area to one (1) tree per two thousand (2,000) square feet.
- Staff will be incorporating language into the minimum landscaping requirements that allows for required trees to be swapped for a certain number of shrubs and/or grasses.
- Staff will be reviewing the Landscaping Standards for compliance with the new Wildfire Standards and will be making modifications, as necessary, to ensure that these standards align.
- A provision will be added to the Landscaping Standards that clarifies rainwater collection systems are permitted for irrigation in accordance with state law.
- Campanula (all species) will be added to the list of approved perennials and ground covers.

7. Lighting Amortization Provision

Based on discussions with the Town Manager, as well as previous discussions with the Planning Commission, staff is recommending that the new provision in the lighting standards that requires all unlawful exterior lighting to be replaced within one (1) year of the adoption of, or future amendment to, the updated Land Use Code be retained. The specific language is provided below.

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.

8. Maximum Height of Exterior Lighting Fixtures

In the review of the Town's existing height restrictions for exterior lighting fixtures, there were several issues noted. Specifically, the maximum height allowed for exterior lighting fixtures aren't realistic in many instances. The Town's existing height standards for exterior lighting are provided below for reference.

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

Staff is proposing that the maximum height for exterior lighting fixtures be changed to the following:

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

Type of Lighting	Maximum Height
Exterior lighting affixed to a structure or building with a pitched roof (e.g., gable roof, hip roof, etc.)	Eave line of the structure or building
Exterior lighting affixed to a structure or building with a flat roof	Roof line of the structure or building
Exterior lighting affixed to a parapet wall	Cannot be located above the top of the parapet wall
Freestanding exterior lighting	Twenty (20) feet

Note: Flagpole lighting is exempt from the Town's Exterior Lighting Standards so the maximum height for freestanding exterior lighting would not apply to flagpoles.

9. Flagpole Lighting

Based on the Planning Commission's input, staff will be adding language that states flagpole lighting must be downcast and mounted at the top of the pole.

10. Prohibited Lighting

In addition to fluorescent tube lighting, staff is recommending that the following types of lighting be included under prohibited lighting:

- Any lighting that creates a traffic hazard.
- Any lighting that imitates and/or could be confused with a traffic control device or emergency vehicle light.
- Blinking, flashing, and/or moving lights, including but not limited to strobe lights and laser lights. This shall not apply to lighting that is exempt from the exterior lighting standards.

- High-pressure or low-pressure sodium lights.
- Mercury vapor lights.

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

A. Applicability & Purpose

1. Applicability.

- a. At the time of subdivision or development, whichever occurs first, the Town Council shall require the dedication of land for the following the purposes, or cash payment in lieu of such dedication, in accordance with this Section.
 - i. Public streets, alleys, and/or other access ways.
 - ii. Public parks, open space areas, recreation facilities, and/or trails.
 - iii. Public school facilities.
- b. This Section does not apply if satisfactory arrangements for the dedication of land, or cash payment in lieu of such dedication, for the subject property were made and approved by the Town Council at the time of annexation, previous subdivision, and/or approval of a Planned Unit Development (PUD) unless changes are made that increase the anticipated traffic impacts and/or the number of permitted dwelling units requiring the dedication of additional land pursuant to this Section.
- c. The waiver from standards provisions set forth in Section 16-3-## are not applicable to the requirements set forth in this Section.

2. Purpose. The purpose of the land dedication requirement, or cash payment in lieu of such dedication, is to:

- a. Ensure that public streets, alleys, and/or other access ways are provided to serve the anticipated traffic impacts of, and to prevent congestion of public streets, alleys, and/or other access ways abutting, a subdivision or development.
- b. Ensure that public parks, open space, recreation facilities, and/or trails are provided to serve the anticipated needs of the residents and/or users of a subdivision or development containing dwelling units.
- c. Ensure that public school facilities are provided to serve the anticipated needs of the residents of a subdivision or development containing dwelling units.

B. General Requirements

1. Each dedication of land or cash-in-lieu payment shall be to the Town of Minturn unless the Town Council requires that the land and/or payment be dedicated to another entity responsible for providing the facility and/or service that the land and/or payment is to be used for.
2. All lands required to be dedicated pursuant to this Section, shall be designated on the final plat for a subdivision, detailed in an Improvements Agreement, and deeded to the Town or the entity responsible for providing the facility and/or service on such lands at the time of recording the final plat or Improvements Agreement, whichever occurs first.

Commented [MF1]: NOTE TO PLANNING COMMISSION:
This is a new Section that replaces Section 16-17-90: Land and Open Space Dedications in the existing Code. It is subject to review by the Town Attorney.

3. Title insurance, provided by a title insurance company authorized to do business in the State of Colorado and acceptable to the Town, shall be required when the final plat or Improvements Agreement is recorded.
4. The title of any land to be dedicated to the Town or other entity shall be free of all title encumbrances that could interfere with its use to accommodate the type of facility and/or the provision of the service for which it is being dedicated, as determined by the Town.
5. The applicant must provide a certificate of representations and warranties concerning the title and usability of the property, in a form acceptable to the Town Attorney, at the time the final plat or Improvements Agreement is recorded.

C. Dedication of Land for Public Streets, Alleys, and/or Other Access Ways

1. Unless specifically approved by the Town Council as private rights-of-way and so designated by a legal instrument acceptable to the Town Attorney, an applicant shall convey, and dedicate as public rights-of-way, all land for public streets, alleys, and/or other access ways within and abutting a subdivision or development that are necessary to serve the anticipated traffic impacts of the subdivision or development at full buildout.
2. The location and amount of all land to be dedicated as public rights-of-way for public streets, alleys, and/or other access ways must comply with all applicable requirements of the Town, the Colorado Department of Transportation (CDOT), and/or other applicable jurisdiction.
3. When, due to topography, hazards, and/or other design constraints, the Town is authorized to require the dedication of land that exceeds the applicable standards for public rights-of-way to provide for public safety, to accommodate cut and/or fill area(s), drainage area(s), and/or other appurtenances along a public street, alley, and/or other access way.

D. Dedication of Land for Public Parks, Open Space, Recreation Facilities, and/or Trails

1. Amount of Land to be Dedicated.

- a. Unless otherwise authorized by the Town Council, any subdivision or development containing more than three (3) dwelling units, must dedicate land for public parks, open space, recreation facilities, and/or trails in accordance with this Section.
- b. The Town Council shall establish standards for the amount of land to be dedicated for public parks, open space, recreation facilities, and/or trails based on the demands generated by different types of dwelling units to ensure that all required dedications are roughly proportional to the anticipated impacts of such dwelling units on the Town's existing parks, open space areas, recreation facilities, and trails.
- c. An applicant may present the Town Council with evidence that the anticipated impacts of their subdivision or development will be different than that calculated based on the standards established by the Town Council due to unique characteristics (e.g., size, location, dwelling types, etc.) of the subdivision or development. If the Town Council determines that such evidence is a more accurate measure of the anticipated impacts of the subdivision or development, the Town Council may authorize a dedication of land for public parks, open space, recreation facilities, and/or trails based on that evidence.

2. **Standards for Land to be Dedicated.** All lands to be dedicated to the Town for public parks, open space, recreation facilities, and/or trails must comply with the following standards.

a. *Designation in Adopted Plan.* If the subdivision or development contains land identified in one or more of the following plans and/or agreements for parks, open spaces, recreation facilities, and/or trails, priority shall be given to the dedication of such land.

i. The Community Plan and/or other plan(s) adopted by the Town.

ii. An intergovernmental agreement approved by the Town.

b. *Contiguous Areas.* If the land to be dedicated consists of multiple areas, such areas must be contiguous to the maximum extent practicable. Small, scattered areas that are difficult and/or expensive to maintain are not acceptable for dedication.

c. *Continuity with Existing Parks, Open Spaces, Recreation Facilities, and/or Trails.* To the maximum extent practicable, the land to be dedicated shall abut existing land dedicated for public parks, open space, recreation facilities, and/or trails.

d. *Usability.* The location, size, shape, topography, and other features of the land to be dedicated must accommodate and allow for the type of park, open space, recreation facility, and/or trail anticipated or proposed.

e. *Protection of Historical Features and/or Natural Resources.* To the maximum extent practicable, the land to be dedicated shall support the protection or restoration of historical features and/or natural resources including but not limited to water bodies, riparian areas, rock outcroppings, areas of native vegetation, and/or high-priority wildlife habitat.

f. *Adequate Water Rights.* Any water rights associated with the land to be dedicated must be dedicated to the Town in accordance with the applicable requirements of the Minturn Municipal Code.

3. **Credit for Private Recreation Facilities.** The Town Council may reduce the total amount of land to be dedicated for use as public parks, open spaces, recreation facilities, and/or trails by up to fifty (50%) if the applicant provides private recreation facilities and the Town Council makes a positive finding for each of the following requirements:

a. The private recreation facilities address an equivalent or greater amount of the demand for parks, open spaces, recreation facilities, and/or trails generated by the subdivision or development.

b. The Improvements Agreement for the subdivision or development ensures that the private recreation facilities will be completed at the same time as, or prior to, the residential components of the subdivision or development.

c. The applicant has made adequate provisions for the ownership and on-going administration, operation, and maintenance of the private recreation facilities.

Commented [MF2]: NOTE TO PLANNING COMMISSION:
Staff will ensure that a definitions for "Historical Features" is included in the new Terms & Definitions Article.

E. Dedication of Land for Public School Facilities

1. Amount of Land to be Dedicated.

- a. Unless otherwise authorized by the Town Council, any subdivision or development containing one (1) or more dwelling units must dedicate land for public school facilities in accordance with this Section.
- b. The Town Council shall establish standards for the amount of land to be dedicated for public school facilities based on the demands generated by different types of dwelling units to ensure that all required dedications are roughly proportional to the anticipated impacts of such dwelling units on the existing public school facilities in the applicable school district.
- c. An applicant may present the Town Council with evidence that the anticipated impacts of their subdivision or development will be different than that calculated based on the standards established by the Town Council due to unique characteristics (e.g., size, location, dwelling types, etc.) of the subdivision or development. If the Town Council determines, after consultation with the applicable school district, that such evidence is a more accurate measure of the anticipated impacts of the subdivision or development, the Town Council may authorize a dedication of land for public school facilities based on that evidence.

2. Standards for Land to be Dedicated. All lands to be dedicated to the Town for public school facilities must comply with the following standards.

- a. Designation in Adopted Plan. If the subdivision or development contains land identified in one or more of the following plans and/or agreements for public school facilities, priority shall be given to the dedication of such land.
 - i. The Community Plan and/or other plan(s) adopted by the Town.
 - ii. An intergovernmental agreement approved by the Town.
 - iii. A facilities plan, capital improvements plan, and/or similar type of plan adopted by the applicable school district.
- b. Usability. The location, size, shape, topography, and other features of the land to be dedicated must comply with the following standards:
 - i. Accommodate and allow for the type of public school facility anticipated or proposed.
 - ii. Cannot contain hazards that present risk to the health and/or safety of users of the public school facility.
- c. Adequate Water Rights. Any water rights associated with the land to be dedicated must be dedicated to the Town in accordance with the applicable requirements of the Minturn Municipal Code.

F. Payment In Lieu of Land Dedication

Commented [MF3]: NOTE TO PLANNING COMMISSION:
This Subsection has yet to be provided to the School District for review. It is subject to change based on input from the School District.

Commented [MF4]: NOTE TO PLANNING COMMISSION:
The minimum number of dwelling units that triggers a land dedication or cash-in-lieu payment for public schools is subject to change based on input from the school district, town staff, the Planning Commission, the Town Council, and the community.

1. In lieu of a dedication of land for either of the following purposes, the Town Council may authorize an applicant to make a cash payment for all or part of the required land dedication.
 - a. Public parks, open space areas, recreation facilities, and/or trails.
 - b. Public school facilities.
2. All cash-in-lieu payments shall be in an amount equal to, but not exceeding, one of the following:
 - a. The current, unimproved market value of the land that would otherwise have to be dedicated as determined by an appraisal paid for by the applicant and performed by a professional qualified in the State of Colorado to appraise the value of unimproved land.
 - b. A per-acre value established by the Town Council in accordance with state law.
3. If the Town, or entity to which the Town would have conveyed the land to, does not believe that the appraisal paid for by the applicant is accurate, the Town and/or the entity may pay for its own appraisal of the current, unimproved market value of the land that would otherwise have to be dedicated. Such appraisal must be performed by a professional qualified in the State of Colorado to appraise the value of unimproved land.
4. If the difference between the two (2) appraisals for the current, unimproved market value of the land that would otherwise have to be dedicated differ by ten percent (10%) or less, the appraisal paid for the applicant shall apply. If the two (2) appraisals differ by more than ten percent (10%) percent, the dispute shall be resolved through mediation pursuant to state law.
5. If an applicant makes a cash payment for part of a required land dedication, the remaining land dedication requirement must be met with a dedication of land.
6. Unless otherwise stated in an Improvements Agreement for the subdivision or development, the cash payment in lieu of the required land dedication shall be due and payable to the Town within ninety (90) calendar days of the final approval of the subdivision or development.
7. All funds received by the Town must be held in a specific, interest-bearing account. Such funds can only be spent to provide the type of land, facility, and/or service for which a land dedication would have been required, in a location that will benefit the current or future occupants of the subdivision or development, and within a reasonable time after receipt of the funds.

G. Transfer of Dedicated Lands or Cash-in-Lieu

1. If a land dedication and/or cash-in-lieu payment is intended for an entity, other than the Town, the Town shall provide written notification to such entity following the receipt of the applicable land dedication and/or cash-in-lieu payment.
2. After written notice is provided by the Town, the entity may request that the Town transfer the applicable land and/or cash-in-lieu payment. Following the receipt of such a request by the Town, the Town shall transfer the land and/or cash-in-lieu payment to the entity. The Town may request that the entity provide written assurance that the land and/or cash-in-lieu payment will be used for the purposes that justified the dedication or payment.

3. If land dedicated to the Town is transferred to a school district and the school district, within twenty (20) years of the dedication, determines that the land is not needed for a public school facility and the school district proposes to sell the land, the applicant or their successor in interest shall have a right of first refusal to purchase all or part of the dedicated land pursuant to the Colorado Revised Statutes.

Section 16-3-##: Wildlife Protection Standards

A. Applicability

Any subdivision, development, redevelopment, and/or use of land that includes high-priority wildlife habitat must comply with the standards set forth in this Section.

Example Definition of "High-Priority Wildlife Habitat"

High-Priority Wildlife Habitat	Specific geographical areas identified and mapped by Colorado Parks and Wildlife as needing special protection due to their importance for the survival of one (1) or more wildlife species. These areas include, but are not limited to, breeding areas, nesting areas, foraging areas, and migration corridors.
---------------------------------------	---

B. Consultation Required

An applicant shall consult with Colorado Parks and Wildlife and/or a qualified wildlife biologist in determining how best to avoid, minimize, and mitigate impacts to local wildlife.

C. Preservation of Critical Habitat and Migration Corridors

1. All subdivisions, developments, redevelopments, and/or uses of land that this Section applies to must be designed to avoid or mitigate adverse impacts on existing critical wildlife habitat areas and migration corridors. Such adverse impacts may include, but are not limited to, the following:
 - a. Forcing wildlife to use new migration corridors.
 - b. Exposing wildlife to increased predation.
 - c. Exposing wildlife to increased human activity, including vehicular traffic.
2. Visual and sound buffers shall be created through effective use of topography, vegetation, and/or similar measures to screen existing critical wildlife habitat areas and migration corridors from structures, buildings, and/or human activity.

D. Vegetation Standards

1. Large areas of existing native vegetation used by wildlife for food and/or cover must be preserved to the maximum extent practicable.
2. All new vegetation must comply with the Town's approved plant species list (refer to [Section 16-3-##](#)). The Town may further restrict the plant species permitted for a subdivision, development, redevelopment, or use of land based upon a recommendation from Colorado Parks and Wildlife.

Commented [MF5]: NOTE TO PLANNING COMMISSION:
This is a new Section that has been drafted per direction from the Planning Commission.

Commented [MF6]: NOTE TO PLANNING COMMISSION:
Staff will ensure that definitions for "Critical Wildlife Habitat Areas" and "Migration Corridors" are included in the new Terms & Definitions Article.

E. Fencing Standards

1. Fencing must comply with all applicable Colorado Parks and Wildlife fencing standards, unless the Town specifically authorizes a different type of fencing to be used for confining domestic animals and/or protecting landscaping and/or gardens.
2. All fencing must also comply with the applicable standards set forth in Subsection 16-3-##.

F. Domestic Animal Controls

At the discretion of the Town, protective covenants, deed restrictions, and/or other enforcement measures may be required to prevent the harassment, disturbance, and/or killing of wildlife by domestic animals.

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

All subdivisions, developments, redevelopments, and uses of land shall comply with the applicable drainage and stormwater standards set forth in the Town of Minturn Engineering Standards and Specifications.

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

All subdivisions, developments, redevelopments, and uses of land shall comply with the applicable erosion control and sedimentation standards set forth in the Town of Minturn Engineering Standards and Specifications.

Section 16-3-##: Landscaping Standards

C. General Standards

- #. **Reclamation of Disturbed Areas.** All portions of a property where existing vegetative cover is damaged and/or removed and where no structures, buildings, access, parking areas, sidewalks, and/or other similar improvements will be located must comply with the following:
 - a. **Be revegetated to reduce the potential for soil erosion from wind and/or water, provide forage and cover for wildlife, reduce aesthetic impacts, and prevent fugitive dust as required by State Statute. To the maximum extent practicable, native, drought-tolerant, weed-free plant species shall be used for revegetation.**
 - b. **All revegetation areas must be provided with irrigation necessary to ensure the establishment of the new vegetation.**
 - c. **All applicable standards set forth in the Town of Minturn Engineering Standards and Specifications.**

Commented [MF7]: NOTE TO PLANNING COMMISSION:
Staff originally proposed a new "Reclamation & Noxious Weed Standards" Section. However, upon further review of the Town's existing Code, it was noted that these standards are addressed under the Town's Engineering Standards and Specifications (i.e., Appendix C). Therefore, staff is proposing to just add this language under the Landscaping Standards Section.

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

A. Fence Standards

1. **Location and Height.** The location and height of all fences must comply with the applicable requirements set forth in Article 2.
2. **Materials.** The following types of fencing are prohibited:
 - a. Barbed wire, razor wire, and/or similar types of fencing.
 - b. Electrically charged fencing.
 - c. Any other fencing material prohibited in the Minturn Municipal Code.

B. Screening Standards

1. **Purpose.** The purpose of the standards set forth in this Subsection is to mitigate aesthetic and other adverse impacts resulting from mechanical equipment, outdoor areas used for the storage of trash and/or recycling containers, outdoor storage areas, and off-street parking areas.

2. General Standards.

- a. Unless otherwise stated in this Chapter, all screening devices must have a height and an opacity that substantially obscures the mechanical equipment and/or area that is required to be screened when viewed from any of the following:
 - i. A public right-of-way abutting the subject property.
 - ii. A public park or open space abutting the subject property.
 - iii. A property with a residential use abutting the subject property.
 - iv. Portion of the Eagle River abutting the subject property.
- b. Landscaping must provide year-round screening and comply with all applicable landscaping standards set forth in Section 16-3-##.
- c. All screening devices must comply with all applicable requirements set forth in Article 2.

2. Screening of Mechanical Equipment.

- a. Ground-Mounted Mechanical Equipment. All ground-mounted mechanical equipment must be screened using fencing, an equipment screen(s), a wall(s), landscaping, a berm(s), and/or similar type of screening device(s).
- b. Roof-Mounted Mechanical Equipment. All mechanical equipment located on a flat roof must be screened using a roof element(s) (e.g., parapet wall), an equipment screen(s), a wall(s), and/or similar type of screening device(s).

3. Screening of Storage Areas for Trash and/or Recycling Containers.

- a. All outdoor areas for the storage of trash and/or recycling containers must be screened using fencing, a wall(s), and/or similar type of screening device(s).

Commented [MF8]: NOTE TO PLANNING COMMISSION:
"Screening Devices" includes fencing, equipment screens, walls, landscaping, berms, parapet walls, etc.

Staff will ensure that a definition of "Screening Devices" is included in the new Terms & Definitions Article.

Commented [MF9]: NOTE TO PLANNING COMMISSION:
"Mechanical Equipment" includes, but is not limited to, heating and cooling equipment, generators, and exhaust fans.

Staff is recommending that PV systems, wind turbines, and other alternative energy devices not be included in the definition of "Mechanical Equipment."

Staff will ensure that a definition of "Mechanical Equipment" is included in the new Terms & Definitions Article.

- b. All enclosures of areas used for the storage of trash and/or recycling containers must be designed to be wildlife proof.

3. Screening of Outdoor Storage Areas. All outdoor storage areas must be screened in accordance with all applicable standards set forth in Article 2.

4. Screening of Off-Street Parking Areas. All off-street parking areas containing ten (10) or more parking spaces must be screened using fencing, a wall(s), landscaping, a berm(s), and/or similar type of screening device(s). This screening must substantially soften the aesthetic impact of the off-street parking area but is not required to completely obscure views of the parking area.

Commented [MF10]: NOTE TO PLANNING COMMISSION:
The intent of this language is to explain that the screening of a larger off-street parking area is to “soften” the potential aesthetic impacts. However, the screening is not intended to completely block the view of the parking area. Staff has noted that this language may need further refinement.

Section 16-3-##: 100-Block, A & 100-Block: B Commercial-ZonesZone Districts

A. Contents

This Section is organized into three (3) Subsections, as described below.

1. **100-Block Framework.** This Subsection provides a framework for the 100-Block, presenting a quick history, key elements and principles for all new development. It provides guidance for how a project should respond to its surroundings and accent 100-Block assets to work toward becoming a cohesive, historic commercial core.
2. **Site Design.** This Subsection provides specific design standards and guidelines as they relate to an individual site. These include the design and treatment of setbacks and other open space on a site as well as parking, screening, landscaping, and lighting.
3. **Building Design.** This Subsection provides specific design standards and guidelines as they relate to an individual building. These include the appropriate scaling of a building and architectural elements, activation of edges, materiality, and roof design.

B. Structure of Section

1. The standards and guidelines herein set forth in this Section are structured so that they can be easily followed and referenced. They are written as follows:

XX.1 THIS IS A TOPIC OR PRINCIPLE.

- A. This is a standard (rule).
 - » *This is a guideline (advice) or supplementary information.*

2. Select terms used in this Section are defined as follows. These definitions only apply to the use of these terms in this Section.

- a. A “~~topic~~Topic” or “~~principle~~Principle” explains what the standards and guidelines are about.
- b. A “~~standard~~Standard” is a rule that shall be met if it applies to a particular site. Standards provide clear expectations for all projects to follow.

- c. A “guideline-Guideline” is advice for a project—it is intended to give ideas for how a standard may be applied.
- d. The “100-Block” comprises the 100-Block: A and 100-Block: B zone districts.

C. Purpose

1. This Section replaces the former 100-Block Character Area ~~section-Section~~ from Appendix B of the Minturn Municipal Code. It seeks to provide guidance to property owners, developers, and the Town’s appointed and elected officials, ~~and commissioners~~ so that the community’s vision for the 100-Block can be realized overtime.
2. This Section will be used by the Planning Commission, ~~which serves as the design review body for the Town,~~ to review individual projects that are proposed in the 100-Block: A and 100-Block: B zone districts. ~~All projects must also follow Appendix B: General Design Standards. Chapter 16 sections of the Municipal Code that relate to the 100 Block were also updated at the same time so that dimensional standards and other zoning regulations match the standards and guidelines.~~

D. Process

The standards and guidelines set forth in this Section were developed using input from the community. Two (2) community design charrettes were held (October 2020 and February 2022), as well as multiple meetings with stakeholders, the Planning Commission, and Town Council. The community agreed on many aspects of the vision. There was disagreement on the appropriate scale of buildings and whether or not the area (or individual buildings) should be designated historic. Ultimately, this Section and the Code update seeks to find a balance between opposing views while implementing the desired vision to create a 100-Block that is allowed to evolve while requiring that new projects contribute to a sustainable and vibrant future.

E. Applicability

1. The design standards and guidelines herein in this Section apply to all properties ~~outlined in heavy black line below~~ in the 100-Block: A and 100-Block: B zone districts. ~~The new 100-Block Zone includes A and B subareas, which the standards and guidelines may reference if differences apply.~~

100-Block: A is essentially all properties that face Main Street and 100-Block: B is all properties that face Williams Street and Nelson Avenue going up the hill.
2. All ~~projects development and redevelopment in the 100-Block: A and 100-Block: B zone districts must also follow Appendix B: General Design Standards~~ comply with all other applicable standards set forth in this Article.
3. If any standard in this Section conflicts with any other applicable standard set forth in this Article, the standard set forth in this Section shall apply.

F. Quick History

Minturn was established in the late 1800s as a railroad town and incorporated in 1904. It originated on mining, farming, and railroad industries and jobs. It has maintained a feeling of a quaint mountain village amongst great change in Eagle County and surrounding areas with Vail and Beaver Creek resorts

developing in the late 1960s to 1980s. Though tourism has picked up in recent years, Minturn remains a local's place.

Today, Minturn is still primarily a working-class town with nearly forty percent (40%) of employment in construction and related trades. Minturn has remained a local, authentic place over the years. It is entirely made up of small, local businesses, started from people that have invested their personal time and money to help Minturn prosper. It faces challenges related to growth and affordability as land values have escalated at high rates in recent years, as they have all over Colorado.

Figure 16-3-#: 100-Block Historical Design Context



A two-story building with wood siding, sidewalks, and covered arcade includes a storefront and area where people can gather as they watch a carriage being pulled from a ditch on Main Street.



The two-and-a-half story Eagle River Hotel includes a simple architectural form with a gabled roof and dormer. A porch on the front defines the entrance.



The Williams Cafe and Bar (now Magustos) is a wood and stucco structure that includes an arcade and storefront.



Main Street circa mid-1900s includes two-story buildings at the sidewalk edge (zero setback) with narrow sidewalks.

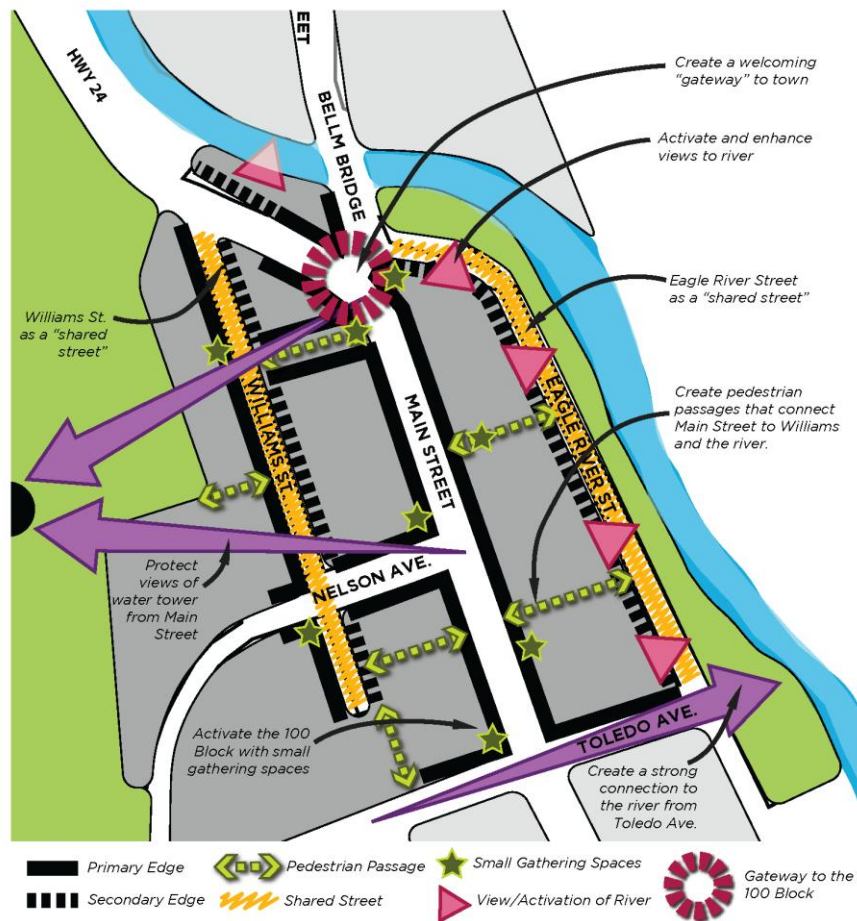
G. 100-Block Framework

1. The 100-Block is the gateway to, and the heart of, Minturn. and the heart of Town. It is the historic center and commercial core, although over-time commercial uses have extended past the 100-Block along Main Street. The 100-Block should remain the commercial core into the future, where there is ample opportunity for small, local businesses to thrive as well as more opportunity for people to live and visit. It is important to the community that the historic assets be saved and the history and authenticity of Minturn be celebrated. Main Street will remain the primary thoroughfare, although public and private improvements will help activate and improve the experience. Williams Street and Eagle River Street will become quaint public spaces where

pedestrians and cars share the space and active uses breathe new life to these areas. Space between buildings will be used for pedestrian passages, small gathering spaces and outdoor dining areas. Views of the water tower, Eagle River, and hillsides will be preserved and celebrated.

2. ~~This~~ The following framework diagram explains key elements for the 100-Block that all projects should follow. Design principles that relate to the 100-Block Framework are provided as follows.

Figure 16-3 #: 100-Block Framework Diagram



100 Block Framework Diagram

***Note that pedestrian passages and small gathering spaces would be built on private property but be designed to be publicly accessible.**

H. 100-Block Framework Principles

The following principles describe elements that will help implement the vision for the 100-Block. Each project should meet the following by providing a response to each principle in a project narrative

1. Framework Principle 1: Contribute to an Authentic Place.

- a. Minturn is known for being authentic. It's authenticity has been built over time, where layers of history are reflected in its people, places, and architecture. What makes 100-Block authentic?
 - It doesn't have a prescribed style of architecture—each building seems to have its own personality.
 - It has a rich history, but also has been built over time, where buildings from different eras coexist and some have been added onto or modified to respond to new demands and uses.
 - It is made up of local businesses—they are something you can only find in Minturn.
 - It is not another tourist mountain town—though people love to visit, Minturn was not built around tourism. Design for locals first.
- b. Each new project in Minturn's 100-Block should consider these aspects that make up its authenticity and contribute to it in similar ways, through unique architecture, a nod to history, and as a local's place first and foremost.

Figure 16-3-4: Local Businesses Contribute to Minturn's Authenticity



Minturn's local businesses is one thing that contributes to its authenticity (and awesomeness).

2. Framework Principle 2: Design at a Human Scale.

- a. The 100-Block is quaint. Though new buildings may be larger than traditional buildings, their scale should be compatible to their surroundings. Monolithic buildings are not allowed.

- b. Designing at a human-scale means designing a building that is comfortable for someone to stand by and be in. It is made with materials that are small and modular—that can be carried by a person.
- c. They include details that add interest and delight to the human experience. They are designed to be experienced by pedestrians rather than cars.
- d. Design new projects in the 100-Block with these elements in mind where each individual project contributes to a scale that is compatible and comfortable.

Figure 16-3-4: Human-Scale Design



Designing at a human-scale means designing a building that is comfortable for someone to stand by and be in.



Human-scale design is designed to be experienced by pedestrians rather than cars.

3. **Framework Principle -3: Activate Edges.**

- a. The vision of the 100-Block is to continue to be the commercial core and activity center of Minturn with active storefronts and sales tax-generating uses throughout. To create this desired activity, include active uses, e.g. businesses that are open the majority of the day and

create activity on the street from people coming and going. This includes, but is not limited to: coffee shops, cafes, restaurants/bars, retail stores, and ice cream/candy shops.

- b. Primary edges (i.e., Main Street, Williams Street, and side streets) shall require active uses on the ground floor.
- c. Secondary edges (i.e., the east side of Williams Street and the west side of Eagle River Street) should encourage active uses, but may also require access to parking or other back of house uses. Activation of these edges may include enhanced screening, landscaping, or public art—however, if possible, secondary entrances and active uses are also encouraged.

Figure 16-3-4: Ground Floor Active Uses



Active storefronts and tax-generating uses that engage the streets and sidewalks are desired.

- 4. **Framework Principle -4: Celebrate and Enhance Important Views.**
 - a. The water tower is iconic to Minturn. Views to the water tower from key intersections should be celebrated. A project at these locations should consider someone taking a picture—where the water tower is visible and part of the composition.
 - b. Views of the Eagle River are also important. Minturn would like to elevate the river as a key asset, so improving access and views to the river is a key component to achieving the vision.
 - c. Secondary uses to Main Street could be placed along Eagle River Street to activate it or upper floor roof decks could overlook the river. Eagle River Street should be a unique, quaint experience that encourages pedestrians to enjoy time walking along or resting at the edge of the river.

Figure 16-3-4: Maintaining Important Views



Views to the water tower from key intersections should be maintained.

5. **Framework Principle -5: Create a Welcoming Place.**

- a. The 100-Block is the "gateway" to Minturn and should appear welcoming. Activities should orient to Main Street, the public realm should be well-designed and maintained year-round, and the experience of navigating to destinations (businesses, parks, parking, etc.) should be very clear.
- b. Projects located near the "gateway," shall contribute to provoking a sense of arrival and an iconic and unique sense of "Minturn." The public realm should be coordinated and consistent in design. And architecture should be unique to Minturn and of highest quality and attention to detail.
- c. Throughout the 100-Block, each individual project should create welcoming and inviting places. This can be achieved by creating interactive places such as: small plazas, pocket parks, outdoor dining and retail, and public passages. These design elements tell people that they are welcome to navigate through the 100-Block with ease and delight.
- d. Note that locations of passages and gathering spaces on the diagram are not exact, but indicate the general amount of these elements needed to create a successful network.

Figure 16-3-4: Minturn "Gateway" Concept



A concept for Minturn's "gateway" intersection includes creating a pedestrian-first environment where the street and public spaces are designed to slow down cars, clearly direct them to public parking, and create a beautiful and welcoming atmosphere for all.

I. Guiding Principles

In addition to the 100-Block Framework Principles ~~for the 100-Block~~, new projects should also follow Minturn's Guiding Principles:

1. **Minturn is Rich with History.** All designs should respect and reflect our rich history and help keep our stories alive for future generations.
2. **Minturn is Close to Nature.** Every building in Minturn is steps from nature – we respect and appreciate our environment in all aspects of design.
3. **Minturn is Colorful.** Minturn is no dull – look around and you will see colorful buildings, roofs, people, and landscapes. New designs should reflect our diversity by implementing a colorful, not dull, palette.
4. **Minturn is Authentic.** We have never tried to be like other communities – we are uniquely and proudly the one and only "Minturn." New designs should contribute to our meaning and authenticity.

J. Site Design

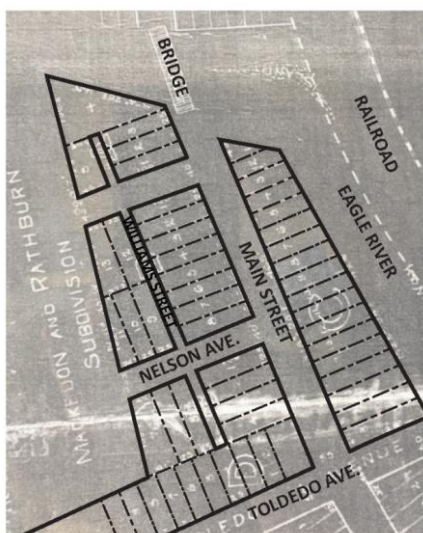
Site design refers to the arrangement and placement of buildings as well as other site features on a particular lot—such as landscape/hardscape, parking, trash, and snow. The goal is to improve the overall experience and appeal of the 100-Block by having well-organized and inviting spaces as well as clear rules to maintain them.

1. **Site Design: Defining Features.** The original plat of twenty-five (25) foot wide lots (~~right;~~ ~~above~~ refer to Figure 16-3-#) and current ownership parcels (~~right; bottom~~ refer to Figure 16-3-#) highlight how some historic lot patterns exist, but many of the original twenty-five-foot lots were

combined to create a larger parcel. The following are defining site features to consider in new designs:

- a. *25-Foot to 75-Foot Parcel Pattern.* The original plat included a series of lots that orient to Main Street with a twenty-five (25) foot wide frontage. Today, many of the original lots have been combined to create fifty (50)- to seventy-five (75) foot wide parcels. This allows for multiple businesses to have visibility and access to customers and creates a cadence along the street that changes properties often, creating a welcoming and interesting walking environment.

Figure 16-3-#: Historic vs. Current 100-Block Property Configuration



Historic platting of the 100-Block



Current lot layout of the 100-Block

- b. *Linear North-South Arrangement Along Main Street.* Due to surrounding topography, the arrangement of the 100-Block has remained linear in nature where the focus has always been on Main Street, and other roads are mainly used for access.
- c. *Eagle River and Railroad.* The river and railroad are consistent site features of the 100-Block that appear to be in their original alignment and location. Toledo Avenue has always terminated at the river's edge and the Bellm Bridge location is identical. Both elements contribute to the rich history of Minturn.
- d. *Water Tower.* The Minturn water tower is situated above the 100-Block on the hillside to the west. This site feature is iconic to Minturn, as it has the "Minturn" name and can be seen from just about anywhere in the 100-Block due to its position high on the hillside.

K. Site Design: Standards and Guidelines

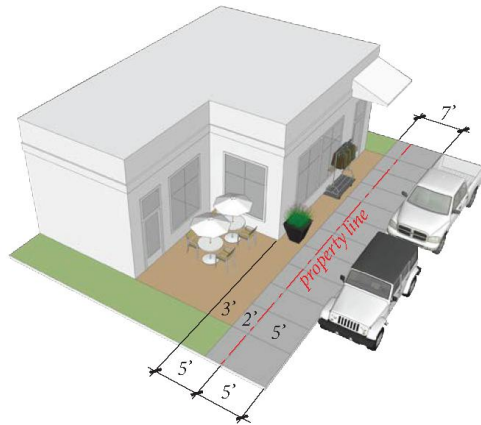
1. **SD.1: Street Design.**

- a. ~~Standard 1. A public sidewalk with a minimum width of seven (7) feet shall be provided along Main Street, and Toledo Avenue, and Nelson Avenues, shall include a minimum five foot public sidewalk adjacent to the curb. This space~~The sidewalk shall must remain free and clear of objects at all times.

To create the required seven (7) foot wide public sidewalk, the following shall be done:

- i. Five (5) feet of the sidewalk is to be located in the public right-of-way for Main Street, Toledo Avenue, or Nelson Avenue.
- ii. Two (2) feet of the sidewalk is to be located in the front yard setback required for properties fronting on Main Street, Toledo Avenue, and Nelson Avenue. To ensure that the public has legal access to this portion of the sidewalk, a public access easement or other method acceptable to the Town must be provided.

Figure 16-3-#: Public sidewalks along Main Street, Toledo Avenue & Nelson Avenue



Main Street and Toledo and Nelson Avenues shall maintain a five(5) foot sidewalk adjacent to the curb and dedicate an additional two (2) feet of setback to the sidewalk to create a seven-foot-wide sidewalk.

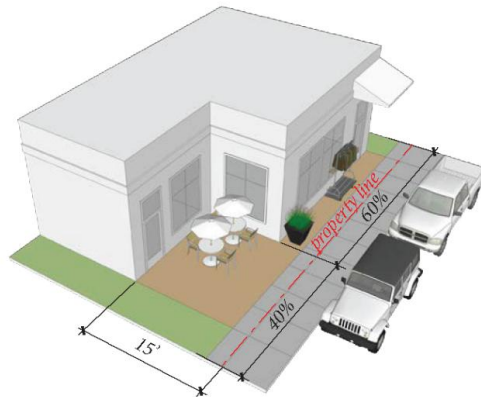
- b. ~~Main Street and Toledo and Nelson Avenues shall include a five foot front setback adjacent to the sidewalk. The first two (2) feet of the setback shall contribute to widening the sidewalk to create a seven foot clear walking path.~~

Guideline 1.1. The additional three (3) feet of the front yard setback may be used for objects such as: sandwich boards, signs, planters, benches, sales racks or other outdoor display of goods, landscaping, ~~safe~~ outdoor seating, etc.

- b. Standard 2. The front yard setback required for properties fronting on Main Street requires that forty percent (40%) of a property's frontage include a minimum fifteen foot setback. This area shall be accessible from a public sidewalk.

Guideline 2.1. Design ~~these spaces~~ the front yard setback area to be welcome and inviting. Consider ambient lighting, ~~safe outdoor~~ seating, and/or other ways to activate the space.

Figure 16-3-#: Front Yard Setbacks along Main Street



Along Main Street, forty percent (40%) of a property's frontage shall be set back a minimum of fifteen (15) feet from the property line. The front yard setback area required for properties fronting on Main Street shall be accessible from a public sidewalk.

- c. Standard 3. Williams Street and Eagle River Street shall be designed as a "woonerf" (i.e., a ~~or~~ shared street) to be shared between vehicles and pedestrians. ~~s—including a To~~ accommodate the "woonerf" design, a public right-of-way with a minimum width of fifteen (15) ~~foot-feet~~ clear public right-of-way shall be provided along Williams Street and Eagle River Street ~~that is shared between vehicles and pedestrians.~~

Guideline 3.1. Refer to ~~ts~~ Subsections SD.3: Publicly Accessible and Private Open Space, SD.4: Screening and Snow Storage, ~~and~~ SD.5: Parking/Loading for more information on the "woonerf" concept and setbacks.

Figure 16-3-#: "Woonerf" Design for Williams and Eagle River Streets

Commented [MF11]: NOTE TO PLANNING COMMISSION:
The specific front yard setback requirements have been incorporated in the Table of Dimensional Standards in Article 2: Zoning Regulations.



Williams and Eagle River Streets shall be designed as “woonerfs”—or shared streets—where cars, pedestrians, and bikes all share the space equally and the street is designed so cars travel at very low speeds.

Figure 16-3-#: “Woonerf” Design Elements

“WOONERF” DESIGN

A “woonerf” is a Dutch term for a shared street. Invented in the Netherlands, but widely practiced throughout the world, this type of street is a narrow street that is shared between automobiles, pedestrians, and bicyclists. Typical design elements of a woonerf include:

- **Very narrow space (15-25 feet)** - typically only wide enough for cars to go one-way.
- **Slow speed design** - the space is designed to slow cars down by squeezing the space that a car can drive in. Typically a different material is used (often pavers) to direct cars.
- **Activated** - uses front onto the street and provide activation. Often, access to parking is also required.

This type of street design is desired for **Williams and Eagle River Streets**. The following examples provide similar elements, as desired for Minturn:



- ① Design elements that promote shared use of space
- ② Setback area designed to be inviting and activated
- ③ Allow for parking access



d. Standard 4. Setbacks along Williams and Eagle River Street shall be designed to contribute to the placemaking of the street. The area may be used for parking or activation of the street with uses like outdoor dining or patio space.

e. Standard 5. Asphalt ~~shall is~~ not be allowed within any setback.

~~g. Parking areas shall use concrete, heavy duty pavers, or other durable material.~~

2. **SD.2: Site and Building Orientation.**

a. Standard 1. Primary orientation, meaning the "front(s)" of a building where the primary use(s) and entrance(s) are located shall be placed so that they face a primary edge (refer to Figure 16-3-###: 100-Block Framework Diagram).

b. Standard 2. Secondary orientation shall include entrances to secondary uses or upper floors and shall face secondary edges (refer to Figure 16-3-###: 100-Block Framework Diagram).

c. Standard 3. Where a public or semi-public space (e.g., plaza, park, sidewalk, street, etc.) is adjacent to a building, orient the building to interact with and overlook ~~the outdoors~~such space (i.e., include entrances and/or windows at eye-level.)

d. Standard 4. Orient a building's massing and design a site to maximize sun-solar exposure and minimize shading on adjacent properties.

Guideline 4.1. ~~Defined-The setbacks in Chapter 16 requirements for the 100-Block: A and 100-Block: B zone districts~~ are designed to maximize sun-solar exposure, ~~but~~ To the extent that a project can ~~modify~~be designed to create more additional sun-solar access, ~~it that~~ is desired.

Guideline 4.2. Utilize architectural features and/or landscaping to assist with seasonal sun control. For example, in the winter, when the sun is lower, it is important to allow sun to penetrate deep into ~~the a~~ building whereas in the summer, when the sun is high, it is important to offer shading, ~~such as~~ through the use of overhangs, awnings, deciduous trees, and/or other shading device(s). ~~Where public or semi-public space is adjacent to a building, orient the building to interact with and overlook the outdoor space.~~

Commented [MF12]: NOTE TO PLANNING COMMISSION:
Staff is recommending deleting this language because it is redundant to the language in Standard 3 above.

3. **SD.3: Publicly Accessible and Private Open Space.**

a. Standard 1. Required publicly accessible open spaces shall be visible from and designed to activate the adjacent right-of-way. If a new development is adjacent to a low-scale traditional building, the open space shall be placed closest to the low-scale traditional structure.

*Guideline 1.1. Design these spaces to generate activity. Add elements like: places to sit, public art, dining area, lighting, and signage.

*Guideline 1.2. If an enclosure is required for a dining space that serves alcohol, design the enclosure to be as open and transparent as possible.

✳️ Guideline 1.3. Consider the use of special paving to accent this space and differentiate it from the public sidewalk.

✳️ Guideline 1.4. Locate these spaces to maximize ~~sun~~ solar exposure.

- b. Standard 2. A publicly accessible passage through a site shall include a minimum four (4) foot wide sidewalk. A minimum eight (8) foot setback shall be required for the entire space. Provide full cut-off light fixtures to light the pathway.

✳️ Guideline 2.1. The entire space may be paved so long as the site's pervious surface requirement has been met elsewhere.

✳️ Guideline 2.2. Pavers or other material may be approved by the Design Review Board.

- c. Standard 3. Private open space, such as a patio, balcony, or roof terrace shall be a minimum of five (5) feet deep and six (6) feet wide.

Figure 16-3-7: Design of Publicly Accessible Open Spaces and Passages



Publicly accessible open spaces and passages shall be visible from an adjacent public right-of-way and activated with uses, windows, balconies, etc.

4. SD.4: Screening and Snow Storage.

- a. Standard 1. A designated area for trash and/or recycling containers and snow storage shall be provided on a site plan.

✳️ Guideline 1.1. ~~These Areas for the storage of trash and/or recycling containers and snow storage~~ may be located in separate locations on the site.

Commented [MF13]: NOTE TO STAFF:

I recommend deleting this language. Identifying snow storage areas and existing and proposed structures is required on the Site Plan for a Design Review application.

I don't think it's necessary to state that trash container areas and snow storage areas can be located in separate locations.

It might be beneficial to add language under the Site Plan requirements for a Design Review application that specifically lists "trash enclosures" as an example of an existing or proposed structure.

Guideline 1.2. »Incorporating a permanent space for the storage of trash and/or recycling containers within a covered or fully enclosed garage as part of the primary structure is encouraged.

- b. Standard 2. ~~Refuse storage~~Areas for the storage of trash and/or recycling containers, general storage areas, loading areas, and mechanical equipment shall be screened when visible from a public right-of-way. Screening methods shall be incorporated as part of the landscape and architectural design and must—using—use high-quality materials that align—are consistent with the design concept building materials used in the 100-Block. ~~Any permanent structure shall meet the setbacks within Chapter 16.~~

Guideline 2.1. <Insert examples of “high-quality materials” (wood, brick, iron work, etc.) to be used for screening>

- c. »Standard 3. To the maximum extent practicable, Coordination amongst adjacent property owners ~~to share ref~~ shall develop shared areas for the use storage of trash and/or recycling containers and other shared storage facilities. ~~is encouraged.~~
- d. Standard 4. ~~Fences in the front of a lot shall not exceed three (3) feet for opaque and four (4) feet for transparent. Fences in the rear shall not exceed six (6) feet. All fencing and screening associated with enclosures for the storage of refuse trash and/or recycling storage containers shall have a minimum height of be six (6) feet, tall if detached from the primary structure.~~

~~»Incorporating a permanent space within a covered or fully enclosed garage as part of the primary structure is encouraged.~~

Figure 16-3-4: Trash/Recycling Container Enclosure Design



~~All enclosures for the storage of refuse trash and/or recycling storage containers shall be designed with high-quality materials and have a minimum height of be six (6) feet, tall if detached from the primary structure and designed with high-quality materials.~~

Commented [MF14]: NOTE TO PLANNING COMMISSION:
Staff recommends deleting this language as this is already addressed under Article 2: Zoning Regulations.

Commented [MF15]: NOTE TO PLANNING COMMISSION:
This is a new guideline that staff is recommending, and still working on, to help clarify what “high-quality materials” include.

Commented [MF16]: NOTE TO PLANNING COMMISSION:
These requirements have been incorporated under Article 2: Zoning Regulations.

- e. Standard 4. Snow shall be cleared from public sidewalks by 8:00 a.m. following a storm event and consistently maintained during typical business hours of 8:00 a.m. to 6:00 p.m.

»Guideline 4.1. Consider snow maintenance when designing the site plan for a project. Provide common areas where snow can be placed, ideally pervious locations to allow snow melt to be transferred underground.

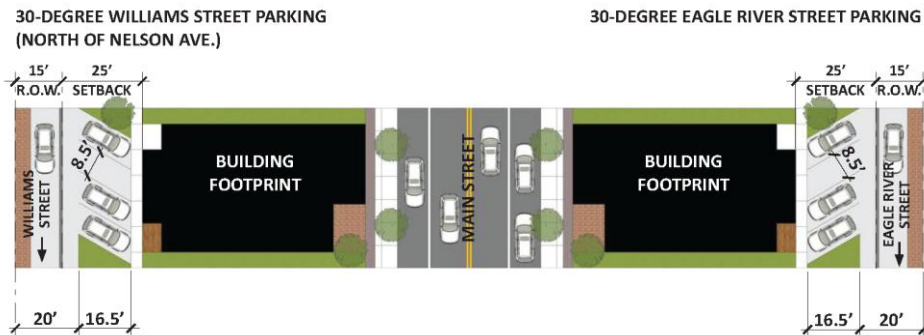
Commented [MF17]: NOTE TO PLANNING COMMISSION:
Staff is recommending that locating snow storage areas over pervious surfaces, to the maximum extent practicable, be included as new town-wide snow storage standard.

5. **SD.5: Parking/Loading.**

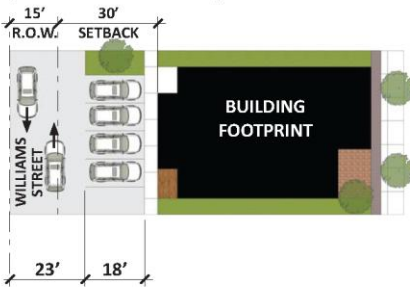
- a. Standard 1. Parking shall not be accessed from Main Street and shall be set back a minimum of forty (40) feet from Main Street. Parking shall be accessed from Nelson, Toledo, Williams, or Eagle River Streets.
- b. Standard 2. Wherever feasible, ~~Combine~~ access to off-street parking areas must be combined, ~~wherever feasible~~ to reduce the ~~amount of driveways needed~~ number of curb cuts in the 100-Block: A and 100-Block: B zone districts and to maximize on-street parking counts.
- c. Standard 3. In the 100-Block: A zone district, off-street ~~Parking~~ parking ~~shall be provided for properties~~ along Williams Street and/or Eagle River Streets, must be located within the required building setback area as depicted in Figure 16-3-##. ~~in 100-Block: A.~~ Along Williams Street (north of Nelson) and Eagle River Streets, a twenty-~~(20)~~ foot space shall be provided for thirty-degree (30°) parking access. Along Williams Street (south of Nelson) a twenty-three (23)-foot space shall be provided for ninety-degree (90°) parking access. Refer to Figure 16-3-##.

»Refer to diagrams below.

Figure 16-3-#: Parking Design along Williams Street and Eagle River Street



**90-DEGREE WILLIAMS STREET PARKING
(SOUTH OF NELSON AVE.)**



Conceptual design pedestrian-level view of future Williams Street standing at the back corner of Magustos looking south.

- d. Standard 4. Off-street Parking-parking shall be marked as private parking and dedicated to residential uses, if applicable. ~~If no residential uses are provided on-site, parking shall be provided for commercial uses.~~
- e. Standard 5. Garages shall be permitted as long as they meet required setbacks. Any parking spaces within a garage shall not count towards the off-street parking requirements set forth in this Article.
- f. Standard 6. Loading for ~~commercial-non-residential~~ uses shall occur on Main Street or side streets.
- *Guideline 6.1. Loading may be permitted along Williams Street and Eagle River Streets until the redesign of these streets into a "woonerf" or shared street design is completed.
- g. Standard 7. All off-street Parking-parking areas in the 100-Block: A and 100-Block: B zone districts shall ~~use~~ be surfaced with concrete, heavy duty pavers, or other durable, all-weather material.

6. SD.6: Landscape and Hardscape.

- a. Standard 1. Trees placed within a setback facing Main Street shall be treated as "street trees" and be placed in a tree grate level with paving so that pedestrian space is maximized. These trees shall be deciduous.
- b. Standard 2. Tree species shall be proven as successful trees in Colorado high mountain climates with ample soil volume for deep root growth. Fruit bearing trees are not permitted.
- *Guideline 2.1. Seasonal coloring of leaves is desired.
- c. Standard 3. Landscape plans shall incorporate drought-tolerant, low maintenance plants and be coordinated with the waterwise landscaping standards in ~~the this Code~~ Article.

*Guideline 3.1. Plants that need little to no irrigation are desired.

Commented [MF18]: NOTE TO PLANNING COMMISSION:
This is already addressed under the Zoning Regulations. This language is redundant and staff is recommending that it be deleted.

✳️Guideline 3.2. Annuals in planters that require more water may be used in prominent locations such as along Main Street.

✳️Guideline 3.3. Avoid using planters that may become used as, or mistaken for, trash containers.

- d. Standard 4. Hardscape (e.g., pavers, gravel, mulch, decking) shall be selected so that it blends with the architecture and surrounding context.

✳️Guideline 4.1. Consider materials that were historically used in Minturn such as wood and stone.

✳️Guideline 4.2. Consider maintenance and availability of materials when replacement is necessary.

Figure 16-3-#: Landscape and Hardscape Design



Hardscape shall be selected so that it blends in with the architecture and surrounding context. Seasonal coloring of leaves is desired.

7. **SD.7: Exterior Lighting.**

- a. Standard 1. Exterior lighting must ~~Minimize-minimize~~ light spill onto adjacent properties and toward the sky.

✳️Guideline 1.1. Use a fixture that provides even lighting for a plaza, courtyard, or patio area.

✳️Guideline 1.2. Shield site lighting to minimize off-site glare.

✳️Guideline 1.3. Orient fixtures to the ground.

- b. Standard 2. Exterior Lighting shall be provided for all publicly accessible open spaces (e.g., plazas, pocket parks, passages, and other similar public spaces). ~~and facing public streets.~~

✦ Guideline 2.1. Small-scale fixtures with down-cast lighting or light bollards may be used to illuminate a pathway.

✦ Guideline 2.2. Overhead lights should be pedestrian-scaled (approximately twelve (12) to fifteen (15) feet).

✦ Guideline 2.3. Lighting may be affixed to a building and directed toward public spaces as well.

✦ Guideline 2.4. All lighting fixture designs should be of a style that is compatible with the architecture and site design.

✦ Guideline 2.5. Overhead ~~"twinkle"~~ festoon lights ~~should be allowed~~ are encouraged.

Figure 16-3-F: Exterior Lighting Design



Exterior lighting shall be provided for all publicly-accessible open spaces.

L. Site Design: Inspiration.



A private passage preserves a public view!



A semi-public courtyard space is accessible and visible from a public sidewalk.



A main street is activated with cafe seating that is comfortable to sit in with landscaping and shade.



Flowers in the summer add vibrancy and let people know a place is cared for.



Recycled bicycles attached to a stair railing adjacent to a public space provides interest and whimsy and celebrates the cycling lifestyle.

M. Building Design

Building design refers to the size, forms, and scale of a building as well as materiality and color, roof form, and architectural details. This Section does not intend to dictate a particular "style" of architecture. Rather, it is intended to maintain a similar scale and form so that the historic character and charm of the 100-Block remains while allowing progress and change to occur over time. Each new building should add to Minturn's uniqueness. Creativity is encouraged though limited boundaries are necessary.

1. **Building Design: Defining Features.** As ~~shown~~explained in the Site Design Subsection, the 100-Block was originally platted with twenty-five (25)-foot wide lots. This established a cadence to Main Street with multiple buildings and entrances along a block. Buildings were typically one (1) to two (2) stories with pitched roofs (some were one (1) story with a pitched roof that had a faux facade to appear as a large, flat-roof structure.) They were built with simple forms and local materials. Ornate architecture was not common.
2. **A Staggered Cadence.** Though lots had a cadence of twenty-five (25) feet, there has always been a staggered appearance to Main Street, as some buildings were built right up to the street and others were set back. Other lots were used for open space, or not developed leaving "holes" in the streetscape.

Figure 16-3-#: Staggered Cadence of Buildings along Main Street



A historic photo of Main Street shows the staggered cadence of buildings along the street—some are at the sidewalk edge and others are set back.

3. **Simple Forms.** Traditional buildings of Minturn were simple boxes of one (1) to two (2) stories and pitched roofs. Additive features like roof dormers and awnings, or bay windows and porches on residential structures, added more detail. Some included faux facades that looked like a two-story, flat roof structure from Main Street, but had a pitched roof behind. Some, like the Eagle River Hotel, were taller and had a flat roof, but that was not the norm.
4. **Natural Materials.** Traditional building materials were primarily wood siding, although some stone masonry, brick and stucco were used as well. Roofs were primarily metal or asphalt shingled.

5. **A Pattern Quilt.** Some original buildings remain, but have been updated and others have been demolished and replaced. Regardless, what is left today is a "pattern quilt" with unique "squares" that make up the eclectic spirit that people love and cherish.

Figure 16-3-#: Minturn's Architectural Styles



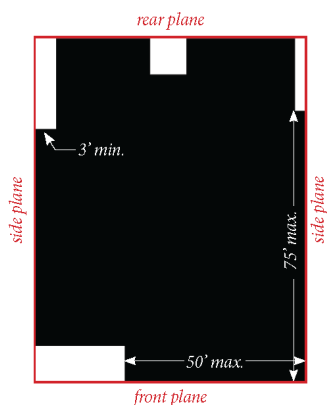
Artist rendering (credit: Beth Levine) of architectural styles in Minturn.

N. Building Design: Standards and Guidelines

1. BD.1: Building Form and Massing.

- a. Standard 1. The maximum length of any wall on the same plane along the front and rear shall be fifty (50) feet and along the sides shall be seventy-five (75) feet. After this dimension, the building wall must shift on a horizontal plane a minimum of three (3) feet.

Figure 16-3-#: Maximum Wall Plane Dimensions



Front and rear planes shall have a maximum wall dimension of fifty (50) feet and side planes shall have a maximum of seventy-five (75) feet. A three (3)-foot minimum offset is required to differentiate planes.

- b. ~~The upper floor(s) of a building may encroach into the rear setback in 100 Block: A a maximum of five (5) feet for enclosed space and ten (10) feet for balconies and terraces. Refer to Section 16-2-50.~~

Commented [MF19]: NOTE TO PLANNING COMMISSION:
This standard has been incorporated with the Authorized Exceptions to Required Setbacks under Article 2: Zoning Regulations.

- b. Standard 2. Main Street façades shall be articulated every twenty-five (25) feet to reflect the historic platting of Main Street. Methods of articulation may include one or more of the following:

❖ i. A material change, plane change/wall offset, exposed structural detailing, or other architectural detail that provides a shadow line and breaks up the facade to maintain a cadence and scale of twenty-five (25)-foot intervals along Main Street.

❖ ii. A change in height.

- c. Standard 3. New structures shall maintain a scale and compatibility with nearby traditional buildings.

❖ Guideline 3.1. Use similar building heights and/or datum lines (e.g., porch height, window sill/plate height, eave or ridge line, etc.) of adjacent structures.

❖ Guideline 3.2. Align windows and use similar scale windows, where feasible.

Figure 16-3-#: Scale and Character of New Structures



New structures shall maintain a scale and compatibility with nearby traditional structures.

- d. Standard 4. Avoid forms that appear monolithic in comparison to the surroundings. Break down the scale of a building when adjacent to smaller structure(s). Consider the following:

❖ Guideline 4.1. Transition a building height to be lower when adjacent to a one-story structure.

❖ Guideline 4.2. Add elements like patios/porches, balconies, pergolas, awnings, etc.

❖ Guideline 4.3. Use a lower floor-to-floor height or half-stories to maintain desired square footage without appearing monolithic.

❖ Guideline 4.4. Also refer to Subsection BD.2: Street Level Commercial Design.

Figure 16-3-F: Scale of New Structures



Break down the scale of a building when adjacent to a smaller structure(s).

- e. **Standard 5.** Express historic industries of Minturn in the building form and massing: mining, railroad, farming.
2. **BD.2: Street Level Commercial Design.**
- a. **Standard 1.** Design each street level (ground floor of a building facing a public street) to be active and engaging and provide visual interest for pedestrians.
 - ✳**Guideline 1.1.** Reflect historic patterns and proportions for new storefront designs.
 - ✳**Guideline 1.2.** If the use is not compatible with a storefront, an alternative may be approved by the Design Review Board.
 - ✳**Guideline 1.3.** Alternative options for street-level design include: windows, doors, display windows, landscaping, wall art/mural.
 - b. **Standard 2.** The street level of a building facing Main Street shall include a storefront design with a minimum of seventy percent (70%) transparency.
 - c. **Standard 3.** One (1) entrance per thirty-five (35) feet is required along Main Street. ~~✳**Guideline 1.1.**~~ **other words,** one (1) entrance on a twenty-five (25)-foot- or fifty-foot (50)-wide lot or two (2) entrances on a seventy-five (75) foot-wide lot are required.
 - d. **Standard 4.** Active uses shall be required for a minimum of sixty percent (60%) of the street level of a building.

Figure 16-3-F: Building Frontage Design along Main Street



The street level of a building facing Main Street shall include a minimum of seventy percent (70%) transparency, have an entrance every thirty-five (35) feet, and be designed to provide visual interest.

3. **BD.3: Materials and Color.**

- a. **Standard 1.** Primary materials shall be selected based upon historic use and compatibility with Minturn's historic industries and built environment.

***Guideline 1.1.** Natural materials such as wood and stone are preferred primary materials. Contemporary interpretations of wood, such as concrete board may be appropriate.

***Guideline 1.2.** Brick is not a commonly found material in the 100-Block but may be applicable as a primary material due to its durability.

***Guideline 1.3.** Cementitious three-coat stucco may be used as a primary material, except facing Main Street.

- b. **Standard 2.** Secondary materials shall add color and visual interest.

***Guideline 2.1.** Consider use of metal or concrete boards or panels, stone veneer, stucco, or other contemporary material.

- c. **Standard 3.** Extruded aluminum or vinyl siding and EIFS (exterior insulating finishing system) or other synthetic stucco shall not be allowed.

- d. **Standard 4.** Color is welcome in the 100-Block. Color selection shall take into consideration the context.

- e. **Standard 5.** Utilize materials that are modules—such as panels, siding, and masonry—to add human scale to a building.

- f. **Standard 6.** A change of material shall not be allowed on the same plane of a wall surface.

Commented [MF20]: NOTE TO PLANNING COMMISSION:
Staff is reviewing the recommended building materials for compliance with the Town's new wildfire standards and will make suggested changes, as necessary.

- g. Standard 7. Avoid using too many materials in a single design where a building appears too "busy."

Figure 16-3-4: Building Materials and Colors



Utilize materials that are modules to add human scale to a building. Color is welcome in the 100-Block.

4. **BD.4: Roofs.**
- Standard 1. Design roofs to minimize the overall scale of a building, be compatible with traditional forms, and maximize sun access to adjoining properties.
 - Standard 2. Pitched roofs (i.e., gabled, hipped, and shed roofs) are most common and preferred. Alternative roof forms such as mansard, gambrel, domed, curved, etc. are not allowed.
- ✦Guideline 2.1. Utilize pitched roofs for additional indoor space, when feasible.
- ✦Guideline 2.2. Flat roofs and faux flat roofs are also present in traditional forms and should be permitted.

Figure 16-3-4: Pitched Roofs Preferred



Pitched roofs are most common and preferred. Roof shapes should be made of simple forms with additive features.

- c. Standard 3. Roof shapes shall be made of simple form(s) with additive features. Do not over-complicate a roof form with too many forms.
 - d. Standard 4. Be cognizant of where snow will shed. Do not place a public gathering space in a direct line of steep pitch. Place appropriate snow controls to avoid roof avalanches.
 - e. Standard 5. Use materials commonly found in Minturn—metal (e.g., shingle or standing seam), shingle (e.g., asphalt or slate), or other material approved by the ~~design-Design~~ Review Board.
- *Guideline 5.1. Consider the color of a roof, especially when visible from a public street. Alternative colors (i.e., not black or gray) are welcome, so long as they are compatible with their surroundings.
- f. Standard 6. In general, buildings and roof design should appear to step up the hillside when viewed from far away.

Figure 16-3-4: Hillside Building Design

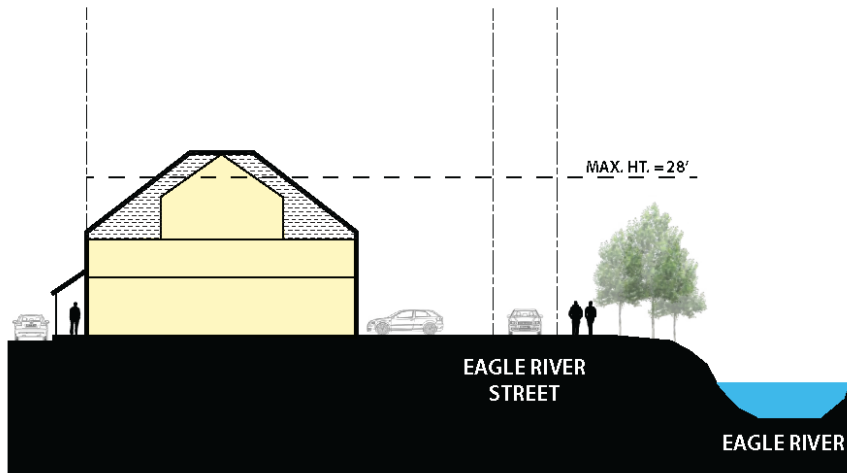


Buildings appear to step up a hillside.

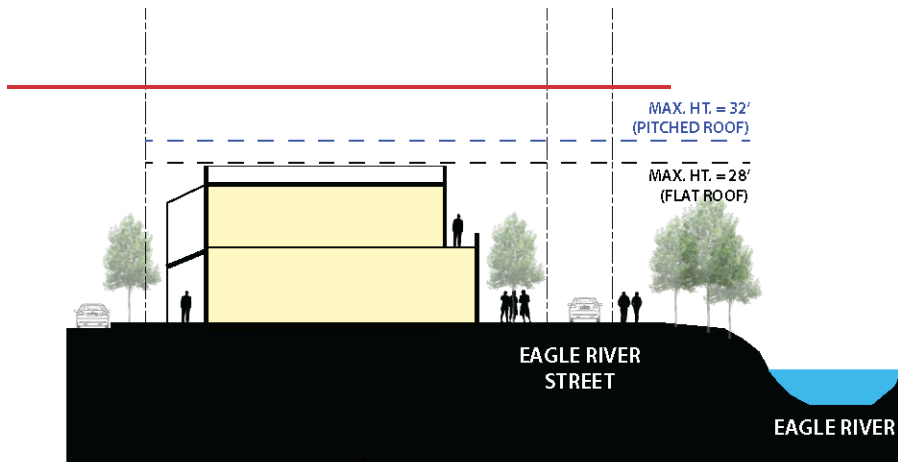
Q. Building Design: Building Height Standards

1. Former 100 Block Height Standards. This diagram shows the existing conditions and former height rules for the 100 Block which included a maximum of twenty eight (28) feet for properties with frontage along Main Street (now 100 Block: A) and thirty five (35) feet for properties off of Main (now 100 Block: B). There was also a bulk plane for Main Street properties that required a setback or pitched roof after twenty (20) feet at the Main Street setback line.

Commented [MF21]: NOTE TO PLANNING COMMISSION:
Given that the former 100-Block building height standards no longer apply, staff is recommending that this language be deleted to avoid confusion.



2. **New 100 Block Height Standards.** 100 Block: B (along Williams) maintains the same rules. 100 Block: A (along Main) keeps a maximum of twenty eight (28) feet (two (2) stories) for flat roof structures. Pitched roof structures are encouraged by allowing additional height: up to thirty two (32) feet (two and one half (2.5) stories). The diagram below shows the potential scale of new structures under these rules.



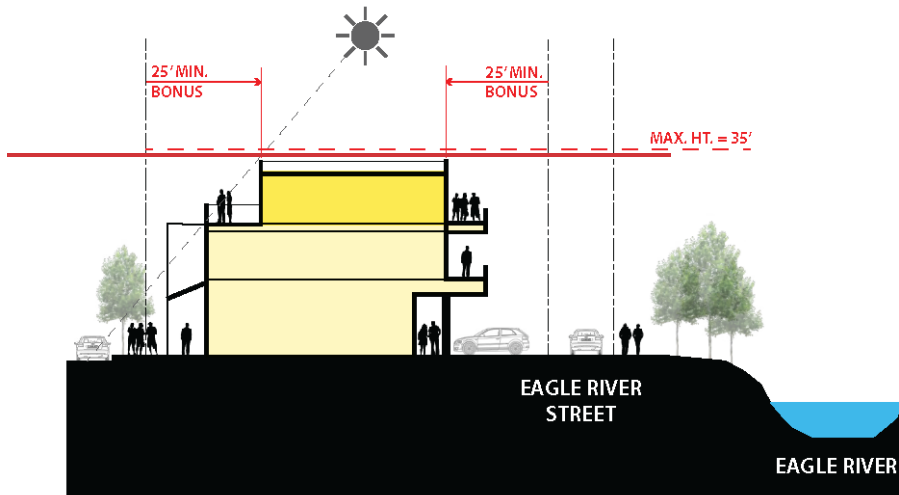
3. **New 100 Block Height Standards with a Bonus Floor.** An additional floor/story may be added in 100 Block: A if it meets certain dimensional requirements as well as additional site improvement requirements. The maximum height for 100 Block: A is thirty five (35) feet (three (3) stories). This option will provide variety in scale and development options while maintaining the scale of traditional structures.

Commented [MF22]: NOTE TO PLANNING COMMISSION:
Staff is recommending that this language be deleted because these building height standards have been incorporated with the Table of Dimensional Standards in Article 2: Zoning Regulations.

Staff will work to incorporate the illustration of potential building height in the 100-Block where it makes sense in the new Code.

Commented [MF23]: NOTE TO PLANNING COMMISSION:
Staff is recommending that the 100-Block Incentive Floor requirements (refer to [Sec. 16-2-65](#) of the existing Code) be incorporated with the Dimensional Standards in Article 2: Zoning Regulations.

Staff will work to incorporate this language and illustration with the Dimensional Standards in Article 2: Zoning Regulations.



P. Building Design: Inspiration



The rear of a building is activated with doors, windows, product display and a brew kettle to accent its use and brand. The architecture pays homage to historic building types.



A building uses natural materials like wood and stone to blend into a natural setting with large windows to let daylight in.



Hotel Minturn is a local example of a taller-than-average building that fits in nicely due to the massing, roof design, and materials.



Though not new, the Fly Shop is a good example of something that celebrates Minturn's character - using natural materials and red accent color around the trim.



PO Box 425 Minturn, CO 81645

office@bhcvail.com

www.burkeharrington.com

To Minturn Planning Commission;

This is a formal request to consider a revision to the town code regarding equipment placed in property setbacks. Currently code states that no equipment is allowed.

With the changing building practices in recent years there has been a need to accommodate mechanical equipment such as air conditioning condenser units. The tight lots and snow storage requirements are presenting an issue for homeowners to find appropriate places and in some cases no place at all.

My company is currently involved in 3 projects, 532, 491, and 563 Main St where this hardship exists. If there is possible space in the front lawn the aesthetics would probably not be pleasing for these or future projects in town. The snow storage requirement has also left little or no room (my 3 projects have heated driveways).

In the spirit of the setbacks I understand the slim chance of having a variance or code change to allow mechanical equipment to be installed in the path of travel but I am looking for an allowance to use wall mounted units that are within the 18" roof overhang above. Gas and electrical meters are already allowed. I do believe the impact to be minimal and it's a better location than in homeowner's yards or away from the buildings.

Thank you for your time on this matter. I am available for discussion.

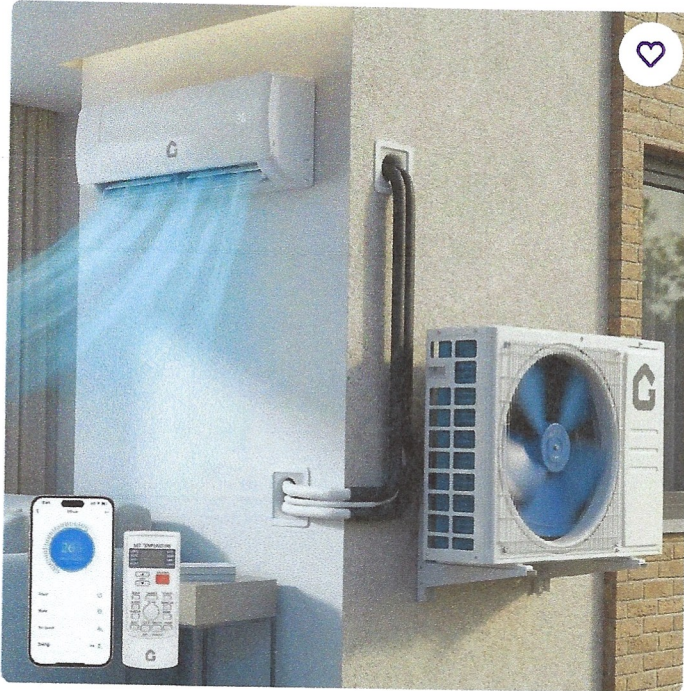
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\$1,049.99 ~~\$1,099.99~~

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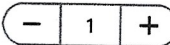
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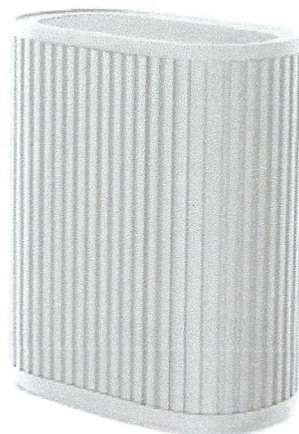
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At a Glance



Wi-Fi Enabled



Programmable Timer

Pieces Included: Remote
Control

Description

About This Product

【Powerful Whole-Room Climate Control】 With 24,000 BTU capacity, this mini split AC and heat pump delivers rapid cooling and heating for spaces up to 1,500 sq.ft. Ideal for large living rooms, open-plan areas, bedrooms, or retail spaces, it ensures even coverage and consistent comfort year-round. 【Ultra-Efficient 21 SEER2 Smart Inverter】 The advanced inverter compressor and high

[Show More](#)

Specifications

Product Dimensions



Other Dimensions

Overall Dimensions	11.61" H X 29.96" W X 7.87" D
Overall Product Weight	148.33 lb.

Details

Product Type	Ductless Mini Split Air Conditioner
BTU Cooling	24,000 BTU
Amperage	6.5 Amps



TOWN MANAGER'S REPORT

APRIL 2026



Minturn
Your civil service, at work.

Town Manager's Report

April 2026



Council Meeting Follow Up

Speeding Concerns on Pine/Boulder

- Staff are evaluating several options to reduce vehicle speeds on Pine Street and Boulder Street, including both short-term and longer-term measures.
- Staff completed an initial speed study on the **500 block of Pine Street** from **April 2 through April 8**. That study recorded **175 total vehicles**, an average daily traffic volume of approximately 25 to 28 vehicles, an **average speed of 14.76 mph**, and an **85th percentile speed of 18 mph**. The **highest recorded speed of 30 mph** occurred during the study period.
- Staff have moved the speed tracker to the **400 block of Pine Street** for the **next seven days** to gather additional speed data.
- Staff will continue evaluating conditions and potential traffic-calming measures and will follow up with Town Council with **recommendations**.

Capital Projects

New Water Treatment Plant (WTP)

- **Design/Review:** Design remains approximately **90% complete** and has been accepted by CDPHE for formal review. Local building and zoning review submittals have also been made.
- **Cost Estimate:** Updated 90% estimates from HDR/Glacier are approximately **\$12.43 million with SRF financing** and **\$11.63 million with non-SRF/private financing**.
- **Bids Received:** The construction bid process closed on **April 3**. The Town received three bids: **JHL Constructors – \$12,547,730; Native Sun – \$12,868,335; RN Civil – \$13,673,335**.
- **Recommendation:** HDR reviewed the bids and recommends award to **JHL Constructors, LLC** as the lowest responsive bidder with the strongest relevant qualifications.
- **Next Steps:** Staff are bringing forward a resolution on **April 15** to award the construction contract, subject to final legal review, financing-related conditions, and completion of contract/bonding documents.
- **Financing:** The Town has moved forward with **Alpine Bank** as the financing partner. The structure includes a **24-month construction draw period**, an initial **5.0% fixed rate**, and repayment secured by **net water enterprise revenues**. Second reading of the financing ordinance is scheduled for **April 15**. Based on current assumptions, average annual debt service is estimated at approximately **\$797,820 beginning in 2028**.

Minturn Bike Park 2026 Improvements

- **Planned Work:** Staff are planning improvements in **May 2026** to the bike jump features and dual slalom course.
- **Coordination:** Work will be completed by **VWMTA** with Town support.

Town Manager's Report

April 2026



- **Purpose:** Improvements are intended to improve **safety, ride quality, and long-term usability** for a range of skill levels.

Town Hall 2-Bedroom Apartment Reconstruction

- **Status:** **Coleman Custom Homes** has been selected for the project.
- **Next Steps:** A draft contract has been negotiated and is pending review and approval by the Town Attorney.

Taylor Avenue Repaving Project

- **Status:** Design and bidding are complete, and initial test digging has occurred.
- **Award:** Town Council approved **Schofield Excavating** on **March 18** based on the lowest bid of **\$453,638.80**.
- **Next Step:** The project is anticipated to begin in approximately **8 weeks**.

US 24 Pedestrian Improvement Project Phase II

- **Status:** Negotiations with **CDOT, Xcel Energy, and Phoenix Industries** have been completed.
- **Council Action:** Council approved a change order in the amount of **\$99,991.88** on **February 18**.
- **Next Steps:** **Xcel gas line relocation work** is anticipated to begin the **first week of May 2026**.

Main Street Streetlighting Project

- **Status:** Staff continue to pursue **Holophane** as the preferred streetlight manufacturer, and preliminary fixture and pole concepts have been informally reviewed by **CDOT**.
- **Coordination:** Staff are continuing to coordinate with **Xcel Energy** on electrical service and related utility planning.
- **Timing:** The anticipated construction timeline for portions of this project is being pushed back as staff evaluate incorporating some of these improvements into the proposed **First-Williams-Nelson Infrastructure Improvements Project**.

Bellm Bridge Replacement

- **Status:** The Town has secured **\$4,000,000** through **CDOT's Off-System Bridge Grant Program**. Contracts with **SEH** and **Kumar & Associates** have been finalized, and bridge design is underway. Staff also submitted the project to **Congressman Neguse's office** for consideration for **Congressionally Directed Spending**.
- **Next Steps:** Staff will continue advancing design, coordinating grant programming and contracting with **CDOT**, and pursuing the remaining funding needed for the project.

Little Beach Park Improvements

- **Completed Work:** The new retaining wall and asphalt access road are complete.
- **Design:** Staff have been working with **Rocky Mountain Recreation** on an initial playground design for public and Council review in the coming weeks.

Town Manager's Report

April 2026



- **Site Preparation:** Staff are coordinating with **Public Works** and the **Town Engineer** to relocate a water line and complete additional excavation needed to prepare the site for the new playground.

Minturn Community Garden Improvements

- **Grant:** Application submitted for a **\$15,000 AARP Community Challenge Grant**.
- **Improvements:** Accessibility, seating, shade, electrical service, and upgraded garden work areas.

First–Williams–Nelson Infrastructure Improvements Project

- **Status:** Staff discussed this project with Town Council at the **April 1** meeting and are continuing to evaluate potential scope and feasibility.
- **Primary Driver:** The project is being explored because there is a **non-compliant water service line** beneath **First Street** that currently serves multiple properties and will require extensive excavation to replace.
- **Potential Improvements:** In addition to water line replacement, staff are evaluating related improvements including **street repairs and repaving**, creation of a **public plaza/flex space on First Street**, new **power infrastructure to support events**, and installation of **conduit for future telecommunications and fiber infrastructure**.
- **Coordination:** Staff are also in discussion with **Xcel Energy** regarding the potential to **underground electric lines** in this area.
- **Timing:** At this time, staff expect this would be a **summer 2027 project at the earliest**.

Other Projects

Highlands Parcels

- **Background:** The Town acquired approximately **55 acres** west of **U.S. Highway 24** through a settlement with the former Battle Mountain developer.
- **Status:** The parcels are now **listed on the MLS** as part of the Town's strategy to help offset water treatment plant costs.

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** to address long-standing concerns related to **safety, noise, and environmental impacts**. The shooting range is located on **federal land south of the Minturn Bike Park**.
- **Status:** Staff have continued coordinating with the **U.S. Forest Service (USFS)** regarding the process for Town management and operation of the range. The Town has submitted a **Colorado Parks and Wildlife grant application for Phase 1 improvements** focused on access, safety, site organization, and basic range management infrastructure.

Town Manager's Report

April 2026



- **Next Steps:** Staff are working with the **USFS** to develop a **Special Use Permit application** that would allow the Town to formally operate and manage the range. Additional federal review and permitting will likely be required before certain physical improvements can move forward.

Policy & Planning Initiatives

Minturn Forward Land Use Code Update

No update for this report.

Minturn Impact Fee Study

- **Background:** Staff issued an RFP in **November 2025** for a comprehensive impact fee study.
- **Status:** The contract with **BBC Research & Consulting** has been approved, the study is underway, and completion is anticipated by **July 2026**.
- **Next Steps:** **BBC Research & Consulting** is scheduled to present to **Town Council on May 6**.

Rural Technical Assistance Program

- **Background:** Minturn was selected to participate in **OEDIT's RTAP program** focused on strategies to leverage outdoor recreation to support the local economy.
- **Status:** The Town held a two-day community workshop on **March 24 and 25** with more than **45 participants**. Staff are now working with the student team to compile and analyze the input received.

Housing Affordability and Neighborhood Stability

- **Status:** Staff met with **Avon and Eagle County** on **February 18** regarding the Regional Housing Authority formation study and provided a follow-up memo to Town Council on **March 4**.
- **Current Work:** Staff are developing a **Minturn-specific framework** for potential participation in a future regional housing authority and anticipate a presentation to the **Planning Commission in May**.
- **Next Steps:** A **Council work session** on this topic is anticipated in **June**.

Temporary & Mobile Business Pilot Program

- **Status:** Town Council approved the **Temporary & Mobile Business Pilot Program** on **February 4**, authorizing mobile and modular business licensing on Town-owned property through **October 31, 2026**. Staff have now received **two applications** under the pilot.
- **Applications Received:** **Little Blue Bakery of Minturn** is proposing to locate at the **Union Pacific lease lot next to the red storage shed**, and **Nomadic Roots Sauna** is proposing to locate at **Little Beach Park**.
- **Public Notice:** Public notice signs have been printed and will be posted for both applications.

Town Manager's Report

April 2026



- **Next Steps:** Staff will allow at least **7 days for public comment** before issuing any **conditional licenses** under the pilot program.

Downtown Redevelopment Code Evaluation – First/Williams/Nelson Area

- **Status:** Staff are identifying a follow-on planning effort related to the **First-Williams-Nelson Infrastructure Improvements Project**.
- **Purpose:** The goal will be to evaluate whether current development regulations are creating barriers to redevelopment in the west side of the **100 block** as the Town considers major infrastructure investment in the area.
- **Potential Focus:** Building height, parking requirements, and other standards affecting redevelopment on small, constrained lots.
- **Next Steps:** After the current land use code update is complete, staff will develop a process for review with the **DDA, Planning Commission, and Town Council**, and evaluate whether outside consultant support would be beneficial.

Public Works

Weekly Report (March 30 to April 5)

- **Operations:** Staff completed routine utility locates, Water Treatment Plant operations, snow removal, trash and dog waste station servicing, end-of-month water meter “no reads,” and general shop and office organization.
- **Repairs and Inspections:** Staff repaired dog waste stations, repaired the electrical meter board at the Water Treatment Plant, secured the Little Beach soil sample excavation, completed open ditch and water tap inspections at **Belden Place** and **Minturn North**, and identified/programming issues during a water meter/MXU inspection at **962 Main Street**.
- **Project Coordination:** Staff met with **Xcel Energy** at the Water Treatment Plant to review electrical meters, responded to the emergency water leak at **944 Main Street**, and completed equipment preparation and a pre-construction meeting for the **Grouse Creek Parking Lot Extension Project**.
- **Equipment and Fleet:** Staff completed routine greasing and preventative maintenance on Town equipment, conducted spring readiness inspections, retrieved the Town’s **2022 Chevrolet pickup** following repair work by the Town of Avon, and reinstalled the snowplow ahead of an incoming storm.
- **Safety:** No incidents or injuries were reported during the reporting period. A weekly safety meeting was not held due to the emergency water leak and other operational demands, but staff expect safety meetings to resume the following week.

Weekly Report Photos (March 30 to April 5)

1. Water Plant Electrical Board Maintenance

Town Manager's Report

April 2026

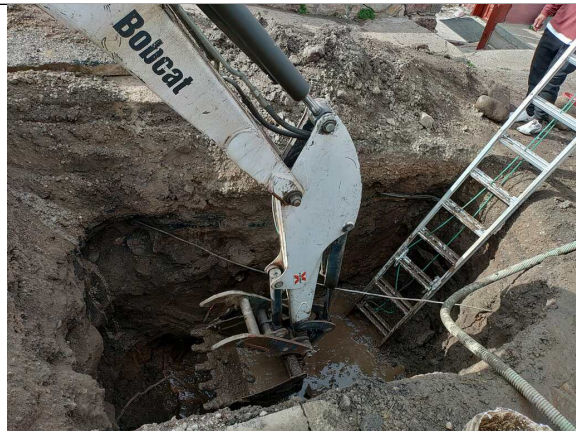


2. Water Leak Response at 944 Main Street



Town Manager's Report

April 2026



3. Clean Up Work



Town Manager's Report

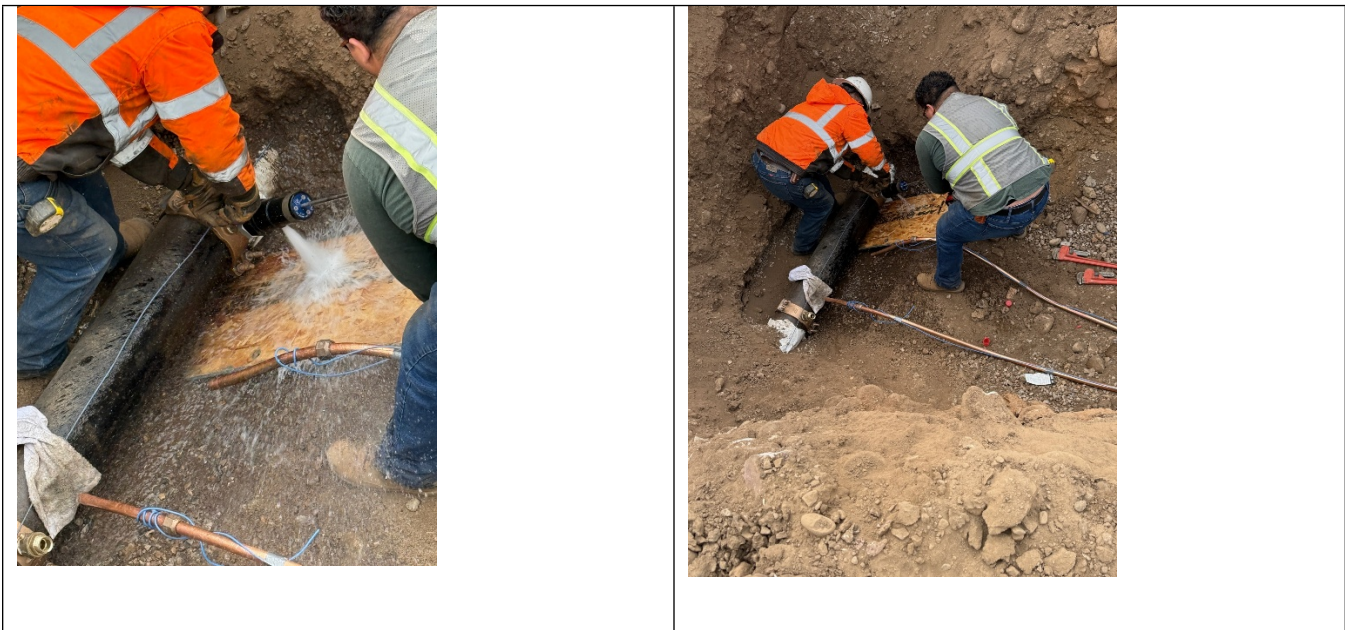
April 2026



4. 246 Miles End Lane Pressure Testing and Open Ditch Inspection



5. Belden Place Lot 26 & 27 Water Tap Inspection



Town Manager's Report

April 2026



Weekly Report (April 6 to April 10)

- **Operations:** Staff completed routine utility locates, Water Treatment Plant operations, servicing of trash and dog waste stations, spring clean-up activities, sign and gate repairs, speed bump installation, and general shop organization.
- **Repairs and Improvements:** Staff cleared vegetation at the Water Treatment Plant to support contractor access, completed a water locate at **Little Beach Park**, installed an **MXU at 95 Miles End Lane**, activated the curb stop at **176 Miles End Lane**, and deactivated the curb stop at **Lot 5** to support ongoing construction activity.
- **Project Coordination:** Public Works supported the **Grouse Creek Parking Lot Expansion** in coordination with the **U.S. Forest Service** and **VWMTA**, assisted with utility coordination for the **Taylor Street Drainage Project**, and participated in capital project coordination discussions related to the **Minturn Road Bridge, Cemetery Bridge, Bellm Bridge, and Williams Street Water Line**.
- **Equipment and Fleet:** Staff completed routine greasing, preventative maintenance, and readiness inspections on Town equipment, and also picked up the **Volvo dump truck** from the Town of Vail.
- **Safety:** A weekly safety meeting was held on **Lockout/Tagout (LOTO)** procedures. No incidents or injuries were reported during the reporting period.

Town Manager's Report

April 2026



Weekly Report Photos (April 6-10)

1. Grouse Creek Trailhead Project



Town Manager's Report

April 2026



2. Water Line Locate at Little Beach Park



Town Manager's Report

April 2026



3. Minturn's New Dump Truck



4. Speed Bump Installation



5. Street Sweeping Ops



Town Manager's Report

April 2026

