



Agenda

Planning Commission Regular Meeting | 5:30 PM

Wednesday, May 27, 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/84602534234>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 846 0253 4234

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, Senior Planner, 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. May 13, 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.

- A. Regional Housing Authority
- 8. Design Review and Land Use Public Hearings**
- 9. Discussion / Direction Items**
- 10. Staff Reports**
 - A. Manager's Report
- 11. Planning Commission Comments**
- 12. Future Meetings**
 - A. June 10, 2026
 - B. June 24, 2026
- 13. Adjourn**



Official Minutes Planning Commission Regular Meeting | 5:30 PM

Wednesday, May 13, 2026

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

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Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 823 3163 3660

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, Amanda Mire, and Darell Wegert.

Staff Members Present: Planning Director Scot Hunn, Senior Planner Madison Harris, and Building Permit Technician Kevin Rindy.

Note: Jeff Armistead and Melissa Decker are excused absent.

3. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

Motion by Darell W., second by Amanda M., to approve the agenda as presented. Motion passed 4-0.

Note: Jeff A. and Melissa D. are excused absent and Michael B. as the alternate is voting as a regular member.

4. Approval of Minutes

A. April 29, 2026

Motion by Amanda M., second by Darell W., to approve the minutes of April 29, 2026 as presented. Motion passed 4-0.

Note: Jeff A. and Melissa D. are excused absent and Michael B. as the alternate is voting as a regular member.

5. Declaration of Conflicts of Interest

No conflicts of interest.

6. Public Comment

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

No public comment.

7. Special Presentations

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

8. Design Review and Land Use Public Hearings

9. Discussion / Direction Items

- A.** Education On Ordinance 03 - Series 2026, an Ordinance Amending Chapter 18 of the Minturn Municipal Code to provide for adoption of the Town of Minturn Wildfire Resiliency Code as approved by the State of Colorado Kevin R. explained that we petitioned the state to have our own wildfire resiliency standards. The state's code is more cumbersome than ours is. The most relevant section for the Planning Commission are the landscaping regulations. This is geared towards structure hardening.

Michael B. pointed out that in the mountains you are putting ice and water shields on the whole roof that might not jive with Sec. 18-17-30(g) because it traps internal heat which allows ice and mold to develop on the interior. To correct this you'll need R70+ value insulation and bathroom/kitchen/dryer venting outside to daylight. Potentially need to up the R value insulation in the code to mesh with this.

- Scot H. suggested talking to Shums Coda about potentially amending the code

Darell W. pointed out in Sec. 18-17-30(a) doesn't instruct people to plug their flute fillers on their metal roofs which would prevent embers from traveling up. He also pointed out the potential need for screening with fire-retardant materials the stacked firewood that people have.

Amanda M. questioned if the 25% threshold for additions then triggered the whole unit needing to come into compliance.

- Kevin R. stated that just the addition needs to apply this code and this includes the landscaping affected by the addition.
- Amanda M. suggested getting more granular on the maps to better show where Minturn is.

Lynn T. clarified that this doesn't apply to temporary structures/uses.

- B. Minturn Forward: Use Specific Standards**
Matt Farrar, Western Slope Consulting
Went through the proposed standards for Adult Use, Heavy Equipment Sales and Rentals, and Wireless Communication Facilities.

Amanda M. asked what the linear distance would be changed to for Adult Use.

- Madison H. said that it would be changed to between 400 and 500 linear feet so that it is still allowed and not run up against the residential units across the railyard.

Darell W. asked if we could require only certain kinds of alternative towers i.e. pine, stealth, and palm tree.

- Mr. Farrar said that this would be something to discuss with the Town Attorney.

Note: Amanda M. left the meeting at 6:30 p.m.

Lynn T. not in favor of reducing side setbacks to allow things like WCF in them.

- Michael B. ok with it being 18" under the roof eave.
- Everyone else ok with this.
- Michael B. ok with this projecting into a setback 18"
- Lynn T. would like to add language prioritizing clustering of all the things that encroach into the setback.
- Michael B. recommends that it be under an overhang.

10. Staff Reports

- A. Manager's Report**

11. Planning Commission Comments

12. Future Meetings

- A. May 27, 2026**
- B. June 10, 2026**

13. Adjourn

Motion by Michael B., second by Darell W., to adjourn the regular meeting of May 13, 2026 at 6:49 p.m. Motion passed 3-0.

Note: Jeff A., Amanda M., and Melissa D. are excused absent and Michael B. as the alternate is voting as a regular member.

Lynn Teach, Commission Chair

ATTEST:

Scot Hunn, Planning Director



To: Minturn Planning Commission
From: Jessica Copeland, Intern
Date: May 26, 2026
Agenda Item: Regional Housing Authority Presentation & Discussion

Background

Conversations about a Regional Housing Authority (RHA) were reinvigorated by the Town of Avon approximately nine months ago to address the lack of attainable housing for Eagle County residents. Following a conversation on March 4, 2026, Town Council indicated a preference for exploring a hybrid pass-through model of the RHA. This presentation is a deeper dive into the tools, funding mechanisms, and staffing support potentially available with this model. It is important to note that the exact functions of the RHA have yet to be decided— functions will be determined once individual jurisdictions like Minturn provide feedback for how we would like to be supported in furthering our housing goals.

Summary

This session seeks to:

- A. Educate Minturn public servants about the current state of housing in Minturn and Eagle County according to the 2023 Regional Housing Needs Assessment;
- B. Dive deeper into the possible tools, funding mechanisms, and increased organizational capacity accessible through participation in the RHA;
- C. Analyze which tools could bring us closer to goals established in the 2019 Housing Action Plan and objectives set out in the 2023 Community Plan;
- D. Brainstorm how to do so in alignment with Minturn’s historic character & identity.

Working Session Participation Expectations

Staff and Planning Commission are expected to participate with adherence to the following; heeding these guidelines allows for productive discussion with respect for one another and the topic at hand:

1. Assume all participants have the best intentions-- speak your truth *and* remember we are all on the same team.
2. Critique ideas, not people, with humility and respect-- this goes for giving and receiving critique.
3. Ask open-ended questions and listen to understand—the goal is to learn, share, and create collaborative solutions, not prove anyone wrong.
4. Agree to disagree—instead of getting angry, try to pinpoint conflict within mutual understanding.

This session is a valuable opportunity to pool our collective knowledge to address an issue facing our Minturn community and the county at large. Don’t be afraid to get creative, no idea is too big or small!

Attachments

1. 2019 Housing Action Plan Summary: Goals and Priority Tools
2. 2023 Community Plan, Chapter 4: “Attainable Housing and Historic Character” Objectives

Sincerely, Jessica Copeland

2019 Housing Action Plan Summary

Goals

“In creating this Housing Action Plan, our goal is to preserve the economic and social diversity of Minturn through a combination of incentives, regulations, partnerships, and Town initiatives, that ensure Minturn retains its historical status as a full-time resident population center.

- By 2030, securing 20% of housing inventory as deed restricted for residents who live and work in the Vail Valley.
 - At Minturn’s [2019] size of about 520 housing units, 20% would be 104 deed restricted units.
 - With the potential to add 300-400 new dwelling units in the next 10 years due to new development, infill and redevelopment projects, 20% of the combined old town and new housing would be 164-184 deed restricted dwelling units.
- Creating and preserving homes for sale or rent to households with incomes from 80-140% AMI.
- Increasing infill opportunities such as duplexes, townhouses, and accessory dwelling units in existing neighborhoods.
- Securing at least 25% of all new residential units for year-round residents with incomes up to 140% AMI
- Continuing to monitor year-round residency, which was 80% at the 2010 Census. Create a year-round residency goal following the 2020 Census” (HAP 2019, pg 4)

Priority Housing Tools for Minturn

Tier 1	Tier 2
Inclusionary Housing	Public Land/Private Developer
Accessory Dwellings	Density Bonus
	Home Buyer Assistance
	Annexation
	Housing Rehabilitation and Weatherization
	Commercial Linkage

“Commercial linkage... should be reconsidered in the context of potential large new commercial developments, provided Main Street scale retail and commercial are exempt” (HAP 2019, pg 11)

“Employer assisted housing... is recommended to be reconsidered in three-five years or as opportunity arises” (HAP 2019, pg 11)

2023 Community Plan, Chapter 4: *Attainable Housing & Historic Character*

Objective 4.1: Continue implementing the recommendations of the 2019 Housing Action Plan.

- Action 4.1.1: Implement remaining Tier One recommendations in the 2019 Housing Action Plan.
- Action 4.1.2: Implement remaining Tier Two recommendations in the 2019 Housing Action Plan.

Objective 4.2: Update the 2019 Housing Action Plan goals regularly and in response to county-led housing needs assessments and changes in AMI.

- Action 4.2.1: Monitor Eagle County and Eagle County Housing & Development Authority publications and other publicly available data from sources such as HUD to stay up to date on regional housing needs. Use these indicators to inform changes in circumstances that may require adjustments to Minturn's housing strategy.
- Action 4.2.2: Update Minturn's Housing Action Plan by 2025. The 2019 Plan is set to guide housing for 3-5 years.
- Action 4.2.3: Conduct periodic development code reviews to promote innovative and smaller homes, including ADUs.
- Action 4.2.4: Continuously support historic preservation to maintain the Town's unique housing stock.

Objective 4.3: Consider new housing strategies, such as buy-down programs.

Objective 4.4: Increase the amount of local funding available for full time resident housing through new fees and/or voter approved taxes.

- Action 4.4.1: Gauge public appetite for community-funded housing.
- Action 4.4.2: Consider instituting linkage fees and/or a regulatory fee on STR's.

Objective 4.5: Continuously address water and other infrastructure barriers to housing construction.

- Action 4.5.1: Prioritize Town funding to support the necessary improvements outlined in Resolution 30 – Series 2020 to increase Minturn's water system capacity.
- Action 4.5.2: Continue to monitor water capacity and consider expanding the intended capacity improvements beyond what is currently planned.
- Action 4.5.3: Evaluate an allocation policy along with new rate structures when capacity becomes available.

Objective 4.6: Prioritize housing for full time residents; ensure that residents of all ages and income levels are able to find housing.

- Action 4.6.1: Amend the 200% AMI requirement for inclusionary housing in Minturn to promote more equitable and inclusive access to housing. Further assessment may be necessary to determine the most appropriate thresholds for the community, and many communities require

units at a variety of thresholds. A 120% AMI requirement should be available for at least a portion of units.

- Action 4.6.2: Use deed restrictions to require full-time residency in the community in homes created through housing regulations or preserved with public funding such as a buy-down program.
- Action 4.6.3: Support a diversity of housing types in the Town Code and development guidelines; ensure that updates to PUD guidelines encourage and incentivize affordable housing.

Objective 4.7: Continue to collaborate with regional jurisdictions and entities in Eagle County to stay abreast of housing issues, and policies and tools being used. Align best practices and income qualification ranges for consistency.

- Action 4.7.1: Convene with the housing departments of other jurisdictions and with housing providers annually to review successes and local best practices.
- Action 4.7.2: Routinely revisit designated AMI ranges for affordable housing to ensure that they correspond with Eagle County housing needs analyses and meaningfully contribute to the generation of affordable housing.
- Action 4.7.3: Actively engage with regional partners to support the possibility of a new Regional Housing Authority.

Objective 4.8: Ensure that PUD regulations and policies contain provisions that will create full-time resident housing, particularly at Dowd Junction and Martin Creek.

- Action 4.8.1: Encourage the inclusion of affordable housing in PUDs over and above the current IH requirement; consider offering an expedited review process to incentivize this.
- Action 4.8.2: Consider implementing “Main Street” or PUD/Master Plan design regulations for new developments that require active street frontage and rear/hidden parking or other elements to increase the likelihood that development proposals will be palatable to and supported by the community.

Objective 4.9: Support historic preservation within Minturn’s broader housing strategy.

- Action 4.9.1: Review and update Minturn’s development design guidelines to strengthen and further specify how new residential development, redevelopment, and remodels can contribute to the community’s valued architectural character and vibrancy.
- Action 4.9.2: To preserve existing buildings to the extent possible, consider instituting a demolition delay ordinance or initiative to support adaptive redevelopment as opposed to teardowns and new builds.
- Action 4.9.3: Foster discussion around materials and design in the early phases of development review to ensure that developers understand the importance of celebrating Minturn’s existing character.

Quaint, Charming, Funky: Let's Keep Minturn Local

An introductory conversation about the local opportunities in a
Regional Housing Authority

Presentation Outline

1. Regional Housing Authority Overview
2. Minturn in the Past, Minturn Today
3. Steps Taken & Existing Tools
4. Activity: Regional Housing Authority as a Tool
5. Short and Long Term Scenarios
6. Discussion: Key Considerations from Council

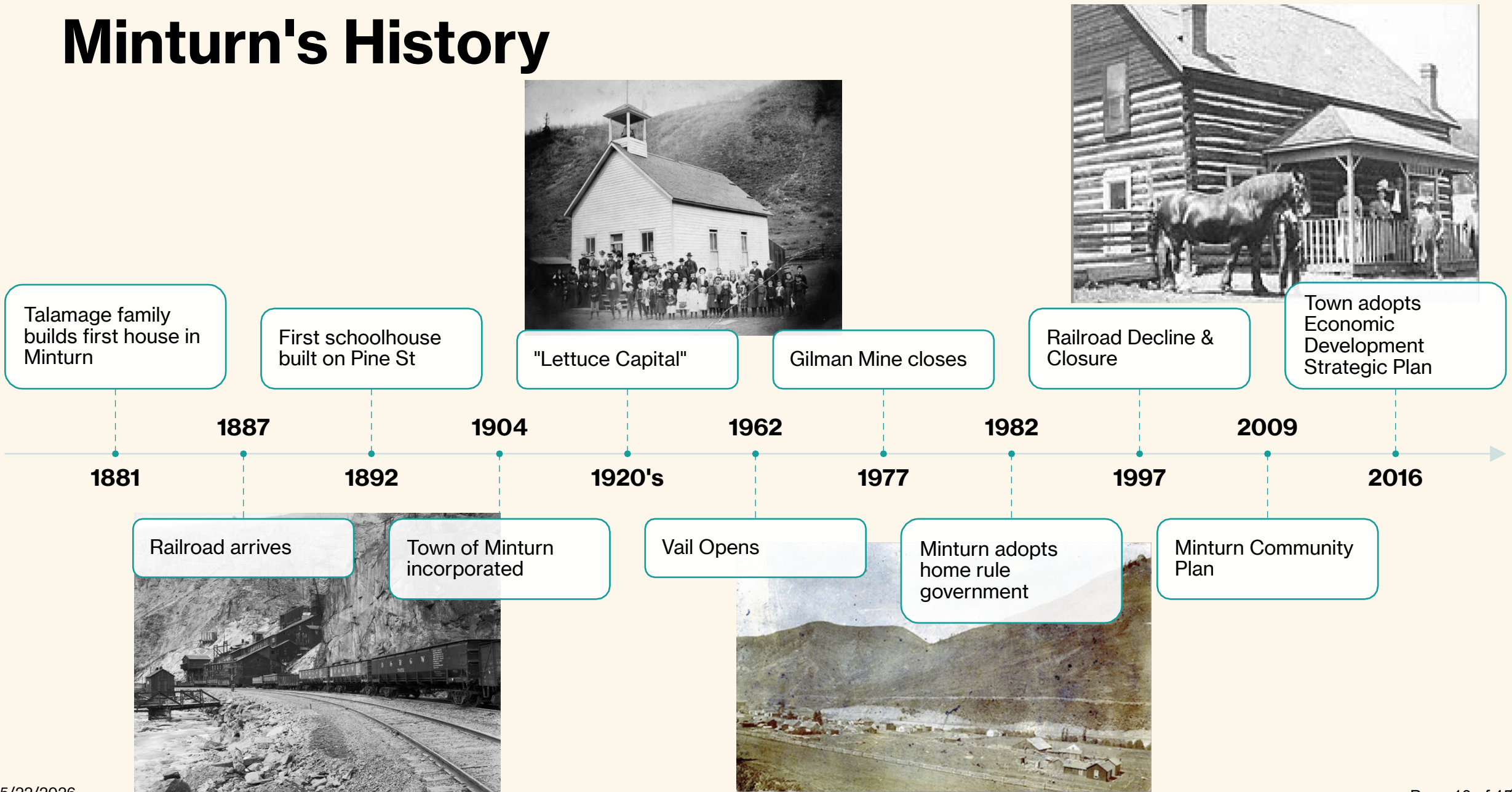
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What is a Regional Housing Authority (RHA)?

Addresses housing needs on a scale that individual jurisdictions can't do alone.

- Dedicates a stream of funding for housing
 - 90/10 hybrid model- Minturn retains 90% of funds for **local** programs and **local** determination of partnerships
- Improves coordination, administrative efficiency, funding capacity, and overall impact
- Serves as a centralized entity for some combination of the following:
 - Housing policy and planning
 - Program administration (ie deed restriction management, compliance)
 - Funding strategy & grant coordination
 - Development and/or property management

Minturn's History





"Minturn need not be a bedroom community for other economic centers. In order to build a sustainable and resilient community, Minturn's housing efforts should include efforts to house people who work in Minturn. Other town government efforts have been actively involved in retaining businesses and encouraging new economic growth. Housing planning should complement and support these efforts."

- Elected Official, 2019 Housing Action Plan

Minturn's Identity

- A place where families work and live
- Access to the outdoors
- Tight-knit community
- Small town charm



What % of Minturn housing units were built pre 1970?

- A. 49%
- B. 45%
- C. 10%
- D. 8%

What % of Minturn housing units were built pre 1970?

A. 49%

B. 45%

C. 10%

D. 8%

Table 44. Housing Units Built Before 1970

% of housing units built prior to 1970	2022
Eagle County	7%
Vail	8%
Minturn	49%
Red Cliff	45%
Avon	2%
Edwards	4%
Eagle	10%
Gypsum	8%

Source: U.S. Census Bureau, Economic & Planning Systems

The data says...

- Minturn has the highest % of homes built pre-1970

The data means...

- Minturn is vulnerable to redevelopment
- We have authentic small-town character

How many housing units were occupied year-round in Minturn as of 2022?

- A. 61%
- B. 69%
- C. 81%
- D. 94%

How many housing units were occupied year-round in Minturn as of 2022?

- A. 61%
- B. 69%**
- C. 81%
- D. 94%

Table 16. Units Occupied Year-Round, 2010-2022

Description	2010	2015	2022
Eagle County	61%	57%	61%
Vail	36%	33%	33%
Minturn	80%	73%	69%
Red Cliff	83%	75%	81%
Avon	64%	55%	56%
Edwards	69%	60%	71%
Eagle	90%	85%	94%
Gypsum	91%	93%	93%

Source: U.S. Census Bureau, Economic & Planning Systems

The data says...

- Year-round occupancy decreased by 11% 2010-22

The data means...

- More units are either vacant, STR, or second homes

Median Income & Income Range 2010-2022

The data says...

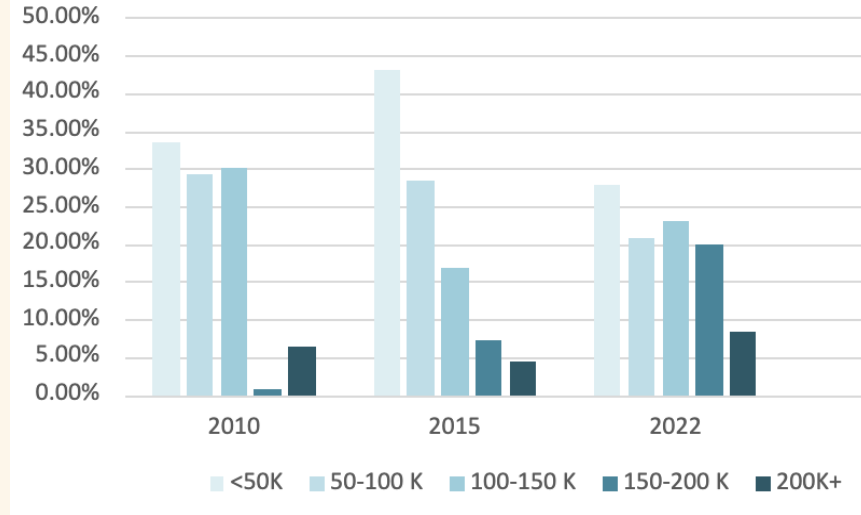
- Median income decreased by ~15% 2010-15, and rose by ~62% 2015-22

Table 8. Median Household Income, 2010-2022

Description	2010	2015	2022
Eagle County	\$71,337	\$72,214	\$98,887
Vail	\$64,859	\$67,833	\$96,667
Minturn	\$74,891	\$63,947	\$103,333
Red Cliff	\$54,750	\$68,125	\$74,688
Avon	\$51,781	\$48,022	\$85,817
Edwards	\$83,261	\$74,347	\$89,399
Eagle	\$72,138	\$78,066	\$101,373
Gypsum	\$71,932	\$88,698	\$99,726

Source: U.S. Census Bureau, Economic & Planning System

Minturn Income Range 2010-2022



The data means...

- Existing Minturn residents are not necessarily doing better; Minturn is transforming into a wealthier, less permanently occupied community

What was the median sale price of a home in Minturn in 2023?

- A. \$1,600,000
- B. \$1,350,000
- C. \$1,150,000
- D. \$775,000

What was the median sale price of a home in Minturn in 2023?

A. \$1,600,000

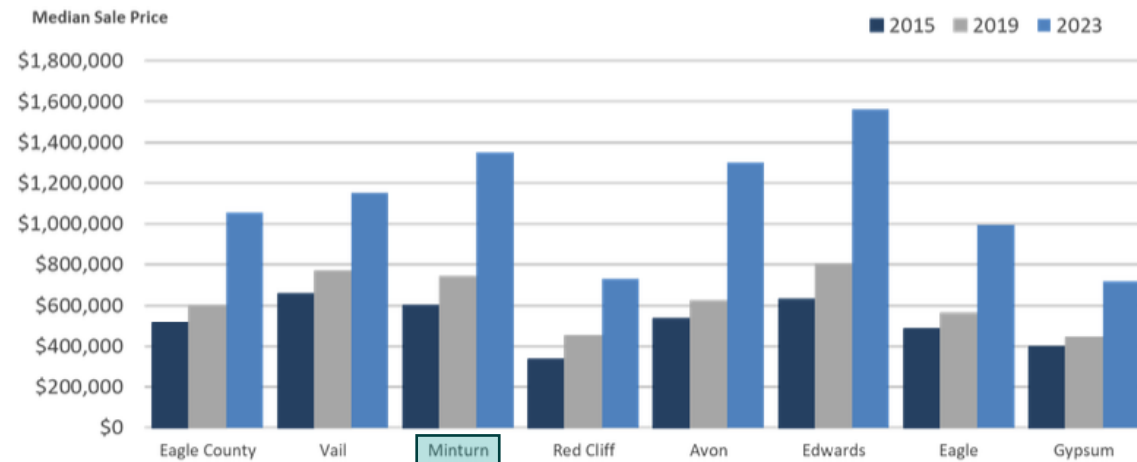
B. \$1,350,000

C. \$1,150,000

D. \$775,000

Median Sale Price and Rent by Location

Figure 8. Median Sale Price by Location, Non-Resort Areas, 2015-2023



Source: MLS, Economic & Planning Systems

The data says...

- Median sale price increased 125% 2015-2023
- Median rent increased 90% 2015-2022

The data *means*...

- Middle-income earners are locked out long term

Table 29. Median Rent by Location, 2010-2022


Description	2010	2015	2022
Eagle County	\$1,225	\$1,272	\$1,868
Vail	1,266	1,249	1,625
Minturn	1,259	1,148	2,181
Red Cliff	1,297	1,550	1,800
Avon	1,231	1,122	1,731
Edwards	1,346	1,343	1,870
Eagle	1,058	1,478	1,612
Gypsum	1,229	1,201	1,741

Source: U.S. Census Bureau, Economic & Planning Systems

Minturn has the _____ affordability gap in Eagle County (excluding resort areas).

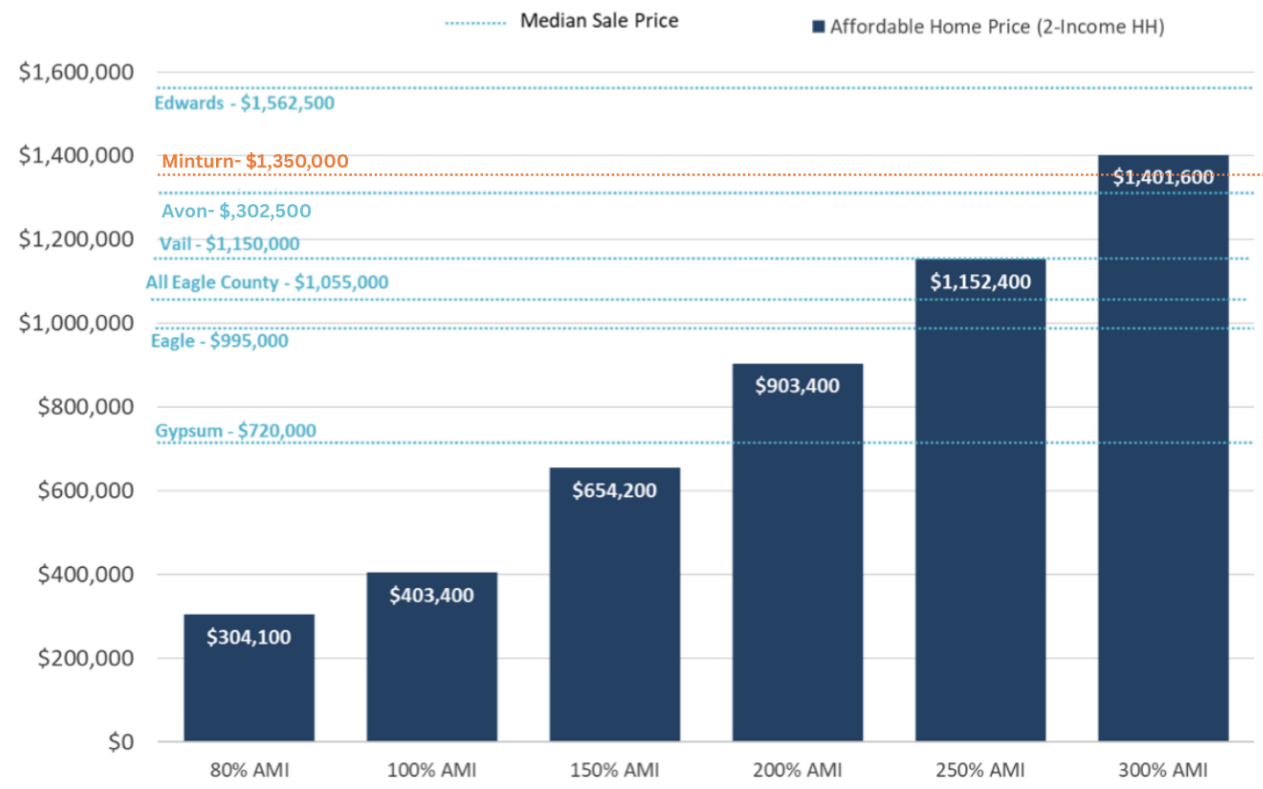
- A. Lowest
- B. Second-Lowest
- C. Average
- D. Second-Highest
- E. Highest

Minturn has the _____ affordability gap in Eagle County (excluding resort areas).

- A. Lowest
- B. Second-Lowest
- C. Average
- D. Second-Highest
- E. Highest

Affordability Gap Between Income and Home Sales

Figure 19. Affordability Gap by AMI and Community, Non-Resort Areas, 2023



The data says...

- A 2 person HH must make nearly 300% AMI (\$296,661/yr) in Eagle County to buy a home in Minturn

The data means...

- There is a ~\$950K gap for Minturn median income earners to buy a home in Minturn

Consider...

What aspects of Minturn's identity do we want to carry into the future?

What about the current data worries or surprises you?

What have we done so far?



Why hasn't more housing been built?



What are other towns doing?

Table 45. Summary of Current County and Town Housing Resources

Program	Eagle County	Vail	Minturn	Avon	Eagle	Gypsum
Deed Restriction Programs Includes buy-downs and deed restriction incentive programs, either at time of sale or for existing owners	X	X		X	X	
Inclusionary Housing Policies Includes inclusionary housing ordinances, set-aside requirements, and affordability incentives	X	X	X	X	X	
Down Payment Assistance Includes grants, loans, or deed restriction incentives or contributions to down payment assistance programs	X	X		X	X	X
Employee Housing Programs Includes deed-restricted units and down payment assistance specifically for town	X	X		X	X	
Habitat for Humanity Communities with current or planned Habitat for Humanity developments	X	X			X	X
Rental Assistance Includes grants and loans for first/last month rent and security deposit	X					
ADU Incentives Includes loans, grants, and fee waivers for ADU construction for local housing	X					X
Fee waivers and reductions Includes utility fees, permitting fees, and other development costs		X		X		X

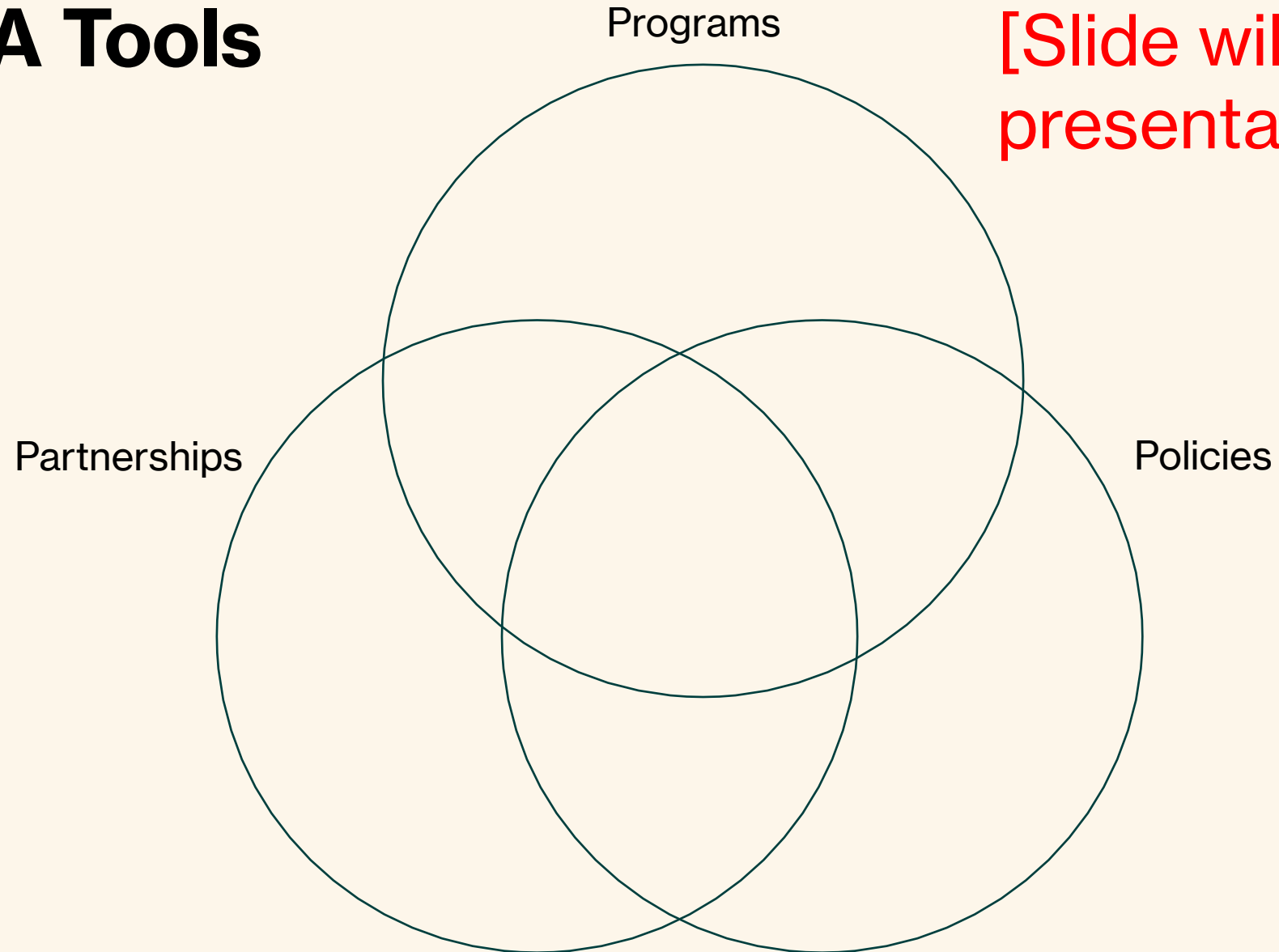
Source: Valley Home Store; Economic & Planning Systems

RHA Opportunities

[Slide will change prior to presentation]

- Partnerships
 - Participate in existing valley-wide programs for buy downs and/or down payment assistance in return for deed restricted units
 - Resident Occupied Restricted
 - Income Restricted
 - Appreciation Cap Restricted
- Programs
 - Develop a rehab, weatherization, and hardening grant program for historic Minturn homes
- Policy
 - Access to best practices to inform policy decisions

RHA Tools



[Slide will change prior to presentation]

Considerations for Moving Forward

- What questions do you have?
- If Minturn were to opt into the RHA, what should be the town's priorities?
 - I.e) we want to focus on enforcing deed restrictions, want to prioritize rehabbing old homes, want to stay informed on latest housing best practices
- What do we NOT want to happen?
 - I.e) we do NOT want to over develop sensitive wildlife habitats, we do NOT want high-density high-rise commercial developments

Works Cited// Optional Further Reading

- 2023 Community Plan
- 2019 Housing Action Plan
- 2025 Housing Needs Assessment
- Census

TOWN MANAGER'S REPORT

May 2026



Town of
Minturn

Town Manager's Report



Top Updates

Minturn Community Garden Improvements

- Staff received notification last week that the town was not awarded an AARP Community Challenge Grant. Staff will explore other options to allocate resources towards improvement of the public space.
- Staff are working with the Community Garden to install an automated drip irrigation system for planter boxes to reduce water consumption.
- Staff are also working on acquiring new outdoor furniture for the garden including benches and tables.

Main Street Sidewalks Phase IIb and III

- Staff are seeking Council approval to submit a grant application to the Federal Highway Administration's **Safe Streets and Roads for All Implementation Grant Program** for final design and construction of remaining Main Street sidewalk improvements. The project would complete the unfinished portion of Phase II and advance the preliminary designed Phase III sidewalk extension south toward the Minturn Boneyard property.
- Resident feedback received through the RTAP project, the Minturn Community Survey, and ongoing public comments continues to identify Main Street sidewalk connectivity as a priority. Staff will continue pursuing funding opportunities to support design and construction of missing sidewalk segments along Main Street.

Cemetery Road & Bridge

- **Grant Opportunity:** Staff are evaluating the Federal Lands Access Program through the Federal Highway Administration as a potential funding source for Cemetery Road and bridge improvements. The program supports local road and bridge projects that improve access to federal lands and may be a good fit for rehabilitating the bridge and reconstructing Cemetery Road from U.S. Highway 24 to the U.S. Forest Service gate below the Bike Park. Staff will continue reviewing eligibility, match requirements, and application timing.

Capital Projects

New Water Treatment Plant (WTP)

- **Design/Review:** Design review with CDPHE is still pending. Local building and zoning review is nearly complete. Local design review will occur at the June 10 Planning Commission meeting and the June 17 Town Council meeting.
- **Construction Contract:** The contract for construction of the plant with JHL Constructors has been finalized and signed.
- **Construction Administration Contract:** The town is still waiting for the contract with HDR and Swiftwater Solutions for construction administration to be returned with requested edits from the last council meeting.

Town Manager's Report



- **Construction Timeline:** Initial staging and mobilization by JHL Constructors for the project will start the third week of June.

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 **VVMTA** with Town support.
- **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:** The Town Council approved a resolution authorizing negotiation and execution of a contract with Erik Harren for the project. The contract has been finalized and signed. Construction will begin May 18.

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:** Construction will begin on May 26.

Main Street 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 has started and will continue for several weeks.

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**.

Town Manager's Report



- **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.
- **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.

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

Eagle Park Restrooms

- **Status:** Staff are evaluating options for replacing the decorative exterior wood on the Eagle Park restrooms, which has experienced significant deterioration and rot.
- **Replacement Options:** Staff are working with the original restroom manufacturer to identify potential replacement materials that are more durable and better suited for long-term exterior use.
- **Year-Round Use:** Staff are also evaluating the feasibility of heating the restroom structures during cold weather so the facilities can potentially remain operational year-round.

Highlands Parcels

- **Background:** The Town acquired approximately **55 acres** west of **U.S. Highway 24** through a settlement with the former Battle Mountain developer.

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- **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 regarding the process for Town management and operation of the range. The Town previously submitted a Colorado Parks and Wildlife Shooting Range Development Grant application for Phase 1 improvements focused on access, safety, site organization, and basic range management infrastructure. This week, staff received notice that CPW is inviting the Town to formally present its grant request during the last week of May.
- **Next Steps:** Staff are preparing for the CPW grant presentation and are continuing to work with the U.S. Forest Service on 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

The Planning Commission has finished their review of Article 3: Subdivision and Development standards as well as some lingering use standards that took a little longer to draft. Staff are in the process of drafting Article 1: General Provisions and hope to have that in front of the Planning Commission for review at the first meeting in June.

Minturn Impact Fee Study

- **Background:** Staff issued an RFP in November 2025 for a comprehensive impact fee study.
- **Status:** Staff are putting the impact fee study on pause to conduct a limited asset inventory and capital improvement planning process. This step is necessary to gather additional data on Town assets and capital needs before proceeding with the study.
- **Next Steps:** Staff will coordinate with BBC Research & Consulting on the revised project timeline and will return to Council with additional information as the inventory and CIP work progresses.

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**.

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- **Current Work:** Staff are developing a **Minturn-specific framework** for potential participation in a future regional housing authority. Staff will be presenting this to the Planning Commission on May 27 and Town Council on June 17.

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.
- **License Issued:** Licenses have been issued to both Little Blue Bakery and Nomadic Roots Sauna. Staff will provide updates to Council as to how the program performs this summer.

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 (May 4 to May 10)

- **Operations:** Staff completed daily Water Treatment Plant operations, routine trash and dog waste station servicing, utility locates, monthly “No Water Read” reviews, and general Public Works shop organization. Staff also picked up and later returned the rental Water Truck due to water restrictions and began seasonal street sweeping operations throughout Town.
- **Seasonal Maintenance:** Staff performed snow removal at Town Hall, Not A Park, the 100 Block, Cemetery Bridge, and Bellm Bridge. Staff also completed debris, dirt, and trash removal from the Little Beach Playground area and continued cleanup related to soil stripping operations.
- **Repairs and Improvements:** Staff responded to a broken water line in the Water Treatment Plant Pump Room, removed standing water, shut down the affected pump, and

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coordinated replacement parts for repair. Staff continued monitoring high water usage at 225 Pine Street, cleared garage space to store the Water Truck and Street Sweeper indoors, and relocated the historic mining bell to the Town Shop for temporary storage.

- **Project Coordination:** Public Works coordinated with HDR, Mears Group, Intermountain Engineering, Ferguson/GJ Pipe, Core & Main, and project contractors on the Sidewalk Extension Project, Little Beach Playground water line relocation, Taylor Street Project, Belden Place Project, and 532 Main Street Project. Staff also addressed construction-related dirt and debris tracking onto Highway 24 and coordinated water meter needs for ongoing construction activities.
- **Equipment and Supplies:** Staff performed preventative maintenance on loaders, the mini excavator, and skid steer; replaced damaged components on the mini excavator; obtained an acetylene bottle for mobile torch operations; and upgraded the Water Truck washout connection from a 1½-inch to a 2½-inch coupler and cap.
- **Safety:** Public Works staff attended Emergency Management Training at Town Hall in place of the weekly safety meeting. Training covered low water conditions, wildfire risk, evacuation preparedness, emergency communications, PPE, traffic control, equipment readiness, and Public Works' role during emergency response situations. No incidents or injuries were reported during the reporting period.

Weekly Report Photos (May 4 to May 10)

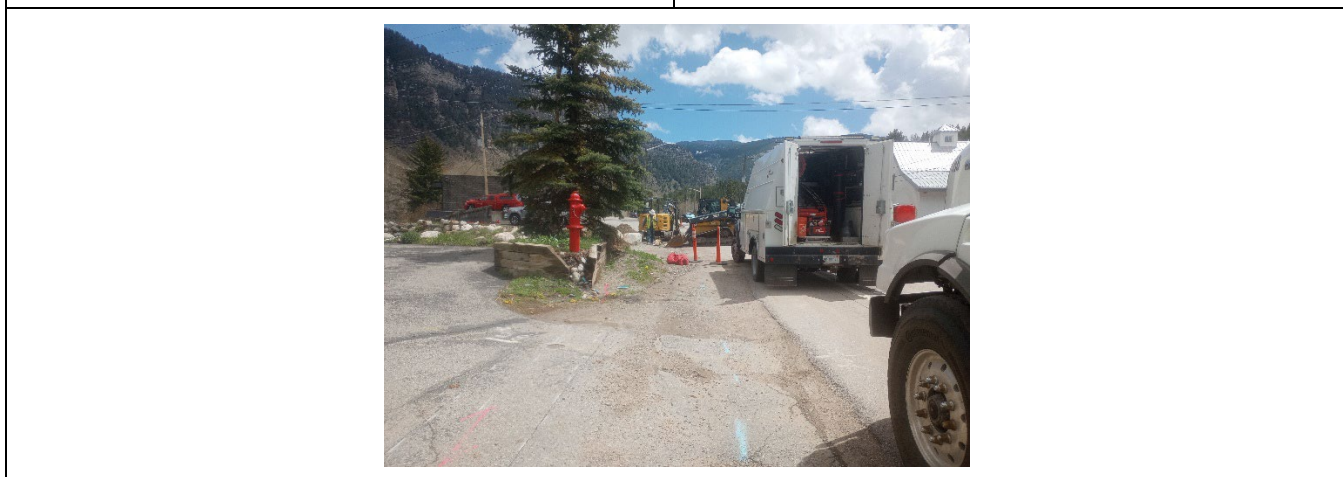
1. Street Sweeping Operations



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2. Main Street Gas Line Relocation



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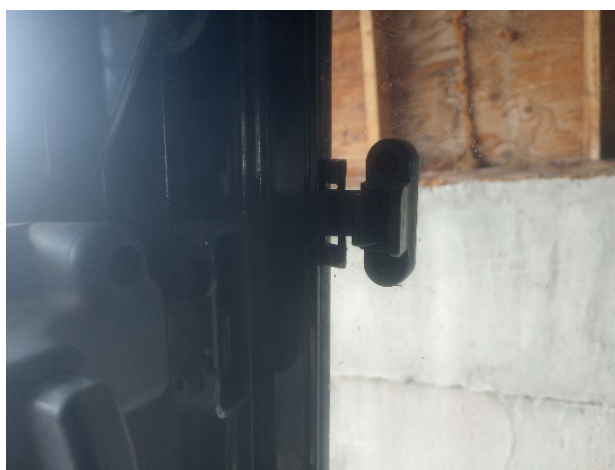


3. Hydrovac Operations



4. Mini-Excavator Repair & Maintenance

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6. Contractor Damaged Storm Drain

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