# Agenda

## Town Council Regular Meeting | 5:30 PM

**Wednesday, June 17, 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/87545730494

**Zoom Call-In Information:** 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 875 4573 0494

**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 Jay Brunvand, Town Clerk, 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 Consent Agenda**
   Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.

   **A.** 06-03-2026 Minutes

   **B.** 491 Main Street - Changes to Approved Plans

   **C.** Liquor License - Modification of Premises - Rocky Mountain Taco LLC, 291 Main St. (Chris McGinnis, Owner/Manager)

   **D.** Liquor License - Annual Renewal of a Hotel / Restaurant License - The Daily Grind dba Vail Mountain Coffee & Tea, 23698 US Hwy 24 (Craig Arseneau, Owner/Manager)

**E.** Resolution No. 32 - Series 2026, A Resolution Reappointing DDA Board Members

**4. Approval of Regular Agenda**
Opportunity for amendment or deletions to the agenda.

**5. Declaration of Conflicts of Interest**

**6. Public Comment**
Citizens are invited to comment on any item on the Consent Agenda, or not on the regular Agenda subject to a public hearing. Please limit your comments to five minutes per person unless arrangements have been made for a presentation with the Town Clerk. Those who are speaking are requested to state their name and address for the record.

**A.** Public Comments Received Regarding Recent Xcel Power Outages

**7. Council and Committee Reports**

**8. Staff Reports**

**A.** Manager's Report to Follow

**9. 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.** 2026 Community Survey Results (Magellan Strategies)

**10. Business Items**
Items and/or Public Hearings listed under Business Items may be old or new and may require review or action by the Council.

**A.** 1931 Highway 24 - New Structure Housing Water Treatment Plant

**B.** Ordinance No. 06 - Series 2026 (First Reading), An Ordinance Authorizing a Revocable Encroachment License Agreement for 93 Nelson Avenue

**C.** Resolution No. 23-2026 - A Resolution Authorizing a Construction Administration Contract with HDR

**D.** Ordinance No. 05 - Series 2026 (Second Reading), An Ordinance to Allow for the Collection of a Convenience Fee on Payments Subject to Processing Fees & the Collection of Dishonored Payment Fees & Penalties.

**11. Discussion / Direction Items**

**A.** Minturn Housing Strategy

**B.** LBP Playground - Design Proposals (Materials to Follow)

**12. Future Agenda Items**

**A.** Future Meeting Topics

**13. Executive Session**

**A.** For discussion of a personnel matter under CRS Section 24-6-402 (4)(f) and not involving: any specific employees who have requested discussion of the matter in open session; any member of this body or any elected official; the appointment of any

person to fill an office of this body or of an elected official; or personnel policies that do not require the discussion of matters personal to particular employees. – Town Administrator review.

**14. Adjourn**

**Information Only Items**
Upcoming Council Meetings: 7/1, 7/15, 8/5. Upcoming Special Events: Minturn Market season kicks off on June 20, the Minturn Summer Concert Series kicks off on June 25. Independence Day Celebration July 2nd (no First Friday in July due to the holiday).

**Official Minutes**

**Town Council Regular Meeting | 5:30 PM**

**Wednesday, June 3, 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/87645700256

**Zoom Call-In Information:** 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 876 4570 0256

**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 Jay Brunvand, Town Clerk, prior to the meeting and will be included as part of the record.

1. **Call to Order**

   Mayor Eric Gotthelf called the meeting to order at 5:30pm.

2. **Roll Call and Pledge of Allegiance**

   Council present: Mayor Eric Gotthelf, and Town Council Members Gusty Kanakis, Lynn Feiger, Spence Neubauer, Tom Priest, MacKenzie Hanna. Kate Schifani was excused absent.

   Staff Members Present: Town Manager Rob Gutierrez (Zoom), Town Clerk Jay Brunvand, Town Attorney Mike Sawyer, Town Engineer Jeff Spanel (Zoom), Deputy Clerk Cindy Krieg (Zoom).

3. **Approval of Consent Agenda**
   Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.

   **A.** 05-20-2026 Minutes

Motion by Gusty K., second by Spence N., to approve the June 3, 2026 Consent Agenda as presented. Motion passed 6-0.

**4. Approval of Regular Agenda**
Opportunity for amendment or deletions to the agenda.

Motion by Gusty K., second by Tom P., to approve the June 3, 2026 Regular Agenda as presented. Motion passed 6-0.

**5. Declaration of Conflicts of Interest**

**6. Public Comment**
Citizens are invited to comment on any item on the Consent Agenda, or not on the regular Agenda subject to a public hearing. Please limit your comments to five minutes per person unless arrangements have been made for a presentation with the Town Clerk. Those who are speaking are requested to state their name and address for the record.

Andie Noakes, Eagle, CO

Ms. Noakes is a candidate for Eagle County Assessor, and spent a few minutes introducing herself and her background. Her information can be found at https://www.andienoakes.com/.

**7. Council and Committee Reports**

Spence N: Attended the CORE Transit IT committee meeting. They are currently drafting an AI policy. Spence recommended that we draft one, especially given some new legislation (SB26-189) effective Jan 1.

Gusty K. reminded everyone about Town Cleanup Day on June 13th, and First Friday this Friday 6/5 (along with the GoPro Mountain Games this weekend).

**8. Staff Reports**

**A.** Manager's Reports

**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 continue to collect and track speed data in the Pine/Boulder area to better understand traffic patterns and determine whether additional traffic-calming measures are warranted.
- Staff are planning to bring this issue to Town Council for further discussion at the May 20 meeting.

**Other Updates**

**Safe Streets for All Safety Action Plan**

- **Background:** In 2024, the Town participated in the federal Safe Streets and Roads for All program, which funded preparation of a Safe Streets for All Safety Action Plan. The

plan was prepared with assistance from Stolfus Engineering and was adopted by Town Council in early 2025.

- **Grant Reimbursement:** Although the work was completed, the Town had not previously requested or received reimbursement from the Federal Highway Administration for the grant-funded work. Over the past nine months, the Town Clerk-Treasurer and Town Manager have been working to complete the reimbursement process.
- **Status:** Staff received approval last week for reimbursement of the full **$80,000 grant award** owed to the Town.

**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.
- **Construction Contractor Selection:** The construction bid process closed on April 3. The Town received three bids: JHL Constructors – $12,547,730; Native Sun – $12,868,335; and RN Civil – $13,673,335. After review by HDR, Council selected JHL Constructors, LLC at the April 15 meeting as the contractor for the New Water Treatment Plant project.
- **Construction Contract:** Staff are working with the Town Attorney and JHL Constructors to negotiate and finalize the construction contract, including legal review, financing-related conditions, bonding, insurance, and other required contract documents.
- **Construction Administration:** Staff have been working with HDR to negotiate a construction administration contract for the project. HDR's proposal includes engineering services during construction, review of submittals and RFIs, change order support, record drawings, weekly construction meetings, construction observation, startup and commissioning support, and PLC/HMI programming for plant controls and remote operation. HDR's subconsultant, Swiftwater Solutions, would provide resident project representative and commissioning services, including field observation, progress reporting, pay application review, startup coordination, and support from a licensed Class A water treatment operator.
- **Construction Administration Cost Negotiation:** Staff have been negotiating with HDR to reduce the overall cost of the construction administration contract. HDR's earlier proposal totaled approximately **$1,114,161** and included full-time construction observation by Swiftwater Solutions. The revised scope totals approximately **$923,274**, a reduction of about **$190,887**, and shifts SWS field observation from full-time to part-time observation at three days per week while maintaining startup, commissioning, PLC/HMI programming, submittal/RFI review, change order support, and project closeout services. Staff will bring this item forward for further discussion at the May 6 Council meeting.
- **Financing:** The Town has closed on financing with Alpine Bank for the New Water Treatment Plant project. The financing structure includes a 24-month construction draw period, an initial 5.0% fixed rate, and repayment secured by net water enterprise revenues. 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 **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:** Work is underway on this project.

**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 has begun. Concrete work will start on June 3rd, and paving should begin the week of June 22nd, if not sooner. The goal is to have paving complete prior to the July 4th holiday.

**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.

- **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:**

- **Watering:** The Town has purchased a drip system to allow for efficient watering during water restrictions. This is in the process of being implemented.

**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.
- **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.
- **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:** 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**.
- **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.
- **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 Department**

**1. Overview of Weekly Operations**

During this reporting period, the Public Works Department successfully completed all scheduled operational responsibilities. Primary activities included utility locates, daily operations at the Water Treatment Plant, equipment maintenance, and routine servicing of trash and dog waste stations throughout town.

The department also conducted its weekly safety meeting, which focused on lawnmower safety procedures. Staff reviewed the importance of maintaining situational awareness, identifying potential hazards while mowing, and inspecting work areas in advance for obstructions such as Colorado 811 locate wire stakes, rocks, toys, irrigation components, debris, or other hazards.

Preventative safety practices discussed included:

- Wearing proper PPE, including safety glasses, steel-toe boots, gloves, and hearing protection
- Remaining aware of vehicles, pedestrians, buildings, and surrounding property that could be impacted by debris while operating weed trimmers, blowers, or lawnmowers
- Never reach into the blade area of lawnmowers with hands or feet to remove debris or obstructions
- Exercising caution when refueling lawnmowers, weed trimmers, and blowers, as hot motors and exhaust systems may create fire hazards

---

**2. Completed Public Works Activities**

**Daily and Routine Operations**

- Serviced trash and dog waste stations on Monday, Wednesday, and Friday
- Conducted the weekly safety meeting focused on lawnmower safety
- Performed storm drain cleaning operations on the north side of Main Street from the 100 Block to Cemetery Bridge and Eagle Street
- Removed wooden picnic tables from winter storage and distributed them throughout town in accordance with the placement list provided by Cindy for bike racks and picnic tables
- Installed seasonal water meters at:
    - Bike Park – two water meters (one 2-inch non-potable meter and one 1-inch potable meter)
    - Lease Lots
    - United Concrete
    - Little Beach 2-inch potable meter
    - Not A Park

- Removed and stored seasonal “No Trail Closure” signs in the summer storage area
- Replaced the doorknob in the Sheriff’s Office
- Distributed door hangers on Taylor Street to notify residents of upcoming construction scheduled to begin Tuesday, May 26
- Relocated the Variable Message Board to the south side of town to notify travelers of construction activity on Highway 24 related to the Sidewalk Extension Project
- Installed warning signs on both the Minturn Road Bridge and Bellm Bridge to notify rafters and kayakers of hazards associated with the Minturn Road Bridge removal project
- Briefly activated the curb stop at 36 Abby Way, the 12-unit Belden Place complex, for fire suppression system testing before shutting the service back off
- Mounted MXUs, programmed equipment, and activated curb stops at the Minturn North Project locations:
    - 31 Miles End Lane
    - 176 Miles End Lane
    - 186 Miles End Lane

      Documentation was completed and submitted to Muni Billing and UERSD
- Conducted manual water meter reads at 1014 and 1015 Two Elk/Cross Creek to verify accurate water usage readings
- Cleaned and organized the Public Works Shop

---

**3. Infrastructure Repairs and Improvements**

- During daily Colorado 811 locate requests associated with the gas main relocation project, Public Works identified a damaged curb stop in front of 1010 Main Street. The issue was discussed with the project superintendent, who confirmed that Mears Group will complete repairs next Tuesday.
- Continued monitoring elevated water usage at 225 Pine Street through weekly inspections to determine whether excessive consumption persists. Monitoring efforts will continue through the end of the month.
- Exposed the existing 2-inch water line and excavated the new relocated trench at the Little Beach Playground area
- Installed the relocated 2-inch water line, including an additional 15 feet of 2-inch Pure Core pipe and couplers. Public Works also completed trench exposure to the Little Beach Amphitheater for installation of a 4-inch conduit system, including pull boxes every 50 feet along the 200-linear-foot project, which is scheduled for next week
- Activated water service at Little Beach for United Concrete, Lease Lots, and the Bike Park. A leaking backflow preventer was identified, and a certified backflow technician is scheduled to complete repairs next Tuesday, including repairs at the Not a Park water meter. Public Works anticipates the water system will be fully operational following the Memorial Day weekend
- Constructed and built up the berm at the upper Little Beach parking lot to screen the portable restrooms and dumpster scheduled for delivery next week. This effort was completed to improve aesthetics and discourage unauthorized public or commercial dumping

---

**4. Collaborative Projects**

- Coordinated with Jeff from Intermountain Engineering to stake the Little Beach Playground area and establish final grade elevations for the project. Removal of the large monument rock within the playground area is scheduled for next week

- Met with George, Superintendent of Mears Group, regarding the damaged curb stop at 1010 Main Street. George confirmed repairs will be completed next Tuesday
- Coordinated with Sam at the Bike Park to provide water access via fire hydrant while the permanent water system remains offline. A total of 450 gallons of water were transferred into a storage trailer tank for transport to the Bike Park
- Coordinated with Anne at Ceres Landscaping to provide water access through a fire hydrant while irrigation service remains inactive. A total of 475 gallons of water were supplied into a portable tank
- Coordinated with Mears Group to provide water access for their Hydrovac truck, which filled A total of 3,500 gallons of water
- Coordinated with Schofield Excavation regarding water access at the Taylor Street project site in preparation for milling operations scheduled to begin next week
- Conducted the monthly Teams meeting with Carmen and Garrett from UERSD and Jay to discuss ongoing water-related concerns affecting homes and businesses throughout town. Public Works will continue investigation efforts next week to address unresolved issues
- Coordinated with a Colorado 811 representative to conduct Colorado 811 Response/Exactix training at the Public Works Shop to reinforce industry standards and safety compliance practices
- Continued monitoring and supporting activities related to the Sidewalk Extension Project and gas line reconnection work at Norman Avenue, including inspections, documentation, verification of gas line depth, flow-fill installation, and asphalt patch restoration
- Responded on Saturday to a reported leak at the Not a Park water meter. Upon inspection, Public Works determined that the 1-inch water line had separated from the coupler. Water service was shut off at the curb stop, and inventory was checked for replacement parts. Although 1-inch Pure Core line was available, the required stiffeners and coupler were not in stock. Replacement parts will be obtained next week so repairs can be completed and water service restored

---

**5. PW UPDATE FOR THE WEEK OF JUNE 1ST:**

- **Crack sealing and sealcoat project will be happening June 4th through June 11th . Door hanger notices are being distributed to alert residents.**
- **Taylor Ave. concrete work to begin June 3rd. Door hanger notices were also distributed for this.**

**9. 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.** Updates from Eagle County Clerk & Recorder

Becky Close, Eagle County Clerk & Recorder, provided some County updates:

- The new Eagle County Commons building is officially open at 410 Miller Ranch Road in Edwards, and this facility is now the permanent home of Eagle County election operations, as well as the new home of the DMV, which is officially relocated from Avon to Edwards. Staff are fully moved in and prepared to administer the two major elections this year, the primary coming up quickly here on Tuesday, June 30th and the general election Tuesday, November 3rd. Military and overseas ballots are already out in the world and regular mail ballots will hit the mail on Monday, so be on the lookout for those.

- To ensure a smooth delivery, it is suggested that everyone take a quick moment to visit GoVoteColorado.gov to ensure their registration is up to date, including their affiliation.
- And their mailing address because in an open primary state, it's a little bit different.
- Our unaffiliated voters will receive a ballot or a ballot packet containing each major party ballot, and it's very important for them to only vote and return one. Otherwise, neither will count.
- The unity and libertarian parties are also hosting a primary, and if you're affiliated with one of those parties, you'll also receive their ballots.
- Ms. Close also disclosed that she will be on the November ballot (and explained that process) as she was appointed to her position in 2025 when Regina O'Brien became the Deputy County Manager.

**B.** Xcel Energy - General Update Presentation (Presentation included)

Blair McGary, Area Manager for Xcel Energy (for Eagle, Summit, Lake & Grant Counties)

Ms. McGary shared information regarding Xcel's wildfire mitigation efforts that are taking place in Colorado this year. She shared a map of the different Tiers of risk throughout the state (Tiers 1 – 3). Minturn is in tiers 2 & 3.

Ms. McGary shared information regarding their efforts such as:

- Distribution pole replacement (8337 poles replaced)
- 18,740 distribution pôles inspected
- 345 priority repairs on transmission equipment
- 18 – substation protection relays installed
- 2382 miles of transmission line inspected
- 108% completion rate of planned vegetation management

She also shared information regarding both EPSS (Enhanced Powerline Safety Settings) and PSPS (Public Safety Power Shutoffs), and Xcel's efforts to improve communication about these events.

When EPPS is activated, power lines are more sensitive and can quickly stop the flow of energy if an issue is detected, like a tree branch or other object touching the line. When that occurs, the power will remain off until our crews can inspect the line to make sure it's safe to turn it back on. It is intended to enhance public safety during heightened risk conditions, but it means power outages are likely to occur more frequently, and if they do, are likely to last longer because crews need to patrol the line before restoring power. EPPS is used in risk zones identified by the CO State Forest Service and risk probability models considering factors like weather, housing density, terrain, miles of overhead lines.

PSPS is a risk reduction strategy in which we temporarily turn off electricity to customers in targeted areas during extreme or critical wildfire risk conditions. Proactively shutting off the power is not a step taken lightly. Xcel works closely with customers and communities to help them prepare and connect them with available resources. EPSS and PSPS are only used when weather conditions, including the temperature, wind speed, relative humidity and available fuel sources, indicate an elevated or extreme risk for wildfire.

PSPS is a tool of last resort. When deciding whether to implement a PSPS, three factors are considered: wind speed, relative humidity, and fuel/vegetation moisture. PSPS is only considered when all three factors indicate extreme wildfire risk in specific areas.

Lastly, Ms. McGary discussed storm restoration, asset protection, and also discussed power outages due to high wind and damaged poles.

**10. Business Items**

Items and/or Public Hearings listed under Business Items may be old or new and may require review or action by the Council.

**A.** Ordinance 05 - Series 2026 (First Reading), An Ordinance to Allow for the Collection of a Convenience Fee on Payments Subject to Processing Fees & the Collection of Dishonored Payment Fees and Penalties.

Mike S: A couple of recent events, including some legislature recently passed, led the town to review the Town's code provisions related to charges that the town imposes on service users. The legislature recently passed some amendments related to recovery of what are called convenience fees.

This will now establish a unified provision establishment fee schedule, and will match state legislature. It also addresses non-payment, late fees, and returned / insufficient funds, as well as collection fees. These recovery fees were already in the code, but had a sort of shotgun approach. This update will streamline the fees and the way they are structured.

The proposed ordinance authorizes the Town of Minturn to (1) assess a convenience fee for non-cash payments to offset transaction fees charged to the Town, and (2) recover fees and associated costs related to returned (i.e. dishonored) checks, bank drafts, and orders for payment. The ordinance is intended to allow the Town to recoup expenses imposed by third-party payment processors and financial institutions, while ensuring that returned check and dishonored payment fees and associated costs may be recovered as permitted by law.

Public Comment Opened. No Public Comment.
Public Comment Closed.

Motion by Tom P., second by Lynn F., to approve Ordinance 05 - Series 2026 (First Reading), An Ordinance to Allow for the Collection of a Convenience Fee on Payments Subject to Processing Fees & the Collection of Dishonored Payment Fees and Penalties. Motion passed 6-0.

**B.** Resolution No. 31 - Series 2026, A Resolution Authorizing a Contract with Hallmark, Inc. for the Minturn Road Bridge Repair Contract

A section of an abandoned structure under the Minturn Road bridge has failed and is ready to fall into the Eagle River. This requires immediate attention as this section of the Eagle River is a popular destination for fishing, kayaking and rafting trips.

We contacted Ben Wilson of the US Army Corps of Engineers (ACOE) and the ACOE initiated emergency procedures to authorize Nationwide Permit 3 for a demolition project. The last hurdle is determination if the bridge is a historic structure. The ACOE provided a determination that the project would not affect historic properties to the Colorado State Historic Preservation Officer (SHPO) and the Advisory Council on Historic Preservation (ACHP) and given them until June 3 to provide comments. The ACOE will allow work to start during the comment period. The structure is only the lower portion of the original bridge and has no notable construction or engineering features that would make it a historic structure. We discussed historic registration requirements with the ACOE and Michael Prouty of Alpine Archaeological Consultants, Inc. and if registration becomes a requirement the bridge can be documented after demolition.

Removal of a structure in a navigable waterway requires a specialty contractor. Jeffrey Schneider, PE of the Eagle River Water and Sanitation District (ERWSD) recommended three contractors for the demolition and removal work. We discussed the project and sent each contractor a Request for Proposal.

We received two proposals:
Diggin It River Works - $442,234.80
Hallmark Inc. - $406,489.00

**We had discussions with Hallmark regarding reducing the scope of work to save or postpone some cost.**
1. Closing Minturn Road during the 6-8 week construction period could save $49,500. Access by emergency vehicles will be maintained during construction.
2. The Town could defer part of the work and address only the immediate safety concern. This would require removing the deteriorated face of the structure along with the dirt and rubble on top of the structure; the concrete arch would remain in place. This alternate would defer approximately $184,000 of the immediate cost.

This option would only address immediate safety concerns, but it will not resolve clearance complaints from users of the river. The arch would have to be removed as a future project. Before proceeding with this alternative, the arch should be inspected by a structural engineer and the ACOE notified of this change. The current permit is for the full scope of work, so if the scope were reduced this would need to be updated.

Both contractors are prepared to mobilize next week.
Town Staff are also looking into emergency funding options, though at this time there is only a remote possibility of financial assistance.

There was significant council discussion regarding potential options, and needing more information before making a final decision:

- Council expressed interest in saving the approximate $184K by leaving the arch if it is deemed currently safe to remain (and could potentially be OK for at least a few years)
- Council expressed interest in lowering the cost by closing the road during working hours (need to clarify if it could be open overnight when work is not being conducted).
    - It was discussed that the Town asked Minturn North to not drive their concrete trucks over Bellm Bridge. If we close Minturn Rd during this project, how would that be handled? Could the “closed” hours be restricted to just part of the day?
- Council and legal also advised that the Town should follow up with both bidders to get those breakdowns of potential cost savings with these options (but to allow both bidders to provide offers for both options)
- It was advised that references from both bidders should be checked
- It was discussed that the Resolution be approved not approving a specific contract, but authorizing Town staff (with guidance from engineering) to negotiate a contract for the lower scope of work (with approval from the structural engineer and ACOE), pending answers to these outstanding questions, and select the best option to move forward.
- The contract would be for the lower cost (lower scope) option, with an option to amend / add to the contract if necessary (if we are forced to remove the arch as well)

It was agreed to approve an amended resolution to enter into “a” contract. It was also discussed that if for any reason these negotiations have to come back to council for further discussion, then a special meeting could be scheduled on Thursday, June 11th.

Motion by Gusty K., second by Lynn F, to approve Amended Resolution No. 31 – Series 2026, A Resolution Authorizing the Town Manager to approve and execute a contract for the Minturn Road Bridge Repair, to proceed with removal of the broken and hanging portions of the former bridge, to remove the debris between the deck of the old bridge and the base of the new bridge, and to have engineering determine if the existing former bridge ends (arch) are safe and can remain in place for now. In the event this limited operation is not sufficient staff will schedule a special meeting on Thursday June 11, 2026 for further discussion. Staff will further evaluate traffic closure on the bridge during the project. Motion passed 6-0.

**Discussion / Direction Items**

**A.** Little Beach Park Playground - Status Update and Preliminary Design

Cindy K. and Rob G. shared a status update on the Little Beach Park playground replacement project. There was a significant amount of site prep work (including the relocation of a water line and removal of existing mulch and soil, as well as relocation of the memorial stone) that needed to happen first, and most of that is now complete. Staff shared some preliminary design concepts with council to get feedback, and the hope is to present final options at the June 17th meeting (to council and the public) before ordering equipment. There are lead times on equipment, so the sooner it's ordered the sooner we'll have a playground. That said, most equipment is at least 6 – 8 weeks out, so it will be late summer / early fall before the playground can be installed.

**B.** Good Governance Training

Town Attorney Mike Sawyer conducted a training on good governance practices. Some of the primary topics included: Council duties, procedures for council action, voting, conduct of meetings, rules of order & parliamentary procedure, conflicts of interest, open meetings / open records, dealing with employees and administrative relations.

**12. Future Agenda Items**

**A.** Future Meeting Topics

**13. Adjourn**

Motion by Spence N., second by Tom P., to adjourn the meeting at 8:43pm.

_____

Eric Gotthelf, Mayor

ATTEST:

_____

Jay Brunvand, Town Clerk

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

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

# Memorandum

Date: June 5, 2026
To: Minturn Planning Commission
From: Madison Harris, Senior Planner
Re: 491 Main Street - Changes to Approved Plans

---

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

**Analysis:**
This is a single family home in the Old Town Character Area Mixed Use Zone District. What is being proposed is to remove the step down in the roof at the rear of the property. Staff has included screenshots from the original and the proposed plans below to illustrate the biggest changes. They are also proposing to change some windows which can be viewed in the attached plan set.

Building height is changing from 25' 8" to 25' 10" at the most restrictive point. Staff believes that the proposal meets the standards laid out in the Minturn Municipal Code just like the original application.

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

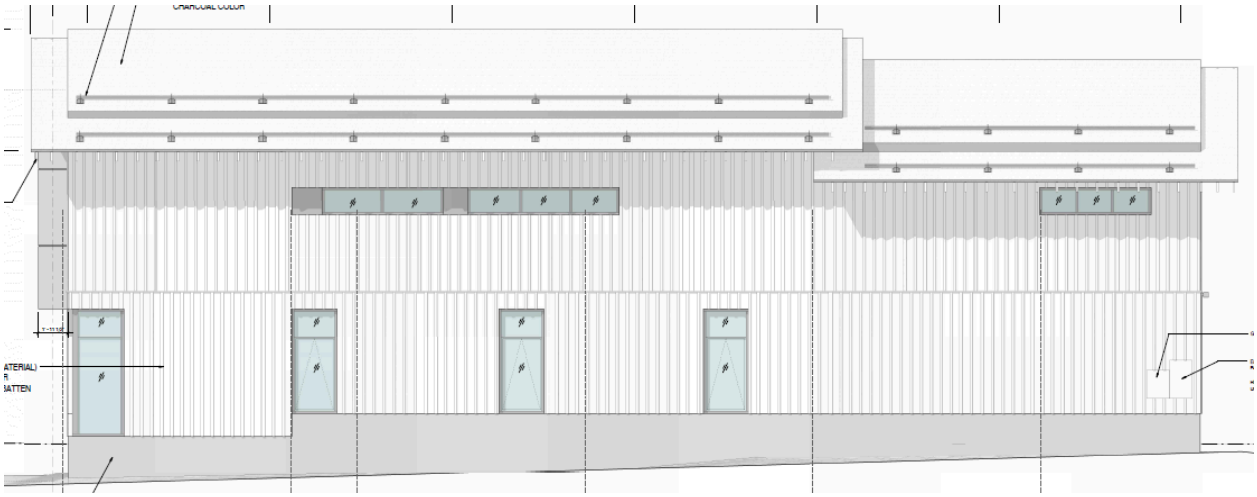


**Figure 1: Original North Side Elevation**



**Figure 2: Original South Side Elevation**

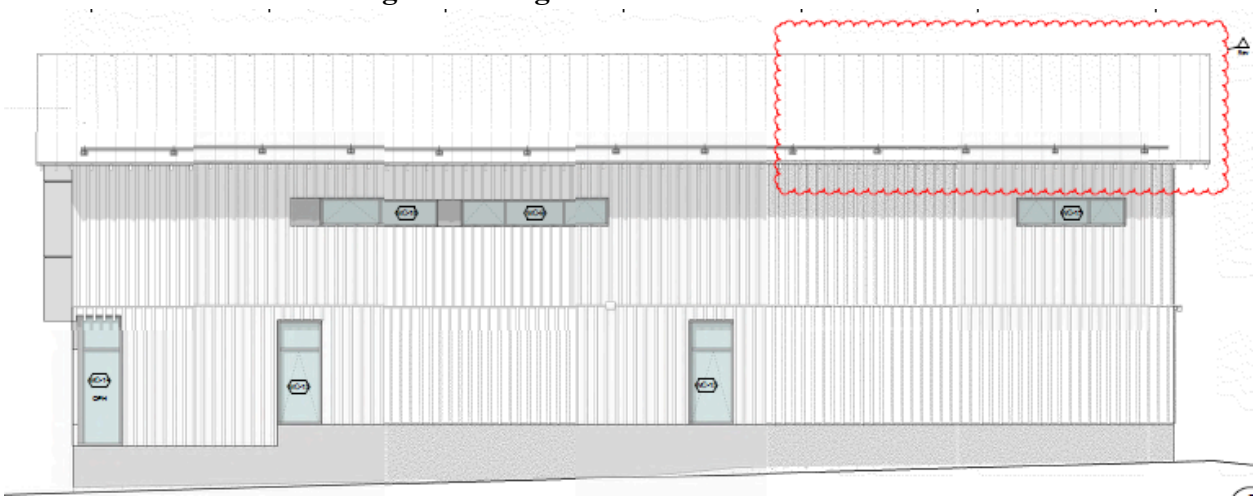


**Figure 3: Proposed North Side Elevation**




**Figure 4: Proposed South Side Elevation**

# Design Review Application

5/18/2026 12:04:29 PM

## Project Information

***Please ensure you are familiar with the Design Review Process Guide & Appendix B.II.A prior to filling out an application.***

### Project Information

**Is this a Minor or Major DRB Project?:** Minor

**Project Name:** Pfeifer

### Street Address

**Address Line 1:** 491 Main St

**Address Line 2:**

**City:** Minturn

**State:** Colorado

**Zip:** 81645

**Zoning:** residential

**Application Request:** change roof line of approved building, permit 26MINSFD-09

## Applicant Information

**Name:** Burke Harrington Construction

### Mailing Address

**Address Line 1:** [redacted]

**Address Line 2:**

**City:** Minturn

**State:** Colorado

**Zip:** 81645

**Phone:** [redacted]

**Email:** [redacted]

**Is the Property Owner different than the Applicant?:** Yes

## Property Owner Information

**Name:** David Pfeifer

### Mailing Address

**Address Line 1:** [redacted]

**Address Line 2:**

**City:** Denver

**State:** Colorado

**Zip:** 80210

**Phone:** [redacted]

**Email:** [redacted]

# Additional Information

### Submittal Requirements (as applicable)

**Lot Size:**

**# of Stories:**

**Type of Residence:**

**Snow Storage (sq ft):**

**# of Bedrooms:**

**Building Footprint (sq ft):**

**# of On-site Parking Spaces:**

**Total Impervious Surfaces (sq ft):**

# Uploads

### Submittal Checklist Requirements (as applicable)

**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.

**Letter of Intent:** Pfeifer letter of intent.doc

**Vicinity Map**

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

- Zoning of Property

**Vicinity Map:**

**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.

**Boundary Survey with a stamp and signature of a licensed surveyor:**

**Site Plan showing Precise Nature of the Proposed Use – To Scale**

- 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
- 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

**Site Plan:**

**Preliminary Building Plans and Elevations**

- Indicates Dimensions
- General Appearance
- Scale
- Interior Plan for the Buildings

**Preliminary Building Plans and Elevations:**

**Elements needed on the Site Plan**

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

**Elements needed on the Site Plan:**

**Architecture Details – Materials Board**

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

**Architecture Details – Materials Board:**

**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.

**Grading and Drainage Plan:**

# Approval Page

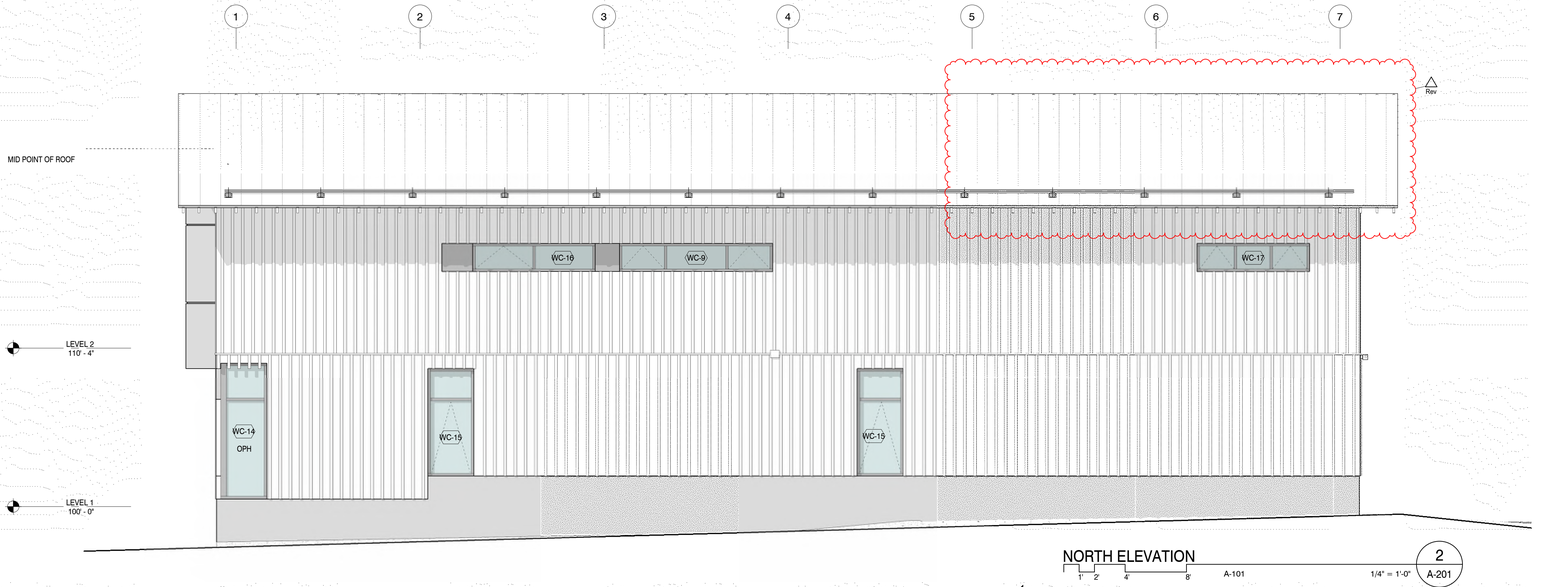
**Comments:**

# Applicant Signature

X I declare under penalty of perjury in the second degree that the statements made in the above application are true and complete to the best of my knowledge.

**Signature:** Burke Harrington

**Date:** 05-19-2026




NORTH ELEVATION

1' 2' 4' 8' A-101 1/4" = 1'-0"

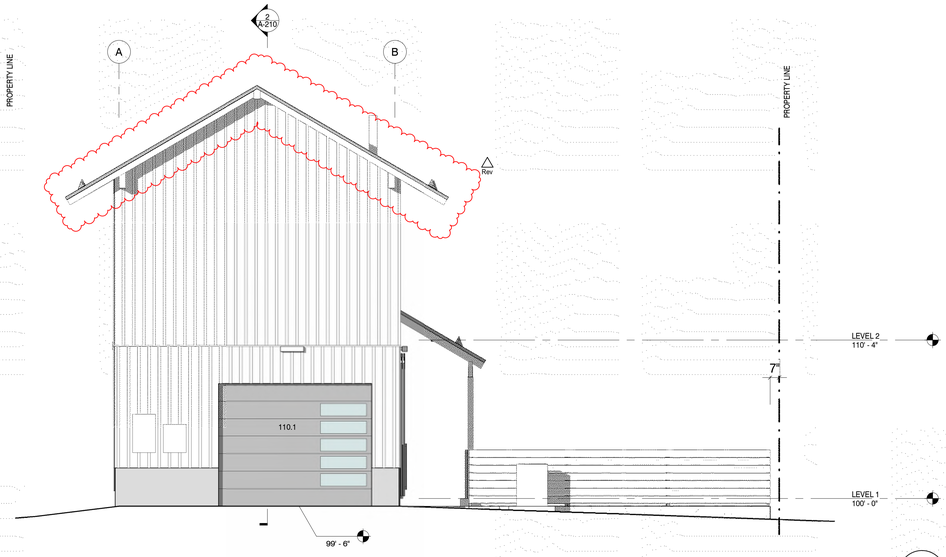
2 A-201




SOUTH ELEVATION

1' 2' 4' 8' A-101 1/4" = 1'-0"

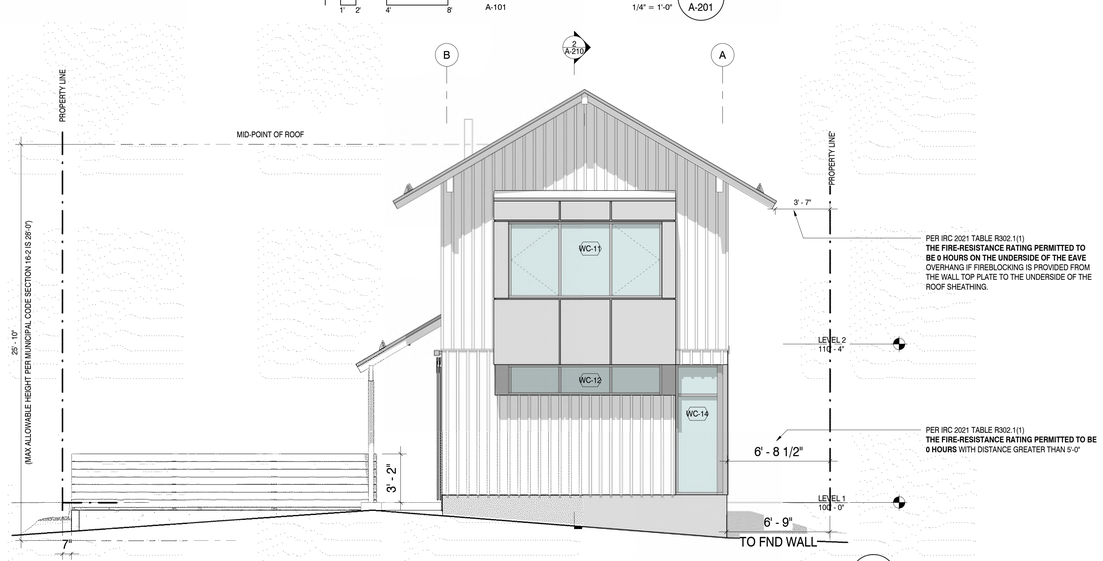
1 A-201




WEST ELEVATION

1' 2' 4' 8' A-101 1/4" = 1'-0"

4 A-201




PER IRC 2021 TABLE R302.1(1)
**THE FIRE-RESISTANCE RATING PERMITTED TO BE 0 HOURS ON THE UNDERSIDE OF THE EAVE** OVERHANG IF FIREBLOCKING IS PROVIDED FROM THE WALL TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING.

PER IRC 2021 TABLE R302.1(1)
**THE FIRE-RESISTANCE RATING PERMITTED TO BE 0 HOURS** WITH DISTANCE GREATER THAN 5'-0"

EAST ELEVATION

1' 2' 4' 8' A-101 1/4" = 1'-0"

3 A-201

**WORK NOTES**

**GENERAL NOTES**

1. RE: A-601 FOR EXTERIOR ROOF AND WALL ASSEMBLIES AND INTERIOR PARTITION TYPES
2. RE: A-501 FOR DOOR SCHEDULE
3. RE: A-503 FOR WINDOW SCHEDULE
4. ALL EXTERIOR EXPOSED STRUCTURAL STEEL TO BE FINISH WITH HIGH PERFORMANCE COATING, EPNT-1

# PFEIFER RESIDENCE

**491 Main St.**
**Minturn CO, 81620**


**DAVID PFEIFER**

491 Main St.
Minturn, CO, 81620
Mobile: 303-204-8468
E-mail: dpfeifer@amdarchitects.com

**Architect**

David Pfeifer, AIA.
720 Franklin St.
Denver, CO, 80218
Telephone: 303-204-8468
E-mail: highstreet574@gmail.com


| Issue | Date |
|---|---|
| PERMIT DRAWINGS | 8 JULY 2025 |
| PERMIT DRAWINGS REV 1 | 23 JULY 2025 |
| CONFORMED CD SET | 15 APRIL 2026 |
| Rev | 22 MAY 2026 |

| | |
|---|---|
| Project Number: | Minturn CO, 81620 |
| Drawn By: | SH |
| Reviewed By: | SH |
| Approved By: | DP |

**EXTERIOR ELEVATIONS - OVERALL**

# A-201

Rev 22 MAY 2026

5/22/2026 1:55:48 PM



Rev

WORK NOTES

GENERAL NOTES

1. RE: A-601 FOR EXTERIOR ROOF AND WALL ASSEMBLIES AND INTERIOR PARTITION TYPES
2. RE: A-501 FOR DOOR SCHEDULE
3. RE: A-503 FOR WINDOW SCHEDULE
4. ALL EXTERIOR EXPOSED STRUCTURAL STEEL TO BE FINISH WITH HIGH PERFORMANCE COATING, EPNT-1


**PFEIFER RESIDENCE**

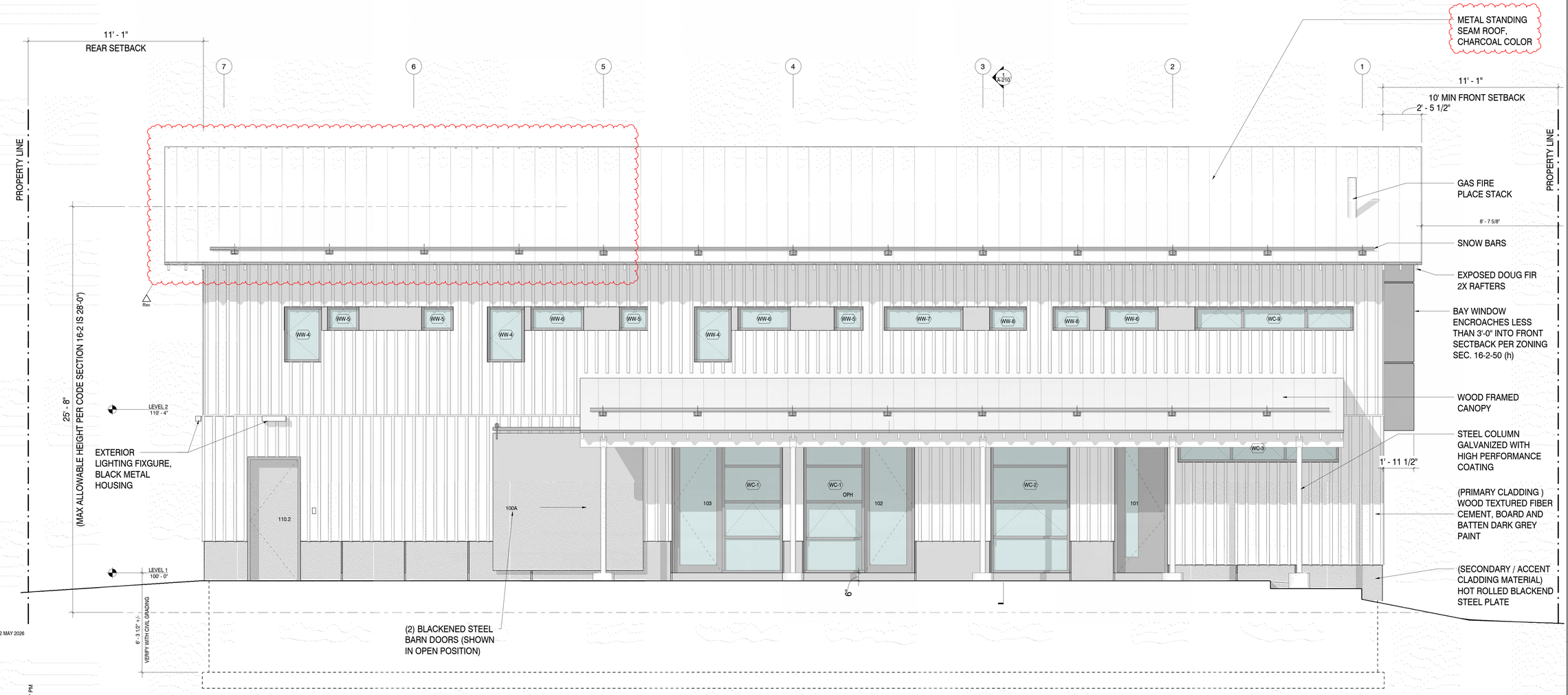
**491 Main St.**
**Minturn CO, 81620**

**DAVID PFEIFER**

491 Main St.
Minturn, CO, 81620
Mobile: 303-204-8468
E-mail: dpfeifer@amdarchitects.com

**Architect**

David Pfeifer, AIA.
720 Franklin St.
Denver, CO, 80218
Telephone: 303-204-8468
E-mail: highstreet574@gmail.com


Rev 22 MAY 2026

5/22/2026 1:55:57 PM

SOUTH ELEVATION
6" 1' 2' 4'
A-101
3/8" = 1'-0"
1
A-202

| Issue | Date |
|---|---|
| PERMIT DRAWINGS | 8 JULY 2025 |
| PERMIT DRAWINGS REV 1 | 23 JULY 2025 |
| CONFORMED CD SET | 15 APRIL 2026 |
| Rev | 22 MAY 2026 |

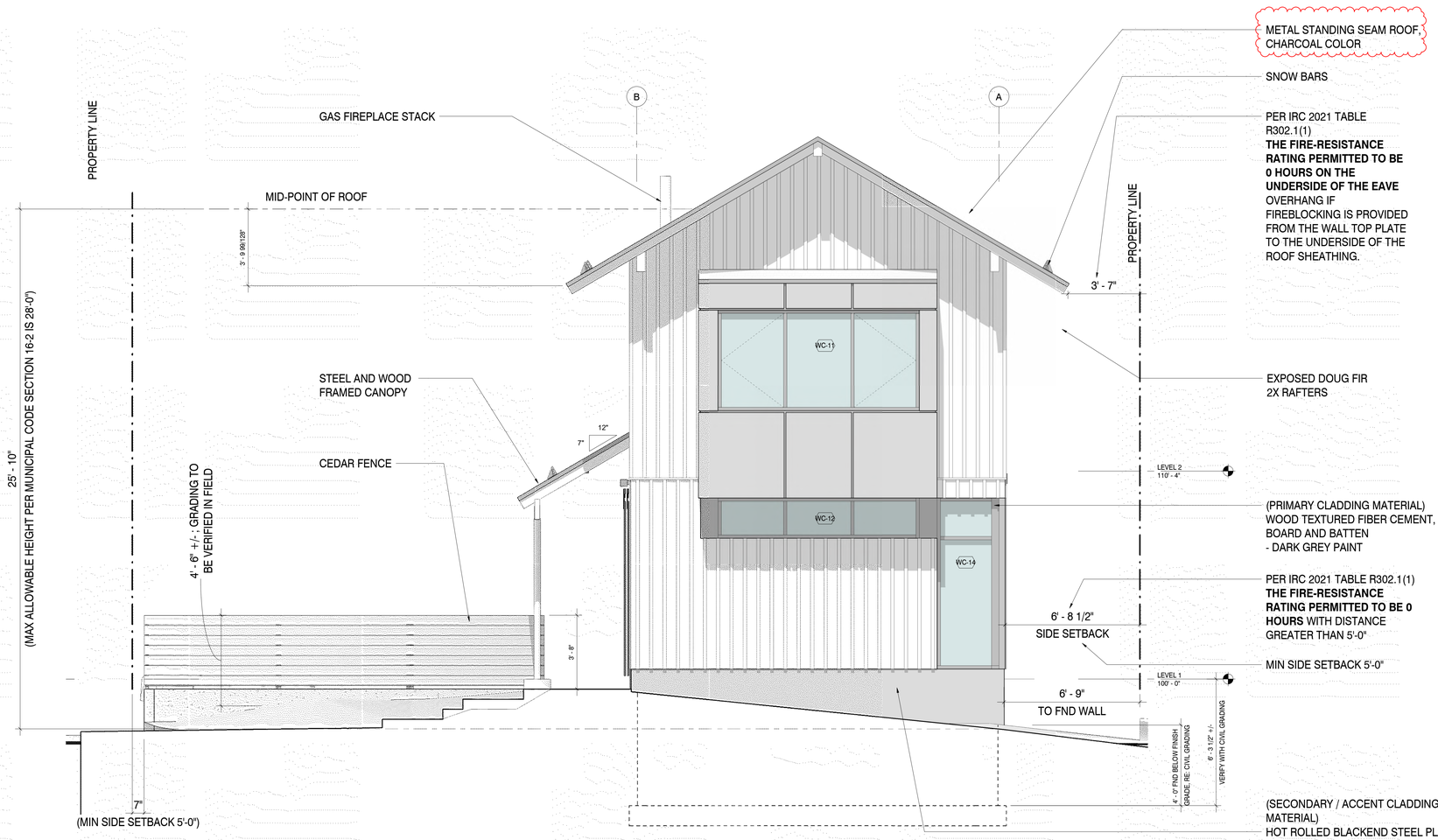
| | |
|---|---|
| Project Number: | Minturn CO, 81620 |
| Drawn By: | SH |
| Reviewed By: | SH |
| Approved By: | DP |

**SOUTH ELEVATION**

# A-202








EAST ELEVATION RENDERED 1 A-203

6' 1' 2' 4' A-101 3/8" = 1'-0"

Rev 22 MAY 2026

5/22/2026 1:56:02 PM

**WORK NOTES**

**GENERAL NOTES**

1. RE: A-601 FOR EXTERIOR ROOF AND WALL ASSEMBLIES AND INTERIOR PARTITION TYPES
2. RE: A-501 FOR DOOR SCHEDULE
3. RE: A-503 FOR WINDOW SCHEDULE
4. ALL EXTERIOR EXPOSED STRUCTURAL STEEL TO BE FINISH WITH HIGH PERFORMANCE COATING, EPNT-1

# PFEIFER RESIDENCE

**491 Main St.**
**Minturn CO, 81620**


**DAVID PFEIFER**

491 Main St.
Minturn, CO, 81620
Mobile: 303-204-8468
E-mail: dpfeifer@amdarchitects.com

**Architect**

David Pfeifer, AIA.
720 Franklin St.
Denver, CO, 80218
Telephone: 303-204-8468
E-mail: highstreet574@gmail.com


| Issue | Date |
|---|---|
| PERMIT DRAWINGS | 8 JULY 2025 |
| PERMIT DRAWINGS REV 1 | 23 JULY 2025 |
| CONFORMED CD SET | 15 APRIL 2026 |
| Rev | 22 MAY 2026 |

| | |
|---|---|
| Project Number: | Minturn CO, 81620 |
| Drawn By: | SH |
| Reviewed By: | SH |
| Approved By: | DP |

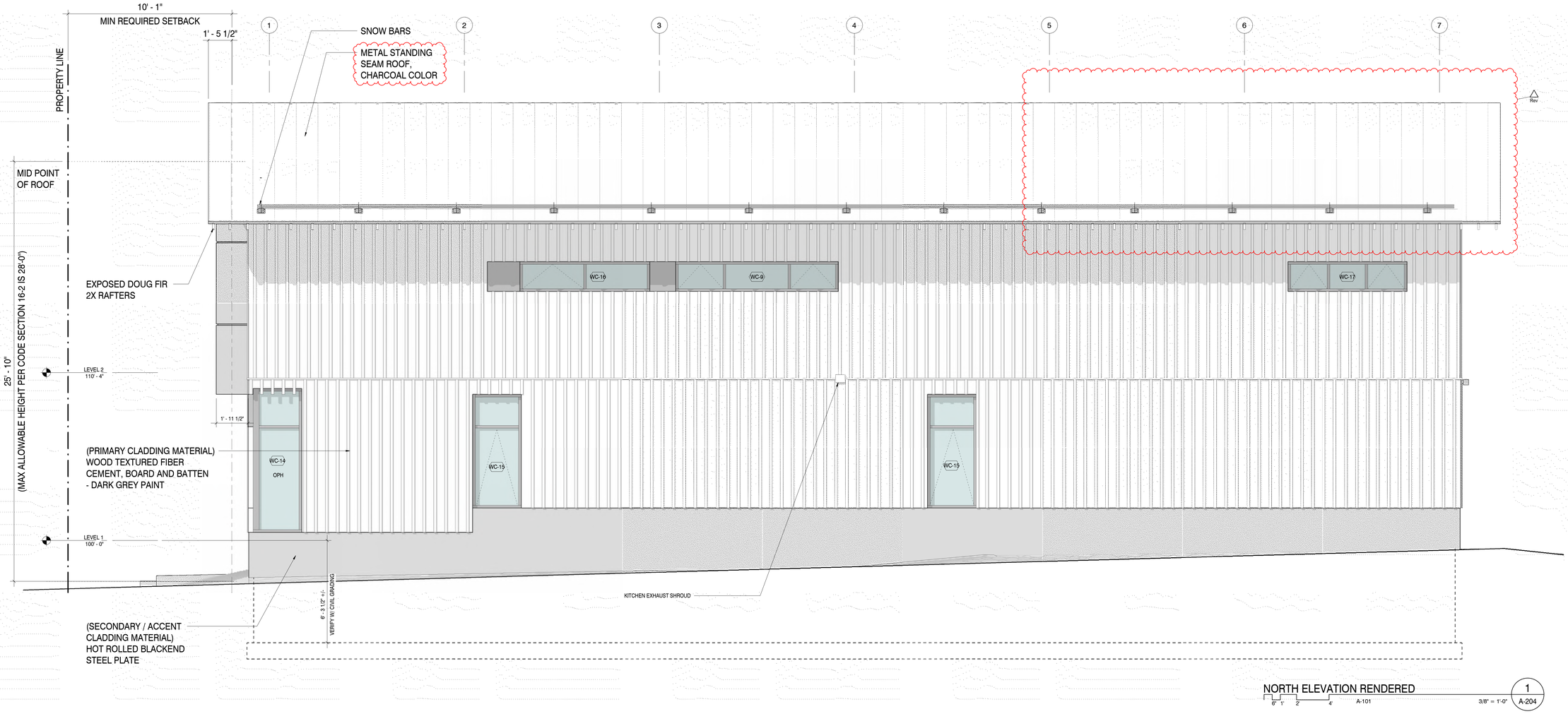
**EAST ELEVATION**

**A-203**

**WORK NOTES**

**GENERAL NOTES**

1. RE: A-601 FOR EXTERIOR ROOF AND WALL ASSEMBLIES AND INTERIOR PARTITION TYPES
2. RE: A-501 FOR DOOR SCHEDULE
3. RE: A-503 FOR WINDOW SCHEDULE
4. ALL EXTERIOR EXPOSED STRUCTURAL STEEL TO BE FINISH WITH HIGH PERFORMANCE COATING, EPNT-1




NORTH ELEVATION RENDERED

1 / A-204

3/8" = 1'-0"

0" 1' 2' 4' A-101

Rev 22 MAY 2026

5/22/2026 1:56:12 PM

# PFEIFER RESIDENCE

**491 Main St.**
**Minturn CO, 81620**


**DAVID PFEIFER**

491 Main St.
Minturn, CO, 81620
Mobile: 303-204-8468
E-mail: dpfeifer@amdarchitects.com

**Architect**

David Pfeifer, AIA.
720 Franklin St.
Denver, CO, 80218
Telephone: 303-204-8468
E-mail: highstreet574@gmail.com


| Issue | Date |
|---|---|
| PERMIT DRAWINGS | 8 JULY 2025 |
| PERMIT DRAWINGS REV 1 | 23 JULY 2025 |
| CONFORMED CD SET | 15 APRIL 2026 |
| Rev | 22 MAY 2026 |

| | |
|---|---|
| Project Number: | Minturn CO, 81620 |
| Drawn By: | SH |
| Reviewed By: | SH |
| Approved By: | DP |

**NORTH ELEVATION**

**A-204**

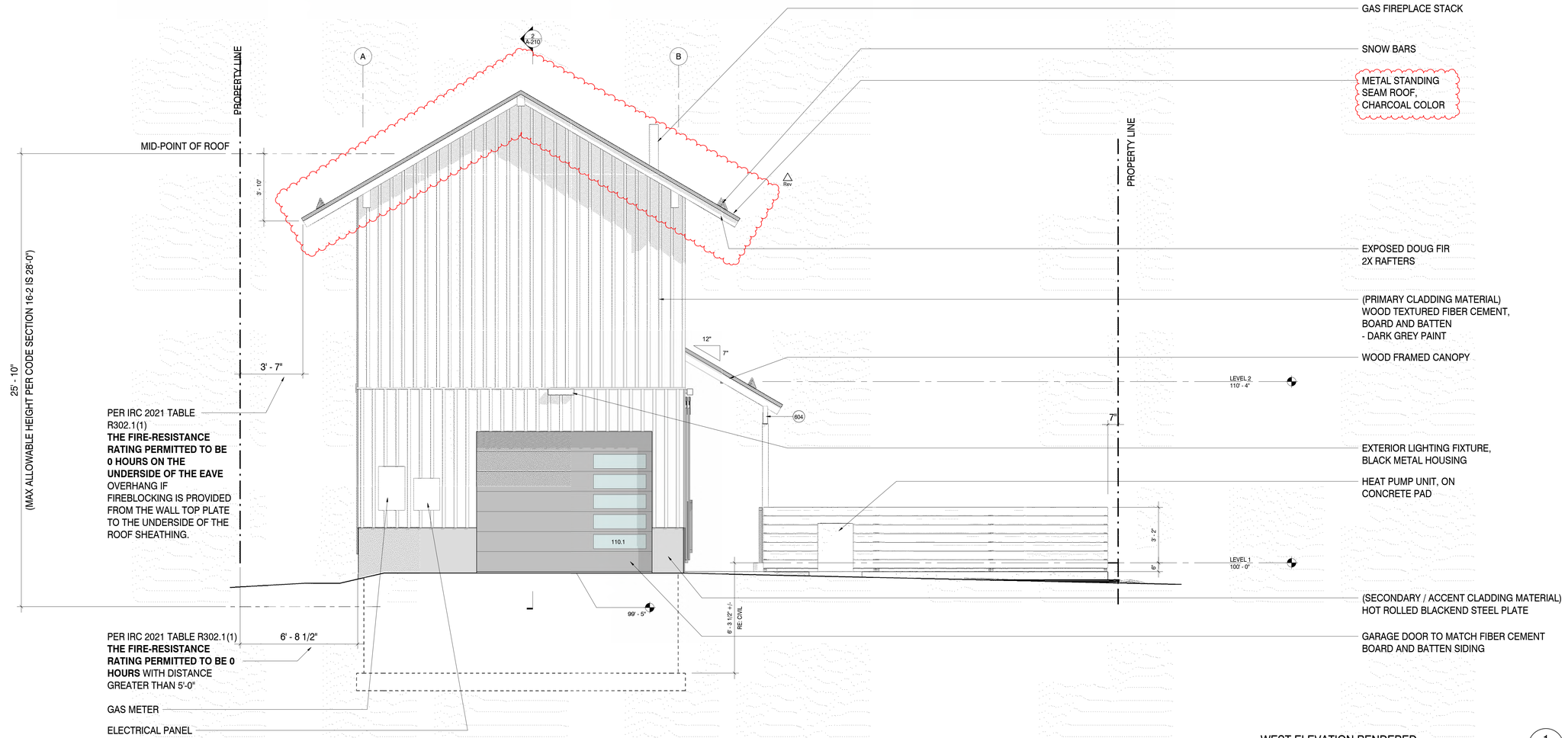
**WORK NOTES**

604 GLU-LAM BEAM, RE: STRUCTURAL

**GENERAL NOTES**

1. RE: A-601 FOR EXTERIOR ROOF AND WALL ASSEMBLIES AND INTERIOR PARTITION TYPES
2. RE: A-501 FOR DOOR SCHEDULE
3. RE: A-503 FOR WINDOW SCHEDULE
4. ALL EXTERIOR EXPOSED STRUCTURAL STEEL TO BE FINISH WITH HIGH PERFORMANCE COATING, EPNT-1






WEST ELEVATION RENDERED — 1 / A-205 — 3/8" = 1'-0" — A-101

6" 1' 2' 4'

Rev 22 MAY 2026
CD Rev1 15 APRIL 2026

5/22/2026 1:56:16 PM

# PFEIFER RESIDENCE

**491 Main St.**
**Minturn CO, 81620**


**DAVID PFEIFER**

491 Main St.
Minturn, CO, 81620
Mobile: 303-204-8468
E-mail: dpfeifer@amdarchitects.com

**Architect**

David Pfeifer, AIA.
720 Franklin St.
Denver, CO, 80218
Telephone: 303-204-8468
E-mail: highstreet574@gmail.com


| Issue | Date |
|---|---|
| PERMIT DRAWINGS | 8 JULY 2025 |
| PERMIT DRAWINGS REV 1 | 23 JULY 2025 |
| CONFORMED CD SET | 15 APRIL 2026 |
| Rev | 22 MAY 2026 |

| | |
|---|---|
| Project Number: | Minturn CO, 81620 |
| Drawn By: | SH |
| Reviewed By: | SH |
| Approved By: | DP |

**WEST ELEVATION**

**A-205**









To: Mayor and Council

From: Jay Brunvand

Date: June 17, 2026

Agenda Item: Modification of Premises of Hotel and Restaurant Liquor License

---

REQUEST:
Staff is requesting Council to review and approve the attached Modification of Premises to add an outdoor seating area for the Rocky Mountain Taco llc located at 291 Main St.

INTRODUCTION:
This establishment has an existing B&W License with outdoor seating in the front along Main St, they are requesting a second smaller outdoor seating area along the parking on Norman. The parking spaces are larger so this will not affect the existing parking. Staff is recommending approval.

ANALYSIS:
Not Applicable

COMMUNITY INPUT:
Not Applicable

BUDGET / STAFF IMPACT:
There is no fee associated with this change.

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #4 the Town will advance decisions/projects/initiatives that expand future opportunity and viability for Minturn. Both as an employer and a sales tax contributor these businesses each help further Minturn.

RECOMMENDED ACTION OR PROPOSED MOTION:
This item is approved on the Consent Agenda, no separate motion is required.

ATTACHMENTS:
- Application and supporting documentation for the license renewal.

# Instruction Sheet for Permit Application and Report of Changes

**For All Sections, Complete Questions on Page 2**

☐ **Section A**
To Register or Change Managers, check the appropriate box in section A and complete question 10 on page 6. Proceed to the Oath of Applicant for signature. Submit to State Licensing Authority for approval.

☐ **Section B**
For a Duplicate license, be sure to include the liquor license number in section B on page 1 and proceed to page 8 for Oath of Applicant signature.

☒ **Section C**
Check the appropriate box in section C and proceed below.

**For a Retail Warehouse Storage Permit**, go to page 4 complete questions in the section (be sure to check the appropriate box). Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Submit to the State Licensing Authority for approval.

**For a Wholesale Branch House Permit**, go to page 4 and complete questions in the section (be sure to check the appropriate box). Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Submit to the State Licensing Authority for approval.

**To Change Trade Name or Corporation Name**, go to page 4 and complete questions in the section (be sure to check the appropriate box). Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Retail Liquor License submit to the Local Liquor Licensing Authority (City or County). Manufacturer, Wholesaler and Importer's Liquor Licenses submit to the State Liquor Licensing Authority.

**To modify Premises, or add Sidewalk Service Area**, go to page 7 and complete all questions. Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Retail Liquor License submit to the Local Liquor Licensing Authority (City or County). Manufacturer, Wholesaler and Importer's Liquor Licenses submit to the State Liquor Licensing Authority.

**For Optional Premises** go to page 7 and complete all questions. Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Retail Liquor License submit to the Local Liquor Licensing Authority (City or County).

**To Change Location**, go to page 5 and complete questions in the section. Submit the necessary information and proceed to page 8 for Oath of Applicant signature. Retail Liquor License submit permit application or report of change to the Local Liquor Licensing Authority (City or County). Manufacturer, Wholesaler and Importer's Liquor Licenses submit to the State Liquor Licensing Authority.

**Noncontiguous or Primary Manufacturing Location Change**, go to page 6, and complete questions in the section. Use this section to make a current Noncontiguous Manufacturing Location into a Primary Manufacturing Location, or a Primary Manufacturing Location into a Noncontiguous Manufacturing Location. To be eligible for a Noncontiguous or Primary Manufacturing Location Change, you must be a Colorado state licensed manufacturer pursuant to section 44-3-402 or 44-3-403, C.R.S.

**Campus Liquor Complex Designation**, go to page 8 and complete questions in the section. Submit the necessary information and proceed to page 8 for Oath of Applicant signature.

**To add another Related Facility** to an existing Resort or Campus Liquor Complex, go to page 8 and complete questions in the section.

DR 8442 (05/06/25)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

# Permit Application and Report of Changes

**All Answers Must Be Printed in Black Ink or Typewritten**

**Applicant is a** ○ Corporation ○ Individual ○ Partnership ⊗ Limited Liability Company

License Number

[redacted]

Name of Licensee

Rocky Mountain tacos LLC

Trade Name of Establishment (DBA)

Address of Premises (specify exact location of premises)

291 main street

| City | County | State | ZIP Code |
|---|---|---|---|
| Minturn | Eagle | Co | 81645 |

Business Email Address

[redacted]

Business Phone Number

[redacted]

**Select the Appropriate Section Below and Reference the Instructions on Page 1.**

## Section A – Manager

☐ Manager's Registration (Hotel & Restaurant)..... $30.00

☐ Manager's Registration (Tavern)..... $30.00

☐ Manager's Registration (Lodging Facility)..... $30.00

☐ Manager's Registration (Entertainment Facility)..... $30.00

☐ Change of Manager (Other Licenses pursuant to section 44-3-301(8), C.R.S.)..... No Fee

Please note that Manager's Registration for Hotel & Restaurant, Lodging Facility, Entertainment Facility, and Tavern licenses requires a local fee with submission to the local licensing authority as well. Please reach out to local licensing authorities directly regarding local processing and fees.

## Section B – Duplicate License

☐ Duplicate License..... $50.00

## Section C

- ☐ Retail Warehouse Storage Permit (each) ..... $100.00
- ☐ Wholesale Branch House Permit (each) ..... $100.00
- ☐ Change Corporation or Trade Name Permit (each) ..... $50.00
- ☐ Change Location Permit (each) ..... $150.00
- ☐ Noncontiguous or Primary Manufacturing Location Change ..... $150.00
- ☒ Change, Alter or Modify Premises ..... $150.00 x [ ] Total Fee: 150.00
- ☐ Addition of Optional Premises to Existing Hotel/Restaurant ..... $100.00 x [ ] Total Fee: [ ]
- ☐ Addition of Related Facility to an Existing Resort or Campus Liquor Complex ..... $160.00 x [ ] Total Fee: [ ]
- ☐ Campus Liquor Complex Designation ..... No Fee
- ☐ Sidewalk Service Area ..... $75.00

**Do Not Write in This Space – For Department of Revenue Use Only**

| Date License Issued | License Account.Number | Period |
|---|---|---|
| | | |

The State may convert your check to a one time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department of Revenue may collect the payment amount directly from your bank account electronically.

**Total Amount Due** ..... $ [ ] . 00

## Modify Premises or Addition of Optional Premises, Related Facility, or Sidewalk Service Area

**Note:** Licensees may not modify or add to their licensed premises until approved by state and local authorities.

**(a)** Describe change proposed

Use our Bike storage area for dining outside, Expanding our seasonal patio seating by 180sq ~~ft~~. ft.

**(b) If the modification is temporary**, when will the proposed change:

| Start (month/day/year) | End (month/day/year) |
|---|---|
| | |

**Note: The total state fee for temporary modification is $300.00**

**(c)** Will the proposed change result in the licensed premises now being located within 500 feet of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary? ..... ○ Yes ⊗ No

(If yes, explain in detail and describe any exemptions that apply)

**(d)** Is the proposed change in compliance with local building and zoning laws? ..... ⊗ Yes ○ No

**(e)** If this modification is for an additional Hotel and Restaurant Optional Premises has the local authority authorized by resolution or ordinance the issuance of optional premises? ..... ⊗ Yes ○ No

**(f)** Attach a diagram of the current licensed premises and a diagram of the proposed changes for the licensed premises.

**(g)** Attach any existing lease that is revised due to the modification.

**(h)** For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), 1 C.C.R. 203-2, include documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.

## Campus Liquor Complex Designation

An institution of higher education or a person who contracts with the institution to provide food services I wish to designate my existing:

| Liquor License Type | Liquor License Number |
|---|---|
| Beer/Wine | 03-13037 |

to a Campus Liquor Complex..... ○ Yes ⊗ No

## Additional Related Facility

To add a Related Facility to an existing Resort or Campus Liquor Complex, include the name of the Related Facility and include the address and an outlined drawing of the Related Facility Premises.

### Address of Related Facility

Address

City | State | ZIP Code

**Outlined diagram provided**..... ⊗ Yes ○ No

## Oath of Applicant

I declare under penalty of perjury in the second degree that I have read the foregoing application and all attachments thereto, and that all information therein is true, correct, and complete to the best of my knowledge.

| Print Name | Title |
|---|---|
| Chris McGinnis | owner |

Electronic signature is not accepted, physical signature is required. | Date (MM/DD/YY): 06/10/26

## Report and Approval of Local Licensing Authority (City / County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the applicable provisions of Title 44, Articles 4 and 3, C.R.S., as amended. Therefore, This Application is Approved.

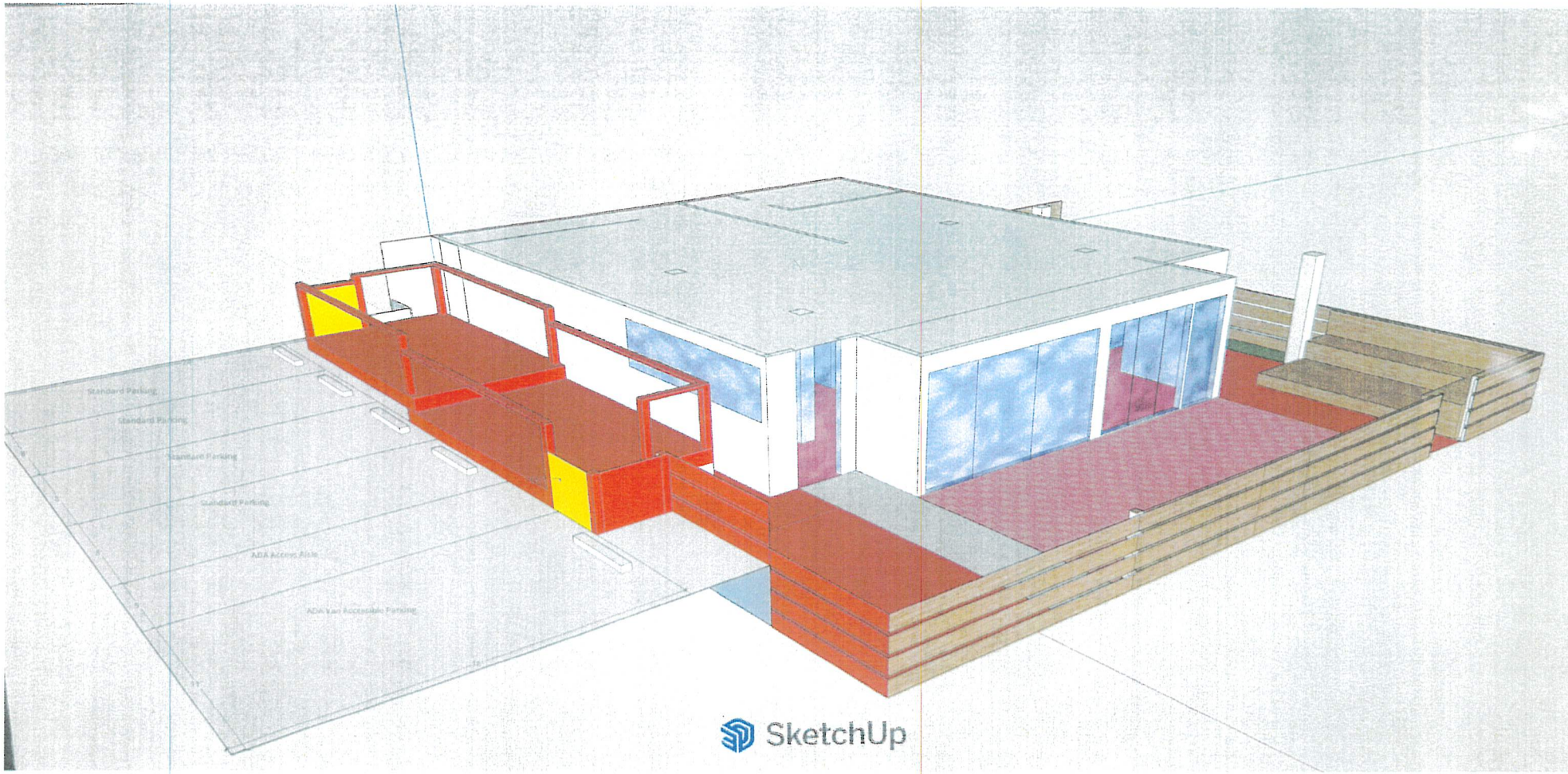
Local Licensing Authority (City or County) | Date filed with Local Authority

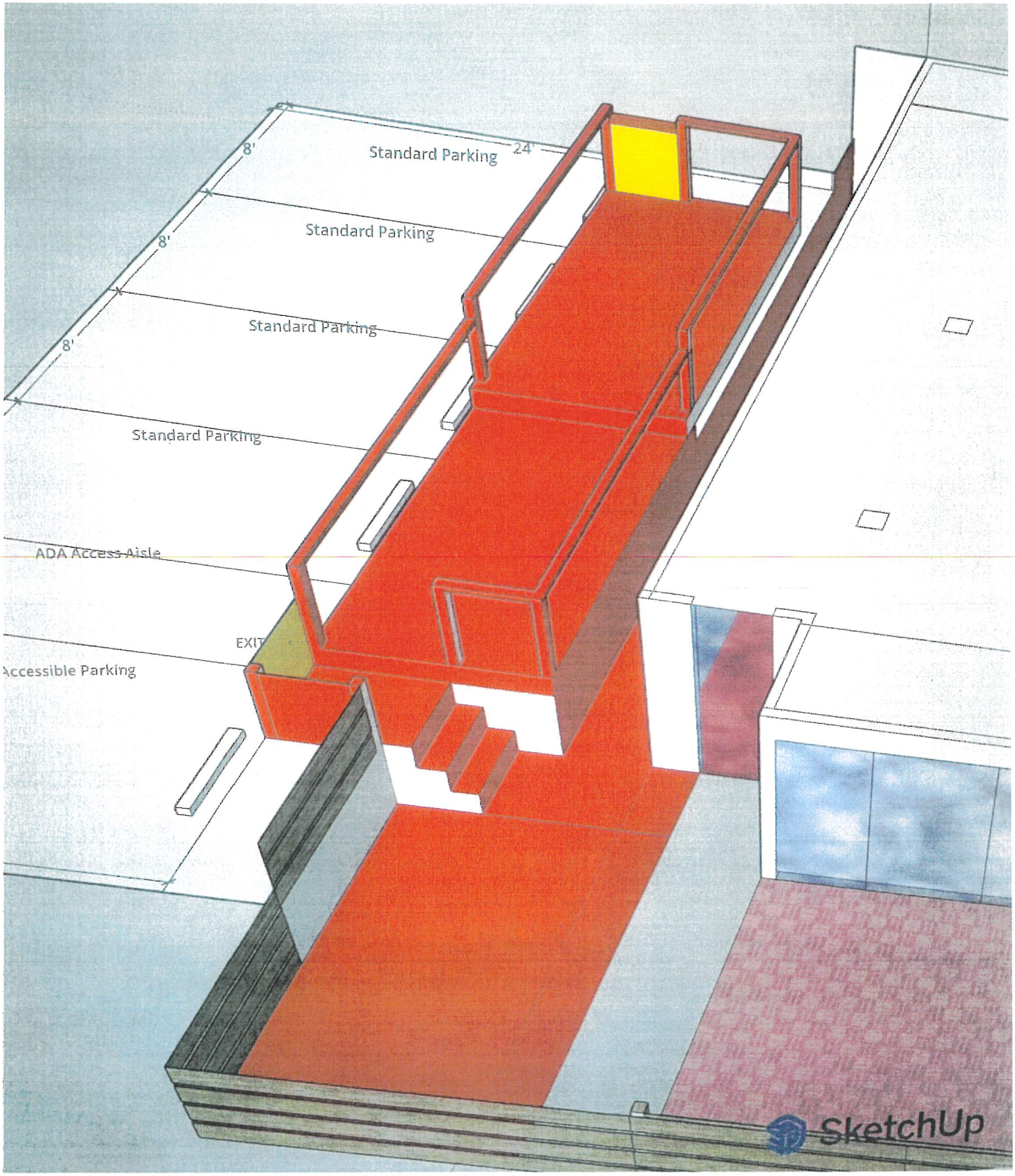
Signature | Title | Date (MM/DD/YY)

## Report of State Licensing Authority

The foregoing has been examined and complies with the filing requirements of Title 44, Article 3, C.R.S., as amended.

Electronic signature is not accepted, physical signature is required. | Title | Date (MM/DD/YY)


Standard Parking
Standard Parking
Standard Parking
Standard Parking
ADA Access Aisle
ADA Van Accessible Parking
SketchUp


8'
Standard Parking
24'
8'
Standard Parking
8'
Standard Parking
Standard Parking
ADA Access Aisle
EXIT
Accessible Parking
SketchUp

To: Mayor and Council

From: Jay Brunvand

Date: June 17, 2026

Agenda Item: Annual renewal of Hotel and Restaurant Liquor License

---

REQUEST:
Staff is requesting Council to review and approve the attached annual renewal of a Hotel and Restaurant Liquor License for the Daily Grind Coffee CO, DBA Vail Mtn Coffee & Tea located at 23698 US Hwy 24.

INTRODUCTION:
This establishment has an existing H&R License and this is the annual renewal.

ANALYSIS:
Not Applicable

COMMUNITY INPUT:
Not Applicable

BUDGET / STAFF IMPACT:
The applicant has submitted the required fee of $125.00.

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #4 the Town will advance decisions/projects/initiatives that expand future opportunity and viability for Minturn. Both as an employer and a sales tax contributor these businesses each help further Minturn.

RECOMMENDED ACTION OR PROPOSED MOTION:
This item is approved on the Consent Agenda, no separate motion is required.

ATTACHMENTS:
- Application and supporting documentation for the license renewal.

DR 8400 (05/05/25)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

VAIL MTN COFFEE & TEA
CO
PO BOX 549
Minturn CO 81645

| Fees Due | |
|---|---|
| Annual Renewal Application Fee | $ |
| Renewal Fee | 750.00 |
| Storage Permit $100 X _____ | $ |
| Sidewalk Service Area $75.00 | $ |
| Additional Optional Premise Hotel & Restaurant $100 X _____ | $ |
| Related Facility - Campus Liquor Complex $160.00 per facility | $ |
| **Amount Due/Paid** | $ 750.00 |

Make check payable to: Colorado Department of Revenue. The State may convert your check to a one- time electronic banking transaction. Your bank account may be debited as early as the same day received by the State. If converted, your check will not be returned. If your check is rejected due to insufficient or uncollected funds, the Department may collect the payment amount directly from your banking account electronically.

# Retail Liquor License Renewal Application

Please verify & update all information below. Return to city or county licensing authority by due date.

**Note that the Division will not accept cash.**

☒ Paid by check
☐ Paid Online

Uploaded to MoveIt on Date

Licensee Name
THE DAILY GRIND COFFEE CO INC

Doing Business As Name (DBA)
VAIL MTN COFFEE & TEA CO

Liquor License Number [redacted]

License Type
Hotel & Restaurant (city)

Sales Tax License Number [redacted]

Expiration Date
09/08/2026

Due Date
07/25/2026

## Business Address

Street Address
23698 US HIGHWAY 24

Phone Number [redacted]

City, State, ZIP Code
Minturn CO 81645

## Mailing Address

Street Address
PO BOX 549

City, State, ZIP Code
Minturn CO 81645

Email [redacted]

Operating Manager
Craig Arseneau

Date of Birth [redacted]

**Home Address**

| Street Address | Phone Number |
|---|---|
| 4802 Meadow Lane | |

| City | State | ZIP Code |
|---|---|---|
| Vail | CO | 81657 |

1. Do you have legal possession of the premises at the street address? ..... (✓) Yes ( ) No

   Are the premises owned or rented? (✓) Owned ( ) Rented*

   *If rented, expiration date of lease

2. Are you renewing a storage permit, additional optional premises, sidewalk service area, or related facility? ..... ( ) Yes (✓) No

   If yes, please see the table in the upper right hand corner and include all fees due.

3. Are you renewing a takeout and/or delivery permit? ..... ( ) Yes (✓) No

(**Note:** must hold a qualifying license type and be authorized for takeout and/or delivery license privileges) If selecting 'Yes', an additional $11.00 is required to renew the permit.

If so, which are you renewing? ..... ( ) Delivery ( ) Takeout ( ) Both Takeout and Delivery

4. Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ( ) Yes (✓) No

   Since the date of filing of the last application, has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ..... ( ) Yes (✓) No

5. Since the date of filing of the last application, has there been any change in financial interest (new notes, loans, owners, etc.) or organizational structure (addition or deletion of officers, directors, managing members or general partners)? ..... ( ) Yes (✓) No

   If yes, explain in detail and attach a listing of all liquor businesses in which these new lenders, owners (other than licensed financial institutions), officers, directors, managing members, or general partners are materially interested.

6. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been convicted of a crime? ○ Yes ☑ No

If yes, attach a detailed explanation.

7. Since the date of filing of the last application, has the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) been denied an alcohol beverage license, had an alcohol beverage license suspended or revoked, or had interest in any entity that had an alcohol beverage license denied, suspended or revoked? ○ Yes ☑ No

If yes, attach a detailed explanation.

8. Does the applicant or any of its agents, owners, managers, partners or lenders (other than licensed financial institutions) have a direct or indirect interest in any other Colorado liquor license, including loans to or from any licensee or interest in a loan to any licensee? ○ Yes ☑ No

If yes, attach a detailed explanation.

## Affirmation & Consent

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct and complete to the best of my knowledge.

Type or Print Name of Applicant/Authorized Agent of Business: Craig Arseneau

Title: President / Owner

Signature: Craig Arseneau

Date (MM/DD/YY): 05/20/26

## Report & Approval of City or County Licensing Authority

The foregoing application has been examined and the premises, business conducted and character of the applicant are satisfactory, and we do hereby report that such license, if granted, will comply with the provisions of Title 44, Articles 4 and 3, C.R.S., and Liquor Rules.

**Therefore this application is approved.**

Local Licensing Authority For

Title

Attest

Signature

Date (MM/DD/YY)

To: Mayor and Town Council
From: Cindy Krieg
Date: June 17, 2026
Agenda Item: Re-Appointment of Minturn DDA Board Members whose terms are expiring

---

**Request**
Council is asked to approve Resolution 32 - Series 2026 re-appointing two members of the Minturn Downtown Development Authority Board of Directors.

**Introduction**
The DDA Board is a five member board appointed with "four year staggered terms from the date of their appointment; The initial staggered terms are set by State statute and cannot be changed. Two of the initial terms expire on June 30, 2026. The DDA was initially formed in December, 2024 following the November election, and the initial board was appointed on March 5th, 2025.

Ordinance 25-2024 established the Minturn Downtown Development Authority, as set below:

SECTION 3. BOARD ESTABLISHED. The Authority shall have a Board of Directors (the "Board") comprised of 5 members appointed by the Town Council, constituted as follows:

- One member shall be a member of the Town Council, appointed to serve at the pleasure of the Town Council.
- All members aside from the Town Council member shall be property owners, employees or agents of a business, business lessees, or residents within the designated boundaries of the Authority.
- A business shall include a for-profit business, and business representatives may be an owner, officer or director of a corporation.
- No officer or employee of the Town, other than an appointee from the Town Council, shall be eligible for appointment to the Board.

SECTION 4. TERMS. A Board member shall hold office until their successor has been appointed and qualified. After the terms of the initial members of the Board have expired, the terms of all members except the Town Council member appointed by the Board shall be four (4) years. Within 30 days after the occurrence of a vacancy, the Town Council shall appoint a successor for the remainder of the unexpired term.

Staff has re-advertised these two board seat openings, and has received (2) applications from the existing 2 board members whose terms are expiring (Spence Neubauer and Tom Warren). Council is asked to reappoint these 2 board members. Their terms will then become 4-year terms.

Applicants:
- Spence Neubauer
- Tom Warren

**Community Input**
These openings were publicly noticed through the Town's standard policies.

**Budget/Staff Impact:**
Unknown. The board is not compensated (expect for eligible expenses) and consumption of staff time is not yet determined.

**Strategic Plan Alignment**
The Town Council's review and approval of the resolution aligns with the following key strategies:

Practice fair, transparent and communicative local government
Advance decisions/projects/initiatives that expand future opportunity and viability for Minturn

**Attachments**

- Resolution 32 - Series 2026
- DDA Board Applications Submitted

**TOWN OF MINTURN, COLORADO**
**RESOLUTION NO. 32 – Series 2026**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO, REAPPOINTING BOARD MEMBERS TO THE MINTURN DOWNTOWN DEVELOPMENT AUTHORITY**

**WHEREAS,** The Minturn Town Council recently established the Minturn Downtown Development Authority; and

**WHEREAS,** the Minturn DDA is required to have a board of directors made up of 5 board members, including one Council Member; and

**WHEREAS,** the Minturn Town Council recently appointed the Minturn DDA Board; and WHEREAS, two of these terms are expiring June 30, 2026 per state statute; and WHEREAS, the two board members wish to continue serving on the board.

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO THAT THE FOLLOWING INDIVIDUALS ARE HEREBY APPOINTED AS INDICATED:**

| **NAME:** | **Term Ending:** |
|---|---|
| Spence Neubauer | June 30, 2030 |
| Tom Warren | June 30, 2030 |

**INTRODUCED, READ, APPROVED, ADOPTED, AND RESOLVED this 17th day of June, 2026.**

**TOWN OF MINTURN, COLORADO**

_____
Eric Gotthelf, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

# APPLICATION FOR DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

Attached is information about serving on the Minturn DDA Board.

Each member serving on a commission or board must reside in the Town of Minturn.

If you are interested in serving on a commission or board, please complete the application and return it to Minturn Town Hall, or to the appropriate email address as noted below. Thank you for your interest in serving your community.

- **Downtown Development Authority Board of Directors**

| | |
|---|---|
| Number of members: | 5 members, as detailed below |
| Length of term: | 4 years, following initial terms (initial terms are staggered) |
| Meeting date & time: | TBD by the Board |
| Eligibility Requirement: | See below |
| Submit Application to: | Cindy Krieg, Economic Development events@minturn.org, or in person |

The Authority shall have a Board of Directors (the "Board") comprised of 5 members appointed by the Town Council, constituted as follows:

a. One member shall be a member of the Town Council, appointed to serve at the pleasure of the Town Council.
b. All members aside from the Town Council member shall be property owners, employees or agents of a business, business lessees, or residents within the designated boundaries of the Authority.
c. A business shall include a for-profit business, and business representatives may be an owner, officer or director of a corporation.
d. No officer or employee of the Town, other than an appointee from the Town Council, shall be eligible for appointment to the Board

TERMS. A Board member shall hold office until their successor has been appointed and qualified. After the terms of the initial members of the Board have expired, the terms of all members except the Town Council member appointed by the Board shall be four (4) years. Within 30 days after the occurrence of a vacancy, the Town Council shall appoint a successor for the remainder of the unexpired term. The term of the initial board members shall be as follows:

A. The Town Council member shall serve at the pleasure of the Town Council.
B. The terms of 2 members shall expire on June 30, 2026.
C. The terms of 2 members shall expire on June 30, 2029.

# APPLICATION FOR DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

Return completed application to:
Town of Minturn
302 Pine St, Minturn CO 81645
(or via email – see previous page)

Board you are interested in serving on: Downtown Development Authority

Name: Spence Neubauer

Mailing Address: PO Box 1253, Minturn, CO 81645

Residence within District (Physical Address): 444 Eagle River St, Minturn, CO 81645

OR Business Name & Address OR Property Address within the District (Physical Address):

Minturn Whisky Co., 161 Main St, Minturn, CO 81645

Phone: 970-763-8660 Email: spence@minturnwhisky.com

Length of Residency (OR Business / Property Ownership) in the Town of Minturn: 9 years

Are You Over 18 Years of Age? Yes

Current Occupation: COO Employer: Minturn Whisky Co.

I hereby certify and affirm that all the information contained in this application is true, complete and correct. I understand that false or misleading statements or the omission of important information made on this application or any time during the process may disqualify me from serving for this position. I understand that the Board of Trustees must appoint members to all Boards and Commissions.

Applicant's Signature 05/12/2026 Date

**(FOR INTERNAL USE ONLY)**

Appointed: ___Yes ____No

____New Appointment ____Reappointment

Appointment Date: _____ Term expiration: _____

1.) Tell us briefly about yourself, why you are interested in being appointed and what experience or education would you bring to this Commission / Board?

Since moving to the valley in 2012, I've always felt a strong connection to Minturn. It's a wonderful small town with beautiful surroundings and close proximity to world-class recreation. My family and I were fortunate enough to purchase a home here in 2017, and we've loved raising our children in this community. My wife, Stefanie, and I also own Minturn Whisky Company, an American Single Malt distillery and tasting room in town.

I'm interested in continuing to serve on the Downtown Development Authority Board of Directors because we are both property and business owners within the district, and as chair, I've been closely involved in the DDA's first year. I see this as an exciting opportunity to help Minturn's commercial core thrive and bring additional revenue to the town and help its local businesses.

I have many years of experience in entrepreneurship and business administration. In the process of building our distillery, I also became familiar with the Town's building permitting process, which I believe will be valuable to the Board as we collaborate on development projects.

2.) Why do you wish to be appointed/reappointed to this Board?

I wish to be reappointed to this Board because I want to help guide Minturn's growth in a way that benefits both current and future business owners, while preserving our small-town charm. Continuing to serve in this capacity would allow me to leverage my entrepreneurial experience to ensure development initiatives are sustainable and beneficial for the entire community. I'm committed to working collaboratively with fellow board members to promote economic vitality, foster opportunities for local entrepreneurs, and keep Minturn an exceptional place to live, work, and visit.

This is an exciting time for Minturn as the town grows and businesses start seeing the opportunities to invest, and I love being a part of that.

3.) Are you aware of the time commitment and do you have the personal time to devote to this Commission or Board?

Yes and yes.

4.) What other Boards have you served on?

I served as the DDA Chair for the last year and am currently on Minturn Town Council. I'm also on the Core Transit Board of Directors as the Minturn Representative.

I served for three years as the Treasurer on the Red Sandstone Elementary School PTO Board of Directors, a federally recognized 501(c)(3) nonprofit. In that role, I was responsible for maintaining accurate accounting records and ensuring the organization remains financially compliant. We raise and donate over $50,000 per year to support the school's programs and initiatives

I also serve on the Board of Eagle River Holdings Ltd, our holding company, where I am involved in strategic planning and business administration

1.) If appointed, what would you like to accomplish on this Board while you are involved?

If reappointed, I would like to continue to help strengthen Minturn's economic vitality in a way that stays true to our small-town character. This includes championing new initiatives that attract visitors and revenue, supporting existing businesses, and fostering collaboration among local entrepreneurs. I'm also interested in ensuring that development projects are practical, sustainable, and beneficial for everyone who calls Minturn home. Ultimately, I hope my experience and passion for this community will contribute to thoughtful planning and long-term prosperity.

2.) What do you believe could be a concern or issue facing this Commission or Board?

I believe one of the biggest challenges for this Board is balancing the desire for economic growth with the need to preserve Minturn's distinct small-town identity. As we pursue development opportunities, it's important to stay mindful of potential impacts on infrastructure, the environment, and the community's unique culture. Another concern could be ensuring transparency and open communication among all stakeholders, residents, business owners, and local officials, to maintain trust and a shared vision as Minturn evolves.

Another issue is patience as money continues to be tight for the DDA. We need to help in small ways for the first few years and continue to be financially responsible, as we wait for development and TIF money.

3.) What do you think the Town's responsibility is in overseeing and regulating commercial development and economic growth for the downtown commercial core?

I believe the Town's primary responsibility is to establish a balanced and supportive framework for commercial development, one that encourages economic growth while upholding the guiding principles of the Minturn Community Plan:

• Preserve its small-town charm and historic character: This involves careful oversight of building design and a commitment to maintaining the Town's rich heritage and mountain aesthetic.
• Foster a vibrant commercial core: The Town can facilitate local entrepreneurship and encourage the kinds of businesses and services that meet both resident and visitor needs.
• Promote sustainable, responsible development: By ensuring projects respect the natural environment, adhere to clear design standards, and align with the community's values, the Town supports both long-term ecological health and economic vitality.
• Encourage walkability and connectivity: A key component of the Community Plan is maintaining safe pedestrian routes and improving access, thus creating a downtown that is both inviting and functional for everyone.

By guiding commercial growth in line with these principles, the Town can ensure development decisions are transparent, respect Minturn's heritage, and enhance the overall quality of life for residents and visitors alike.

Thank you for your interest and time commitment in serving your community.

# APPLICATION FOR DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

Attached is information about serving on the Minturn DDA Board.

Each member serving on a commission or board must reside in the Town of Minturn.

If you are interested in serving on a commission or board, please complete the application and return it to Minturn Town Hall, or to the appropriate email address as noted below. Thank you for your interest in serving your community.

- **Downtown Development Authority Board of Directors**

| | |
|---|---|
| Number of members: | 5 members, as detailed below |
| Length of term: | 4 years, following initial terms (initial terms are staggered) |
| Meeting date & time: | TBD by the Board |
| Eligibility Requirement: | See below |
| Submit Application to: | Cindy Krieg, Economic Development events@minturn.org, or in person |

The Authority shall have a Board of Directors (the "Board") comprised of 5 members appointed by the Town Council, constituted as follows:

a. One member shall be a member of the Town Council, appointed to serve at the pleasure of the Town Council.
b. All members aside from the Town Council member shall be property owners, employees or agents of a business, business lessees, or residents within the designated boundaries of the Authority.
c. A business shall include a for-profit business, and business representatives may be an owner, officer or director of a corporation.
d. No officer or employee of the Town, other than an appointee from the Town Council, shall be eligible for appointment to the Board

TERMS. A Board member shall hold office until their successor has been appointed and qualified. After the terms of the initial members of the Board have expired, the terms of all members except the Town Council member appointed by the Board shall be four (4) years. Within 30 days after the occurrence of a vacancy, the Town Council shall appoint a successor for the remainder of the unexpired term. The term of the initial board members shall be as follows:

A. The Town Council member shall serve at the pleasure of the Town Council.
B. The terms of 2 members shall expire on June 30, 2026.
C. The terms of 2 members shall expire on June 30, 2029.

# APPLICATION FOR DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

Return completed application to:
Town of Minturn
302 Pine St, Minturn CO 81645
(or via email – see previous page)

Board you are interested in serving on: Minturn DDA

Name: Thomas R. Warren

Mailing Address: 15870 CR 162, Nathrop, Colorado

Residence within District (Physical Address): Multiple

OR Business Name & Address OR Property Address within the District (Physical Address):

Multiple addresses 100 block of Main Street and Williams Street. MR Minturn, LLC

Phone: 719-221-7799 Email: trw@morganreed.com

Length of Residency (OR Business / Property Ownership) in the Town of Minturn: 10 years plus

Are You Over 18 Years of Age? Yes

Current Occupation: Real Estate Employer: MR Minturn, LLC

I hereby certify and affirm that all the information contained in this application is true, complete and correct. I understand that false or misleading statements or the omission of important information made on this application or any time during the process may disqualify me from serving for this position. I understand that the Board of Trustees must appoint members to all Boards and Commissions.

Applicant's Signature

5/28/2026
Date

**(FOR INTERNAL USE ONLY)**

Appointed: ___Yes ____No

____New Appointment ____Reappointment

Appointment Date: _____ Term expiration: _____

1.) Tell us briefly about yourself, why you are interested in being appointed and what experience or education would you bring to this Commission / Board?

I would like to continue my current appointment to the Minturn DDA. I have 25 years plus of real estate operational and development experience in the distressed asset space. I have an undergraduate degree in Pre Law from Kansas State University, MBA from the University of Colorado and MA in International Studies from Stellenbosch University SA. I have been actively managing properties in Minturn's downtown for over 10 years.

2.) Why do you wish to be appointed/reappointed to this Board?

I have a vested interest in Minturn downtown corridor being successful and would love to help facilitate that success. We have made great strides in establishing the DDA and I would like to continue serving in my current role.

3.) Are you aware of the time commitment and do you have the personal time to devote to this Commission or Board?

I am aware of the time commitment required to serve on this board. It has not been an issue to date.

4.) What other Boards have you served on?

I cofounded the Chaffee County Economic Development Corporation, and served as its Chair and Vice Chair for many years.

I have sat on the board of Historic St Elmo Chalk Creek for almost 15 years. Serving in the past as a Secretary and currently as its President.

I have sat on the board of the Japan American Association with my last term ending about five years ago.

I am currently the President of The Economic Development Consultancy. I also currently set on the corporate board of three different for profit entities.

In the past, I sat on the board of Central Colorado Regional Airport.

1.) If appointed, what would you like to accomplish on this Board while you are involved?

My goal in continuing to serve on this board is to help foster a vibrant, sustainable, and economically resilient downtown corridor. I remain committed to supporting collaboration between Minturn residents, local businesses, property owners, and community stakeholders to advance shared economic objectives while preserving the unique character, charm, and sense of place that make Minturn special. I believe thoughtful growth and strong partnerships are essential to maintaining a thriving downtown for both current and future generations.

2.) What do you believe could be a concern or issue facing this Commission or Board?

When I first joined the board, I felt there was a significant disconnect between residents and the business community. While challenges remain, I believe we have made progress in opening lines of communication and building stronger relationships with neighboring property owners, residents, and business operators. I would like to continue that work by encouraging thoughtful discussion, collaboration, and solutions that support both the economic vitality and character of Minturn.

3.) What do you think the Town's responsibility is in overseeing and regulating commercial development and economic growth for the downtown commercial core?

Over the past year, I have become increasingly impressed with the Town's staff and leadership in their willingness to communicate with business owners, property owners, and residents. While there will always be differing opinions on development and economic growth, the Town can serve as an important facilitator in helping stakeholders work through issues constructively. Minturn is a close-knit community, and at times perceptions can move faster than facts. The Town's responsibility is to provide transparency, encourage productive dialogue, and help ensure that decisions are grounded in accurate information and the long-term interests of the community.

Thank you for your interest and time commitment in serving your community.

**From:** Mark Tamberino
**To:** Cindy Krieg; Jay Brunvand
**Subject:** Xcel power issues!
**Date:** Wednesday, June 10, 2026 10:52:08 AM

---

Town Council Members,

I am writing to express my deep dissatisfaction with the ongoing inadequacies of Xcel Energy's infrastructure within the Town of Minturn and the significant impact these failures continue to have on local businesses—particularly restaurants like mine that rely on consistent, reliable power to operate safely and effectively.

Since January, the power has gone out seven separate times, each for an extended period. These outages are not minor inconveniences; they disrupt business operations, compromise food safety, damage equipment, reduce revenue, and erode customer confidence. No small business can reasonably plan or operate under these conditions.

Minturn residents and business owners deserve a level of service that meets the basic expectations of reliability. Xcel Energy's current performance falls far short of that standard.

I respectfully urge the Town Council to take the following actions:

- Renegotiate the Town's power contract with Xcel Energy to ensure stronger reliability requirements, accountability measures, and infrastructure investment commitments.
- Draft and send a formal letter to the Colorado Energy Commission on behalf of Minturn residents and business owners, outlining the repeated outages and requesting immediate review and intervention.

Minturn is a resilient community, but we cannot continue to absorb the operational and financial strain caused by repeated power failures. We need the Town's leadership to advocate on our behalf and ensure that our energy provider meets its obligations.

Thank you for your attention to this matter and for your continued service to our community.

Sincerely,
Mark
Mark Tamberino
Kirby Cosmo's BBQ BAR
970-401-3060

**From:** Cindy Krieg
**To:** Cindy Krieg
**Subject:** Complaint: multiple power outages
**Date:** Friday, June 12, 2026 2:23:11 PM

---

**From:** Connie Mazza <connie@minturnsaloon.com>
**Date:** June 10, 2026 at 7:59:40 PM MDT
**To:** Jay Brunvand <treasurer@minturn.org>
**Subject: Complaint: multiple power outages**

Hi Jay,

I am not sure who to email to voice a complaint to be discussed at next week's town meeting.

Kindly forward this on to the appropriate person:

As I'm sure many other residents and businesses in Minturn can relate, The Saloon has experienced ongoing power outages. I have expressed my concerns to the Business division of Xcel Energy and they have been unhelpful in offering any real solutions to this problem.

As you can imagine, these power outages are disruptive to our restaurant in many ways. Of course there's the financial impact when we have to close early or turn away customers, send staff home who are relying on their restaurant income, and discard ready-to-eat food that was prepared for service. There's also food safety issues when our kitchen equipment shuts off and food falls out of proper temperature control.

Doing business in Minturn comes with its many opportunities, but also its disadvantages. We are already up against stark seasonality. With such a concentrated time to earn our income, it is imperative that the days we *are* open, we can do business as normal, without these ongoing interruptions.

If you have any recommendations to us and other businesses affected by these power outages, I would love to know. We are looking into solar generators and/or switching energy companies. Would love the Town of Minturn's thoughts on this.

Sincerely,

Connie Mazza
Minturn Saloon
Owner
914.886.8851
connie@minturnsaloon.com






# Town of Minturn Community Survey

## April-May 2026

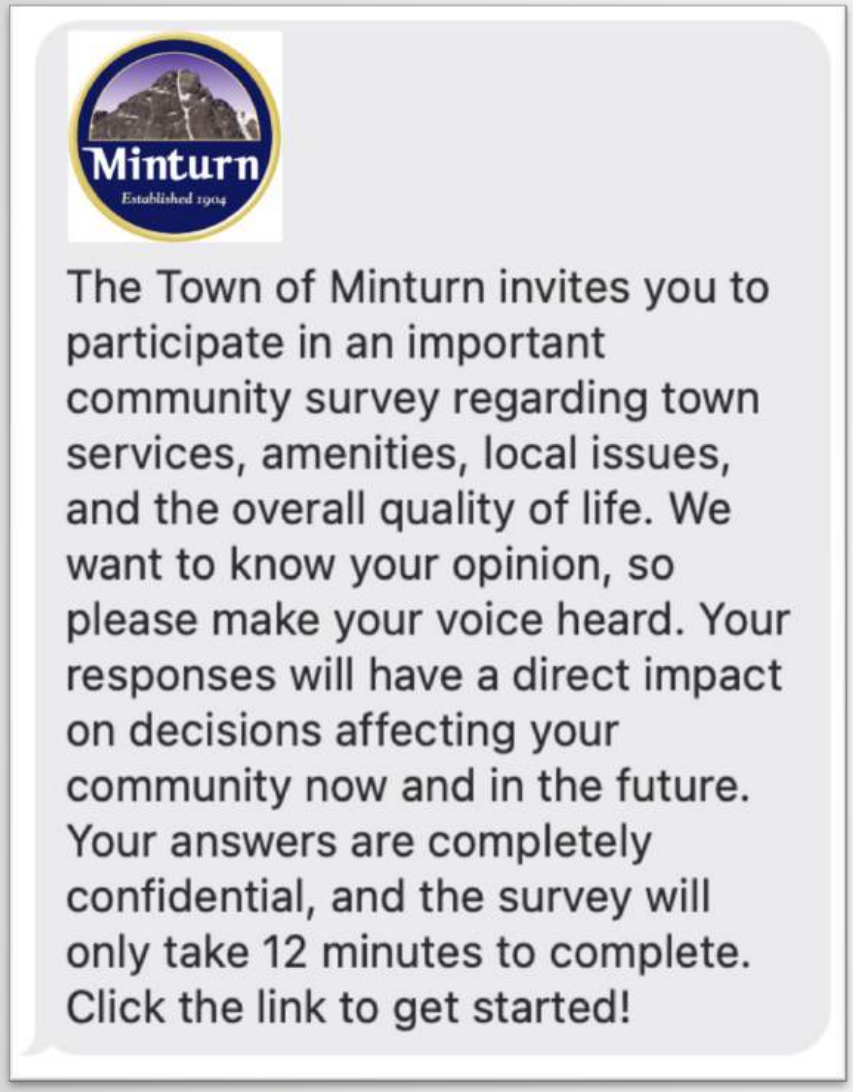
Minturn
Established 1904

Magellan Strategies
Your Trusted Survey Research Partner

# Town of Minturn 2026 Community Survey Table of Contents


Key Findings ..... 5
Top Issues ..... 6
Quality of Life Questions ..... 8
Town Priorities ..... 13
Opinion on Community Needs ..... 14
Opinion on Minturn Performance of Core Services ..... 21
Housing Questions ..... 33
Safety Questions ..... 36
Community Connection and Shared Values ..... 41
Civic Awareness & Community Problem Solving ..... 45
Town Events ..... 49
Parks and Rec Questions ..... 52
Communications Questions ..... 56
Survey Demographics ..... 62

# Methodology

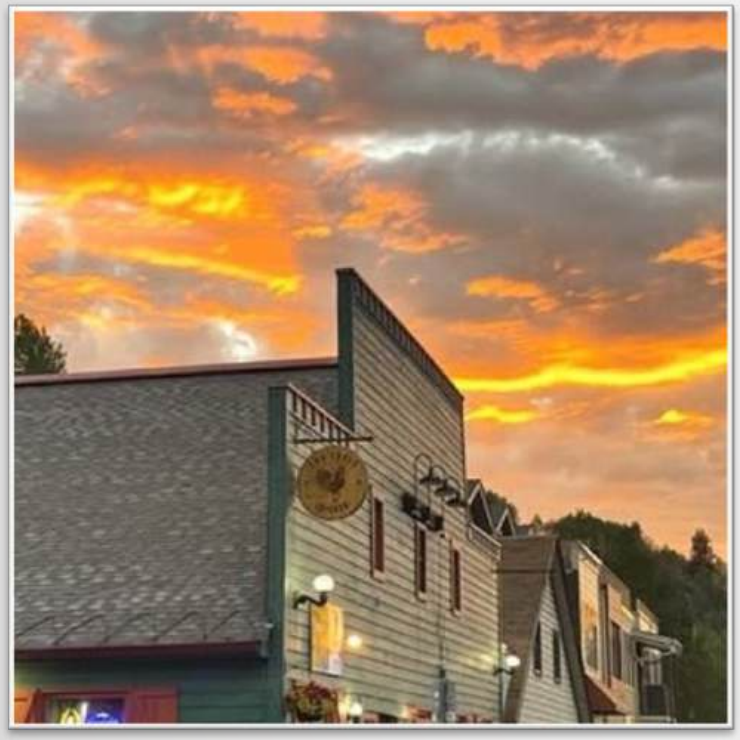



Magellan Strategies is pleased to present the results of a community survey of 145 adult residents in the Town of Minturn, Colorado.

The interviews were conducted from April 9th to May 11th, 2026.The overall survey responses have a margin of error of +/- 7.47% at the 95% confidence interval.

The survey data were weighted to represent the adult population demographics for Minturn, Colorado.

# Survey Objectives



The primary objective of this community survey was to measure and understand Minturn residents' thoughts and opinions of town services, programs, priorities, and quality of life aspects.

# Key Findings

**Residents highly value Minturn's quality of life and sense of community but are concerned about growth and preserving the town's character:** Residents overwhelmingly rated Minturn as a good place to live (98%), with strong ratings for quality of life (90%), safety (95%), and community inclusiveness (83–97%). However, only 39% agreed that growth and development are being managed appropriately, and preserving Minturn's small-town character emerged as one of the most important future priorities.

**Growth, development, and housing are the central policy tensions facing the Town:** Residents consistently identified concerns about overdevelopment, density, traffic, infrastructure strain, and water supply as top issues. At the same time, there was strong support for additional housing for local workers (78%), mixed-use development (80%), redevelopment of underused properties (80%), and expanded local business space (82%). However, residents strongly opposed increased building height and density in certain areas (62% opposed), showing that residents support "managed" growth but not large-scale or character-changing development.

**Water, infrastructure, and transportation concerns dominate resident priorities:** Water-related concerns were by far the most frequently mentioned issue in the survey, including concerns about the new water treatment plant, rising water costs, long-term water reliability, and who pays for future infrastructure upgrades. Residents also repeatedly cited speeding, traffic safety, sidewalks, pedestrian connectivity, and infrastructure maintenance as major priorities for the Town over the next several years. Reliable infrastructure was selected as one of the Town's top future priorities by 37% of respondents.

# In your own words, what are the top two or three issues or priorities you think the Town of Minturn should focus on over the next few years?

**Water Supply, Water Treatment Plant, and High-Water Costs:** Water was by far the most frequently mentioned issue. Residents repeatedly referenced concerns about the new water treatment plant, long-term water supply reliability, rising utility bills, water infrastructure, and who will ultimately pay for upgrades. Many respondents expressed frustration with high water costs and concerns about future growth placing additional strain on water resources.

**Growth, Overdevelopment, and Preserving Small-Town Character:** Many residents voiced concerns about rapid growth, large new housing developments, density, and losing Minturn's "small-town" identity and charm. Respondents frequently mentioned Minturn North, Belden, and other proposed developments as examples of growth that they felt was too fast or not aligned with the community's character.

**Affordable Housing and Keeping Locals in Town:** Affordable housing was a major priority, especially among renters and younger residents. Many respondents said local workers and families are being priced out of Minturn and expressed concern about second homes, vacation rentals, and luxury developments replacing workforce housing opportunities.

**Traffic, Speeding, and Road Safety:** Residents frequently cited speeding on Highway 24 and Main Street, pedestrian safety, unsafe intersections, and the need for traffic calming measures. Many suggested speed cameras, additional sidewalks, bike lanes, crosswalks, or other safety improvements.

# In your own words, what are the top two or three issues or priorities you think the Town of Minturn should focus on over the next few years?

**Sidewalks, Walkability, and Transportation Connectivity:** Improving sidewalks, pedestrian access, bike connectivity, and walkability was another highly recurring theme. Common requests included sidewalks to Maloit Park, better pedestrian connections to the business park, expanded bike lanes, and safer walking access throughout town. Expanded public transit and improved bus service were also mentioned.

**Downtown Businesses, Economic Vitality, and Grocery/Retail Needs:** Many respondents wanted to strengthen Main Street and support small businesses while avoiding over commercialization. Residents commonly mentioned attracting more year-round retail, grocery options, restaurants, and community-oriented businesses that serve locals as well as visitors.

**Infrastructure Improvements and Maintenance:** Respondents frequently discussed the need for improved infrastructure, including roads, sidewalks, parking, utilities, bridge repairs, public restrooms, and general town maintenance. Some residents emphasized fixing existing infrastructure before approving additional development.

**Community Character, Recreation, and Community Events:** A number of residents emphasized maintaining Minturn's identity and improving quality of life through recreation, trails, parks, community gathering spaces, arts, music, and local events. Several respondents specifically mentioned community inclusiveness, preserving open space, wildfire mitigation, and creating more opportunities for residents to connect.

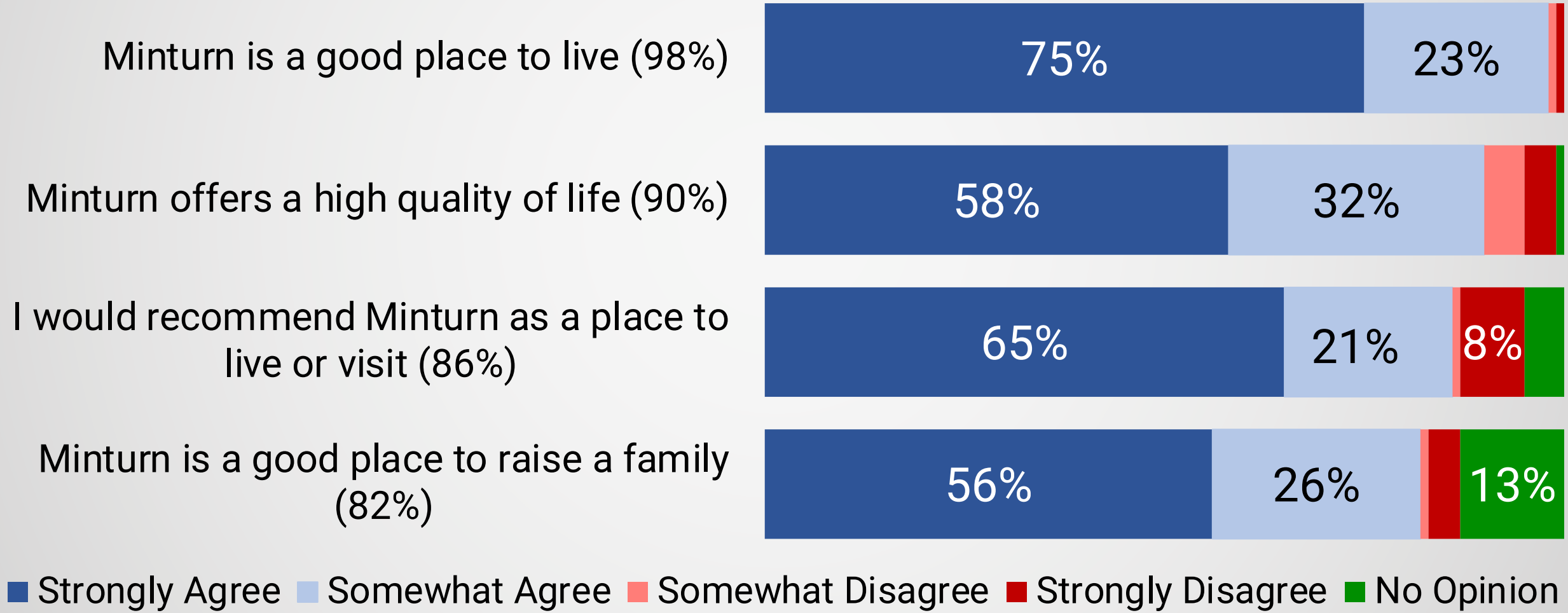
# Quality of Life Questions



# Thinking about your experience living in Minturn, please indicate how much you agree or disagree with the following statements.

## *Overall Quality of Life*

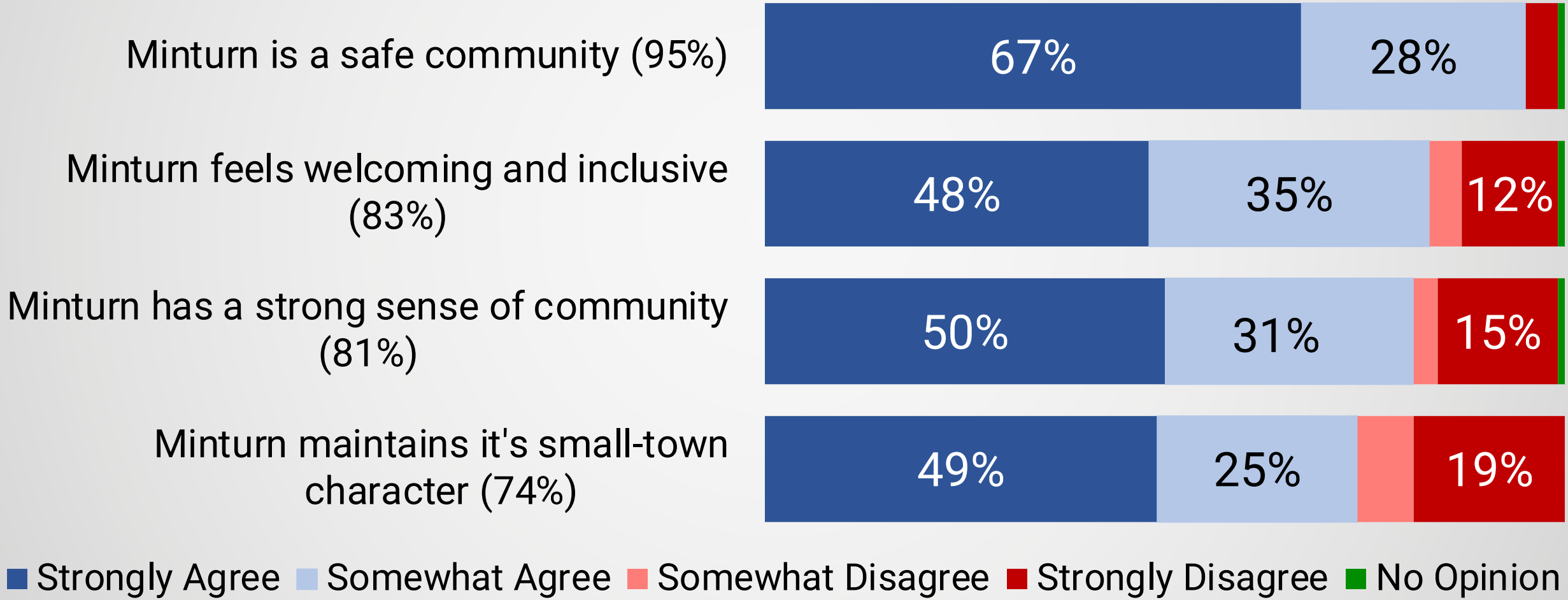
Ranked by Total Agree



# Thinking about your experience living in Minturn, please indicate how much you agree or disagree with the following statements.

## *Community Character*

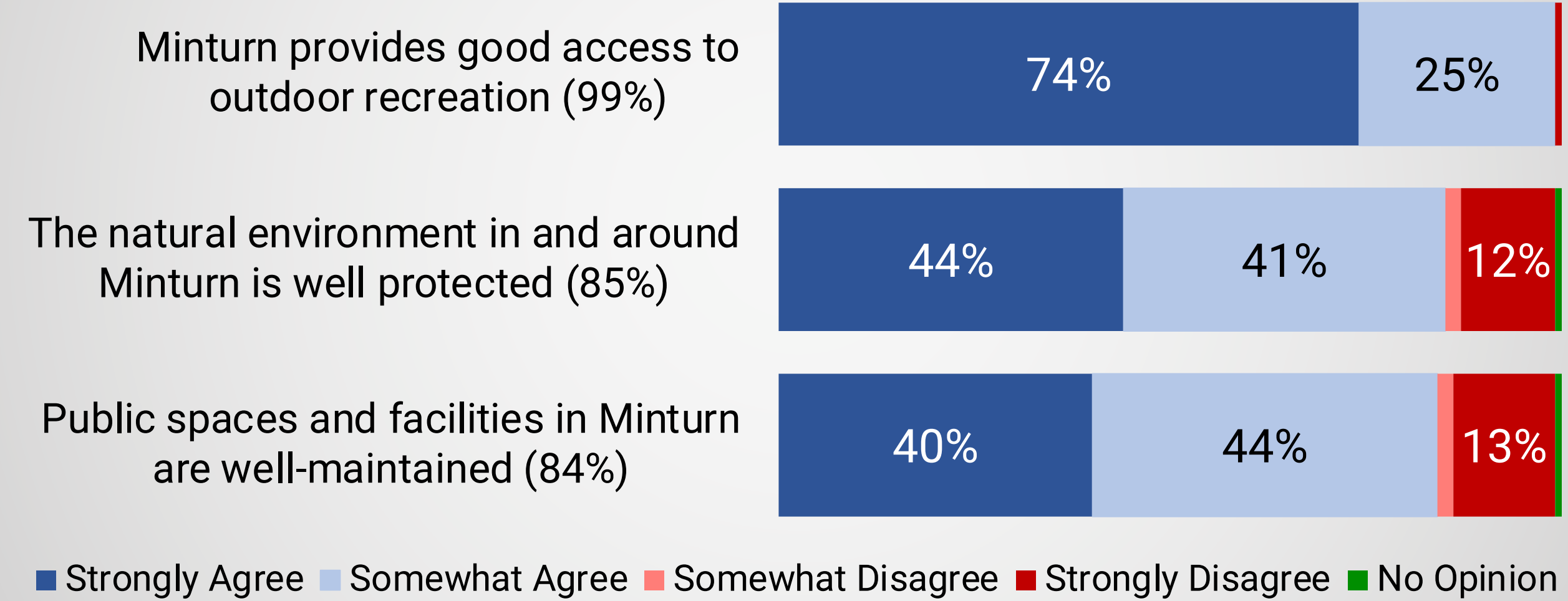
Ranked by Total Agree



# Thinking about your experience living in Minturn, please indicate how much you agree or disagree with the following statements.

## ***Environment and Amenities***

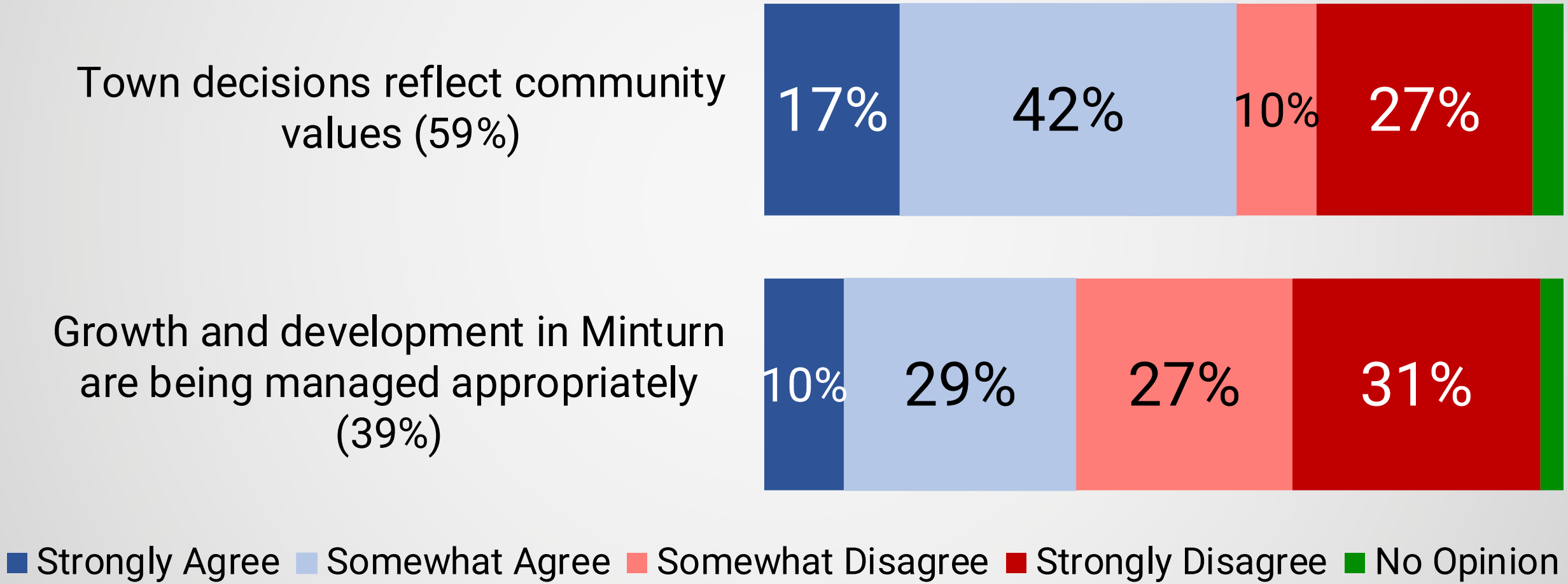
Ranked by Total Agree



# Thinking about your experience living in Minturn, please indicate how much you agree or disagree with the following statements.

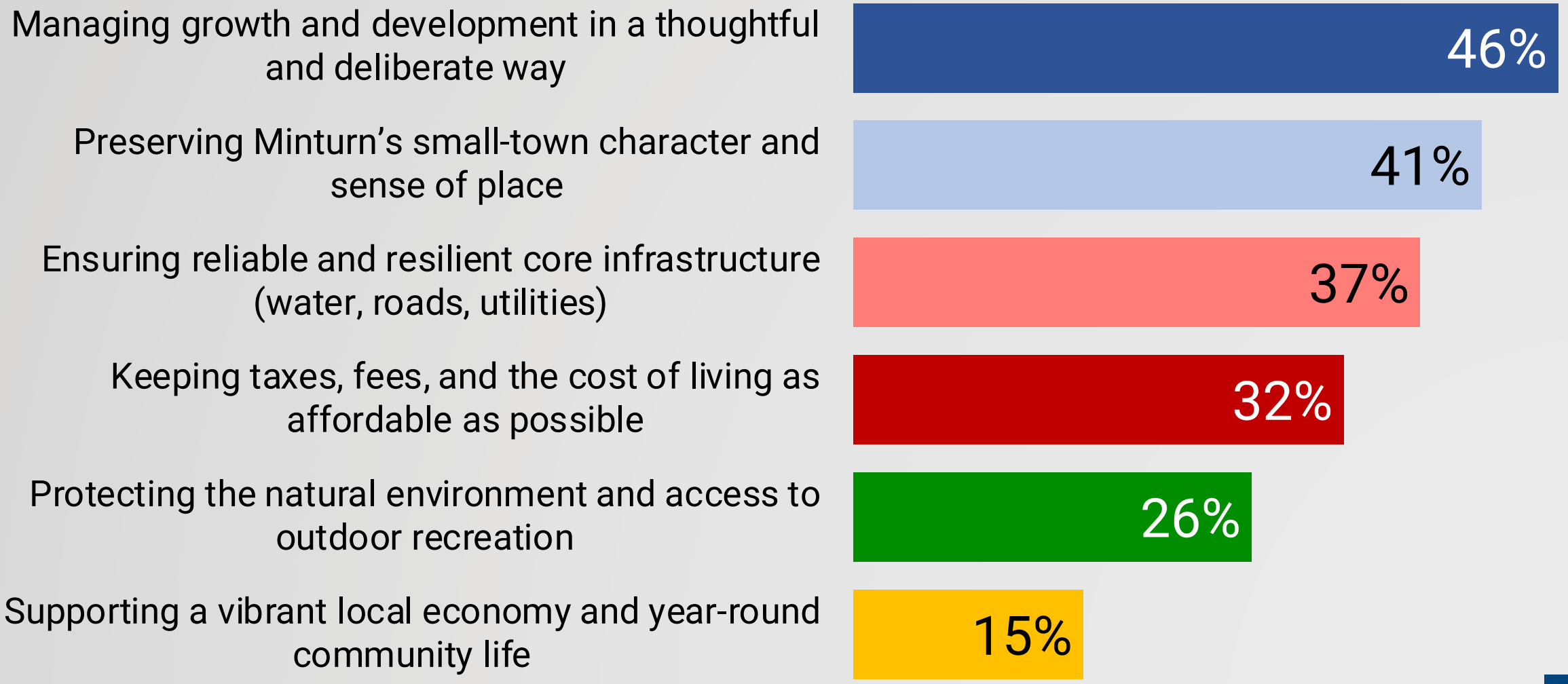
## *Growth and Change*

Ranked by Total Agree



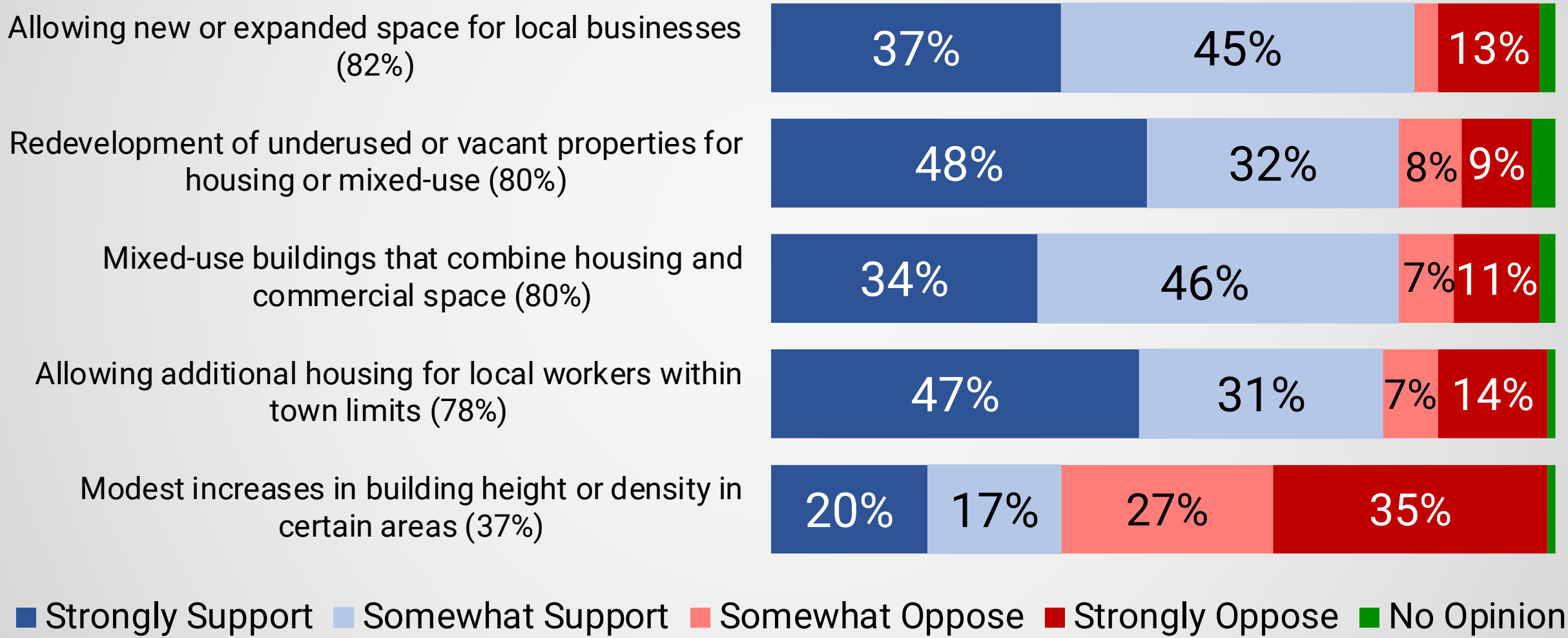
# Thinking about Minturn's future, which of the following should be the Town's highest priorities over the next few years?

*Please select your top two choices.*



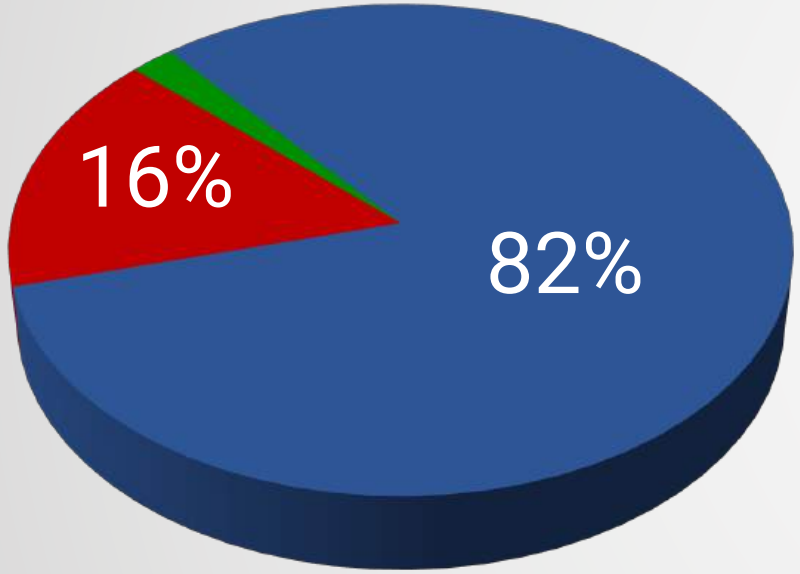
# Thinking about Minturn's community needs, from the following statements, please indicate if you would support or oppose the Town of Minturn making the following changes to help address community needs such as housing, employment, and services?

Ranked by Total Support



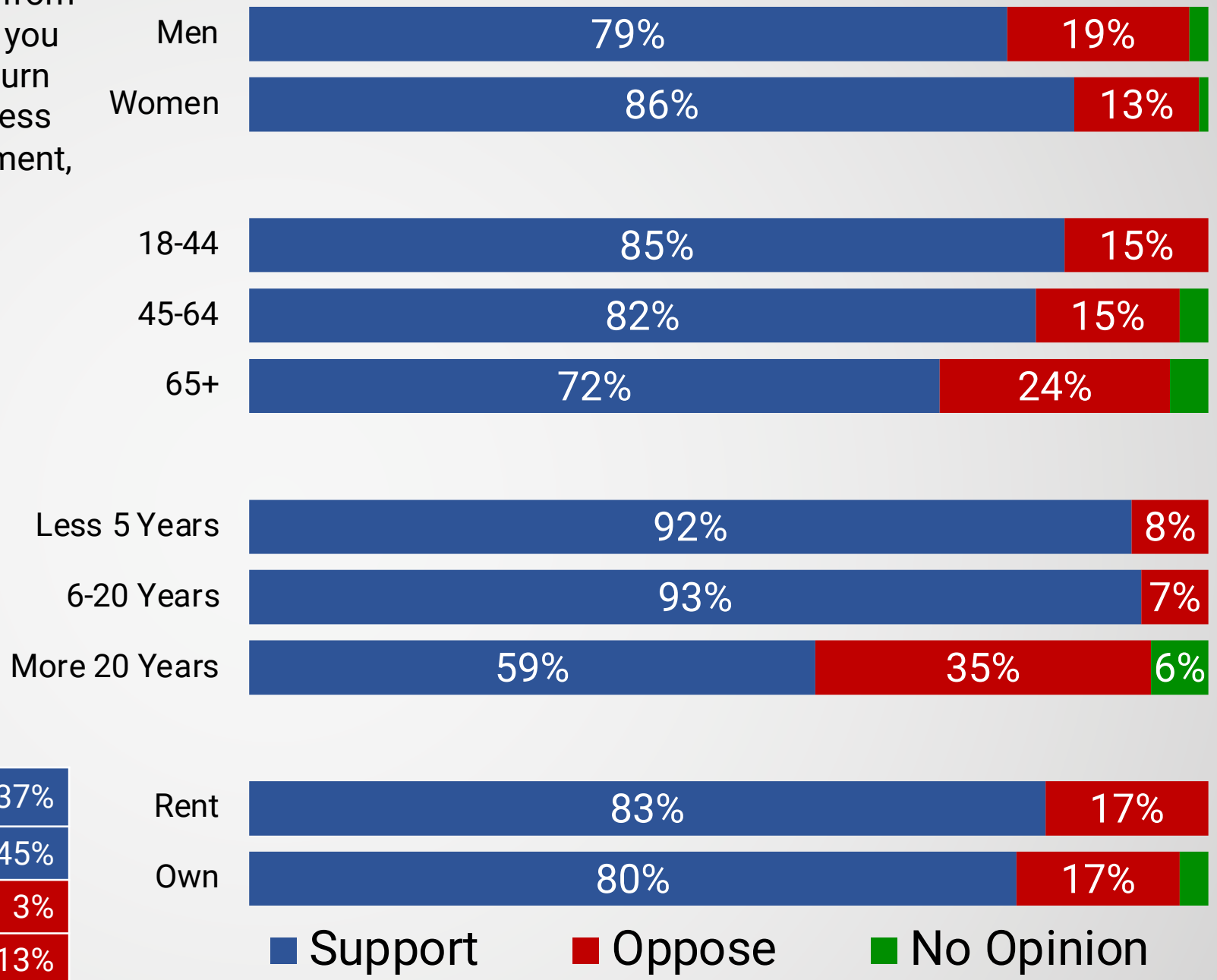
Thinking about Minturn's community needs, from the following statements, please indicate if you would support or oppose the Town of Minturn making the following changes to help address community needs such as housing, employment, and services?

**Allowing new or expanded space for local businesses**



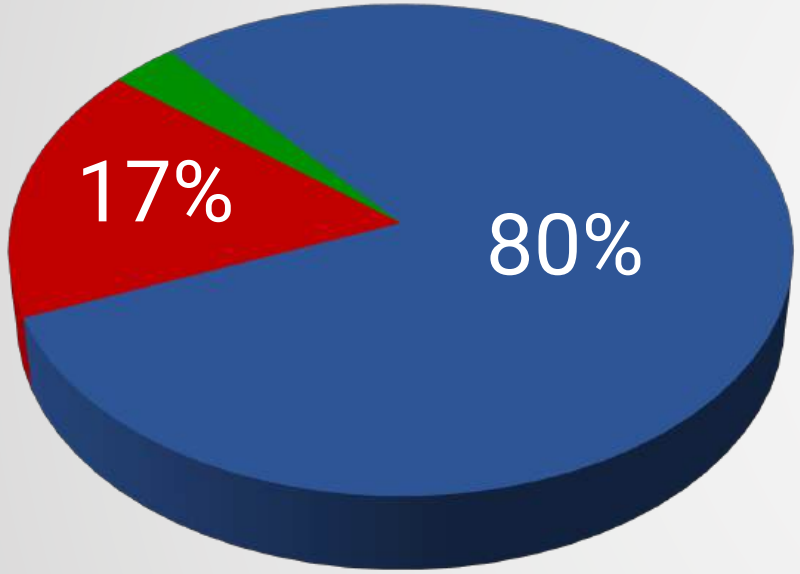

- Support
- Oppose
- No Opinion

| | |
|---|---|
| Strongly Support | 37% |
| Somewhat Support | 45% |
| Strongly Oppose | 3% |
| Somewhat Oppose | 13% |



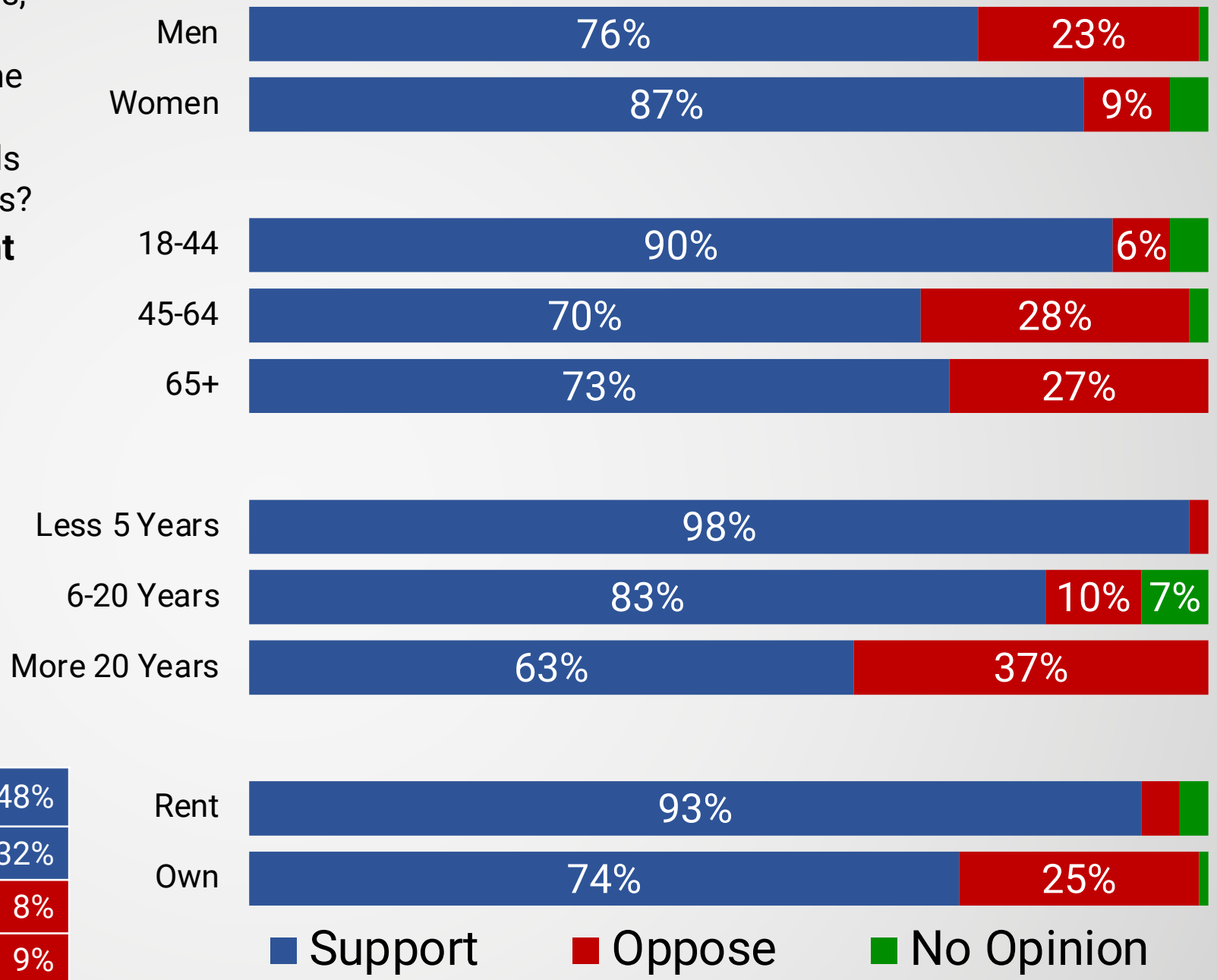
Thinking about Minturn's community needs, from the following statements, please indicate if you would support or oppose the Town of Minturn making the following changes to help address community needs such as housing, employment, and services?

**Redevelopment of underused or vacant properties for housing or mixed-use**



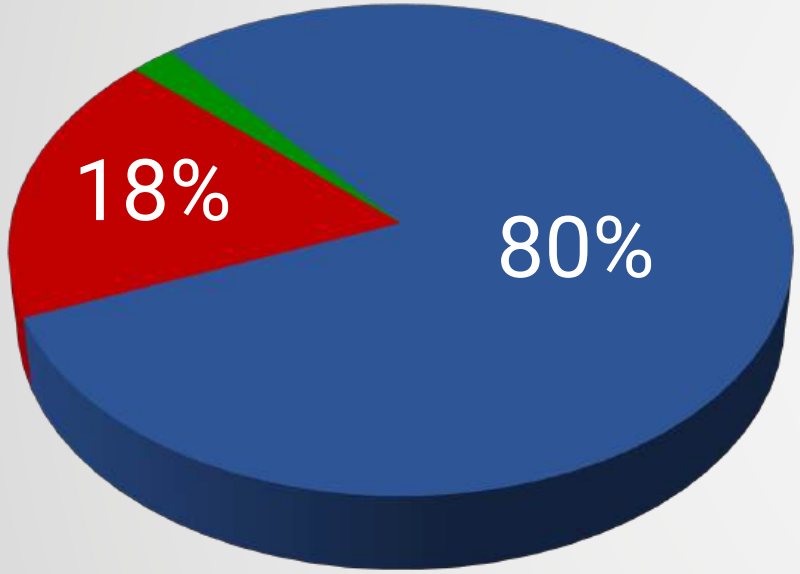

- Support
- Oppose
- No Opinion

| | |
|---|---|
| Strongly Support | 48% |
| Somewhat Support | 32% |
| Strongly Oppose | 8% |
| Somewhat Oppose | 9% |



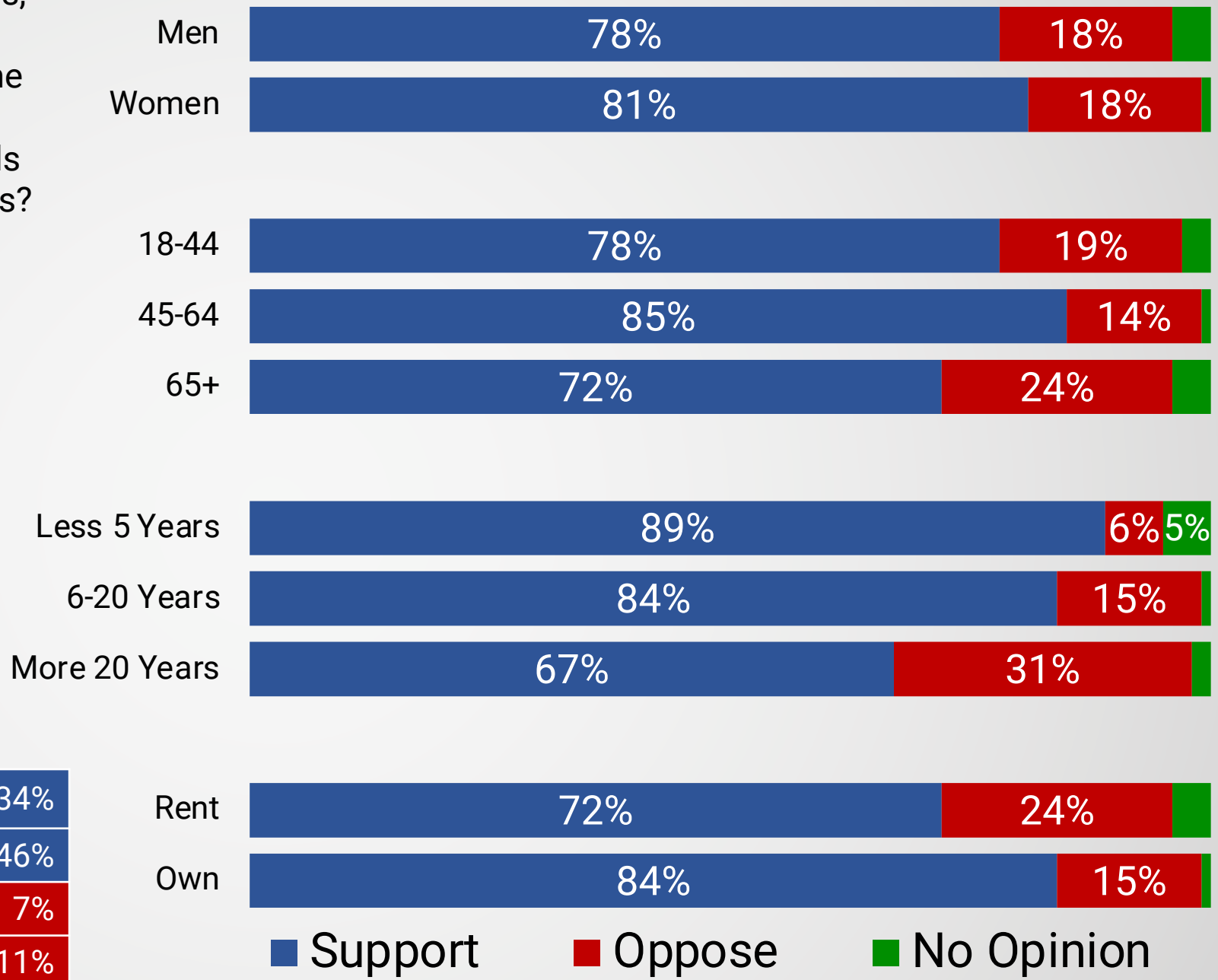
Thinking about Minturn's community needs, from the following statements, please indicate if you would support or oppose the Town of Minturn making the following changes to help address community needs such as housing, employment, and services?

**Mixed-use buildings that combine housing and commercial space**



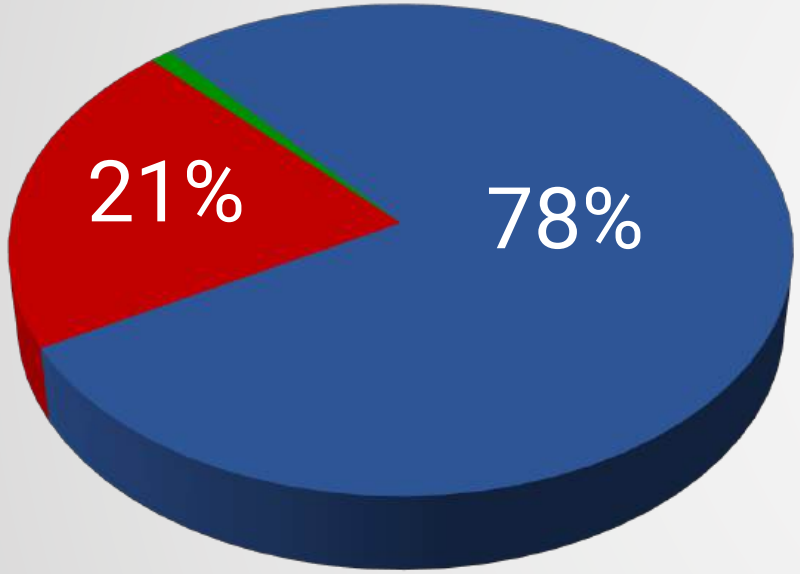

Support
Oppose
No Opinion

| | |
|---|---|
| Strongly Support | 34% |
| Somewhat Support | 46% |
| Strongly Oppose | 7% |
| Somewhat Oppose | 11% |



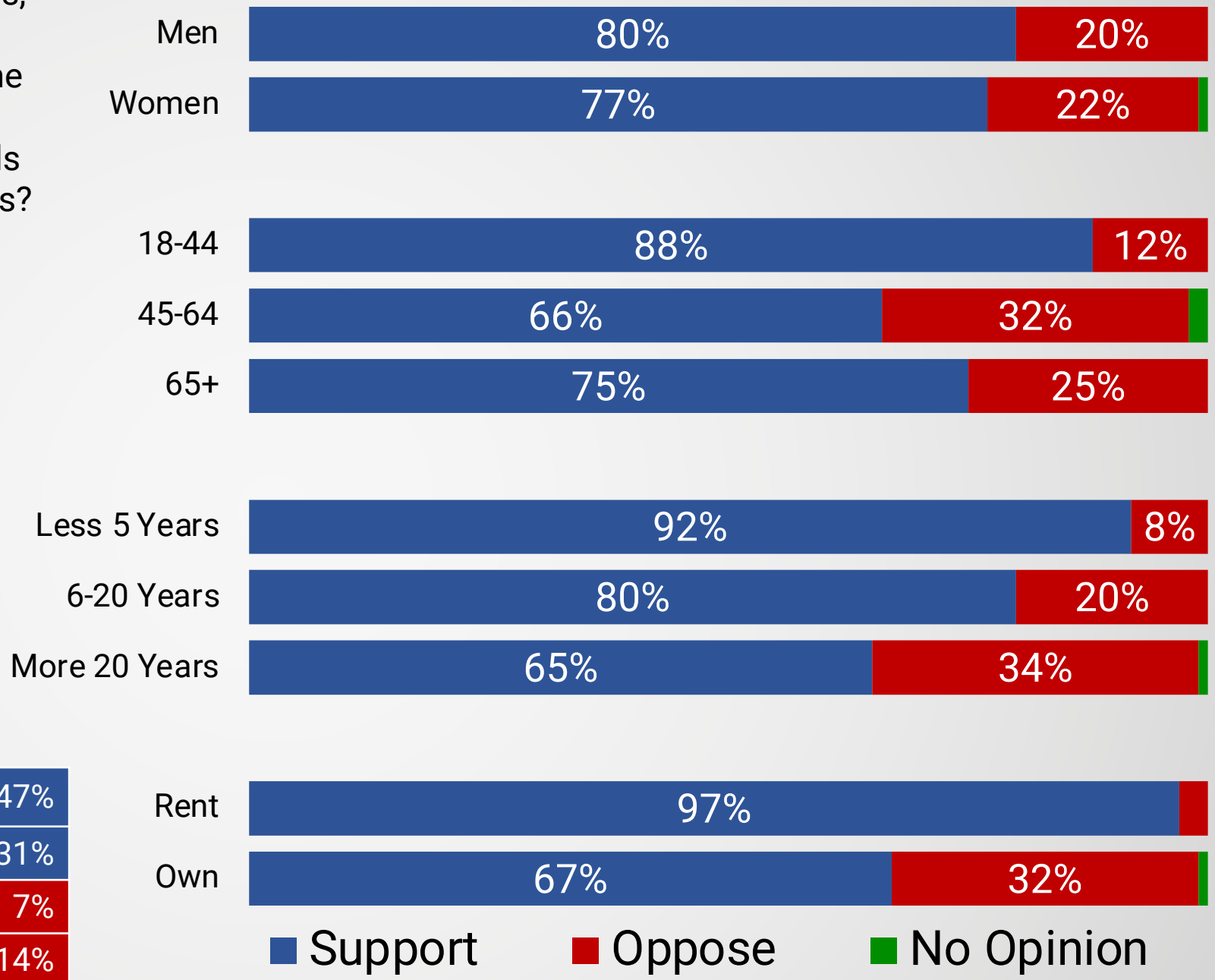
Thinking about Minturn's community needs, from the following statements, please indicate if you would support or oppose the Town of Minturn making the following changes to help address community needs such as housing, employment, and services?

**Allowing additional housing for local workers within town limits**



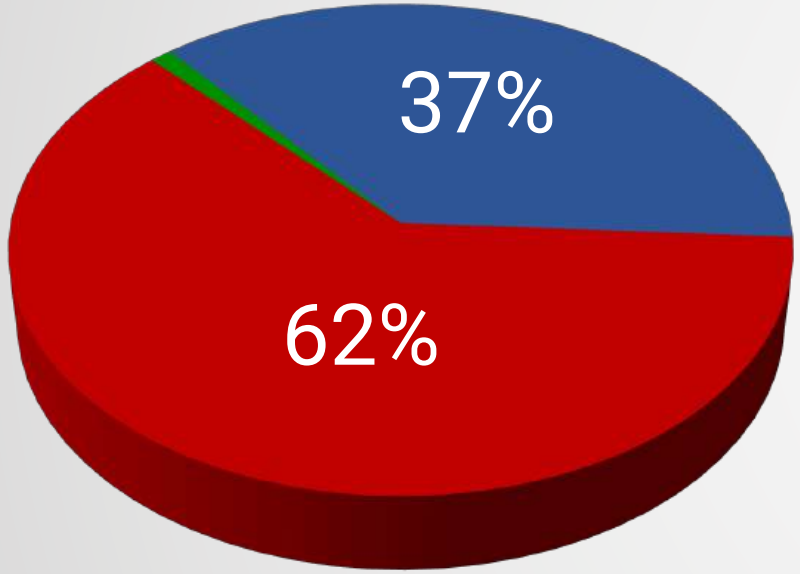

- Support
- Oppose
- No Opinion

| | |
|---|---|
| Strongly Support | 47% |
| Somewhat Support | 31% |
| Strongly Oppose | 7% |
| Somewhat Oppose | 14% |



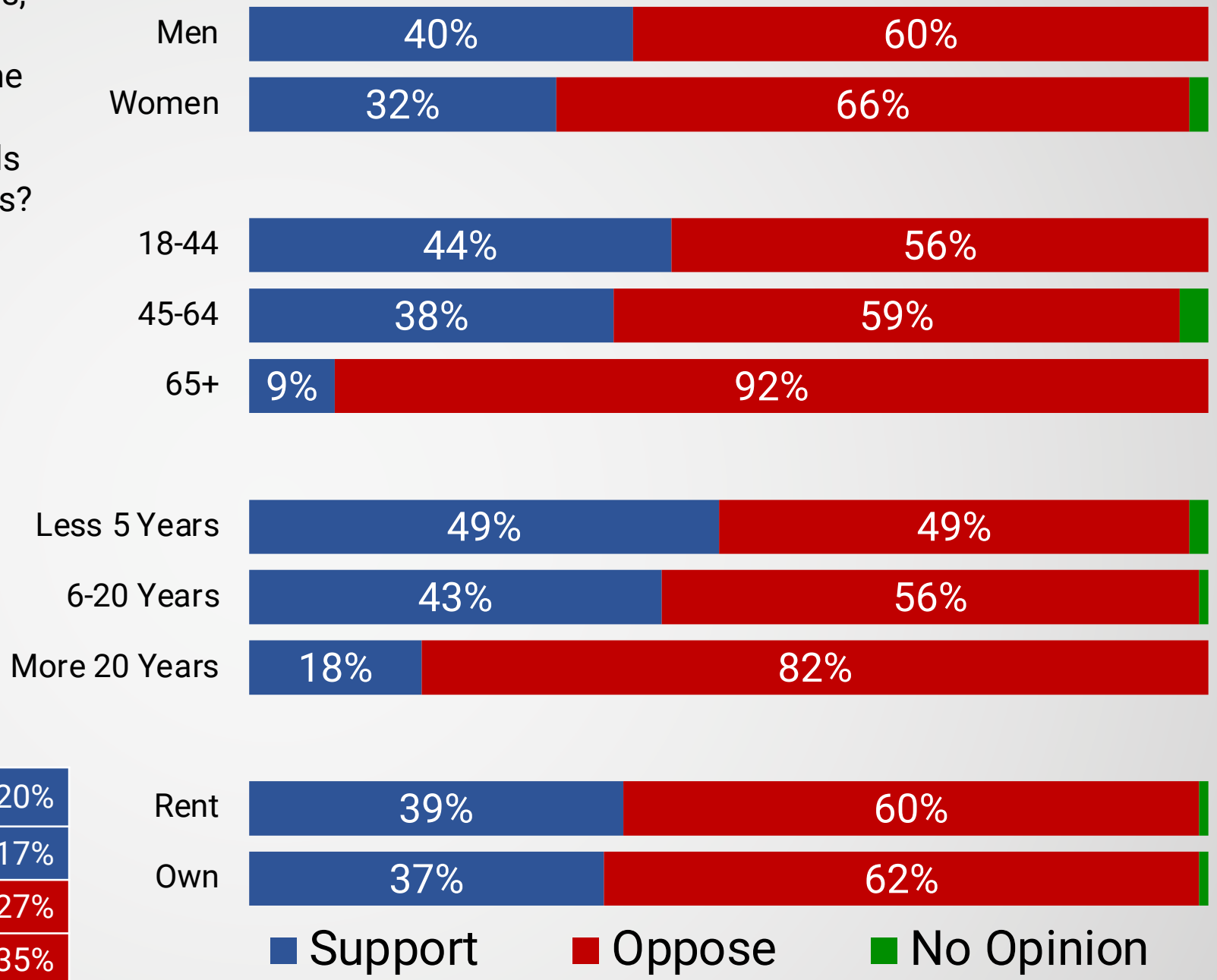
Thinking about Minturn's community needs, from the following statements, please indicate if you would support or oppose the Town of Minturn making the following changes to help address community needs such as housing, employment, and services?

**Modest increases in building height or density in certain areas**




- Support
- Oppose
- No Opinion

| | |
|---|---|
| Strongly Support | 20% |
| Somewhat Support | 17% |
| Strongly Oppose | 27% |
| Somewhat Oppose | 35% |



# Being as descriptive as possible, please explain why you would oppose the Town of Minturn making any of these changes.

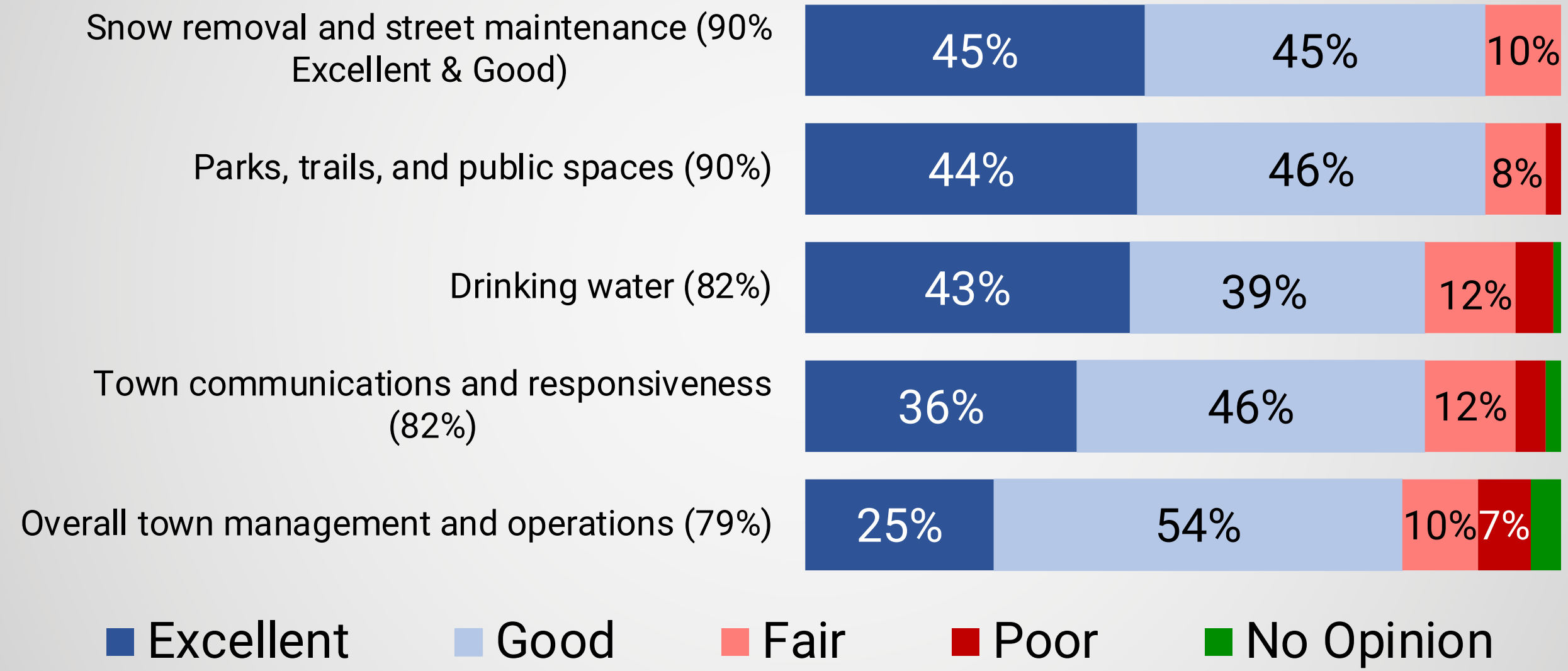
**Preserving Minturn's Small-Town Character and Charm:** The most common concern was that increased density, taller buildings, and additional development would fundamentally change Minturn's identity. Many respondents described Minturn as a unique "small mountain town" and worried that new projects would make it feel more like Avon, Edwards, or a generic suburban community. Residents frequently referenced protecting views, open space, neighborhood feel, and historic character.

**Concerns About Overdevelopment, Traffic, and Infrastructure Strain:** Many respondents felt the town is already growing too quickly and that additional housing or density would worsen traffic, parking shortages, congestion, and pressure on infrastructure. Several specifically mentioned Highway 24, limited road access, parking constraints, public services, and the inability of town systems to support more residents. Some respondents also expressed concerns about wildfire evacuation and public safety with increased density.

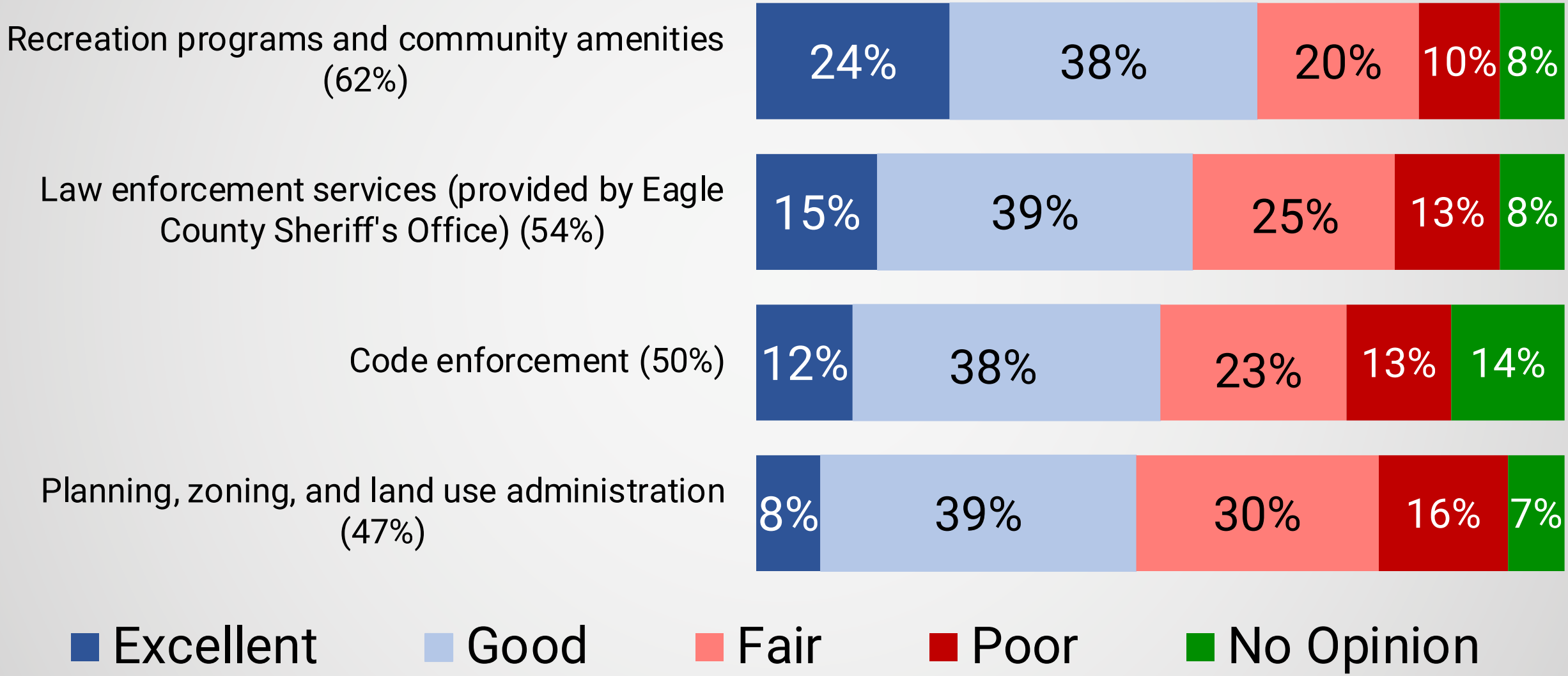
**Water Supply, Water Costs, and Resource Limitations:** Water availability and the cost of the water treatment plant were major themes throughout the opposition comments. Many respondents questioned why the town would encourage additional development while already facing water supply concerns and rising utility costs. Several expressed frustrations that current residents may bear the financial burden of infrastructure upgrades needed to support future growth.

**Skepticism That New Development Would Truly Benefit Local Workers or Residents:** A recurring sentiment was that recent developments have primarily benefited wealthy second-home owners rather than local workers or full-time residents. Respondents frequently stated that so-called "workforce housing" is not truly affordable and worried that increased density would simply create more expensive homes, gentrification, and loss of community identity. Some also expressed frustration that developers and outside interests were driving growth decisions rather than longtime residents.

# Please rate the quality of the Town of Minturn's performance in providing the following core services.



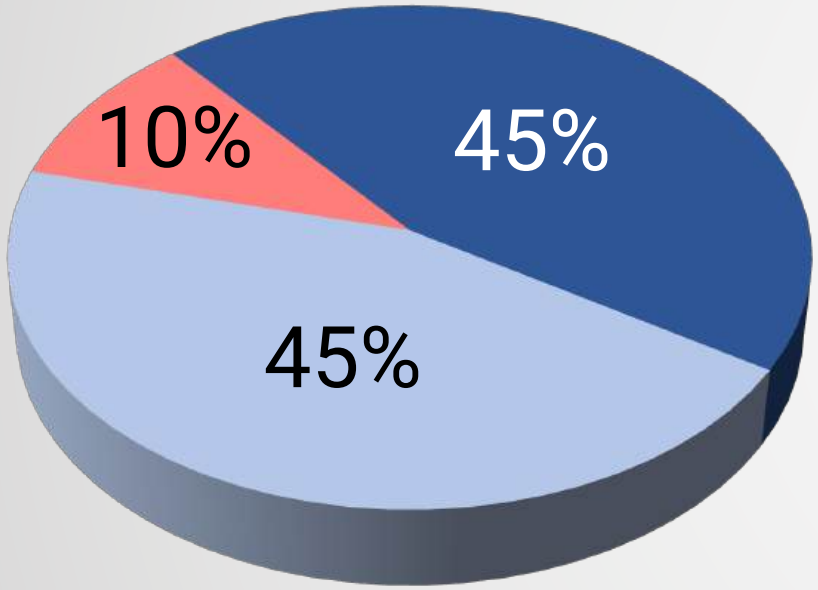
# Please rate the quality of the Town of Minturn's performance in providing the following core services.

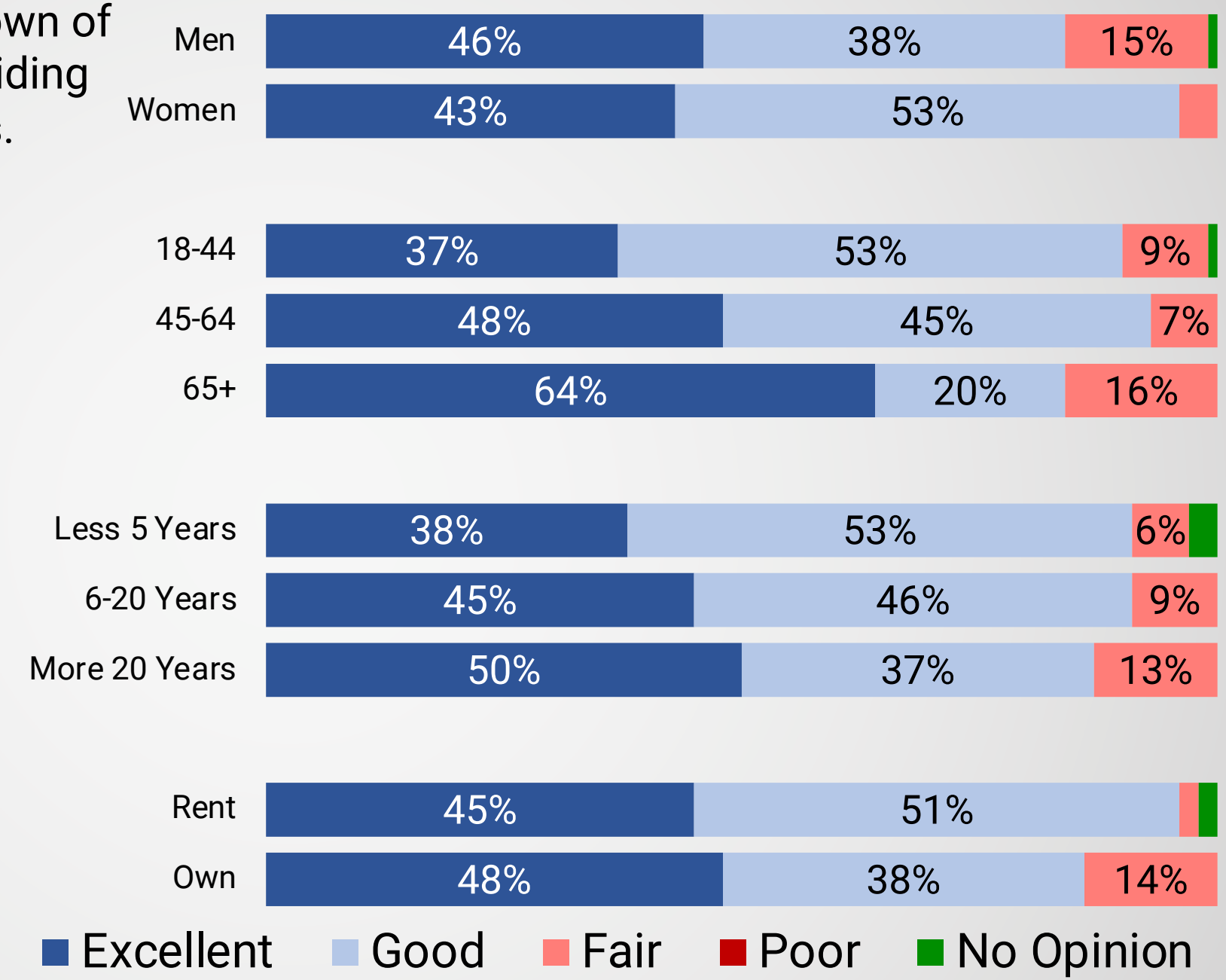


# Please rate the quality of the Town of Minturn's performance in providing the following core services.

## Snow removal and street maintenance

| | |
|---|---|
| Excellent & Good | 90% |



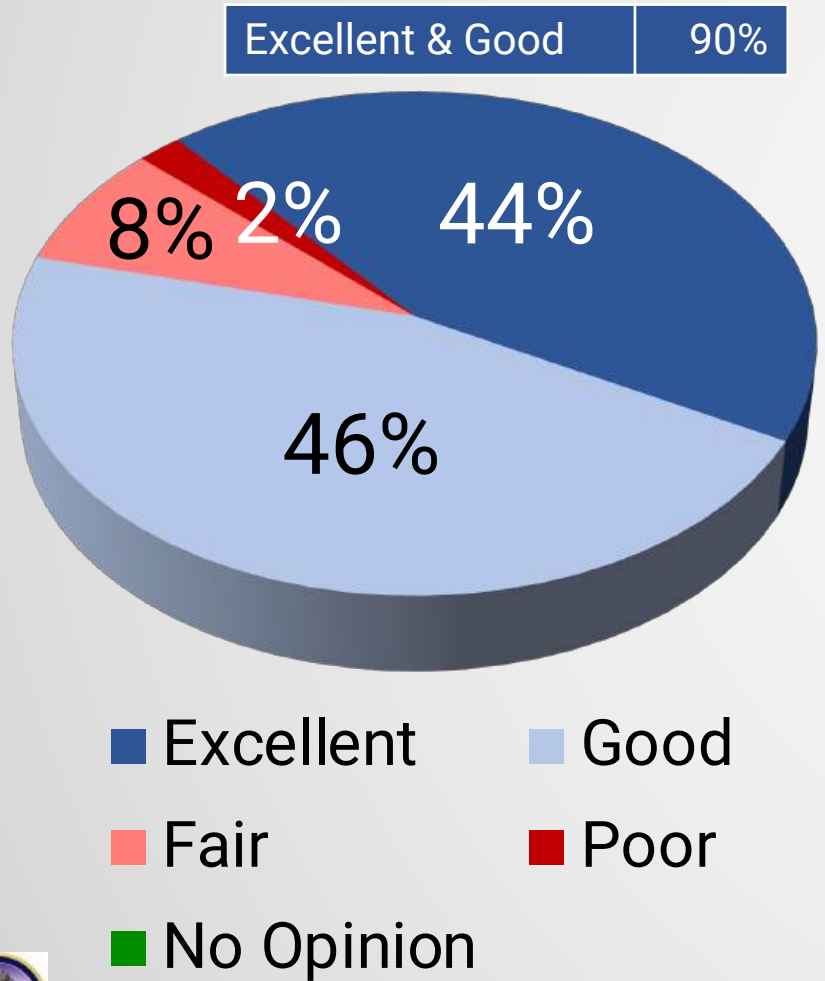



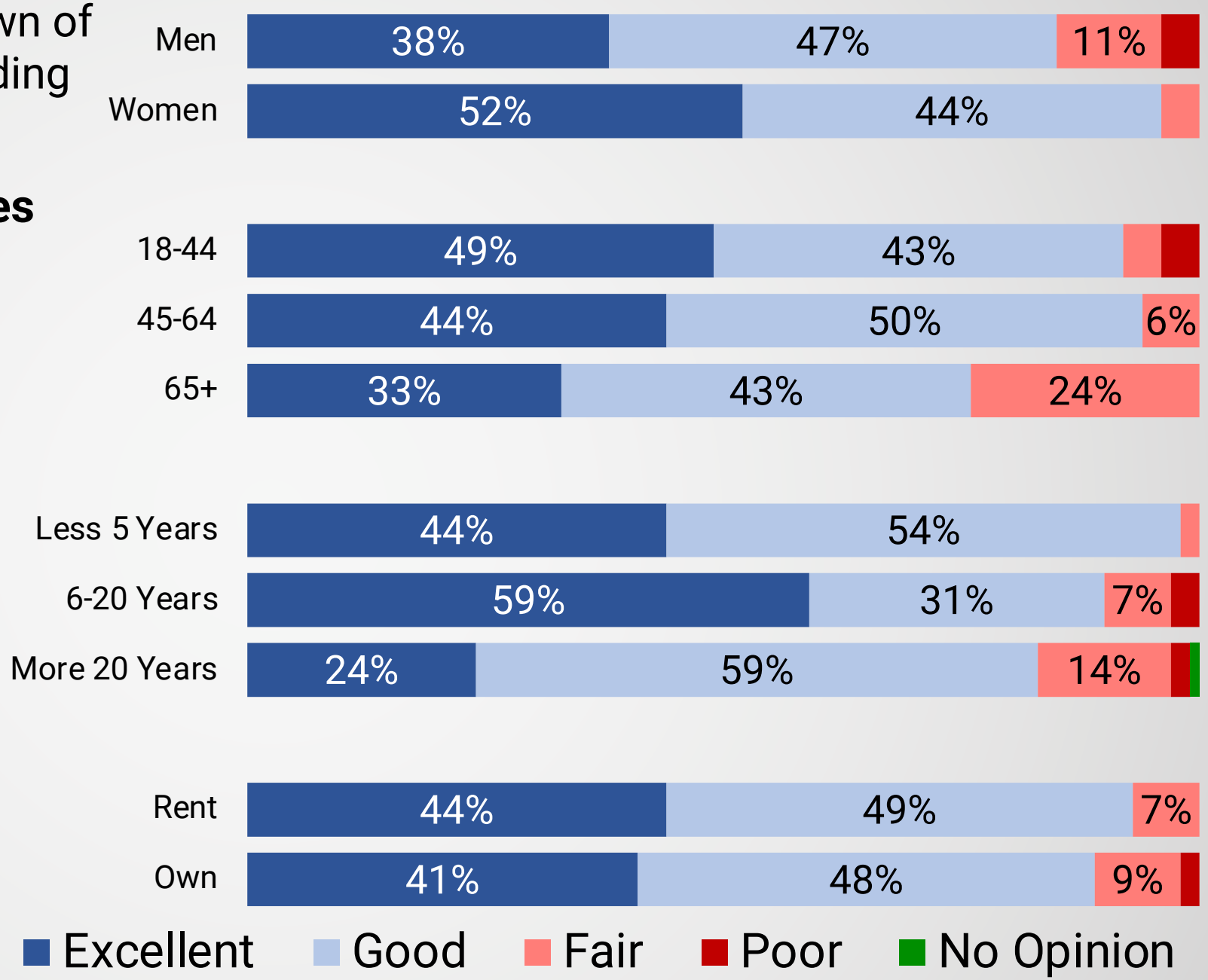



Town of Minturn 2026 Community Survey, April-May 2026, 145n, +/- 7.47% MoE

# Please rate the quality of the Town of Minturn's performance in providing the following core services.

## Parks, trails, and public spaces

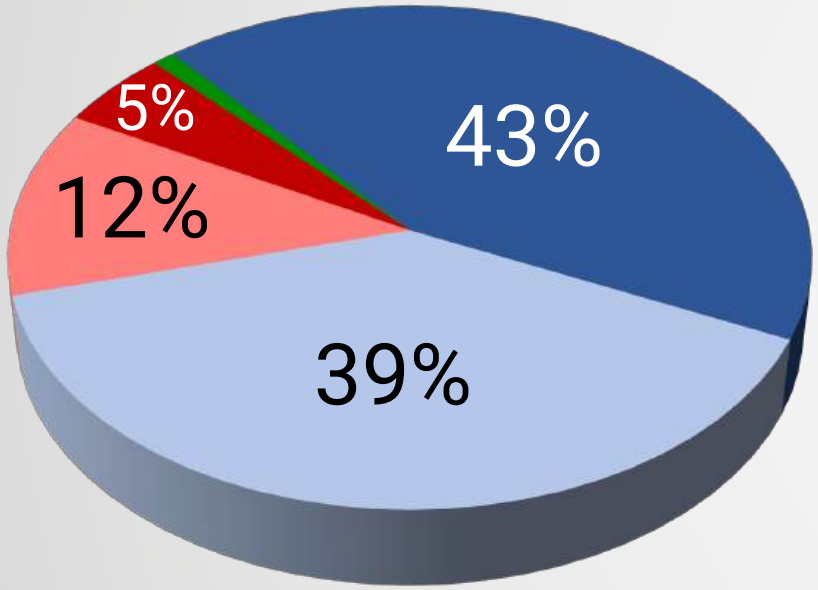


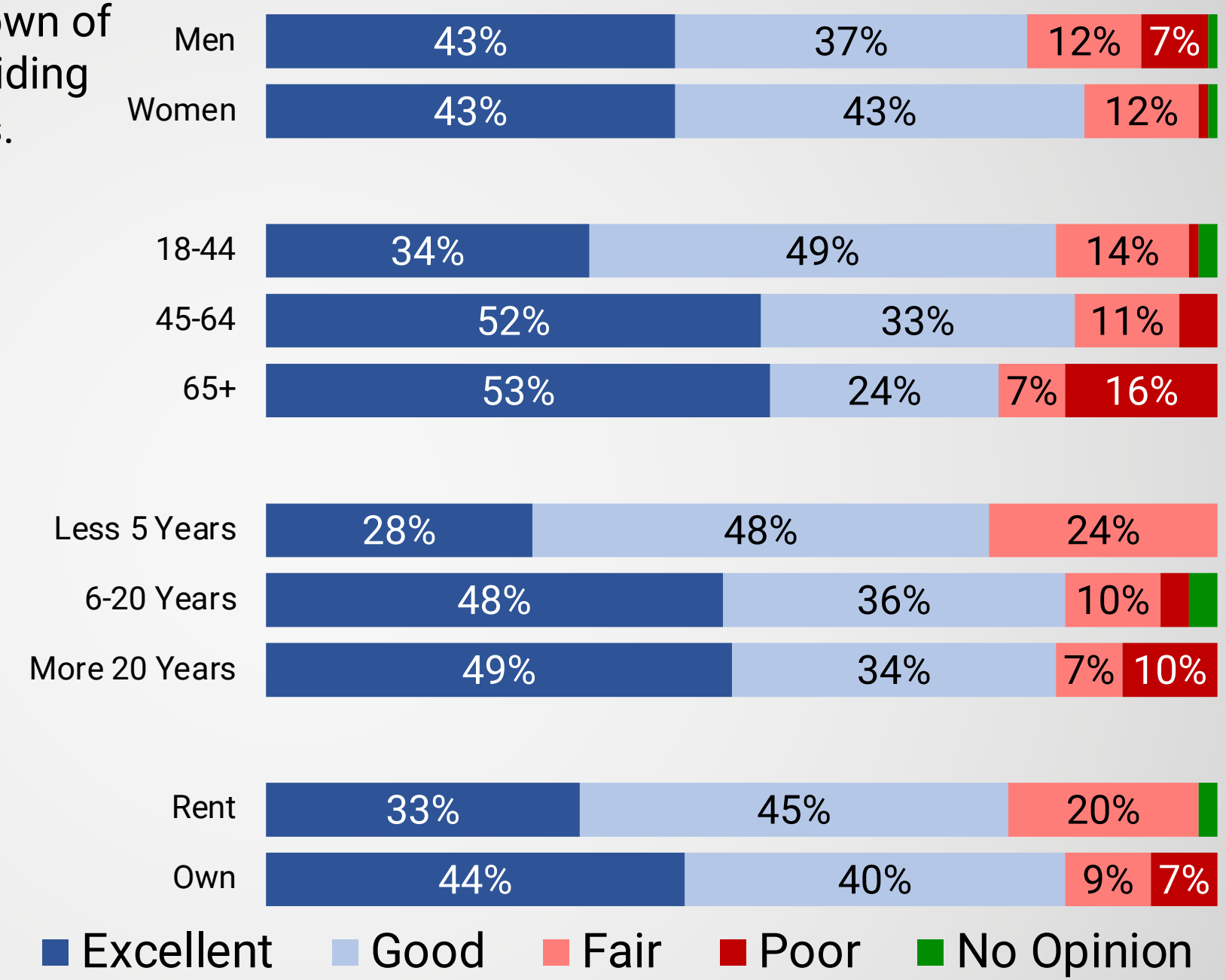



# Please rate the quality of the Town of Minturn's performance in providing the following core services.

## Drinking water

| Excellent & Good | 82% |
|---|---|



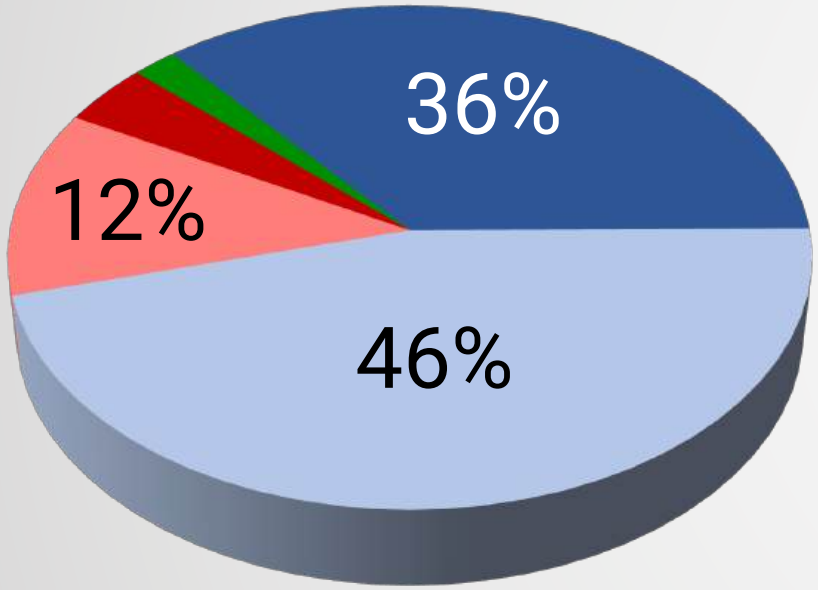



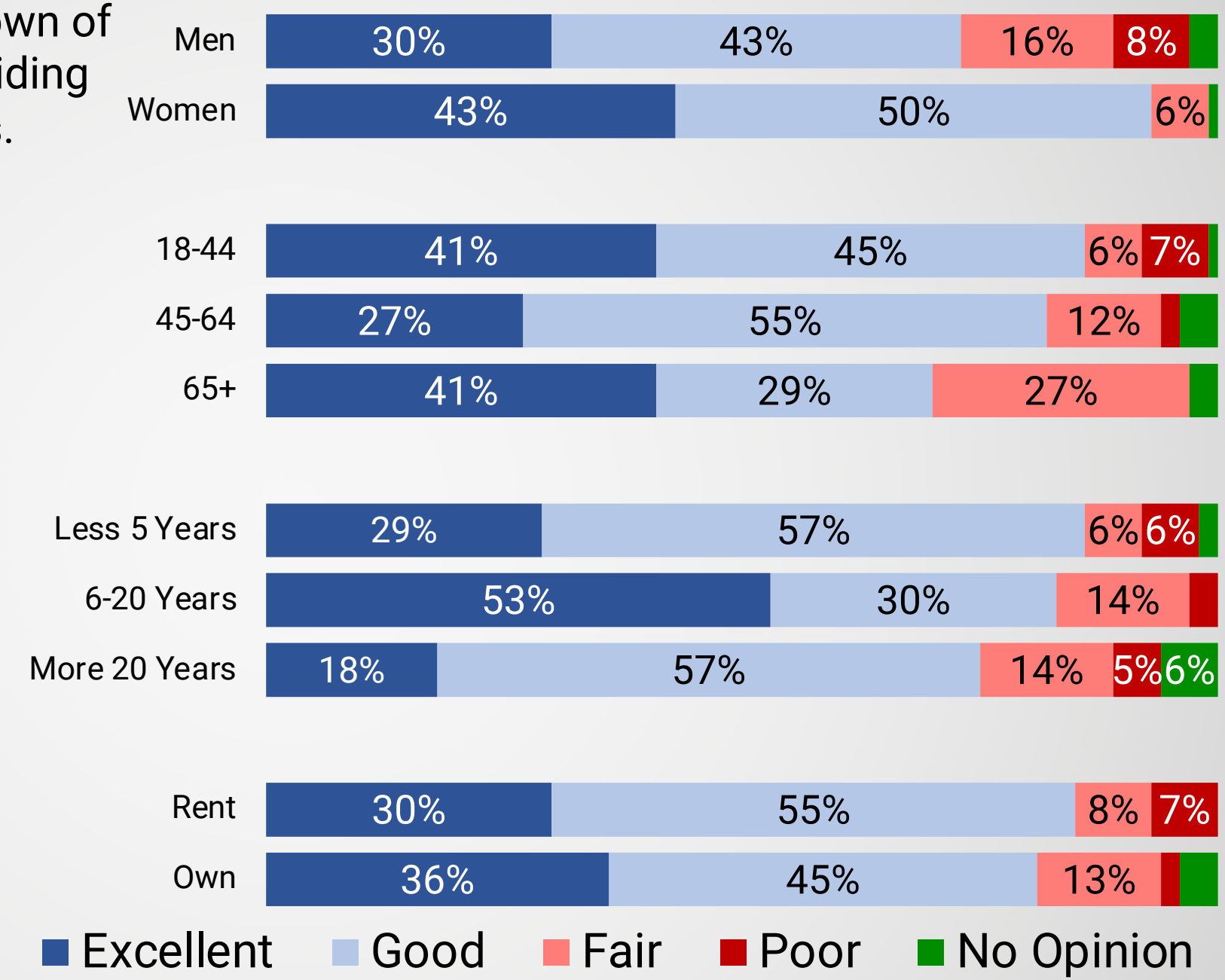

Excellent
Good
Fair
Poor
No Opinion

# Please rate the quality of the Town of Minturn's performance in providing the following core services.

## Town communications and responsiveness

| | |
|---|---|
| Excellent & Good | 82% |



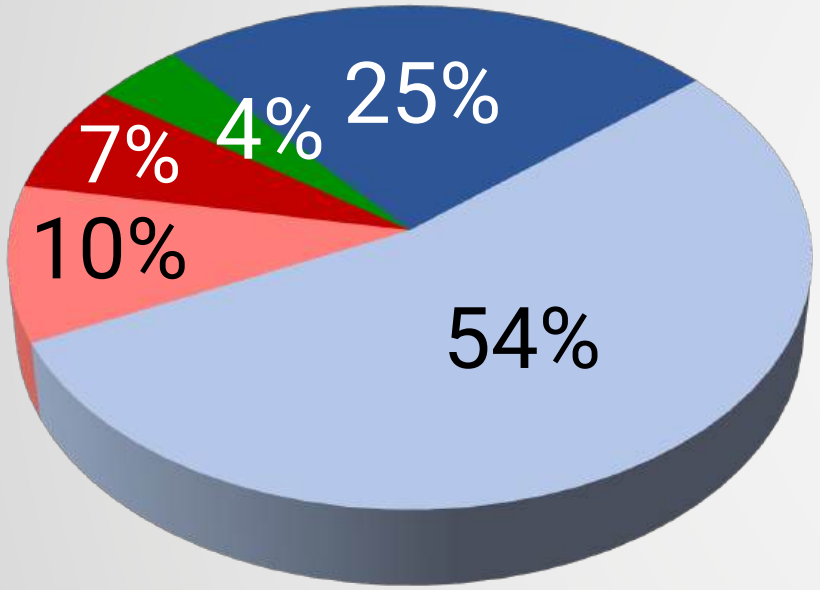



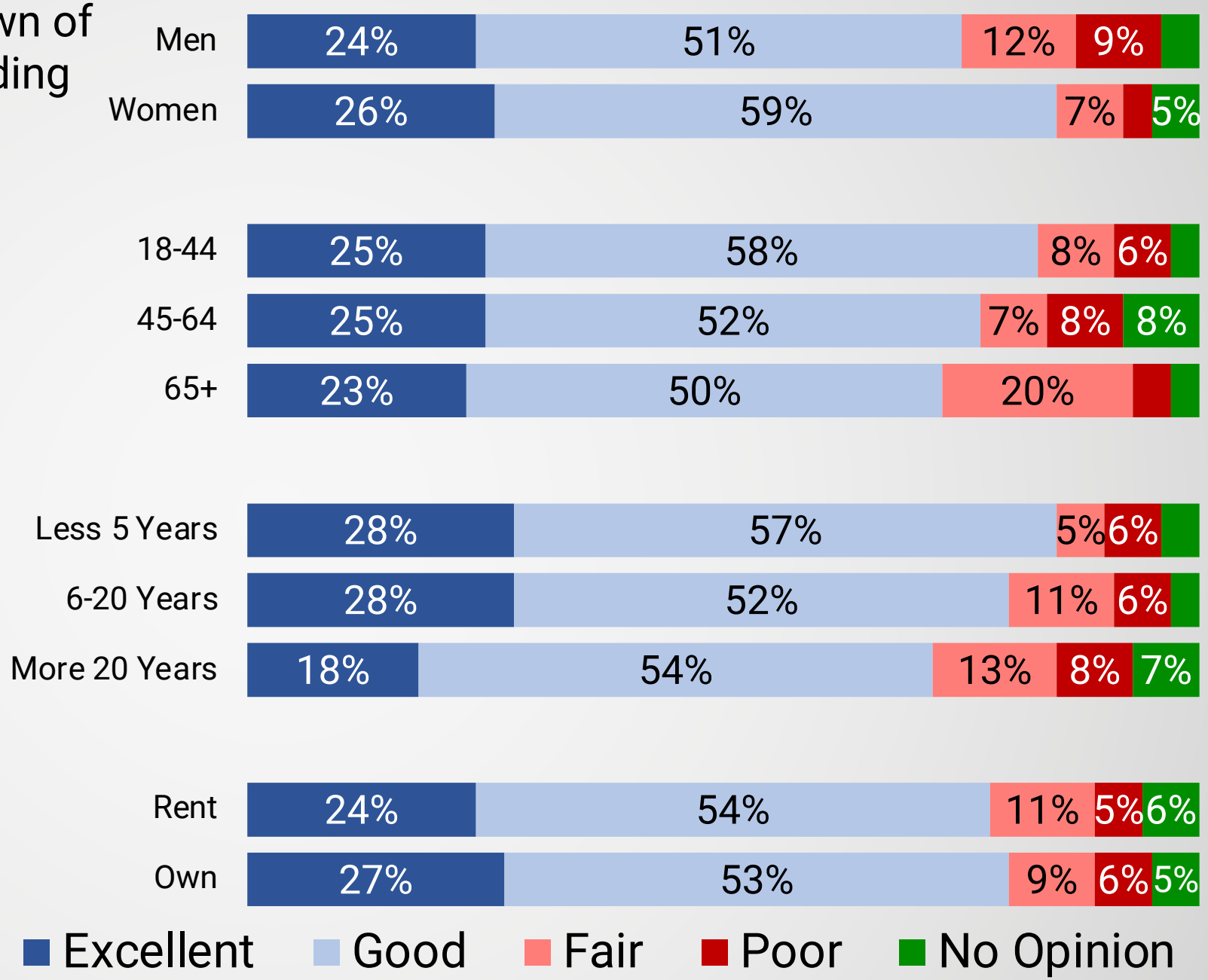

Excellent
Good
Fair
Poor
No Opinion

# Please rate the quality of the Town of Minturn's performance in providing the following core services.

## Overall Town management and operations

| Excellent & Good | 79% |
|---|---|



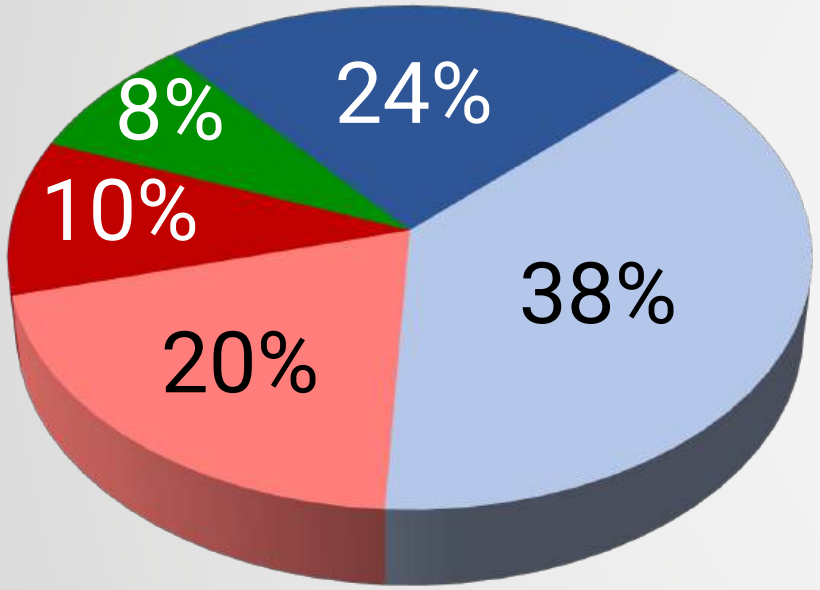



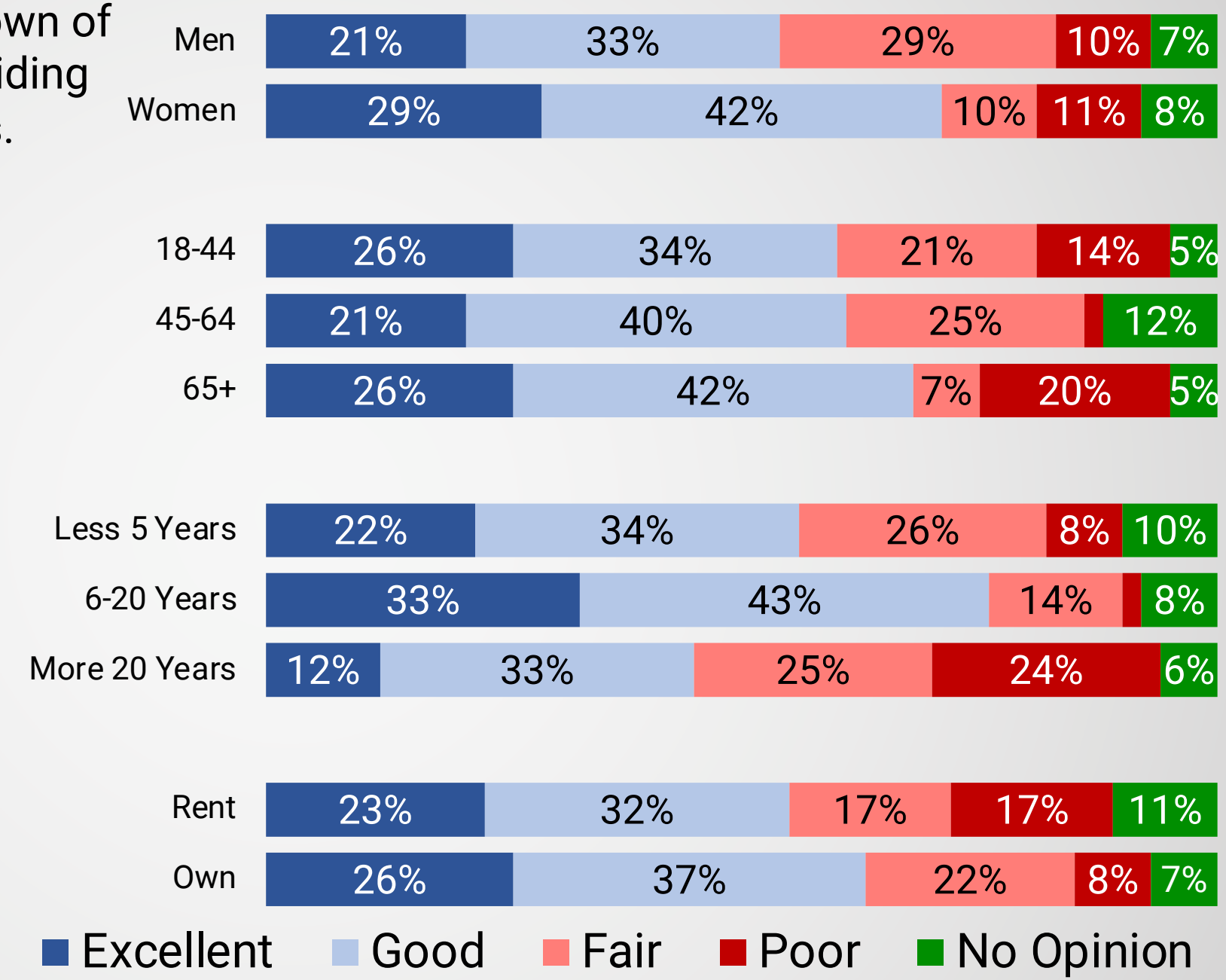

Excellent
Good
Fair
Poor
No Opinion

# Please rate the quality of the Town of Minturn's performance in providing the following core services.

## Recreation programs and community amenities

| Excellent & Good | 62% |
|---|---|






Town of Minturn 2026 Community Survey, April-May 2026, 145n, +/- 7.47% MoE

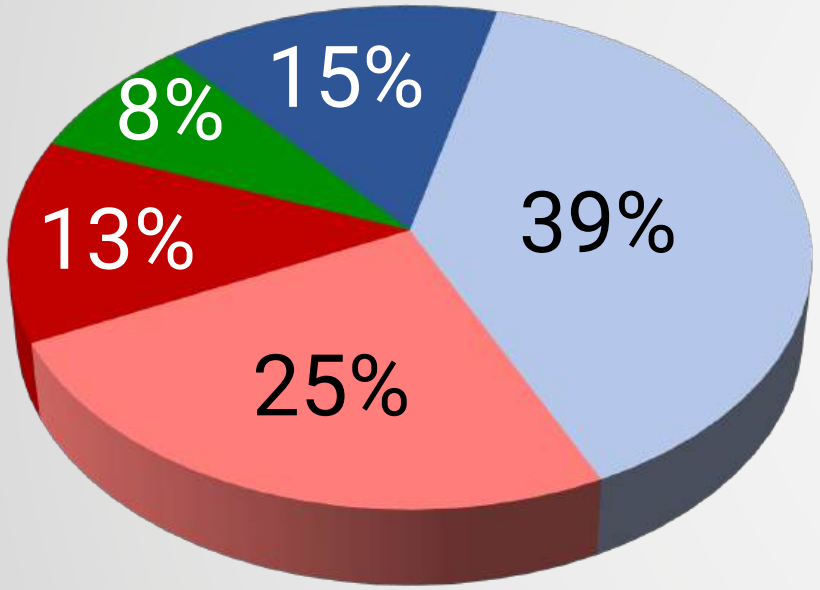


Page 87 of 597

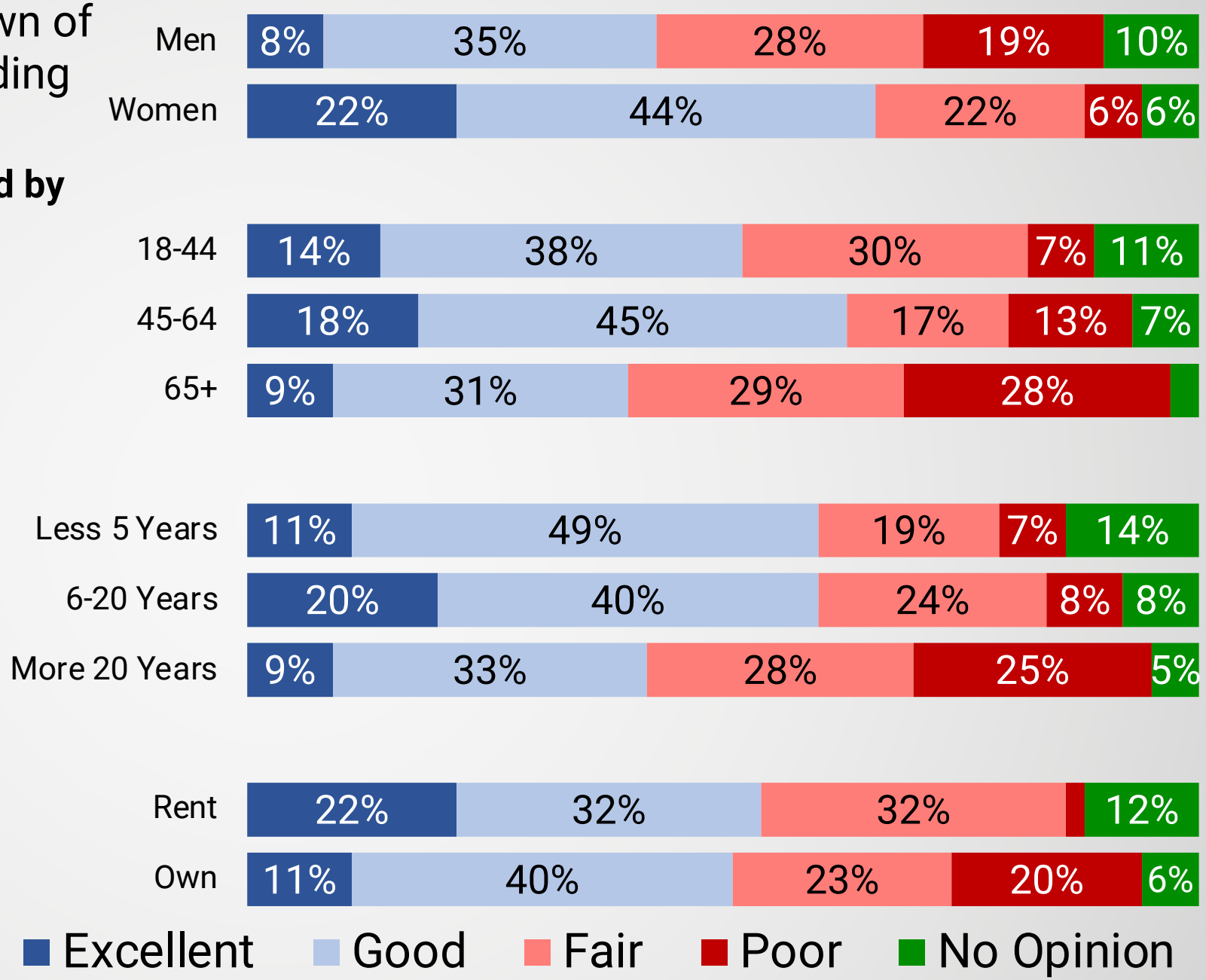
# Please rate the quality of the Town of Minturn's performance in providing the following core services.

## Law enforcement services (provided by Eagle County Sheriff's Office)

| Excellent & Good | 54% |
|---|---|



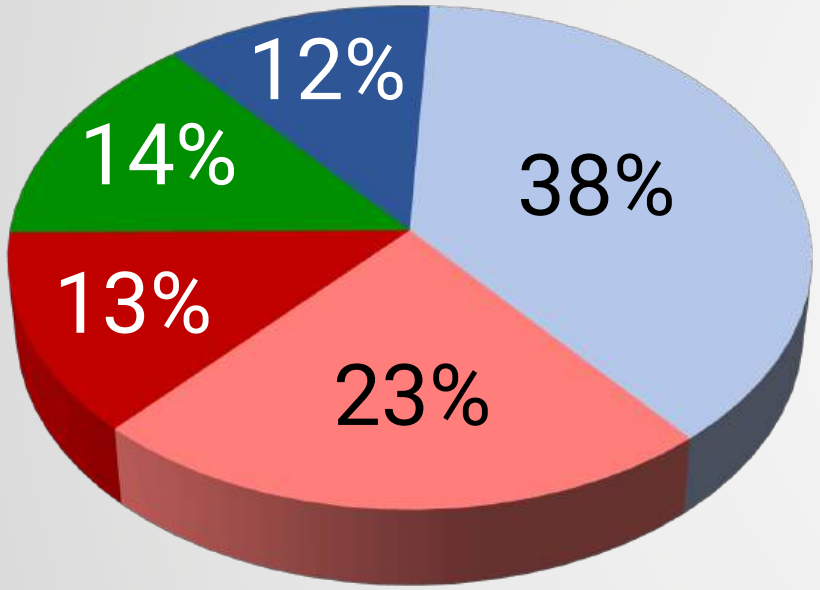

Excellent
Good
Fair
Poor
No Opinion



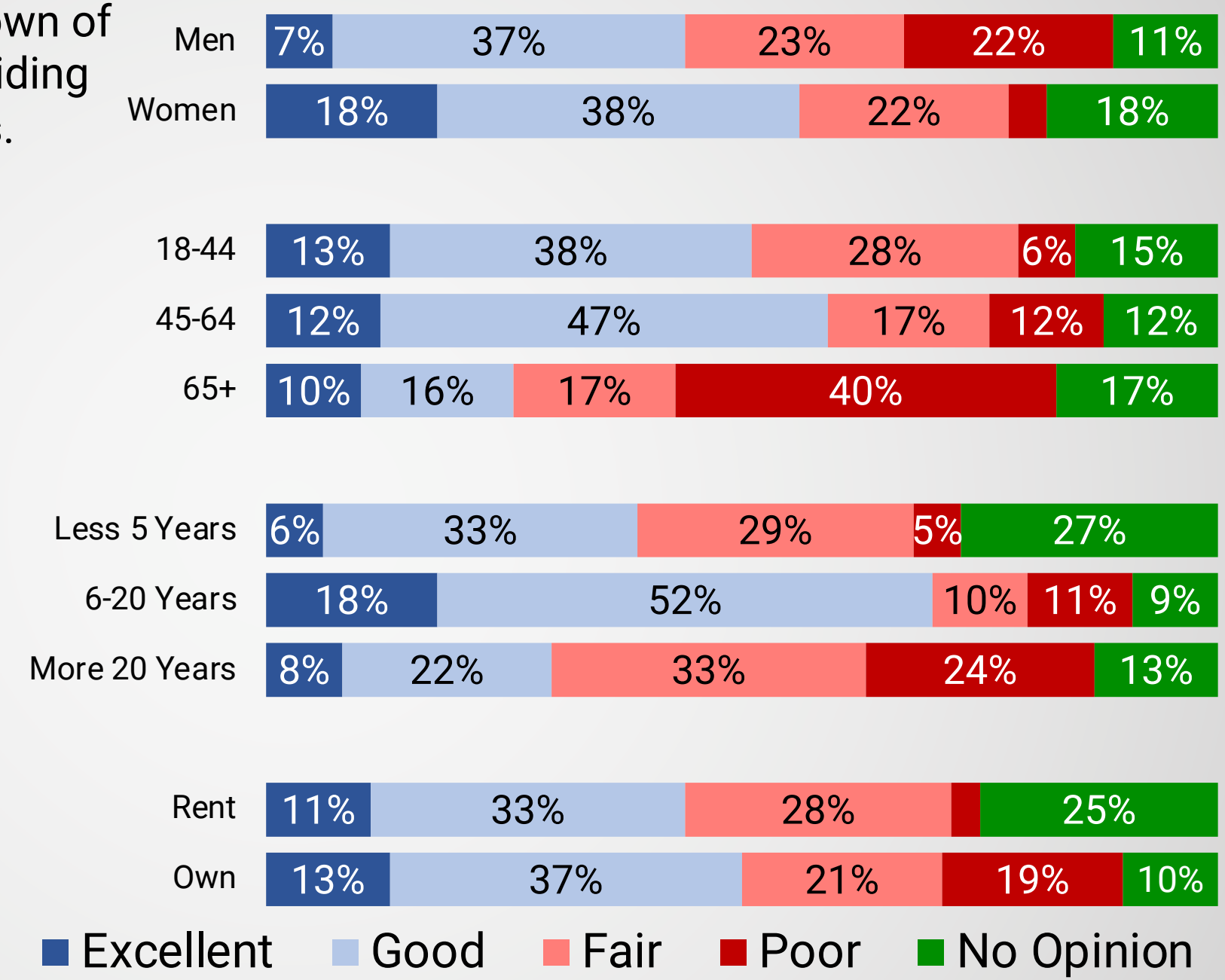
# Please rate the quality of the Town of Minturn's performance in providing the following core services.

## Code enforcement

| Excellent & Good | 50% |
|---|---|



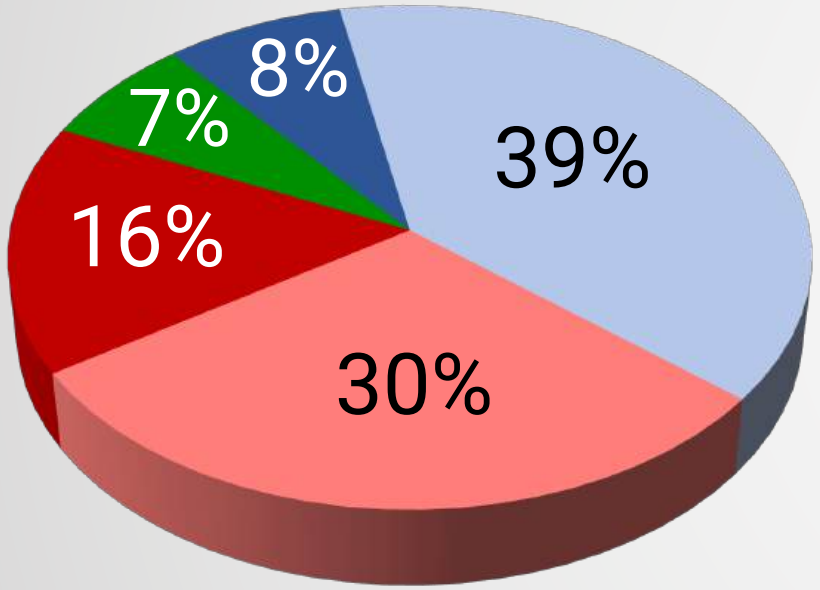

Excellent
Good
Fair
Poor
No Opinion



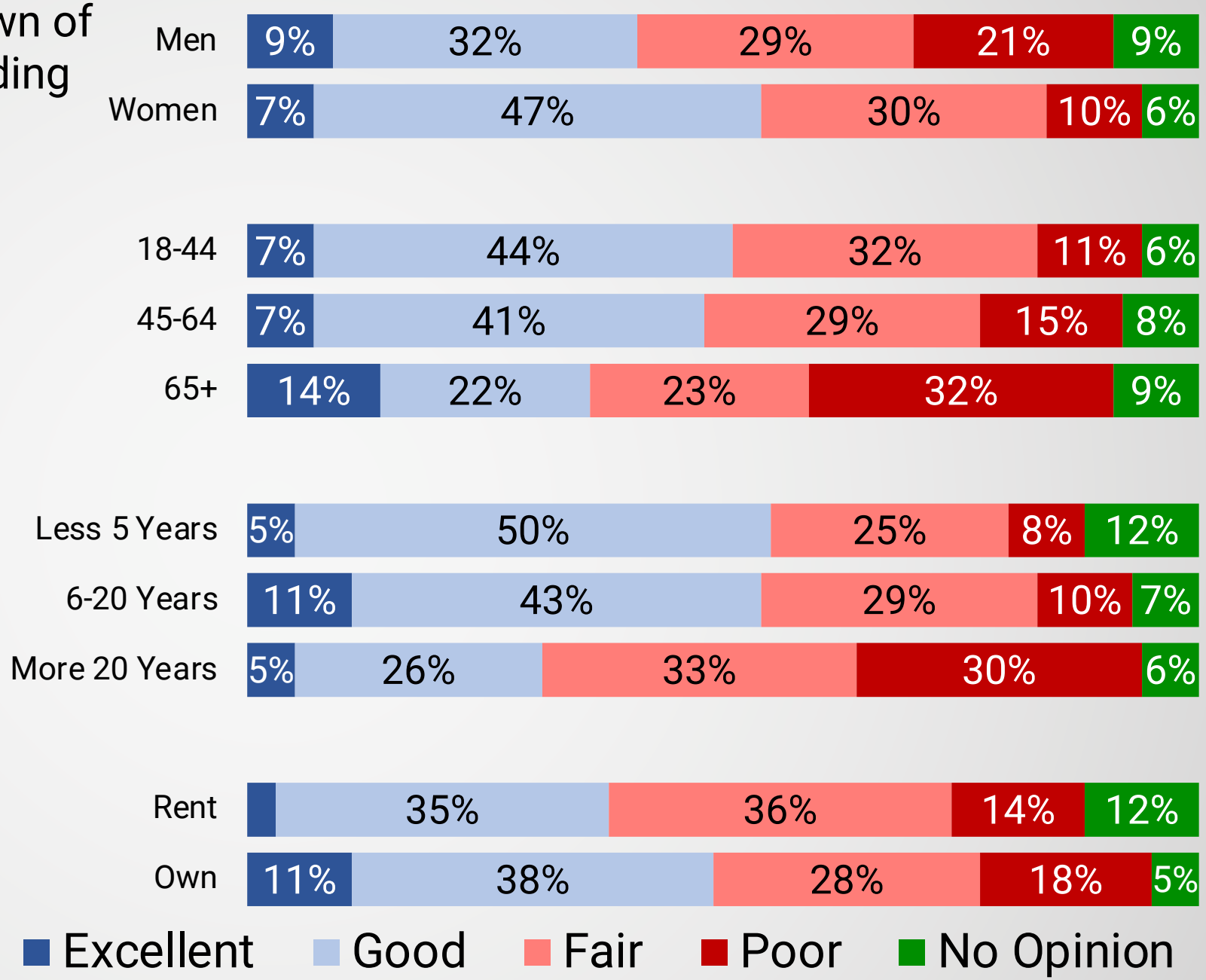
# Please rate the quality of the Town of Minturn's performance in providing the following core services.

## Planning, zoning, and land use administration

| Excellent & Good | 47% |
|---|---|




Excellent
Good
Fair
Poor
No Opinion



# If you rated any of the services above as “Fair” or “Poor,” please briefly explain why:

**Concerns About Planning, Zoning, and Overdevelopment:** The most common criticism focused on planning and zoning decisions, particularly around high-density developments, luxury housing, and projects like Minturn North and Belden Place. Many respondents felt town leadership and planners were prioritizing developers and growth over residents, local character, infrastructure capacity, and workforce housing needs. Several also expressed frustrations that public feedback was ignored or that codes were inconsistently enforced.

**Dissatisfaction with Law Enforcement and Traffic Enforcement:** Many residents criticized the lack of traffic enforcement, especially speeding on Main Street, Highway 24, Pine Street, and residential areas. Respondents frequently described the Sheriff’s presence as limited, unresponsive, or disengaged from the community. Parking enforcement, abandoned vehicles, noise, and inconsistent code enforcement were also recurring complaints.

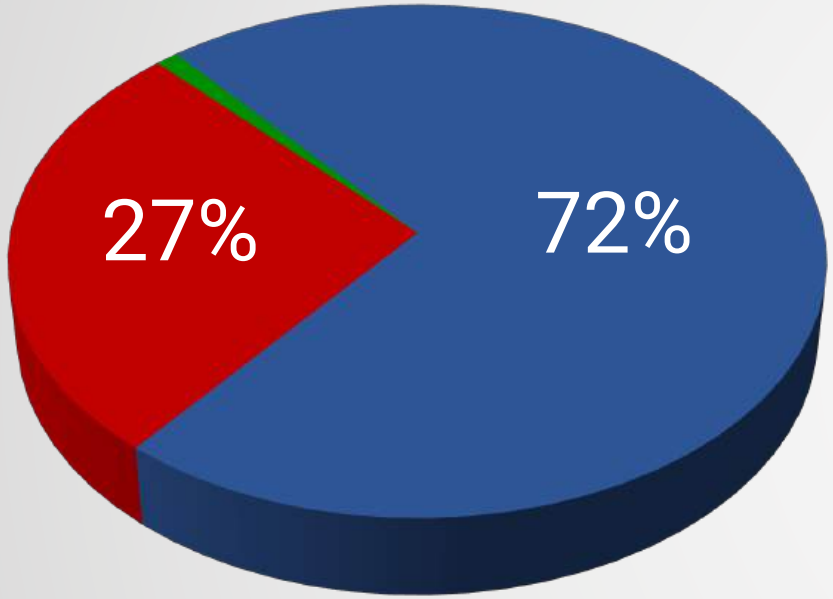
**Concerns About Water Quality, Water Costs, and Infrastructure Management:** Water-related concerns were another major theme. Residents mentioned boil notices, expensive water bills, aging infrastructure, and frustration that development approvals continued despite concerns about water capacity and the cost of the water treatment plant. Some respondents felt the town had failed to adequately plan for long-term infrastructure needs.

**Lack of Community Amenities, Recreation, and Communication:** Several respondents said the town lacks community gathering spaces, recreation programming, parks, and family-oriented amenities. Others expressed dissatisfaction with town communication and responsiveness, saying staff and leadership were slow to respond, difficult to work with, or not transparent enough with residents.

# Housing Questions

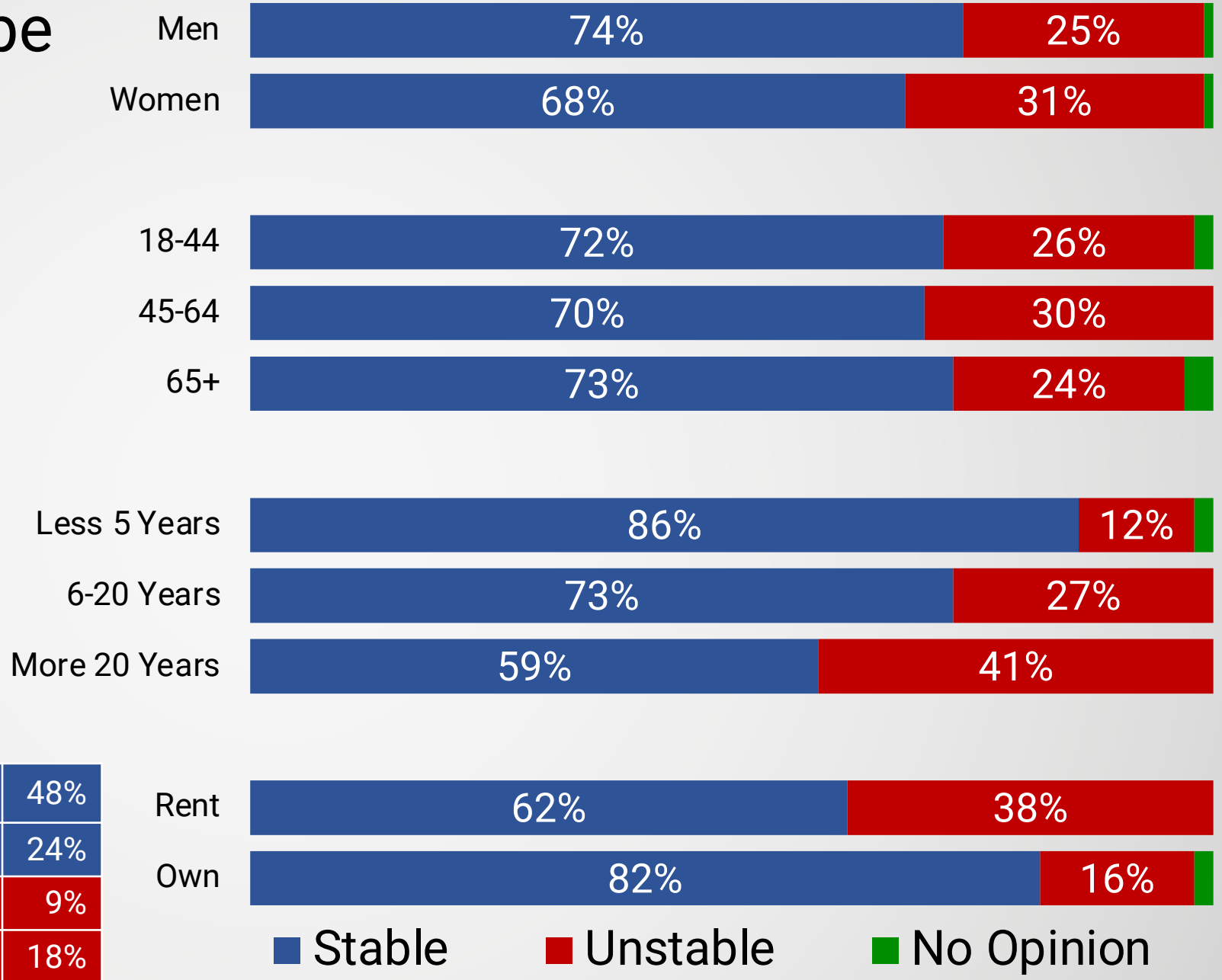


# How would you describe your current housing situation in Minturn?

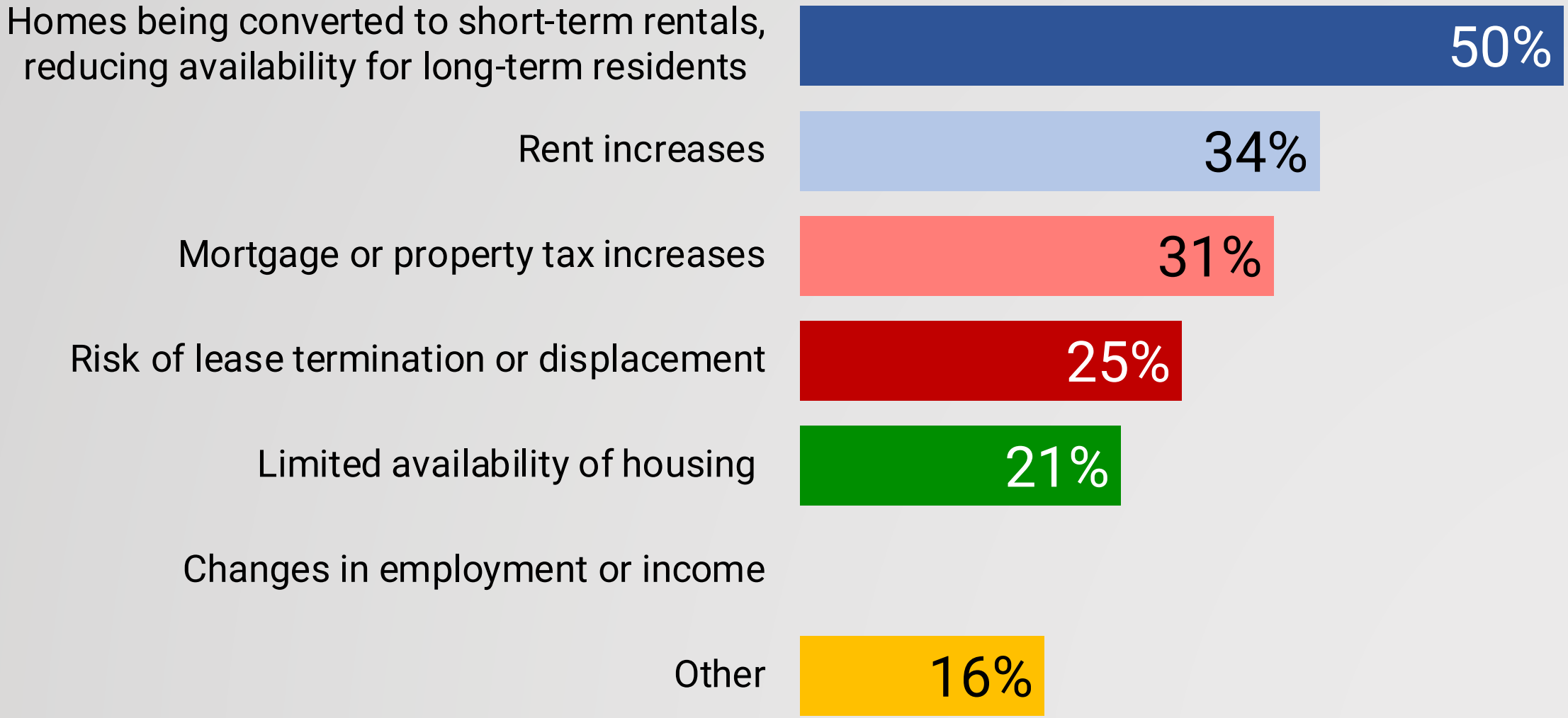



- Stable
- Unstable
- No Opinion

| | |
|---|---|
| Very Stable | 48% |
| Somewhat Stable | 24% |
| Very Unstable | 9% |
| Somewhat Unstable | 18% |

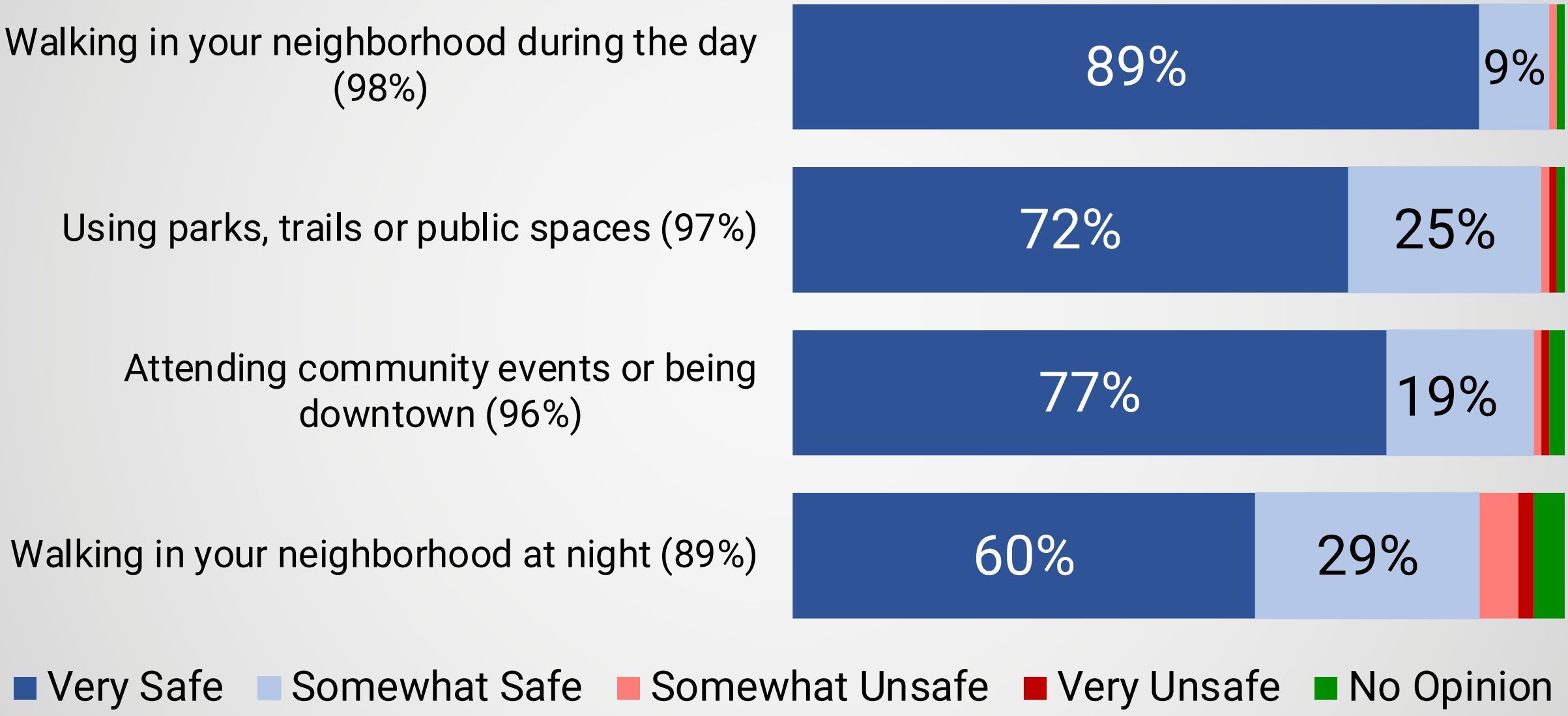


# If you are concerned about housing stability, which factors contribute most to that concern? *Please select up to two options.*



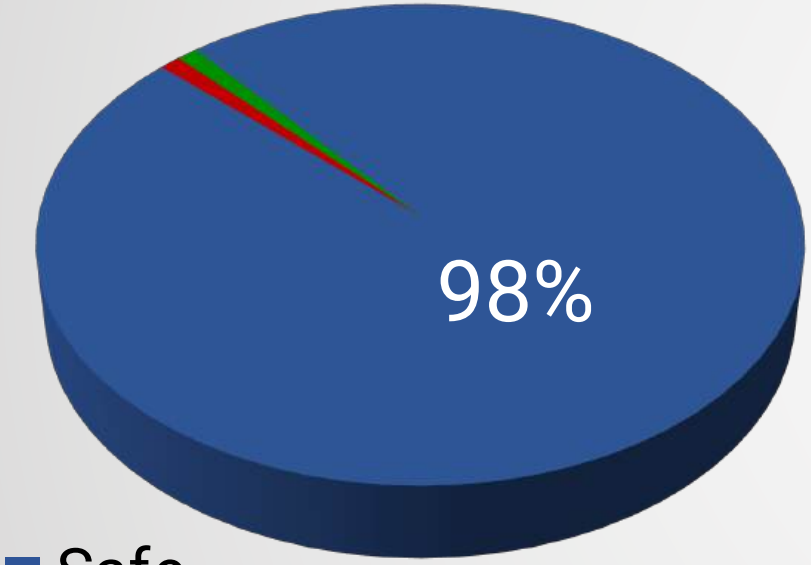

Other: Homeownership becoming unattainable, luxury development equals losing community character, wealthier residents are driving up housing costs and rent, rising utility and water costs. (16%)

# How safe do you feel in the following situations in Minturn?



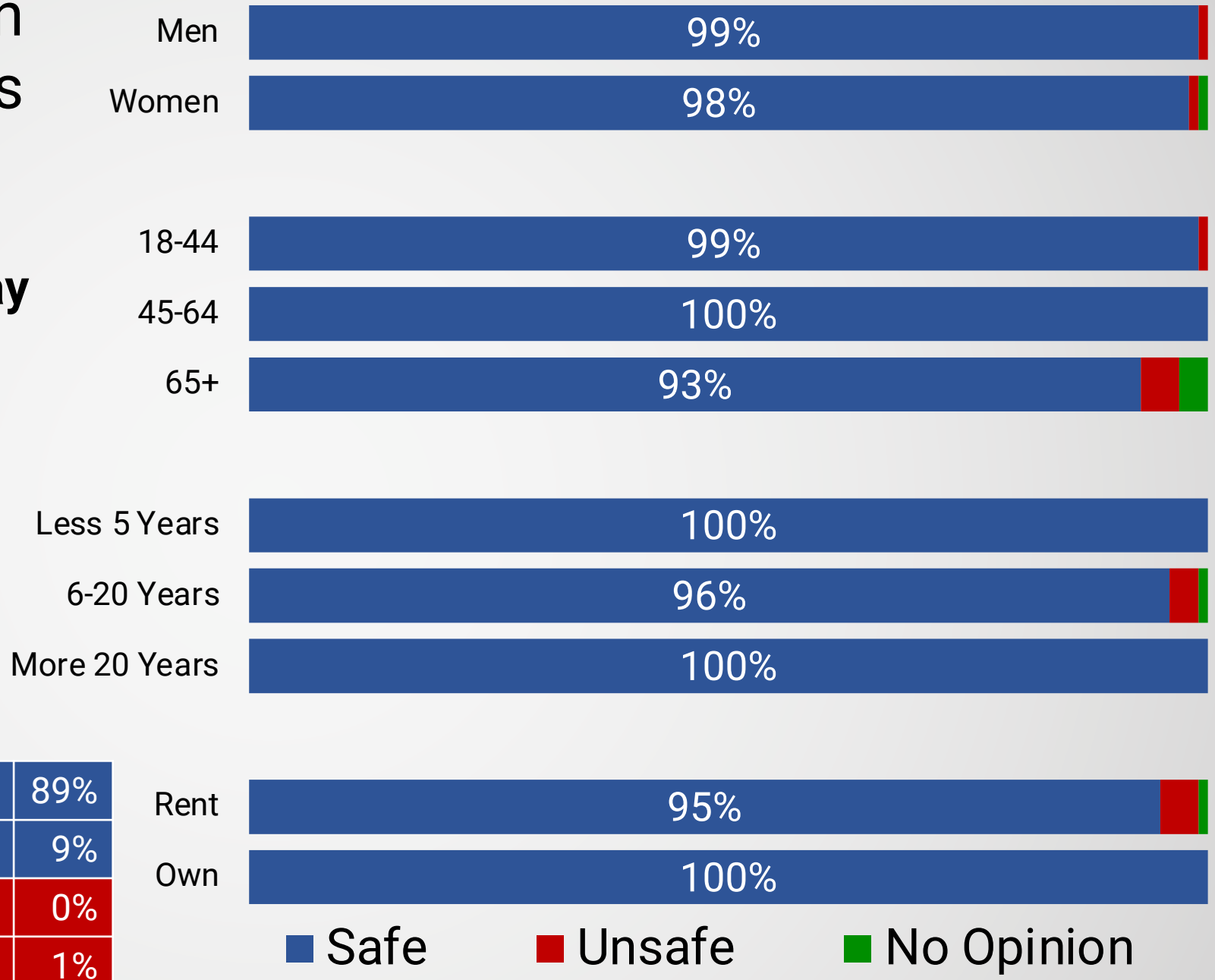
# How safe do you feel in the following situations in Minturn?

## Walking in your neighborhood during the day



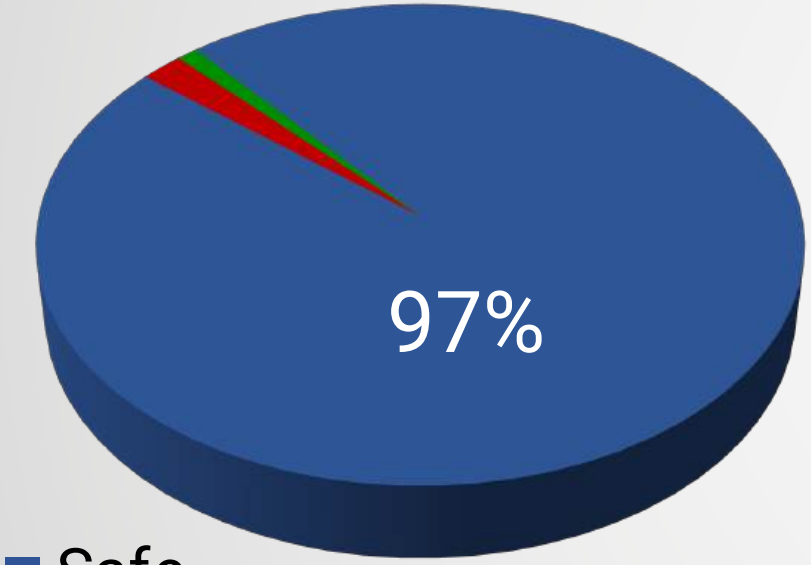

Safe
Unsafe
No Opinion

| | |
|---|---|
| Very Safe | 89% |
| Somewhat Safe | 9% |
| Very Unsafe | 0% |
| Somewhat Unsafe | 1% |



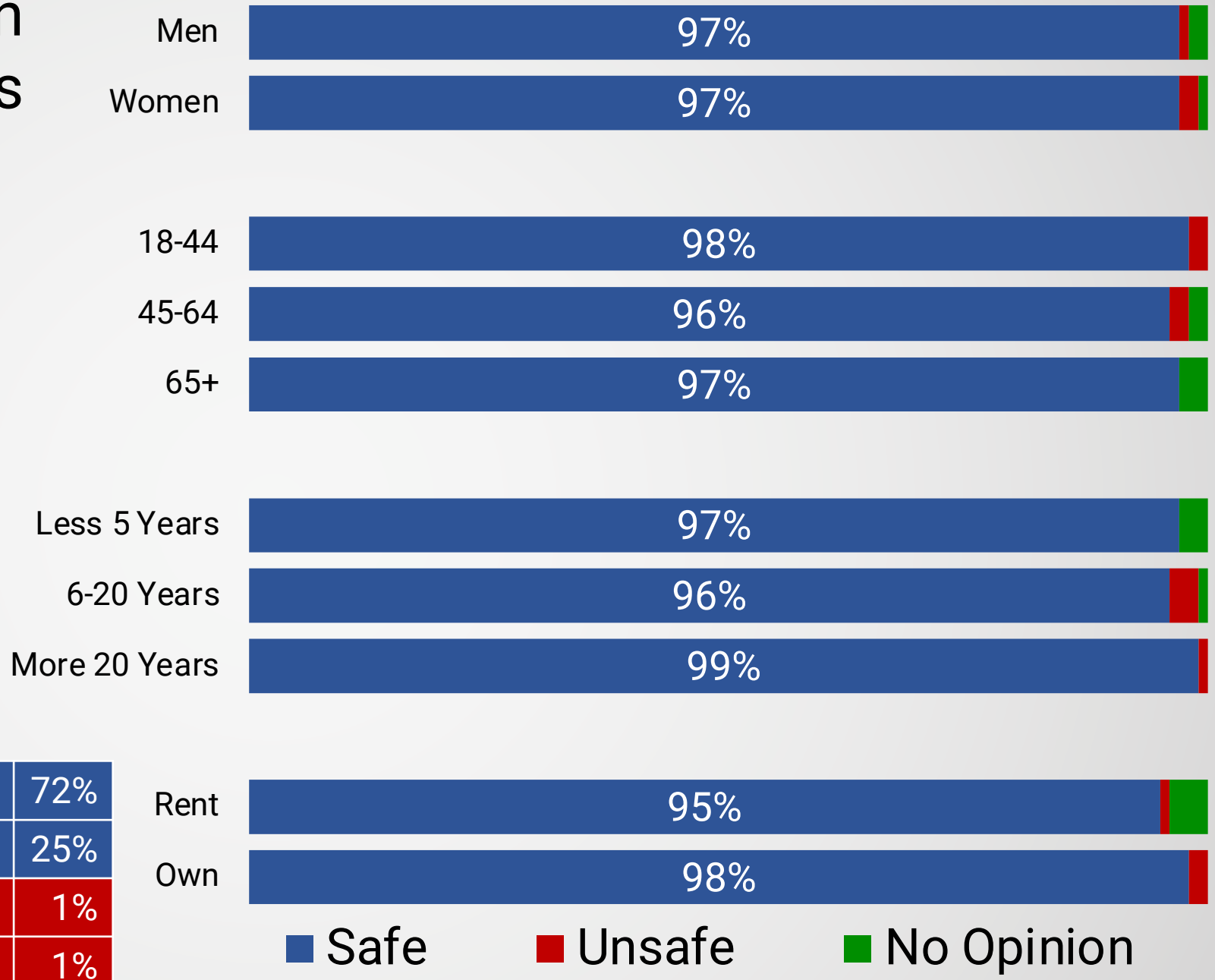
# How safe do you feel in the following situations in Minturn?

## Using parks, trails, or public spaces



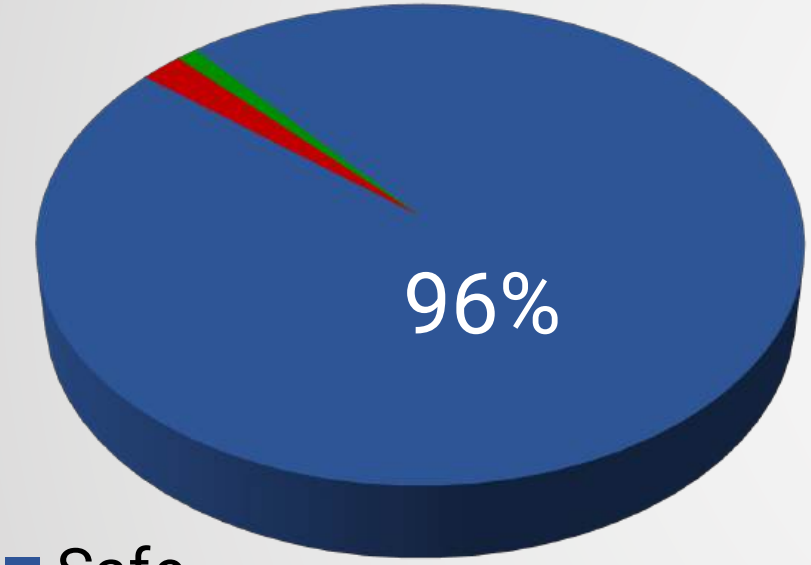

Safe
Unsafe
No Opinion

| | |
|---|---|
| Very Safe | 72% |
| Somewhat Safe | 25% |
| Very Unsafe | 1% |
| Somewhat Unsafe | 1% |



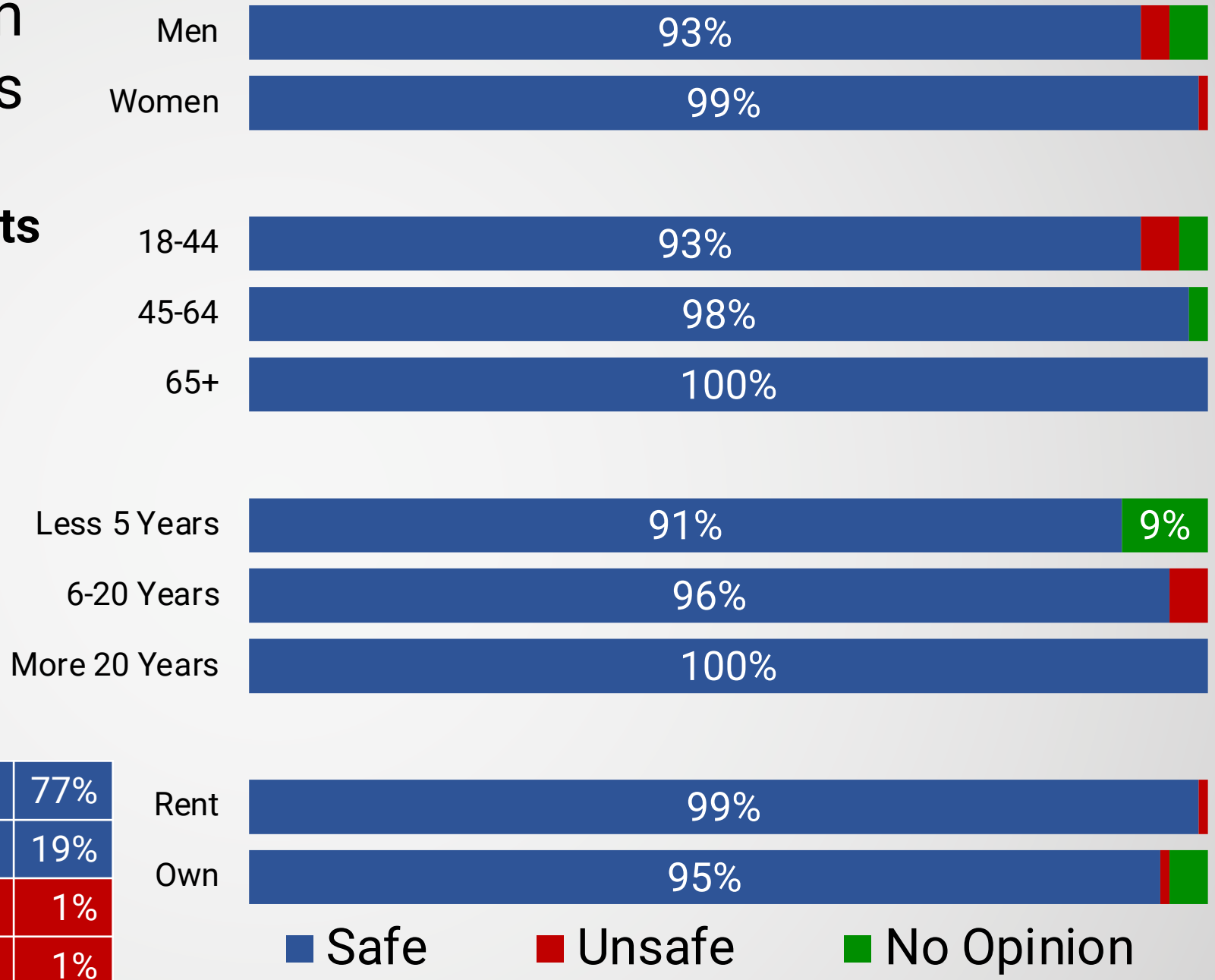
# How safe do you feel in the following situations in Minturn?

## Attending community events or being downtown



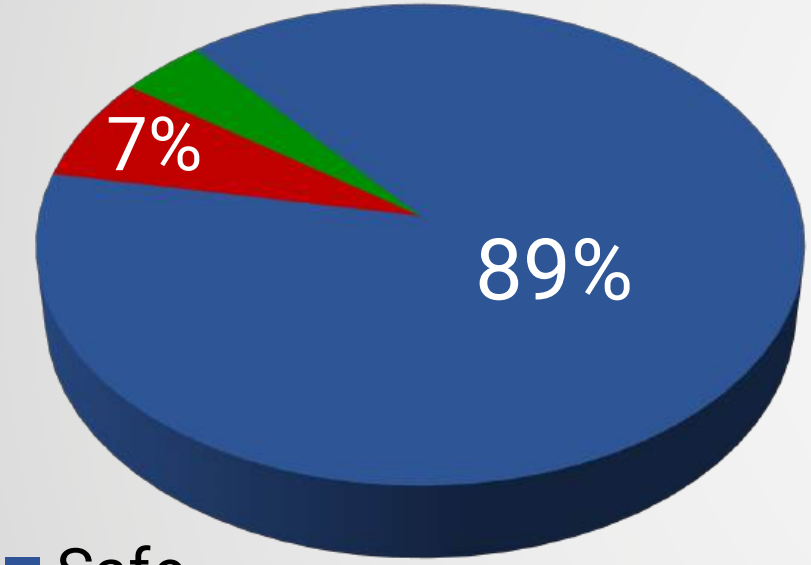

Safe
Unsafe
No Opinion

| | |
|---|---|
| Very Safe | 77% |
| Somewhat Safe | 19% |
| Very Unsafe | 1% |
| Somewhat Unsafe | 1% |



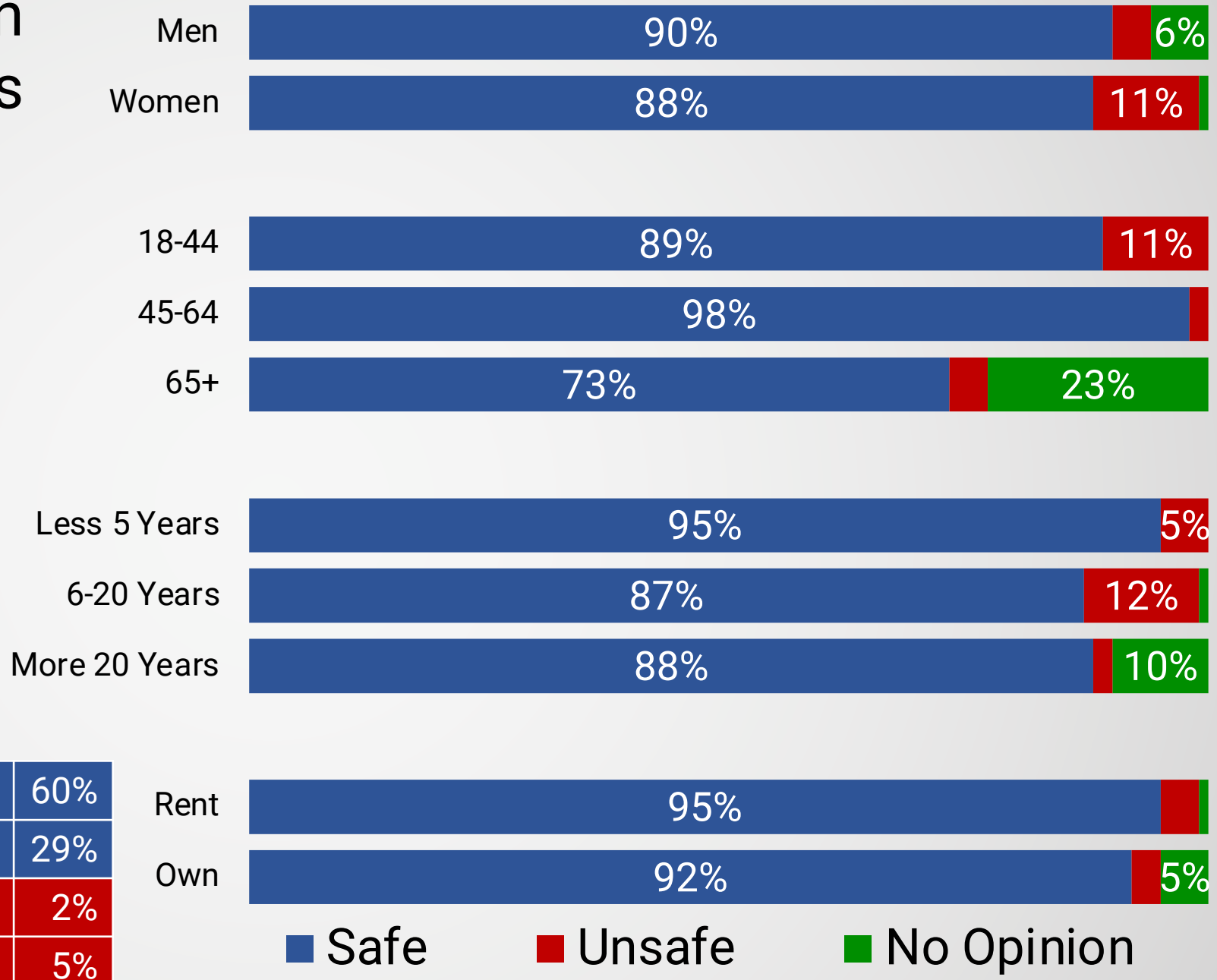
# How safe do you feel in the following situations in Minturn?

## Walking in your neighborhood at night




Safe
Unsafe
No Opinion

| | |
|---|---|
| Very Safe | 60% |
| Somewhat Safe | 29% |
| Very Unsafe | 2% |
| Somewhat Unsafe | 5% |

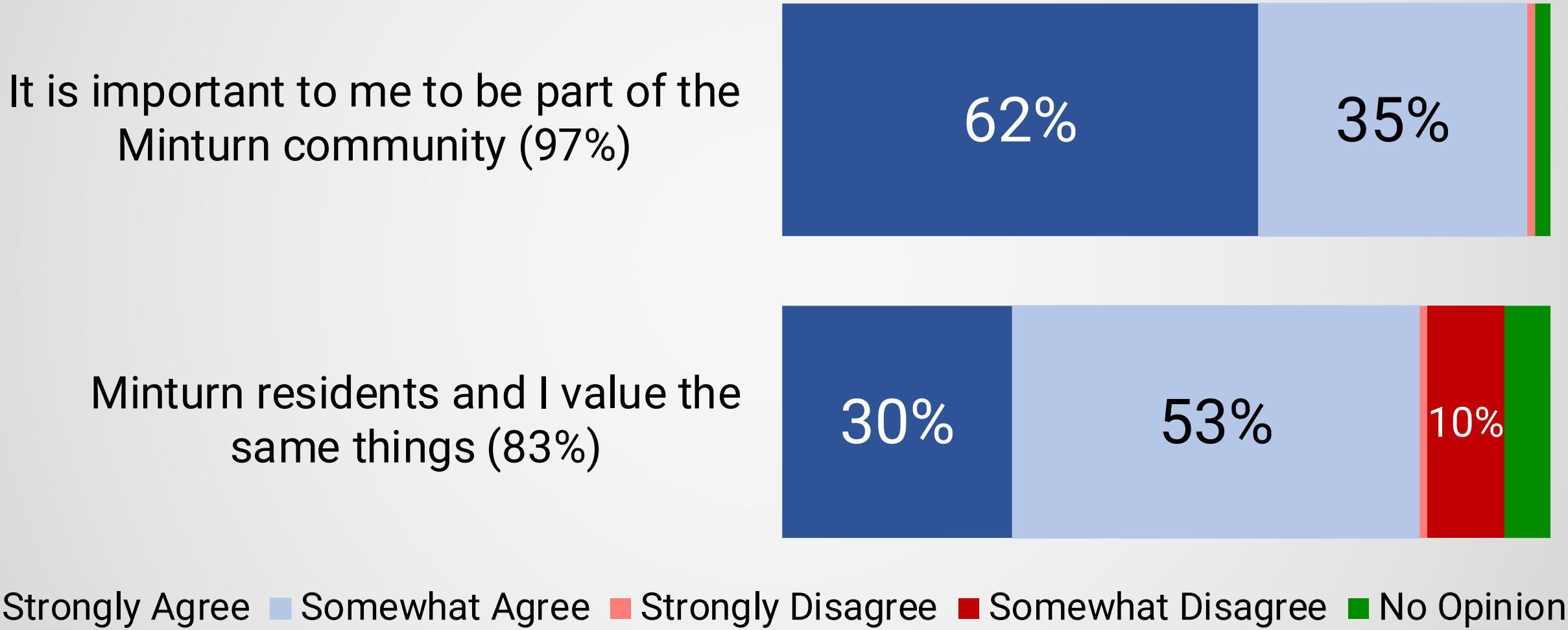



Town of Minturn 2026 Community Survey, April-May 2026, 145n, +/- 7.47% MoE

# Community Connection and Shared Values

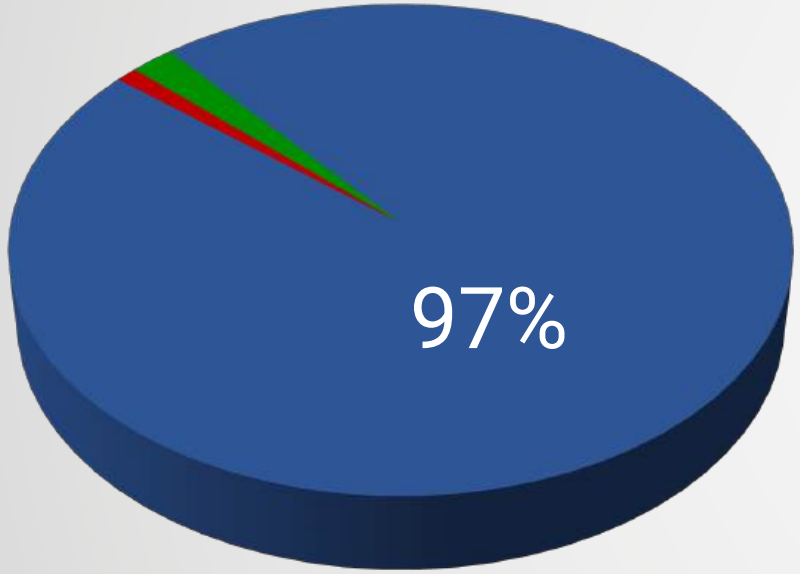


# Please indicate whether you agree or disagree with the following statements about living in Minturn:



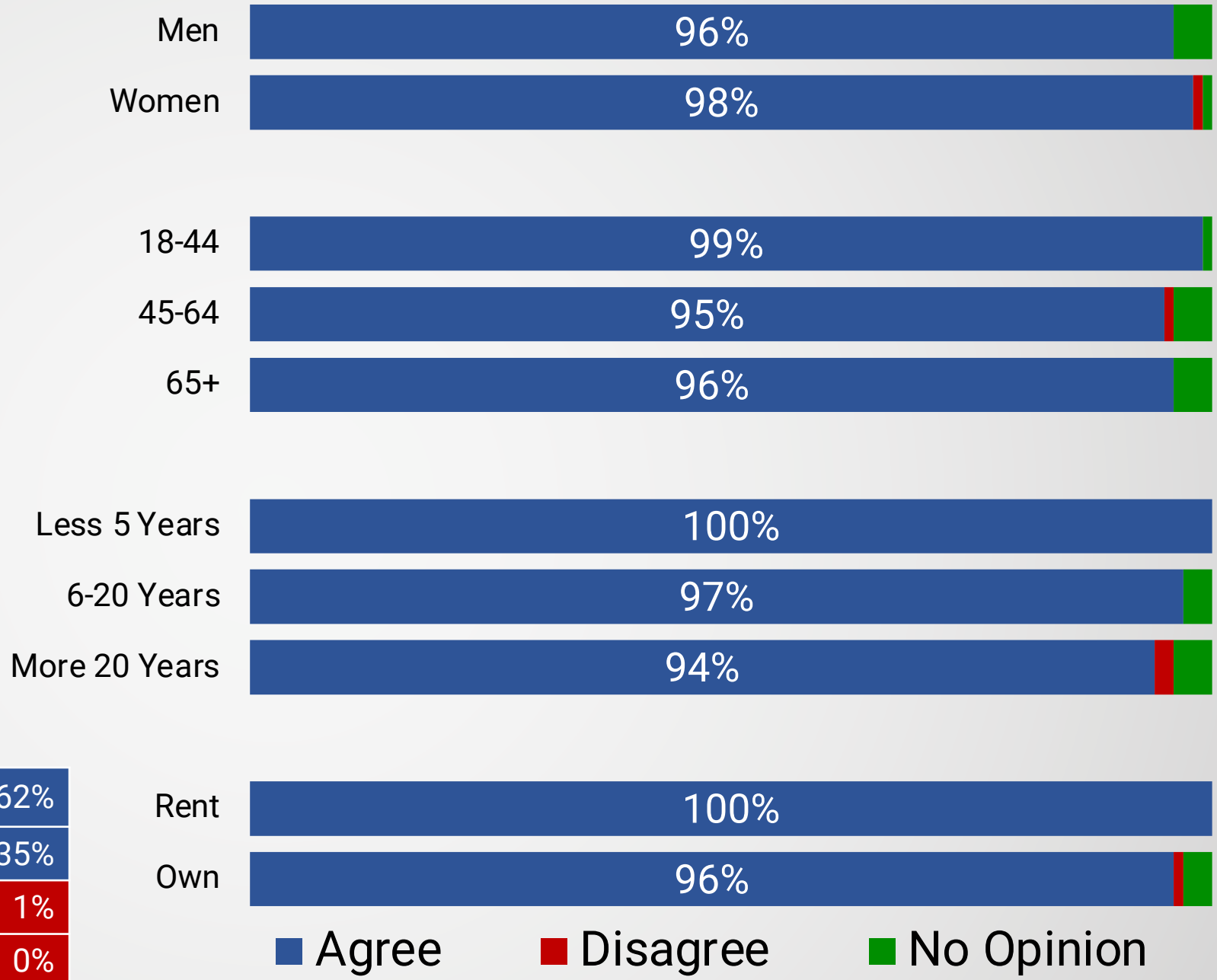
# Please indicate whether you agree or disagree with the following statements about living in Minturn:

## It is important to me to be part of the Minturn community



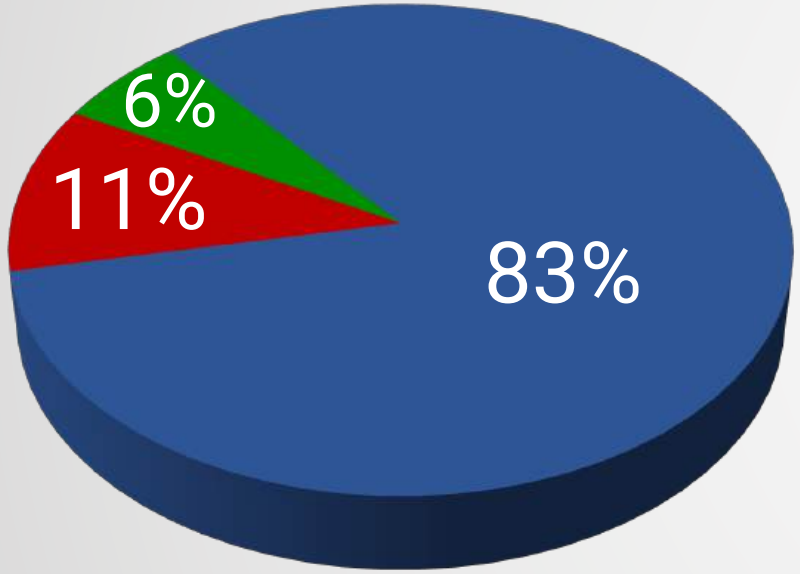

- Agree
- Disagree
- No Opinion

| | |
|---|---|
| Strongly Agree | 62% |
| Somewhat Agree | 35% |
| Strongly Disagree | 1% |
| Somewhat Disagree | 0% |

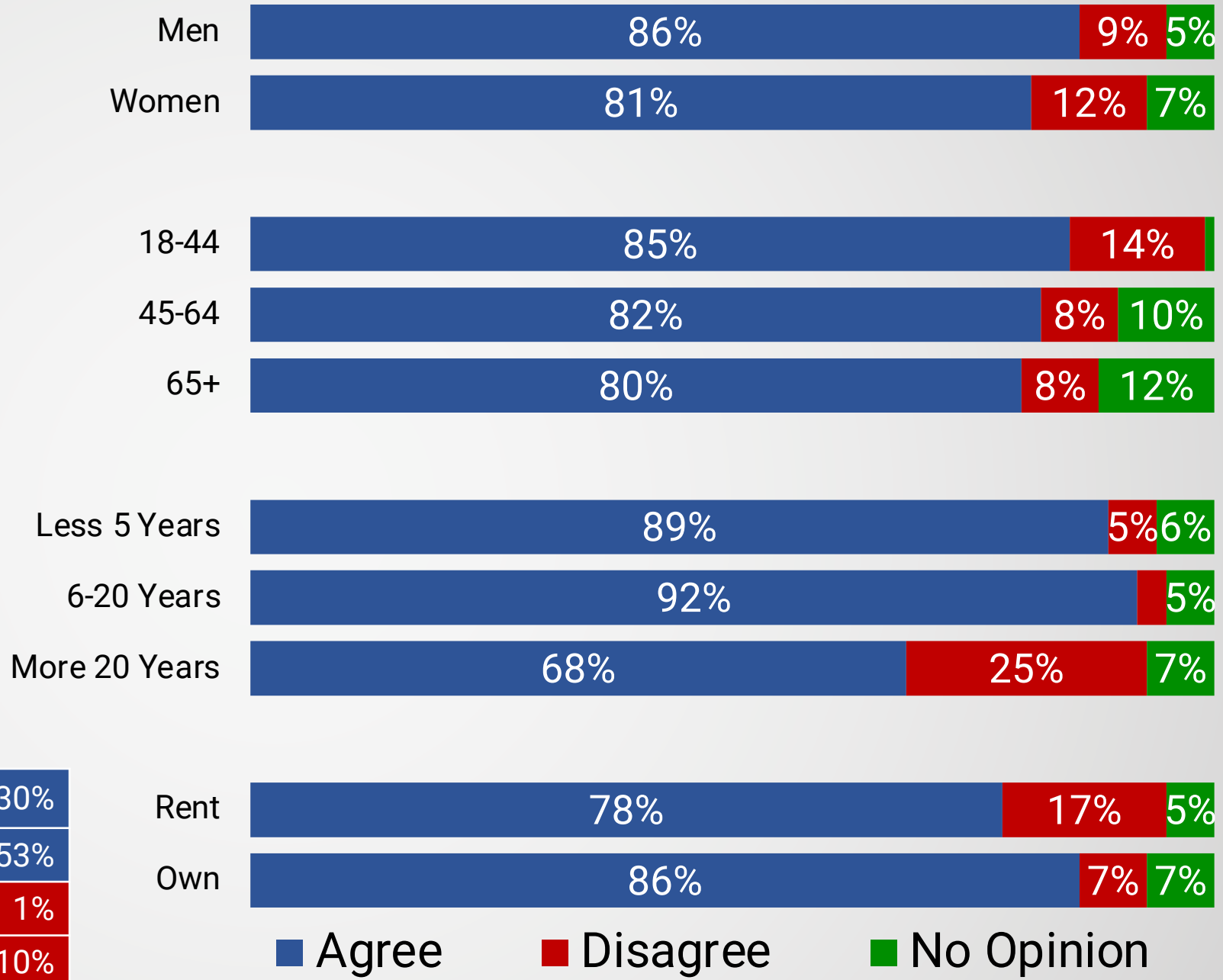


# Please indicate whether you agree or disagree with the following statements about living in Minturn:

## Minturn residents and I value the same things




| | |
|---|---|
| Strongly Agree | 30% |
| Somewhat Agree | 53% |
| Strongly Disagree | 1% |
| Somewhat Disagree | 10% |

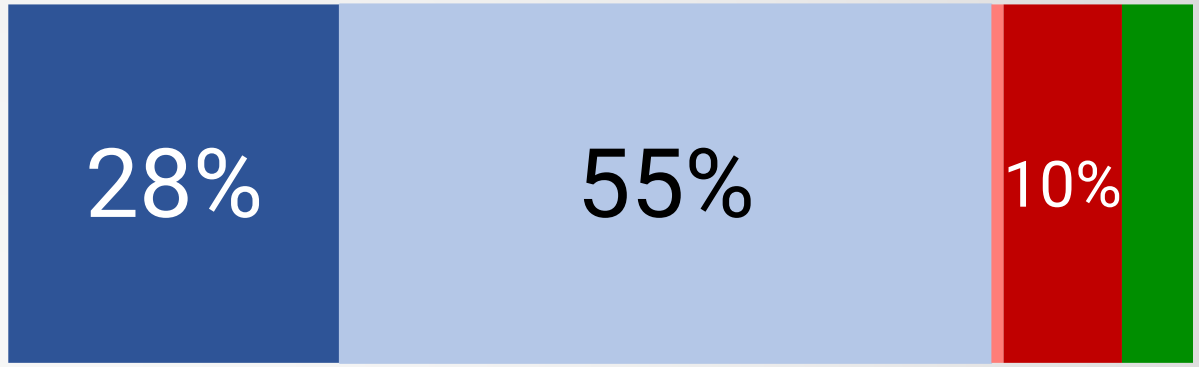


# Civic Awareness and Community Problem Solving

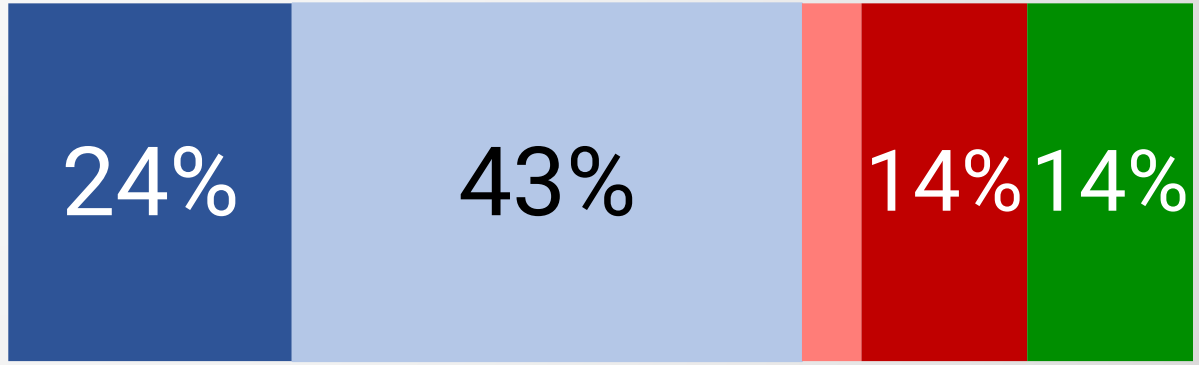


# Please indicate whether you agree or disagree with the following statements:

I am aware of the key issues the Town of Minturn is currently facing (83%)



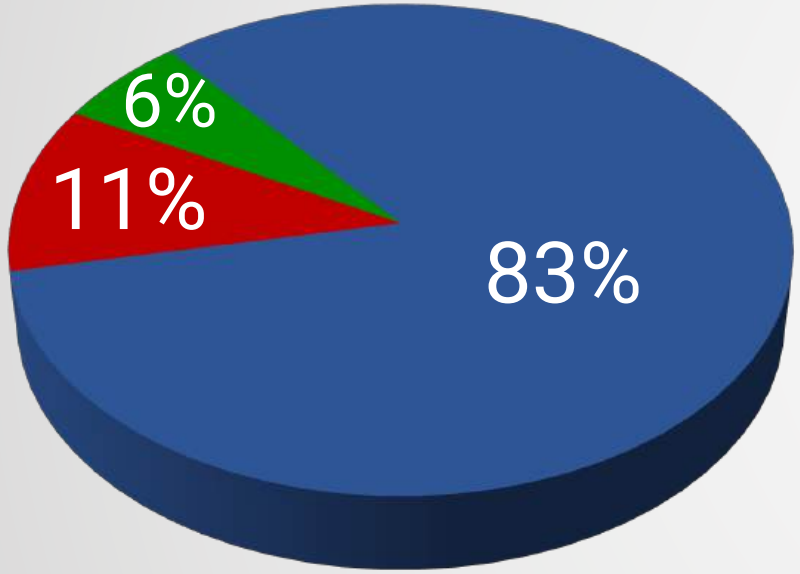

When there is a problem in this community, residents can work together to help solve it (67%)



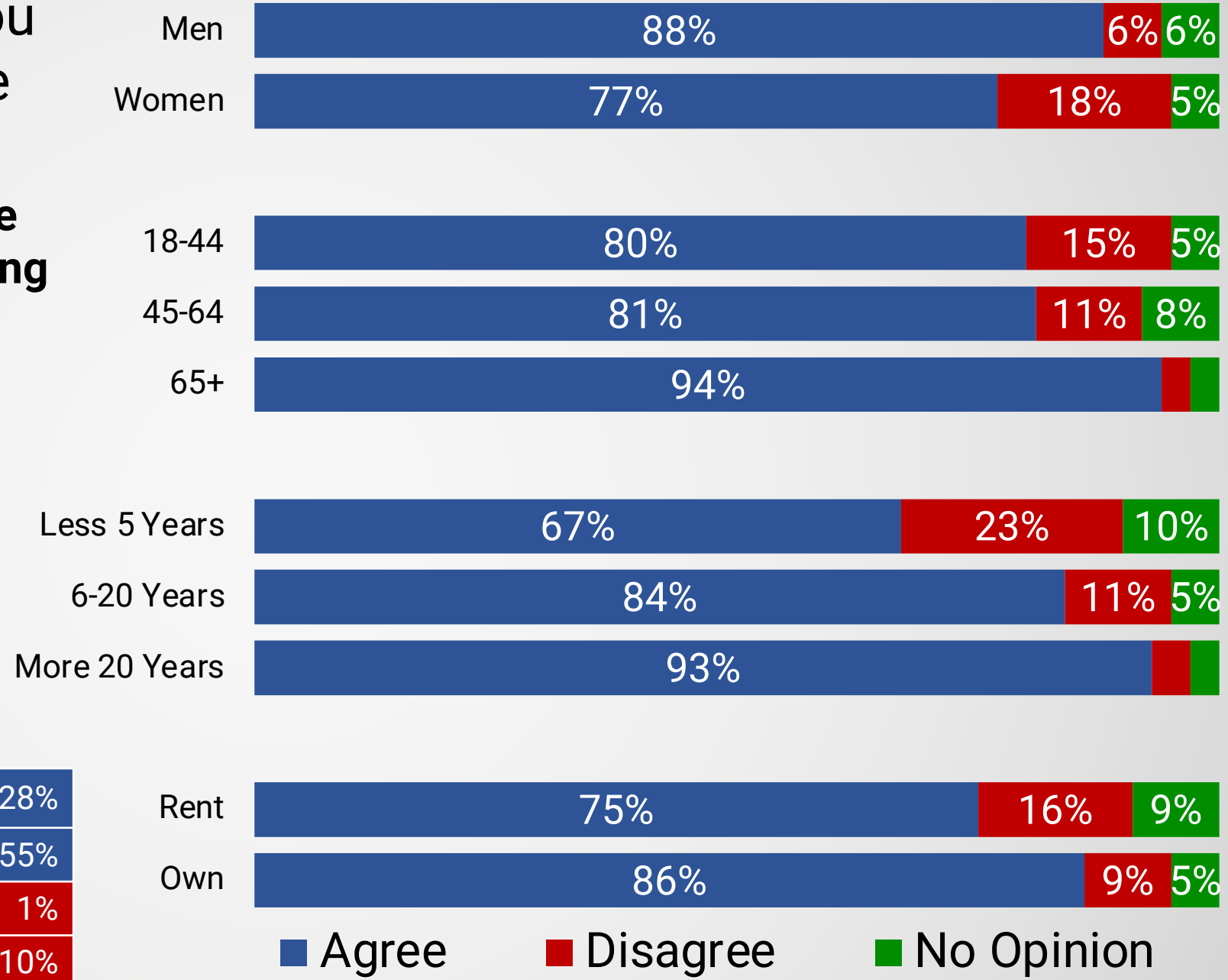

Strongly Agree | Somewhat Agree | Strongly Disagree | Somewhat Disagree | No Opinion

# Please indicate whether you agree or disagree with the following statements:

## I am aware of the key issues the Town of Minturn is currently facing

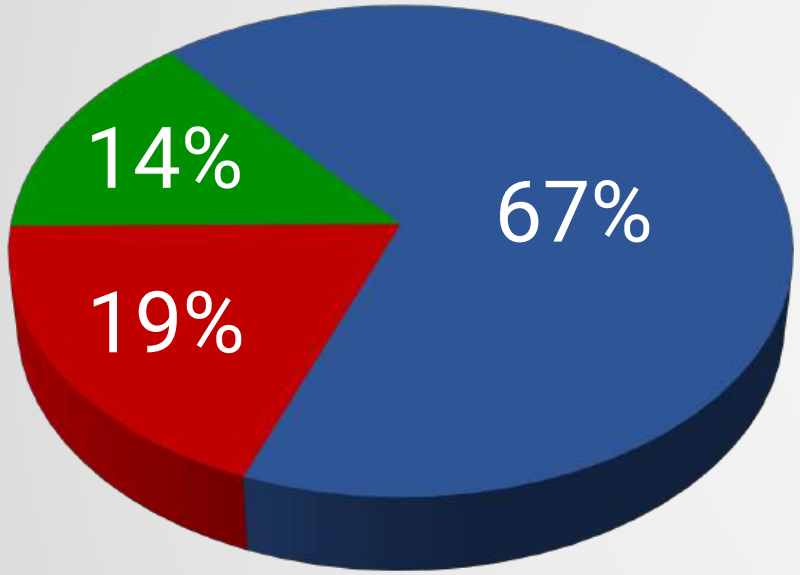



| | |
|---|---|
| Strongly Agree | 28% |
| Somewhat Agree | 55% |
| Strongly Disagree | 1% |
| Somewhat Disagree | 10% |

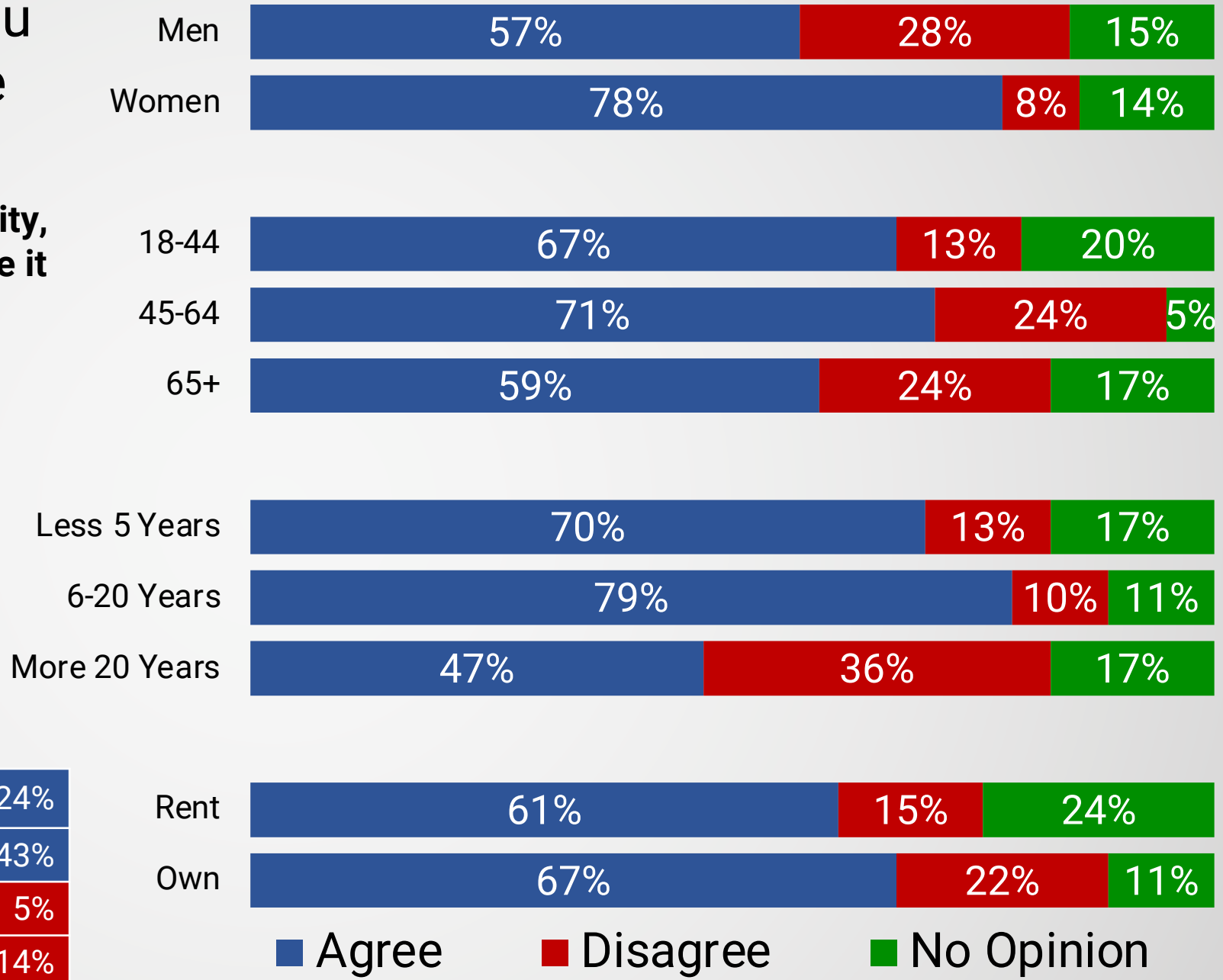


# Please indicate whether you agree or disagree with the following statements:

**When there is a problem in this community, residents can work together to help solve it**



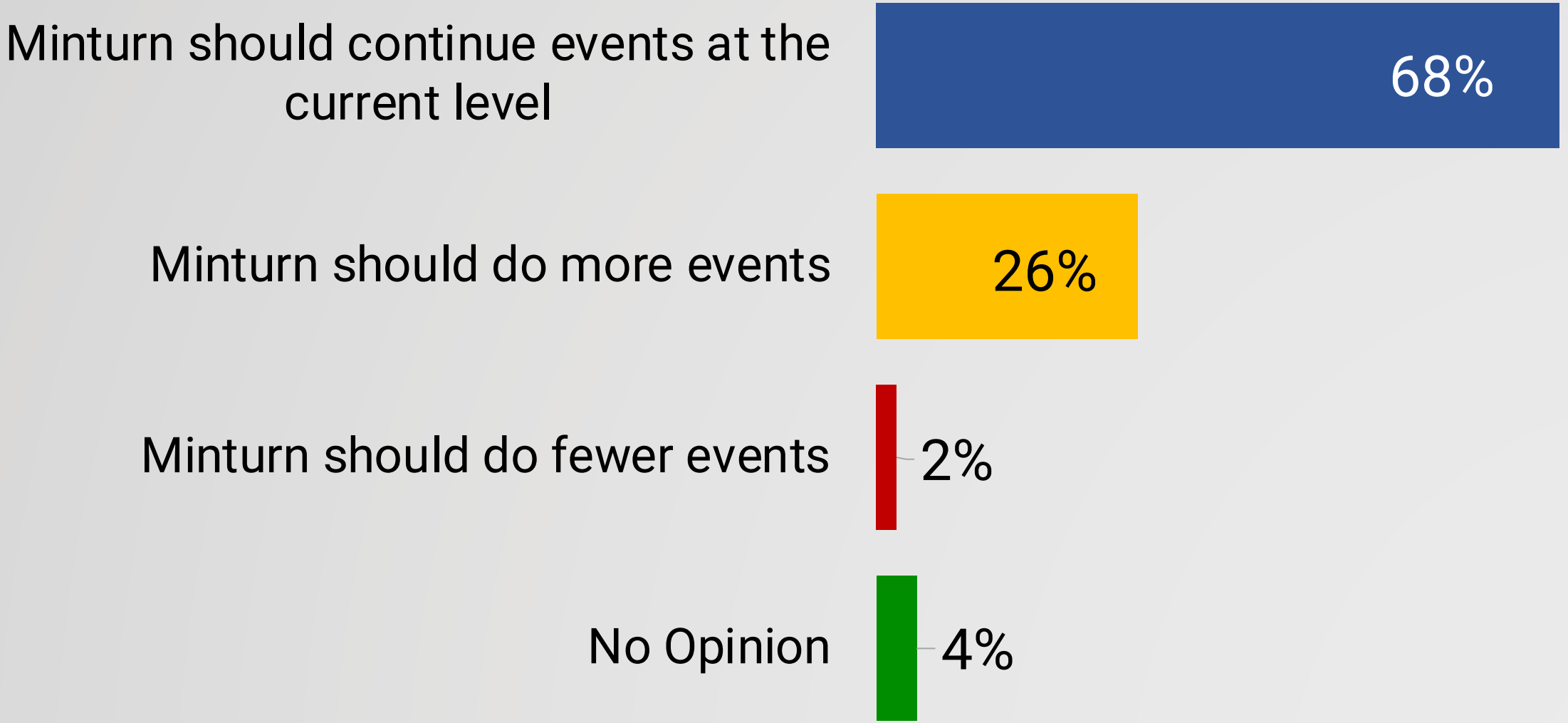

| | |
|---|---|
| Strongly Agree | 24% |
| Somewhat Agree | 43% |
| Strongly Disagree | 5% |
| Somewhat Disagree | 14% |



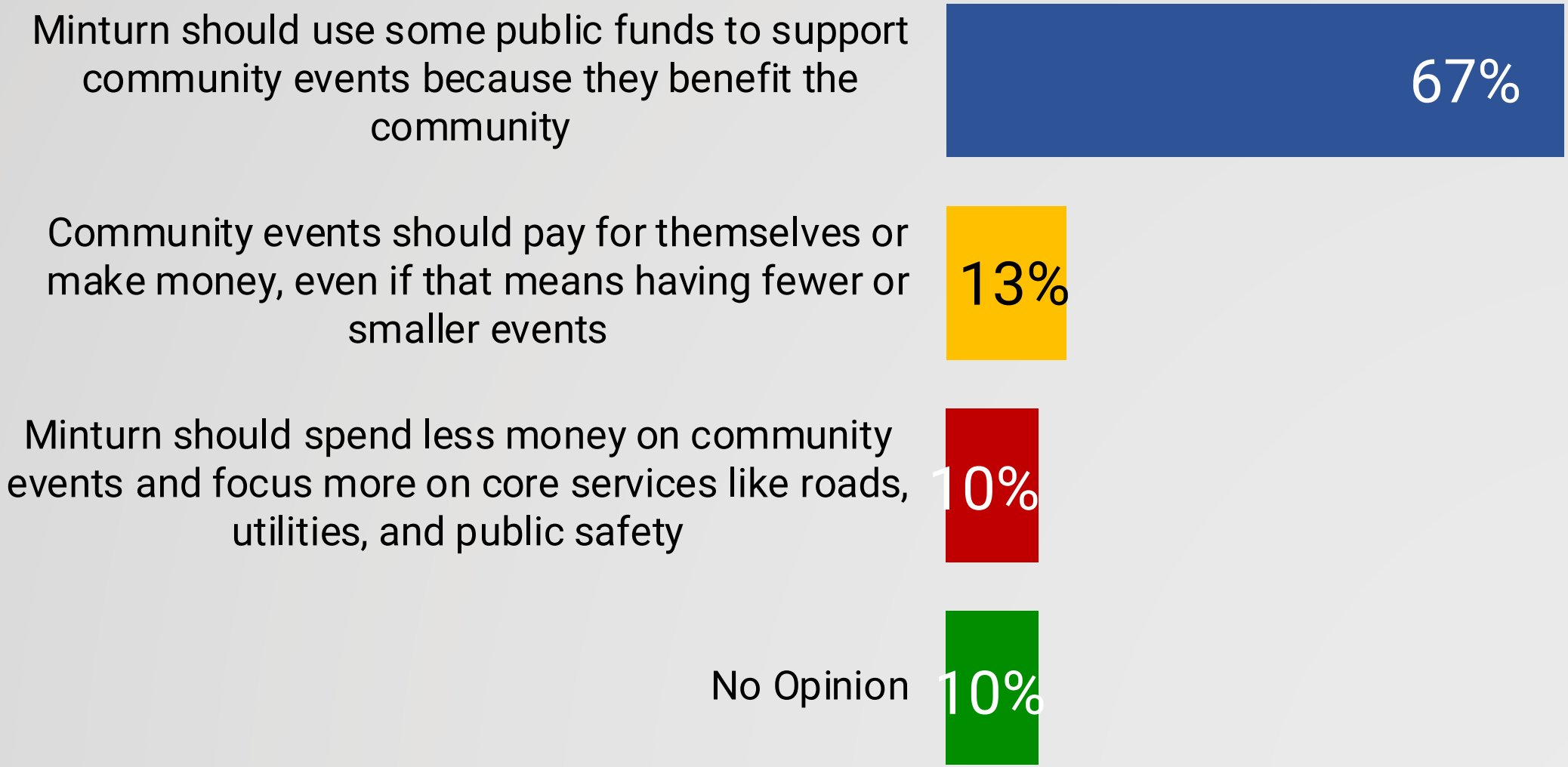
# Town Events



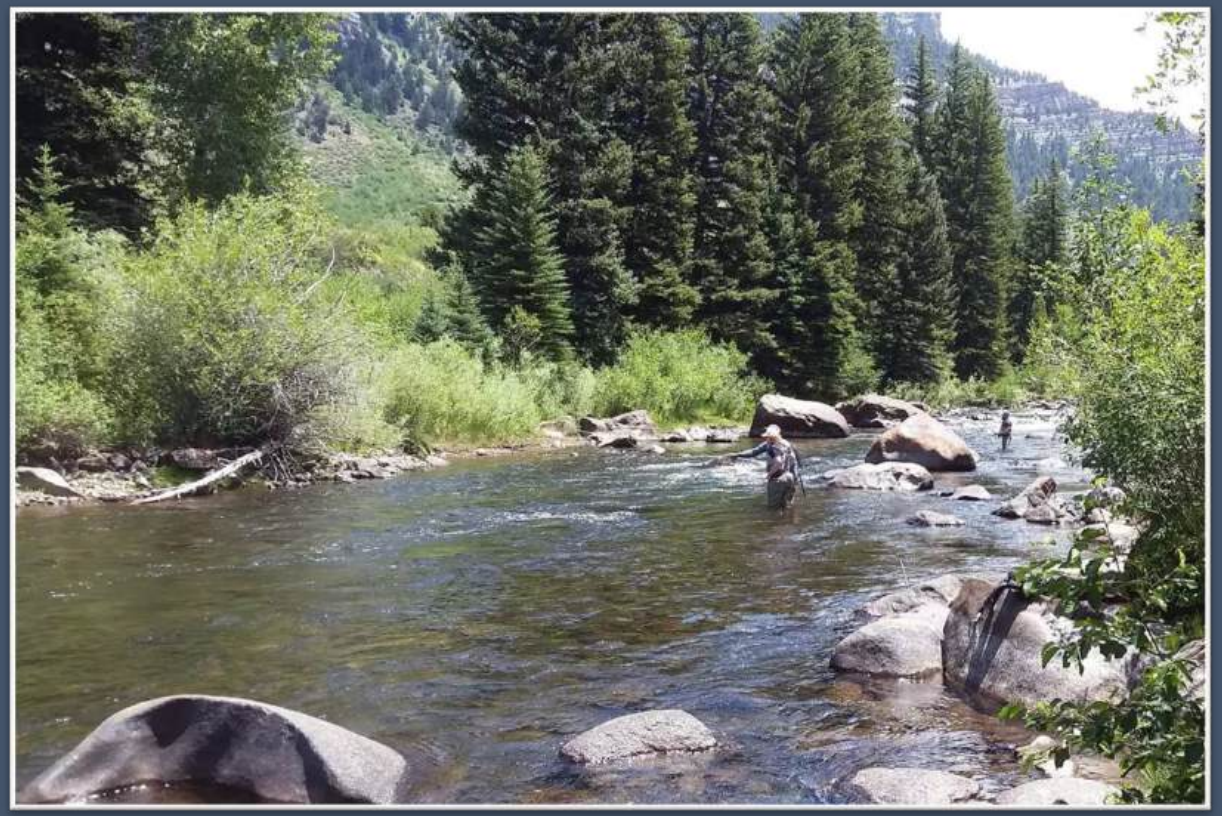
# Thinking now about town events… Which of the following best reflects how you feel about Town-supported community events in Minturn?



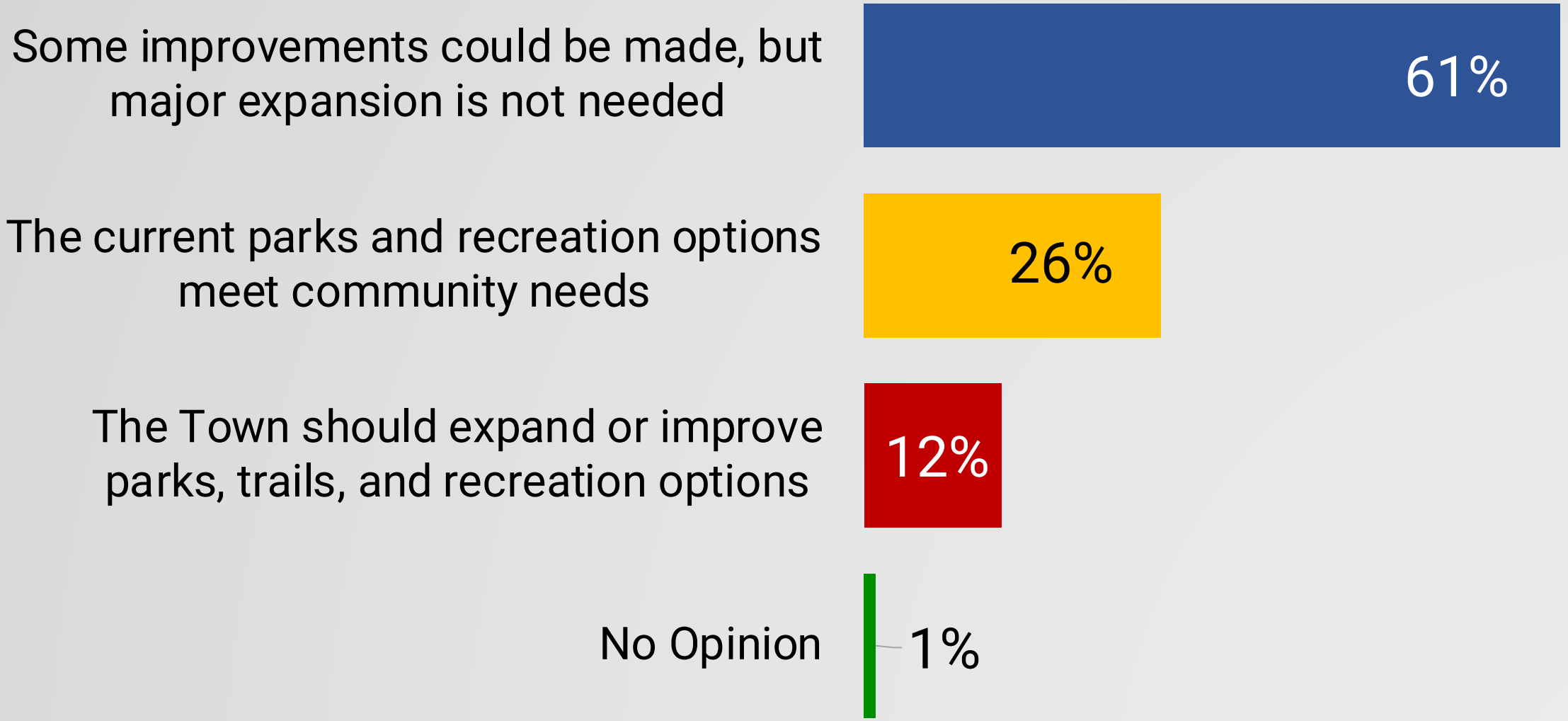
# Which statement comes closest to your point of view on how the Town of Minturn should pay for community events?



# Parks and Rec

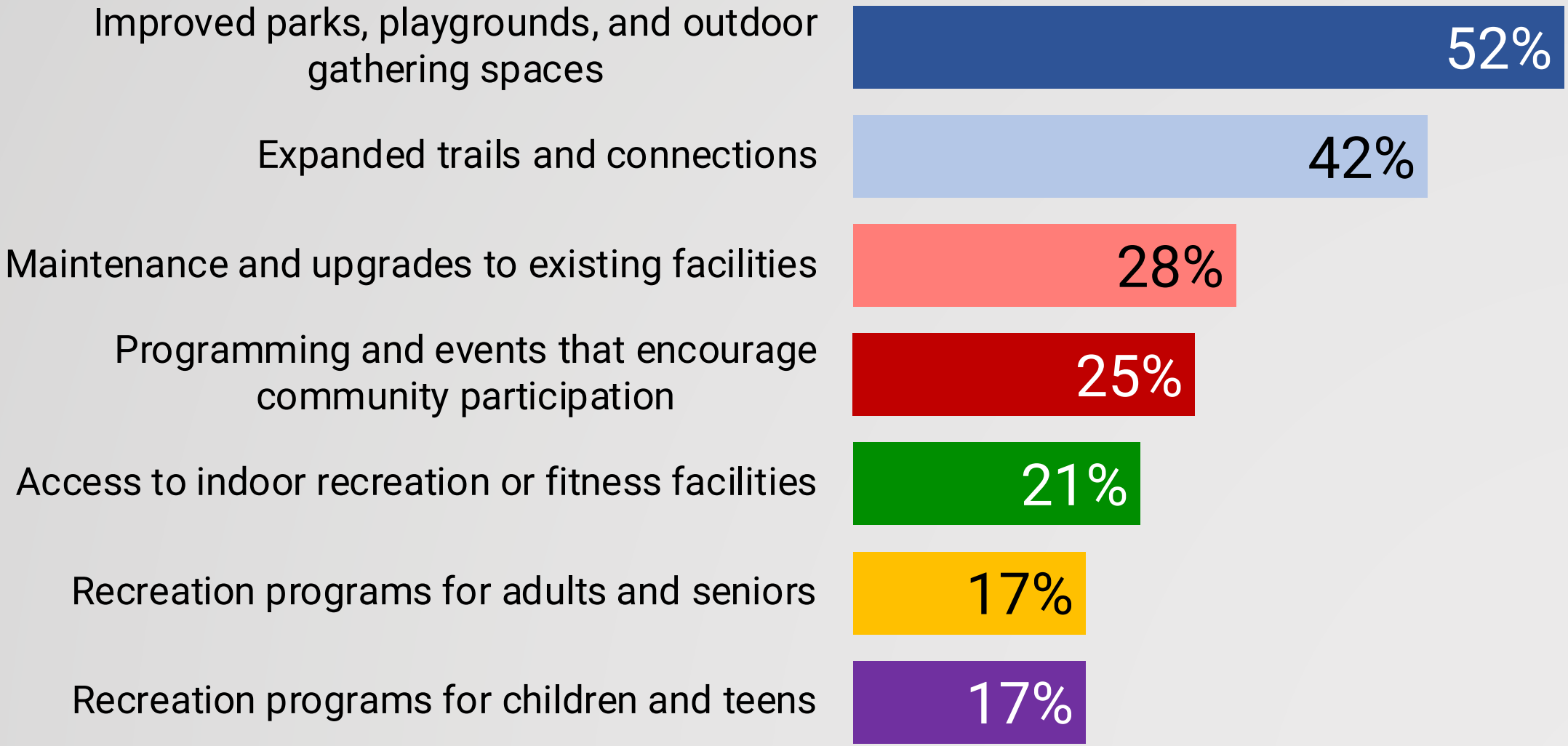


# Which statement best reflects how you feel about parks, trails, and recreation opportunities in Minturn today?



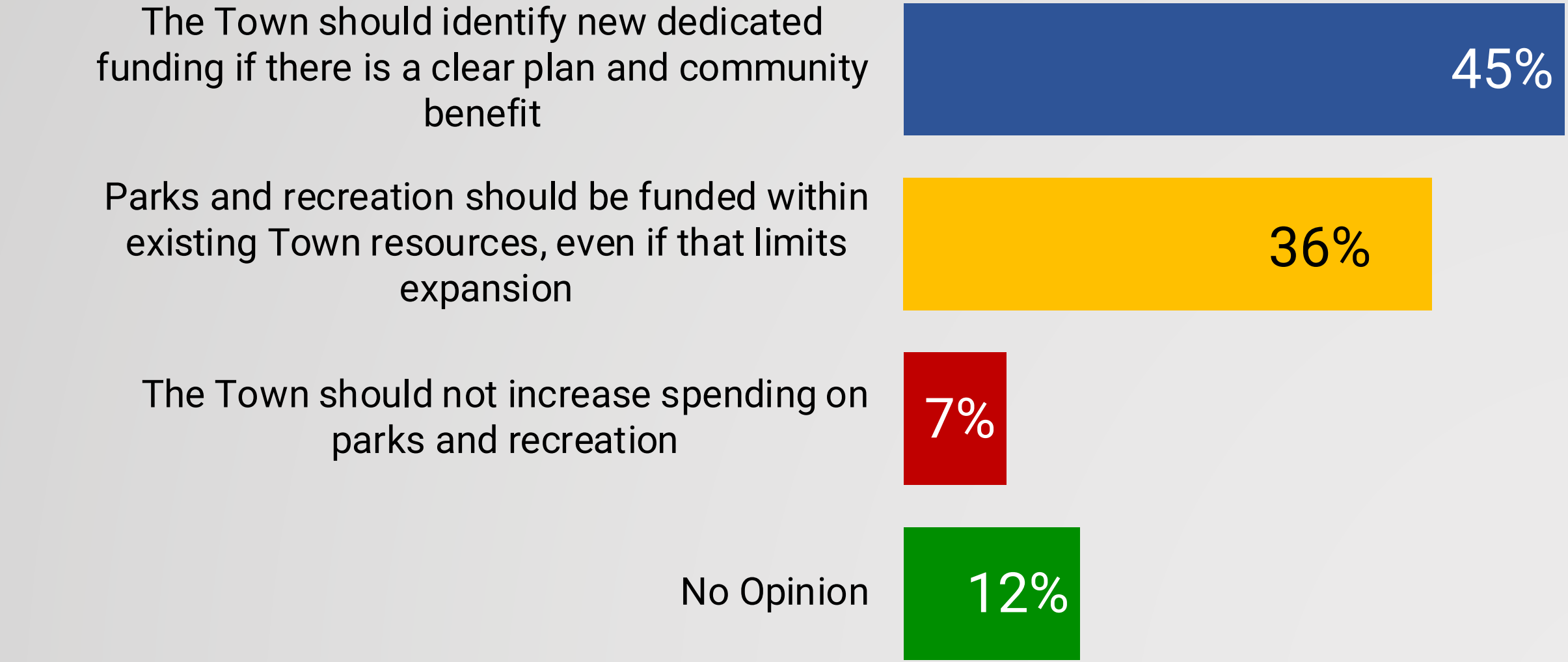
# If the Town of Minturn were to invest more in parks and recreation, which of the following would you most like to see improved or expanded?

*Please select up to three options.*




*Other: Improving community gathering spaces, expanding recreational amenities, trail and sidewalk connectivity improvements. (16%)*

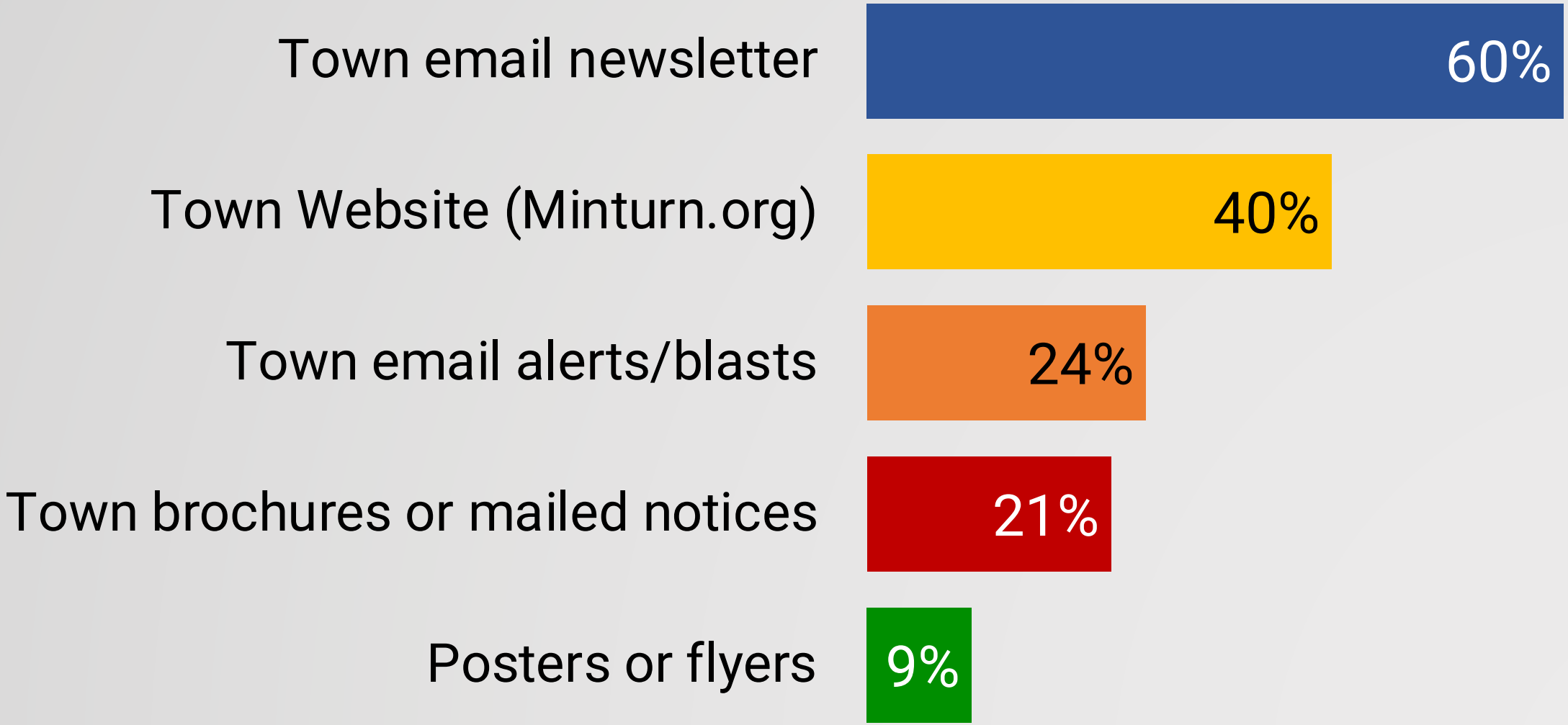
# Which statement comes closest to your point of view on how the Town of Minturn should fund parks and recreation?



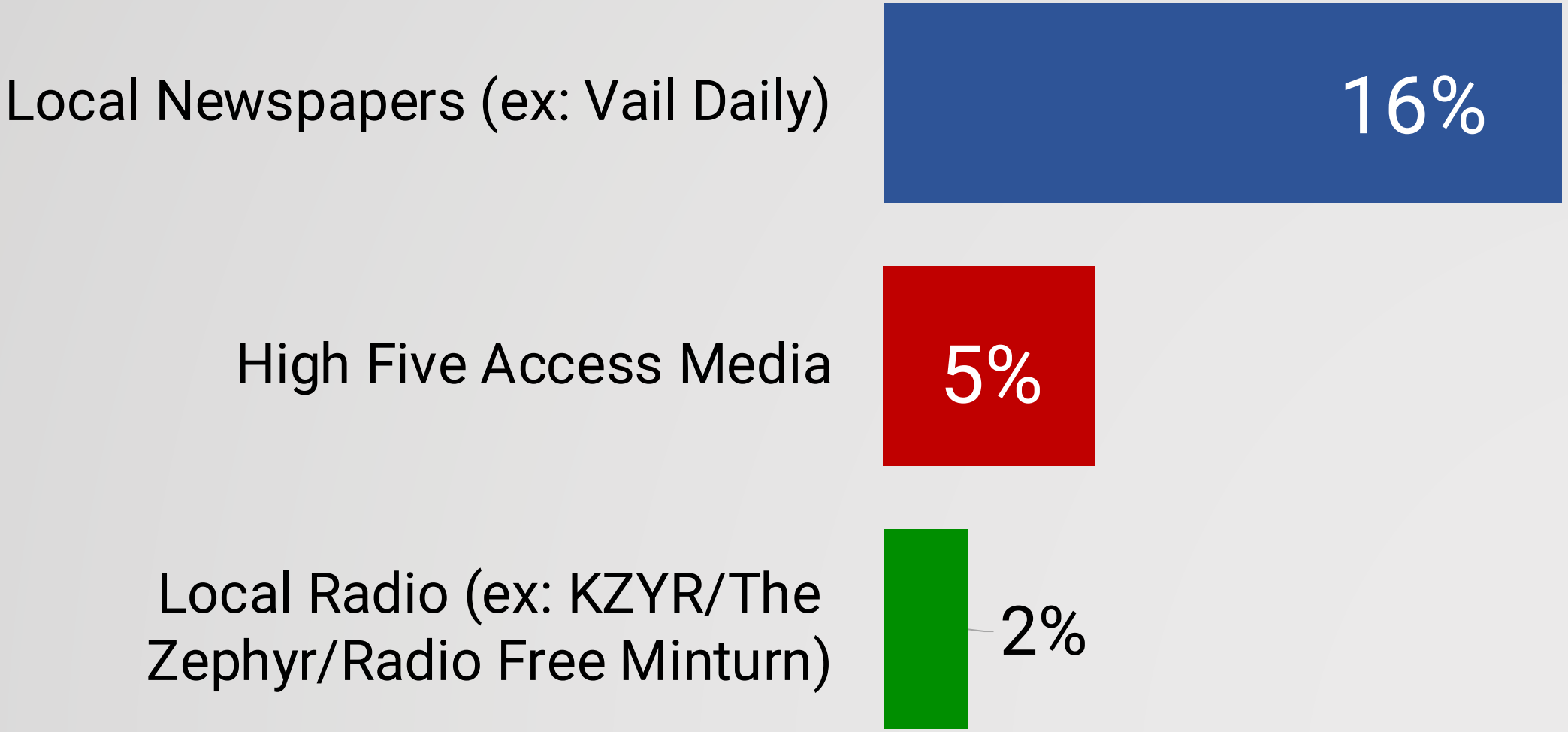
# Communications



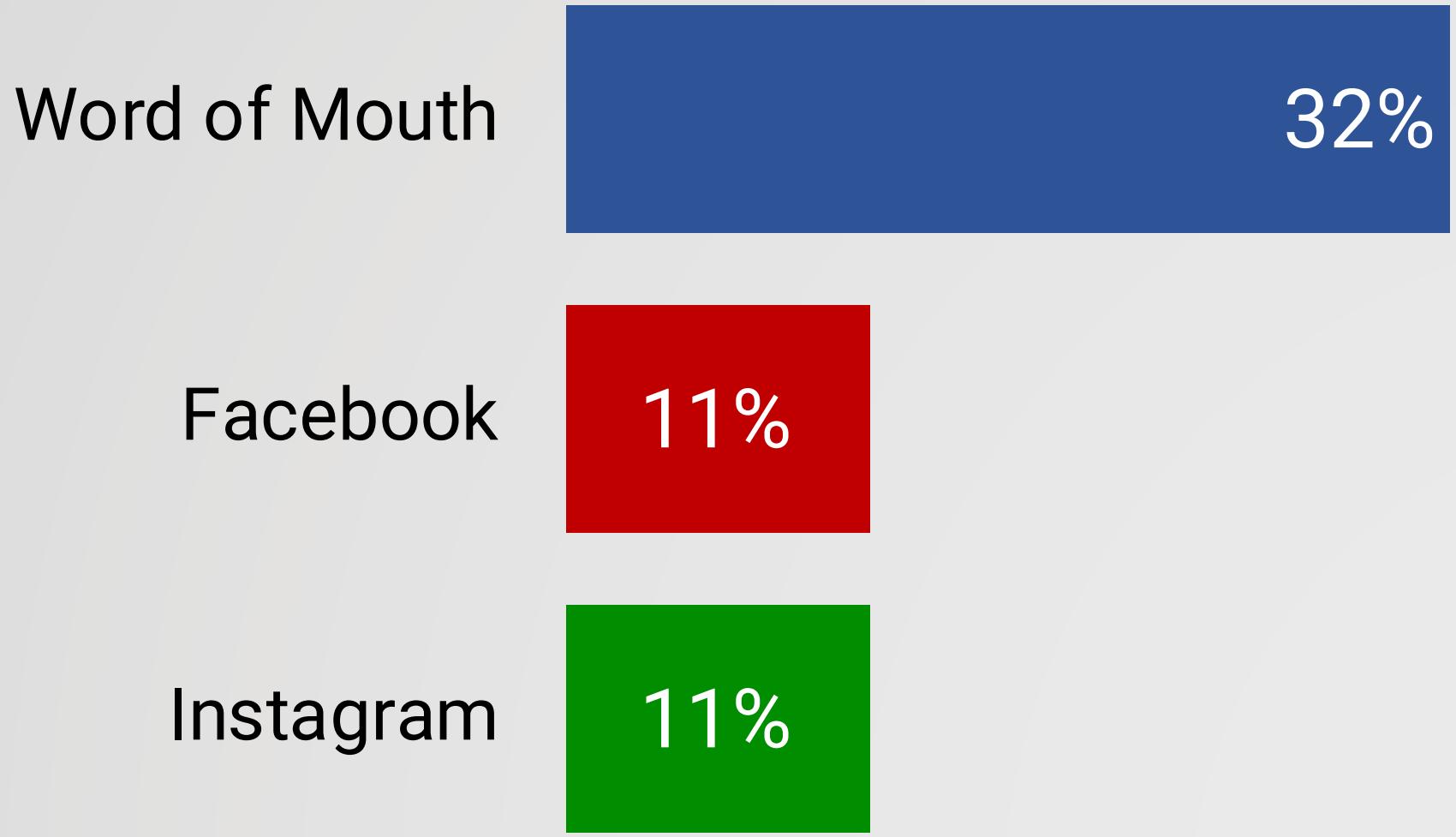
# Which of the following do you use most often to stay informed about news and information related to the Town of Minturn? *Please select up to three choices.* **(Town Communication Channels)**



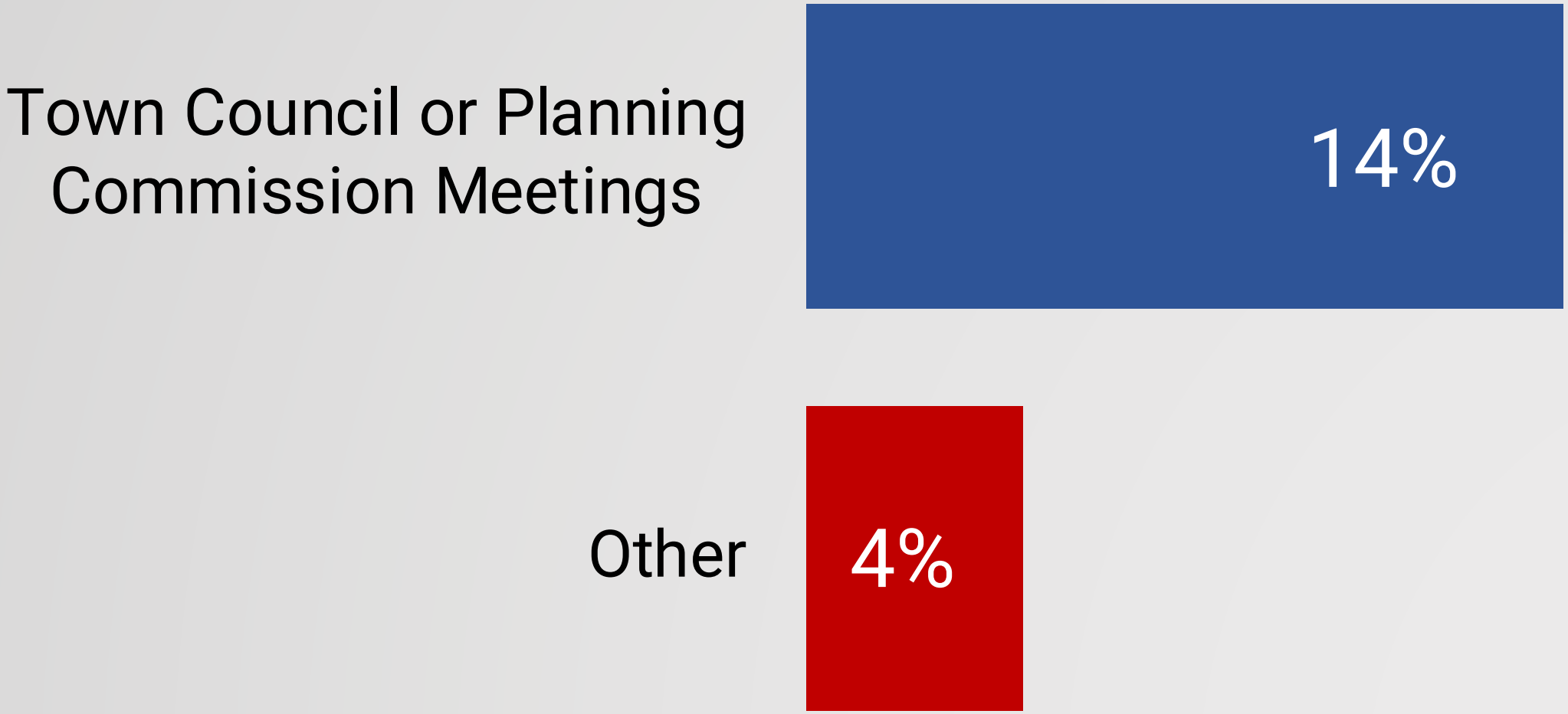
# Which of the following do you use most often to stay informed about news and information related to the Town of Minturn? *Please select up to three choices.* **(Media and Community Sources)**



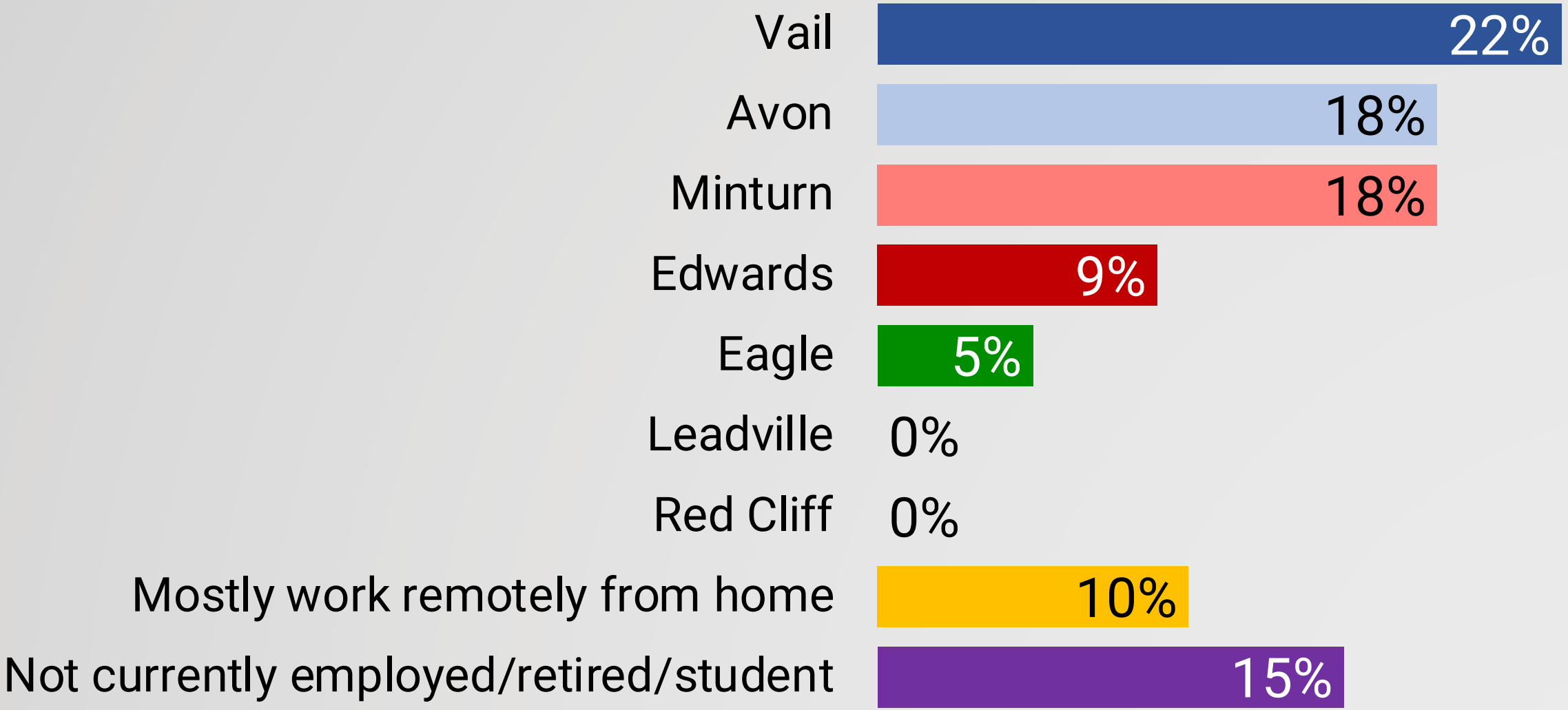
# Which of the following do you use most often to stay informed about news and information related to the Town of Minturn? *Please select up to three choices.* **(Social and Informal Sources)**



# Which of the following do you use most often to stay informed about news and information related to the Town of Minturn? *Please select up to three choices.* **(Civic Participation)**



# Where do you primarily work?



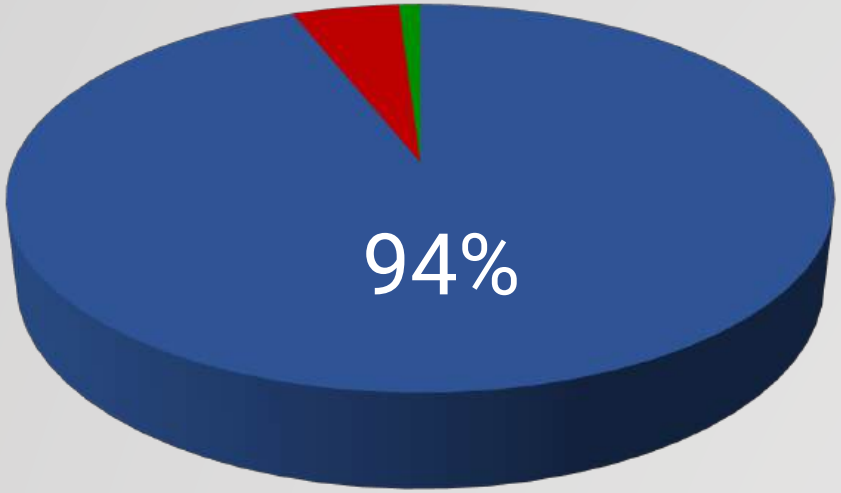

Other: Out of county, Western Slope, countywide (4%)

# Survey Demographics



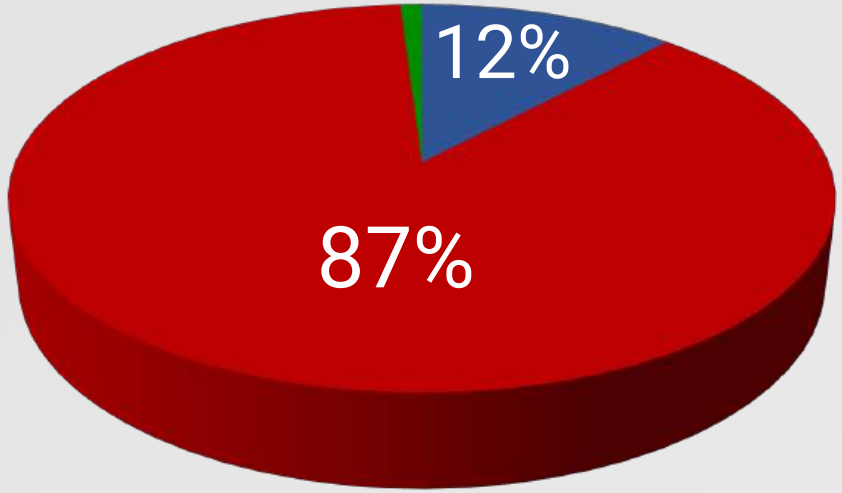
# Survey Demographics

## Primary Residence



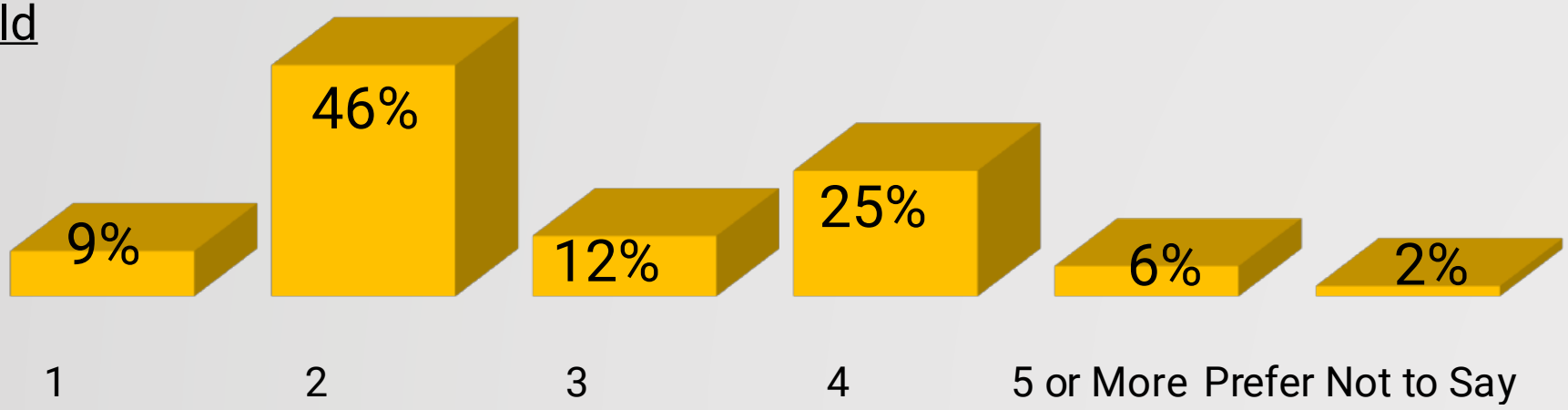

Yes No Prefer Not To Say

## Own/Operate a Business



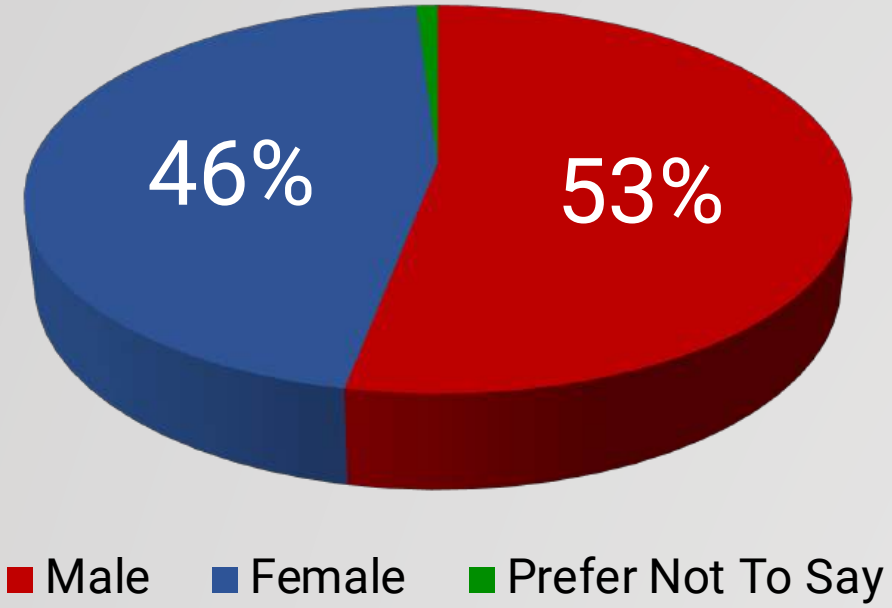

Yes No Prefer Not To Say

## # in household

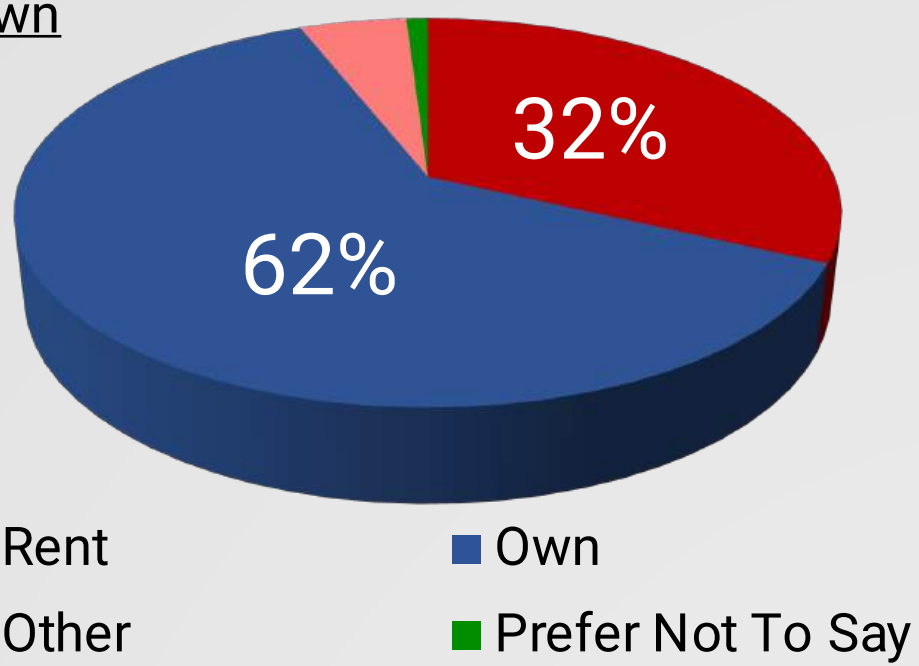


# Survey Demographics

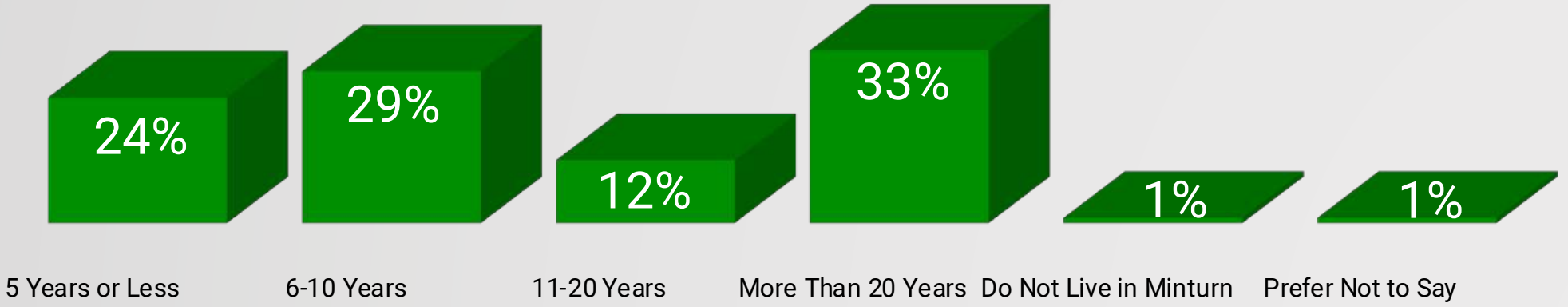
## Gender




## Rent OR Own

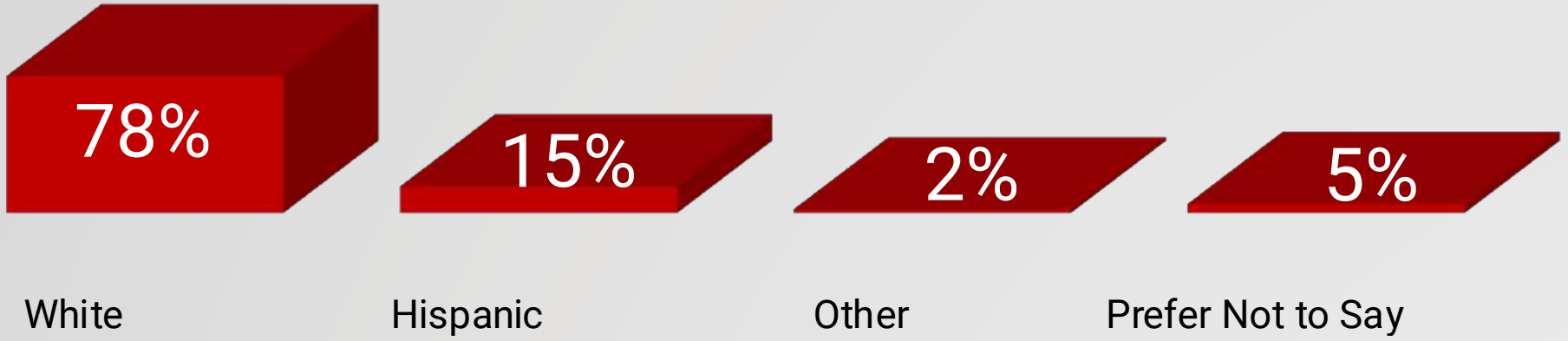



## Lived in Minturn

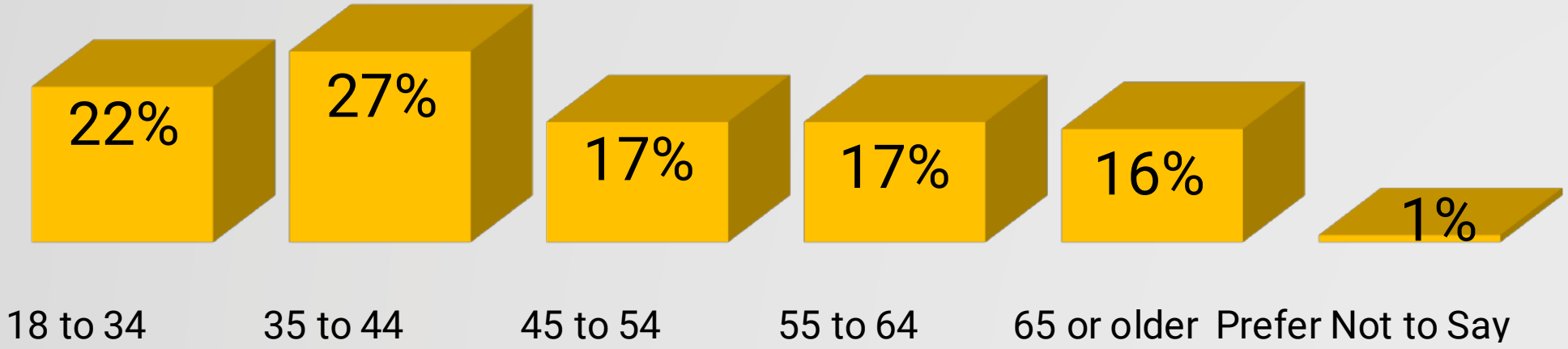


# Survey Demographics

## Race

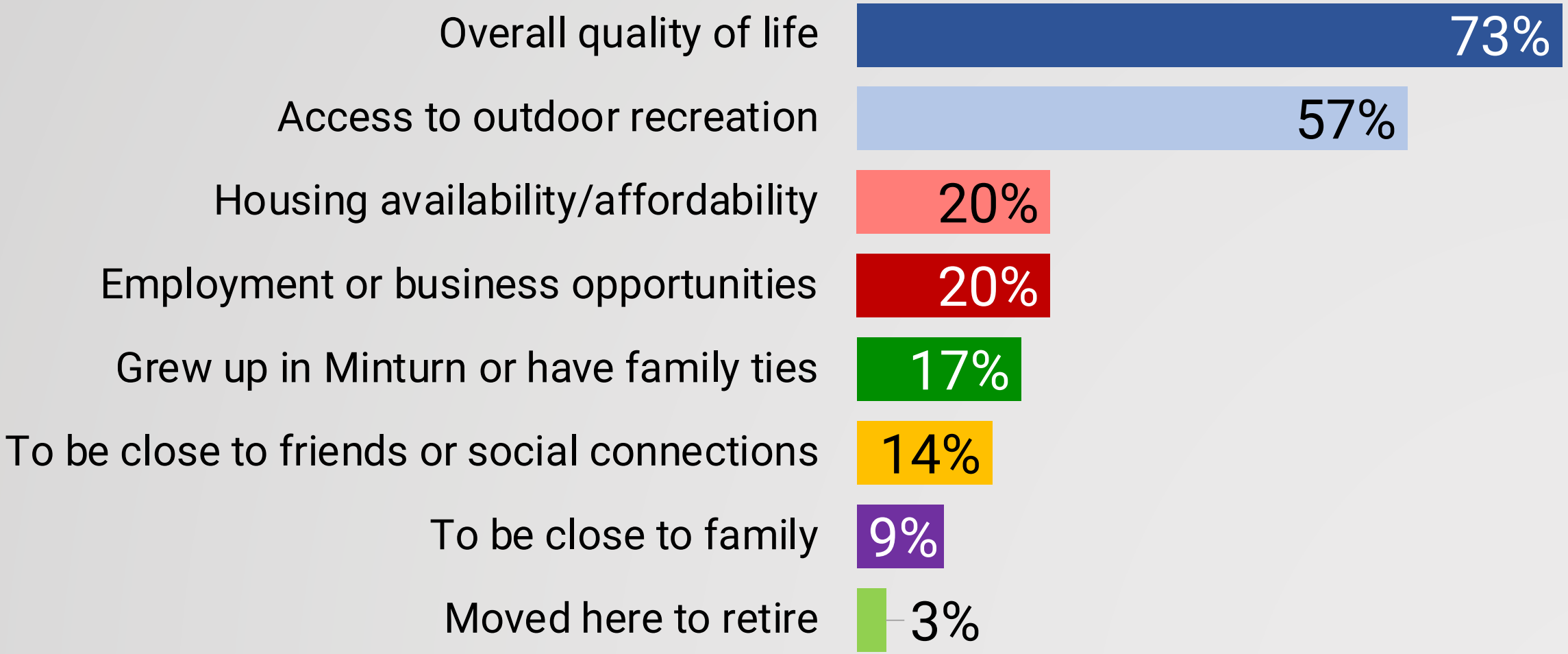



## Age Range



# Survey Demographics

Which of the following are reasons you live in Minturn? *Please select all that apply*.




Other: Minturn's unique character, small-town feel, strong sense of community, convenient location, walkability, housing and lifestyle differences compared to other valley communities.

**Magellan Strategies**
4800 Aspen Creek Drive
Broomfield, CO 80023
MagellanStrategies.com
(303) 861-8585

---

David Flaherty | Ryan Winger
Courtney Sievers | Logan Miller



**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

**To:** Town Council

**From:** Madison Harris, Senior Planner

**Date:** June 11, 2026

**Re:** 1931 Highway 24 - New Structure for Water Treatment Plant

---

The Planning Commission approved the Town request for Final Plan review of the new, 7,187.5 (gross) square foot structure housing the new Water Treatment Plant located at 1931 Highway 24 in the Maloit Park Character Area Public Facilities Zone.

**Proposed Plans**
The plans show a one-story metal structure with a stone veneer. The parcel is 18.156 acres. The structure is 20 feet to the mid-point, and a footprint of 7,187.5 square feet.

**Background**
The subject property was annexed into the Town as part of the school district annexation and was transferred to town ownership so that the Town's water treatment plant would be on Town owned land.

In 2020 the Town enacted a water moratorium and started looking at options for developing a new water treatment plant including type, design, and funding. Last year Town staff and consultants received clear direction in all three of these matters and have since been working diligently final design. We have received approval from the state as well as adequate funding and are ready to move forward.

**Development Regulations and Dimensional Limitations**
Based on Ord. 04-2011 which regulates the Maloit Park Character Area and its associated zone districts there are few dimensional limitations that encumber the Public Facilities zone district. There are setbacks (front: 20ft., rear: 10ft., side: 10ft., and river: 50ft.) which this project conforms to, but there are no limitations on building coverage, impervious coverage, or building height.

There is plenty of room on site for parking although no specific spaces are called out.

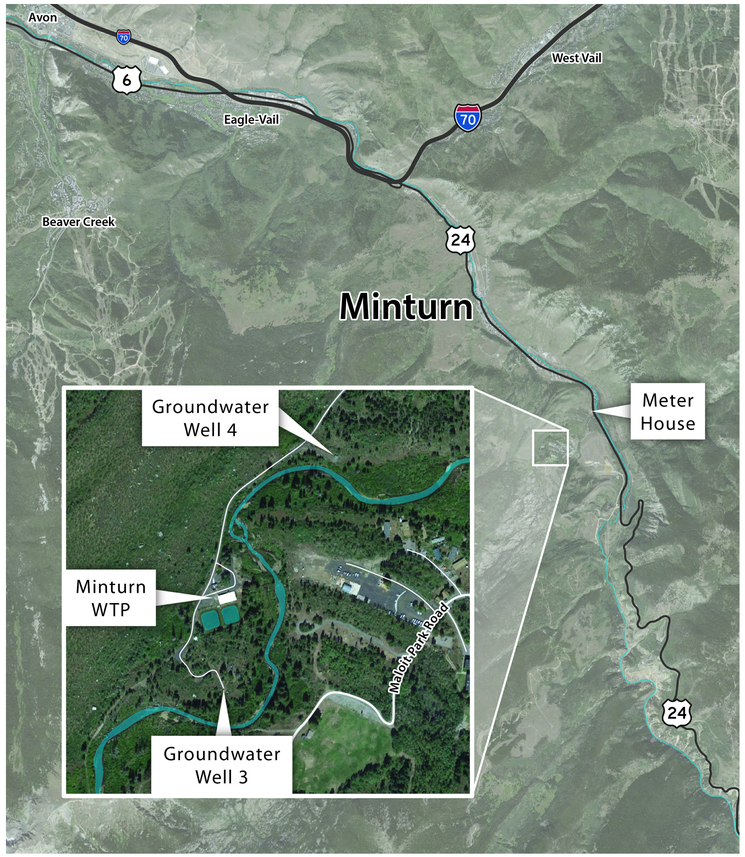
**Planning Commission Recommendation and Request**

The project is approvable under the general provisions of Chapter 16 of the Minturn Municipal Code. The Planning Commission is recommending approval, with the following color recommendations. Staff asks that the Town Council make decisions on the following three points.

1. HDR put together a proposed color board (attached at the end of the plans with the HDR signature in the bottom corner). There are two different stone veneers to choose from. Please pick one. Planning Commission recommended #1 Shot Blasted Boulder by Block-Lite.
2. Also attached is a color sheet from BRUCHA which the exterior metal wall panels could be colored. If you would like to choose something else for the exterior wall panels than what was on HDR's proposed color board, then please pick a color from the BRUCHA sheet. The Planning Commission recommended keeping the Cool Gray Stone color suggested by HDR for the exterior wall panels.
3. Also attached is a color sheet from Varco Pruden which the roof, gutters, and downspouts could be colored. If you would like to choose something else for the roof, gutters, and downspouts than what was on HDR's proposed color board, then please pick a color from the Varco Pruden sheet. The Planning Commission recommended either Cool Sierra Tan or Cool Granite Gray for the roof to hopefully help avoid the heat that could be generated by a darker roof.

**Attachments**

1. Plans
2. HDR Color Sheet
3. BRUCHA Color Sheet
4. Varco Pruden Color Sheet




VICINITY MAP

Contract Drawings For

# TOWN OF MINTURN

# WATER TREATMENT PLANT

**ISSUED FOR CONSTRUCTION**

COLORADO LICENSED
JARROD COLLINS
51505
PROFESSIONAL ENGINEER
28-APR-2026

Project No. 10348601

Date: APRIL 2026

Autodesk Docs://10348601_Minturn_WTP_Design_2026.ACC/10348601_00 GEN.rvt
4/21/2026 8:08:46 AM

| SHEET | DRAWING NO. | DESCRIPTION |
|---|---|---|
| SERIES 00 - GENERAL | | |
| 1 | 00G-000 | COVER SHEET |
| 2 | 00G-001 | SHEET INDEX |
| 3 | 00G-002 | ABBREVIATIONS |
| 4 | 00G-003 | GENERAL LEGEND |
| 5 | 00G-004 | CIVIL LEGEND |
| 6 | 00G-005 | MECHANICAL LEGEND |
| 7 | 00G-006 | ELECTRICAL LEGEND |
| 8 | 00G-007 | PROCESS AND INSTRUMENTATION LEGEND |
| 9 | 00D-601 | PROCESS FLOW DIAGRAM |
| 10 | 00D-602 | HYDRAULIC PROFILE |
| 11 | 00D-603 | PIPE SCHEDULE |
| SERIES 01 - PIPING AND INSTRUMENTATION DIAGRAMS | | |
| 12 | 01Y-601 | RAW WATER BLENDING |
| 13 | 01Y-602 | MEMBRANE FILTRATION |
| 14 | 01Y-603 | FILTRATE BLENDING |
| 15 | 01Y-604 | BACKWASH RECYCLING |
| 16 | 01Y-605 | SODIUM HYPOCHLORITE FEED |
| 17 | 01Y-606 | COAGULANT FEED |
| 18 | 01Y-607 | POTASSIUM PERMANGANATE FEED |
| 19 | 01Y-608 | MEMBRANE CHEMICAL FEED |
| 20 | 01Y-609 | SODA ASH FEED |
| 21 | 01Y-610 | DISINFECTION |
| 22 | 01Y-611 | CIP SYSTEM |
| 23 | 01Y-612 | CIP WASTE HOLDING TANK |
| 24 | 01Y-613 | BACKWASH SURGE TANK |
| 25 | 01Y-614 | GROUNDWATER WELLS |
| 26 | 01Y-615 | MISCELLANEOUS SYSTEMS |
| 27 | 01Y-620 | CONTROL PANEL LAYOUT |
| 28 | 01Y-621 | CONTROL PANEL POWER WIRING SCHEMATIC |
| 29 | 01Y-622 | TYPICAL DI WIRING SCHEMATIC |
| 30 | 01Y-623 | TYPICAL DO WIRING SCHEMATIC |
| 31 | 01Y-624 | TYPICAL AI WIRING SCHEMATIC |
| 32 | 01Y-625 | TYPICAL AO WIRING SCHEMATIC |
| 33 | 01Y-626 | RADIO PANEL LAYOUT & POWER WIRING SCHEMATIC |
| 34 | 01Y-627 | EXISTING CONTROL PANEL FIU-1600 |
| 35 | 01Y-630 | NETWORK DIAGRAM |
| SERIES 02 - SITE WORK | | |
| 36 | 02C-100 | SURVEY CONTROL |
| 37 | 02C-101 | EXISTING CONDITIONS PLAN |
| 38 | 02C-102 | DEMOLITION PLAN |
| 39 | 02C-103 | SEQUENCING PLAN |
| 40 | 02C-104 | EROSION & SEDIMENT CONTROL PLAN |
| 41 | 02C-105 | SITE PLAN |
| 42 | 02C-106 | UTILITY PLAN |
| 43 | 02C-107 | GRADING & DRAINAGE PLAN |
| 44 | 02C-301 | EXISTING FILTERS CROSS SECTIONS |
| 45 | 02C-801 | PLAN & PROFILE - POTABLE WATER PIPELINE STATION 0+00.00 TO STA 2+00.76 |
| 46 | 02C-802 | PLAN & PROFILE - 2" RECYCLE PIPELINE STATION 0+00.00 TO STA 0+98.10 |
| 47 | 02C-803 | PLAN & PROFILE - 8" BACKWASH WASTE PIPELINE STATION 0+00.00 TO STA 0+50.75 |
| 48 | 02C-804 | PLAN & PROFILE - 4" WELL #3 RAW WATER PIPELINE STATION 0+00.00 TO STA 0+77.96 |
| 49 | 02C-805 | PLAN & PROFILE - 4" WELL #4 RAW WATER PIPELINE STATION 0+00.00 TO STA 4+37.40 |
| 50 | 02C-806 | PLAN & PROFILE - 1/2" SAMPLE (2) PIPELINE STATION 0+00.00 TO STA 2+14.46 |
| 51 | 02C-807 | PLAN & PROFILE - 8" CROSS CREEK RAW WATER PIPELINE STATION 0+00.00 TO STA 2+66.93 |
| 52 | 02C-808 | PLAN & PROFILE - 10" CIP WASTE PIPELINE STATION 0+00.00 TO STA 0+70.29 |
| 53 | 02C-809 | PLAN & PROFILE - 10" FINISHED WATER PIPELINE STATION 0+00.00 TO STA 2+70.73 |
| 54 | 02E-100 | OVERALL ELECTRICAL SITE PLAN |
| 55 | 02E-101 | ENLARGED ELECTRICAL SITE PLAN |
| 56 | 02E-401 | METERING AND CT CABINET ARRANGEMENT |
| SERIES 04 - FILTER #3 BUILDING RETROFIT | | |
| 57 | 04X-101 | DEMOLITION PLAN |
| 58 | 04X-701 | DEMOLITION 3D REPRESENTATIONS AND PHOTOGRAPHS |
| 59 | 04D-101 | PROCESS PLAN |
| 60 | 04D-301 | PROCESS SECTION |
| 61 | 04D-401 | PROCESS ENLARGED PLAN |
| 62 | 04D-701 | PROCESS 3D REPRESENTATIONS AND PHOTOGRAPHS |
| 63 | 04E-101 | ELECTRICAL GROUND AND MAIN LEVEL POWER PLAN |
| 64 | 04E-601 | ELECTRICAL ONE-LINE DIAGRAM |
| 65 | 04E-602 | ELECTRICAL PANELBOARD SCHEDULES |
| 66 | 04E-622 | RECYCLE PUMP CONTROL DIAGRAM |
| 67 | 04E-623 | WELL PUMPS CONTROL DIAGRAM |

| SHEET | DRAWING NO. | DESCRIPTION |
|---|---|---|
| SERIES 06 - MEMBRANE TREATMENT BUILDING | | |
| 68 | 06S-001 | STRUCTURAL NOTES |
| 69 | 06S-002 | SCHEDULE OF SPECIAL INSPECTIONS |
| 70 | 06S-101 | STRUCTURAL FOUNDATION PLAN |
| 71 | 06S-102 | STRUCTURAL FLOOR PLAN |
| 72 | 06S-103 | STRUCTURAL ROOF FRAMING PLAN |
| 73 | 06S-301 | STRUCTURAL SECTIONS |
| 74 | 06S-401 | STRUCTURAL ENLARGED PLATFORM PLAN |
| 75 | 06A-000 | CODE ANALYSIS |
| 76 | 06A-100 | LIFE SAFETY |
| 77 | 06A-101 | ARCHITECTURE PLAN |
| 78 | 06A-102 | ARCHITECTURE REFLECTED CEILING PLAN |
| 79 | 06A-103 | ARCHITECTURE ROOF PLAN |
| 80 | 06A-201 | ARCHITECTURE EXTERIOR ELEVATIONS |
| 81 | 06A-301 | ARCHITECTURE BUILDING SECTIONS |
| 82 | 06A-302 | ARCHITECTURE BUILDING SECTIONS |
| 83 | 06A-303 | ARCHITECTURE WALL SECTIONS |
| 84 | 06A-401 | ARCHITECTURE ENLARGED PLAN |
| 85 | 06A-601 | ARCHITECTURE SCHEDULES |
| 86 | 06D-101 | BELOW LEVEL PROCESS PLAN |
| 87 | 06D-102 | MAIN LEVEL PROCESS PLAN |
| 88 | 06D-103 | ENLARGED PLAN - MEMBRANE AREA |
| 89 | 06D-301 | PROCESS SECTIONS I |
| 90 | 06D-302 | PROCESS SECTIONS II |
| 91 | 06D-303 | PROCESS SECTIONS III |
| 92 | 06D-304 | PROCESS SECTIONS IV |
| 93 | 06D-305 | PROCESS SECTIONS V |
| 94 | 06D-306 | PROCESS SECTIONS VI |
| 95 | 06D-401 | UF FEED PIPE SYSTEM PLAN AND SECTIONS |
| 96 | 06D-402 | UF FEED LOW PRESSURE PIPE SYSTEM PLAN AND SECTIONS |
| 97 | 06D-403 | FILTRATE AND FILTRATE EXHUAST PIPE SYSTEM PLAN AND SECTION |
| 98 | 06D-404 | BACKWASH WASTE PIPE SYSTEM PLAN AND SECTION |
| 99 | 06D-405 | CIP SUPPLY AND WASTE PIPE SYSTEM PLAN AND SECTION |
| 100 | 06D-406 | CIP RETURN AND WASTE PIPE SYSTEM PLAN AND SECTION |
| 101 | 06D-407 | COMPRESSED AIR PIPE SYSTEM PLAN AND SECTION |
| 102 | 06D-408 | PROCESS DRAIN PIPE SYSTEM PLAN AND SECTION |
| 103 | 06D-409 | ENLARGED PLAN - FILTRATE AND FILTRATE EXHUAST PIPE SYSTEM PLAN AND SECTION |
| 104 | 06D-410 | ENLARGED PLAN - SODA ASH SYSTEM |
| 105 | 06D-701 | PROCESS 3D REPRESENTATIONS AND PHOTOGRAPHS I |
| 106 | 06D-702 | PROCESS 3D REPRESENTATIONS AND PHOTOGRAPHS II |
| 107 | 06D-703 | PROCESS 3D REPRESENTATIONS AND PHOTOGRAPHS III |
| 108 | 06D-704 | PROCESS 3D REPRESENTATIONS AND PHOTOGRAPHS IV |
| 109 | 06D-705 | PROCESS 3D REPRESENTATIONS AND PHOTOGRAPHS V |
| 110 | 06M-101 | MECHANICAL HVAC PLAN |
| 111 | 06M-102 | MECHANICAL HVAC ROOF PLAN |
| 112 | 06M-301 | MECHANICAL SECTIONS |
| 113 | 06M-601 | MECHANICAL SCHEDULES I |
| 114 | 06M-602 | MECHANICAL SCHEDULES II |
| 115 | 06M-701 | MECHANICAL CONTROLS |
| 116 | 06P-101 | BELOW LEVEL PLUMBING PLAN |
| 117 | 06P-102 | MAIN LEVEL PLUMBING PLAN |
| 118 | 06P-601 | PLUMBING SCHEDULES I |
| 119 | 06P-602 | PLUMBING SCHEDULES II |
| 120 | 06P-701 | SANITARY WASTE AND VENT DIAGRAM |
| 121 | 06P-702 | DOMESTIC WATER DIAGRAM |
| 122 | 06E-101 | MAIN LEVEL - ELECTRICAL POWER PLAN |
| 123 | 06E-102 | ROOF LEVEL - ELECTRICAL POWER PLAN |
| 124 | 06E-103 | MAIN LEVEL - INSTRUMENTATION AND CONTROLS PLAN |
| 125 | 06E-110 | MAIN LEVEL - ELECTRICAL LIGHTING PLAN |
| 126 | 06E-111 | MAIN LEVEL - ELECTRICAL CABLE TRAY |
| 127 | 06E-301 | ELECTRICAL SECTIONS |
| 128 | 06E-601 | ONE-LINE DIAGRAM I |
| 129 | 06E-602 | ONE-LINE DIAGRAM II |
| 130 | 06E-603 | MCC ELEVATION |
| 131 | 06E-622 | FEED PUMPS CONTROL DIAGRAM |
| 132 | 06E-623 | MIXER VFD CONTROL DIAGRAM |
| 133 | 06E-650 | ELECTRICAL SCHEDULES |
| 134 | 06E-651 | ELECTRICAL SCHEDULES |
| 135 | 06E-652 | WTP PLC CP CONDUIT SCHEDULE |
| 136 | 06E-653 | MEMBRANE CP & RADIO PANEL CONDUIT SCHEDULE |

| SHEET | DRAWING NO. | DESCRIPTION |
|---|---|---|
| SERIES 08 - CLEARWELL BUILDING RETROFIT | | |
| 137 | 08U-101 | CIP WASTE HOLDING TANK PLAN |
| 138 | 08U-301 | CIP WASTE HOLDING TANK SECTION |
| 139 | 08U-601 | CIP WASTE HOLDING TANK ELECTRICAL MODIFICATIONS |
| 140 | 08U-602 | CIP WASTE HOLDING TANK ELECTRICAL MODIFICATIONS - CLEARWELL MIXER |
| 141 | 08U-603 | CIP WASTE HOLDING TANK ELECTRICAL MODIFICATIONS - SAMPLE PUMP |
| 142 | 08U-604 | CIP WASTE HOLDING TANK ELECTRICAL MODIFICATIONS - pH/ORP ANALYZER PANEL |
| 143 | 08U-605 | CIP WASTE HOLDING TANK ELECTRICAL MODIFICATIONS - NEW CHEMICAL FEED PUMPS |
| 144 | 08U-606 | CIP WASTE HOLDING TANK ELECTRICAL MODIFICATIONS - PANEL P1 SCHEDULE |
| SERIES 09 - WELL 4 | | |
| 145 | 09U-101 | PANELBOARD MODIFICATIONS |
| SERIES 90 - DETAILS | | |
| 146 | 90C-501 | CIVIL WORK DETAILS I |
| 147 | 90C-502 | CIVIL WORK DETAILS II |
| 148 | 90C-503 | CIVIL WORK DETAILS III |
| 149 | 90C-504 | CIVIL -EROSION & SEDIMENT CONTROL DETAILS I |
| 150 | 90C-505 | CIVIL -EROSION & SEDIMENT CONTROL DETAILS II |
| 151 | 90C-506 | CIVIL -EROSION & SEDIMENT CONTROL DETAILS III |
| 152 | 90C-507 | CIVIL -EROSION & SEDIMENT CONTROL DETAILS IV |
| 153 | 90S-501 | TYPICAL STRUCTURAL DETAILS I |
| 154 | 90S-502 | TYPICAL STRUCTURAL DETAILS II |
| 155 | 90S-503 | TYPICAL STRUCTURAL DETAILS III |
| 156 | 90S-504 | MEMBRANE TREATMENT BUILDING - STRUCTURAL DETAILS I |
| 157 | 90S-505 | MEMBRANE TREATMENT BUILDING - STRUCTURAL DETAILS II |
| 158 | 90S-506 | MEMBRANE TREATMENT BUILDING - STRUCTURAL DETAILS III |
| 159 | 90A-501 | ARCHITECTURAL DETAILS I |
| 160 | 90A-502 | ARCHITECTURAL DETAILS II |
| 161 | 90A-503 | ARCHITECTURL DETAILS III |
| 162 | 90D-501 | PROCESS DETAILS I |
| 163 | 90D-502 | PROCESS DETAILS II |
| 164 | 90D-503 | PROCESS DETAILS III |
| 165 | 90D-504 | PROCESS DETAILS IV |
| 166 | 90D-505 | PROCESS DETAILS V |
| 167 | 90D-506 | PROCESS DETAILS - REACTION TANKS |
| 168 | 90D-508 | PROCESS DETAILS - CHEMICAL TANKS |
| 169 | 90D-509 | PROCESS DETAILS VII |
| 170 | 90D-510 | PROCESS DETAILS VIII |
| 171 | 90M-501 | MECHANICAL DETAILS |
| 172 | 90P-501 | PLUMBING DETAILS I |
| 173 | 90E-501 | ELECTRICAL DETAILS I |
| 174 | 90E-502 | ELECTRICAL DETAILS II |
| 175 | 90E-503 | ELECTRICAL DETAILS III |
| 176 | 90Y-501 | INSTRUMENTATION DETAILS I |
| 177 | 90Y-502 | INSTRUMENTATION DETAILS II |

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEER | A. DODD |
| STRUCTURAL | M. HERRERA |
| ARCHITECTURAL | R. McKINLEY |
| PROCESS | M. HOWARD |
| MECHANICAL | K. CHAUDHARI |
| I & C | C. AUDO |
| DRAWN BY | E. PAZ |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED
ABIGAIL V. DODD
PROFESSIONAL ENGINEER
04/24/2026

TOWN OF MINTURN
WATER TREATMENT PLANT

GENERAL
SHEET INDEX

0 1" 2"

FILENAME 10348601_00 GEN.rvt
SCALE NONE

SHEET
00G-001
Page 2 of 177



Autodesk Docs://10348601_Minturn_WTP_Design_2026 ACC/10348601_00 GEN.rvt
4/21/2026 6:08:48 AM

| | |
|---|---|
| A/C | AIR CONDITIONING |
| A/E | ARCHITECT/ENGINEER |
| A | AMPERE |
| AB | ANCHOR BOLT |
| ABAN | ABANDON |
| ABC | AGGREGATE BASE COURSE |
| ABT | ABOUT |
| AC | ALTERNATING CURRENT |
| ACK | ACKNOWLEDGE |
| ACP | ACOUSTIC CEILING PANEL, ASPHALTIC CONCRETE PAVEMENT |
| ACST | ACOUSTIC |
| AD | ADDENDUM, AREA DRAIN |
| ADDL | ADDITIONAL |
| ADH | ADHESIVE |
| ADJ | ADJUSTABLE, ADJACENT |
| AF | AMP FRAME, AMP FUSE |
| AFF | ABOVE FINISH FLOOR |
| AFG | ABOVE FINISH GRADE |
| AGGR | AGGREGATE |
| AI | AREA INLET, ANALOG INPUT |
| AIC | AMPS INTERRUPTING CAPACITY |
| ALIG | ALIGNMENT |
| ALT | ALTERNATE, ALTITUDE |
| ALUM | ALUMINUM |
| AM | ACOUSTICAL MATERIAL |
| AMB | AMBIENT |
| ANC | ANCHOR |
| AO | ANALOG OUTPUT |
| AP | ACCESS PANEL |
| APRX | APPROXIMATE |
| APVD | APPROVED |
| ARCH | ARCHITECTURAL |
| ASSY | ASSEMBLY |
| AT | ACOUSTICAL TILE, AMP TRIP |
| ATC | ACOUSTICAL TILE CEILING |
| ATM | ATMOSPHERE |
| AUTO | AUTOMATIC |
| AUX | AUXILIARY |
| AVE | AVENUE |
| AVG | AVERAGE |
| AWG | AMERICAN WIRE GAGE |
| AWT | ACOUSTICAL WALL TILE |
| | |
| B TO B | BACK TO BACK |
| BAL | BALANCE |
| BBD | BULLETIN BOARD |
| BC | BASE CABINET, BOTTOM CHORD, BOLT CENTER, BOLT CIRCLE |
| BD | BOARD |
| BE | BOTH ENDS, BELL END |
| BF | BOTH FACES, BOTTOM FACE, BLIND FLANGE, BOARD FEET |
| BFV | BUTTERFLY VALVE |
| BITUM | BITUMINOUS |
| BKG | BACKING |
| BL | BASE LINE |
| BLDG | BUILDING |
| BLK | BLOCK |
| BLKG | BLOCKING |
| BM | BENCHMARK, BEAM |
| BOC | BACK OF CURB |
| BOD | BOTTOM OF DUCT |
| BOG | BOTTOM OF GRILLE |
| BOL | BOTTOM OF LOUVER, BOLLARD |
| BOP | BOTTOM OF PIPE |
| BOR | BOTTOM OF REGISTER |
| BOT | BOTTOM |
| BOU | BOTTOM OF UNIT |
| BP | BASE PLATE |
| BRG | BEARING |
| BRGP | BEARING PLATE |
| BRKT | BRACKET |
| BS | BOTH SIDES |
| BTU | BRITISH THERMAL UNIT |
| BTW | BETWEEN |
| BTWLD | BUTT WELD |
| BU | BELL UP, BUILT-UP |
| BUR | BUILT-UP ROOFING |
| BV | BALL VALVE |
| BW | BOTH WAYS |
| BYP | BYPASS |
| | |
| CTOC | CENTER TO CENTER |
| C&G | CURB AND GUTTER |
| C | CHANNEL SHAPE, CENTIGRADE, CONDUIT |
| CAB | CABINET |
| CAP | CAPACITY |
| CAT | CATALOG, CATEGORY |
| CAV | CAVITY |
| CB | CATCH BASIN |
| CCB | CONCRETE BLOCK |
| CCW | COUNTER CLOCKWISE |
| CDF | CONTROLLED-DENSITY FILL |
| CE | CONCRETE EDGE |
| CER | CERAMIC |
| CF | CUBIC FEET (FOOT) |
| CFL | COUNTER FLASHING |
| CHBD | CHALKBOARD |
| CHD | CHORD |
| CHFR | CHAMFER |
| CHH | COMMUNICATION HANDHOLE |
| CI | CURB INLET |
| CIP | CAST-IN-PLACE, CLEAN-IN-PLACE |
| CIPB | CONCRETE INTERLOCKING PAVER BALLAST |
| CIRC | CIRCULATION, CIRCULAR |
| CJ | CONSTRUCTION JOINT |
| CKT | CIRCUIT |
| CL | CENTERLINE, CLASS, CLOSE |
| CLG | CEILING |

| | |
|---|---|
| CLKG | CAULKING |
| CLR | CLEAR |
| CMH | COMMUNICATION MANHOLE |
| CMP | CORRUGATED METAL PIPE |
| CMU | CONCRETE MASONRY UNIT |
| CO | CLEANOUT, CONCRETE OPENING |
| COL | COLUMN |
| COM | COMMON |
| COMB | COMBINATION |
| COMM | COMMUNICATION |
| COMP | COMPOSITION, COMPRESSIBLE, COMPOSITE |
| CON | CONCENTRIC |
| CONC | CONCRETE |
| CONN | CONNECTION |
| CONST | CONSTRUCTION |
| CONT | CONTINUOUS |
| COOR | COORDINATE |
| CORR | CORROSIVE, CORRUGATED |
| CP | CHECKER PLATE, CONTROL POINT |
| CPLG | COUPLING |
| CRL | CORROSION-RESISTANT LINING |
| CSC | COMPRESSION SLEEVE COUPLING |
| CSK | COUNTERSINK |
| CSS | CLINIC SERVICE SINK |
| CT | CABLE TRAY |
| CTJ | CONTRACTION JOINT |
| CTR | CENTER |
| CTRL | CONTROL |
| CVT | CULVERT |
| CU | COPPER, CUBIC |
| CW | CLOCKWISE |
| CY | CUBIC YARD |
| | |
| d | PENNY (NAIL MEASURE) |
| D | DEEP, DIFFUSER, DRAIN |
| DB | DUCT BANK, DECIBEL, DRY BULB |
| DBA | DEFORMED BAR ANCHOR |
| DBL | DOUBLE |
| DC | DIRECT CURRENT |
| DEG | DEGREE |
| DEG C | DEGREE CENTIGRADE |
| DEG F | DEGREE FAHRENHEIT |
| DEMO | DEMOLITION |
| DEP | DEPRESSED |
| DEPT | DEPARTMENT |
| DET | DETAIL |
| DI | DROP INLET, DUCTILE IRON, DIGITAL INPUT |
| DIA | DIAMETER |
| DIAG | DIAGONAL, DIAGRAM |
| DIFF | DIFFERENTIAL, DIFFERENCE |
| DIM | DIMENSION |
| DISCH | DISCHARGE |
| DIST | DISTANCE, DISTRIBUTION |
| DIV | DIVISION |
| DL | DEAD LOAD |
| DMJ | DOUBLE MECHANICAL JOINT |
| DMPF | DAMP PROOFING |
| DN | DOWN |
| DO | DISSOLVED OXYGEN, DIGITAL OUTPUT, DITTO |
| DP | DEPTH |
| DPDT | DOUBLE POLE, DOUBLE THROW |
| DPST | DOUBLE POLE, SINGLE THROW |
| DS | DOWN SPOUT |
| DT | DOUBLE TEE, DRIP TRAP ASSEMBLY |
| DUP | DUPLICATE |
| DWG | DRAWING |
| DWL | DOWEL |
| DWR | DRAWER |
| | |
| E | EAST |
| EA | EACH, EXHAUST AIR |
| EC | ELECTRICAL CONTRACTOR |
| ECC | ECCENTRIC |
| ED | EQUIPMENT DRAIN |
| EDB | ELECTRICAL DUCT BANK |
| EE | EACH END |
| EF | EACH FACE |
| EFF | EFFLUENT, EFFICIENCY |
| EHH | ELECTRICAL HANDHOLE |
| EIFS | EXTERIOR INSULATION & FINISH SYSTEM |
| EJ | EXPANSION JOINT |
| EL | ELBOW, ELEVATION |
| ELEC | ELECTRICAL |
| EMBD | EMBEDDED |
| EMER | EMERGENCY |
| EMH | ELECTRICAL MANHOLE |
| ENCL | ENCLOSURE |
| ENGR | ENGINEER |
| ENTR | ENTRANCE |
| EOP | EDGE OF PAVEMENT |
| EQ | EQUAL |
| EQUIP | EQUIPMENT |
| EQUIV | EQUIVALENT |
| ES | EACH SIDE, EQUAL SPACE, EMERGENCY SHOWER |
| ESEW | EMERGENCY SHOWER AND EYE WASH |
| EST | ESTIMATE |
| EW | EACH WAY, EMERGENCY EYE/FACE WASH |
| EWC | ELECTRIC WATER COOLER |
| EWEF | EACH WAY, EACH FACE |
| EWTB | EACH WAY, TOP AND BOTTOM |
| EXC | EXCAVATION |
| EXH | EXHAUST |
| EXP | EXPANSION, EXPOSED |
| EX, EXST | EXISTING |
| EXT | EXTERIOR, EXTERNAL, EXTENSION |

| | |
|---|---|
| F TO F | FACE TO FACE |
| F&B | FACE AND BYPASS |
| FAB | FABRICATE |
| FB | FLOOR BEAM |
| FBD | FIBERBOARD |
| FBG | FIBERGLASS |
| FBM | BOARD FOOT MEASURE |
| FBO | FURNISHED BY OWNER |
| FC | FLUSHING CONNECTION |
| FCA | FLANGED COUPLING ADAPTER |
| FD | FLOOR DRAIN |
| FDC | FLEXIBLE DUCT CONNECTION |
| FDR | FEEDER |
| FDTN | FOUNDATION |
| FE | FLANGED END |
| FEC | FIRE EXTINGUISHER CABINET |
| FES | FLARED END SECTION |
| FEXT | FIRE EXTINGUISHER |
| FF | FAR FACE, FACTORY FINISH, FLAT FACE |
| FG | FINISHED GRADE |
| FH | FIRE HYDRANT |
| FIG | FIGURE |
| FIN | FINISH |
| FJT | FLUSH JOINT |
| FL | FLOW, FLOW LINE |
| FLEX | FLEXIBLE |
| FLG | FLANGE |
| FLOR | FLUORESCENT |
| FLR | FLOOR |
| FLS | FLASHING, FLUSH |
| FN | FENCE |
| FO | FINISHED OPENING |
| FOB | FLAT ON BOTTOM |
| FOC | FACE OF CONCRETE, FACE OF CURB |
| FOF | FACE OF FINISH |
| FOM | FACE OF MASONRY |
| FOS | FACE OF STUDS |
| FOT | FLAT ON TOP |
| FPT | FEMALE PIPE THREAD |
| FR | FRAME |
| FRP | FIBERGLASS REINFORCED PLASTIC |
| FRTM | FIRE RETARDANT TREATED MATERIAL |
| FS | FLOOR SINK, FAR SIDE |
| FT | FEET, FOOT |
| FTG | FOOTING, FITTING |
| FUR | FURRED, FURRING |
| FURN | FURNITURE, FURNISH |
| FUT | FUTURE |
| FV | FACE VELOCITY |
| FW | FIELD WELD, FIRE WALL |
| FWD | FORWARD |
| FWE | FURNISHED WITH EQUIPMENT |
| FXTR | FIXTURE |
| | |
| G | GRILLE, GROUND |
| GA | GAGE (METAL THICKNESS) |
| GAL | GALLON |
| GALV | GALVANIZED |
| GB | GRAB BAR, GRADE BREAK |
| GC | GROOVED COUPLING |
| GD | GUARD |
| GEN | GENERAL |
| GFCI | GROUND FAULT CIRCUIT INTERRUPTER |
| GFMU | GROUND FACE MASONRY UNIT |
| GG | GUTTER GRADE |
| GJ | GROOVED JOINT |
| GL | GLASS |
| GLB | GLASS BLOCK, GLULAM BEAM |
| GND | GROUND |
| GP | GUY POLE |
| GR | GRADE |
| GRTG | GRATING |
| GSB | GYPSUM SHEATHING BOARD |
| GT | GREASE TRAP |
| GSP | GALVANIZED STEEL PIPE |
| GV | GATE VALVE |
| GVL | GRAVEL |
| GW | GUY WIRE |
| GWB | GYPSUM WALLBOARD |
| GYP | GYPSUM HARDBOARD |
| | |
| H | HIGH |
| HB | HOSE BIBB |
| HBD | HARDBOARD |
| HC | HANDICAPPED, HOLLOW CORE, HORIZONTAL CURVE, HORIZONTAL CENTERLINE |
| HD | HEAD, HOT DIP |
| HDR | HEADER |
| HDW | HARDWARE |
| HEX | HEXAGONAL |
| HGR | HANGER |
| HH | HANDHOLE |
| HID | HIGH-INTENSITY DISCHARGE |
| HM | HOLLOW METAL |
| HORIZ | HORIZONTAL |
| HP | HIGH POINT, HORSEPOWER |
| HPC | HORIZONTAL POINT OF CURVATURE |
| HPS | HIGH-PRESSURE SODIUM |
| HPT | HORIZONTAL POINT OF TANGENCY |
| HR | HOSE REEL, HOUR |
| HS | HEADED STUD, HIGH STRENGTH |
| HSS | HOLLOW STRUCTURAL SHAPE |
| HT | HEIGHT |
| HTG | HEATING |
| HV | HIGH VOLTAGE |
| HVAC | HEATING, VENTILATING AND AIR CONDITIONING |
| HWD | HARDWOOD |
| HWL | HIGH WATER LEVEL |
| HYD | HYDRAULIC |
| HZ | HERTZ, CYCLES PER SECOND |

| | |
|---|---|
| ID | INSIDE DIAMETER, INTERIOR DIMENSION |
| IE | INVERT ELEVATION, FOR EXAMPLE |
| IF | INSIDE FACE |
| IH | INTAKE HOOD |
| IMP | IMPACT |
| IN | INCH |
| INC | INCLUDE, INCANDESCENT |
| INF | INFLUENT |
| INSTR | INSTRUMENTATION |
| INSUL | INSULATION |
| INT | INTERIOR, INTERSECTION |
| INTR | INTERMEDIATE, INTERIOR |
| INV | INVERT |
| IPS | IRON PIPE SIZE |
| IPT | INTERNAL PIPE THREAD |
| IR | INSIDE RADIUS, IRON ROD |
| IRR | IRRIGATION |
| ISO | ISOMETRIC |
| | |
| JB | JUNCTION BOX |
| JCT | JUNCTION |
| JF | JOINT FILLER |
| JST | JOIST |
| JT | JOINT |
| | |
| K | KIP |
| KB | KNEE BRACE |
| KCMIL | THOUSAND CIRCULAR MILS |
| KD | KNOCK DOWN |
| KO | KNOCK OUT |
| KSI | KIPS PER SQUARE INCH |
| KW | KILOWATT |
| | |
| L | ANGLE, LENGTH, LAVATORY, LINTEL |
| LAD | LADDER |
| LAM | LAMINATE |
| LATL | LATERAL |
| LB | LAG BOLT, POUND |
| LCTB | LIQUID CHALK AND TACK BOARD |
| LDG | LANDING |
| LDR | LEADER |
| LE | LIFTING EYE |
| LF | LINEAR FOOT |
| LG | LONG |
| LH | LEFT HAND |
| LIN | LINEAR |
| LIQ | LIQUID |
| LLH | LONG LEG HORIZONTAL |
| LLV | LONG LEG VERTICAL |
| LMLU | LIQUID MARKER LECTURE UNIT |
| LNG | LONGITUDINAL |
| LOC | LOCATION |
| LP | LOW POINT |
| LPS | LOW-PRESSURE SODIUM |
| LR | LONG RADIUS |
| LT | LEFT |
| LTD | LIMITED |
| LTG | LIGHTING |
| LTL | LINTEL |
| LTNG | LIGHTNING |
| LV | LOW VOLTAGE |
| LVL | LAMINATED VENEER LUMBER |
| LVR | LOUVER |
| LW | LIGHTWEIGHT |
| LWC | LIGHTWEIGHT CONCRETE |
| LWL | LOW WATER LEVEL |
| | |
| MA | MIXED AIR |
| MACH | MACHINED |
| MAINT | MAINTENANCE |
| MAN | MANUAL |
| MATL | MATERIAL |
| MAX | MAXIMUM |
| MB | MACHINE BOLT |
| MBR | MEMBER |
| MC | MECHANICAL CONTRACTOR, MECHANICAL COUPLING, MOMENT CONNECTION |
| MCB | METAL CORNER BEAD |
| MCJ | MASONRY CONTROL JOINT |
| MDMJ | MODIFIED DOUBLE MECHANICAL JOINT |
| MECH | MECHANICAL |
| MED | MEDIUM |
| MFR | MANUFACTURER |
| MH | MANHOLE, METAL HALIDE |
| MIN | MINIMUM |
| MIR | MIRROR |
| MISC | MISCELLANEOUS |
| MJ | MECHANICAL JOINT |
| ML | MASONRY LINTEL |
| MLO | MAIN LUGS ONLY |
| MMB | MEMBRANE |
| MO | MASONRY OPENING |
| MOD | MODULAR, MODIFY |
| MON | MONUMENT |
| MPT | MALE PIPE THREAD |
| MRGWB | MOISTURE-RESISTANT GYPSUM WALLBOARD |
| MS | MOP SINK |
| MSL | MEAN SEA LEVEL |
| MT | MOUNT |
| MU | MASONRY UNIT |
| MULL | MULLION |
| MV | MEDIUM VOLTAGE |
| MW | MONITORING WELL |

| | |
|---|---|
| N | NORTH, NEUTRAL |
| NA | NOT APPLICABLE |
| NAT | NATURAL, NATIONAL |
| NC | NORMALLY CLOSED |
| NEG | NEGATIVE |
| NF | NEAR FACE, NON-FUSED |
| NIC | NOT IN CONTRACT |
| NO | NORMALLY OPEN, NUMBER |
| NOM | NOMINAL |
| NPS | NOMINAL PIPE SIZE |
| NPT | NATIONAL PIPE THREAD |
| NS | NEAR SIDE |
| NTS | NOT TO SCALE |
| NWL | NORMAL WATER LEVEL |
| | |
| O TO O | OUT TO OUT |
| OA | OUTSIDE AIR, OVERALL |
| OC | ON CENTER |
| OCPD | OVER CURRENT PROTECTION DEVICE |
| OD | OUTSIDE DIAMETER |
| OED | OPEN END DUCT |
| OF | OUTSIDE FACE, OFFICE FURNISHING |
| OFCI | OWNER FURNISHED CONTRACTOR INSTALLED |
| OFOI | OWNER FURNISHED OWNER INSTALLED |
| OG | ORIGINAL GROUND |
| OH | OVERHEAD |
| OPNG | OPENING |
| OPP | OPPOSITE |
| OPT | OPTIONAL |
| OR | OUTSIDE RADIUS |
| ORD | OVERFLOW ROOF DRAIN |
| ORIG | ORIGINAL |
| OVFL | OVERFLOW |
| OVHG | OVERHANG |
| OZ | OUNCE |
| | |
| P | PAINT |
| PA | PUBLIC ADDRESS |
| PAR | PARALLEL, PARAPET |
| PB | PANIC BAR, PULL BOX |
| PBD | PARTICLE BOARD |
| PC | POINT OF CURVE, PIECE, PRECAST |
| PCC | POINT OF COMPOUND CURVATURE |
| PCF | POUNDS PER CUBIC FOOT |
| PCT | PERCENT |
| PE | PLAIN END |
| PED | PEDESTAL |
| PEN | PENETRATION |
| PERF | PERFORATED |
| PERM | PERMANENT |
| PERP | PERPENDICULAR |
| PF | POWER FACTOR |
| PFMU | PREFACED MASONRY UNIT |
| PH | PHASE |
| PI | POINT OF INTERSECTION |
| PKG | PACKAGE |
| PL | PLATE, PROPERTY LINE, PRECAST LINTEL |
| PLAS | PLASTER |
| PLAT | PLATFORM |
| PLBG | PLUMBING |
| PLF | POUNDS PER LINEAR FOOT |
| PNEU | PNEUMATIC |
| POL | POLISH |
| POS | POSITIVE, POSITION |
| PP | POLYPROPYLENE, POWER POLE |
| PRC | POINT OF REVERSE CURVATURE |
| PREF | PREFINISHED |
| PREFAB | PREFABRICATED |
| PRELIM | PRELIMINARY |
| PREP | PREPARE |
| PRES | PRESSURE |
| PRI | PRIMARY |
| PROP | PROPERTY, PROPOSED |
| PROT | PROTECTION |
| PS | PIPE SUPPORT |
| PSF | POUNDS PER SQUARE FOOT |
| PSI | POUNDS PER SQUARE INCH |
| PSIA | POUNDS PER SQUARE INCH ABSOLUTE |
| PSIG | POUNDS PER SQUARE INCH GAGE |
| PST | PRESTRESSED |
| PT | POINT, POINT OF TANGENCY |
| PTN | PARTITION |
| PVC | POLYVINYL CHLORIDE, POINT OF ERTICAL CURVE |
| PVC-RGS | PVC COATED RGS |
| PVMT | PAVEMENT |
| PWD | PLYWOOD |
| PWJ | PLYWOOD WEB JOIST |
| PZ | PIEZOMETER |
| | |
| Q | RATE OF FLOW |
| QT | QUARRY TILE |
| QTR | QUARTER |
| QTY | QUANTITY |
| QUAL | QUALITY |

| | |
|---|---|
| R&R | REMOVE AND REPLACE |
| R&S | REMOVE AND SALVAGE |
| R | RADIUS, REGISTER, RISER |
| RA | RETURN AIR |
| RB | RESILIENT BASE, ROCK BERM |
| RCPT | RECEPTACLE |
| RD | ROOF DRAIN |
| RDI | ROOF DE-ICING |
| REC | RECESS |
| RECD | RECEIVED |
| RECT | RECTANGULAR |
| RED | REDUCER |
| REF | REFERENCE |
| REINF | REINFORCING |
| REM | REMOVE |
| REQD | REQUIRED |
| RESIL | RESILIENT |
| RET | RETAINING, RETURN |
| REV | REVISION, REVERSE |
| RF | RESILIENT FLOORING |
| RFG | ROOFING |
| RFL | REFLECTED, REFLECTOR |
| RGH | ROUGH |
| RGS | RIGID GALVANIZED STEEL |
| RH | RELIEF HOOD, RIGHT HAND, RELATIVE HUMIDITY |
| RL | REQUIRED LAP |
| RLFA | RELIEF AIR |
| RND | ROUND |
| RNG | RUNNING |
| RO | ROUGH OPENING |
| ROW | RIGHT-OF-WAY |
| RPM | REVOLUTIONS PER MINUTE |
| RR | RAILROAD |
| RSP | ROCK SLOPE PROTECTION |
| RT | RIGHT |
| RVT | RESILIENT VINYL TILE |
| RY | READY |
| | |
| S | SOUTH, SINK |
| SA | SUPPLY AIR |
| SAMU | SOUND-ABSORBING MASONRY UNIT |
| SAN | SANITARY |
| SB | SPLASH BLOCK |
| SC | SOLID CORE |
| SCH | SCHEDULE |
| SCHEM | SCHEMATIC |
| SCN | SCREEN |
| SE | STEEL/ALUMINUM EDGE |
| SEC | SECONDARY, SECONDS |
| SECT | SECTION |
| SEP | SEPARATE |
| SF | SQUARE FOOT, SILT FENCE |
| SG | SHEET GLASS, SEALANT GROOVE |
| SH | SHOWER |
| SHT | SHEET |
| SHTG | SHEATHING |
| SIL | SILENCE |
| SIM | SIMILAR |
| SJ | SLAB JOINT |
| SL | SLOPE, STEEL LINTEL |
| SLTD | SLOTTED |
| SLV | SLEEVE |
| SMLS | SEAMLESS |
| SOG | SLAB ON GRADE |
| SP | SOUNDPROOF, STANDPIPE |
| SPA | SPACING |
| SPEC | SPECIFICATION |
| SPLY | SUPPLY |
| SPST | SINGLE POLE SINGLE THROW |
| SPT | SET POINT |
| SQ | SQUARE |
| SR | SHORT RADIUS |
| SS | SERVICE SINK |
| SST | STAINLESS STEEL |
| ST | STREET |
| STA | STATION |
| STD | STANDARD |
| STIF | STIFFENER |
| STIR | STIRRUP |
| STL | STEEL |
| STOR | STORAGE |
| STR | STRUCTURAL, STRAIGHT |
| SUB | SUBSTITUTE |
| SUC | SUCTION |
| SUSP | SUSPENDED |
| SY | SQUARE YARD |
| SYM | SYMBOL |
| SYMM | SYMMETRICAL |
| SYN | SYNTHETIC |
| SYS | SYSTEM |
| | |
| T&B | TOP AND BOTTOM |
| T&G | TONGUE AND GROOVE |
| T | TILE, TREAD |
| TA | TOILET ACCESSORY, TEMPERED AIR |
| TAN | TANGENT |
| TB | THRUST BLOCK, TERMINAL BLOCK |
| TBM | TEMPORARY BENCHMARK |
| TCE | TEMPORARY CONSTRUCTION EASEMENT |
| TEF | TROWELED EPOXY FLOORING |
| TEMP | TEMPORARY, TEMPERATURE |
| THD | THREAD |
| THK | THICK |
| THRESH | THRESHOLD |
| TKBD | TACK BOARD |

| | |
|---|---|
| TOB | TOP OF BOLT, TOP OF BANK, TOP OF BEAM, TOP OF BERM |
| TOC | TOP OF CURB, TOP OF CONCRETE |
| TOD | TOP OF DUCT |
| TOF | TOP OF FOOTING |
| TOG | TOP OF GRATING |
| TOL | TOLERANCE, TOP OF LEDGER |
| TOM | TOP OF MASONRY |
| TOP | TOP OF PLATE |
| TOPO | TOPOGRAPHY |
| TOS | TOP OF SLAB, TOP OF STEEL, TOE OF SLOPE |
| TOW | TOP OF WALL |
| TP | TOILET PARTITION, TELEPHONE POLE, TOE PLATE, TRAP PRIMER |
| TPD | TOILET PAPER DISPENSER |
| TPG | TOPPING, THROUGH PLATE GIRDER |
| TR | TRANSOM |
| TRANS | TRANSITION |
| TRD | TRENCH DRAIN |
| TYP | TYPICAL |
| | |
| U | URINAL |
| UG | UNDERGROUND |
| ULT | ULTIMATE |
| UNFN | UNFINISHED |
| UNO | UNLESS NOTED OTHERWISE |
| UTIL | UTILITY |
| | |
| V | VENT, VELOCITY, VOLT |
| VA | VOLT AMPERE |
| VAC | VACUUM |
| VAR | VARNISH, VARIABLE, VOLT AMPERES REACTIVE |
| VB | VAPOR BARRIER, VINYL BASE, VALVE BOX |
| VC | VERTICAL CURVE |
| VCP | VITRIFIED CLAY PIPE |
| VCT | VINYL COMPOSITION TILE, VERTICAL CENTERLINE |
| VEL | VELOCITY |
| VENT | VENTILATION |
| VERT | VERTICAL |
| VERTS | VERTICAL REINFORCING |
| VG | VERTICAL GRAIN |
| VIF | VERIFY IN FIELD |
| VIN | VINYL |
| VOL | VOLUME |
| VPC | VERTICAL POINT OF CURVATURE |
| VPI | VERTICAL POINT OF INTERSECTION |
| VPT | VERTICAL POINT OF TANGENCY |
| VS | VERSUS, VAPOR SEAL |
| VTR | VENT THROUGH ROOF |
| VWC | VINYL WALL COVERING |
| | |
| W/ | WITH |
| W/O | WITHOUT |
| W | WATT, WEST, WIDE, WINDOW, WIRE, WIDE FLANGE BEAM |
| WB | WOOD BASE |
| WC | WATER CLOSET, WATER COLUMN |
| WD | WOOD, WIDTH |
| WF | WIDE FLANGE, WASH FOUNTAIN |
| WG | WIRE GLASS, WATER GAGE |
| WH | WALL HYDRANT, WEEP HOLE |
| WI | WROUGHT IRON |
| WL | WATER LEVEL |
| WLD | WELDED |
| WM | WIRE MESH |
| WP | WEATHERPROOF |
| WS | WATERSTOP, WATER SURFACE |
| WSCT | WAINSCOT |
| WT | WEIGHT, WATER TIGHT |
| WTHP | WATERPROOF, WORKING POINT |
| WWF | WELDED WIRE FABRIC |
| | |
| XP | EXPLOSION-PROOF |
| XS | EXTRA STRONG |
| XSECT | CROSS SECTION |
| XXS | DOUBLE EXTRA STRONG |
| | |
| YH | YARD HYDRANT |
| YS | YIELD STRENGTH |

# GENERAL NOTES

1. THESE ABBREVIATIONS APPLY TO THE ENTIRE SET OF CONTRACT DRAWINGS.
2. LISTING OF ABBREVIATIONS DOES NOT IMPLY THAT ALL ABBREVIATIONS ARE USED IN THE CONTRACT DRAWINGS.
3. ABBREVIATIONS SHOWN ON THIS SHEET INCLUDE VARIATIONS OF A WORD. FOR EXAMPLE, "MOD" MAY MEAN MODIFY OR MODIFICATION, "INC" MAY MEAN INCLUDED OR INCLUDING, AND "REINF" MAY MEAN REINFORCE OR REINFORCING.
4. SEE INSTRUMENTATION AND GENERAL LEGEND SHEETS FOR PROJECT-SPECIFIC EQUIPMENT AND PIPING SYSTEM ABBREVIATIONS.

Autodesk Docs://10348601_Minturn_WTP_Design_2026 ACC/10348601_00 GEN.rvt
4/21/2026 8:06:49 AM

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEER | A. DODD |
| STRUCTURAL | M. HERRERA |
| ARCHITECTURAL | R. McKINLEY |
| PROCESS | M. HOWARD |
| MECHANICAL | K. CHAUDHARI |
| I & C | C. AUDO |
| DRAWN BY | E. PAZ |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED GAIL V. DODD Abigail Dodd PROFESSIONAL ENGINEER 04/24/2026

TOWN OF MINTURN
WATER TREATMENT PLANT

GENERAL ABBREVIATIONS

0 1" 2"

| | |
|---|---|
| FILENAME | 10348601_00 GEN.rvt |
| SCALE | NONE |
| SHEET | 00G-002 |

# MATERIALS IN PLAN/SECTION

**FILLED REGIONS - MATERIALS**
**"MATERIAL" FILLED REGIONS ARE DRAFTING HATCH PATTERNS THAT REPRESENTS AN ACTUAL MATERIAL OR PRODUCT.**

- MATERIAL - BITUMINOUS PAVING (ASPHALT)
- MATERIAL - CONCRETE - ARCHITECTURE PRECAST WALL PANEL
- MATERIAL - CONCRETE - ARCHITECTURAL PRECAST WALL PANEL
- MATERIAL - CONCRETE - CAST-IN-PLACE
- MATERIAL - CONCRETE - GLASS FIBER REINFORCED
- MATERIAL - CONCRETE - LIGHTWEIGHT
- MATERIAL - CONCRETE - STRUCTURAL
- MATERIAL - EFIS
- MATERIAL - FILL - COURSE - CRUSHED STONE
- MATERIAL - FILL - FINE - GRAVEL
- MATERIAL - FILL - FINE - SAND
- MATERIAL - FILL - MEDIUM - GRAVEL
- MATERIAL - FILTER POINT MAT - PLAN
- MATERIAL - FIREPROOFING - MINERAL WOOL
- MATERIAL - FIREPROOFING - SEALANT
- MATERIAL - FIREPROOFING - SPRAY-APPLIED
- MATERIAL - FLOOR - CARPET - STYLE 1
- MATERIAL - FLOOR - CARPET - STYLE 2
- MATERIAL - FLOOR - TERRAZZO - STYLE 1
- MATERIAL - FLOOR - TERRAZZO - STYLE 2
- MATERIAL - GLAZING
- MATERIAL - GLAZING - SPANDREL
- MATERIAL GRATING - PLAN
- MATERIAL GRATING - SECTION
- MATERIAL - GROUT
- MATERIAL - GYPSUM - PLASTER
- MATERIAL - GYPSUM - WALLBOARD
- MATERIAL - INSULATION - BATTING - SECTION
- MATERIAL - INSULATION - RIGID FOAM
- MATERIAL - MASONRY - BRICK
- MATERIAL - MASONRY - CMU
- MATERIAL - MASONRY - DOLMITE
- MATERIAL - MASONRY - MORTAR
- MATERIAL - MASONRY - STRUCTURAL CLAY TILE
- MATERIAL - METAL - ALUMINUM
- MATERIAL - METAL - CHECKERED PLATE - PLAN
- MATERIAL - METAL - ORNAMENTAL
- MATERIAL - METAL - STEEL
- MATERIAL - PLASTER STUCCO
- MATERIAL - PLASTIC
- MATERIAL - RESILIENT TILE
- MATERIAL - RIPRAP - PLAN AND/OR SECTION
- MATERIAL - SEALANT - ACOUSTICAL
- MATERIAL - SEALANT - FIRE SEALANT
- MATERIAL - SOD - SECTION
- MATERIAL - SOILD - COMPACTED - EARTH
- MATERIAL - SOILD - COMPACTED - FINE
- MATERIAL - SOIL - UNDISTURBED - FINE
- MATERIAL - SOIL - UNDISTURBED - EARTH
- MATERIAL - STONE - CAST
- MATERIAL - STONE - CUT FINISHED
- MATERIAL - SYSTEM - DRAINABLE EXTERIOR INSULATION AND FINISH
- MATERIAL - TERRAZZO - 1
- MATERIAL - TERRAZZO - 2
- MATERIAL - TILE - PORCELAIN
- MATERIAL - WEEP JOINT MORTAR PROTECTION SYSTEM - SECTION
- MATERIAL - WOOD - FINISH - COURSE GRAIN
- MATERIAL - WOOD - FINISH - FINE GRAIN
- MATERIAL - WOOD - FINISH VERTICAL GRAIN
- MATERIAL - WOOD FLOORING
- MATERIAL - WOOD - GLULAM
- MATERIAL - WOOD - MDF
- MATERIAL - WOOD - PARTICLE BOARD
- MATERIAL - WOOD - PLYWOOD
- MATERIAL - WOOD - CONTINUOUS - SECTION
- MATERIAL - WOOD - BLOCKING - SECTION

**Filled Regions - Graphics**
**GRAPHIC FILLED REGIONS ARE DRAFTING HATCH PATTERNS THAT ARE A SIMPLE GRAPHIC PATTERN AND DOES NOT REPRESENT A MATERIAL OR PRODUCT.**

- MATERIAL - RESILIENT SHEET
- GRAPHIC - CONTRACT LIMIT - NOT-IN-CONTRACT

**Filled Regions - Surface**
**SURFACE FILLED REGIONS ARE MODELING HATCH PATTERNS THAT RESPRESENT A MATERIAL OR PRODUCT AS RESPRESENTED ON A VERTCIAL OR HORIZONTAL SURFACE.**

**Ceiling Tiles**

- SURFACE - CEILING TILE - 24" x 24"
- SURFACE - CEILING TILE - 24" x 24" - DEMO
- SURFACE - CEILING TILE - 24" x 48"
- SURFACE - CEILING TILE - 24" x 48" - DEMO
- SURFACE - CEILING TILE - 24" x 72"
- SURFACE - CEILING TILE - 24" x 72" - DEMO
- SURFACE - CEILING TILE - 48" x 48"
- SURFACE - CEILING TILE - 48" x 48" - DEMO
- SURFACE - CEILING - ACOUSTICAL TILE - SECTION

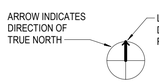
**Masonry**

- SURFACE - MASONRY - BRICK - MODULAR - RUNNING BOND
- SURFACE - MASONRY - CMU - 8" x 16" - RUNNING BOND
- SURFACE - MASONRY - CMU - 8" x 16" - STACKED BOND

**Metals**

- SURFACE - ENTRANCE GRID - 65 MM

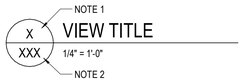
# GENERAL SYMBOLOGY




**NORTH ARROW**




**PLAN TITLE ON SHEET**




**DETAIL**

FOR REFERENCING DETAILS INCLUDED IN DRAWING SET.
1. DETAIL NUMBER
2. SHEET WHERE DETAIL IS LOCATED *

**SECTION**

1. SECTION LETTER
2. SHEET WHERE SECTION VIEW IS FIRST CUT *

**ELEVATION**

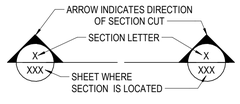
1. ELEVATION IDENTIFICATION NUMBER
2. SHEET WHERE POINT OF VIEW MARKER CAN BE FOUND *

**SECTION, DETAIL, ELEVATION TITLE**

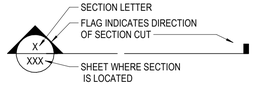



**DETAIL CALLOUT**

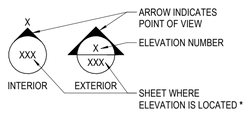
**FOR REFERENCING DETAILS INCLUDED IN DRAWING SET.**



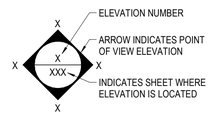

**FULL BUILDING SECTION CUT MARKER**




**SECTION CUT MARKER**




**SINGLE ELEVATION OR PHOTO MARKER**




**MULTIPLE ELEVATION OR PHOTO MARKER**




**TARGET ELEVATION MARKER**

* EXCEPTIONS WHERE THE SHEET NUMBER IS REPLACED BY A DASH (-)

1. FOR COMMON DETAILS, SECTIONS, ELEVATIONS OR DETAILS THAT ARE CUT OR CALLED OUT ON MULTIPLE SHEETS.
2. SECTIONS, ELEVATIONS OR DETAILS THAT ARE LOCATED ON THE SAME SHEET THEY ARE CUT OR CALLED OUT ON.

# GENERAL TAGGING

**ROOM/SPACE NAME**
XX-XX — ROOM OR SPACE

XXX — DOOR

DOOR MARK | STAIR
XXX | XXX
XXXX | XXXX — FIRE DOOR/STAIR

A — NEW COLUMN GRID BUBBLE

A — EXISTING COLUMN GRID BUBBLE

X — WALL TYPE

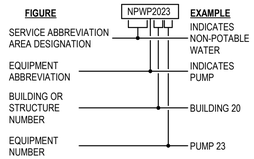
X — CURTAIN WALL

X — WINDOW TYPE

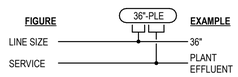
X — ACCESSORY, FURNITURE, AND MISCELLANEOUS EQUIPMENT IDENTIFIER

KEYNOTE NUMBER
X — LOUVER TYPE
## — SHEET KEYNOTE
## — REVISION DELTA

**EQUIPMENT IDENTIFICATION**




**PIPING**




# GENERAL LINE STYLES

- 4-HOUR FIRE RATED WALL
- 3-HOUR FIRE RATED WALL
- 2-HOUR FIRE RATED WALL
- 1-HOUR FIRE RATED WALL
- COLUMN GRID LINE
- CENTERLINE
- CONTRACT LIMIT
- ELEVATION LINE
- MATCHLINE
- PROPERTY LINE

# SHEET NAMING CONVENTION

**AREA DESIGNATION**

| | |
|---|---|
| 00 | GENERAL |
| 01 | PROCESS AND INSTRUMENTATION DIAGRAMS |
| 02 | SITE WORK |
| 04 | EXISTING FILTER BUILDING RETROFIT |
| 06 | MEMBRANE TREATMENT PLANT |
| 08 | CLEARWELL BUILDING RETROFIT |
| 09 | WELL 4 |
| 90 | PROJECT DETAILS |

**SINGLE DISCIPLINE DESIGNATOR & DISCIPLINE ORDER***

| | |
|---|---|
| G | GENERAL |
| X | DEMOLITION/HAZAROUS MATERIAL |
| V | SURVEYING/MAPPING |
| B | GEOTECHNICAL |
| C | CIVIL |
| L | LANDSCAPE |
| S | STRUCTURAL |
| A | ARCHITECTURAL |
| I | INTERIORS |
| Q | EQUIPMENT |
| F | FIRE PROTECTION |
| P | PLUMBING |
| D | PROCESS |
| M | MECHANICAL |
| E | ELECTRICAL |
| W | DISTRIBUTED ENERGY |
| T | TELECOMMUNICATIONS |
| R | RESOURCE |
| U | UNIVERSAL/OTHER DISCIPLINES |
| Y | INSTRUMENTATION & CONTROLS |
| Z | CONTRACTOR/SHOP DRAWINGS |
| O | OPERATIONS |

**SHEET TYPE DESIGNATOR**

| | |
|---|---|
| 0 | GENERAL (SYMBOLS, LEGENDS) |
| 1 | PLANS |
| 2 | ELEVATIONS |
| 3 | SECTIONS |
| 4 | LARGE SCALE VIEWS |
| 5 | DETAILS |
| 6 | SCHEDULES AND DIAGRAMS |
| 7 | OTHER VIEWS |
| 8 | PLAN AND PROFILES |

*NCS ALLOWS THE COMBINED USE OF BOTH SINGLE AND DOUBLE LETTER DISCIPLINE DESIGNATORS WITHIN A PROJECT.

**EXAMPLE 1 (WITH BUILDING SERIES, SINGLE LETTER DESIGNATOR)**

GRAVITY THICKENER STRUCTURAL FOUNDATION PLAN, DRAWING 01

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 0 | 2 | | | | | | BUILDING OR AREA 02 |
| BUILDING OR AREA DESIGNATION | | | | | | | |
| | | S | - | | | | STRUCTURAL |
| DISCIPLINE DESIGNATOR | | | | | | | |
| | | | | 1 | | | PLAN |
| SHEET TYPE DESIGNATOR | | | | | | | |
| | | | | | 0 | 1 | SHEET 01 |
| SHEET NUMBER | | | | | | | |
| 0 | 2 | S | - | 1 | 0 | 1 | EXAMPLE |

# GENERAL NOTES

1. THIS IS A STANDARD SHEET SHOWING COMMON SYMBOLOGY. ALL SYMBOLS ARE NOT NECESSARILY USED ON THIS PROJECT.
2. SCREENING OR SHADING OF WORK IS USED TO INDICATE EXISTING COMPONENTS OR TO DE-EMPHASIZE PROPOSED IMPROVEMENTS TO HIGHLIGHT SELECTED TRADE WORK. REFER TO CONTEXT OF EACH SHEET FOR USAGE.

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEER | A. DODD |
| STRUCTURAL | M. HERRERA |
| ARCHITECTURAL | R. McKINLEY |
| PROCESS | M. HOWARD |
| MECHANICAL | K. CHAUDHARI |
| I & C | C. AUDO |
| DRAWN BY | E. PAZ |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED — GAIL V. DODD — PROFESSIONAL ENGINEER
Abigail Dodd
04/24/2026

TOWN OF MINTURN
WATER TREATMENT PLANT

GENERAL
GENERAL LEGEND

0 1" 2"

FILENAME 10348601_00 GEN.rvt
SCALE NONE

SHEET 00G-003
Page 4 of 177

Autodesk Docs://10348601_Minturn_WTP_Design_2026 ACC/10348601_00 GEN.rvt
4/21/2026 8:08:50 AM

## CIVIL MAPPING SYMBOLOGY

- EMBANKMENT SLOPE (CUT)
- EMBANKMENT SLOPE (FILL)
- EMBANKMENT SLOPE RIGHT ARROW RIGHT
- EMBANKMENT SLOPE LEFT ARROW LEFT
- SPOT ELEVATION/POINT #
- SURVEY BENCHMARK
- SURVEY CONTROL POINT
- HORIZONTAL CONTROL POINT
- VERTICAL CONTROL POINT
- SECTION CORNER MONUMENT
- SECTION CORNER NO MONUMENT
- IDENTIFICATION AND APPROXIMATE LOCATION OF SOIL TEST HOLE
- TEST PIT
- SOIL BORING
- BUOY
- FLOW ARROW
- WATER LEVEL IN SECTION/PROFILE
- TIDE GAUGE
- EXISTING UTILITY POLE
- DOWNGUY
- EXTERIOR UTILITY JUNCTION BOX
- INTERSTATE HIGHWAY SYMBOL
- US HIGHWAY SYMBOL
- STATE HIGHWAY SYMBOL
- HAY BALE SILT CHECK
- TEMPORARY SEDIMENT TRAP
- PIEZOMETER
- RAIL SIGNAL
- RAIL SWITCH
- SIGN
- TIRE TREDDLE
- TRAFFIC ARM WITH CARD READER
- TRAFFIC ARM MECHANICAL SWING

- CLEANOUT
- CULVERT END SYMBOL (WITH CULVERT SHOWN BETWEEN SYMBOLS)
- FIRE HYDRANT
- FUEL OIL METER
- FUEL OIL MANHOLE
- FUEL OIL VAULT
- GREASE TRAP
- GRIT CHAMBER
- HEADWALL
- INDUSTRIAL WASTE WATER METER
- INDUSTRIAL WASTE WATER MANHOLE
- NATURAL GAS METER
- NATURAL GAS RECEIVER
- NATURAL GAS TRAP
- NATURAL GAS LINE VAULT
- MONITORING WELL
- POST INDICATOR VALVE
- PUMP STATION
- SANITARY MANHOLE
- SEPTIC TANK
- TANK BELOW GROUND
- TANK HORIZONTAL ABOVE GROUND
- TANK VERTICAL ABOVE GROUND
- STORM CATCH BASIN
- STORM ROUND CATCH BASIN
- STORM DRAINAGE MANHOLE
- WATER/AIR VENT
- WATER BACKFLOW PREVENTER
- WATER BLOWOFF
- WATER METER
- WATER SHUTOFF
- WATER SOFTENER
- WATER VALVE VAULT
- VALVE
- ABANDONED VALVE

## UTILITY/CIVIL LINE SYMBOLOGY

- PIPELINE
- LARGE PIPELINE
- UTILITY BENEATH STRUCTURE
- RAILROAD
- CENTERLINE
- BOTTOM OF DITCH/SWALE
- PROPERTY LINE
- EASEMENT
- LIMITS OF CONSTRUCTION
- ROW
- EXISTING CONTOUR (MINOR)
- EXISTING CONTOUR W/ELEVATION (MAJOR) — 25
- EXISTING FENCE — X
- EXISTING VEGETATION/BRUSH LINE
- FENCE - BARB WIRE — X
- FENCE - CHAIN LINK
- FENCE - FIELD — X
- FENCE - OTHER — X
- FENCE - WOVEN WIRE — XX
- FENCE - WOOD
- FLOOD LIMIT (25 YEAR) — 25 YEAR
- FLOOD LIMIT (50 YEAR) — 50 YEAR
- FLOOD LIMIT (100 YEAR) — 100 YEAR
- FLOOD LIMIT (500 YEAR) — 500 YEAR
- HIGHWAY GUARDRAIL
- LEVEE TOP
- LEVEE TOE
- NEW CONTOUR (MINOR)
- NEW CONTOUR (MAJOR) — 25
- ROCK BERM — RB
- TOE OF SLOPE
- TOP OF SLOPE

- SANITARY SEWER — SS
- STORM SEWER — SD
- DOMESTIC WATER NON-POTABLE — NPW
- ELECTRIC — OHE
- UNDERGROUND ELECTRIC (UGE) — E
- PROCESS DRAIN — D
- FIBER OPTIC — FO
- ABANDONED WATER — W-A
- WATER — W
- WELL 3 GROUNDWATER — GW3
- WELL 4 GROUNDWATER — GW4
- SAMPLE — SMP
- BACKWASH WASTE — BWW
- CONTAINMENT — CON
- COMMUNICATIONS — COM
- CLEAN-IN-PLACE WASTE — CIPW
- RECYCLED BACKWASH WATER — RCY
- FINISHED WATER — FW
- POTABLE WATER — PW
- CROSS CREEK RAW WATER — RAW

## UTILITY/CIVIL MATERIALS/PATTERNS

- WATER SURFACE
- WETLAND
- EXISTING GRAVEL
- PROPOSED GRAVEL
- PROPOSED CONCRETE

## GENERAL CIVIL AND UTILITY NOTES

**GENERAL NOTES:**

1. THE CONSTRUCTION OF WATER APPURTENANCES (I.E. FIRE HYDRANTS, VALVE BOXES, WATER VALVES, ETC.) SHALL BE CONSTRUCTED ACCORDING TO PROJECT CONSTRUCTION DETAILS AND SPECIFICATIONS PROVIDED WITHIN THE CONTRACT.
2. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE APPROVED PLANS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES. IN ADDITION, THE CONTRACTOR SHALL MAINTAIN ONE SET OF APPROVED PLANS ON SITE AS AN AS-BUILT SET IN WHICH THE CONTRACTOR RECORDS ALL CHANGES TO THE APPROVED PLANS.
3. CONTRACTOR SHALL NOT SCALE DRAWINGS FOR CONSTRUCTION PURPOSES. MISSING DIMENSIONS OR DISCREPANCIES IN THE DRAWINGS DETECTED BY CONTRACTOR SHALL BE BROUGHT TO THE ATTENTION OF ENGINEER IMMEDIATELY. ASSUMPTIONS MADE BY CONTRACTOR WITH REGARD TO MISSING DIMENSIONS OR DISCREPANCIES IN THE DRAWINGS ARE AT THE CONTRACTOR'S OWN RISK.
4. CONSTRUCTION SAFETY IS THE SOLE RESPONSIBILITY OF CONTRACTOR. NEITHER ENGINEER NOR OWNER WILL BE RESPONSIBLE FOR MONITORING OR ASSURING CONTRACTOR'S COMPLIANCE WITH ANY APPLICABLE SAFETY LAWS, PROGRAMS, REGULATIONS, OR POLICIES.
5. THE CONTRACTOR SHALL ATTEND A PRECONSTRUCTION CONFERENCE WITH THE OWNER AND ENGINEER IN ATTENDANCE. CONTRACTOR SHALL NOT BEGIN CONSTRUCTION ACTIVITIES PRIOR TO THE PRECONSTRUCTION CONFERENCE.
6. THE CONTRACTOR SHALL NOTIFY THE OWNER A MINIMUM OF 48 HOURS AND A MAXIMUM OF 96 HOURS PRIOR TO STARTING CONSTRUCTION.
7. HOURS OF CONSTRUCTION SHALL BE LIMITED TO MONDAY THROUGH FRIDAY FROM 6:30 AM TO 7:00 PM NO WORK WILL BE ALLOWED AT NIGHT, SATURDAYS, SUNDAYS OR LEGAL HOLIDAYS WITHOUT PRIOR AUTHORIZATION FROM THE OWNER, IN COMPLIANCE WITH THE CONDITIONS OF PROJECT PERMITS.
8. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN CONSTRUCTION ENTRANCES ACCEPTABLE TO THE OWNER AND THE ENGINEER. CONSTRUCTION ENTRANCES SHALL FUNCTION TO MINIMIZE OFF-SITE SOIL TRACKING. ALL SOIL TRACKED OFF SITE SHALL BE IMMEDIATELY CLEANED UP TO THE SATISFACTION OF THE OWNER AND ENGINEER.
9. CONTRACTOR SHALL MAINTAIN EXISTING DRAINAGE CHANNELS, CULVERTS, AND APPURTENANCES DURING CONSTRUCTION AS NECESSARY TO PROTECT ROADS AND PROPERTY.
10. CONTRACTOR SHALL LIMIT ALL CONSTRUCTION ACTIVITIES, INCLUDING EQUIPMENT AND MATERIAL STORAGE, TO WITHIN THE CONSTRUCTION LIMITS SHOWN ON THE DRAWINGS. ADDITIONAL AREAS REQUIRED BY CONTRACTOR FOR STORAGE, STAGING, OR ANY OTHER FUNCTIONS SHALL BE OBTAINED BY CONTRACTOR WITH NO ADDITIONAL COST TO OWNER. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED BY THE CONTRACTOR AT HIS OWN EXPENSE, INCLUDING REGRADING, SEEDING AND MULCHING. CONSTRUCTION ACTIVITY IN ADDITION TO NORMAL CONSTRUCTION PROCEDURE SHALL INCLUDE THE PARKING OF VEHICLES OR EQUIPMENT, DISPOSAL OF LITTER AND ANY OTHER ACTION WHICH WOULD ALTER THE EXISTING CONDITIONS.
11. CONTRACTOR SHALL TAKE ALL APPROPRIATE PRECAUTIONS TO SIGNIFICANTLY REDUCE ANY POTENTIAL POLLUTION CAUSED BY HIS ACTIVITIES, INCLUDING VEHICLE FUELING, STORAGE OF FERTILIZERS OR CHEMICALS, ETC. CONTRACTOR SHALL HAVE DEFINED PROCEDURES FOR HANDLING POTENTIAL POLLUTANTS AND HAVE IDENTIFIED SPILL PREVENTION AND RESPONSE PROCEDURES PRIOR TO ANY ACTIVITIES ON THE PROJECT SITE.
12. EROSION CONTROL MEASURES MUST BE IMPLEMENTED BEFORE CONSTRUCTION AND GRADING OPERATIONS BEGIN.
13. THE CONTRACTOR SHALL REMOVE ALL SEDIMENT, MUD AND CONSTRUCTION DEBRIS THAT MAY ACCUMULATE IN THE EXISTING SITE STORM DRAINAGE SYSTEM AS A RESULT OF THIS SITE DEVELOPMENT. SEDIMENT REMOVAL SHALL BE CONDUCTED IN A TIMELY MANNER AND TO THE SATISFACTION BY THE ENGINEER.
14. CONTRACTOR SHALL MAINTAIN DUST CONTROL THROUGHOUT THE CONSTRUCTION PERIOD BY APPLICATION OF WATER AND/OR AN ACCEPTABLE DUST PALLIATIVE.
15. AREAS OF RESEEDING/RESTORATION/TOPSOIL SHALL BE IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
16. ALL AREAS OF EXCAVATION AND EMBANKMENT SHALL BE TREATED WITH SEEDING, MULCHING AND TOPSOIL AS INDICATED ON THE PLANS.
17. FINE GRADING OF TOPSOIL PRIOR TO SEEDING IS INCIDENTAL TO TOPSOIL PLACEMENT.
18. ASSUMED LOCATIONS FOR TOPSOIL AND REVEGETATLON ARE SHOWN IN THE PLAN VIEW.
19. ALL EXCESS MATERIAL AS A RESULT OF THIS PROJECT SHALL BECOME PROPERTY OF THE CONTRACTOR.
20. WASTE MATERIALS WILL BE DISPOSED OF BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER UNLESS OTHERWISE NOTED ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN DISPOSAL SITE FOR ALL UNUSABLE MATERIAL.
21. THE CONTRACTOR IS REQUIRED TO RESET, ADJUST OR REPLACE ITEMS THAT ARE AFFECTED BY CONSTRUCTION AND DESIGNATED TO REMAIN. THIS INCLUDES LANDSCAPE, UNDERGROUND UTILITY SYSTEMS, FENCING, AND OTHER ITEMS AS MAY BE IDENTIFIED BY THE ENGINEER. UNLESS SPECIFICALLY NOTED ON THE PLANS. THE CONTRACTOR WILL NOT BE COMPENSATED FOR WORK OUTSIDE THE PROJECT LIMITS.
22. CONFLICTS WITH EXISTING UNDERGROUND UTILITIES MAY EXIST. PRIOR TO COMMENCEMENT OF CONSTRUCTION IN ANY AREA, CONTRACTOR SHALL MAKE ARRANGEMENTS FOR ACCURATE LOCATION, INCLUDING BURY DEPTH, OF ALL EXISTING UTILITIES WITHIN THE CONSTRUCTION LIMITS AT HIS OWN EXPENSE. WHERE CONFLICTS EXIST BETWEEN NECESSARY CONSTRUCTION ACTIVITIES AND EXISTING UTILITIES IN THE OPINION OF CONTRACTOR, ENGINEER, AND THE OWNER, AFFECTED UTILITIES WILL BE RELOCATED BY THE CONTRACTOR.
23. CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES. ANY EXISTING UTILITY DAMAGED, AS A RESULT OR CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED BY CONTRACTOR WITH NO ADDITIONAL COST TO OWNER.
24. WHERE EXISTING SURFACE FEATURES RELATED TO EXISTING UNDERGROUND UTILITIES ARE TO BE ADJUSTED TO FINAL GRADES, INCLUDING VALVE BOXES, MANHOLE FRAMES, LIDS AND GRATES, AND STORM DRAIN INLETS, CONTRACTOR SHALL MAKE SUCH ADJUSTMENTS TO THE SATISFACTION OF THE ENGINEER AND THE OWNER AND AT CONTRACTOR'S EXPENSE.
25. OWNER AND ENGINEER ASSUME NO RESPONSIBILITY FOR UTILITY LOCATIONS. LOCATIONS SHOWN MAY NOT BE ADEQUATE FOR THE PURPOSES OF CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND ACCURATE LOCATION OF ALL EXISTING UTILITIES.
26. THE CONTRACTOR SHALL CALL THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1967 FOR UTILITY LOCATIONS AT LEAST THREE (3) BUSINESS DAYS, NOT INCLUDING THE DAY ACTUAL NOTIFICATION, PRIOR TO ANY EXCAVATION ACTIVITIES.
27. UTILITY LINES AS SHOWN ON THE PLANS SHEETS ARE PLOTTED FROM THE BEST AVAILABLE INFORMATION.
28. IF ANY GROUNDWATER IS ENCOUNTERED, CONTRACTOR SHALL DEWATER PER SPECIFICATIONS.
29. THE CONTRACTOR SHALL CONFORM TO THE TERMS, CONDITIONS AND STIPULATIONS OF ANY PROJECT PERMITS. OWNER WILL PROVIDE PERMIT COPIES.
30. THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION DESIGNATED TO REMAIN FROM DAMAGE DURING CONSTRUCTION OPERATIONS. ANY MONUMENTS DISTURBED BY THE CONTRACTOR THAT ARE NOT DESIGNATED FOR RELOCATION SHALL BE RESET AT THE CONTRACTORS EXPENSE. THE CONTRACTOR SHALL NOTE THESE MONUMENTS IN THE FIELD PRIOR TO CONSTRUCTION.

**UTILITY NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH THE OWNER REPRESENTATIVE(S) TO BE ONSITE DURING POTHOLING AND SHALL LIKEWISE BE RESPONSIBLE FOR DETERMINING THE TYPE AND LOCATIONS OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. THE CONTRACTOR SHALL REFER TO THE UTILITY SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AS NECESSARY TO ENSURE THE UTILITIES WILL NOT BE IMPACTED BY CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO BE ONSITE DURING POTHOLING. IF EXISTING UTILITIES ARE WITHIN CLOSE PROXIMITY HORIZONTAL OR VERTICALLY TO PROPOSED INSTALLATIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER. ANY EXISTING UTILITY WHICH IS TO REMAIN BUT IS DAMAGED AS A RESULT OF THE CONTRACTORS OPERATION SHALL BE REPLACED AT THE CONTRACTORS EXPENSE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CALL FOR LOCATES. HAND DIGGING OR HYDRO-EXCAVATION MAY BE REQUIRED IF A UTILITY IS WITHIN 3 FEET OF A STORM SEWER INLET, PIPE, CULVERT.
3. ALL MATERIAL AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PROJECT SPECIFICATIONS.
4. FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES AND TIE-IN POINTS PRIOR TO CONSTRUCTION. NOTIFY THE OWNER AND ENGINEER IF DISCREPANCIES FROM THE PLANS AND FIELD CONDITIONS ARE FOUND.
5. INSTALL PIPE BEDDING AND TRACER PER PROJECT SPECIFICATIONS.

GENERAL NOTES:

1. THIS IS A STANDARD CIVIL SYMBOLOGY SHEET. ALL SYMBOLS ARE NOT NECESSARILY USED ON THIS PROJECT.
2. SCREENING OR SHADING OF WORK IS USED TO INDICATE EXISTING COMPONENTS OR TO DE-EMPHASIZE PROPOSED IMPROVEMENTS TO HIGHLIGHT SELECTED TRADE WORK. REFER TO CONTEXT OF EACH SHEET FOR USAGE.

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEEER | A. DODD |
| CIVIL | M. ENDRIS |
| STRUCTURAL | M. HERRERA |
| PROCESS | M. HOWARD |
| ELECTRICAL | J. HUCKENPAHLER |
| I & C | C. AUDO |
| DRAWN BY | T. HICKS |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED — ABIGAIL V. DODD — PROFESSIONAL ENGINEER
04/24/2026

TOWN OF MINTURN
WATER TREATMENT PLANT

GENERAL CIVIL LEGEND

0 1" 2"

FILENAME 00G-004.DWG
SCALE NOT TO SCALE

SHEET 00G-004
Page 5 of 177

C:\USERS\EPAZIO\ACCDOCS\HDR\10348601_MINTURN_WTP_DESIGN_2022 ACC\PROJECT FILES\HDR\01 - WATER TREATMENT PLANT_SHEETS\00G-004.DWG
10/17/2023 8:27:10 AM

# PIPING SYSTEMS

| | |
|---|---|
| CW | COLD WATER, POTABLE |
| HW | HOT WATER, POTABLE |
| HWC | HOT WATER RECIRCULATING, POTABLE |
| NPW | NON POTABLE COLD WATER |
| 140 | HOT WATER - TEMPERATURE, POTABLE |
| TW | TEPID WATER, POTABLE |
| SAN | SANITARY SEWER BELOW GRADE |
| SAN | SANITARY SEWER ABOVE GRADE |
| V | SANITARY VENT |
| CWV | COMBINATION WASTE AND VENT |
| RL | REFRIGERANT LIQUID |
| RS | REFRIGERANT SUCTION |
| CD | CONDENSATE DRAIN |
| D | DRAIN |

# PIPING SYMBOLOGY

| | |
|---|---|
| | PIPE ANCHOR |
| | PIPE GUIDE |
| | EXPANSION JOINT |
| PT | PRESSURE/ TEMPERATURE PORT |
| | THERMOMETER |
| | THERMOWELL |
| | PRESSURE GAUGE |
| T | TEMPERATURE GAUGE |
| | FLEXIBLE PIPING CONNECTION |
| | WYE STRAINER |
| | MANUAL AIR VENT |
| A | AUTOMATIC AIR VENT |
| M | METER (WATER, GAS, OTHER) |
| FCO | FLOOR CLEANOUT |
| CO | CLEANOUT |
| WCO | WALL CLEANOUT |
| YCO | DOUBLE YARD CLEANOUT |
| | WATER HAMMER ARRESTOR |
| E | EARTHQUAKE VALVE |
| | CONCENTRIC REDUCER |
| | ECCENTRIC REDUCER, FLAT ON BOTTOM |
| | ECCENTRIC REDUCER, FLAT ON TOP |
| | ELBOW, 90° TURN DOWN |
| | ELBOW, 90° TURN UP |
| | TEE, OUTLET UP |
| | TEE, OUTLET DOWN |
| | TEE, OUTLET UP W/ 90° TURN |
| | TEE, OUTLET DOWN W/ 90° TURN |
| | PIPE BREAK |
| | PIPE CAP |
| | BLIND FLANGE |
| | UNION |
| | FLOW ARROW |
| | SHUTOFF VALVE (NORMALLY OPEN) |
| | SHUTOFF VALVE (NORMALLY CLOSED) |
| | DRAIN VALVE |
| | CHECK VALVE |
| VB | VACUUM BREAKER |
| | AUTOMATIC FLOW CONTROL VALVE |
| | CALIBRATED MANUAL BALANCING VALVE |
| OR | PRESSURE-RELIEF VALVE |
| | PRESSURE-REDUCING VALVE (PRV) |
| | AUTOMATIC CONTROL VALVE, 2-WAY |
| | AUTOMATIC CONTROL VALVE, 3-WAY |
| BFP | BACKFLOW PREVENTER |
| XX-1 | PLUMBING FIXTURE |

# HVAC SYMBOLOGY

| | |
|---|---|
| 24x18 | SUPPLY AIR OR OUTSIDE AIR DUCT UP (SECTION CUT, FIRST DIMENSION DUCT WIDTH) |
| | SUPPLY AIR OR OUTSIDE AIR DUCT DOWN (NO SECTION CUT) |
| | RETURN AIR DUCT UP (SECTION CUT) |
| | RETURN AIR DUCT DOWN (NO SECTION CUT) |
| | EXHAUST AIR DUCT UP (NO SECTION CUT) |
| | EXHAUST AIR DUCT DOWN (NO SECTION CUT) |
| | ROUND ELBOW UP |
| | ROUND ELBOW DOWN |
| | TRANSITION - RECTANGULAR TO ROUND DUCT |
| | STANDARD BRANCH |
| | ELBOW - W/TURNING VANE (RECTANGULAR) |
| | ELBOW - (RECTANGULAR), SMOOTH RADIUS |
| 18x24 | RECTANGULAR DUCT OR OPENING SIZE FIRST NUMBER INDICATES SIZE OF SIDE SHOWN |
| 18 ø | ROUND DUCT SIZE |
| R OR D | RECTANGULAR DUCT INCLINE - RISE OR DROP IN RESPECT TO THE AIR FLOW |
| R OR D | ROUND DUCT INCLINE - RISE OR DROP IN RESPECT TO THE AIR FLOW |
| 18x24 | HIDDEN DUCT |
| T 9'-10" B 9'-0" 18x10 | DUCT/PIPE ELEVATION TAG ABOVE FINISH FLOOR |
| | VOLUME DAMPER |
| M | MOTOR OPERATED DAMPER |
| | FIRE DAMPER |
| S | SMOKE DAMPER |
| S | SMOKE AND FIRE DAMPER |
| | FLEXIBLE CONNECTION |

| | |
|---|---|
| TAG-SIZE CFM | EXHAUST AIR OR RETURN AIR GRILLE |
| TAG-SIZE CFM | EXHAUST AIR OR RETURN AIR GRILLE |
| TAG CFM | SUPPLY AIR ASSEMBLY SQUARE DIFFUSER |
| TAG CFM | SUPPLY AIR ASSEMBLY ROUND DIFFUSER |

# TEMPERATURE CONTROL DIAGRAM SYMBOLOGY

X / X — CONTROL DEVICE IDENTIFIER

| | |
|---|---|
| AFS | AIRFLOW MEASURING STATION |
| AM | AIRFLOW MEASURING SENSOR |
| CO | CARBON MONOXIDE SENSOR |
| CO2 | CARBON DIOXIDE SENSOR |
| F | FLOW SWITCH |
| FRZ | FREEZE STAT |
| H | HUMIDITY SENSOR |
| HS | HIGH STATIC SWITCH |
| LS | LOW STATIC SWITCH |
| NO2 | NITROGEN DIOXIDE SENSOR |
| P | PRESSURE SENSOR |
| S | SPACE TEMPERATURE SENSOR |
| SD | SMOKE DETECTOR |
| T | TEMPERATURE SENSOR |
| TS | TEMPERATURE SWITCH |
| ΔP | DIFFERENTIAL PRESSURE SENSOR |

XX — CONTROL INPUT/OUTPUT IDENTIFIER

| | |
|---|---|
| AI | ANALOG INPUT |
| AO | ANALOG OUTPUT |
| DI | DIGITAL INPUT |
| DO | DIGITAL OUTPUT |

XX — COIL IDENTIFIERS

| | |
|---|---|
| CC | CHILLED WATER COOLING COIL |
| DG | DIRECT FIRED GAS BURNER |
| DX | DIRECT EXPANSION COOLING COIL |
| EH | ELECTRIC HEATING COIL |
| ER | DIRECT EVAPORATIVE COIL |
| FC | FACE AND BYPASS COOLING COIL |
| FH | FACE AND BYPASS HEATING COIL |
| HC | HEATING HOT WATER HEATING COIL |
| IG | INDIRECT FIRED GAS BURNER |
| ST | STEAM HEATING COIL |

CONTROL ABBREVIATIONS

| | |
|---|---|
| BTU | BTU METER |
| COMM | COMMUNICATION |
| CT | CURRENT TRANSMITTER |
| EC | ELECTRONICALLY COMMUTATED |
| EF | EXHAUST FAN |
| FM | FLOW METER |
| M | MOTOR ACTUATOR |
| MA | MIXED AIR |
| NC | NORMALLY CLOSED |
| NO | NORMALLY OPEN |
| OA | OUTDOOR AIR |
| RA | RETURN AIR |
| RF | RETURN FAN |
| RL | RELIEF FAN |
| SA | SUPPLY AIR |
| SF | SUPPLY FAN |
| TCC | TEMPERATURE CONTROL CONTRACTOR |
| VFD | VARIABLE FREQUENCY DRIVE |

| | |
|---|---|
| S | DUCT MOUNTED SMOKE DETECTOR |
| T | TEMPERATURE AVERAGING SENSOR |
| M | MOTOR OPERATED DAMPER |
| M | MOTOR OPERATED SINGLE BLADE DAMPER |
| | BACKDRAFT DAMPER |
| | INTAKE/ EXHAUST LOUVER |
| | FILTER |
| XX / M | FAN (SEE CONTROL ABBREVIATIONS (TYP)) |
| XX / EC | FAN WITH EC MOTOR |
| | PUMP |
| EC | PUMP WITH EC MOTOR |

# ABBREVIATIONS

| | |
|---|---|
| AD | ACCESS DOOR |
| AFR | ABOVE FINISHED ROOF |
| AHU | AIR HANDLING UNIT |
| APD | AIR PRESSURE DROP |
| ARF | ABOVE RAISED FLOOR |
| AV | AIR VALVE |
| BAS | BUILDING AUTOMATION SYSTEM |
| BDD | BACK DRAFT DAMPER |
| BHP | BRAKE HORSE POWER |
| BOE | BOTTOM OF EQUIPMENT |
| BTUH | BRITISH THERMAL UNITS PER HOUR |
| CAV | CONSTANT AIR VOLUME |
| CFH | CUBIC FEET PER HOUR |
| CFM | CUBIC FEET PER MINUTE |
| COP | COEFFICIENT OF PERFORMANCE |
| COR | CONTRACTING OFFICER'S REPRESENTATIVE |
| CRAC | COMPUTER ROOM AIR CONDITIONER |
| CU | CONDENSING UNIT |
| DB | DRY BULB |
| DDC | DIRECT DIGITAL CONTROL |
| DH | DEHUMIDIFIER |
| DX | DIRECT EXPANSION |
| EAT | ENTERING AIR TEMPERATURE |
| EDH | ELECTRIC DUCT HEATER |
| EER | ENERGY EFFICIENCY RATIO |
| EMCS | ENERGY MANAGEMENT CONTROL SYSTEM |
| ERU | ENERGY RECOVERY UNIT |
| ESP | EXTERNAL STATIC PRESSURE |
| ESS | EMERGENCY SHUTOFF SWITCH |
| EWT | ENTERING WATER TEMPERATURE |
| F | FUTURE |
| FA | FREE AREA |
| FCP | FAN CONTROL PANEL |
| FCU | FAN COIL UNIT |
| FDBK | FEEDBACK |
| FLA | FULL LOAD AMPS |
| FLT | FILTER |
| FPB | FAN POWERED BOX |
| FPM | FEET PER MINUTE |
| GC | GENERAL CONTRACTOR |
| GE | GRAVITY EXHAUST |
| GI | GRAVITY INTAKE |
| GPH | GALLONS PER HOUR |
| GPM | GALLONS PER MINUTE |
| I/O | INPUT/OUTPUT |
| I/P | CURRENT TO PNEUMATIC |
| IAQ | INDOOR AIR QUALITY |
| IPLV | INTEGRATED PART LOAD VALUE |
| LAT | LEAVING AIR TEMPERATURE |
| LVR | LOUVER |
| LWT | LEAVING WATER TEMPERATURE |
| MAU | MAKE-UP AIR UNIT |
| MBH | THOUSAND BTUH |
| MCC | MOTOR CONTROL CENTER |
| NC | NOISE CRITERIA |
| NO | NUMBER |
| NRC | NOISE REDUCTION COEFFICIENT |
| OSAY | OUTSIDE SCREW AND YOKE |
| PD | PRESSURE DROP |
| PPH | POUNDS PER HOUR |
| RH | RELATIVE HUMIDITY |
| RTU | ROOFTOP UNIT |
| S | SIGNAL PORT |
| SCFM | STANDARD CUBIC FEET PER MINUTE |
| SEER | SEASONAL ENERGY EFFICIENCY RATIO |
| SP | STATIC PRESSURE |
| TC | TECHNOLOGY CONTRACTOR |
| TCP | TEMPERATURE CONTROL PANEL |
| TD | TEMPERATURE DIFFERENTIAL |
| TES | THERMAL ENERGY STORAGE |
| TSP | TOTAL STATIC PRESSURE |
| UH | UNIT HEATER |
| V&C | VALVE AND CAP |
| VAV | VARIABLE AIR VOLUME |
| VRF | VARIABLE REFRIGERANT FLOW |
| VTR | VENT THROUGH ROOF |
| WB | WET BULB |
| WC | WATER COLUMN |
| WPD | WATER PRESSURE DROP |

# GENERAL NOTES

## BUILDING CODE

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
ALL LOCAL AHJ CODES AND AMENDMENTS

GENERAL MECHANICAL NOTES

1. THESE NOTES ARE NOT ALL INCLUSIVE. REFER TO DRAWINGS AND SPECIFICATION FOR ADDITIONAL REQUIREMENTS.
2. THIS IS A STANDARD MECHANICAL (HVAC AND PLUMBING) SYMBOLOGY AND ABBREVIATIONS SHEET. LISTING OF SYMBOLS AND ABBREVIATIONS DOES NOT IMPLY ALL SYMBOLS AND ABBREVIATIONS HAVE BEEN USED ON THIS PROJECT.
3. VALVE SYMBOLS SHOWN HERE ARE APPLICABLE ONLY TO MECHANICAL SHEETS.
4. PROVIDE ALL MATERIALS, LABOR, AND EQUIPMENT FOR COMPLETE AND OPERABLE SYSTEMS AS INDICATED ON THE DRAWINGS AS SPECIFIED, OR AS REQUIRED BY CODE.
5. MECHANICAL INSTALLATION SHALL COMPLY WITH THE ADA/ABA ACCESSIBILITY GUIDELINES.
6. DETAILS APPLY TO THE ENTIRE PROJECT AND ARE ONLY REFERENCED TO PROVIDE CLARITY IF THERE ARE MULTIPLE DETAILS THAT COULD APPLY TO A PARTICULAR PROJECT CONDITION.
7. COORDINATE LOCATION OF ALL MECHANICAL EQUIPMENT, DUCTWORK, AND PIPING WITH OTHER TRADES BEFORE PROCEEDING WITH WORK. DO NOT INSTALL MECHANICAL EQUIPMENT, DUCTWORK, OR PIPING ABOVE ELECTRICAL EQUIPMENT WHERE PROHIBITED BY ELECTRICAL CODES (SWITCHBOARDS, PANELS, ETC.).
8. COORDINATE INSTALLATION OF OUTSIDE AIR INTAKE WITH INSTALLATION OF PLUMBING VENTS, FLUES AND EXHAUST/RELIEF OUTLETS TO MAINTAIN 10' SEPARATION.
9. ALL DUCTWORK, PIPING, AND EQUIPMENT SUPPORTED FROM STRUCTURAL STEEL SHALL BE COORDINATED WITH ALL TRADES. ALL ATTACHMENTS TO STEEL BAR JOISTS, TRUSSES, OR JOIST GIRDERS SHALL BE AT PANEL POINTS OR AS SHOWN ON THE MECHANICAL OR STRUCTURAL DRAWINGS. WELDING TO STRUCTURAL MEMBERS SHALL NOT BE PERMITTED.
10. ALL MISCELLANEOUS METALS AND MATERIALS REQUIRED TO ENSURE PROPER INSTALLATION AND AS SHOWN IN DETAILS FOR PIPING, DUCTWORK, AND EQUIPMENT (UNLESS OTHERWISE NOTED) SHALL BE PROVIDED BY THE INSTALLING CONTRACTOR.
11. PROVIDE DIELECTRIC UNIONS AT ALL CONNECTIONS OF DISSIMILAR METALS (SUCH AS COPPER TO GALVANIZED STEEL).
12. PROVIDE ISOLATION VALVES AT EACH PIECE OF EQUIPMENT. ALSO PROVIDE ISOLATION VALVES ON EACH BRANCH AND/OR RISER SERVING MULTIPLE PIECES OF EQUIPMENT OR FIXTURES AND ELSEWHERE AS INDICATED. INSTALL VALVES AS CLOSE TO MAIN AS POSSIBLE.

GENERAL HVAC NOTES

1. DUCTWORK DIMENSIONS: FIRST NUMBER INDICATES SIDE OF DUCTWORK SHOWN. ALL DIMENSIONS ARE IN INCHES AND ARE INSIDE CLEAR DIMENSIONS.
2. VOLUME DAMPERS ABOVE PLASTER OR GYPBOARD CEILINGS SHALL HAVE EXTENSION RODS AND CHROME-PLATED ESCUTCHEON PLATES.
3. PROVIDE FLEXIBLE CONNECTIONS IN ALL DUCTWORK AND PIPING SYSTEMS CONNECTED TO FANS, PUMPS AND OTHER EQUIPMENT WHICH REQUIRE VIBRATION ISOLATION.
4. PROVIDE ACCESSIBLE VOLUME DAMPERS OR OTHER MEANS OF AIRFLOW ADJUSTMENT AT ALL DUCT RUN-OUTS TO DIFFUSERS AND GRILLES.
5. PROVIDE DUCT ACCESS DOORS AT OUTSIDE AIR INTAKE PLENUMS.
6. ALL DUCT RUN-OUTS TO DIFFUSERS AND GRILLES SHALL BE THE SAME AS THE DIFFUSER OR GRILLE NECK SIZE UNLESS NOTED OTHERWISE.
7. ALL PIPING RUNOUTS SHALL BE 3/4" UNLESS NOTED OTHERWISE.

GENERAL PLUMBING NOTES

1. SANITARY SEWER PIPING SMALLER THAN 3" SHALL BE SLOPED AT 1/4" PER FOOT, 3" AND LARGER SHALL BE SLOPED AT 1/8" PER FOOT.
2. WALL HYDRANTS SHALL BE INSTALLED BETWEEN 18" MIN AND 24" MAX ABOVE FINISH GRADE. COORDINATE ELEVATIONS OF FINISH FLOOR OR FINISH EXTERIOR GRADE. PROVIDE ACCESSIBLE INSIDE SHUTOFF VALVE FOR EACH WALL HYDRANT.
3. PROVIDE BACKFLOW PREVENTERS IN ACCORDANCE WITH THE LOCAL CODES. PROVIDE AIR GAP FITTINGS FOR ALL RPZ BACKFLOW PREVENTERS AND ROUTE DISCHARGE PIPING TO NEAREST FLOOR DRAIN OR FLOOR SINK OR AS SHOWN ON DRAWINGS.

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEER | A. DODD |
| STRUCTURAL | M. HERRERA |
| ARCHITECTURAL | R. McKINLEY |
| PROCESS | S. SCHUMACHER |
| MECHANICAL | B. PERLBERG |
| I & C | C. OPPEGARD |
| DRAWN BY | Y. AL MILAIFY |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED
BRIAN R. PERLBERG
0050425
PROFESSIONAL ENGINEER
04/24/2026

TOWN OF MINTURN
WATER TREATMENT PLANT

GENERAL MECHANICAL LEGEND

0 1" 2"

FILENAME 10348601_05MP - MEMBRANE TREATMENT.rvt
SCALE 12" = 1'-0"

SHEET 00G-005
Page 6 of 177

Autodesk Docs://10348601_Minturn_WTP_Design_2026 ACC/10348601_05MP - MEMBRANE TREATMENT.rvt
4/21/2026 8:34:57 AM

# ONE-LINE, POWER, AND LIGHTING SYMBOLOGY

X / 20A / 3P — LOW VOLTAGE CIRCUIT BREAKER (CB). RATING AND NO. OF POLES AS SHOWN. WHEN SPECIFIC TYPE, OTHER THAN MCCB, IS REQUIRED, X INDICATES TYPE.

X / 100AF / 80AT / 3P

**TYPES**
MCCB - MOLDED CASE
ICCB - INSULATED CASE
LVP - LOW VOLTAGE POWER
MCP - MOTOR CIRCUIT PROTECTOR (RATING PER CONNECTED LOAD)

**TRIP UNIT**
L - LONG TIME PICKUP
S - SHORT TIME PICKUP
I - INSTANTANEOUS PICKUP
G - GROUND FAULT PICKUP
A - ARC ENERGY REDUCTION MODE

X — INTERLOCK: X - INDICATES TYPE

**TYPES**
E - ELECTRICAL
M - MECHANICAL
K - KEY

GFP — GROUND FAULT PROTECTION

52 — MEDIUM VOLTAGE CIRCUIT BREAKER

FUSE, RATING, AND NUMBER OF FUSES AS NOTED

FUSED CUTOUT, CURRENT RATING, FUSE RATING, AND QUANTITY AS NOTED

FUSIBLE SWITCH, CURRENT RATING, FUSE RATING, AND QUANTITY AS NOTED (3 POLE UON)

NON-FUSED SWITCH, CURRENT RATING, AND NUMBER OF POLES AS NOTED (3 POLE UON)

DISCONNECT OR DRAWOUT CONNECTION

A / C / B — MAGNETIC MOTOR STARTER

A / C / B — SEPARATELY MOUNTED COMBINATION MAGNETIC MOTOR STARTER AND DISCONNECT

D / C — MOTOR/LOAD CONTROLLER

D / C — SEPARATELY MOUNTED MOTOR/LOAD CONTROLLER WITH SHORT CIRCUIT PROTECTION AND DISCONNECT

**MOTOR STARTER AND CONTROLLER SUBSCRIPTS**
A - MAGNETIC STARTER NEMA SIZE
B - STARTER TYPE
NONE - FULL VOLTAGE NON-REVERSING (FVNR)
FVR - FULL VOLTAGE REVERSING
2S - TWO SPEED
RVAT - REDUCED VOLTAGE AUTO TRANSFORMER
C - CONTROL DIAGRAM OR CONTROLS SCHEDULE NUMBER (IF REQUIRED)
D - CONTROLLER TYPE
VFD - VARIABLE FREQUENCY DRIVE
SS - SOLID STATE
CONT - CONTACTOR

J — SEPARATELY MOUNTED COMBINATION MOTOR STARTER OR CONTROLLER; SEE ELECTRICAL ONE - LINE DIAGRAM OR SCHEDULE FOR DESCRIPTION

J — SEPARATELY MOUNTED MOTOR STARTER OR CONTROLLER; SEE ELECTRICAL ONE-LINE DIAGRAM OR SCHEDULE FOR DESCRIPTION

X / J — NON-FUSED SAFETY SWITCH, 30A, 3P, X INDICATES AMP RATING GREATER THAN 30A

X / J / Y — FUSED SAFETY SWITCH, 3P, X INDICATES AMP RATING GREATER THAN 30A, Y INDICATES FUSE SIZE

CB / J — SEPARATELY MOUNTED CIRCUIT BREAKER; SEE ELECTRICAL ONE - LINE DIAGRAM OR SCHEDULE FOR DESCRIPTION

7 1/2 — MOTOR WITH DESIGN HORSEPOWER (WHEN INDICATED)

HP

G — GENERATOR

ATS — TRANSFER SWITCH, CURRENT RATING, AND NUMBER OF POLES AS NOTED
ATS - AUTOMATIC
MTS - MANUAL

TRANSFORMER
3-PHASE, 3-WIRE DELTA CONNECTION
3-PHASE, 4-WIRE GROUNDED WYE CONNECTION

LP100 208/120V 3 , 4W — SWITCHBOARD OR PANELBOARD; NAME, VOLTAGE, PHASE, NUMBER OF WIRES WHEN INDICATED

100 KVA — NON-MOTOR LOAD WITH DESIGN KVA, KW, OR AMP

VOLTAGE TRANSFORMER (VT, PT, OR CPT)

CURRENT TRANSFORMER (CT)

WH — UTILITY WATT-HOUR METER PER UTILITY REQUIREMENTS

DMP — DIGITAL METERING PACKAGE

GROUND

LIGHTNING ARRESTER

SPD — LOW VOLTAGE SURGE PROTECTIVE DEVICE

SS — SELECTOR SWITCH

PB — PUSHBUTTON

IC — INSTRUMENTATION / CONTROL DEVICE

SV — SOLENOID VALVE

CONTROL PANEL INTEGRAL OR PROVIDED WITH ASSOCIATED EQUIPMENT

CONTROL PANEL WITH DISCONNECT SWITCH INTEGRAL OR PROVIDED WITH ASSOCIATED EQUIPMENT

J OR J — JUNCTION OR PULL BOX

PANELBOARD (250V TO 600V)

PANELBOARD (LESS THAN 250V)

X — ELECTRICAL EQUIPMENT ENCLOSURE: SWITCHBOARD, MOTOR CONTROL CENTER, CONTROL PANEL, TRANSFORMER OR OTHER EQUIPMENT AS INDICATED. ESTIMATED SIZE AS INDICATED. WHEN USED X INDICATES EQUIPMENT TYPE.

**EQUIPMENT TYPES**
ATS - AUTOMATIC TRANSFER SWITCH
CP - CONTROL PANEL
MTS - MANUAL TRANSFER SWITCH
MCC - MOTOR CONTROL CENTER
UPS - UNINTERRUPTIBLE POWER SUPPLY
VFD - VARIABLE FREQUENCY DRIVE
SB - SWITCHBOARD
SG - SWITCHGEAR
T - TRANSFORMER

PLUG-IN RECEPTACLE STRIP, QUANTITY AND SPACING OF RECEPTACLES AS NOTED OR SPECIFIED

X / Y — SPECIAL-PURPOSE RECEPTACLE AS DEFINED ON PLANS

TWO RECEPTACLES IN 2-GANG BOX UNDER COMMON COVER PLATE

DUPLEX RECEPTACLE

SIMPLEX RECEPTACLE

RECESSED FLOOR MOUNTED BOX, QUANTITY AND TYPE OF RECEPTACLES AS INDICATED

**SUBSCRIPTS**
X - INDICATES TYPE
GFCI - GROUND FAULT CIRCUIT INTERRUPTER
IG - ISOLATED GROUND
TR - TAMPER RESISTANT
PLH - PLUG LOAD HALF CONTROLLED
PLD - PLUG LOAD DUAL CONTROLLED
USB - USB CHARGING STATION
SPD - SURGE PROTECTIVE DEVICE
Y - INDICATES CIRCUIT NUMBER FROM PANELBOARD

(#X) — HOMERUN TO SOURCE (E.G. PANELBOARD, MCC) NUMBER IN PARENTHESES REPRESENTS CONDUCTOR SIZE OTHER THAN #12
SINGLE PHASE: 2#12, 1#12G IN 3/4"C
THREE PHASE: 3#12, 1#12G IN 3/4"C
UNLESS OTHERWISE NOTED, CONDUCTOR SIZE IS FOR ENTIRE CIRCUIT, SOURCE TO LAST DEVICE. ALSO, SEE ONE LINE DIAGRAM FOR CIRCUIT REQUIREMENTS

CONDUIT CONNECTION TO EQUIPMENT

CIRCUIT RUN BETWEEN DEVICES EXPOSED IN NON-ARCHITECTURALLY FINISHED AREAS; CONCEALED IN ARCHITECTURALLY FINISHED AREAS. CONDUIT AND CONDUCTOR SIZES SHALL BE THE SAME AS THE HOMERUN FOR THE CIRCUIT.

CONDUIT RUN BETWEEN DEVICES CONCEALED IN NON-ARCHITECTURALLY FINISHED AREAS OR UNDER FLOOR SLAB. CONDUIT AND CONDUCTOR SIZES SHALL BE THE SAME AS THE HOMERUN FOR THE CIRCUIT.

(#X) — CIRCUIT HASH MARKS (WHEN INDICATED); LONG, SHORT, SINGLE DOT, AND DOUBLE DOT REPRESENT PHASE, NEUTRAL, EQUIPMENT GROUND, AND ISOLATED EQUIPMENT GROUND, RESPECTIVELY. X REPRESENTS CONDUCTOR SIZE OTHER THAN #12 IN 3/4" CONDUIT.

CIRCUIT CONTINUATION

CONDUIT STUBBED OUT AND CAPPED

CORD AND PLUG CONNECTION

XXX / XXX — CONDUIT TAG OR CIRCUIT NUMBER - WIRE AND CONDUIT SIZE AS SPECIFIED IN CIRCUIT SCHEDULE ON THE SHEETS

GROUND CABLE

GROUND ROD

CEILING/PENDANT/BOLLARD MOUNTED LUMINAIRE, LAMP TYPE AS SPECIFIED

CEILING/PENDANT/BOLLARD MOUNTED LUMINAIRE, LAMP TYPE AS SPECIFIED, EMERGENCY (INTERNAL OR EXTERNAL POWER SOURCE AS INDICATED)

WALL MOUNTED LUMINAIRE, LAMP TYPE AS SPECIFIED

WALL MOUNTED LUMINAIRE, LAMP TYPE AS SPECIFIED, EMERGENCY (INTERNAL OR EXTERNAL POWER SOURCE AS INDICATED)

WALL MOUNTED FLOOD LUMINAIRE, LAMP TYPE AS SPECIFIED

POLE/STANCHION MOUNTED LUMINAIRE, LAMP TYPE AS SPECIFIED

POLE/STANCHION MOUNTED LUMINAIRE, LAMP TYPE AS SPECIFIED, EMERGENCY (INTERNAL OR EXTERNAL POWER SOURCE AS INDICATED

POLE/STANCHION MOUNTED FLOOR LUMINAIRE, LAMP TYPE AS SPECIFIED

CEILING/PENDANT MOUNTED LUMINAIRE, LAMP TYPE AS SPECIFIED

WALL MOUNTED LUMINAIRE, LAMP TYPE AS SPECIFIED

CEILING/PENDANT MOUNTED LUMINAIRE, LAMP TYPE AS SPECIFIED, ALL OR PARTIAL EMERGENCY (INTERNAL OR EXTERNAL POWER SOURCE AS INDICATED

WALL MOUNTED LUMINAIRE, LAMP TYPE AS SPECIFIED, ALL OR PARTIAL EMERGENCY (INTERNAL OR EXTERNAL POWER SOURCE AS INDICATED

EMERGENCY LIGHT, NUMBER OF ATTACHED HEADS AS SHOWN

EMERGENCY LIGHT, REMOTE MOUNTED HEAD

DOUBLE-FACED CEILING OR WALL MOUNTED EXIT LIGHT; DIRECTIONAL ARROWS (IF REQUIRED) AS INDICATED ON PLANS

SINGLE-FACED CEILING OR WALL MOUNTED EXIT LIGHT; DIRECTIONAL ARROWS (IF REQUIRED) AS INDICATED ON PLANS

**LIGHTING FIXTURE SUBSCRIPTS**
X - INDICATES LUMINAIRE TYPE PER LUMINAIRE SCHEDULE
Y - INDICATES CIRCUIT NUMBER FROM PANELBOARD
Z - INDICATES CONTROLLING SWITCH (IF REQUIRED)
NL - NIGHT LIGHT UNSWITCHED

X — ROOM/AREA LIGHTING CONTROL TYPE, SEE LIGHTING CONTROL SCHEDULE FOR REQUIREMENTS

2 a — LOW VOLTAGE DIGITAL WALL SWITCH; NUMBER INDICATES QUANTITY OF PUSH BUTTONS PER SINGLE GANG PLATE, LETTER INDICATES CONTROL ZONE WHEN SHOWN

Y / X — WALL SWITCH

**SUBSCRIPTS**
X - INDICATES TYPE
NONE - SINGLE POLE
2 - DOUBLE POLE
3 - THREE-WAY
4 - FOUR-WAY
K - KEY SWITCH
P - PILOT LIGHT
L - LIGHTED HANDLE
DM - DIMMING
MC - MOMENTARY CONTACT
T - TIMER

Y / X — Y - INDICATES CONTROLLING SWITCH (IF REQUIRED)

MANUAL MOTOR STARTER

**SUBSCRIPTS**
X - INDICATES TYPE
HP - HORSEPOWER RATED
TE - HORSEPOWER RATED WITH
FT - THERMAL ELEMENT HORSEPOWER RATED WITH FUSETRON FUSE
Y - INDICATES SWITCH TYPE
NONE - TOGGLE SWITCH TYPE
R - ROTARY SWITCH TYPE

PC — PHOTOCELL

TC — TIME CLOCK

OSX / OSX — LIGHTING CONTROL OCCUPANCY SENSOR, WALL MOUNTED, X INDICATES SPECIFIC TYPE AS SPECIFIED

OSX — LIGHTING CONTROL OCCUPANCY SENSOR, CEILING MOUNTED, X INDICATES SPECIFIC TYPE AS SPECIFIED

CONDUIT TURNING UP

CONDUIT TURNING DOWN

INDICATES THAT ALL OR PART OF THE CIRCUIT MAY BE ROUTED IN DUCT BANK OR UNDERGROUND

INDICATES THAT ALL OR PART OF THE CIRCUIT MAY BE ROUTED IN CABLE TRAY

# COMMUNICATION SYMBOLOGY

WALL MOUNTED TELEPHONE OUTLET

WALL MOUNTED DATA OUTLET

WALL MOUNTED COMBINATION TELEPHONE AND DATA OUTLET

RECESSED FLOOR MOUNTED TELEPHONE OUTLET

RECESSED FLOOR MOUNTED DATA OUTLET

RECESSED FLOOR MOUNTED COMBINATION TELEPHONE AND DATA OUTLET

# AUDIO/VISUAL SYMBOLOGY

TV — TELEVISION OUTLET

S — CEILING MOUNT SPEAKER

S / X — WALL MOUNT SPEAKER

**SPEAKER SUBSCRIPTS**
X - INDICATES HEIGHT

H — HORN TYPE TRANSDUCER

VC — VOLUME CONTROL

PAHE — HEAD END EQUIPMENT

M — FLOOR MOUNTED MICROPHONE JACK

M — WALL MOUNTED MICROPHONE JACK

# SECURITY SYMBOLOGY

DOOR POSITION SWITCH

COMBINATION ELECTRIC DOOR STRIKE AND POSITION SWITCH

R / P — PROXIMITY CARD READER

R / K — PROXIMITY CARD READER WITH KEYPAD

M — DUAL TECHNOLOGY MOTION DETECTOR

REQUEST TO EXIT MOTION DETECTOR

REQUEST TO EXIT PUSH BUTTON

G — GLASS BREAK DETECTOR

PTZ — CCTV CAMERA PAN/TILT/ZOOM WHEN INDICATED

SEC — SECURITY EQUIPMENT CABINET

R — REMOTE KEYPAD/CONTROL STATION

# EMERGENCY ALARM SYMBOLOGY

E — ALARM BELL

E — ALARM HORN

E — ALARM FLASHING LIGHT

E — ALARM BELL AND FLASHING LIGHT COMBINATION UNIT

E — ALARM HORN AND FLASHING LIGHT COMBINATION UNIT

E — PUSHBUTTON OR PULLSTATION

# SITE SYMBOLOGY

EXTERIOR PAD MOUNTED TRANSFORMER

POLE - MOUNTED TRANSFORMER

X / Y — ELECTRICAL HANDHOLE OR MANHOLE
X - INDICATES SEQUENCE NUMBER
Y- MHX OR HHX

X / Y — POLE/STANCHION MOUNTED FLOOD LUMINAIRE, LAMP TYPE AS SPECIFIED

X / Y — POLE MOUNTED AREA OR ROADWAY LUMINAIRE, LAMP TYPE AS SPECIFIED

X / Y — HIGH MAST LIGHTING, NUMBER OF LUMINAIRES AS SPECIFIED

**LIGHTING FIXTURE SUBSCRIPTS**
X - INDICATES LUMINAIRE TYPE PER LUMINAIRE SCHEDULE
Y - INDICATES CIRCUIT NUMBER FROM PANELBOARD

POWER POLE

DOWNGUY

E — UNDERGROUND (UNO) ELECTRICAL AND COMMUNICATION SYSTEMS PATHWAY

OHE — OVERHEAD ELECTRICAL AND COMMUNICATION SYSTEMS PATHWAY

# CONTROL SYMBOLOGY

ELECTRICAL CONNECTION

or / or — NO ELECTRICAL CONNECTION

SV / or — SOLENOID VALVE

X / Y — CONTROL/RELAY COIL:
X-INDICATES TYPE
Y-INDICATES LOOP NUMBER, WHEN USED

**TYPE**
CR-CONTROL RELAY
PC-PHOTOCELL
DP-DEFINITE PURPOSE
M-MOTOR STARTER
TC-TIME CLOCK
LC-LIGHTING CONTACTOR
TR-TIMING RELAY

NORMALLY OPEN CONTACT (N.O.)

NORMALLY CLOSED CONTACT (N.C.)

MICROPROCESSOR (PLC, RTU, ETC.) OUTPUT

MICROPROCESSOR (PLC, RTU, ETC.) INPUT

FIELD WIRING EXTERNAL TO CONTROL PANEL

NORMALLY OPEN TIME DELAY RELAY CONTACT WITH TIME DELAY ON CLOSING AFTER COIL IS ENERGIZED

NORMALLY CLOSED TIME DELAY RELAY CONTACT WITH TIME DELAY ON OPENING AFTER COIL IS ENERGIZED

NORMALLY OPEN TIME DELAY RELAY CONTACT WITH TIME DELAY ON OPENING AFTER COIL IS DE-ENERGIZED

NORMALLY CLOSED TIME DELAY RELAY CONTACT WITH TIME DELAY ON CLOSING AFTER COIL IS DE-ENERGIZED

NORMALLY OPEN TEMPERATURE SWITCH; CLOSE ON RISING TEMPERATURE

NORMALLY CLOSED TEMPERATURE SWITCH; OPEN ON RISING TEMPERATURE

NORMALLY OPEN FLOW SWITCH; CLOSE ON INCREASING FLOW

NORMALLY CLOSED FLOW SWITCH; OPEN ON INCREASING FLOW

NORMALLY OPEN LEVEL SWITCH, CLOSE ON RISING LEVEL

NORMALLY CLOSED LEVEL SWITCH, OPEN ON RISING LEVEL

NORMALLY OPEN PRESSURE SWITCH, CLOSE ON INCREASING PRESSURE

NORMALLY CLOSED PRESSURE SWITCH, OPEN ON INCREASING PRESSURE

NORMALLY OPEN LIMIT SWITCH, CLOSE ON REACHING LIMIT

NORMALLY CLOSED LIMIT SWITCH, OPEN ON REACHING LIMIT

# CONTROL SYMBOLOGY

OFF / HAND / AUTO / XOO / OOX — 3 POSITION SELECTOR SWITCH, MAINTAINED CONTACTS; UNLESS OTHERWISE NOTED, 2-POSITION SIMILAR

NORMALLY OPEN PUSHBUTTON, MOMENTARY CONTACT UNLESS OTHERWISE NOTED

NORMALLY CLOSED PUSHBUTTON, MOMENTARY CONTACT UNLESS OTHERWISE NOTED

X — INDICATING LIGHT: X INDICATES LENS COLOR

X — PUSH TO TEST INDICATING LIGHT: X INDICATES LENS COLOR

**LENS COLORS**
R - RED Y - YELLOW
G - GREEN W - WHITE
B - BLUE A - AMBER

THERMAL OVERLOAD ELEMENT

OL / (X) — THERMAL OVERLOAD RELAY CONTACT. WHEN SHOWN X INDICATES QUANTITY.

CPT — CONTROL POWER TRANSFORMER (CPT)

RTM — RUN TIME METER

# GENERAL NOTES

1. THIS IS A STANDARD ELECTRICAL SYMBOLOGY SHEET. NOT ALL SYMBOLS MAY BE USED ON THIS PROJECT.
2. SCREENING OR SHADING OF WORK IS USED TO INDICATE EXISTING COMPONENTS OR TO DE-EMPHASIZE PROPOSED IMPROVEMENTS TO HIGHLIGHT SELECTED TRADE WORK. REFER TO CONTEXT OF EACH SHEET FOR USAGE.
3. SEE P&ID LEGEND SHEET FOR PROJECT SPECIFIC EQUIPMENT SYMBOLS, EQUIPMENT ABBREVIATIONS, AND PIPING SYSTEM ABBREVIATIONS.

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEER | A. DODD |
| STRUCTURAL | M. HERRERA |
| ARCHITECTURAL | R. McKINLEY |
| PROCESS | M. HOWARD |
| MECHANICAL | K. CHAUDHARI |
| I & C | C. AUDO |
| DRAWN BY | E. PAZ |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED — GAIL V. DODD — PROFESSIONAL ENGINEER
04/24/2026

TOWN OF MINTURN
WATER TREATMENT PLANT

GENERAL ELECTRICAL LEGEND

0 1" 2"

FILENAME 10348601_00 GEN.rvt
SCALE 12" = 1'-0"

SHEET 00G-006
Page 7 of 177

Autodesk Docs://10348601_Minturn_WTP_Design_2026 ACC/10348601_00 GEN.rvt
4/21/2026 8:08:50 AM

# PRIMARY ELEMENT SYMBOLOGY

- FIC — ROTOMETER WITH REGULATOR
- M — MAGNETIC FLOWMETER
- FLOAT SWITCH
- LT — HYDROSTATIC LEVEL TRANSMITTER
- LE — ULTRASONIC LEVEL TRANSMITTER
- LE — RADAR LEVEL TRANSMITTER

# LINE TYPES

- MAIN PROCESS LINE
- SECONDARY PROCESS LINE
- AUXILIARY PROCESS LINE
- DIRECTION OF FLOW
- PNEUMATIC SIGNAL
- ELECTRICAL SIGNAL
- HYDRAULIC SIGNAL
- O — SOFTWARE OR DATA LINK
- SIGNAL CONNECTION
- CROSSOVER - NO CONNECTION
- X — CAPILLARY

# CROSS REFERENCE SYMBOLOGY

W
X | YYYYYYY — CONTINUATION TO THE RIGHT
Z W
YYYYYYY | X — CONTINUATION TO THE LEFT
Z

**TEXT**
W = PIPING SYSTEM ABBREVIATION
X = CONNECTOR NUMBER
Y = SHEET CONTINUATION
Z = TO/FROM DESCRIPTION

# PUMP SYMBOLOGY

- PNEUMATIC DIAPHRAGM WITH POSITIONER
- SUBMBERSIBLE PUMP
- CENTRIFUGAL PUMP
- M — MOTOR

# INSTRUMENT SYMBOLOGY

- LOCALLY MOUNTED FIELD INSTRUMENTATION
- XXX — MOUNTED ON PANEL FRONT (SUBSCRIPT INDICATE INSTRUMENT ABBREV.)
- MOUNTED INSIDE PANEL
- XXX — FRONT PANEL MOUNTED ON AUXILIARY PANEL (SUBSCRIPT INDICATES PANEL)
- MOUNTED INSIDE AUXILIARY PANEL
- PILOT LIGHT (REFER TO 00G-006 FOR LENS COLOR ABBREVIATION)
- INSTRUMENT FUNCTIONS SHARING COMMON HOUSING
- TRANSMITTER WITH REMOTE PRIMARY ELEMENT
- I — COMPLEX INTERLOCK AS DEFINED IN CONTROL DIAGRAM OR IN SPECIFICATIONS
- SHARED DISPLAY, SHARED CONTROL, FIELD MOUNTED
- SHARED DISPLAY, SHARED CONTROL, PRIMARY LOCATION - NORMALLY ACCESSIBLE TO OPERATOR
- PROGRAMMABLE LOGIC CONTROL, PRIMARY LOCATION - NORMALLY ACCESSIBLE TO OPERATOR
- PROGRAMMABLE LOGIC CONTROL, FIELD MOUNTED

# CONTROL SWITCH NOTATION ABBREVIATIONS

XXX / XXXX

| | |
|---|---|
| ACK | ACKNOWLEDGE |
| ESTOP | EMERGENCY STOP |
| FAIL | FAILURE |
| FOR | FORWARD-OFF-REVERSE |
| FR | FORWARD-REVERSE |
| FS | FAST-SLOW |
| HA | HAND-AUTO |
| HOA | HAND-OFF-AUTO |
| HOR | HAND-OFF-REMOTE |
| HS | HAND SWITCH |
| LL | LEAD-LAG |
| LLS | LEAD-LAG-STANDBY |
| LOR | LOCAL-OFF-REMOTE |
| LR | LOCAL-REMOTE |
| LS | LEAD-STANDBY |
| MA | MANUAL-AUTO |
| OAC | OPEN-AUTO-CLOSE |
| OC | OPEN-CLOSE |
| OO | ON-OFF |
| OSC | OPEN-STOP-CLOSE |
| PB | PUSHBUTTON |
| RJ | RUN-JOG |
| RJR | RUN-JOG-REVERSE |
| RS | RESET |
| SIL | SILENCE |
| SS | START-STOP |

# DUPLICATE INPUTS/OUTPUTS NOTATION

- INPUTS AND OUTPUTS (I/O) THAT APPLY TO EACH DEVICE LISTED BELOW
- QUANTITY OF DEVICES THE I/O APPLIES TO
- XYZ##
  DEV-####
  DEV-####
  DEV-####
- LIST OF DEVICES THE I/O APPLIES TO; #### APPLIES TO EACH DEVICE'S TAG.

- DISCRETE INPUT
- DISCRETE OUTPUT
- ANALOG INPUT
- ANALOG OUTPUT

# VALVES

- BALL VALVE
- BUTTERFLY VALVE
- CHECK VALVE
- DIAPHRAGM VALVE
- GATE VALVE
- GLOBE VALVE
- PLUG VALVE
- PRESSURE-REDUCING VALVE
- PRESSURE-REGULATING VALVE
- PRESSURE-RELIEF VALVE or
- T — THERMOSTATIC MIXING VALVE
- X — AIR-RELEASE VACUUM VALVE
  A = AIR RELEASE
  VAC = VACUUM
- FOOT VALVE
- COMBINED BACK-PRESSURE/ANTI-SIPHON VALVE
- NORMALLY OPEN VALVE
- NORMALLY CLOSED VALVE

# ACTUATOR SYMBOLOGY

M | P | S
- OPERATOR ABBREVIATIONS:
  M = MOTOR
  P = PNEUMATIC
  S = SOLENOID
- FLOAT OPERATOR
- SPRING-OPPOSED SINGLE-ACTING PNEUMATIC CYLINDER
- DOUBLE-ACTING PNEUMATIC CYLINDER
- PNEUMATIC DIAPHRAGM

# INSTRUMENT IDENTIFICATION LETTERS

| | FIRST LETTER: MEASURED OR INITIATING VARIABLE | FIRST LETTER: VARIABLE MODIFIER | SUCCEEDING LETTERS: READOUT OR PASSIVE FUNCTION | SUCCEEDING LETTERS: OUTPUT/ACTIVE FUNCTION | SUCCEEDING LETTERS: FUNCTION MODIFIER |
|---|---|---|---|---|---|
| A | ANALYSIS | | ALARM | | |
| B | BURNER, COMBUSTION | | USER'S CHOICE | USER'S CHOICE | USER'S CHOICE |
| C | USERS CHOICE | | | CONTROL | CLOSED |
| D | USERS CHOICE | DIFFERENTIAL | | | DEVIATION |
| E | VOLTAGE | | SENSOR (PRIMARY ELEMENT) | | |
| F | FLOW RATE | RATIO (FRACTION) | | | |
| G | USER'S CHOICE | | GLASS, GAUGE VIEWING DEVICE | | |
| H | HAND | | | | HIGH |
| I | CURRENT (ELECTRICAL) | | INDICATE | | |
| J | POWER | SCAN | SCAN | | |
| K | TIME, TIME SCHEDULE | TIME; RATE OF CHANGE | | CONTROL STATION | |
| L | LEVEL | | LIGHT | | LOW, LOCAL |
| M | MOISTURE | | | | MIDDLE, INTERMEDIATE |
| N | USER'S CHOICE | | USER'S CHOICE | USER'S CHOICE | USER'S CHOICE |
| O | USER'S CHOICE | | ORIFICE, RESTRICTION | | |
| P | PRESSURE, VACUUM | | POINT (TEST) CONNECTION | | |
| Q | QUANTITY | INTEGRATE, TOTALIZE | INTEGRATE, TOTALIZE | | |
| R | RADIATION | | RECORD | RESET | RUN, REMOTE |
| S | SPEED, FREQUENCY | SAFETY | | SWITCH | STOP |
| T | TEMPERATURE | | | TRANSMIT | |
| U | MULTIVARIABLE | | MULTIFUNCTION | MULTIFUNCTION | MULTIFUNCTION |
| V | VIBRATION, MECH. ANALYSIS | | | VALVE, DAMPER, LOUVER | |
| W | WEIGHT, FORCE | | WELL PROBE | | |
| X | COMMAND | X AXIS | ACCESSORY DEVICES UNCLASSIFIED | UNCLASSIFIED | UNCLASSIFIED |
| Y | EVENT, STATE OR PRESENCE | Y AXIS | | RELAY, COMPUTE, CONVERT | |
| Z | POSITION, DIMENSION | Z AXIS SAFETY INSTRUMENTED SYSTEM | | DRIVER, ACTUATOR, UNCLASSIFIED FINAL CONTROL ELEMENT | |

# ABBREVIATIONS

**MISCELLANEOUS INSTRUMENTATION**

| | |
|---|---|
| AI | ANALOG INPUT |
| AO | ANALOG OUTPUT |
| CL2 | CHLORINE (ANALYZER MODIFIER) |
| DI | DIGITAL INPUT |
| DO | DIGITAL OUTPUT |
| I/O | INPUT/OUTPUT |
| NAS | NETWORK ATTACHED STORAGE |
| P&ID | PROCESS AND INSTRUMENTATION DIAGRAM |
| SCL | SCALE |
| TURB | TURBIDITY (ANALYZER MODIFIER) |
| TEMP | TEMPERATURE |

**PROCESS AND EQUIPMENT ABBREVIATIONS**

| | |
|---|---|
| CIP | CLEAN-IN-PLACE |
| P | PUMP |
| T | TANK |
| TK | TANK (MEMBRANE SYSTEM) |
| UF | ULTRAFILTRATION |
| (V) | VENDOR SUPPLIED |
| WSE | WATER SURFACE ELEVATION |

**CONTROL ABBREVIATIONS**

| | |
|---|---|
| CP | CONTROL PANEL |
| HMI | HUMAN MACHINE INTERFACE |
| LCP | LOCAL CONTROL PANEL |
| OIT | OPERATOR INTERFACE TERMINAL |
| PLC | PROGRAMMABLE LOGIC CONTROLLER |
| RIO | REMOTE INPUT/OUTPUT |
| RTM | REAL TIME METER |
| RTU | REMOTE TERMINAL UNIT |

**TYPES OF POWER SUPPLY**

| | |
|---|---|
| A | PLANT COMPRESSED AIR |
| IA | INSTRUMENTATION AIR |
| ES | ELECTRIC SUPPLY |
| NG | NATURAL GAS |
| HYD | HYDRAULIC |
| XXV | VOLTAGE (ELECTRICAL SUPPLY) XX= 24, 120, 240, 480 |

# ABBREVIATIONS

**PIPING SYSTEM IDENTIFICATION**

| | |
|---|---|
| BRW | BLENDED RAW WATER |
| BWW | BACKWASH WASTE |
| CA | COMPRESSED AIR |
| CIP | CLEAN-IN-PLACE |
| CIPR | CLEAN-IN-PLACE RETURN |
| CIPS | CLEAN-IN-PLACE SUPPLY |
| CIPW | CLEAN-IN-PLACE WASTE |
| COAG | COAGULANT |
| CTA | CITRIC ACID |
| CW | COLD WATER, POTABLE |
| CWV | COMBINATION WASTE AND VENT |
| D | DRAIN |
| DR | PROCESS DRAIN |
| FLT | FILTRATE |
| FLTX | FILTRATE EXHAUST |
| FW | FINISHED WATER |
| GW3 | WELL #3 GROUNDWATER |
| GW4 | WELL #4 GROUNDWATER |
| HWC | HOT WATER RECIRCULATING, POTABLE |
| KMN | POTASSIUM PERMANGANATE |
| OVF | OVERFLOW |
| PW | POTABLE WATER |
| RCY | BACKWASH RECYCLE |
| RAW | RAW WATER |
| SBS | SODIUM BISULFITE |
| SDA | SODA ASH |
| SHC | SODIUM HYPOCHLORITE |
| SHY | SODIUM HYDROXIDE |
| SMP | SAMPLE |
| SUL | SULFURIC ACID |
| SUR | START UP RECYCLE |
| UF | ULTRAFILTRATION |
| UFF | ULTRAFILTRATION FEED |
| UFF - LP | ULTRAFILTRATION FEED - LOW PRESURE |
| VT | VENT |
| W | WASTE |
| WSE | WATER SURFACE ELEVATION |

# MATERIALS SYMBOLOGY

- SAND FILTER

# MISCELLANEOUS SYMBOLOGY

- DIAPHRAGM SEAL
- FLEXIBLE CONNECTION
- LINE SIZE CHANGE ( CONCENTRIC REDUCER)
- CALIBRATION COLUMN
- ELECTRICAL SUPPLY
- SHOWER AND EYE WASH STATION
- M — OR — M — MIXER WITH MOTOR
- OR — TANK
- STATIC MIXER
- FD — FLOOR DRAIN
- BLIND FLANGE
- FLUSHING CONNECTION, CAM-LOK
- VENT
- ELECTRIC CORD WITH PLUG
- PC — COMPUTER OPERATOR WORKSTATION
- INJECTION QUILL WITH INTEGRAL CHECK VALVE
- COMPRESSOR

# GENERAL NOTES

1. THIS IS A STANDARD INSTRUMENTATION SYMBOLOGY AND ABBREVIATIONS SHEET. LISTING OF SYMBOLS AND ABBREVIATIONS DOES NOT IMPLY ALL SYMBOLS AND ABBREVIATIONS HAVE BEEN USED ON THIS PROJECT.
2. SEE PROCESS, MECHANICAL AND PLUMBING LEGEND SHEET FOR MISCELLANEOUS PIPING SYMBOLS.
3. SCREENING OR SHADING OF WORK IS USED TO INDICATE EXISTING COMPONENTS OR TO DE-EMPHASIZE PROPOSED IMPROVEMENTS TO HIGHLIGHT SELECTED TRADE WORK. REFER TO CONTEXT OF EACH SHEET FOR USAGE.
4. VALVE SYMBOLS SHOWN HERE ARE APPLICABLE ONLY TO INSTRUMENTATION DIAGRAMS. SEE PROCESS, MECHANICAL AND PLUMBING LEGEND SHEET FOR VALVE SYMBOLS USED ELSEWHERE ON THE SHEETS.

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEER | A. DODD |
| STRUCTURAL | M. HERRERA |
| ARCHITECTURAL | R. McKINLEY |
| PROCESS | M. HOWARD |
| MECHANICAL | K. CHAUDHARI |
| I & C | C. AUDO |
| DRAWN BY | E. PAZ |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED — CHRISTINE G AUDO — 56721 — 24-APR-2026 — PROFESSIONAL ENGINEER

TOWN OF MINTURN
WATER TREATMENT PLANT

GENERAL
PROCESS AND INSTRUMENTATION LEGEND

0 1" 2"

FILENAME 10348601_00 GEN.rvt
SCALE 12" = 1'-0"

SHEET 00G-007
Page 8 of 177

Autodesk Docs://10348601_Minturn_WTP_Design_2026 ACC/10348601_00 GEN.rvt
4/21/2026 8:08:51 AM




**HORIZONTAL CONTROL:**
NAD 83 - COLORADO STATE PLANE CENTRAL ZONE 0502 DATUM.

**BASIS OF BEARING:**
AN ASSUMED LINE BEARING N82° 40' 52" E BETWEEN A FOUND 2" ALUMINUM CAP MARKED LS 33655 AND A FOUND 3-1/4" ALUMINUM CAP MARKED USDOA-FS AND FOUND MONUMENTS/CONTROL POINTS SHOWN ON THIS SHEET.

**VERTICAL CONTROL:**
NAVD 88. ELEVATIONS ARE BASED ON GLO MONUMENT S-280 HAVING AN ELEVATION OF 7935.22 (NOT SHOWN) AND A SITE BENCHMARK BEING THE RIM OF AN ELECTRIC MANHOLE WITH EL = 8036.76 SHOWN ON THIS SHEET.

**LEGEND**

- FOUND 2" ALUMINUM CAP MARKED LS 33655
- FOUND 3-1/4" ALUMINUM CAP MARKED USDOA-FS
- FOUND 1-1/2" ALUMINUM CAP MARKED LS 11204
- FOUND 1-1/2" ALUMINUM CAP MARKED LS 23089

200 0 200 400
SCALE IN FEET

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEEER | A. DODD |
| CIVIL | M. ENDRIS |
| STRUCTURAL | M. HERRERA |
| PROCESS | M. HOWARD |
| ELECTRICAL | J. HUCKENPAHLER |
| I & C | C. AUDO |
| DRAWN BY | M.ENDRIS |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED
Madeline K. Endris
0062259
04-24-2026
PROFESSIONAL ENGINEER

# TOWN OF MINTURN
# WATER TREATMENT PLANT

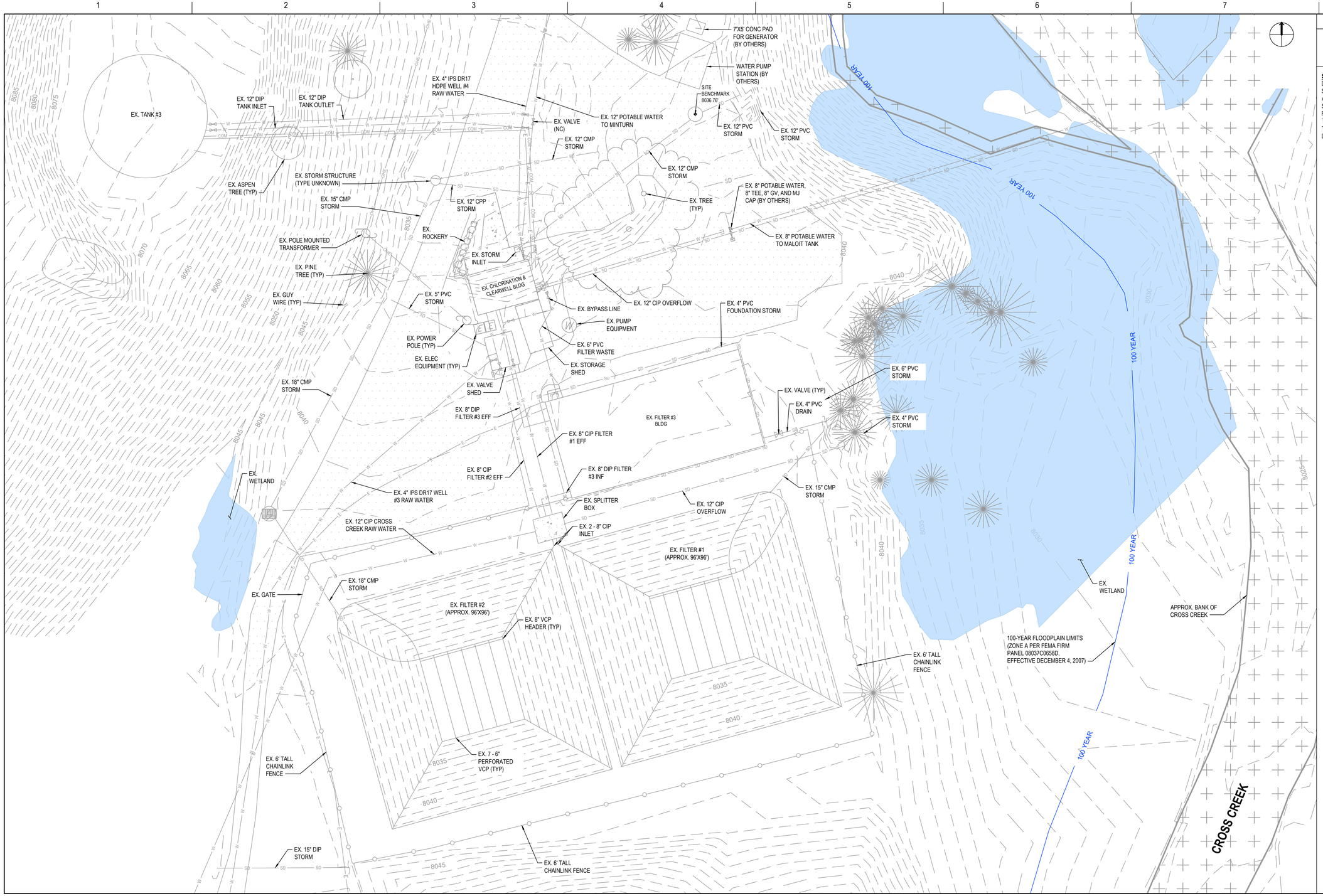
## SITE WORK
## SURVEY CONTROL

0 1" 2"

FILENAME 02C-100.DWG
SCALE 1"=200'

SHEET
**02C-100**
Page 36 of 177

C:\USERS\EPAZ\DOCACCDOCS\HDR\10348601_MINTURN_WTP_DESIGN_2022 ACC\PROJECT FILES\HDR01 - WATER TREATMENT PLANT_SHEETS\02C-100.DWG
10/17/2023 8:27:10 AM




## GENERAL NOTES

A. REFER TO SHEET 02C-100 FOR SURVEY CONTROL.

**SUBSURFACE UTILITY INVESTIGATION:**
DUE TO LACK OF SURFACE FEATURES, THE EXISTING UTILITIES ARE SHOWN ON THE DRAWINGS TO "QUALITY LEVEL D" PER THE AVAILABLE RECORD DRAWINGS. THE UTILITY LOCATE INFORMATION SHOWN ON THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM VERIFYING ALL UTILITY LOCATIONS AND DEPTHS SHOWN IN THE CONTRACT DOCUMENTS PRIOR TO BEGINNING CONSTRUCTION. THE DRAWINGS WITHOUT VERIFICATION SHALL BE AT THE SOLE DISCRETION OF THE CONTRACTOR.

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEER | A. DODD |
| CIVIL | M. ENDRIS |
| STRUCTURAL | M. HERRERA |
| PROCESS | M. HOWARD |
| ELECTRICAL | J. HUCKENPAHLER |
| I & C | C. AUDO |
| DRAWN BY | M.ENDRIS |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED PIPELINE ENGINEER
0062259
04-24-2026
PROFESSIONAL ENGINEER

**TOWN OF MINTURN**
**WATER TREATMENT PLANT**

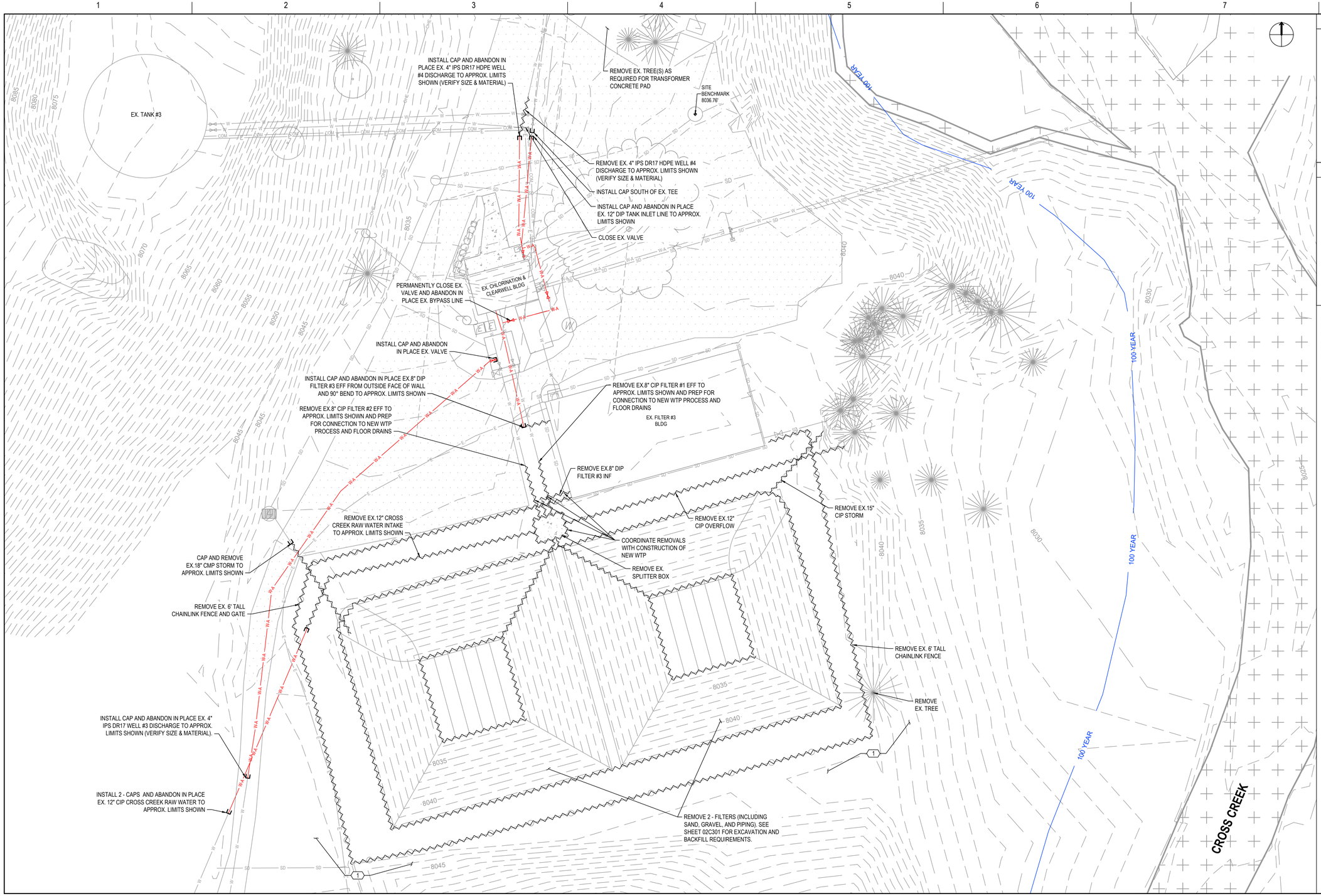
**SITE WORK**
**EXISTING CONDITIONS PLAN**

0 1" 2"

FILENAME 02C-101.DWG
SCALE 1"=20'

SHEET **02C-101**
Page 37 of 177

C:\USERS\EPAZ\DOCACCDOCS\HDR\10348601_MINTURN_WTP_DESIGN_2022 ACC\PROJECT FILES\HDR\01 - WATER TREATMENT PLANT_SHEETS\02C-101.DWG
10/17/2023 8:27:10 AM




## GENERAL NOTES

A. DISPOSE OF ALL MATERIALS PER LOCAL, STATE, AND/OR FEDERAL REQUIREMENTS.

B. PROTECT IN PLACE ALL TREES NOT IDENTIFIED TO BE REMOVED.

C. REFER TO SHEET 02C-100 FOR SURVEY CONTROL.

## KEY NOTES (##)

1 REMOVE AND DISPOSE OF APPROX 8-10 EX. TREES WITH 18" OR LARGER DIAMETER (AS REQUIRED).

**SUBSURFACE UTILITY INVESTIGATION:**
DUE TO LACK OF SURFACE FEATURES, THE EXISTING UTILITIES ARE SHOWN ON THE DRAWINGS TO "QUALITY LEVEL D" PER THE AVAILABLE RECORD DRAWINGS. THE UTILITY LOCATE INFORMATION SHOWN ON THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM VERIFYING ALL UTILITY LOCATIONS AND DEPTHS SHOWN IN THE CONTRACT DOCUMENTS PRIOR TO BEGINNING CONSTRUCTION. THE DRAWINGS WITHOUT VERIFICATION SHALL BE AT THE SOLE DISCRETION OF THE CONTRACTOR.

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEEER | A. DODD |
| CIVIL | M. ENDRIS |
| STRUCTURAL | M. HERRERA |
| PROCESS | M. HOWARD |
| ELECTRICAL | J. HUCKENPAHLER |
| I & C | C. AUDO |
| DRAWN BY | M.ENDRIS |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED
MADELINE K. ENDRIS
0062259
04-24-2026
PROFESSIONAL ENGINEER

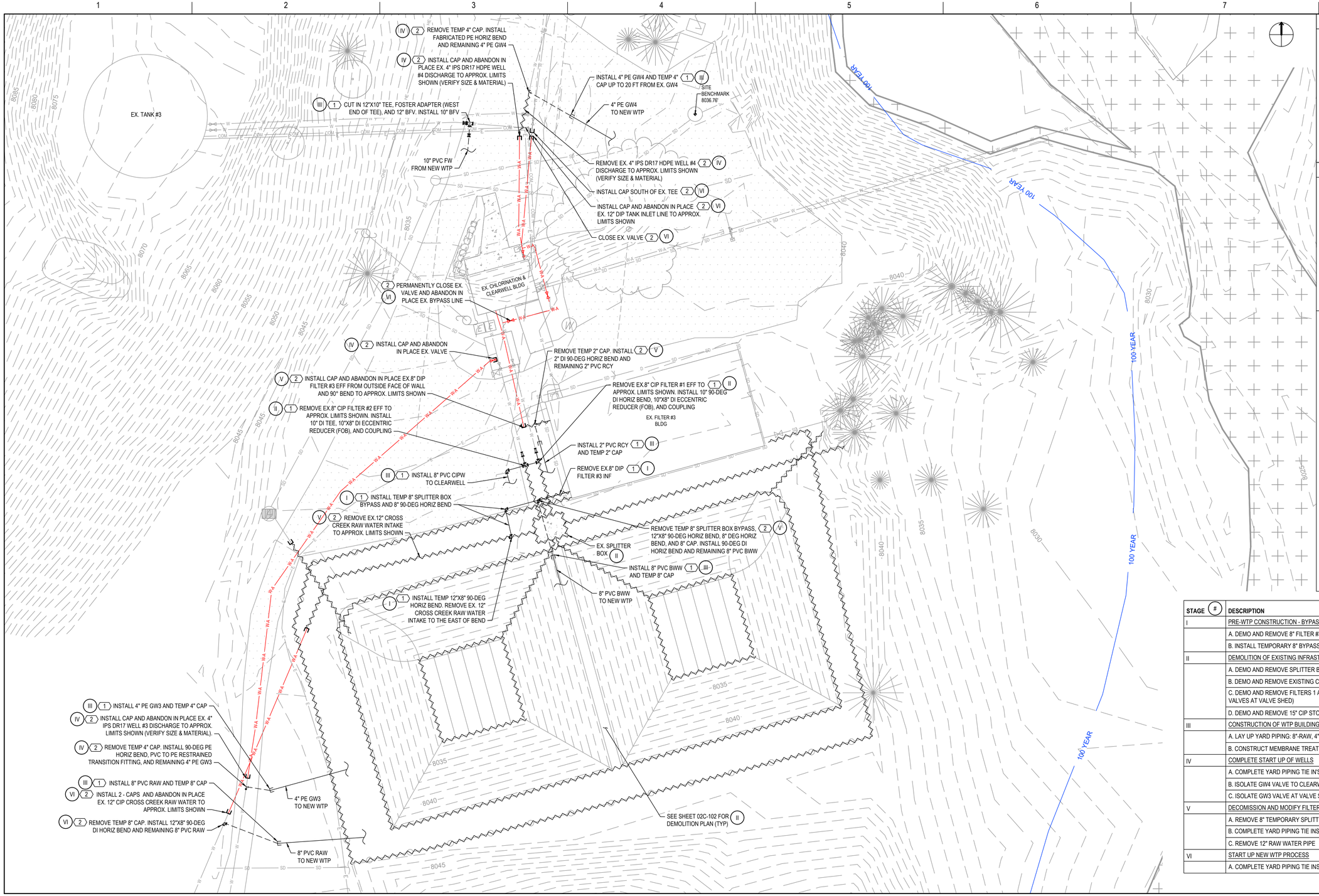
# TOWN OF MINTURN
# WATER TREATMENT PLANT

## SITE WORK DEMOLITION PLAN

FILENAME 02C-102.DWG
SCALE 1"=20'

SHEET 02C-102
Page 38 of 177

C:\USERS\EPAZOC\ACCDOCS\HDR\10348601_MINTURN_WTP_DESIGN_2022 ACC\PROJECT FILES\HDR\01 - WATER TREATMENT PLANT_SHEETS\02C-102.DWG
10/17/2023 8:27:10 AM




## GENERAL NOTES

A. DISPOSE OF ALL MATERIALS PER LOCAL, STATE, AND/OR FEDERAL REQUIREMENTS.

B. ALL TEMPORARY AND PERMANENT FITTINGS SHALL BE RESTRAINED.

C. INSET TABLE SHOWS GENERAL SEQUENCING STEPS. REFER TO SPECIFICATION SECTION 01 14 16 FOR RECOMMENDED CONSTRUCTION SEQUENCING STEPS.

D. REFER TO SHEET 02C-100 FOR SURVEY CONTROL.

## KEY NOTES (##)

1 MODIFICATIONS TO VALVE AND YARD PIPING REQUIRED PRIOR TO DEMOLITION OF TREATMENT INFRASTRUCTURE.

2 MODIFICATIONS TO YARD PIPING TO BE COMPLETED FOLLOWING DEMOLITION OF TREATMENT INFRASTRUCTURE.

**SUBSURFACE UTILITY INVESTIGATION:**
DUE TO LACK OF SURFACE FEATURES, THE EXISTING UTILITIES ARE SHOWN ON THE DRAWINGS TO "QUALITY LEVEL D" PER THE AVAILABLE RECORD DRAWINGS. THE UTILITY LOCATE INFORMATION SHOWN ON THE DRAWINGS SHALL NOT RELIEVE THE CONTRACTOR FROM VERIFYING ALL UTILITY LOCATIONS AND DEPTHS SHOWN IN THE CONTRACT DOCUMENTS PRIOR TO BEGINNING CONSTRUCTION. THE DRAWINGS WITHOUT VERIFICATION SHALL BE AT THE SOLE DISCRETION OF THE CONTRACTOR.

| STAGE (#) | DESCRIPTION |
|---|---|
| I | PRE-WTP CONSTRUCTION - BYPASS SPLITTER BOX |
| | A. DEMO AND REMOVE 8" FILTER #3 INFLUENT FROM SPLITTER BOX TO 12" OUTSIDE OF FILTER #3 |
| | B. INSTALL TEMPORARY 8" BYPASS OF SPLITTER BOX TO ROUTE CROSS CREEK DIRECT TO FILTER 3 |
| II | DEMOLITION OF EXISTING INFRASTRUCTURE |
| | A. DEMO AND REMOVE SPLITTER BOX AND EXISTING 12" CIP OVERFLOW |
| | B. DEMO AND REMOVE EXISTING CHAINLINK FENCE |
| | C. DEMO AND REMOVE FILTERS 1 AND 2 AND 8" CIP OUTLET TO CLEARWELL FROM EACH (ISOLATE VALVES AT VALVE SHED) |
| | D. DEMO AND REMOVE 15" CIP STORM DRAIN |
| III | CONSTRUCTION OF WTP BUILDING |
| | A. LAY UP YARD PIPING: 8"-RAW, 4"-GW3, 4"-GW4, 10"-FW, 10"-CIPW, 2"-RCY, 8"-BWW |
| | B. CONSTRUCT MEMBRANE TREATMENT BUILDING |
| IV | COMPLETE START UP OF WELLS |
| | A. COMPLETE YARD PIPING TIE IN'S: GW3, GW4 |
| | B. ISOLATE GW4 VALVE TO CLEARWELL AND ABANDON PIPING |
| | C. ISOLATE GW3 VALVE AT VALVE SHED AND ABANDON PIPING |
| V | DECOMISSION AND MODIFY FILTER 3 |
| | A. REMOVE 8" TEMPORARY SPLITTER BOX BYPASS |
| | B. COMPLETE YARD PIPING TIE INS: 8"-BWW, 2"-RCY |
| | C. REMOVE 12" RAW WATER PIPE |
| VI | START UP NEW WTP PROCESS |
| | A. COMPLETE YARD PIPING TIE INS: 8"-RAW, 10"-FW |

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEEER | A. DODD |
| CIVIL | M. ENDRIS |
| STRUCTURAL | M. HERRERA |
| PROCESS | M. HOWARD |
| ELECTRICAL | J. HUCKENPAHLER |
| I & C | C. AUDO |
| DRAWN BY | M.ENDRIS |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED
MADELINE K. ENDRIS
0062259
04-24-2026
PROFESSIONAL ENGINEER

# TOWN OF MINTURN
# WATER TREATMENT PLANT

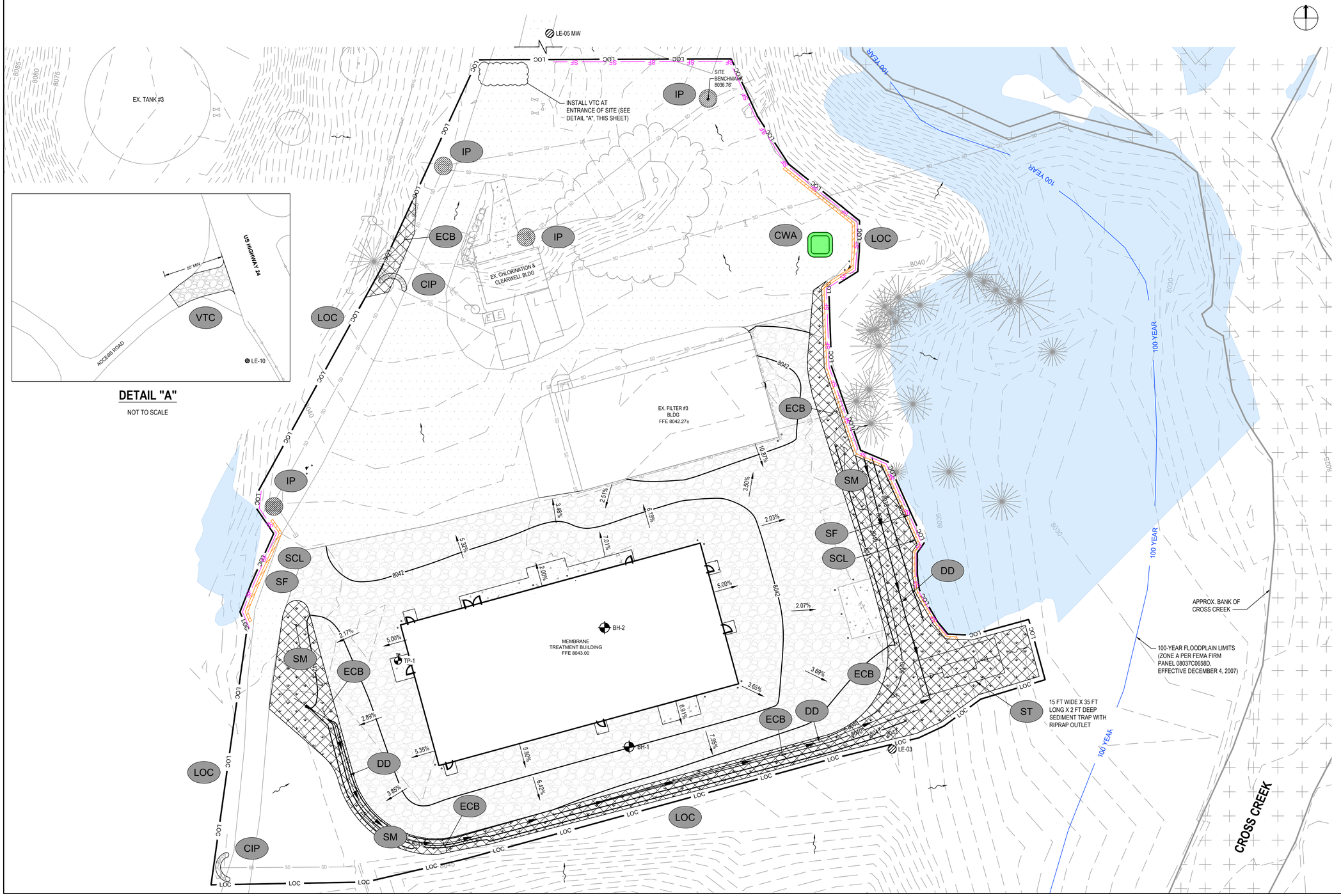
## SITE WORK SEQUENCING PLAN

0 1" 2"

FILENAME 02C-103.DWG
SCALE 1"=20'

SHEET 02C-103
Page 39 of 177

C:\USERS\EPAZDC\ACCDOCS\HDR\10348601_MINTURN_WTP_DESIGN_2022 ACC\PROJECT FILES\HDR\01 - WATER TREATMENT PLANT_SHEETS\02C-103.DWG
10/17/2023 8:27:10 AM




## DETAIL "A"

NOT TO SCALE




## EROSION CONTROL LEGEND:

| | |
|---|---|
| LOC | LIMITS OF CONSTRUCTION (1.7 ACRE) |
| SF | SILT FENCE (420 LF) |
| IP | INLET PROTECTION |
| CIP | CULVERT INLET PROTECTION |
| CWA | CONCRETE WASHOUT AREA |
| SCL | SEDIMENT CONTROL LOG (290 LF) |
| SM | SEEDING AND MULCHING (0.16 ACRE) |
| VTC | VEHICLE TRACKING CONTROL |
| DD | DIVERSION DITCH (400 LF) |
| ECB | EROSION CONTROL BLANKET (780 SY) |
| ST | SEDIMENT TRAP |
| XX / XX / XX | BORING HOLE/TEST PIT |

## GENERAL NOTES

A. ALL BMPS EXCEPT SEEDING AND MULCHING AND EROSION CONTROL BLANKETS SHALL BE INSTALLED PRIOR TO CONSTRUCTION. SEEDING AND MULCHING ADN EROSION CONTROL BLANKETS SHALL BE INSTALLED AFTER GRADING ACTIVITIES ARE COMPLETED FOR FINAL STABILIZATION OF THE SITE.

B. GROUNDWATER MAY BE ENCOUNTERED DURING CONSTRUCTION. PER GEOTECHNICAL INVESTIGATIONS AND MONITORING WELL RECORDINGS (LE-05 MW, INSTALLED NOVEMBER 2022), THE GROUNDWATER TABLE WITHIN THE PROJECT AREA VARIES FROM APPROXIMATELY 4 TO 16 FEET BELOW GROUND SURFACE ELEVATION.

C. NO WORK SHALL BE PERMITTED WITHIN WETLANDS. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WETLAND BOUNDARIES IN THE FIELD AS REQUIRED.

D. SEE SHEETS 90C-504, 90C-505, 90C-506, AND 90C-507 FOR BMP DETAILS.

E. CONTRACTOR TO DETERMINE STABILIZED STAGING AREA(S) AND STOCKPILE LOCATION(S).

F. REFER TO SHEET 02C-100 FOR SURVEY CONTROL.

20 0 20 40
SCALE IN FEET

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEER | A. DODD |
| CIVIL | M. ENDRIS |
| STRUCTURAL | M. HERRERA |
| PROCESS | M. HOWARD |
| ELECTRICAL | J. HUCKENPAHLER |
| I & C | C. AUDO |
| DRAWN BY | M.ENDRIS |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED
MADELINE K. ENDRIS
0062259
04-24-2026
PROFESSIONAL ENGINEER

Minturn

# TOWN OF MINTURN
# WATER TREATMENT PLANT

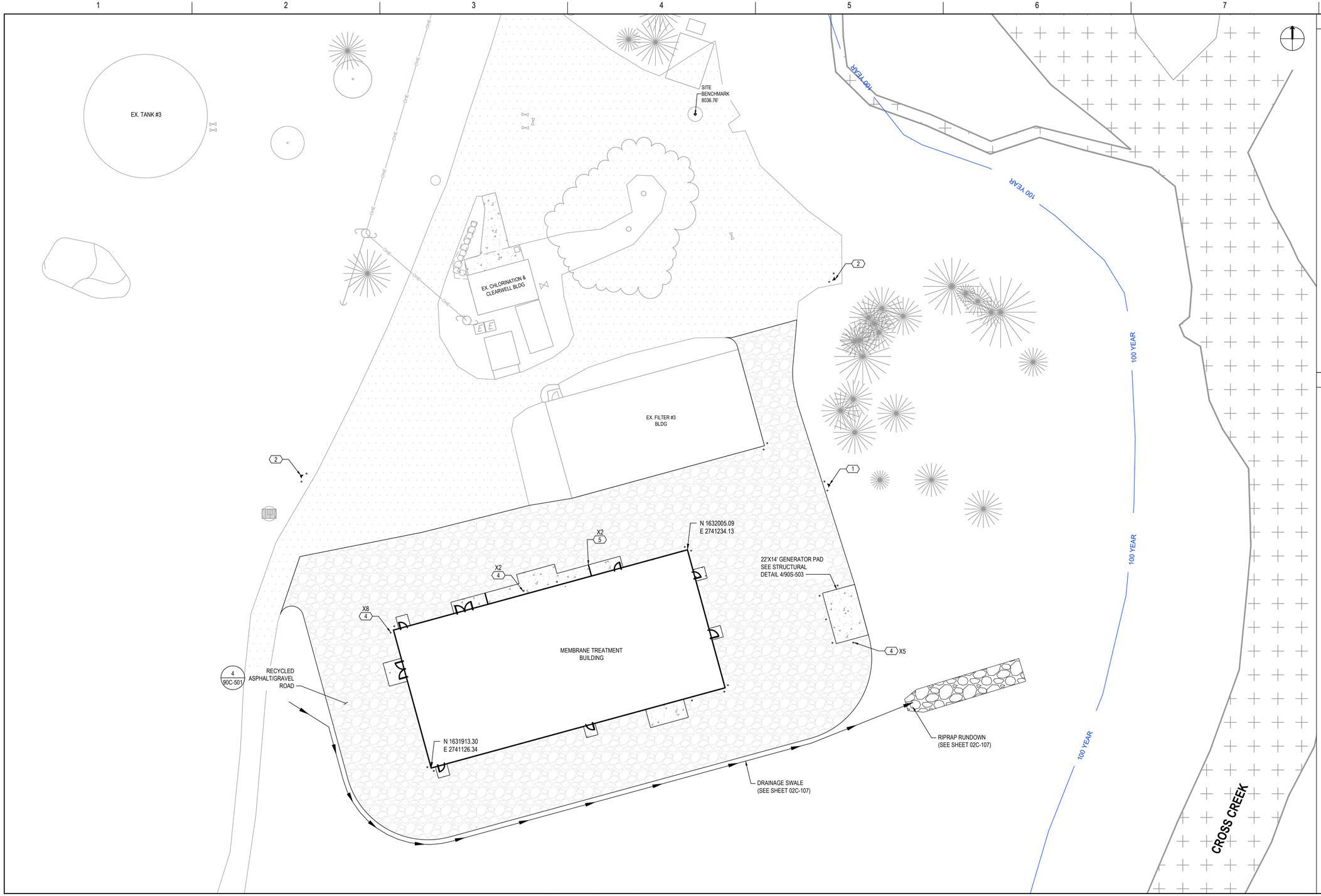
## SITE WORK
## EROSION & SEDIMENT CONTROL PLAN

0 1" 2"

FILENAME 02C-104.DWG
SCALE 1"=20'

SHEET
02C-104
Page 40 of 177

C:\USERS\EPAZ\DOCACCDOCS\HDR\10348601_MINTURN_WTP_DESIGN_2022 ACC\PROJECT FILES\HDR01 - WATER TREATMENT PLANT_SHEETS\02C-104.DWG
10/17/2023 8:27:10 AM




## GENERAL NOTES

A REFER TO SHEET 02C-100 FOR SURVEY CONTROL.

## KEY NOTES (##)

1 INSTALL FIRE HYDRANT AND 2 - BOLLARDS. SEE DETAIL 2, SHEET 90C-501 AND DETAIL 1, SHEET 90C-502.

2 INSTALL BLOW-OFF ASSEMBLY AND 2 - BOLLARDS. SEE DETAILS 1 AND 2, SHEET 90C-502.

3 INSTALL SURFACE MOUNTED BOLLARDS. SEE DETAIL 2, SHEET 06A-601.

4 INSTALL BOLLARDS. SEE DETAIL 1, SHEET 90C-502.

5 PROVIDE CHASE FOR DOWNSPOUT TROUGH. SEE SHEET 06A-101.

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEEER | A. DODD |
| CIVIL | M. ENDRIS |
| STRUCTURAL | M. HERRERA |
| PROCESS | M. HOWARD |
| ELECTRICAL | J. HUCKENPAHLER |
| I & C | C. AUDO |
| DRAWN BY | M. ENDRIS |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED
MATTHEW K. ENDRIS
0062259
04-24-2026
PROFESSIONAL ENGINEER

TOWN OF MINTURN
WATER TREATMENT PLANT

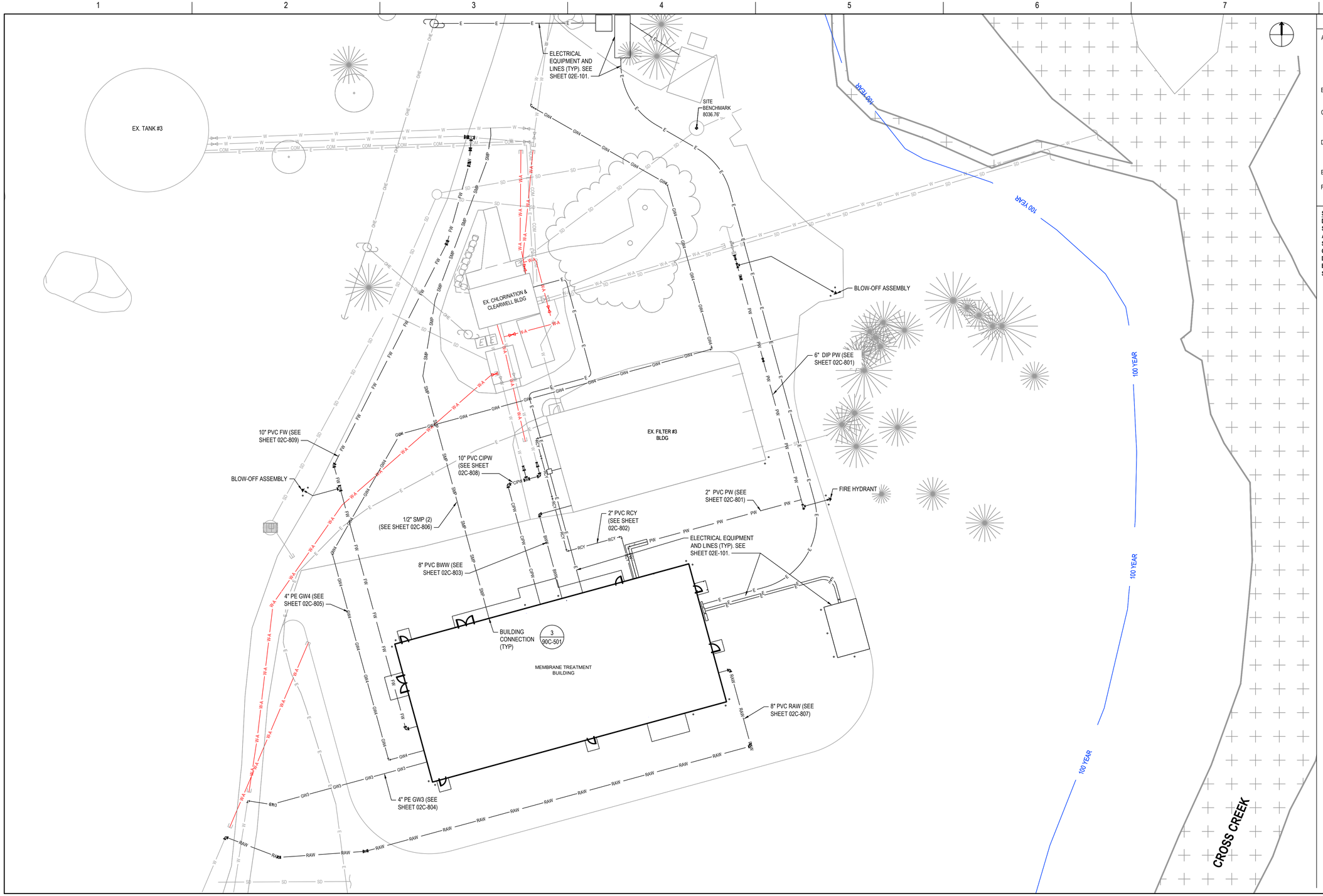
SITE WORK
SITE PLAN

0 1" 2"

FILENAME 02C-105.DWG
SCALE 1"=20'

SHEET 02C-105
Page 41 of 177

C:\USERS\EPAZDCAC2DOCS\HDR\10348601_MINTURN_WTP_DESIGN_2022 ACC\PROJECT FILES\HDR\01 - WATER TREATMENT PLANT_SHEETS\02C-105.DWG
10/17/2023 8:27:10 AM




## GENERAL NOTES

A. . HORIZONTAL AND VERTICAL LOCATION OF EXISTING UTILITIES ARE BASED ON RECORD DRAWINGS. USING HYDROEXCAVATION, FIELD VERIFY EXACT LOCATION, DEPTH, SIZE AND MATERIAL AT THE START OF CONSTRUCTION ACTIVITY AND IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES WITH THE DESIGN DOCUMENTS.

B. ALL EXISTING UTILITIES TO REMAIN AND BE PROTECTED IN-PLACE EXCEPT FOR WHERE NOTED OTHERWISE ON PLANS.

C. ALL VALVE COVERS, FIRE HYDRANTS, AND OTHER WATER APPARATUS SHALL BE IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL SPECIFICATIONS.

D. CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY INTERRUPTION OF THE WATER PLANT WITH MINTURN PRIOR TO CONSTRUCTION.

E. REFER TO SHEETS 00D-603 AND 00D-604 FOR PIPE SCHEDULES.

F. REFER TO SHEET 02C-100 FOR SURVEY CONTROL.

**SUBSURFACE UTILITY INVESTIGATION:**
**DUE TO LACK OF SURFACE FEATURES, THE EXISTING UTILITIES ARE SHOWN ON THE DRAWINGS TO "QUALITY LEVEL D" PER THE AVAILABLE RECORD DRAWINGS. THE UTILITY LOCATE INFORMATION SHOWN ON THE DRAWINGS SHALL NOT ALLEVIATE THE CONTRACTOR FROM VERIFYING ALL UTILITY LOCATIONS AND DEPTHS SHOWN IN THE CONTRACT DOCUMENTS PRIOR TO BEGINNING CONSTRUCTION. THE DRAWINGS WITHOUT VERIFICATION SHALL BE AT THE SOLE DISCRETION OF THE CONTRACTOR.**

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEEER | A. DODD |
| CIVIL | M. ENDRIS |
| STRUCTURAL | M. HERRERA |
| PROCESS | M. HOWARD |
| ELECTRICAL | J. HUCKENPAHLER |
| I & C | C. AUDO |
| DRAWN BY | M. ENDRIS |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED — MADELINE K. ENDRIS — 0062259 — 04.24.2026 — PROFESSIONAL ENGINEER

# TOWN OF MINTURN WATER TREATMENT PLANT

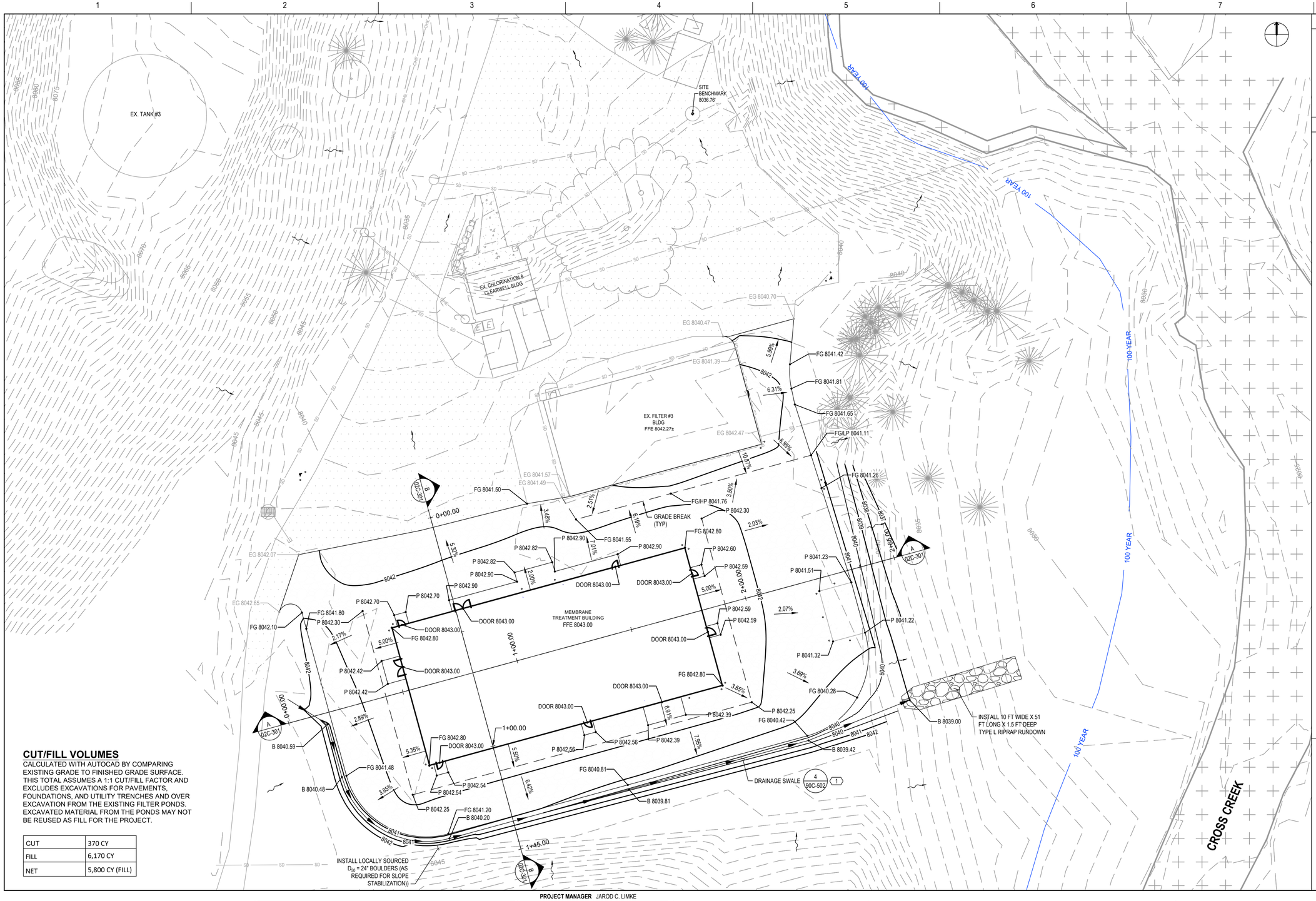
## SITE WORK UTILITY PLAN

0 1" 2"

FILENAME 02C-106.DWG
SCALE 1"=20'

SHEET 02C-106
Page 42 of 177

C:\USERS\EPAZDOC\ACCDOCS\HDR\10348601_MINTURN_WTP_DESIGN_2022 ACC\PROJECT FILES\HDR\01 - WATER TREATMENT PLANT_SHEETS\02C-106.DWG
10/17/2023 8:27:10 AM




## GENERAL NOTES

A. CONTRACTOR SHALL VERIFY GRADES AT EXISTING GRAVEL TIE-IN LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

B. SEE STRUCTURAL DRAWINGS FOR DETAILS OF STOOPS AND APPROACH SLABS AT BUILDING EXTERIOR.

C. REFER TO SHEET 02C-100 FOR SURVEY CONTROL.

## KEY NOTES (##)

1 ENSURE POSITIVE DRAINAGE WITHIN SWALE. AVOID HIGH AND LOW POINTS.

## CUT/FILL VOLUMES

CALCULATED WITH AUTOCAD BY COMPARING EXISTING GRADE TO FINISHED GRADE SURFACE. THIS TOTAL ASSUMES A 1:1 CUT/FILL FACTOR AND EXCLUDES EXCAVATIONS FOR PAVEMENTS, FOUNDATIONS, AND UTILITY TRENCHES AND OVER EXCAVATION FROM THE EXISTING FILTER PONDS. EXCAVATED MATERIAL FROM THE PONDS MAY NOT BE REUSED AS FILL FOR THE PROJECT.

| | |
|---|---|
| CUT | 370 CY |
| FILL | 6,170 CY |
| NET | 5,800 CY (FILL) |

## SPOT ELEVATION ABBREVIATIONS

| | |
|---|---|
| FG | FINISHED GRADE |
| EG | EXISTING GRADE |
| FFE | FINISHED FLOOR ELEVATION |
| P | PAVEMENT |
| B | BOTTOM OF SWALE |
| HP | HIGH POINT |
| LP | LOW POINT |

20 0 20 40
SCALE IN FEET

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEEER | A. DODD |
| CIVIL | M. ENDRIS |
| STRUCTURAL | M. HERRERA |
| PROCESS | M. HOWARD |
| ELECTRICAL | J. HUCKENPAHLER |
| I & C | C. AUDO |
| DRAWN BY | M. ENDRIS |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED
MADELINE K. WINDRUM
0062259
04-24-2026
PROFESSIONAL ENGINEER

Minturn

# TOWN OF MINTURN
# WATER TREATMENT PLANT

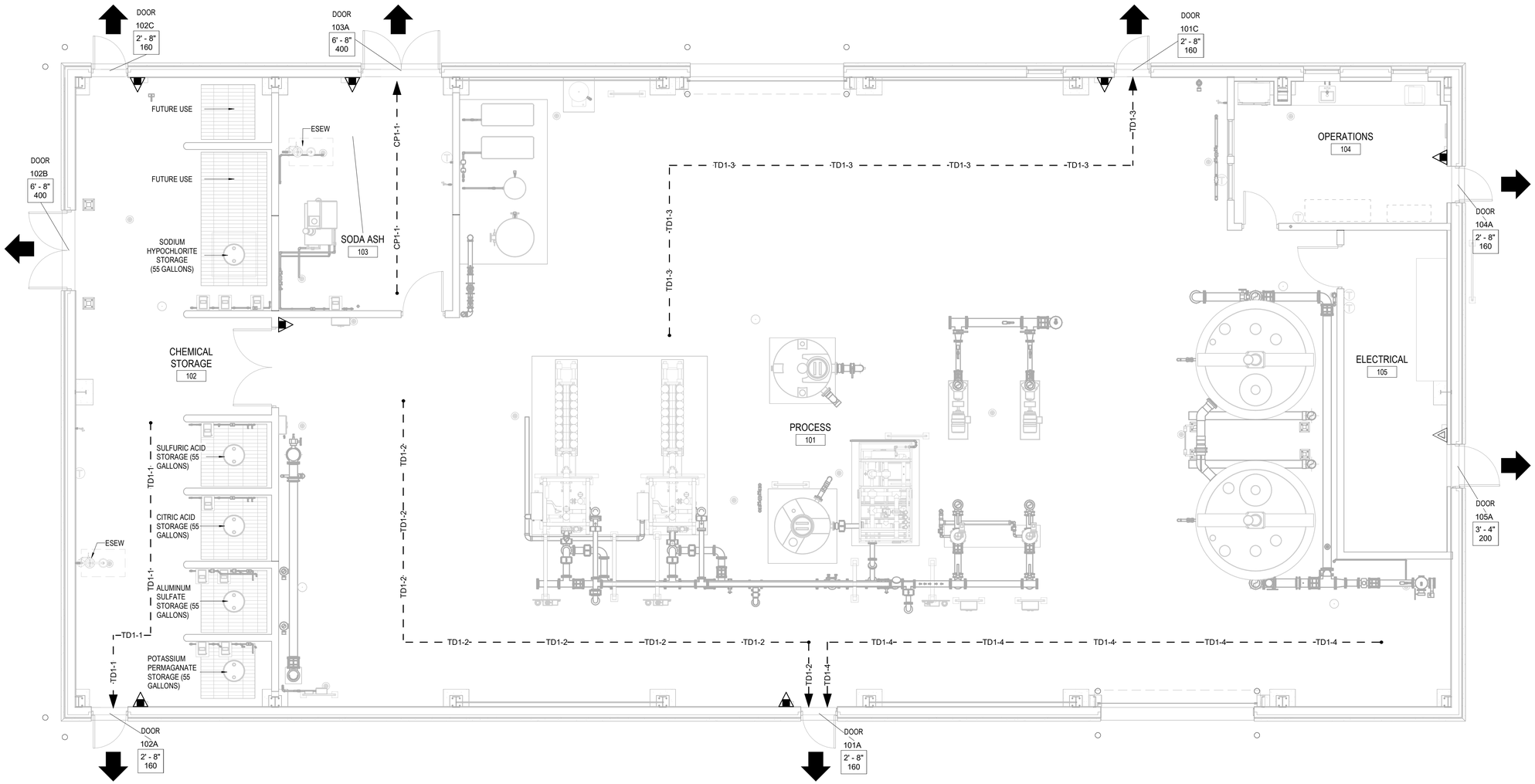
## SITE WORK
## GRADING & DRAINAGE PLAN

0 1" 2"

FILENAME 02C-107.DWG
SCALE 1"=20'

SHEET 02C-107
Page 43 of 177

C:\USERS\EPAZOCA\CCDOCS\HDR\10348601_MINTURN_WTP_DESIGN_2022 ACC\PROJECT FILES\HDR\01 - WATER TREATMENT PLANT_SHEETS\02C-107.DWG
10/17/2023 8:27:10 AM




**LIFE SAFETY NOTES:**

1. FOR EXIT LIGHTS AND EMERGENCY LIGHTING, SEE ELECTRICAL LIGHTING DRAWINGS (E SERIES).

**LIFE SAFETY SYMBOLS:**

**EXIT DOOR TAG**

| | |
|---|---|
| A | CLEAR DOOR WIDTH [FEET - INCHES] |
| B | OCCUPANT LOAD CAPACITY [NO.OF PEOPLE] |

**OTHERS**

FIRE EXTINGUISHER

FIRE EXTINGUISHER (CLEAN AGENT)

**LINE TYPES FOR MEANS OF EGRESS:**

| COMPONENT | SYMBOL |
|---|---|
| TRAVEL DISTANCE | TD |
| COMMON PATH | CP |

**EXIT DISCHARGE**

EXIT DISCHARGE ARROW

**MEANS OF EGRESS WIDTH CAPACITY**

| EXIT ID | PROVIDED EGRESS CAPACITY - LEVEL COMPONENTS & RAMPS | | |
|---|---|---|---|
| | EGRESS CAPACITY FACTOR | CLEAR WIDTH | OCCUPANT LOAD CAPACITY |
| 101A | 0.2 | 2' - 8" | 160 |
| 101C | 0.2 | 2' - 8" | 160 |
| 102A | 0.2 | 2' - 8" | 160 |
| 102B | 0.2 | 6' - 8" | 400 |
| 102C | 0.2 | 2' - 8" | 160 |
| 103A | 0.2 | 6' - 8" | 400 |
| 104A | 0.2 | 2' - 8" | 160 |
| 105A | 0.2 | 3' - 4" | 200 |

**MEANS OF EGRESS ARRANGEMENT DISTANCE SCHEDULE - BUILDING SUMMARY**

| EGRESS PATH ID | EGRESS DISTANCE | |
|---|---|---|
| | PROVIDED | MAXIMUM PERMITTED |
| CP1-1 | 19' - 6" | 75' - 0" |
| TD1-1 | 29' - 6" | 200' - 0" |
| TD1-2 | 65' - 0" | 200' - 0" |
| TD1-3 | 66' - 0" | 200' - 0" |
| TD1-4 | 56' - 6" | 200' - 0" |

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEER | A. DODD |
| STRUCTURAL | M. HERRERA |
| ARCHITECTURAL | R. McKINLEY |
| PROCESS | M. HOWARD |
| MECHANICAL | K. CHAUDHARI |
| I & C | C. AUDO |
| DRAWN BY | J. HOLTZ |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED
MICHAEL J SHUMATE
PE.0058999
PROFESSIONAL ENGINEER
4/24/2026

TOWN OF MINTURN
WATER TREATMENT PLANT

# MEMBRANE TREATMENT BUILDING LIFE SAFETY

0 1" 2"

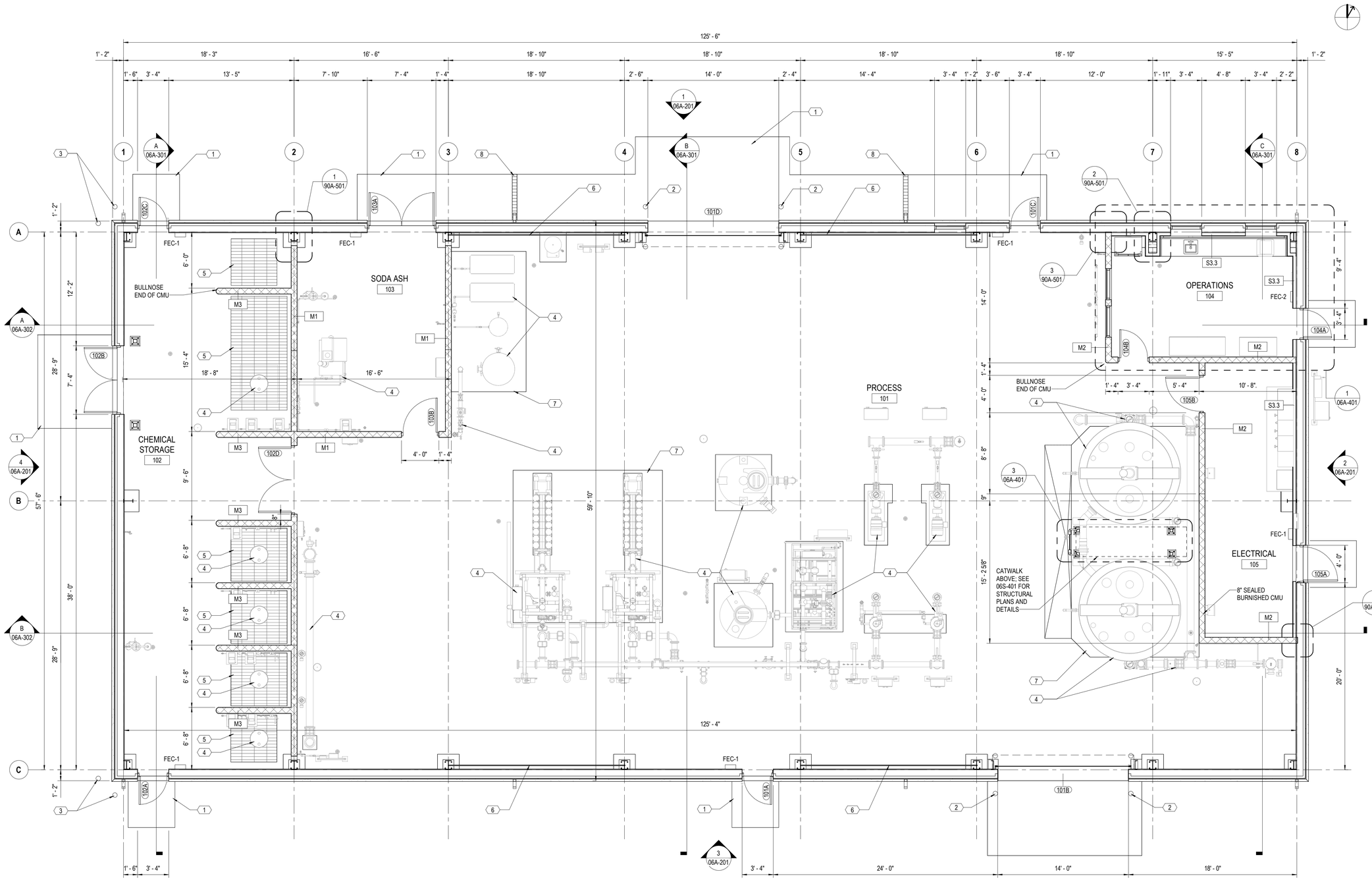
FILENAME 10348601_05A -MEMBRANE TREATMENT.RVT

SCALE 3/16" = 1'-0"

SHEET 06A-100



Autodesk Docs://10348601_Minturn_WTP_Design_2026 ACC/10348601_06A - MEMBRANE TREATMENT.rvt
4/21/2026 8:17:31 AM




## GENERAL NOTES

A. SEE 06A-100 FOR CODE REQUIREMENTS, EGRESS, AND FIRE EXTINGUISHER LOCATIONS.

B. SEE 90A-501 FOR WALL TYPE DETAILS.

C. SEE 06A-601 FOR DOOR AND FINISH SCHEDULES.

D. DIMENSIONS ARE TO FACE OF BLOCK, MASONRY OPENING, PEMB STRUCTURAL LINE, OR CENTERLINE AS NOTED.

E. SEE 06S-102 FOR FLOOR SLOPE TO DRAIN.

## KEYNOTES (##)

1 ENTRY STOOP AND APPROACH SLAB; SEE STRUCTURAL FOUNDATION PLAN.

2 DOOR BOLLARD ASSEMBLY; SEE DETAIL 1/06A-601.

3 EXTERIOR BOLLARD; SEE DETAIL 1/90C-502.

4 PROCESS PIPES, PUMPS, TANKS, ETC; SEE D-SERIES.

5 FRP GRATE AT CONTAINMENT PIT; SEE STRUCTURAL PLANS FOR SIZE AND LOCATION.

6 CROSS BRACING BY PEMB; SEE FRAMING PLANS.

7 HOUSEKEEPING PAD; SEE STRUCTURAL PLANS.

8 PROVIDE TRENCH AND TROUGH AT DOWNSPOUT LOCATIONS THAT MEET SIDEWALK.

| | | |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |
| ISSUE | DATE | DESCRIPTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEER | A. DODD |
| STRUCTURAL | M. HERRERA |
| ARCHITECTURAL | R. McKINLEY |
| PROCESS | M. HOWARD |
| MECHANICAL | K. CHAUDHARI |
| I & C | C. AUDO |
| DRAWN BY | J. HOLTZ |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED RICHARD KENNETH MACKINLEY ARC.00406738 2026-04-24 ARCHITECT

Minturn

# TOWN OF MINTURN
# WATER TREATMENT PLANT

## MEMBRANE TREATMENT BUILDING ARCHITECTURE PLAN

0 1" 2"

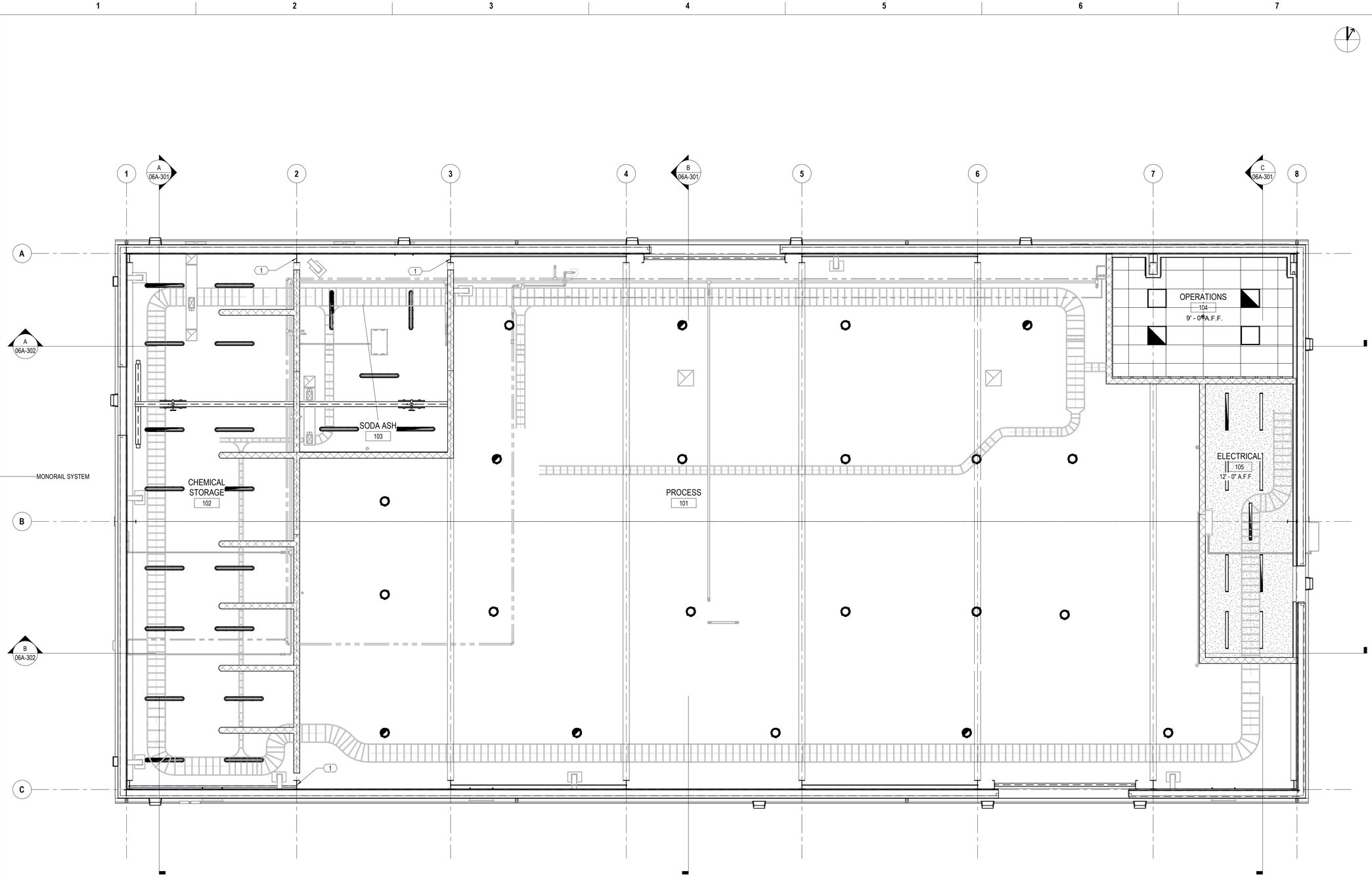
FILENAME 10348601_05A -MEMBRANE TREATMENT.RVT

SCALE 3/16" = 1'-0"

SHEET 06A-101

Page 77 of 177

Autodesk Docs://10348601_Minturn_WTP_Design_2026 ACC/10348601_06A - MEMBRANE TREATMENT.rvt
4/21/2026 8:17:33 AM




## GENERAL NOTES

A. SEE MECHANICAL AND ELECTRICAL FOR DUCTS, LIGHTS, AND POWER.

B. SEE ROOM FINISH SCHEDULE 06A-601 FOR CEILING FINISHES.

## KEYNOTES (##)

1 SEE STANDARD DETAIL 1/90A-501 FOR COLUMN TO WALL CONNECTIONS.

## REFLECTED CEILING LEGEND

- SUSPENDED 2x4 ACT CEILING
- GYPSUM CEILING
- PENDANT LIGHT
- PENDANT LIGHT (EMERGENCY)

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEER | A. DODD |
| STRUCTURAL | M. HERRERA |
| ARCHITECTURAL | R. McKINLEY |
| PROCESS | M. HOWARD |
| MECHANICAL | K. CHAUDHARI |
| I & C | C. AUDO |
| DRAWN BY | J. HOLTZ |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED
RICHARD KENNETH MCKINLEY
ARC.00406738
2026-04-24
ARCHITECT

TOWN OF MINTURN
WATER TREATMENT PLANT

# MEMBRANE TREATMENT BUILDING ARCHITECTURE REFLECTED CEILING PLAN

0 1" 2"

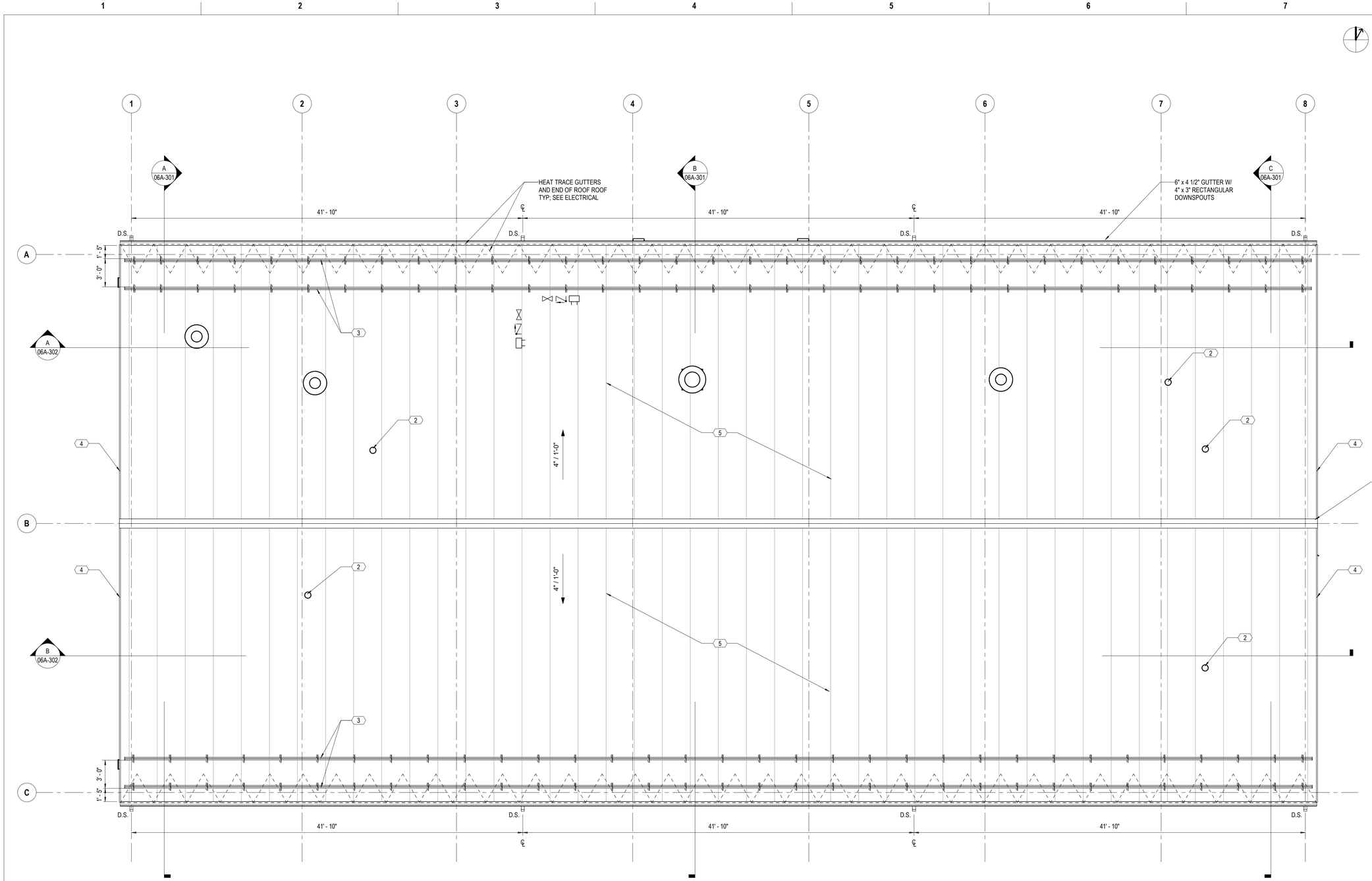
FILENAME 10348601_05A -MEMBRANE TREATMENT.RVT

SCALE 3/16" = 1'-0"

SHEET 06A-102

Page 78 of 177

Autodesk Docs://10348601_Minturn_WTP_Design_2026 ACC/10348601_06A - MEMBRANE TREATMENT.rvt
4/21/2026 6:17:34 AM




## GENERAL NOTES

A. ROOF DRAIN SLOPE IDENTIFIED AT PLAN.

B. ALL DIMENSIONS FROM FACE OF FINISH, UNLESS NOTED OTHERWISE.

C. SEE MECHANICAL FOR ALL ROOF PENETRATIONS.

D. SEAL ALL ROOF PENETRATIONS PER ROOF MFR STANDARDS AND GENERAL DETAILS.

E. PROVIDE GUTTER AND DOWNSPOUTS AS SHOWN AT PLANS AND ELEVATIONS.

F. ROOF EDGE AND RIDGE TRIM BY PEMB MANF.

G. SEE PEMB SECTION 13 34 19 FOR ROOF ASSEMBLY.

## KEYNOTES (##)

2 VENT PIPE THRU ROOF; SEE DETAIL 5/90A-503.

3 SNOW RETENTION ASSEMBLY; SEE SPEC SECTION 13 34 19.

4 GABLE END TRIM - MANF. STANDARD.

5 METAL ROOF PANEL SYSTEM; SEE SPEC SECTION 13 34 19.

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEER | A. DODD |
| STRUCTURAL | M. HERRERA |
| ARCHITECTURAL | R. McKINLEY |
| PROCESS | M. HOWARD |
| MECHANICAL | K. CHAUDHARI |
| I & C | C. AUDO |
| DRAWN BY | J. HOLTZ |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED
RICHARD KENNETH MCKINLEY
REG. ARC.00407758
2026-04-24
ARCHITECT

TOWN OF MINTURN
WATER TREATMENT PLANT

MEMBRANE TREATMENT BUILDING
ARCHITECTURE ROOF PLAN

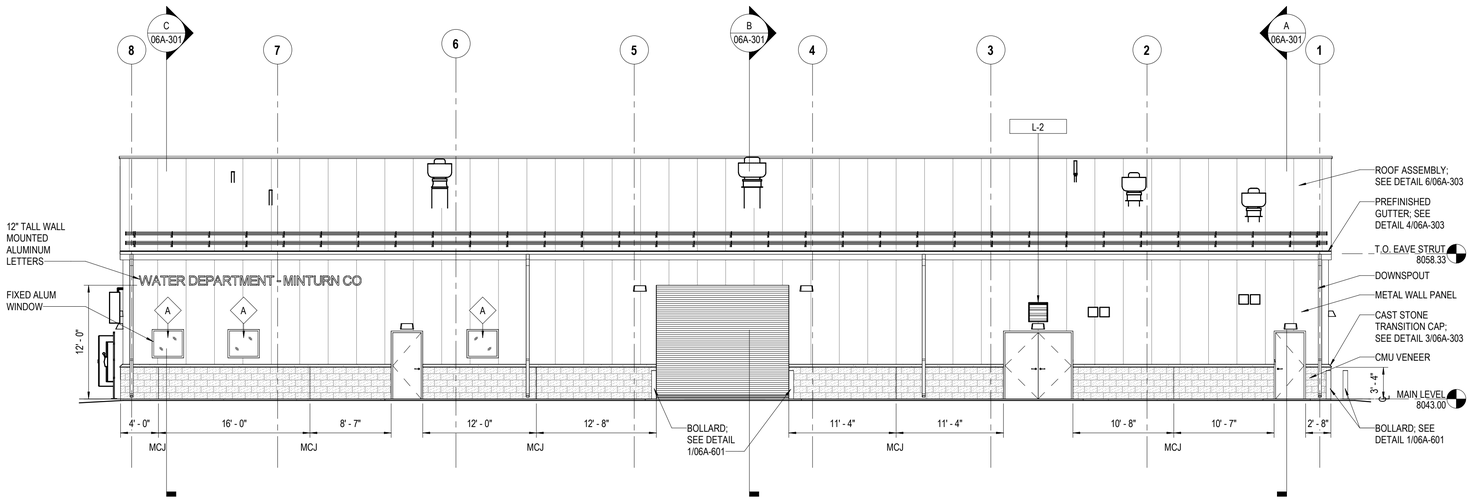
0 1" 2"

FILENAME 10348601_05A -MEMBRANE TREATMENT.RVT

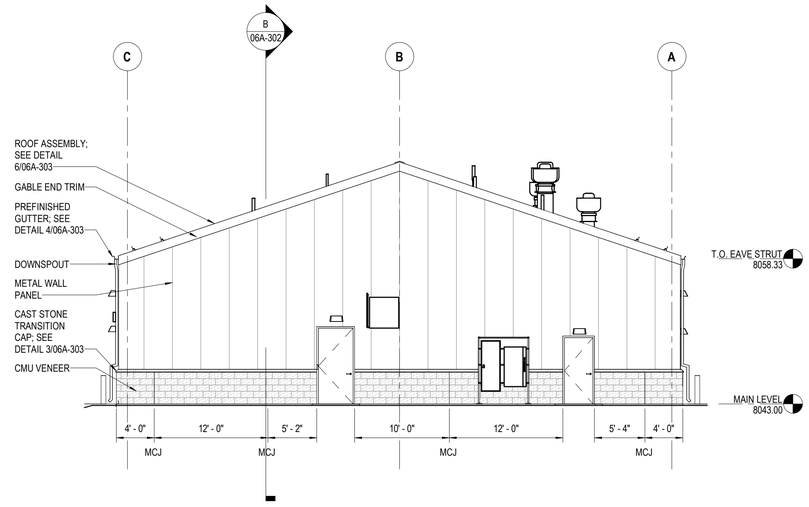
SCALE 3/16" = 1'-0"

SHEET 06A-103
Page 79 of 177

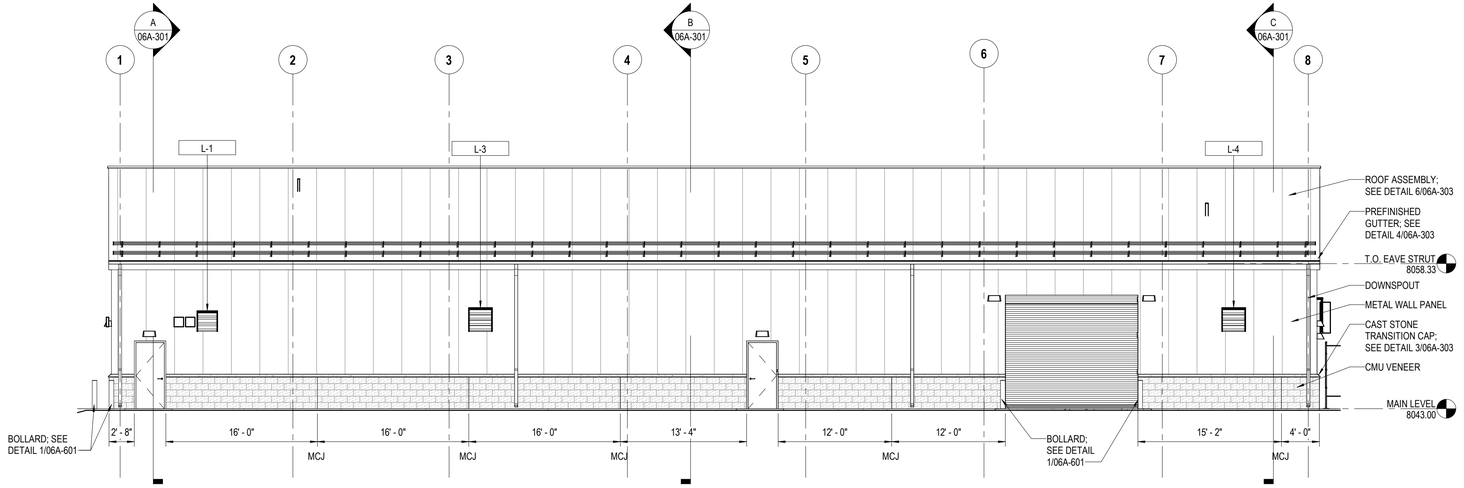
Autodesk Docs://10348601_Minturn_WTP_Design_2026 ACC/10348601_06A - MEMBRANE TREATMENT.rvt
4/21/2026 8:17:35 AM



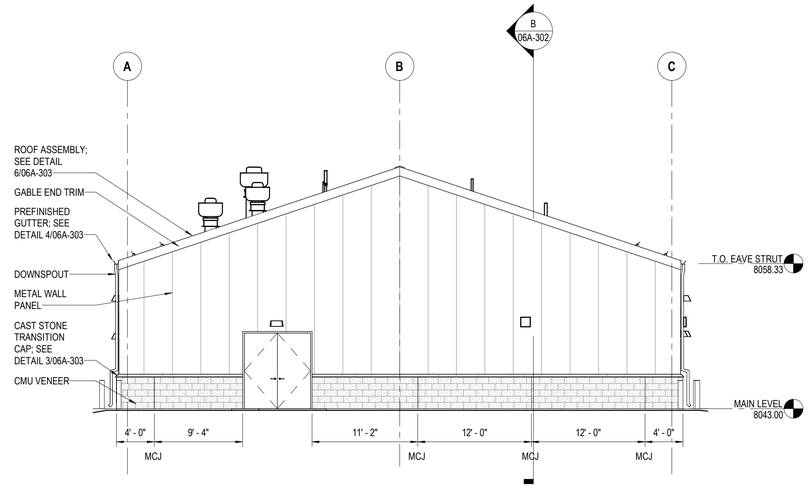

1 06A-201 NORTH ELEVATION
1/8" = 1'-0"




2 06A-201 EAST ELEVATION
1/8" = 1'-0"




3 06A-201 SOUTH ELEVATION
1/8" = 1'-0"




4 06A-201 WEST ELEVATION
1/8" = 1'-0"

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEER | A. DODD |
| STRUCTURAL | M. HERRERA |
| ARCHITECTURAL | R. McKINLEY |
| PROCESS | M. HOWARD |
| MECHANICAL | K. CHAUDHARI |
| I & C | C. AUDO |
| DRAWN BY | J. HOLTZ |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED RICHARD KENNETH MCKINLEY ARC.00406738 2026-04-24 ARCHITECT

Minturn

# TOWN OF MINTURN
# WATER TREATMENT PLANT

## MEMBRANE TREATMENT BUILDING
## ARCHITECTURE EXTERIOR ELEVATIONS

0 1" 2"

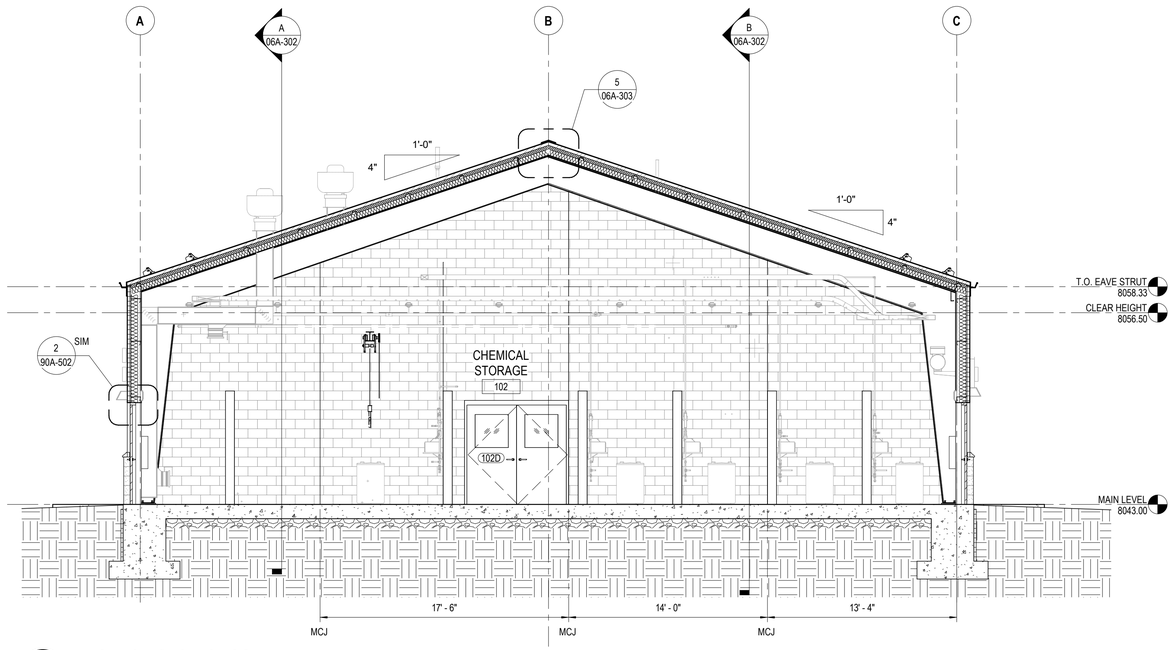
FILENAME 10348601_05A -MEMBRANE TREATMENT.RVT

SCALE 1/8" = 1'-0"

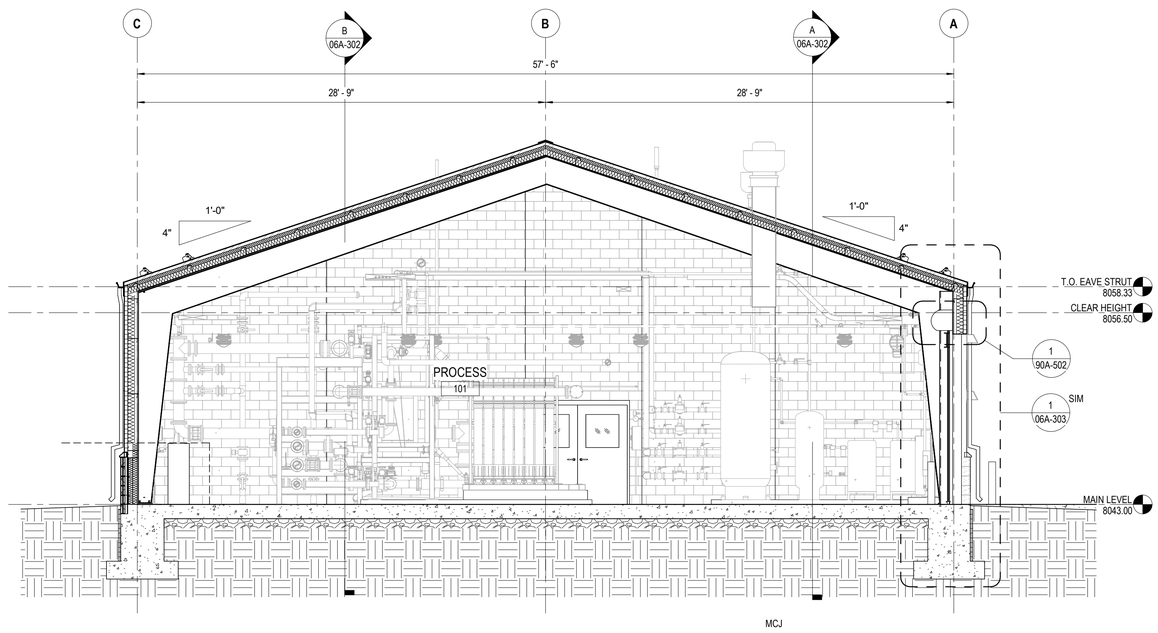
SHEET 06A-201
Page 80 of 177



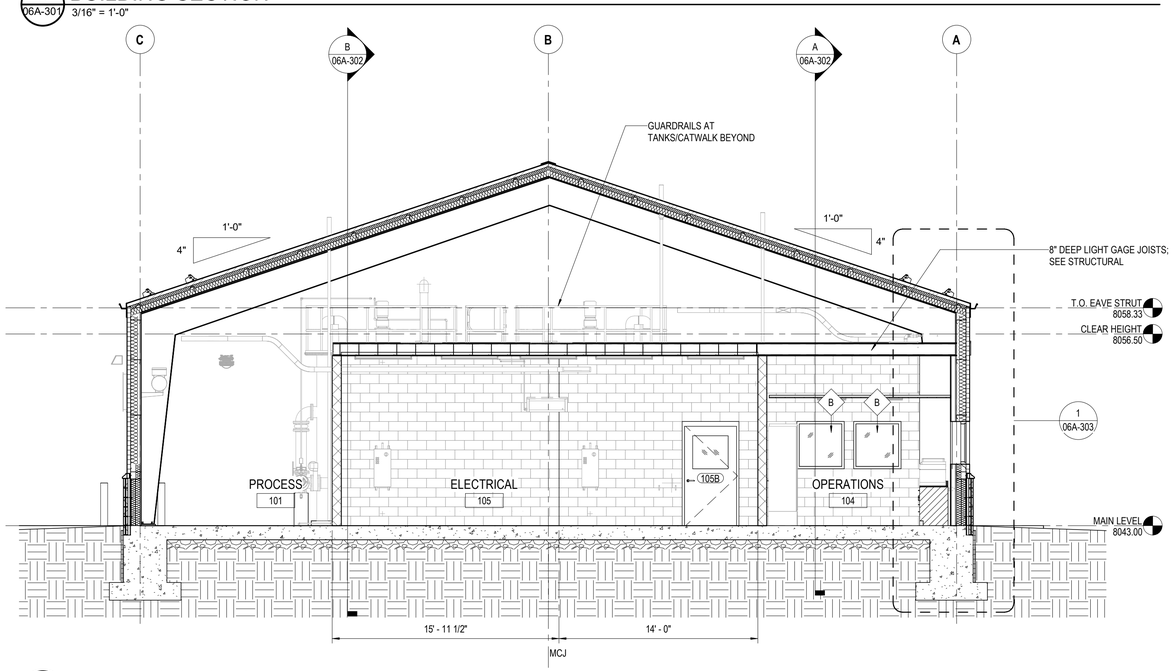
Autodesk Docs://10348601_Minturn_WTP_Design_2026 ACC/10348601_06A - MEMBRANE TREATMENT.rvt
4/21/2026 8:17:41 AM




A 06A-301 BUILDING SECTION
3/16" = 1'-0"




B 06A-301 BUILDING SECTION
3/16" = 1'-0"




C 06A-301 BUILDING SECTION
3/16" = 1'-0"

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| PROJECT MANAGER | JAROD C. LIMKE |
| PROJECT ENGINEER | A. DODD |
| STRUCTURAL | M. HERRERA |
| ARCHITECTURAL | R. McKINLEY |
| PROCESS | M. HOWARD |
| MECHANICAL | K. CHAUDHARI |
| I & C | C. AUDO |
| DRAWN BY | J. HOLTZ |
| PROJECT NUMBER | 10348601 |

COLORADO LICENSED
RICHARD KENNETH MCKINLEY
ARC.0040738
2026-04-24
ARCHITECT

TOWN OF MINTURN
WATER TREATMENT
PLANT

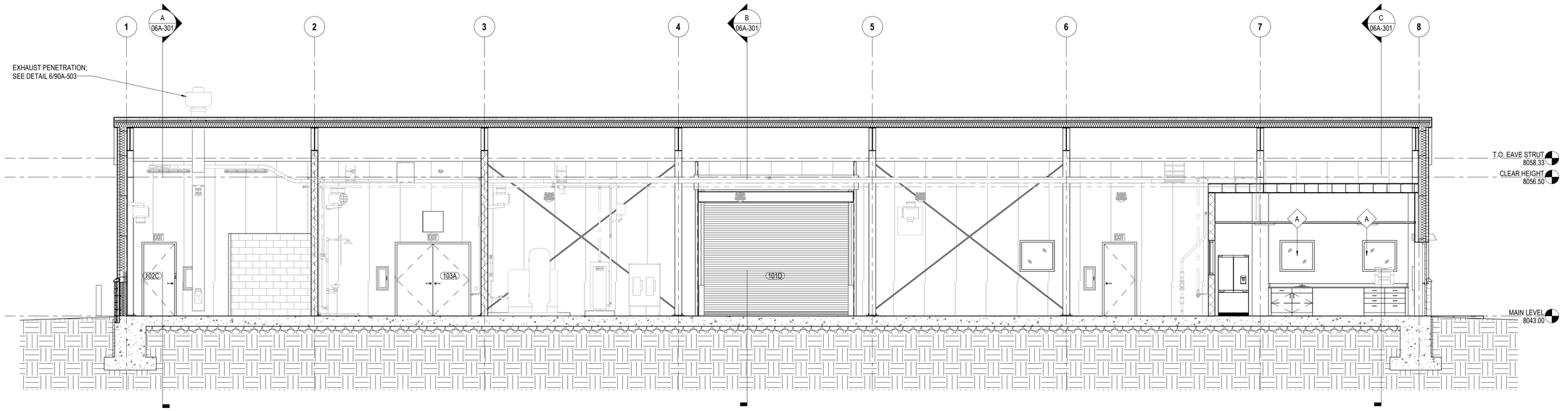
MEMBRANE TREATMENT BUILDING
ARCHITECTURE BUILDING SECTIONS

0 1" 2"

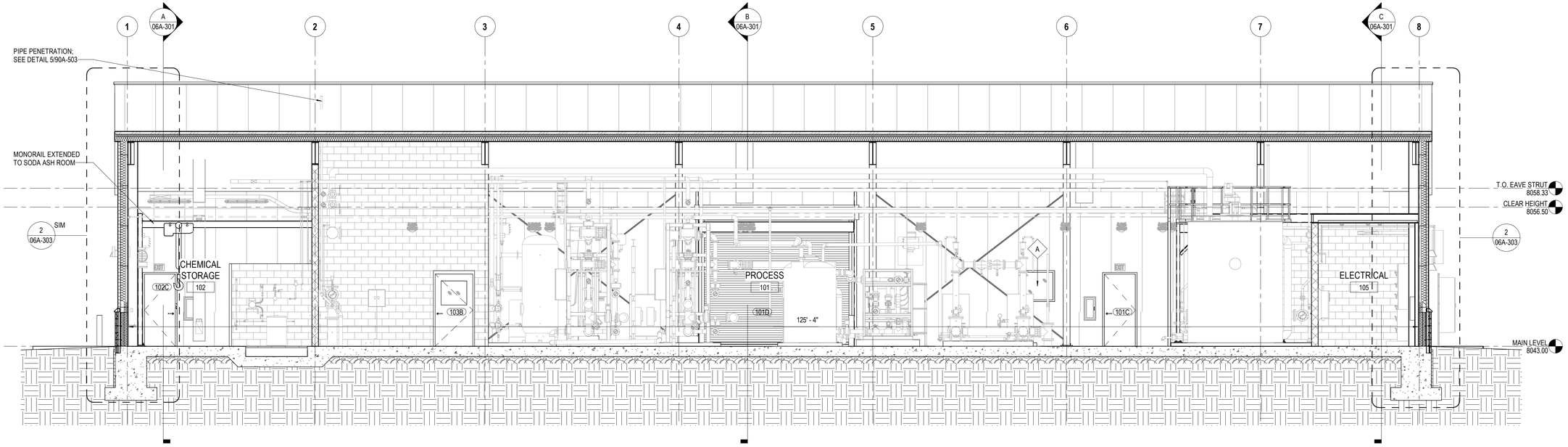
FILENAME 10348601_05A -MEMBRANE TREATMENT.RVT
SCALE 3/16" = 1'-0"

SHEET
06A-301
Page 81 of 177

Autodesk Docs://10348601_Minturn_WTP_Design_2026 ACC/10348601_06A - MEMBRANE TREATMENT.rvt
4/21/2026 8:17:44 AM




A 06A-302 **BUILDING SECTION**
3/16" = 1'-0"




B 06A-302 **BUILDING SECTION**
3/16" = 1'-0"

| ISSUE | DATE | DESCRIPTION |
|---|---|---|
| 1 | 04/2026 | ISSUED FOR CONSTRUCTION |

| | |
|---|---|
| **PROJECT MANAGER** | JAROD C. LIMKE |
| PROJECT ENGINEER | A. DODD |
| STRUCTURAL | M. HERRERA |
| ARCHITECTURAL | R. McKINLEY |
| PROCESS | M. HOWARD |
| MECHANICAL | K. CHAUDHARI |
| I & C | C. AUDO |
| DRAWN BY | J. HOLTZ |
| **PROJECT NUMBER** | 10348601 |

COLORADO LICENSED
RICHARD KENNETH MCKINLEY
ARC.00406738
2026-04-24
ARCHITECT

**TOWN OF MINTURN**
**WATER TREATMENT PLANT**

**MEMBRANE TREATMENT BUILDING**
**ARCHITECTURE BUILDING SECTIONS**

0 1" 2"

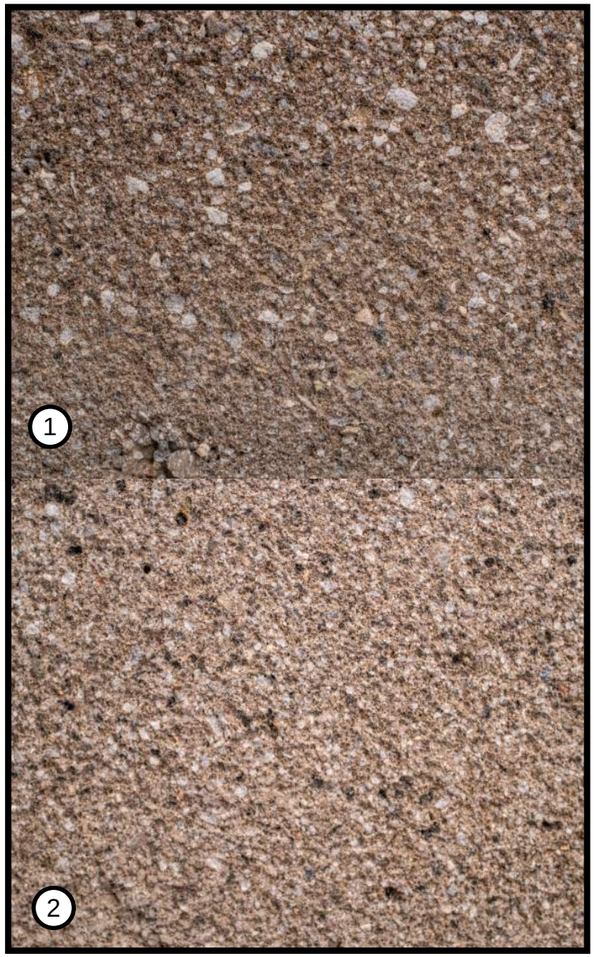
**FILENAME** 10348601_05A -MEMBRANE TREATMENT.RVT
**SCALE** 3/16" = 1'-0"

**SHEET** 06A-302
Page 82 of 177

Autodesk Docs://10348601_Minturn_WTP_Design_2026 ACC/10348601_06A - MEMBRANE TREATMENT.rvt
4/21/2026 8:17:48 AM

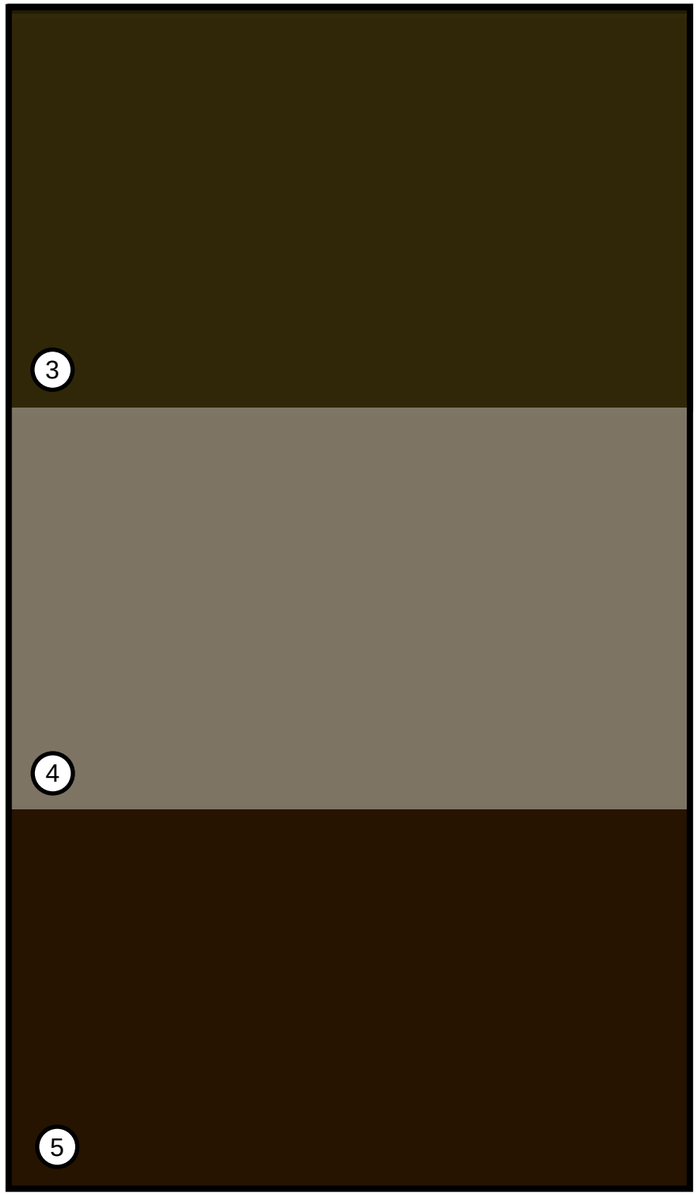
TOWN OF MINTURN
WATER TREATMENT PLANT

PROJECT NO: 10348601
FINISH COLOR BOARD




EXTERIOR CMU-1 VENEER SAMPLES:

1 EXPOSED AGGREGATE - SHOT BLASTED BOULDER BY BLOCK-LITE
OR
2 EXPOSED AGGREGATE - SHOT BLASTED DOESKIN BY BLOCK-LITE

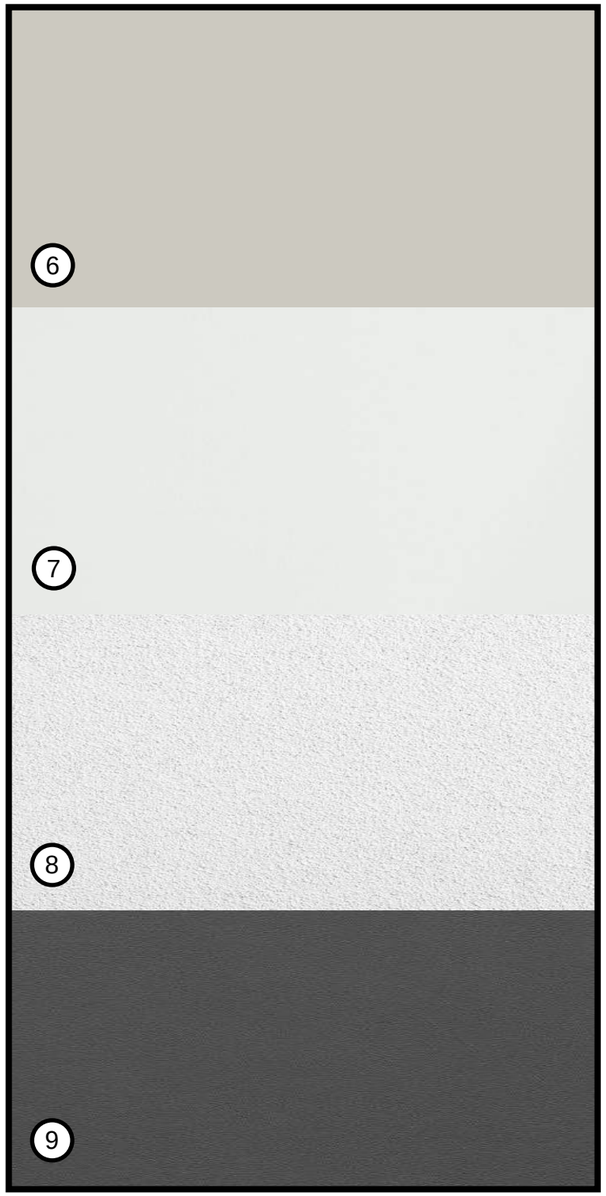



EXTERIOR FINISH SAMPLES:

3 ROOF PANEL: BULTER ROOF SYSTEM MR-24 - COOL HARVEST

4 WALL PANEL: BULTER THERMAWALL SYSTEM - COOL GRAY STONE

5 WINDOW/DOOR FRAMES: KAWNEER AA-MA10C22A42 DARK BRONZE




INTERIOR FINISH SAMPLES:

6 INTERIOR GYP BOARD WALL PAINT: SHERWIN WILLIAMS SW 7015 REPOSE GRAY

7 INTERIOR CEILING PAINT: SHERWIN WILLIAMS SW 7007 CEILING BRIGHT WHITE

8 ACT CEILING: ARMSTRONG ULTIMA WHITE

9 RESILIENT BASE: TARKETT DURACOVE 63 BURNT UMBER

# BRUCHA® color range Group 1

BRUCHA®

grey white
*RAL - 9002*

pure white
*RAL - 9010*

signal white
*RAL - 9003*

# BRUCHA® color range Group 2

light grey
*RAL - 7035*

light ivory
*RAL - 1015*

agate grey
*RAL - 7038*

silk grey
*RAL - 7044*

# BRUCHA® color range Group 3

oxide red
*RAL - 3009*

dusty grey
*RAL - 7037*

anthracite grey *RAL - 7016*

flame red
*RAL - 3000*

copper brown
*RAL - 8004*

gentian blue
*RAL - 5010*

moss green
*RAL - 6005*

VARCO PRUDEN

Building Solutions. Together.™

# COLORS AND FINISHES

## STANDARD WALL, TRIM & ROOF COLORS

Varco Pruden uses high quality paint systems designed to provide long-term performance and protection. Each coating is formulated with thoroughly researched, tested and field proven pretreatments, primers, resins and pigments that can meet your design and performance requirements.

This paint system combines ceramic pigmentation with polyvinylidene fluoride for superior, long-lasting performance. PVDF finishes are respected for their durability, resistance and color retention. Our KXL finishes are warranted for up to 25 years.


Cool Arctic White


Cool Cotton White


Cool Egyptian White


Cool Sierra Tan


Cool Granite Gray


Cool Zinc Gray


Cool Straw Gold


Cool Dark Bronze


Cool Colonial Red


Cool Hemlock Green

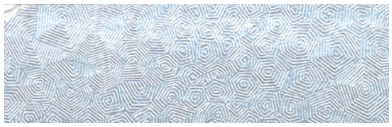

Cool Leaf Green


Cool Bermuda Green


Cool Cobalt Blue


Cool Imperial Blue


Cool Ebony (trim only)


Acrylic Coated Galvalume®*

**Colors printed on this page may not exactly match actual panel colors. Please request panel swatches for true color match.**

Wall panel colors for Panel Rib, RPR, Tech Four & Vee Rib. Roof panel colors for Panel Rib Roof, SSR and 26 & 24 ga. Deck-Liner.
Deck-Liner panel colors are limited to 24 & 26 ga. 22 & 28 ga. Deck-Liner is available in Polyester Interior White only. Panel Rib Panel Liner is available in SMP Cool Cotton White only.
*Acrylic Coated Galvalume® is an option for SSR, Panel Rib Roof or Wall & Deck-Liner.

# LONG-TERM BEAUTY, UNMATCHED PROTECTION, COOL COLOR PERFORMANCE AND SUPERIOR QUALITY.

70% PVDF finishes meet both Kynar 500® and Hylar 5000® specifications. All colors shown approximate actual paint colors as accurately as possible. Actual paint colors may vary. Colors in this guide are for reference only. Varco Pruden Buildings reserves the right to change color offerings shown here without notice. Painted metal samples are available.

Custom color matching is available through Varco Pruden. Orders with custom colors are subject to special pricing and delivery considerations. For SLR II colors, see selection card #6020.

| PHYSICAL AND PERFORMANCE PROPERTIES ON COATED STEEL[1] | | |
|---|---|---|
| Specular Gloss at 60º | ASTM D 523[(2)] | 25-35 |
| Pencil Hardness | ASTM D 3363 | F-2H |
| T-Bend[(3)] | ASTM D 4145 | 2T; No pick off |
| Adhesion | ASTM D 3359 | Reverse impact 1/16" crosshatch; No adhesion loss |
| Humidity Resistance<br>100% humidity @ 95° F | ASTM D 2247<br>ASTM D 714 | Passes 1500 hours<br>No #8 blisters |
| Reverse Impact | ASTM D 2794 | 3.0 x metal thickness, no cracking or adhesion loss |
| Salt Spray Resistance<br>5% salt fog @ 95° F | ASTM B 117 | Passes 1000 hours less than 1/8" avg. creepage from scribe. None or few #8 blisters |
| South Florida Exposure<br>10 yrs. @ 45° | ASTM D 2244<br>ASTM D 4214 | Max 5 fade<br>Max 8 chalk |
| Dry Film Thickness | ASTM D 1400 | 0.20 mil primer; 0.75 mil topcoat |
| Acid Resistance | ASTM D 1308 | 10% muratic acid 24 hours — no effect;<br>20% muratic acid 18 hours — no effect |
| Acid Rain Test | Kesternich $SO_2$ | 15 cycles min. DIN 50018, no objectionable color change |
| Alkali Resistance | ASTM D 1308 | 10%, 25% NaOH, 1 hour; no effect |

**Includes G90 hot dip galvanized and Galvalume 2. American Society for Testing and Materials. 3. Fracturing or rupturing of substrate will rupture coatings. Heavy gauge and clad steel substrates impose limitations on formability. KXL coatings are generally flexible beyond the point of substrate rupture.**

| VP COOL COLOR INFORMATION | | | | | | | |
|---|---|---|---|---|---|---|---|
| Color Name & Code | Solar Reflectance[1] | Thermal Emmitance[2] | SRI[3] | **LEED 2.2** Low Slope Initial SRI>or=78 | **LEED 4.0** Low Slope Initial SRI>or=82 | **LEED 2.2** Steep Slope Initial SRI>or=29 | **LEED 4.0** SteepSlope Initial SRI>or=29 |
| Acrylic Coated Galvalume (no code) | 0.68 | 0.30 | 65 | No | No | Yes | Yes |
| Cool Arctic White – BN5W183B | 0.64 | 0.84 | 76 | No | No | Yes | Yes |
| Cool Bermuda Green – BN5G176B | 0.30 | 0.84 | 29 | No | No | Yes | No |
| Cool Cobalt Blue – BN5L148B | 0.33 | 0.84 | 33 | No | No | Yes | No |
| Cool Colonial Red – BN5R143B | 0.34 | 0.85 | 35 | No | No | Yes | No |
| Cool Cotton White – BN5W184B | 0.76 | 0.84 | 93 | Yes | Yes | Yes | Yes |
| Cool Dark Bronze – BN5N239B | 0.32 | 0.84 | 32 | No | No | Yes | No |
| Cool Ebony – BN5B114B | 0.30 | 0.84 | 29 | No | No | Yes | No |
| Cool Egyptian White – BN5I137B | 0.63 | 0.83 | 74 | No | No | Yes | Yes |
| Cool Granite Gray – BN5A221B | 0.55 | 0.84 | 63 | No | No | Yes | Yes |
| Cool Hemlock Green – BN5G175B | 0.34 | 0.85 | 35 | No | No | Yes | No |
| Cool Imperial Blue – BN5L149B | 0.30 | 0.84 | 29 | No | No | Yes | No |
| Cool Leaf Green – BN5G174B | 0.30 | 0.85 | 30 | No | No | Yes | No |
| Cool Sierra Tan – BN5N235B | 0.49 | 0.84 | 55 | No | No | Yes | Yes |
| Cool Straw Gold – BN5I136B | 0.61 | 0.84 | 72 | No | No | Yes | Yes |
| Cool Zinc Gray – BN5A222B | 0.37 | 0.85 | 39 | No | No | Yes | Yes |

**Authorized Independent Testing Laboratory Results: 1 = AITL ASTM C1549 CRRC Tested Lab Results. 2 = AITL ASTM C1371 CRRC Tested Lab Results. 3 = AITL ASTM E1980 CRRC Tested Lab Results. (Low Slope ≤ 2:12; Steep Slope >2:12)**

**Note: All panels formed from light gauge metal may exhibit waviness, also known as "Oil Canning," commonly occurring in, but not restricted to, flat portions of a panel. This inherent characteristic is not a defect of material and is not cause for rejection.**

- **Kynar 500® is a registered trademark of Arkema.**
- **Hylar 5000® is a registered trademark of Solvay Solexis.**
- **Galvalume® is a registered trademark of BIEC International, Inc.**



6021 Issue Date: 1967 Revised Date: 6/23 ©2023 Varco Pruden Buildings®
a division of BlueScope Buildings North America, Inc. All rights reserved.

**Staff Memo To:** Mayor and Town Council
**From:** Rob Gutierrez, Town Manager
**Date:** June 11, 2026
**Subject:** Application for Encroachment License 93 Nelson Ave

## Summary

Town Council is being asked to consider Ordinance No. 06, Series 2026, on first reading, approving an encroachment license agreement for the property located at 93 Nelson Avenue.

The applicant is requesting authorization for existing improvements consisting of a wood fence, brick/block wall, and related patio/planter area that encroach onto Town-owned property near Nelson Avenue. The encroachment was identified through a recent Improvement Location Certificate prepared in connection with the sale of the property. The applicant has requested approval of a long-term encroachment license so the existing condition can be addressed.

Because the encroachment is permanent or long-term in nature, Chapter 11, Article 3 of the Minturn Municipal Code requires Town Council approval by ordinance for a license agreement.

## Background and Staff Review

The property owner submitted Encroachment / Right-of-Way Occupation Permit Application EN-01-2026 for 93 Nelson Avenue. The application identifies the encroachment as an existing block wall next to a wood fence and a block wall next to a planter/patio yard area. Based on the Improvement Location Certificate and staff's approximate review of the encroachment area, the encroachment is estimated to occupy approximately 20 square feet of Town-owned property near Nelson Avenue. The applicant states that the improvements have existed for an extended period, were present when the current owner purchased the property, and do not obstruct vehicle or pedestrian access, drainage, emergency access, or public use of the area.

Staff reviewed the application, applicant justification, Improvement Location Certificate, and submitted photos. The improvements appear to be located along the edge of the property adjacent to the gravel roadway area and do not appear to obstruct the traveled way.

Under Article 3, the Town Administrator must determine that the encroachment does not constitute a nuisance, impair public use of the right-of-way, or create a traffic hazard. For permanent encroachments, Town Council may approve a long-term license agreement by ordinance if the applicable standards are met, required indemnification and insurance are provided, and there is no public need for the permit area during the license period.

Based on the submitted materials, staff finds that the existing encroachment does not appear to impair the current public use of Nelson Avenue or adjacent Town property. The license agreement should remain revocable, should not convey any ownership interest in Town property, and should require the property owner to maintain the encroachment, indemnify the Town, maintain required liability insurance, and remove the encroachment at the owner's expense if required by the Town in the future.

## License Fee

The Town's adopted encroachment license fee is $16.00 per square foot annually. Based on an estimated encroachment area of 20 square feet, the annual license fee would be $320.00. The property owner will be responsible for payment of the annual license fee for the duration of the encroachment license agreement, unless otherwise amended by Town Council or the Town's adopted fee schedule.

## Recommended Conditions

Staff recommends that any approval be subject to the following conditions:

1. The license shall be limited to the existing fence, brick/block wall, and related patio/planter improvements identified in the application and Improvement Location Certificate.
2. The license shall not authorize expansion, replacement, relocation, or reconstruction of the encroachment without prior written Town approval.
3. The license shall be revocable in accordance with the Minturn Municipal Code and the terms of the license agreement.
4. The property owner shall execute an indemnification agreement in a form acceptable to the Town.
5. The property owner shall maintain umbrella liability insurance covering the encroachment area in an amount not less than $1,000,000, unless otherwise approved by the Town Attorney.
6. The property owner shall be responsible for all maintenance, repair, replacement, and removal costs associated with the encroachment.
7. The encroachment shall not interfere with public access, drainage, utilities, emergency access, snow removal, road maintenance, or any future public improvement.
8. If the Town determines that the encroachment area is needed for a public purpose, public improvement, right-of-way maintenance, utility work, or other municipal purpose, the property owner shall remove the encroachment at the owner's sole expense.

9. The license agreement shall be recorded so that future owners are aware of the encroachment and associated obligations.

## Staff Recommendation

Staff recommends that Town Council approve Ordinance No. 06, Series 2026, on first reading, approving an encroachment license agreement for 93 Nelson Avenue, and set the ordinance for second reading and public hearing.

## Suggested Motions

**Motion to Approve on First Reading:**
I move to approve Ordinance No. 6, Series 2026, on first reading, approving an encroachment license agreement for 93 Nelson Avenue, and set the ordinance for second reading and public hearing on [insert date], subject to final review by the Town Attorney.

**Alternative Motion to Continue First Reading:**
I move to continue consideration of Ordinance No. 6, Series 2026, approving an encroachment license agreement for 93 Nelson Avenue, to [insert date], and direct staff to obtain additional information regarding _____.

**Alternative Motion to Deny on First Reading:**
I move to deny Ordinance No. 6, Series 2026, approving an encroachment license agreement for 93 Nelson Avenue, based on a finding that the requested encroachment does not satisfy the requirements of Chapter 11, Article 3 of the Minturn Municipal Code.

Town of Minturn

# Encroachment / Right-of-Way Occupation Permit Application

Minturn Municipal Code, Chapter 11, Article 3 — Encroachments and Obstructions

**Date Received:** 4/10/2026

**Application No.:** ENC 01-26

**Fee Paid:** ☐ Yes ☐ No Amount: $40.00

## 1. Type of Request

Check all that apply:

☐ **Temporary occupation of a street, alley, sidewalk, right-of-way, or other public place** in connection with construction, remodeling, demolition, repair, staging, storage, dumpster, portable toilet, fencing, barriers, or similar activity.

☐ **Encroachment permit** for a building, fence, barrier, post, structure, sign, hedge, obstruction, or other material or object proposed to be located within a street, alley, sidewalk, highway, public right-of-way, public easement, or other public ground.

X **Permanent or long-term encroachment** requiring Town Council consideration of a license agreement.

☐ Renewal of existing permit. Existing permit/license no.: _____

## 2. Applicant Information

**Applicant Name:** Kathryn Warble

**Physical Address:** 93 Nelson Ave. Minturn, CO 81645

**Mailing Address:** 301 Boulder St, Unit 243 Minturn, CO 81645

**Phone:** (970) 376-3745

**Email:** kdwarble@gmail.com

**Applicant is:**

X Property owner

☐ Contractor

☐ Tenant

☐ Authorized agent

☐ Other: _____

If applicant is not the property owner, attach written owner authorization.

## 3. Property / Project Information

**Address of Property Associated with the Work or Encroachment:**

93 Nelson Ave. Minturn, CO 81645

**Location of Proposed Encroachment or Occupation:**

Describe the street, alley, sidewalk, right-of-way, public easement, or other public ground affected:

The encroachment revealed on the recent Improvement Location Certificate (ILC) dated 05/04/2026, prepared by Kipp Land Surveying, indicates that a portion of the subject property—specifically BLOCK WALL next to WOOD FENCE and BLOCK WALL next to PLANTER—encroaches onto real property owned by the Town of Minturn, Nelson Avenue.

**Amount or Area of Public Property Proposed to Be Occupied:**
Length: _____ Width: _____ Total area: _____ sq. ft.
Attach a site plan, drawing, or survey showing the exact location and dimensions.

See attached doc, 16.05.04 ILC. 93 Nelson Ave.pdf

## 4. Description of Proposed Encroachment or Occupation

**Type of Encroachment, Obstruction, Structure, or Occupation:**
Examples: dumpster, storage pod, portable toilet, construction fencing, scaffolding, retaining wall, fence, sign, post, landscaping, building element, utility appurtenance, temporary staging area, protected walkway, etc.

BLOCK WALL next to WOOD FENCE and BLOCK WALL next to PLANTER; patio yard area of subject property

**Purpose / Reason for Occupying the Public Property:**

Subject property was purchased by current owner as is condition with

**Description of Related Work:**

- ☐ Construction
- ☐ Remodeling
- ☐ Demolition
- ☐ Repair / maintenance
- ☐ Utility work
- ☐ Access / site constraint
- X Other: __ patio yard area of subject property_____

## 5. Requested Permit Term

**Requested Start Date:** _06/10/2026_____
**Requested End Date:** __06/12/2026_____
Permits issued under Article 3 may not be issued for more than ninety (90) days. The Town Administrator may renew a permit for additional ninety-day periods upon written application.

Is renewal anticipated? X Yes ☐ No
If yes, explain:

## 6. Required Applicant Justification

For any encroachment into a public right-of-way, public easement, sidewalk, street, alley, highway, or other public ground, the applicant must provide evidence supporting the request.

Attach a written statement and supporting documentation addressing the following:

1. Why the proposed encroachment or occupation is necessary.
2. Why the request cannot reasonably be accommodated on the applicant's own property and outside the right-of-way.
3. Whether a hardship exists that necessitates the encroachment.

4. Why the hardship was not created by the applicant or the applicant's agents.
5. Why the encroachment will not create a nuisance.
6. Why the encroachment will not destroy or impair public use of the right-of-way.
7. Why the encroachment will not create a traffic, pedestrian, drainage, safety, or access hazard.

**Applicant statement attached:** X Yes ☐ No

## 7. Required Attachments

The following may be required before the application is deemed complete or before permit issuance:

X Site plan, drawing, survey, or sketch showing the proposed encroachment or occupied area.
☐ Photos of the existing site conditions.
☐ Traffic control plan, if vehicular or pedestrian movement may be affected. N/A
☐ Pedestrian protection plan, including fencing, barriers, lighting, signage, or protected walkway if required. N/A
☐ Drainage protection plan, if drainage may be affected. N/A
☐ Fire hydrant / emergency access clearance plan, if applicable. N/A
☐ Construction schedule or work plan. N/A
X Written property owner authorization, if applicant is not the owner.
X Evidence supporting hardship and inability to locate the encroachment outside the right-of-way.
☐ Corporate surety bond, if required by the Town. N/A
X Indemnification agreement in a form acceptable to the Town. Part of signed agreement.
X Umbrella liability insurance policy covering the encroachment area in an amount not less than $1,000,000, if required under Article 3. Part of signed agreement post-approval.
☐ Other: _____

## 8. Applicant Acknowledgments

By signing this application, the applicant acknowledges and agrees as follows:

1. The applicant agrees to comply with Minturn Municipal Code Chapter 11, Article 3, Encroachments and Obstructions, and all conditions imposed by the Town.
2. No encroachment or obstruction may be placed in any street, alley, sidewalk, right-of-way, public easement, or other public ground unless authorized by the Town.
3. The permit, if issued, may be revoked by the Town Administrator if the permit holder violates Article 3, if the work or encroachment unduly interferes with pedestrian or vehicular traffic, if the encroachment constitutes a nuisance, impairs public use, creates a traffic hazard, or for any other reason deemed sufficient by the Town Administrator.
4. The applicant is responsible for providing and maintaining any fencing, protected walkway, lighting, markings, signage, or traffic/pedestrian protection required by the Town.

5. The applicant shall maintain adequate drainage around the encroachment or obstruction.
6. Fire hydrants shall remain clear of building materials, rubbish, and other obstructions, and access to fire hydrants shall be maintained at all times.
7. Upon completion of the work, the applicant shall remove all obstructions, materials, debris, and rubbish within ten (10) days.
8. If the applicant fails to perform any obligation required under Article 3 or the permit, the Town may perform the work and charge the cost to the permit holder.
9. If an encroachment, obstruction, or structure is located contrary to the permit, without a permit, or after revocation, the Town may require removal within ten (10) days after notice.
10. Failure to remove an unauthorized or revoked encroachment may result in removal by the Town, assessment of costs, and certification of the assessment for collection in the same manner as general taxes.
11. Long-term or permanent encroachments may require approval of a license agreement by ordinance of the Town Council.

**Applicant Initials:** _KW_____

## 9. Insurance, Bond, and Indemnification

The Town may require, prior to permit issuance:

**Surety Bond:**
☐ Required ☒ Not required
Amount: $_____

**Indemnification Agreement:**
☒ Required ☐ Not required
Date received: _____

**Umbrella Liability Insurance:**
☒ Required ☐ Not required
Minimum coverage, if required: $1,000,000
Policy expiration date: _____

For encroachments requiring continuing insurance, the applicant shall provide renewed proof of insurance for the life of the encroachment. Failure to maintain required insurance may nullify the license or permit and require removal of the encroachment at the applicant's sole expense.

## 10. Applicant Certification

I certify that the information submitted with this application is true and complete to the best of my knowledge. I understand that approval of this application does not create a property right in the public right-of-way or public ground and does not relieve me from obtaining any other required Town, county, state, federal, or private approvals.

Town of Minturn

**Applicant Signature:** __KW_____
**Printed Name:** __Kathryn Warble_____
**Date:** _06/10/2026_____

**Property Owner Signature, if different from applicant:**

**Printed Name:** _____
**Date:** _____

Town of Minturn

## Town Use Only

### 11. Staff Review

**Application Complete:** ☐ Yes ☐ No
**Reviewed By:** R. Gutierrez
**Date:** 01/11/20
**Departments / Agencies Consulted:**
☒ Public Works
☐ Police
☐ Fire District
☒ Planning / Zoning
☐ Building
☐ Engineering
☐ CDOT
☐ Utilities
☐ Other: _____

### 12. Town Administrator Findings

The Town Administrator finds that the proposed encroachment, obstruction, structure, or occupation:
☒ Does not constitute a nuisance.
☒ Does not destroy or impair public use of the right-of-way.
☒ Does not constitute a traffic hazard.
☒ Does not create an unreasonable pedestrian hazard.
☒ Maintains adequate drainage.
☒ Maintains access to fire hydrants and emergency access.
☒ Is adequately protected by required fencing, barriers, lighting, markings, signage, or walkway conditions.
☒ Cannot reasonably be accommodated on the applicant's own property and outside the right-of-way.
☒ Is supported by evidence of hardship not created by the applicant or the applicant's agents.
☐ Is temporary and may be approved administratively.
☒ Is permanent or long-term in nature and requires Town Council consideration of a license agreement.

### 13. Decision

☐ Approved
☐ Approved with conditions
☐ Denied
☒ Referred to Town Council for license agreement consideration
**Permit Term:**
Start Date: 7/1/2020
Expiration Date: N/A
No permit term may exceed ninety (90) days unless renewed in writing.

**Conditions of Approval:**

**Town Administrator Signature:** _____
**Date:** 6/11/2020

## 14. Renewal / Revocation / Removal Notes

**Renewal Application Received:** ☐ Yes ☐ No Date: _____
**Renewal Approved:** ☐ Yes ☐ No Expiration Date: _____
**Permit Revoked:** ☐ Yes ☐ No Date: _____
Reason: _____
**Removal Notice Issued:** ☐ Yes ☐ No Date: _____
**Compliance Date:** _____
**Town Removal Required:** ☐ Yes ☐ No
**Costs Assessed:** ☐ Yes ☐ No Amount: $_____

**Address of Property Associated with the Work or Encroachment:** 93 Nelson Ave.  Minturn, CO  81645

**6. Required Applicant Justification**

For any encroachment into a public right-of-way, public easement, sidewalk, street, alley, highway, or other public ground, the applicant must provide evidence supporting the request.

Attach a written statement and supporting documentation addressing the following:

1. Why the proposed encroachment or occupation is necessary.
   This proposal pertains to the Contract dated 05/08/2026 and Mutual Execution of Contract dated 05/11/2026, for the sale and purchase of the subject property. The Buyer has completed a roof inspection and has been advised that the current roof should be replaced in the near future due to its age. In order to obtain a permit to replace the roof, the encroachments shown in the ILC need to be remediated.

2. Why the request cannot reasonably be accommodated on the applicant's own property and outside the right-of-way.
   Easement is on Town of Minturn Property, Nelson Road.

3. Whether a hardship exists that necessitates the encroachment.
   A hardship exists because the existing brick wall and fencing define the patio area and have been in place for an extended period. Relocating or removing these improvements would require substantial reconstruction, create significant expense, and negatively impact the functionality, privacy, and security of the outdoor living space.

4. Why the hardship was not created by the applicant or the applicant's agents.
   The current Owner of the property purchased the property as is.

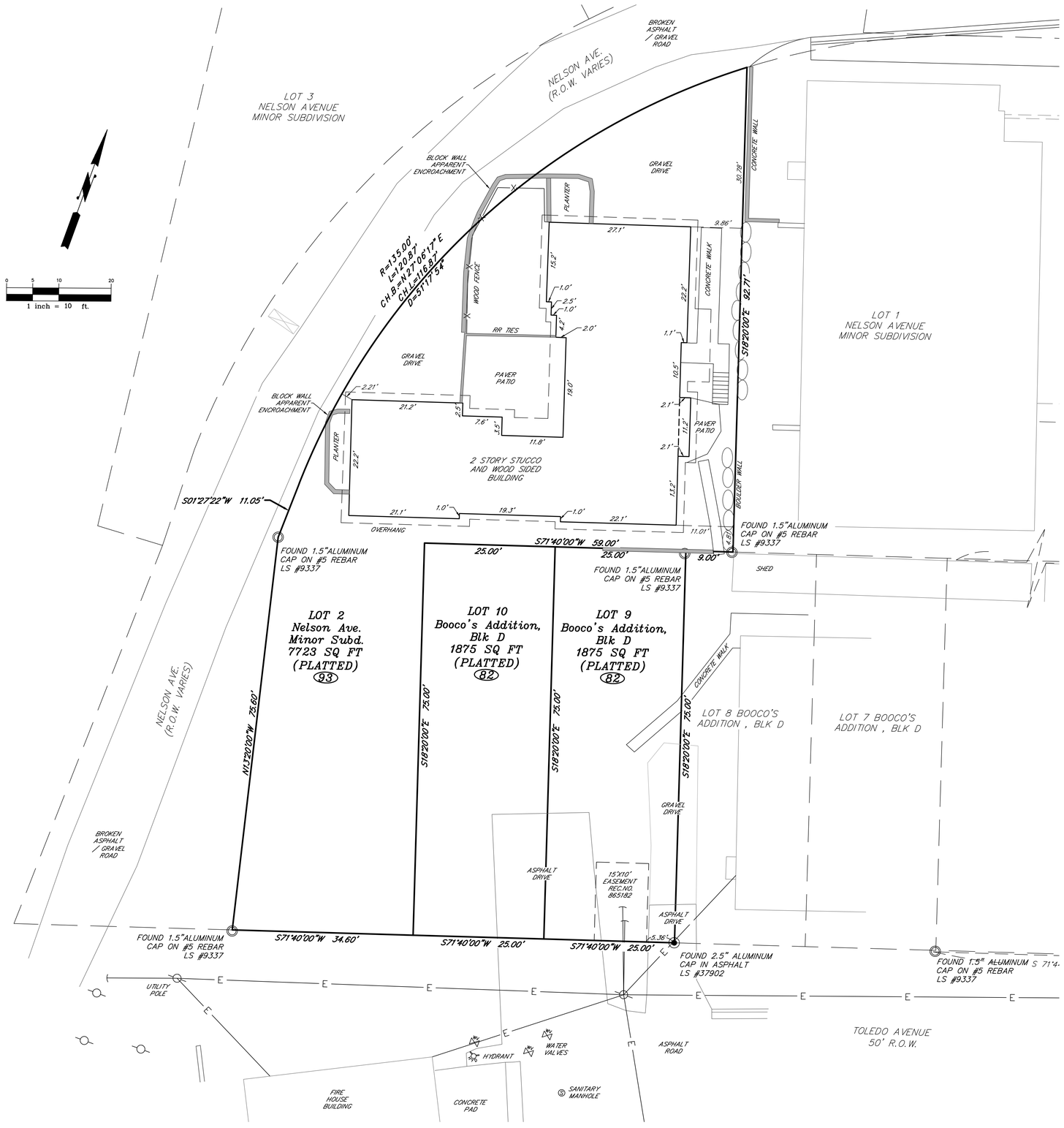
5. Why the encroachment will not create a nuisance.
   The encroachment will not create a nuisance because the brick wall and fencing have existed as part of the property for many years without adversely affecting neighboring properties, pedestrian access, vehicular traffic, public safety, utilities, drainage, or the general use of the public right-of-way. The improvements are well-maintained, compatible with the surrounding area, and have functioned without generating complaints or operational concerns. As an existing condition, the encroachment has demonstrated that it does not interfere with the public's use and enjoyment of the area and therefore does not constitute a nuisance.

6. Why the encroachment will not destroy or impair public use of the right-of-way.
   Adequate space remains available for the intended public use of the right-of-way, and the improvements do not obstruct sight lines, restrict access, or diminish the functionality of the area. The long-standing existence of the encroachment demonstrates that it has not adversely affected the public's use and enjoyment of the right-of-way.

7. Why the encroachment will not create a traffic, pedestrian, drainage, safety, or access hazard.
   The improvements do not obstruct vehicle or pedestrian travel, impede access to neighboring properties, interfere with emergency services, or restrict visibility at intersections or driveways. The long-standing presence of these improvements demonstrates that they function safely within the area and do not create hazards to the public or surrounding properties.

**Applicant / Property Owner Signature:** KW
**Printed Name:** Kathryn Warble
**Date:** 06/10/2026

# IMPROVEMENT LOCATION CERTIFICATE
# LOT 2, NELSON AVENUE MINOR SUBDIVISION, AND LOTS 9 & 10, BLOCK D BOOCO'S ADDITION TO MINTURN
## TOWN OF MINTURN
## COUNTY OF EAGLE, STATE OF COLORADO




*PROPERTY DESCRIPTION:*

*LOT 2, FINAL PLAT OF NELSON MINOR SUBDIVISION, recorded September 11, 1998, in Reception No. 669084, recorded at the Eagle County Clerk and Recorders Office, County of Eagle, State of Colorado.*

*AND*

*LOTS 9 AND 10, BLOCK D, PLAT OF BOOCO'S ADDITION TO MINTURN, recorded February 14, 1891, in Book Plat, Page 15, recorded at the Eagle County Clerk and Recorders Office, County of Eagle, State of Colorado.*

*NOTES:*

*1) DATE OF SURVEY: May 4, 2016*

*2) STREET ADDRESS: 93 Nelson Avenue (Posted) and 82 Toledo Avenue (Not Posted)*

*3) Location of Improvements, lot lines, setback lines, and easements are based upon the aforesaid Final Plats, and Title Commitment provided by Land Title Guarantee Company, with an effective date of March 25, 2016, Order No. 50043702 and Survey Monuments found at the time of the survey as shown hereon. This survey does not constitute a boundary survey nor any investigation into record easements or encumbrances associated with this property.*

*4) This is not a monumented survey, Land Survey Plat, or Improvement Survey plat. No boundary resolution was performed in making this survey. All lot lines, setback lines, and easement lines shown hereon should be considered approximate and should not be relied upon for the placement of any future improvements.*

*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 discover 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.*

CERTIFICATION:

I hereby certify that this Improvement Location Certificate was prepared for PDJD Ventures, LLC, and this is NOT a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvements lines. This certificate is valid only for use by PDJD Ventures, LLC and describes the parcels appearance on May 3, 2016.

I further certify that the improvements on the above described parcel on this date, May 3, 2016, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

COLORADO LICENSED RANDALL P. KIPP 38079 PROFESSIONAL LAND SURVEYOR
5-4-16

Randall P. Kipp P.L.S. #38079
Colorado Professional
Land Surveyor

| IMPROVEMENT LOCATION CERTIFICATE<br>LOT 2, Nelson Ave. Minor Sub. and<br>Lots 9 & 10, Block D<br>Booco's Addition to Minturn<br>Town of Minturn<br>County of Eagle, State of Colorado | |
|---|---|
| JOB NO.: 16123 | DATE: 5-4-16 |
| SHEET 1 OF 1 | DWG NAME: 16123-Lot2N-Lot9&10 |


KIPP LAND SURVEYING
RANDY KIPP P.L.S.
P.O. Box 3154
Eagle, CO 81631
(970) 390-9540
email: randy@kipplandsurveying.com
web: kipplandsurveying.com





**TOWN OF MINTURN, COLORADO**
**ORDINANCE NO. 06 SERIES 2026**

**AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO, AUTHORIZING A REVOCABLE ENCROACHMENT LICENSE AGREEMENT FOR 93 NELSON AVENUE IN THE NELSON AVENUE RIGHT-OF-WAY**

**WHEREAS,** Town of Minturn (the "Town") is the Owner of the Nelson Avenue right-of-way situated in the Town of Minturn, County of Eagle, Colorado; and

**WHEREAS,** Kathryn Warble (the "Licensee") owns the real property located at 93 Nelson Avenue, Minturn, CO 81645 and identified as Parcel Number 2103-263-23-002; and

**WHEREAS,** the Licensee desires to maintain certain physical improvements within the Nelson Avenue right-of-way, and to use the same at 93 Nelson Avenue; and

**WHEREAS,** Chapter 11, Article 3 of the Minturn Municipal Code authorizes the Town Council of the Town of Minturn to enter into license agreements, by ordinance, for long-term licenses to encroach within a public right-of-way, upon finding that license is revocable, the licensee maintains insurance for the property and indemnifies the Town, and that encroachment area is not otherwise necessary for public use during the license period.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:**

1. Incorporation of Recitals. The foregoing recitals are incorporated herein as if set forth in full.

2. Findings. The Minturn Town Council hereby makes the following findings of fact:

   a. The portion of the Nelson Avenue right-of-way presently occupied by the physical improvements associated with 93 Nelson Avenue is not needed for public use at this time.;

   b. The **Revocable License to Encroach and Agreement**, attached and incorporated herein by this reference, is revocable by the Town; and

   c. The License includes appropriate insurance and indemnification policies.

   d. Licensee shall be responsible for the annual fee for an encroachment license as listed in the Town's adopted fee schedule. Based on an estimated encroachment area of approximately twenty (20) square feet and the current fee of $16.00 per square foot annually, the annual fee is currently $320.00, subject to future amendment of the Town's adopted fee schedule.

3. Agreement. The Minturn Town Council hereby approves of the License to Encroach and Agreement and authorizes the Mayor to execute said License on behalf of the Town.

**INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEB SITE THE 17TH DAY OF JUNE 2026 AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.**

TOWN OF MINTURN, COLORADO

_____
Eric Gotthelf, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

**THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEB SITE THIS _____ DAY OF _____ 2026.**

TOWN OF MINTURN, COLORADO

_____
Eric Gotthelf, Mayor

**ATTEST:**

_____
Jay Brunvand, Town Clerk

**REVOCABLE ENCROACHMENT LICENSE AGREEMENT**

This ENCROACHMENT LICENSE AGREEMENT ("Agreement") entered into this ___ day of June, 2026, by and between the Town of Minturn, a Colorado Home Rule Municipality ("Minturn"), and Kathryn Warble, the owner of real property located at 93 Nelson Avenue, Minturn, Colorado ("Owner").

**RECITALS**

WHEREAS, Minturn owns right-of-way located along Nelson Avenue, Town of Minturn, Eagle County, Colorado, recorded in the Eagle County property records;

WHEREAS, Owner owns a parcel of property at 93 Nelson Avenue, Town of Minturn, Eagle County, Colorado;

WHEREAS, Owner has constructed two retaining walls, a wood fence, and patio/planter area that is encroaching on Minturn's right-of-way, totaling approximately 20 square feet;

WHEREAS, the Owner has applied for an encroachment license agreement with Minturn pursuant to section 11-3-120 of the Code;

WHEREAS, the encroachment does not interfere with public use of Minturn's property, public roads, nor does it create a public safety hazard;

WHEREAS, the Minturn Town Council has set an encroachment fee by resolution to be assessed annually;

WHEREAS, the Town finds that the encroachment meets the requirements of the Minturn Municipal Code and may be permitted under license; and

WHEREAS, the Minturn Town Council authorized this Agreement by Ordinance No. 06, Series 2026.

NOW, THEREFORE, for and in consideration of the covenants and agreements contained herein, the parties do hereby agree as follows:

**TERMS**

1. **Encroachment:** Owner may maintain the two retaining walls, a wood fence, and patio/planter area improvements on Minturn's property, depicted on Exhibit A (the "License Area"). Without written permission of Minturn, Owner shall not enlarge, replace, nor substantially modify any improvement within the License Area. Owner shall not use the License Area for any other purpose.
2. **Term:** This Agreement shall extend from the date of execution until the encroachment is removed, allowed to substantially deteriorate, or destroyed. The Town may terminate this Agreement by providing ninety (90) days written notice in the event that the

License Area is required for a Town purpose such as roadway, sidewalk, or utility purposes.

3. **Cost:** The Owner shall pay the Town an annual encroachment fee in an amount established by the Town Council by resolution or as listed in the Town's adopted fee schedule. The License Area is estimated to occupy approximately twenty (20) square feet. Based on the current fee of $16.00 per square foot annually, the annual encroachment fee is $320.00. Payment shall be due on the anniversary date of this Agreement each year. If the Town's adopted fee schedule is amended in the future, the annual fee shall be adjusted accordingly.

4. **Condition of Site:** During the term of this Agreement, Owner shall keep the License Area in good and safe condition, free from debris or refuse. At all times Owner shall comply with the terms of the Minturn Code related to encroachments.

5. **Insurance:** The Owner shall obtain and provide the Town with a copy of an umbrella liability policy covering the encroachment area, with limits of no less than one million dollars ($1,000,000). Such policy shall be renewed each year for the life of the encroachment, and a copy shall be furnished to the Town on the anniversary date of this Agreement. The Town shall be named as an additional insured. Failure to provide the policy as required shall automatically nullify this Agreement without further notice and shall require the Owner's removal of the encroachment at the Owner's sole expense. Should the Owner fail to remove the encroachment within a reasonable time, the Town may declare the encroachment a public nuisance, undertake removal, and attach a lien to the Owner's property for the costs of removal.

6. **Release from Liability:** Owner releases and discharges Minturn from any and all liability arising from the execution and performance of this Agreement.

7. **Indemnification:** Owner agrees that it will indemnify, defend and hold harmless Minturn and its officers, employees, and agents from and against any claim, liability, obligation, loss, damage, assessments, judgment, cost (including attorney fees) or expense incurred as a result of this Agreement, Owner's activities on and use of Minturn's property, or the proximity of Owner's property to Minturn's property, with respect to investigating, preparing or defending against any litigation or claim, action, suit, proceeding or demand of any kind or character.

8. **Disclaimer:** Owner agrees to indemnify, defend, and hold harmless Minturn and its officers, employees, and agents from any claim or liability arising from the encroachment or this Agreement.

9. **Runs with Land:** This Agreement shall run with the land for the benefit of the property located at 93 Nelson Avenue, Minturn, Colorado, so long as Owner complies with the terms herein and with the Minturn Code for the benefit of the property described as:

   Lot 2 of the Nelson Avenue Minor Subdivision, otherwise known as 93 Nelson Avenue, Minturn, Colorado 81645.

10. **Recording:** The Agreement shall be recorded in the public records of Eagle County.

11. **Binding Agreement:** It is understood and agreed that this Agreement shall be binding upon the assigns and successors in interest of the parties hereto.

TOWN OF MINTURN

By:_____
Date

ATTEST:

_____
Jay Brunvand, Town Clerk

OWNER:

_____
Owner Signature

_____
Owner Print Name Date

Notary Public

STATE OF _____)
) ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2026, by _____

My commission expires: _____

WITNESS my hand and official seal.

_____

Notary Public

Minturn
Town Manager's Office

**Staff Memo To:** Mayor and Town Council
**From:** Rob Gutierrez, Town Manager
**Date:** June 12, 2026
**Subject:** HDR Amendment 05 – Construction Administration Services for Minturn Water Treatment Plant Project

## Background and Revised Proposal

At the May 6th meeting, Town Council reviewed Resolution No. 23-26, which would approve Amendment 05 to the Town's existing agreement with HDR Engineering, Inc. for construction administration services related to the Minturn Water Treatment Plant project. Council continued the item and directed staff to continue discussions with HDR regarding the proposed scope, cost, assumptions, and clarification items identified in the staff memo.

HDR Engineering, Inc., the Town's design engineer for the project, originally submitted a proposal totaling **$1,114,161** for construction-phase services. Following staff review and follow-up with HDR, the proposal was revised to **$923,274**, a reduction of **$190,887**. The primary change was a reduction in Swiftwater Solutions' construction observation from full-time on-site coverage to part-time coverage, assumed at three days per week. The revised proposal also reduced Swiftwater's progress meeting support from two additional virtual staff members to one additional virtual staff member for continuity coverage.

Since the May 6th meeting, staff has continued discussions with HDR regarding the scope, assumptions, and clarification items. The current proposal before Council is **$964,234**. This is an increase of **$40,960** from the $923,274 proposal previously reviewed by Council, but remains **$149,927 less** than HDR's original $1,114,161 proposal.

The increase from the prior revised proposal is primarily related to the updated lodging/travel assumption. The prior version assumed temporary lodging was not included in HDR's fee and that the Town would provide suitable accommodations for overnight stays as needed. The current Amendment 05 now includes a temporary lodging allowance, with HDR to track the allowance and notify the Town when the **$26,000 allowance** is 75% spent.

| Item | Initial Proposal | Prior Revised Proposal | Current Proposal |
|---|---|---|---|
| **Total Fee** | $1,114,161 | $923,274 | $964,234 |
| **Reduction from Initial Proposal** | — | $190,887 | $149,927 |

| | | | |
|---|---|---|---|
| **Change from Prior Revised Proposal** | — | — | +$40,960 |
| **Field Observation** | Full-time on-site coverage | Part-time, 3 days/week | Part-time, 3 days/week |
| **Swiftwater Meeting Continuity** | Two additional virtual staff | One additional virtual staff | One additional virtual staff |
| **Temporary Lodging** | To be clarified / not included in prior revised proposal | Excluded / Town-provided lodging assumed | Included as allowance; HDR to notify Town when 75% of $26,000 allowance is spent |

The updated Amendment 05 continues to provide construction-phase engineering support, construction observation through HDR's subconsultant Swiftwater Solutions, startup and commissioning support, PLC/HMI/SCADA programming, testing, operator training, and project closeout services.

Since the item was continued, staff has worked with HDR to clarify the scope of services, identify which items are included in Amendment 05, and determine which items will be addressed separately by the Town outside of HDR's contract.

## Response to Prior Clarification Items

The following table summarizes the clarification items previously identified for Council and how each item has been addressed through the updated amendment or through a separate Town action.

| Issue | Status | Staff Question / Needed Clarification |
|---|---|---|
| **Lodging Assumption** | Addressed | Staff requested that HDR include lodging in the proposal rather than rely on uncertain Town housing availability. The current Amendment 05 includes a $26,000 lodging allowance, with HDR required to notify the Town when 75% of the allowance has been spent. This contributes to the increase from $923,274 to $964,234. |
| **Fee Structure / Not-to-Exceed** | Addressed | Amendment 05 will be approved as a not-to-exceed amount of $964,234. HDR may bill for services performed within the approved scope and fee schedule, but may not exceed the authorized amount without prior Town approval through a written amendment or other authorized change. |

| | | |
|---|---|---|
| **What assumed quantities are included for RFIs, field orders, change orders, and claims?** | Addressed / Subject to Attorney Review | HDR clarified that the fee was estimated based on recent comparable projects, not a fixed number of RFIs, field orders, change orders, or claims. Staff understands the not-to-exceed amount to cover the required construction administration work described in Amendment 05, subject to final Town Attorney review confirming that any work exceeding the authorized amount requires prior Town approval. |
| **Assumed number of submittals and O&M manual reviews** | Addressed / Subject to Attorney Review | HDR clarified that the submittal and O&M review fee was estimated based on recent comparable projects, not a fixed number of submittals, resubmittals, or review cycles. Staff understands the not-to-exceed amount to cover the required submittal and O&M review services described in Amendment 05, subject to final Town Attorney review confirming that any material scope change or work exceeding the authorized amount requires prior Town approval. |
| **Operator Training** | Addressed | Staff has confirmed that the four hours of PLC/HMI operator training included in Amendment 05 is sufficient for the current scope. Any additional training, troubleshooting, or on-call support can be addressed separately if needed after startup. |
| **CDPHE Final closeout documentation is included?** | Addressed | HDR will handle CDPHE final closeout documentation. Staff reviewed the process and determined the closeout work is minimal, generally consisting of the final Construction Complete Notice/final submittal included in Amendment 05 |
| **Who leads weekly construction meetings?** | Addressed | JHL will lead contractor-side coordination, while HDR/SWS will host the formal weekly construction progress meetings under Amendment 05, including agenda and meeting notes. |
| **What record drawings/documents are included beyond PLC/HMI and network documents?** | Partially Addressed | Partially addressed. Amendment 05 includes development of record drawings and monthly as-built coordination with the contractor, and it specifically identifies PLC/HMI/SCADA closeout documents. However, the amendment does not include a detailed matrix of all non-controls record documents. Staff/Town Attorney may wish to confirm whether the general record drawing |

| | | |
|---|---|---|
| | | language is sufficient or whether a closeout document matrix should be added before execution. |

## Items to Be Addressed Separately by the Town

Some of the prior concerns are not appropriate to resolve through HDR's Amendment 05 and will instead be addressed independently by the Town. These include:

1. **Third-party materials testing and special inspections.**
   The Town will procure or retain a separate qualified contractor for materials testing, compaction testing, and required special inspections.
2. **Cybersecurity review.**
   Any independent cybersecurity review, remote-access validation, vulnerability review, or post-startup cybersecurity support will be handled separately by the Town if determined necessary.
3. **Internet service / Starlink configuration.**
   The Town will determine whether Starlink or another service will be used as the primary, backup, or interim internet connection for the facility.

## Staff Recommendation

Staff recommends approval of Resolution No. 23-26, approving Amendment 05 with HDR Engineering, Inc. for construction administration services for the Minturn Water Treatment Plant project, in an amount not to exceed $964,234, subject to final review and approval by the Town Attorney.

## Proposed Motion

"I move to approve Resolution No. 23-26, approving Amendment 05 with HDR Engineering, Inc. for construction administration services for the Minturn Water Treatment Plant project, in an amount not to exceed $964,234, subject to final review and approval by the Town Attorney."

TOWN OF MINTURN
AND HDR ENGINEERING, INC.

**Minturn Water Treatment Plant Design and Construction Services**

**AMENDMENT 05**
**May 13, 2026**

THIS IS AN AMENDMENT made as of May 13, 2026 to the "Original Agreement" between the Town of Minturn (Minturn) and HDR Engineering, Inc. (HDR) dated July 20, 2022, titled Design and Engineering of a Water Treatment Plant; Resolution No. 30 – Series 2022.

**PROJECT BACKGROUND AND OBJECTIVES**
The Town of Minturn (Minturn) has completed the design and bid phase for a new 0.6 mgd water treatment plant (WTP) and intends to move into construction of the same starting in the summer of 2026.

This proposed amendment is based on our original proposal from 2022 and includes engineering services during construction to be performed by HDR and our subconsultant Swiftwater Solutions. Our original fee and discussion with the Town was to preclude this round of services until we had firm definition on the project. With the project currently in the bidding phase, we are please to offer, in general, the following scope for services during construction:

- Daily observation and reporting of contractor activities
- Management of contractor submittals, RFIs, and proposed change requests
- Coordination of materials testing and special inspections,
- Facilitating weekly progress meetings with contractor,
- Developing operations manual for long term plant operations for both process and automatic control systems
- Developing record drawings for both the construction and electrical and control systems
- Programming services for the PLC/HMI automatic control system that will allow the WTP to operate autonomously (generally) and be observed and controlled remotely as well
- Full time start up and WTP commissioning by a Colorado Class A licensed operator immediately following construction and facilitation of handover to the Town and it's operations staff

Minturn and HDR agree to amend such Agreement as follows:

# TASK 700 – ENGINEERING SERVICES DURING CONSTRUCTION

## TASK 701 – OFFICE ADMINISTRATION

Office services for construction will include:

- Monthly progress reports and invoices
  The assumed project duration is 18 months (16 months of construction followed immediately by 2 months of startup and commissioning)
- Submittal (shop drawings) Review and Approval Recommendations
- Contract Document Clarification via Requests for Information and Field Orders
- Addressing and management of change orders and claims

- Submit Construction Complete Notice to CDPHE for close out of the Plan Approval permit from the same
- Development of Record Drawings

## TASK 702 – FIELD SERVICES

Field services for construction will include:

- Weekly Construction Progress Meetings
  HDR (through SWS) will host (provide meeting agenda and minutes) weekly construction progress meetings. Meeting attendance will be hybrid in nature. HDR PM and PE will alternate in person attendance once monthly and attend other progress meetings virtually. HDRs subconsultant SWS will host construction progress meetings in-person and provide a weekly agenda and notes from each meeting as part of their regular on site attendance.

  One additional member of the SWS team will attend progress meetings (virtually) to ensure project continuity if the Resident Project Representative or Commissioning Agent must be absent from the site and a temporary substitution is needed.

- Special Inspections by HDR staff to address special project issues (rebar placement for structural concrete and process related inspections)

- Part time (3 days per week) construction observation by Swiftwater Solutions
  - Review submittals and confirm delivered and stored equipment matches the approved submittals
  - Site walks with the contractor
  - Site reports including photos; description of activities and personnel/equipment onsite; possible conflicts and resolutions; and estimated project progress
  - Construction observation and inspections including, but not limited to: earthwork, concrete, pipe installation, erosion control BMPs, building construction, and equipment installation
  - Coordinate special inspections (e.g., materials, compaction, rebar, coatings, county building inspections, etc)
  - Meeting monthly with the contractor to update as-built drawings
  - Meeting with contractor weekly to discuss schedule and update the look ahead schedule
  - Review Pay Apps and the associated overall progress schedule
  - Facilitating weekly progress meetings
  - Attend Town Council meetings, if requested, to provide project updates

- Startup and Commissioning
  - Provide a licensed Class A water treatment operator to facilitate and oversee startup and commissioning

- Review submittals and confirm delivered and stored equipment matches the approved submittals
- Site walks with the contractor and vendors,
- Site reports (from observation days) including photos; description of activities and personnel/equipment onsite; possible conflicts and resolutions; and estimated project progress
- Verify all approved equipment is delivered to the site prior to startup
- Work directly with contractors and vendors to create a detailed startup and training schedule
- Coordinate the development of operations and maintenance manuals with the contractor and vendors
- Assist Town operations during startup and facilitate any CDPHE coordination
- Meeting regularly with contractor to update as-built drawings
- Meeting with contractor weekly to discuss schedule and update the look ahead schedule
- Reviewing Pay Apps and the associated overall progress schedule
- Facilitating weekly progress meetings
- Attend Town Council meetings, if requested, to provide project updates

**Assumptions**

- Budget is included for temporary lodging; HDR will track and notify Town when the $26,000 allowance is 75% spent
- SWS will be on site performing observation 3 days per week
- Town will furnish 3rd party inspection for materials, compaction, etc. HDR will inspect structural rebar placement.

## PLC and HMI Programming

HDR will provide PLC ladder logic and HMI programming services in support of the automatic control system furnished by the general contractor. The WTP uses various instrumentation and control systems hardware, provided and installed by the Electrical Subcontractor (Systems Supplier), that require PLC and HMI/SCADA programming and network configuration by HDR (or Systems Integrator), which will include:

- The main Water Treatment Plant Programmable Logic Controller Control Panel (WTP PLC CP)
  - Allen Bradley Compact Logix 5069-L330ER (WTP PLC)
  - Managed Ethernet Switch
  - Firewall (x3)
  - Network Attached Storage (NAS)
  - WTP Radio for Well Sites
- Vendor Filtration System PLC Control Panel (Programming by Vendor MEMCOR)
  - Allen Bradley Compact Logix 5069-L330ER
    - Ethernet/IP Read/Write Table to communicate with WTP PLC

        - Ethernet/IP Read/Write Table to communicate with WTP PLC
    - Allen Bradley PanelView OIT
- WTP HMI Workstation
    - Inductive Automation Ignition SCADA package on workstation
        - Perspective Module, Remote Access, Alarm Notification Module, Historian and Trending Module
- Groundwater Well 3 & 4 Radio Panels
    - 1 VFD at each site for groundwater pump monitoring and control (x2)
- Existing RTU Panel (FIU-1600) in Clearwell Building
    - Four Tank Levels with Setpoints and Alarms

HDR will develop the PLC and HMI/SCADA programming based on the Process Control Description Specification. The scope of services to be performed for this project include the following: delivery of an as installed PLC Program, HMI/SCADA Program, Network Device Software Setup (Ethernet Switch, Firewall, Workstation, Network Attached Storage, Radios), Testing (Factory Acceptance Testing and Site Acceptance Testing), Plans/Forms, and PLC/HMI/SCADA Plant Site Startup Services.

## PLC PROGRAM

Setup of PLC Program using Allen Bradley Studio 5000 version 35 for the WTP PLC. This includes creating a new project, import of variables list based on the IO Points, Analog Scaling & Conditioning Add On Instructions (AOI), and Discrete Alarm AOIs. PLC programming will be completed in accordance with HDR's current programming standards.

Detailed sections shall be programmed for the following Sections:

- Raw Water Blending & Reaction Tanks
- UF Membrane Filtration System (Programming by Vendor, assumed 90 IO Read/Write Variables)
- Filtrate Blending
- Backwash Recycling
- Chemical Feed System (x3)
    - Sodium Hypochlorite, Coagulant, and Potassium Permanganate
- Soda Ash Feed System (Vendor Panel; assumed 15 IO points)
- Disinfection Compliance / Tank 3
- Groundwater Wells 3 & 4
- Plant Miscellaneous Systems
    - Electrical Systems, HVAC, Building Monitoring, & Existing System

**Assumptions**

- Systems Integrator shall use their software Allen Bradley Studio 5000 v35 license for development
- PLC Programming logic shall be based on Specification 40 61 96 Process Control Description

- PLC Programming logic shall be based Specification 40 61 93 Process Control System Input-Output List (Assumed 60 Analog IO points and 126 Discrete IO points for WTP PLC CP and Radio Panels)
- For the UF Membrane Filtration System Control system, PLC /OIT programming by Memcor. Read/Write for variables between the Plant and Vendor PLCs to be set up for system to function as necessary based on Vendor design proposal.

## HMI/SCADA PROGRAM

Setup of the HMI/SCADA Program using Ignition by Inductive Automation version 8.3. This includes creating a new project, setup of HMI variables list based on the IO Points, IO Drivers, Historian, Trending, and Alarm Notification.

The HMI screen programming for the following Sections:

- Overall HMI Screen (Main Menu)
- Overall Process Screen
- Raw Water Blending & Reaction Tanks Screen
- UF Membrane Filtration Screens
    - Recreation of up to two Vendor PanelView OIT screens for remote access view only (no control).
- Filtration Blending Screen
- Backwash Recycling Screen
- Chemical Feed System Screens (x3)
    - Sodium Hypochlorite, Coagulant, and Potassium Permanganate
- Soda Ash Feed System Screen
- Disinfection Compliance Screen
- Groundwater Wells 3 & 4 Screen
- Plant Miscellaneous Systems Screens (x3)
    - Electrical Systems, HVAC, Building Monitoring, & Existing System
- WTP PLC Alarm Monitoring
- Trending/Report Generation
    - Raw Water Flow, Backwash Recycle Flow, Filtration Flow (x2), Filtration Turbidity (x2), Combined Turbidity, Well 3 Flow, Well 4 Flow, Finished Water pH/Temperature/Chlorine, Sodium Hypochlorite Weight, Disinfection Compliance pH/Temperature/Chlorine

The Ignition software shall have Perspective Module for Remote Access for the Facility Manager, as well as Voice/SMS Alarm Messaging.

### Assumptions

- Systems Supplier shall purchase Ignition by Inductive Automation software. License key shall be sent to Systems Integrator for programming setup at Minturn WTP.
- Programming screens shall be based on Specification 40 68 63 Configuration of HMI Software and Reports with 25 HMI screens, 10 pop-ups, and 16 Reports.

- Membrane Vendor provides Ethernet/IP Read/Write Table for Vendor HMI screen recreation.

### NETWORK CONFIGURATION SETUP

Systems Integrator will configure device level and SCADA level communication using Ethernet/IP and equipment specific software. Network Programming/Software Setup for the following devices:

- One Ethernet Switch
- Three Firewalls
- One Network Attached Storage
- Remote Access configuration
- HMI Workstation with Printer
- Three Radios and One Gateway

**Assumptions**

- Hardware devices purchased by Systems Supplier to be picked up by Systems Integrator for software configurations. During startup, Hardware devices to be installed by Systems Supplier.
- Software licenses to be purchased by Systems Supplier and licenses registered to Town of Minturn. Systems Integrator to configure network software.
- Minturn to provide Starlink Internet Router.

### WORKSHOPS AND MEETINGS

Systems Integrator will host and attend a virtual review workshop of the PLC logic and HMI Screen creations. The intent will be to provide an opportunity for Minturn and the Systems Integrator to provide input on the proposed design with respect to design, logic, screen layout / color scheme and alarm handling.

**Assumptions**

- Two virtual meetings with Minturn to provide introduction of design choices and finalize decisions.

**Deliverable**

- Draft example of HMI screens for second workshop

## Testing

The proposed scope of work and required deliverables anticipated for this phase of the project include the following:

### PLC, HMI/SCADA, NETWORK TESTING

Continuation of Task Series 100 for each Systems Integrator’s programmer to test the PLC, HMI/SCADA, and Network programs.

Each programmer testing the programs in the following areas: checking IO list in program, communications, working with PLC simulator tool for logic to work with equipment/instrumentation as intended based on controls narrative.

PLC Programmer and HMI programmer to coordinate together to start both PLC and HMI program simultaneously to test for errors in the software. This ensures that the back end and front end of the programs work as intended together and demonstrate compatibility.

Network designer to test the Network Equipment for errors in software configuration. This brings in more Network configurations to look for vulnerabilities in Ethernet Switch Configuration files and Firewall white list/black lists.

### WTP PLC CONTROL PANEL FAT

Attend WTP PLC CP Factory Acceptance Testing (FAT) at Systems Supplier site. This will include loading the PLC program into the CPU and testing the IO points to confirm they are wired correctly to the panel terminal blocks and PLC is installed satisfactory for software configuration.

**Assumptions**

- Contractor provides programmer 21-day notice prior to the FAT.
- FAT Demonstration for WTP PLC Control Panel at the Systems Supplier site located in the Denver Metro Area.

**Deliverables**

- FAT Documentation to check off all requirements for PLC Program and HMI program. Signed off by both Systems Supplier and Systems Integrator.

### PLC & HMI/SCADA SOFTWARE FAT DEMONSTRATION

Systems Integrator will host and attend a program presentation for the client to view the PLC Program Logic and HMI screens. Documentation will be prepared for layout and design decisions.

**Assumptions**

- FAT Demonstration for PLC and HMI programs will be at the HDR Denver Office
- FAT will use the simulator tools in Studio 5000 and Ignition HMI programs. Panel hardware buildout will not be in scope.

**Deliverables**

- One Six-hour FAT meeting with client to confirm PLC program and HMI program are functional and ready for Site Startup.
- FAT Documentation to check off all requirements for PLC Program and HMI program. Signed off by both Systems Integrator and Minturn

## Site Startup

Systems Integrator will provide PLC and SCADA start-up and commissioning services of the new control system programs after the Contractor, Subcontractors, and Town confirm that all

the equipment has been installed, terminated and field tested prior to the software testing of the control panel. The proposed scope of work and required deliverables anticipated for this phase of the project include the following:

## SITE ACCEPTANCE TESTING (SAT)

Systems Integrator shall provide a programmer at the Minturn WTP new construction site to perform a Site Acceptance Test (SAT). This includes uploading the PLC and HMI programs, Network software setup, testing software configuration, IO/Loop checkout with the Electrical Contractor.

### Assumptions

- SAT at Minturn WTP.
- Contractor provides Programmer 21-day notice prior to the SAT.
- Seven days on site for PLC / HMI/SCADA programmer.
- One day on site for Network designer.
- Combination of daily drives or hotel based on Contractor Schedule with $1800 Travel expenses.

### Deliverables

- SAT Documentation to check off all requirements for PLC Program and HMI program. Signed off by HDR, System Supplier, and Minturn.

## PLANT STARTUP

Systems Integrator shall provide a programmer on site at the Minturn WTP new construction site during Plant startup. This includes starting and running the PLC and HMI programs, Network software startup. Verify the PLC logic and the HMI screens work as intended, with the equipment and instrumentation showing the correct values and statuses.

### Assumptions

- All Process Equipment, instrumentation, VFDs, and Vendor equipment are configured and ready for Control System Programming startup.
- 12 days on site for PLC/HMI programmer.
- Two days on site for Network designer.
- Combination of daily drives or hotel based on Contractor Schedule with $4,000 Travel expenses budgeted.

### Deliverables

- PLC and HMI programs that are installed and functional with the Plant Operations. Backup Files delivered to Minturn.
- PLC and HMI four-hour Operator Training (Transfer of Knowledge).

## POST-STARTUP PLANT SERVICE CALL AND PROJECT CLOSEOUT

Systems Integrator shall provide a programmer on site at Minturn WTP 2-6 weeks after Plant startup. This includes troubleshooting and fine tuning the PLC and HMI/SCADA programs.

**Assumptions**

- Minturn and Contractor shall provide a list of process areas in need of program updates a minimum of 1 week before site visit.
- 2 days on site for PLC/HMI programmer.
- Combination of daily drives or hotel based on Contractor Schedule with $400 Travel expenses.
- Transmittal of Record Documents will be electronic through a file share system hosted by Systems Integrator.
- The scope of services does not include post-construction warranty support services after final completion.

**Deliverables**

- Record Drawings/Documents for PLC and HMI programs
- O&M Manual for the final SCADA system (PLC Applications, SCADA Applications, Network Configurations)
- Programming Punch List Inspection
- Cyber Security Requirements Submittal
    - Password Handover
    - Asset Inventory
    - As-Built Network Diagram

IN WITNESS WHEREOF, the parties hereto have executed this Amendment as of the day and year written below:

| HDR ENGINEERING, INC. | TOWN OF MINTURN, CO |
|---|---|
| By: _____ | By: _____ |
| Title: Sr. Vice President | Title: _____ |
| Date: 2026-05-14 | Date: _____ |

Attachment: Fee Schedule for Proposed Scope of Work

-----End of Document-----

**Town of Minturn**
**Water Treatment Plant SDCs**
**HDR Engineering, Inc**
**Updated: 5/13/2026**

| | | Project Manager (Jarod Limke) | Project Engineer (Abby Dodd) | Staff Engineer (Conner Gilpatrick) | Civil Engineer (Maddie Endris) | Structural Lead (Mireya Hererra) | Structural Engineer (Jesus Perez Tonches) | Lead Architect (Rich McKinley) | Architect (Joseph Holtz) | Mechanical Lead (Krunal Chaudhari) | Mechanical Engineer (Yara Al Milaify) | Electrical Lead (John Huckenphaler) | Electrical Engineer (Magnolia Garrett) | I&C Engineer (Christine Audo) | PLC Programmer (Andrew Burton) | HMI Programmer (Walker Nesbitt) | Network Designer (Tanner Smithkins) | Programming QAQC (Josie Brainard) | Revit Manager (Eddie Paz) | C3D Drafting (Thomas Hicks) | Accounting (Kaila Burnside) | HDR Hours | HDR Labor | Construction Administration (Swiftwater Solns) | ODCs (Swiftwater Solns) | Total Subs (8% Labor Markup) | Expenses and ODCs | Total Expenses and Subs | Total HDR Fee |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | $ 300 | $ 200 | $ 140 | $ 175 | $ 230 | $ 140 | $ 210 | $ 130 | $ 240 | $ 160 | $ 240 | $ 180 | $ 200 | $ 160 | $ 130 | $ 130 | $ 190 | $ 180 | $ 200 | $ 140 | | | | | | | | |
| **Task Description** | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **700** | **CONSTRUCTION MANAGEMENT SERVICES** | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| **701** | **OFFICE ADMINISTRATION** | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Project Management | 36 | | | | | | | | | | | | | | | | | | | 36 | 72 | $15,840 | | | $ - | | $ - | $ 15,840 |
| | Submittals and O&M Manual Review | 40 | 60 | 120 | 12 | 20 | 40 | 8 | 40 | 12 | 40 | 24 | 60 | 60 | | | | | | | | 536 | $97,820 | | | $ - | | $ - | $ 97,820 |
| | Contract Document Clarification (RFIs and Field Orders) | 24 | 60 | 90 | 8 | 4 | 8 | 4 | 8 | 4 | 8 | 4 | 8 | 8 | | | | | 24 | | | 262 | $47,680 | | | $ - | | $ - | $ 47,680 |
| | Change Orders | 16 | 40 | 60 | | | | | | | | | | | | | | | | | | 116 | $21,200 | | | $ - | | $ - | $ 21,200 |
| | Record Drawings / Project Closeout | 12 | 40 | | 8 | 8 | | 8 | | 8 | | 8 | | 8 | | | | | 60 | 24 | | 184 | $37,560 | | | $ - | | $ - | $ 37,560 |
| | **Sub-total** | **128** | **200** | **270** | **28** | **32** | **48** | **20** | **48** | **24** | **48** | **36** | **68** | **76** | **0** | **0** | **0** | **0** | **84** | **24** | **36** | **1,170** | **$220,100** | **$ -** | **$ -** | **$ -** | **$ -** | **$ -** | **$ 220,100** |
| **702** | **FIELD SERVICES** | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Construction Progress Meetings / Special Inspections | 158 | 246 | | 8 | 24 | | 16 | | 8 | | 8 | | 24 | | | | | | | | 492 | $115,520 | $ 11,700 | | $ 12,636 | $ 1,800 | $ 14,436 | $ 129,956 |
| | Part Time Observation / Resident Engineer | | | | | | | | | | | | | | | | | | | | | 0 | $0 | $ 291,200 | $ 51,901 | $ 366,397 | | $ 366,397 | $ 366,397 |
| | Startup and Comissioning | 24 | 40 | | | | | | | | | | | 80 | 420 | 350 | 200 | 60 | | | | 1174 | $181,300 | $ 52,000 | $ 4,121 | $ 60,281 | $ 6,200 | $ 66,481 | $ 247,781 |
| | **Sub-total** | **182** | **286** | **0** | **8** | **24** | **0** | **16** | **0** | **8** | **0** | **8** | **0** | **104** | **420** | **350** | **200** | **60** | **0** | **0** | **0** | **1,666** | **$296,820** | **$ 354,900** | **$ 56,022** | **$ 439,314** | **$ 8,000** | **$ 447,314** | **$ 744,134** |
| | **Total Hours** | **310** | **486** | **270** | **36** | **56** | **48** | **36** | **48** | **32** | **48** | **44** | **68** | **180** | **420** | **350** | **200** | **60** | **84** | **24** | **36** | **2,836** | | | | | | | |
| | **Total Fee** | **$93,000** | **$97,200** | **$37,800** | **$6,300** | **$12,880** | **$6,720** | **$7,560** | **$6,240** | **$7,680** | **$7,680** | **$10,560** | **$12,240** | **$36,000** | **$67,200** | **$45,500** | **$26,000** | **$11,400** | **$15,120** | **$4,800** | **$5,040** | | **$ 516,920** | **$ 354,900** | **$ 56,022** | **$ 439,314** | **$ 8,000** | **$ 447,314** | **$ 964,234** |

**TOWN OF MINTURN, COLORADO**
**RESOLUTION NO. 23 – Series 2026**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO, APPROVING AMENDMENT NO. 05 TO THE AGREEMENT WITH HDR ENGINEERING, INC. FOR ENGINEERING SERVICES DURING CONSTRUCTION FOR THE MINTURN WATER TREATMENT PLANT PROJECT, AND AUTHORIZING THE TOWN MANAGER AND TOWN ATTORNEY TO NEGOTIATE AND EXECUTE THE AMENDMENT AND RELATED DOCUMENTS**

**WHEREAS,** the Town of Minturn has undertaken the Minturn Water Treatment Plant Project (the "Project"); and

**WHEREAS,** by Resolution No. 30, Series 2022, the Town Council approved an agreement with HDR Engineering, Inc. ("HDR") for design and engineering services related to the Project; and

**WHEREAS,** the Town has completed the design and bid phase for the new 0.6 million gallon per day water treatment plant and intends to proceed into construction beginning in the summer of 2026; and

**WHEREAS,** the Town requires engineering services during construction, including construction administration, submittal review, responses to requests for information, change order support, record drawings, construction observation, progress meetings, startup and commissioning support, operations and maintenance documentation, and related technical services; and

**WHEREAS,** HDR has submitted Amendment No. 05 to provide engineering services during construction, including services to be performed by HDR and its subconsultant, Swiftwater Solutions; and

**WHEREAS,** Amendment No. 05 includes part-time construction observation, startup and commissioning support by a Colorado Class A licensed water treatment operator, PLC and HMI/SCADA programming, network configuration, testing, training, record documents, and project closeout services; and

**WHEREAS,** the total proposed not-to-exceed amount for Amendment No. 05 is Nine Hundred Sixty-Four Thousand Two Hundred Thirty-Four Dollars ($964,234.00); and

**WHEREAS,** the Town Council finds that approval of Amendment No. 05 is in the best interests of the Town and necessary to support construction, startup, commissioning, and long-term operation of the Project.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO, AS FOLLOWS:**

**Section 1. Recitals Incorporated.**
The foregoing recitals are incorporated into this Resolution as findings of the Town Council.

**Section 2. Approval of Amendment No. 05.**
The Town Council hereby approves Amendment No. 05 to the agreement with HDR Engineering, Inc. for engineering services during construction for the Minturn Water Treatment Plant Project, in an amount not to exceed $964,234.00, subject to final legal review and confirmation of available project funding.

**Section 3. Authorization to Negotiate and Execute.**
The Town Council hereby authorizes the Town Manager, in consultation with the Town Attorney, to negotiate final terms consistent with the scope of services, the not-to-exceed contract amount, and the intent of this Resolution, and to execute Amendment No. 05 and related documents on behalf of the Town, together with such non-material revisions as the Town Manager and Town Attorney deem necessary or appropriate.

**Section 4. Separate Town Responsibilities.**
The Town Council acknowledges that certain services related to the Project, including third-party materials testing, compaction testing, required special inspections, independent cybersecurity review, and internet service configuration, are not intended to be included within Amendment No. 05 except as expressly stated therein, and may be addressed separately by the Town as determined necessary.

**Section 5. Effective Date.**
This Resolution shall take effect immediately upon adoption.

**INTRODUCED, READ, APPROVED, ADOPTED, AND RESOLVED this ___ day of _____, 2026.**

**TOWN OF MINTURN, COLORADO**

_____
Eric Gotthelf, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

Karp Neu Hanlon PC
ATTORNEYS AT LAW
www.mountainlawfirm.com

*Glenwood Springs – Main Office*
201 14th Street, Suite 200
P. O. Drawer 2030
Glenwood Springs, CO 81602

*Aspen*
0133 Prospector Rd.
Suite 4102J
Aspen, CO 81611

*Montrose*
1544 Oxbow Drive
Suite 224
Montrose, CO 81402

Office: 970.945.2261
Fax: 970.945.7336
***Direct Mail to Glenwood Springs***

DATE: May 21, 2026

TO: Minturn Mayor and Council

FROM: Karp Neu Hanlon, P.C.

RE: Processing Convenience Fee & Check Fee Recovery Ordinance

---

The proposed ordinance authorizes the Town of Minturn to (1) assess a convenience fee for non-cash payments to offset transaction fees charged to the Town, and (2) recover fees and associated costs related to returned (i.e. dishonored) checks, bank drafts, and orders for payment. The ordinance is intended to allow the Town to recoup expenses imposed by third-party payment processors and financial institutions, while ensuring that returned check and dishonored payment fees and associated costs may be recovered as permitted by law.

1) **The Proposed Code Amendment adding Convenience Fees:** The proposed code amendment authorizes the Town to assess convenience fees for non-cash payments, as permitted under Colorado law. Such fees may be charged to individuals who elect to pay by non-cash methods, provided that the amount of the convenience fee passed on does not exceed the transaction fee assessed to the Town.

    a. **Section 29-11.5-103(3), C.R.S**. reads:
    A local governmental entity may impose a convenience fee on persons who use alternative forms of payment, but the amount of any convenience fee imposed on or after April 29, 2003, shall not exceed the actual additional cost incurred by the local governmental agency to process the transaction by alternative form of payment. Any convenience fee on a transaction involving an alternative form of payment shall be imposed in accordance with the rules of the alternative payment provider.

    b. The enclosed Town of Minturn code provision is modeled from the Town of Timnath's Municipal Code Sec. 4-40.

2) **The Proposed Code Amendment adding Dishonored Check Fee Recovery:** Colorado law authorizes municipalities to recover fees and impose penalties for dishonored checks, bank drafts, and orders for payment. The law also establishes notice requirements and, in certain circumstances, limits the amount and type of fees that may be recovered.

a. **Authorizing Law:** Section 13-21-109, C.R.S. authorizes the recovery of damages for checks, drafts, or orders that are not paid upon presentment. Subsections (1) and (2) establish the allowable fee amounts, while subsections (3) and (4) set forth the applicable notice requirements.

b. A number of Colorado municipalities have adopted code provisions consistent with the authority granted under this statute. Some municipalities have established a predetermined flat fee for returned checks (including Alamosa and Timnath), while others authorize recovery of the fee associated with the returned instrument and provide additional discretionary authority to the Town Manager (including Westminster, Steamboat Springs, and Broomfield).

c. The proposed Town of Minturn code provision is modeled after Section 1-8-3 of the Westminster, Colorado Code of Ordinances. This approach establishes a clear baseline for enforcement while preserving discretion for the Town to apply or adjust enforcement measures when circumstances warrant.

Enclosure:
Proposed Ordinance

**TOWN OF MINTURN, COLORADO**
**ORDINANCE NO. 05 - SERIES 2026**

**AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO, TO ALLOW FOR THE COLLECTION OF A CONVENIENCE FEE ON PAYMENTS SUBJECT TO PROCESSING FEES & THE COLLECTION OF DISHONORED PAYMENT FEES AND PENALTIES.**

**WHEREAS**, the Town of Minturn ("Minturn" or the "Town") is a home-rule municipality organized under Article XX, §6 of the Colorado Constitution and with the authority of the Minturn Home Rule Charter; and

**WHEREAS**, the Town receives payments in various forms which include checks, direct deposits and credit cards; and

**WHEREAS**, the Town collects various fees and charges pursuant to authorization in the Town's Code; and

**WHEREAS**, the Town's Code needs to be updated related to collection of a convenience fee on credit card purchases and associated processing fees, fees associated with non-payment or insufficient fund situations, and the processes or procedures that allow the Town to collect a service fee on dishonored checks, bank drafts, or order for payment; and

**WHEREAS**, state statutes on convenience fees, contained in Section 29-11.5-103, C.R.S., allow local governmental entities to impose a convenience fee on persons who use alternative forms of payment, if the fee does not exceed the actual additional cost incurred by the local government agency to process the transaction; and

**WHEREAS**, state statutes on dishonored payments, contained in Section 13-21-109, C.R.S., allow local governmental entities to recover fees, including the face value of the check, bank draft, or order for payment that is dishonored, actual damages resulting from non-payment, and additional costs of collection; and

**WHEREAS**, the Minturn Town Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the preservation of public health, welfare, peace, safety and/or property and that this Ordinance is necessary for the protection of public convenience and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO, THAT THE MUNICIPAL CODE SHALL BE AMENDED AS FOLLOWS:

Section 1. Recitals. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Amendment of Chapter 4 of the Minturn Municipal Code ("MMC". Sections 4-6-05 through 4-6-50 the MMC are hereby created as shown in **Exhibit A**.

Section 3. Effective Date. Upon passage of this Ordinance, the provisions hereof shall become effective on July 1, 2026.

Section 4. Severability. If any section, subsection, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, or provision shall in no manner affect any remaining provisions of this resolution, the intent being that the same are severable.

Section 5. Repeal of Inconsistent Laws. All orders, resolutions, bylaws, ordinances or regulations of the Town, or parts thereof, inconsistent with this resolution are hereby repealed to the extent only of such inconsistency.

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEB SITE THE 3rd DAY OF JUNE, 2026. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE 17th DAY OF JUNE, 2026 AT 6:30 P.M. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

Eric Gotthelf, Mayor

ATTEST:

By:_____

Jay Brunvand, Town Clerk

TOWN OF MINTURN, COLORADO SEAL 1904

**THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEB SITE THIS 17th DAY OF JUNE, 2026.**

**TOWN OF MINTURN, COLORADO**

_____

**Eric Gotthelf, Mayor**

**ATTEST:**

**By:** _____

**Jay Brunvand, Town Clerk**

## EXHIBIT A

### Chapter 4 Article 6 – Payment Charges and Fees

**Sec. 4-6-05 Purpose.**

The purpose of this Article is to provide a uniform method of establishing Town fees and expenses, to encourage timely payment of all Town fees, expenses, and assessments; to recover the administrative costs associated with collecting delinquent payments; to ensure that the burden of delinquency enforcement is borne by persons failing to pay rather than by taxpayers generally; and to provide a reasonable, uniform, and predictable penalty structure for late payment of all Town obligations.

**Sec. 4-6-10 Establishment of a Fee Schedule.**

On an annual basis, the Town Council shall adopt a schedule of fees and expenses for permits, services, materials, penalties and other charges contemplated by the Town of Minturn Town Code. The schedule of fees and expenses shall be adopted by resolution and may be amended during the year as the Council may decide.

**Sec. 4-5-20 Convenience Fee.**

A fee may be assessed by the Town against any person who makes a payment to the Town by credit card, debit card, ACH, bank transfer or any other alternative form of payment, if the Town incurs a processing fee as a result of the payment. The fee collected by the Town shall be referred to as a "convenience fee." The convenience fee shall be in the amount of the actual additional cost incurred by the Town to process the transaction by alternative form of payment and shall be disclosed to the individual making the payment.

**Sec. 4-5-30 Return Payment / Dishonored Payment Fee.**

(1) Any payment received by the Town that is subsequently returned from the bank or issuing institution, in whole or in part, will be subject to a service fee and any other applicable collection charge or fee as may, from time to time, be imposed by the Town.

(2) Any amount paid to the Town which is subsequently dishonored by the bank or issuing institution for whatever reason, in whole or in part, will be subject to a service fee and any other applicable collection charge or fee as may, from time to time, be imposed by the Town.

(3) After paying such fees and other applicable collection costs as provided for in this Article , a person may resubmit a dishonored payment by cash, certified check, and when permissible, credit card.

(4) Payments made to redeem a late, returned or dishonored payment will be applied first to the service charge. Any remaining amount will then be applied to the original liability and any penalties or fines as may be specified in the ordinance or contract controlling the original liability or as otherwise specified in this Code.

(5) A person shall not be held liable if any one of the elements expressly stated in Section 13-21-109(2)(b) C.R.S. are met.

**Sec. 4-5-40 Late Payment Fee.**

(1) Imposition of Late Fee. Any Town fees, expenses, and assessments not paid in full on or before the fourteenth day following the Due Date shall be subject to a Late Fee in an amount equal to the greater of:

a. Thirty-Five Dollars ($35.00); and

b. One and one-half Percent (1.5%) of the total outstanding amount of the delinquent fee, expense or charge, excluding any previously assessed Late Fees.

c. Authority to Adjust. The Town Council is hereby authorized to Modify the Late Fee by Resolution.

(2) Waiver of Late Fee for Extreme Financial Hardship.

a. Authority of Town Manager. The Town Manager shall have the authority to waive all or any portion of a Late Fee imposed under this Article upon demonstration by the obligor of Extreme Financial Hardship based upon Financial Records provided to the Town. Waivers of Late Fees are not available for properties that are rented where the Town fees, expenses, and assessments are paid by the property owner and not the tenant.

b. "Extreme Financial Hardship" means a demonstrated inability to pay the Late Fee due to circumstances including, but not limited to, sudden loss of income, medical emergency, natural disaster, or other extraordinary financial burden, as verified by Financial Records provided to the Town Manager.

c. "Financial Records" means documentation substantiating an applicant's income, expenses, assets, and liabilities, including but not limited to recent pay stubs, tax returns, bank statements, utility bills, medical bills, unemployment or disability documentation, and such other records as the Town Manager may reasonably require to evaluate a hardship waiver application.

d. Application Procedure. A person seeking a hardship waiver shall submit a written application to the Town Manager within 30 days of the Late Fee being imposed, accompanied by Financial Records sufficient to demonstrate Extreme Financial Hardship. The application shall include:

i. A detailed statement of the circumstances giving rise to the claimed hardship;

ii. Documentation of the applicant's current income, expenses, assets, and liabilities; and

iii. Such other information as the Town Manager may reasonably require.

e. Evaluation and Decision. The Town Manager shall evaluate each hardship waiver application based on the totality of the circumstances, including but not limited to the applicant's ability to pay, the nature and severity of the financial hardship, and the applicant's payment history with the Town. The Town Manager shall issue a written decision granting or denying the waiver application within fourteen days of receipt of a complete application.

f. Conditions of Waiver. The Town Manager may grant a waiver subject to such conditions as the Town Manager deems appropriate, including but not limited to requiring the applicant to enter into a payment plan for the underlying Town fees, expenses, and assessments.

(3) Interest on unpaid balance. Any Town fees, expenses, and assessments left unpaid after 60 days from the issuance by the Town shall incur interest on the unpaid amount together with an Late Fees at the rate of twelve percent per annum.

**Sec. 4-5-50 Collection Costs.**

The Town shall be entitled to recover its collection costs, including but not limited to attorney fees and court costs, associated with the collection of any Town fees, expenses, and assessments, including Late Fees.

Column

# INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Vail Daily (Eagle Valley Enterprise Alternative)** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(970) 949-0555**.

Notice ID: BO1Rer3uWbScDnDlMerU | **Proof Updated: Jun. 05, 2026 at 01:13pm MDT**
Notice Name: 8CD13 ORDINANCE NO. 05 - SERIES 2026

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

| FILER | FILING FOR |
|---|---|
| Cindy Krieg<br>events@minturn.org<br>(970) 445-2415 | Vail Daily (Eagle Valley Enterprise Alternative) |

| | | | |
|---|---|---|---|
| **Columns Wide:** | 1 | **Ad Class:** | Legals |
| **Total Column Inches:** | 2.33 | | |
| **Number of Lines:** | 28 | | |

| | |
|---|---|
| 06/09/2026: Other | 14.17 |
| Affidavit Fee | 10.00 |
| Subtotal | $24.17 |
| Tax | $0.00 |
| Processing Fee | $2.42 |
| **Total** | **$26.59** |

**TOWN OF MINTURN, COLORADO ORDINANCE NO. 05 - SERIES 2026**
**AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO, TO ALLOW FOR THE COLLECTION OF A CONVENIENCE FEE ON PAYMENTS SUBJECT TO PROCESSING FEES & THE COLLECTION OF DISHONORED PAYMENT FEES AND PENALTIES.**

**INTRODUCED, READ BY TITLE, APPROVED ON FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THE 3RD DAY OFJUNE 2026. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE 17TH DAY OF JUNE 2026 AT 5:30 p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.**
**TOWN OF MINTURN, COLORADO**

**Eric Gotthelf, Mayor**
**ATTEST:**
**By:**
**Jay Brunvand, Town Clerk**
**PUBLISHED IN THE VAIL DAILY ON TUESDAY, JUNE 9, 2026.**

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

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

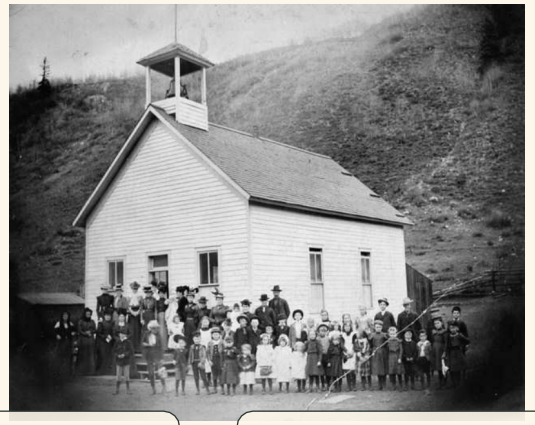
# Presentation Outline

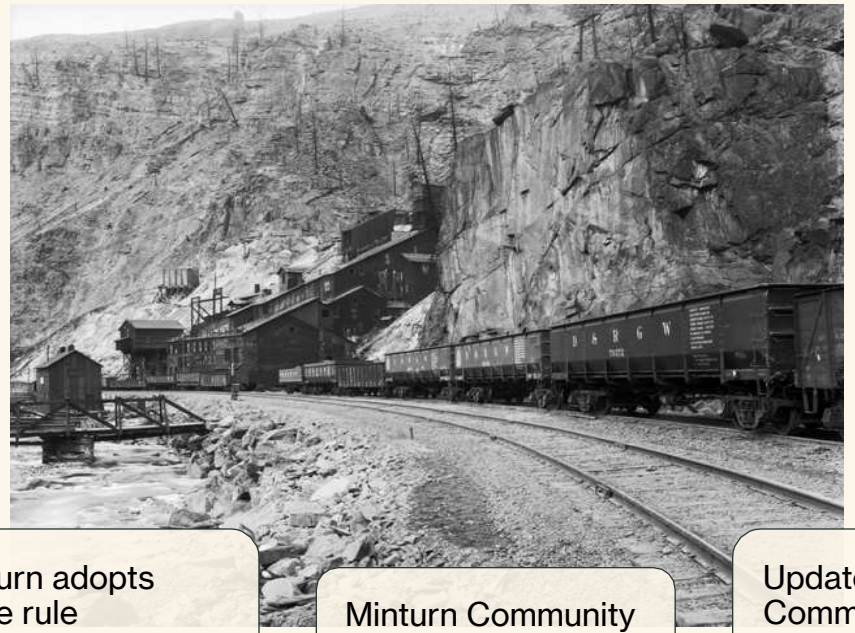
1. Minturn in the Past, Minturn Today
   - 2025 Housing Needs Analysis
2. What we have done so far
   - 2019 Housing Action Plan
   - 2023 Community Plan
3. Local Opportunities in a Regional Housing Authority
4. Discussion: Key Considerations for Council

# Key Considerations for Council

1. Which potential RHA opportunities could help Minturn further our housing goals & objectives? Are there any in particular that Council would like staff to follow up on for further discussion?
   - *Ie) interest in partnering with Avon's resident-occupied deed restriction program; want to further discuss development of a Minturn specific revolving loan program for rehabbing historic homes.*
2. What direction does Council have for staff as we continue conversations with preliminary RHA jurisdictions?

# Minturn's History





**1887** Railroad arrives

**1904** Town of Minturn incorporated



**1920's** "Lettuce Capital"

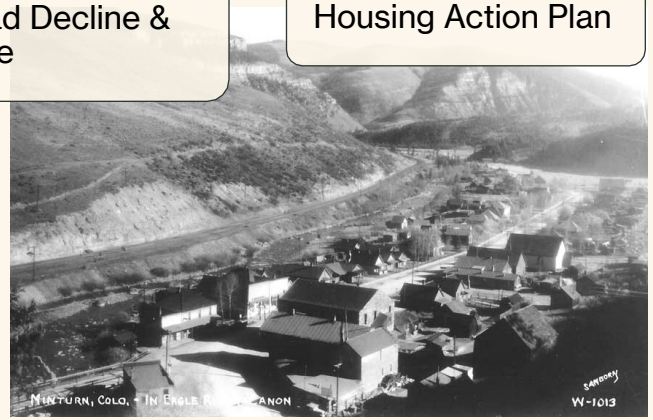
**1962** Vail Opens

**1977** Gilman Mine closes

**1980** Beaver Creek opens

**1982** Minturn adopts home rule government

**1997** Railroad Decline & Closure



**2009** Minturn Community Plan

**2019** Housing Action Plan

**2023** Updated Minturn Community Plan "Imagine Minturn"

# Minturn's Identity

- Tight-knit multi-generational community
- Outdoor-oriented
- A place where families work and live
- Small town charm



# Housing Units Built Pre-1970

**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 in Eagle County

**The data *means*...**

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

# Year-Round Occupancy 2010-2022

**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

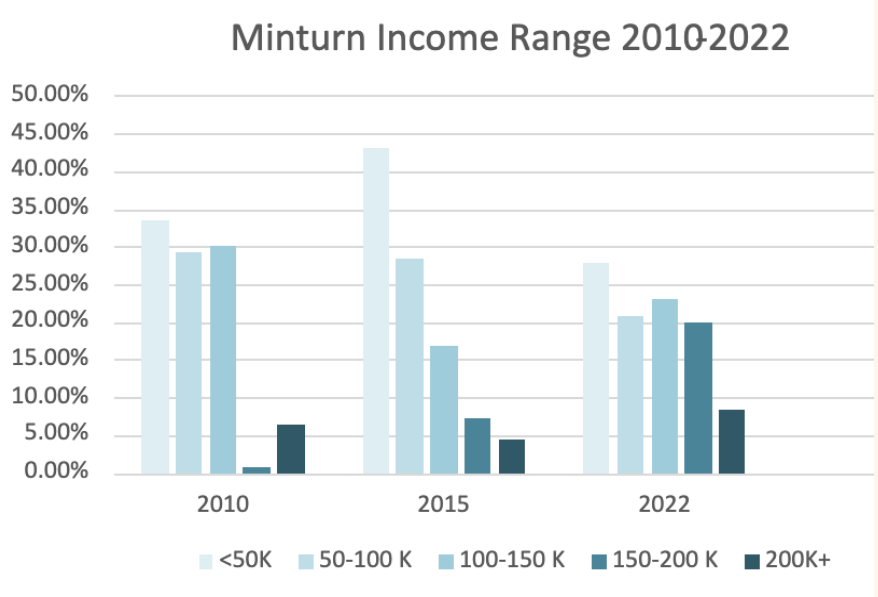
**The data *says*...**

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

**Table 8. Median Household Income, 201(**

| 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 Syst

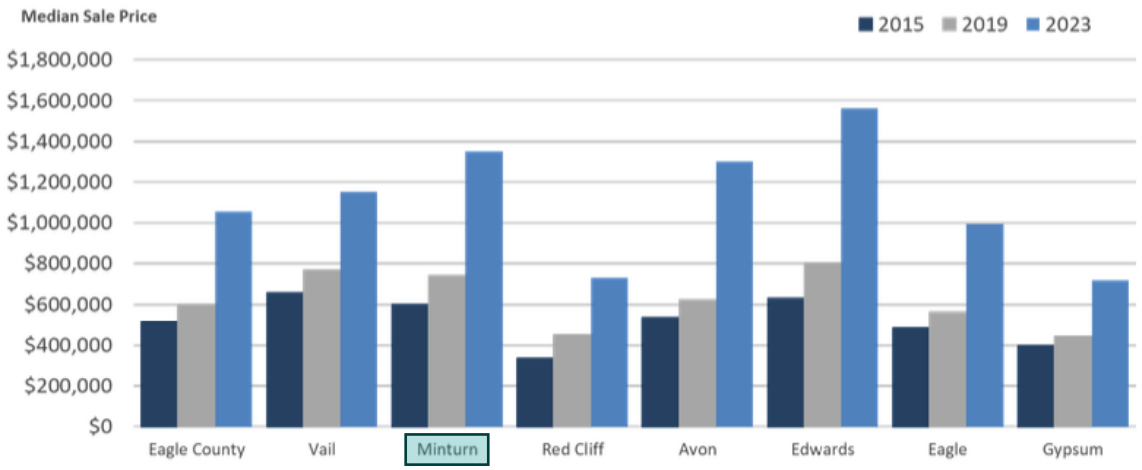



**The data *means*...**

- Existing Minturn residents are not necessarily experiencing income gains; Minturn is *transforming*

# Median Sale Price and Rent by Location 2015-2022/23

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




Source: MLS, Economic & Planning Systems

**The data *means*...**

- Middle-income earners are getting locked out long term

**The data *says*...**

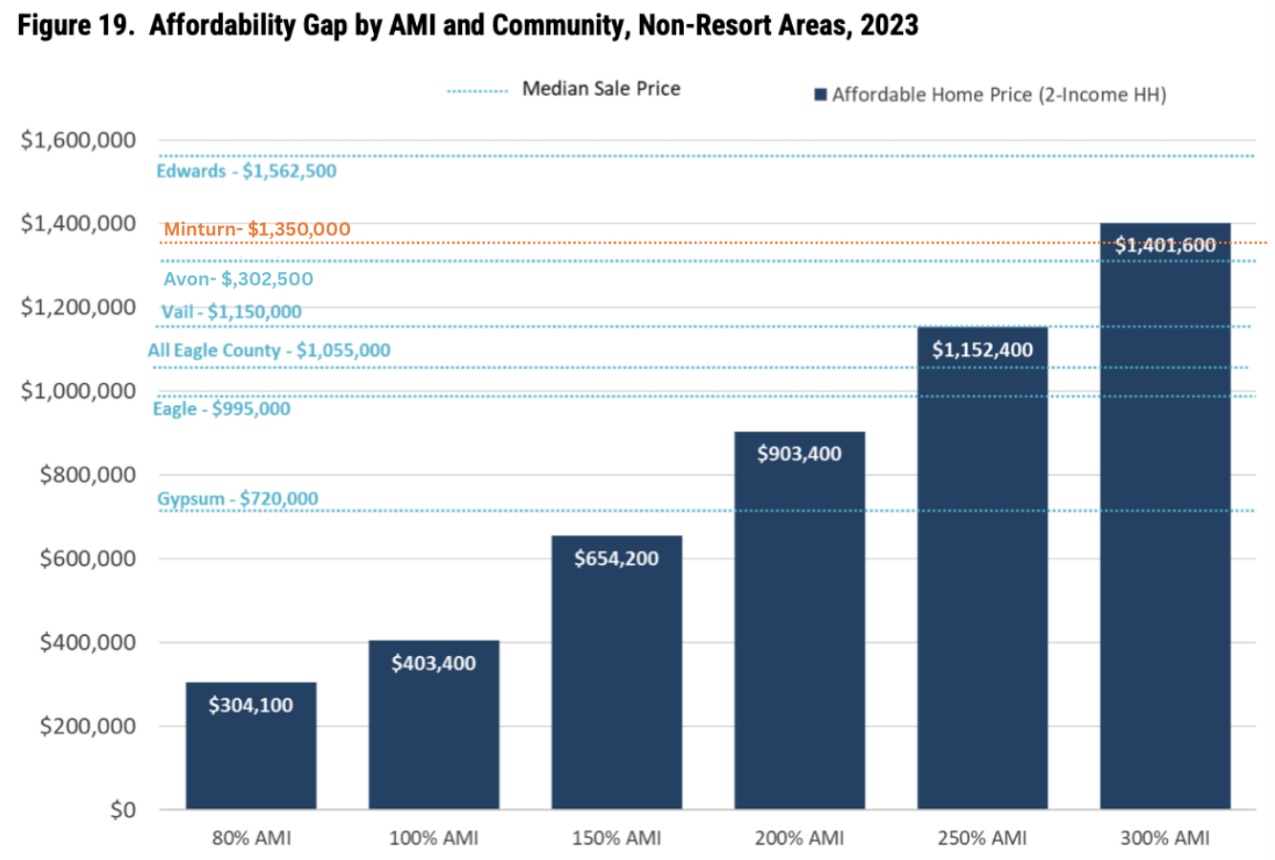
- Median sale price increased 125% 2015-2023
- Median rent increased 90% 2015-2022

**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

# Affordability Gap Between AMI and Home Price 2022




**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*...**

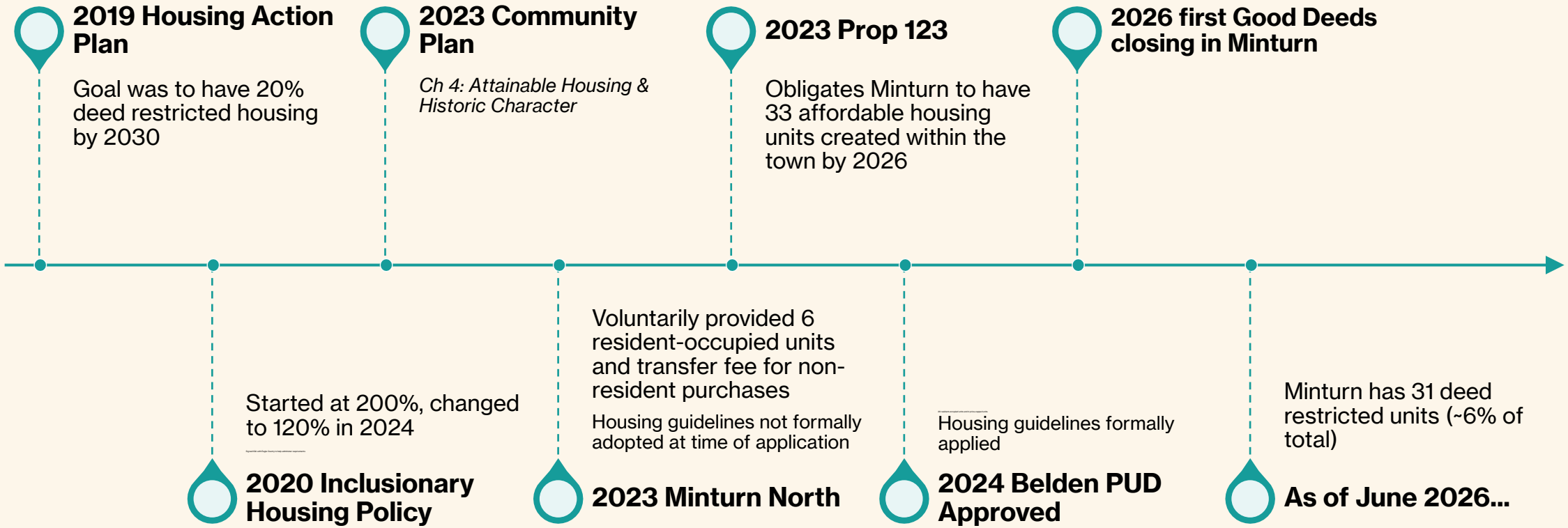
- There is a ~$950K gap for median income earners to buy a home in Minturn

# Consider...

*What about the current data worries or surprises you?*

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

# Minturn's Housing History



# Established Housing Goals and Objectives

## 2019 HOUSING ACTION PLAN

- By 2030, securing 20% of housing inventory as deed restricted for residents who live and work in the Vail Valley.
- 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

## 2023 COMMUNITY PLAN

- 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.
- Objective 4.6: Prioritize housing for full-time residents; ensure that residents of all ages and income levels are able to find 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.
- Objective 4.9: Support historic preservation within Minturn's broader housing strategy.

# How does Minturn stack up?

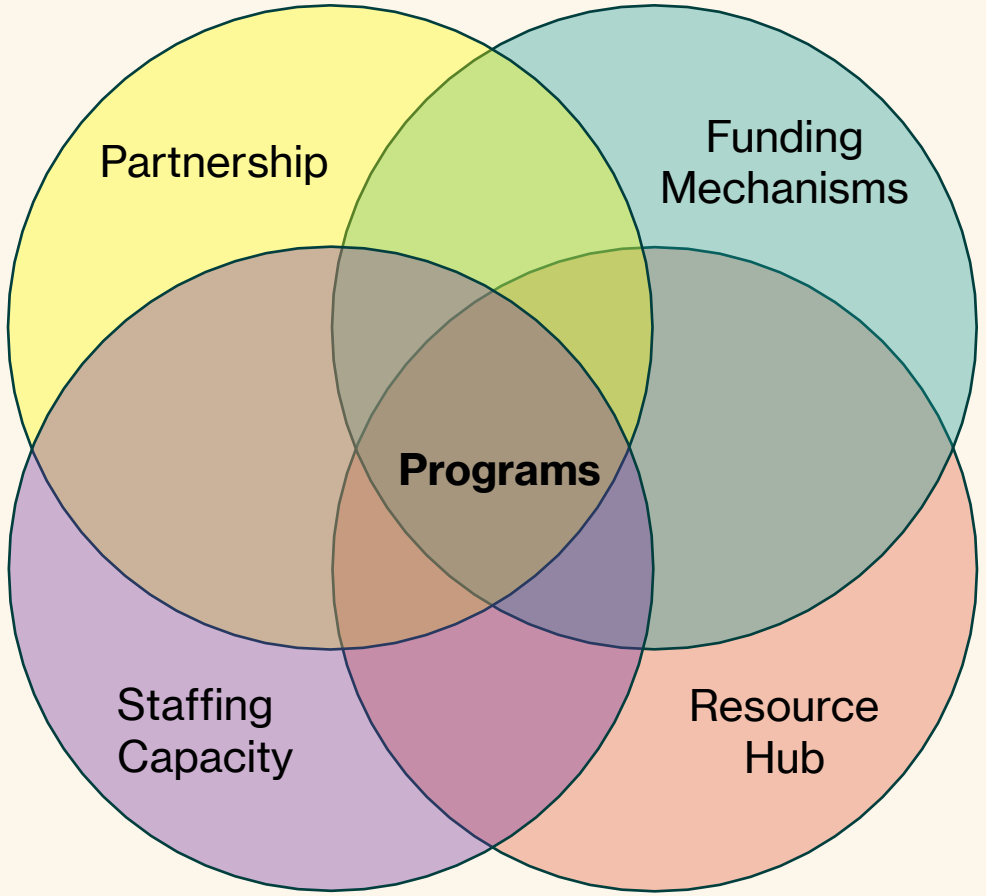
**Table 45. Summary of Current County and Town Housing Resources**

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

Source: Valley Home Store; Economic & Planning Systems

# Regional Housing Authority Toolbox

1. **Partnership**
   - Participate in existing housing programs throughout Eagle County.
   - Collaborate with employers, developers, non-profits, and agencies to combine resources.
2. **Funding Mechanisms**
   - Coordinate layered funding sources with other jurisdictions.
   - Establish local revolving loans, grants, etc.
3. **Staffing Capacity**
   - Administration, compliance, and monitoring of programs.
4. **Resource Hub**
   - Central entity for sharing data & best practices.
   - Provide education, technical assistance, and policy guidance.




Partnership + Funding Mechanisms +

Staffing Capacity + Resource Hub = ***Programs***

# Program Spotlight: Deed Restrictions and Market-Rate Buydowns

- Provide funds at closing to buy down market-rate homes for people who live and work full time in Eagle County; in return, a deed restriction is placed on the home. Existing programs include:
  - Eagle County Good Deeds (RO and PC)
  - Vail InDEED (RO)
  - Mi Casa Avon (RO)
  - Development-specific programs (RO and PC)

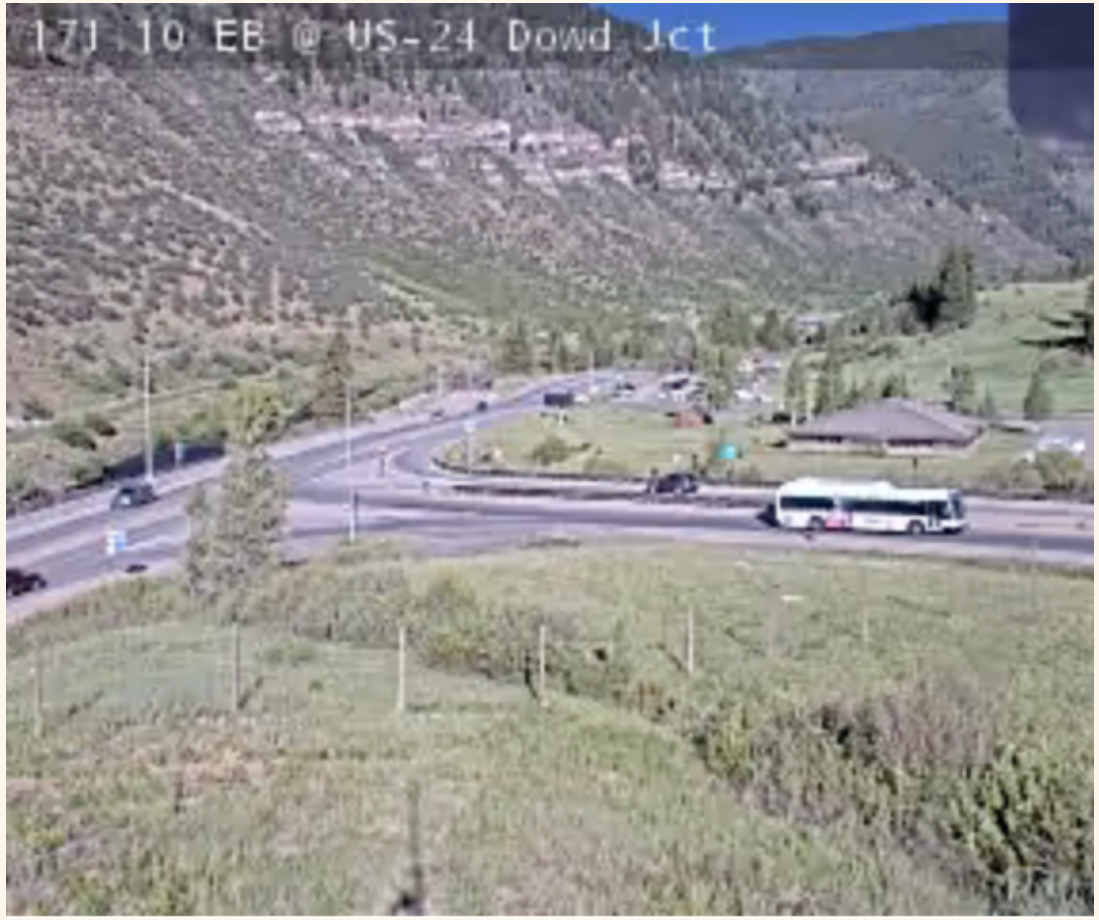
| Feature | Price-Capped (PC) | Resident-Occupied (RO) |
|---|---|---|
| Main purpose | Keep homes within reach for locals | Keep homes lived in by locals |
| Resale price | Limited by a formula | Market-based |
| Primary residence | Yes, required | Yes, required |
| Income limits | Sometimes | Not usually |
| Owning other property | Not usually | Sometimes, depends on program |

# Program Spotlight: Employee Housing

- Acquisition, construction, or rehabilitation of units dedicated to Town employees.
- Expanded assistance for Town or County employees to rent or purchase a home.



# Program Spotlight: Land Banking




- Process of acquiring and holding parcels of land for future housing development.
- Ie) Strategic acquisition of deed-restricted lots intended for workforce or employee housing.

# Program Spotlight: Planning Commission Brainstorm

- Program geared toward maintaining Minturn as a multigenerational community
- Tax waivers for seniors/folks on fixed income
- Waive water tap fee for deed restricted housing
- Partner with local builders to create a salvage yard with historic/funky materials for reuse
- Cash incentive to preserve vs modernize exteriors
- Education on estate planning to keep homes within families
- Home efficiency project rebates (ie plumbing, landscape)



# Opportunity Alignment: Minturn's Housing Objectives & RHA

| | |
|---|---|
| Objective 4.3: Consider new housing strategies, such as buy-down programs. | • Partner with pre-existing buydown deed restriction programs in the county |
| Objective 4.4: Increase the amount of local funding available for full-time resident housing through new fees and/or voter approved taxes. | • In a hybrid Regional Housing Authority, the town retains local control over 90% of funds gathered |
| Objective 4.6: Prioritize housing for full-time residents; ensure that residents of all ages and income levels are able to find housing. | • Deed restrictions exclusively serve those who live and work in the valley |
| Objective 4.7 Collaborate with regional jurisdictions in Eagle County to stay abreast of housing issues, policies, and tools being used. Align best practices and income qualification ranges for consistency. | • The RHA is inherently multi-jurisdictional; it is able to facilitate communication amongst regional localities |
| Objective 4.9: Support historic preservation within Minturn's broader housing strategy. | • Rehabilitating homes as a potential cost-effective strategy for expanding housing stock (while minimizing new water taps!) |

# Key Considerations for Council Revisited

1. Which potential RHA opportunities could help Minturn further our housing goals & objectives? Are there any in particular that Council would like staff to follow up on for further discussion?
   - *Ie) interest in partnering with Avon's resident-occupied deed restriction program; want to further discuss development of a Minturn specific revolving loan program for rehabbing historic homes.*
2. What direction does Council have for staff as we continue conversations with preliminary RHA jurisdictions?
3. What other questions do you have?

# Works Cited// Optional Further Reading

- 2023 Community Plan
- 2019 Housing Action Plan
- 2025 Housing Needs Assessment
- The Eagle County Housing Help Desk
- Census

**TOWN OF MINTURN, COLORADO**
**RESOLUTION NO. 33 – SERIES 2019**

**A RESOLUTION APPROVING AND ADOPTING THE 2019 MINTURN HOUSING ACTION PLAN FOR THE TOWN OF MINTURN, COLORADO**

**WHEREAS**, The Town of Minturn, in the County of Eagle and the State of Colorado is a home rule municipal corporation duly organized and existing under the laws of the State of Colorado and the Town Charter; and

**WHEREAS**, The Town of Minturn has contracted with Williford LLC, a community planning consulting group, to assist the Town to develop a housing plan; and

**WHEREAS**, The Town with the assistance of Williford LLC has held a series of workshops with elected and appointed officials, interviews with stakeholders, and questionnaires to identify the needs and desires of the Minturn community; and

**WHEREAS**, The Town of Minturn 2019 community survey has identified housing as a priority for the town; and

**WHEREAS**, The Town of Minturn 2018-2020 Strategic Plan as adopted identifies the need to sustain and invest in the things that define Minturn as a proud, sturdy mountain town to "Keep Minturn Minturn".

**NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO THAT THE MINTURN HOUSING ACTION PLAN IS HEREBY APPROVED AND ADOPTED.**

**INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED this 21ST day of August, 2019.**

TOWN OF MINTURN

By: _____
John Widerman, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

TOWN OF MINTURN, COLORADO SEAL 1904

# Minturn Housing Action Plan 2019

**ADOPTED AUGUST 2019**

## Introduction

Minturn Town Council recently identified attainable housing for year-round locals as one of their top policy priorities. This Action Plan sets the course for the Town's work on housing over the next three to five years. This plan was created through a series of workshops with elected and appointed officials, interviews with local stakeholders, and questionnaires in the first half of 2019. The priorities identified in this plan include:

- Increasing housing choices for year-round residents and preserving a balance between second homeowners and locals into the future.
- Adding new tools to Minturn's housing policy toolbox.
- Seeking opportunities to partner with local residents, developers, and existing housing agencies such as the Valley Home Store.

## Current Incomes and What's "Affordable"

The definition of "affordable" is that a household pays 30% or less of the income for housing. As incomes increase, households can afford more. The "Area Median Income (AMI)" is published annually used as a benchmark to understand housing choices affordable to local residents. Greater detail on households size and income is provided in Appendix 2.

**Income and Affordable Housing Prices**
**Two-person household – Eagle County - 2019**

| | 50% AMI | 80% AMI | 100% AMI | 140% AMI | 200% AMI |
|---|---|---|---|---|---|
| *Annual Income* | $37,600 | $60,160 | $75,200 | $105,280 | $150,400 |
| *Affordable Home Price* | $147,500 | $235,900 | $294,900 | $412,900 | $589,800 |
| *Affordable Monthly Rent* | $940 | $1,504 | $1,880 | $2,632 | $3,760 |

Source: Colorado Housing and Finance Authority, Williford LLC
Notes: affordable home price assumes 5% downpayment, 30 year fixed mortgage, interest rate of 5%

The *2018 Eagle Valley Housing Needs and Solutions* report observed that the free market in the upper valley where Minturn is located is ***unlikely to produce housing affordable for renters below 140% AMI and owners below 200% AMI without some local intervention such as incentives, regulations, subsidies, and/or public/private partnerships.***

## The Need

Minturn is little town nestled in a narrow mountain canyon. About 420 year-round households enjoy a strong sense of community, working class heritage, and historic small-town character. It is located just seven miles from the Town of Vail and Vail Resort. Compared to other communities so close to a major resort, Minturn has maintained a high level of year-round residency (80% of homes were occupied by local residents at the last Census. This compares with 20% in Vail or 64% in Avon).

In recent years, some of these attributes have been threatened by rising housing costs. Minturn has been discovered, and an increasing number of second homeowners have begun to shift the historic the social and economic diversity. There is now a severe shortage of housing for local residents to rent or purchase. For example:

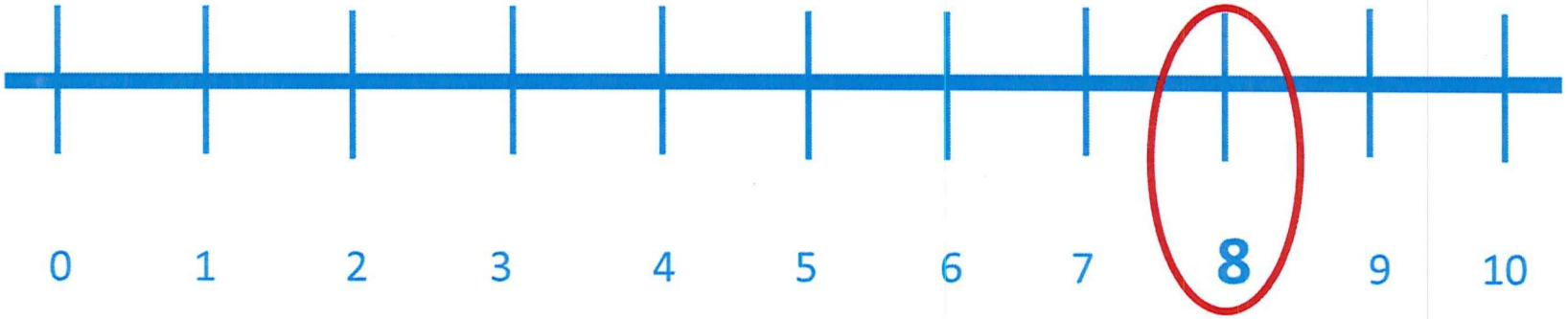
- In 2018, 20 homes were sold in Minturn, and the median sale price was $775,000.
- Of the 20 homes sold, only one was affordable to a household at the local median income. This house was a 672 square foot two bedroom/one bath unit that was built in 1971. The sale price was $280,000, just affordable for a two-person household earning 100% of the area median income for Eagle County.
- In May 2019, there were three active listing on the Multiple Listing Service; all three had asking prices over $1million.
- In May 2019, search for long term rentals produced five listings in Minturn:
    - a private bedroom and bathroom for $850/month
    - a private bedroom and bathroom of 130 sq. ft for $750/month
    - a one bedroom/1 bath lock-off without a full kitchen for $1,200/month
    - a two bedroom/1 bath lock-off for $2,300/month
    - a two bedroom/1 bath condo for $2,575/month
- A search for short-term rentals produced 14 homes and condos in Minturn available the first week in June 2019. Prices ranged from $139-$400/night.

## Process

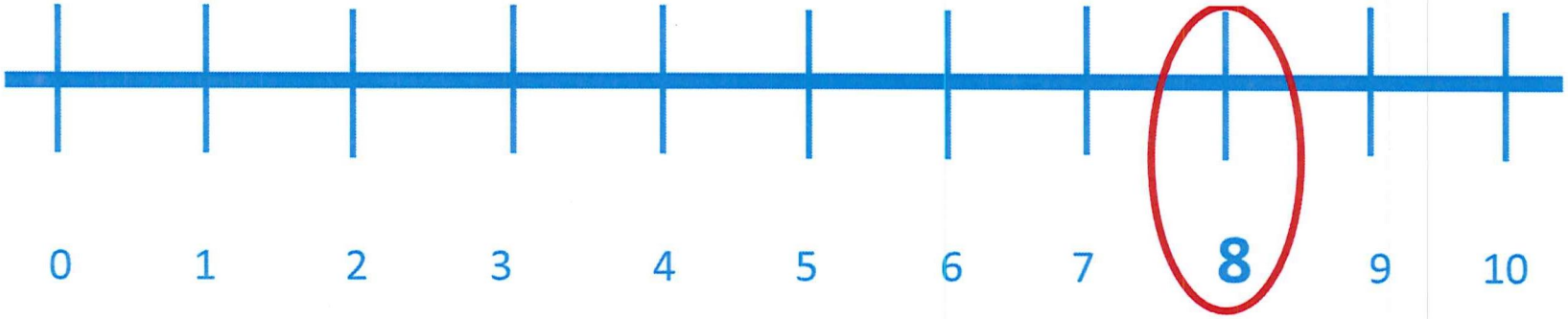
The Town of Minturn hired Williford LLC to facilitate the Housing Action Plan process. Goals, guiding principles, and the tools needed to attain them were developed by Planning Commission, Town Council, and a Housing Working Group with support from Town Staff and Williford LLC.

The process included two workshops with Town Council and Planning Commission. The first workshop included an overall discussion of need and opportunities, prioritizing tools, and making a recommendation on participants for the Housing Working Group. The second workshop included more detailed discussions of action steps and issues associated with the top priority tools. A Housing Working Group was appointed to provide input on the plan drafting process, and the Town hosted an open house for the public in Spring 2019. In a follow-up to the first workshop, Williford LLC asked Council and Planning Board members a series of questions, including asking for on a scale of 0-10:

*How much of a problem is lack of housing for local Minturn residents?*




*How involved should Town of Minturn be in housing solutions for local residents?*



## 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. Our specific goals and metrics include:

- By 2030, securing 20% of our housing our housing inventory as deed restricted for residents who live and work in the Vail Valley.
    - At Minturn's current size of about 520 housing units, 20% would be 104 deed restricted dwelling 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.




***"Looking out ten years, and trends have going in a good direction, describe what makes Minturn a great place?"***

These goals are also supported by the 2009 Minturn Community Plan, which includes further definition of "community character" and defines a long-term vision for a sustainable, walkable, year-round non-resort community. The 2009 Plan includes a section on housing:

**2009 – Minturn Community Plan – page 9**

**Housing**
**Goal: Promote Affordable Housing**

- Leverage town owned property for the development of affordable housing.
- Develop a housing assistance program for Town employees.
- Develop a housing assistance program for Qualified Town residents.
- Promote the development of housing opportunities for all income levels throughout all areas of Town.
- Develop an affordable housing fund.
- Partner with owners of large land holdings on mutually beneficial redevelopment projects.

The action steps identified in the 2009 Plan are still largely relevant, but little progress was made in the wake of the Great Recession. This Plan brings more specific tools and action steps and prioritizes the timing and resources needed to implement them

In addition, Town of Minturn adopted a Strategic Plan 2018-2020 to set vision and guide allocation of resources. The vision statement is:

***"Lead Minturn to long-term viability while preserving its unique character and genuine mountain town community."***

Four key strategies are identified to support the vision statement. The strategy that guides (and closely aligns) with this Housing Plan is:

***"Sustain and invest in the things that define Minturn as a proud, sturdy mountain town to 'keep Minturn Minturn.'"***




## Guiding Principles

The following guiding principle will inform our housing policies and new developments.

**Diverse Demographics and Housing Types -** Our housing policies and housing investments will seek to provide choices and opportunities for local households with a wide range of incomes. We also seek to build a diversity of housing types, responsive to local context and the housing needs of local residents.

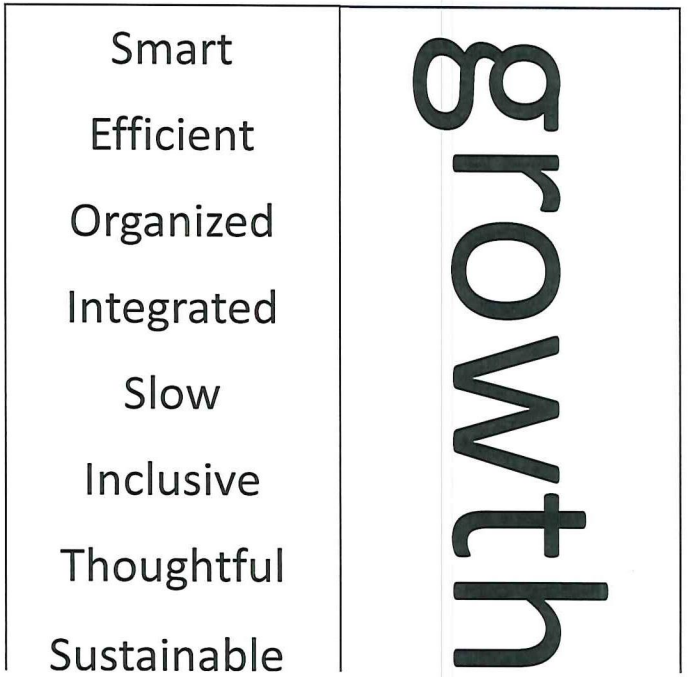
**Holistic Approach** - We seek to balance residential and commercial growth while we recognize that the number of households that desire to live in Minturn far outpaces the amount of housing supply we can create in our small valley. New housing will be planned and built in coordination with extensions of infrastructure and critical resources such as water. Our approach recognizes that no one solution will be successful, rather, it is multiple-faceted by design: including partnerships, a balance of regulatory and incentive-based tools, and metrics. We are also committed to regular (every 3-5 years) policy evaluation to ensure that targets remain relevant and that goals are being achieved without unintended negative consequences.

Long term affordability, durability, and financial success for residents of local's housing is another consideration in our holistic approach. Housing and wages are often the biggest factors in cost of living, but energy consumption, transportation, health care, child-care, education, food, and home maintenance all add up.

**Small Town Character** - New housing will be compatible with Minturn's mining history and eclectic character and heritage. And, the community character aspect of Minturn goes beyond mining history or eclectic buildings downtown. Minturn's 2009 Community Plan describes a deep commitment to its working-class roots, including the homesteaders and miners who settled the area nearly 150 years. As one elected official articulated:

> ***"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."***

In the kick-off of this Plan process, we asked Council and Planning Commission "Should Minturn grow, and if so, what do you see as the ideal relationship between growth and housing year-round residents?" Local officials' answers varied, but had numerous common elements related to community character, sustainability, vibrancy, and the local economy. Responses are summarized in the word cloud on the next page.




Town Council and Planning Commissioners' words.

**Durability and sustainability -** Housing will be built and renovated for the long term, using quality materials and innovating for a high level of energy and water efficiency, consistent with the 2009 Community Plan, the Minturn Strategic Plan 2018-2020, the Eagle County Climate Action Plan and any new codes or plans that may be adopted. Durable and sustainable materials support our community environmental goals, as well as our holistic approach to long-term affordability.

**Partnerships and best practices -** Increasing housing choices and preserving Minturn's socioeconomic diversity are a top priority. The Town cannot shoulder this burden alone. We will look to existing entities such as The Valley Home Store and Walking Mountains Science Center, and seek to form partnerships with private and non-profit sector developers, land owners, designers and contractors to realize our housing goals. We will seek funds from local, state, and federal sources. We will build upon existing best practices, such as Deed Restrictions administered by the Valley Home Store, and lessons learned from our peer communities.




*"Should Minturn grow, and if so, what do you see as the ideal relationship between growth and housing year-round residents?"*

## Challenges, threats, risks, and hurdles

The following concerns were voiced by Town Council and Planning Commissioners:

- **WATER**
- Limited staff and resources.
- The right balance of Short-term Rentals (STRs)/second homeowners.
- Unsafe streets/lack of infrastructure (particularly bike/pedestrian).
- Limited land.

- Viable commercial zoning.
- Lack of middle-class job opportunities - lack of quality jobs with wages commensurate with cost of living.
- Need for energy efficiency, solar orientation, low water use.
- Small population leaves the Town lacking in "critical mass of people" for a variety of things.
- Need to balance participation of town, developer, end consumer for good outcomes.
- Need to prepare for an economic downtown.
- Need to improve public transportation.
- Community perception regarding growth and affordable housing – need to work together to embrace preservation of Minturn's year-round community and make new housing compatible with Minturn.

## Tools and Strategies

Through two workshops with elected and appointed officials as well as working group member volunteers, three themes emerged to guide our tools and strategies work:

**Include community housing in new development.** Some opportunities may be case by case, such as the Union Pacific Railroad property, Dowd Junction, or potential redevelopment and infill projects in Old Town. Others may be driven by institutional land ownership, such as school district, Town of Minturn, or a new large employer. An inclusionary housing regulation would also further this priority and is further described below.

**Update Minturn's policy documents to further our housing goals.** Minturn's goals to maintain a vibrant year-round community are already envisioned in our policy documents. Through this housing plan, we seek to strengthen those commitments, add additional tools to the toolbox, and review and update regulations where needed. Three Mile Plan is due for an update in the near term. The 2009 Community Plan continues to be an effective guide but will likely need an update in the next one-two years. Prior to that, there is also opportunity for further alignment in the details of our regulations that guide day to day land use approvals and enforcement. Areas identified for further study over the next three years include accessory dwelling units, massing, density, and parking standards. New short-term rental regulations were adopted in 2018 and should be evaluated for updates after a few more years of real data.

**Strengthen existing programs.** Several programs to assist with housing affordability exist in the Eagle River Valley and could be better understood and more often used in Minturn. Down payment assistance, rehabilitation and weatherization, and employer assisted housing fall in this category. We are also recommending use of existing deed restrictions that have worked well in the Eagle River Valley. The Valley Home Store administers deed restrictions that have a limit on income and an ongoing price appreciation cap, as well as "resident occupancy" deed restrictions, which simply require the homeowner to live and work in the community.

Priority housing tools for Minturn

Planning Commission and City Council reviewed 18 potential tools to use in pursuit of community housing goals. Tools were ranked, with "yes" votes indicating a priority for Minturn and "no" votes indicating not a good fit for Minturn.

| *Rank* | Tool | Type | "yes" | "no" |
|---|---|---|---|---|
| *1* | Accessory Dwellings | Incentive | 8 | |
| *2* | Inclusionary Housing | Regulation | 5 | |
| *3* | Home Buyer Assistance | Public/non-profit initiative | 5 | |
| *4* | Public Land/Private Developer | P3 | 5 | |
| *5* | Employer Assisted Housing | P3 | 5 | |
| *6* | Annexation | Policy | 4 | |
| *7* | Short-Term Rental Management | P3 | 4 | |
| *8* | Density Bonus | Incentive | 4 | |
| *9* | Housing Rehabilitation and Weatherization | Public/non-profit initiative | 3 | |
| *10* | Small Scale Development for Low Income Buyers | Public/non-profit initiative | 2 | |
| *11* | Zoning for Affordability | Incentive | 3 | 2 |
| *12* | Residential Linkage | Regulation | 2 | 1 |
| *13* | Senior Housing | Public/non-profit initiative | | |
| *14* | Public Sector Development | Public/non-profit initiative | | 1 |
| *15* | Land Banking | P3 | | 3 |
| *16* | Acquisition of Market Units | Public/non-profit initiative | | 4 |
| *17* | Fee Waivers | Incentive | 1 | 5 |
| *18* | Commercial Linkage | Regulation | | 6 |

The nine tools in green where then further developed and discussed at a housing workshop. The outcome of the workshop created two tiers of priority within the nine tools and identified local considerations and next steps for each tool. Through the workshop discussion, consideration of commercial linkage for large scale commercial development was also recommended to be considered as a tier 2 tool.

Commercial linkage scored poorly in the initial ranking, but workshop participants thought it should be reconsidered in the context of potential large new commercial developments, provided main street scale retail and commercial are exempt. The group did not identify any action steps for employer assisted housing, so that tool was removed from the priorities and is recommended to be reconsidered in three-five years or as opportunity arises.

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

| POTENTIAL TIMELINE | Lead | 2019 | 2020 | 2021 | 2022 | Longer Term |
|---|---|---|---|---|---|---|
| **Minturn Housing Policy** | | | | | | |
| **Align Long Range Policy Documents and Housing Plan Goals** | | | | | | |
| Three Mile Plan Update | Staff or contractor | | | | | |
| Community Plan Update | Staff or contractor | | | | | |
| **Create Inclusionary Housing Policy (Tier 1)** | | | | | | |
| Review best practices | Staff or contractor | | | | | |
| Analyze opportunities/potential impact | Staff or contractor | | | | | |
| Conduct outreach | Minturn - Staff | | | | | |
| Draft Ordinance | Minturn - Staff | | | | | |
| Review and recommend adoption | Minturn - Planning Commission | | | | | |
| Consider for Adoption | Minturn - Council | | | | | |
| **Accessory Dwelling Units (Tier 1)** | | | | | | |
| How well is current policy working? | Staff or contractor | | | | | |
| What improvements can be made? | Staff or contractor | | | | | |
| Policy update recommendation | Minturn - Planning Commission | | | | | |
| Policy update adoption | Minturn - Council | | | | | |
| **Policy Updates (Tier 2)** | | | | | | |
| Chapter 16 - Update - Bulk Standards, Parking, Density | | | | | | |
| What zones are appropriate for added density? | Minturn - Staff | | | | | |
| Opportunity to link density and local's housing? | Minturn - Staff | | | | | |
| Policy update recommendation | Minturn - Planning Commission | | | | | |
| Policy update adoption | Minturn - Council | | | | | |
| Short Term Rentals | | | | | | |
| How have the 2018 adopted rules worked? | Staff or contractor | | | | | |
| Are any tweaks needed? | Staff or contractor | | | | | |
| Policy update recommendation | Minturn - Planning Commission | | | | | |
| Policy update adoption | Minturn - Council | | | | | |
| **Annexation (Tier 1)** | | | | | | |
| Analyze opportunities for housing in annexations | Staff or contractor | | | | | |
| **Commercial Linkage (Tier 2)** | | | | | | |
| Analyze commercial linkage in larger developments | Staff or contractor | | | | | |
| **Community Housing in New Development** | | | | | | |
| **Cultivate Public Private Partnerships (Tier 2)** | Minturn - Town Manager | | | | | |
| **Publicly owned sites (Tier 2)** | | | | | | |
| Conduct feasibility and establish priorities | Staff or contractor | | | | | |
| Seek Development Partner(s) | Staff or contractor | | | | | |
| Select partner | Staff or contractor | | | | | |
| Entitlement and finance | TBD | | | | | |
| Construct | TBD | | | | | |
| **Ongoing Programs - Additional Outreach and Education** | | | | | | |
| **Down payment Assistance (Tier 2)** | Valley Home Store | | | | | |
| **Rehab and Weatherization (Tier 2)** | Walking Mountains | | | | | |

## Tier 1 - Inclusionary Housing

Inclusionary Housing (IH, also called Inclusionary Zoning) requires that new residential subdivisions and planned unit developments include homes that are deed restricted for community housing.

### In General

Communities typically adopt a percentage requirement. The range varies by community with 5% at the low end and 65% at the top; 20% - 25% is about average. Options for compliance can include: building the affordable homes on-site, building or purchasing off-site units, dedicating vacant land, providing subdivided lots or providing a cash contribution to a housing fund (cash in lieu).

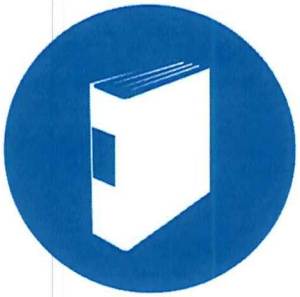
IH can be a powerful tool to generate increase new workforce housing units as well as a local funding stream for workforce housing. Homes created through IH are usually permanently deed restricted.

Concerns include the financial burden on residential development; market-rate homes must achieve sufficient price points to support below-market prices for IH homes. In some cases, IH may discourage smaller homes, "missing middle," and market-affordable solutions.

### Minturn Specific

This tool is not currently in use in Minturn. Coordination of Inclusionary Housing with Commercial Linkage for new larger scale developments could help keep the playing field more level in terms of all types of development supporting our workforce housing goals.

Need to understand financial impacts on new projects, and how much new deed restricted housing could be created.



*Tool Type*: Regulation

*Yes votes:* 5

*No votes:* 0

*Use in other communities:*

Carbondale – 15%

Eagle County – 20%

Salida – 12.5%

Town of Eagle – 10%

Town of Vail – 10%

*Resources:*

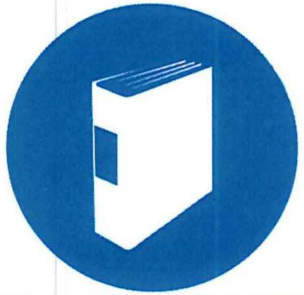
Grounded Solutions Network

https://inclusionaryhousing.org/

## Next steps for Implementation

| *Task* | *Lead/Support* | *Timing* |
|---|---|---|
| Review best practices | Staff or contractor | 2019 |
| Analyze opportunities/impact | Staff or contractor | 2019/2020 |
| Conduct outreach | Staff/community task force | 2019/2020 |
| Work with developers/builders on financial feasibility | Staff or contractor/community task force | 2019/2020 |
| Draft Ordinance covering:<br>a. Applicability<br>b. Exemptions<br>c. Rates<br>d. Income targeting<br>e. Unit size and quality standards<br>f. Compliance options (on site, off site, land in lieu, fees in lieu)<br>g. Application procedures and approval process | Staff or contractor/community task force | 2020 |
| Draft Guidelines – for developers and housing applicants | Staff or contractor/community task force | 2020 |
| Draft Deed Restrictions – employment, residency, income and price provisions (use Valley Home Store template and lessons learned) | Valley Home Store Team/staff or contractor | 2020 |
| Educate – realtors, title companies, property managers, appraisers | Valley Home Store Team/staff or contractor | 2020-ongoing |
| Review and consider adoption | Planning Commission and Council | 2020/2021 |
| Manage and enforce | Valley Home Store Team/staff or contractor | Certificate of occupancy - ongoing |

## Tier 1 - Accessory Dwelling Units



An Accessory Dwelling Unit (ADU) is a second smaller home sharing a lot with a single-family, duplex or townhome residence. Some examples of ADUs include an apartment over a garage, a tiny house in the backyard, or a basement apartment.

### In General

ADUs can add additional housing to low- and medium-density residential areas served by roads and utilities.

ADUs diversify the housing inventory by adding studio and one-bedroom units.

Requiring use of ADUs as long-term rental housing benefits local residents. Compliance monitoring is needed.

Crested Butte, CO requires ADUs be rented long term in exchange for extra floor area ratio and a reduced tap fee. Ridgway created a marketing campaign "you, me, and an ADU," and provides technical assistance on navigating how to finance an ADU. Durango recently expanded the zones in which they are a use by right.

### Minturn Specific

ADUs are allowed in the following districts (via Limited or Conditional Use permit review):

- Old Town Character Area Residential, Commercial and Mixed-Use zones.
- South Town Character Area Residential and Commercial zones.
- Martin Creek Residential zone.
- Cross Creek Residential and Mixed-Use zones.
- Willow Creek/Rock Creek/Holy Cross Character Area (Battle Mtn.) Estate Lots.
- Game Creek Character Area Residential zone.
- Maloit Park Character Area Mixed-Use zone.

No permits for new ADUs have been pulled recently, although several illegally created ADUs have been identified and brought into compliance/legalized in the last 18 months.

*Tool Type*: Regulation

*Yes votes:* 8

*No votes:* 0

*Use in other communities:*

Crested Butte

Durango

Jackson

Ridgway

Telluride

*Resources:*

Accessory Dwellings

https://accessorydwellings.org

Minturn might be able to increase the utilization of this tool by allowing for ADUs in more zones (industrial, public facilities), allowing them by Limited Review (rather than requiring CUPs in some districts), and loosening parking requirements in certain instances (for example, where off-site parking and/or public transit is available within 1/4 mi. radius). Focusing on creation of ADUs within new/redeveloped areas such as the Union Pacific Railroad property, Dowd Junction, and Old Town could also increase ADUs as a local housing choice.

Workshop discussion:

Why do we have a cap on ADU size? Participants questioned the policy or practical reasons for the Town's current cap of 750 sq. ft. per ADU. Water usage and parking limitations were mentioned as likely reasons. It was suggested that the Town revisit current regulations on ADUs and see if there are opportunities to incentivize ADU creation.

Could fees be waived in lieu of parking lease fees? Participants suggested that the Town consider waiving application and any other associated fees required for the review and approval of an ADU, thus incentivizing the creation of ADUs. Similarly, to incentivize some additional density in the downtown (100-Block) area, participants discussed waiving ADU fees in lieu of generating parking lease revenue (the presumption being that any ADUs created in the 100-Block in the future will need parking nearby (a structure) and that the Town could recoup some lost revenue (due to fee waivers) and provide off-site parking.

Opportunity to ease parking issues with muni lots, RR parcel, or bus passes? Participants further discussed opportunities to think outside the box to create off-site parking (structured parking was discussed) on UPRR property near the Turntable and the current municipal lease lot. Providing reduced rate bus passes along with ADUs was discussed as a means to attract residents with one or no personal vehicle.

Water taps are a barrier; waiving fee if rented to a local could be good. Participants discussed fee waivers again, with more specific ideas relative to water taps which can be expensive for developers or even non-developer home owners wanting to create an ADU; they are seen by many as a barrier. The participants discussed the idea of waiving fees if a particular unit was limited to local residents working a minimum of 30 hours per week in Eagle County, for example.

Look at standards for site coverage. One participant suggested that another barrier may be development and dimensional standards within Chapter 16. Participants suggested that the Town review all standards but in particular bulk and mass controls on building height and lot coverage as another means to incentivize the creation of ADUs.

## Next steps for Implementation

| *Task* | *Lead/Support* | *Timing* |
|---|---|---|
| Analyze existing units – what's working, what's not | Staff or contractor | 2020 |
| Conduct outreach | Staff or contractor/community task force | 2020 |
| Set expectations for mass and scale, design characteristics (attached/detached, single story/multi-story, location on lot) | Staff or contractor/community task force | 2020 |
| Identify appropriate zones; estimate potential units | Staff or contractor/community task force | 2020 |
| Address parking | Staff or contractor/community task force | 2020 |
| Encourage ADUs in new construction | Staff or contractor | 2020 |
| Streamline permitting/approval process | Staff or contractor | 2020/2021 |
| Amend existing ordinance | Staff or contractor | 2020/2021 |
| Review and consider adopting new regulations | Planning Commission and Council | 2020/2021 |
| Manage and enforce | Valley Home Store Team/staff or contractor | Certificate of occupancy - ongoing |

## Tier 1 – Short-Term Rental Management

Communities are taking many different approaches to understanding and managing short term rentals including: monitoring, licensing requirements, regulatory limits in certain zone districts, imposing excise taxes, and creating incentives for landlords to switch to long-term renting.



### In General

The short-term rental market affects the demand for community housing on the supply side, by removing the long-term rentals and homes previously owned be local residents from the market. It also impacts the demand side, through the increased job growth to provide the services to the short-term visitors and short-term rental properties.

Growth in short-term vacation rentals through enhanced by websites such as VRBO, AirBnB and other online hosting sites has been exponential over the past decade.

Concerns range from loss of long-term housing, increase in low-wage jobs, lodging tax collections, impacts on hotels and lodging, and neighborhood concerns around health, safety, parking, noise, and erosion of community based on transient "neighbors."

### Minturn Specific

An ordinance has been in place for about 18 months requiring a business license. To date, 20 permits have been issued. Town Code Enforcement Officer is actively monitoring short term rental sites to ensure compliance. The cost of the licenses is $300/year, and the estimated revenue in lodging tax is about $14,000/year.

Under current regulations, 50 total STRs would be permitted within the residential zones, and new owners must wait two years before they are eligible for a license.

A local realtor observes that the rules have deterred some "would be" investment buyers from purchasing in Minturn, as well as those buyers who could better afford to live full-time in Minturn with additional income from short term rental

*Tool Type*: Public/Private

*Yes votes:* 4

*No votes:* 0

*Other communities:*

Summit County – incentive to long-term rent

Crested Butte – 5% excise tax, limits by zone district

Durango – limits by block

*Resources:*

Host Compliance

AirDNA

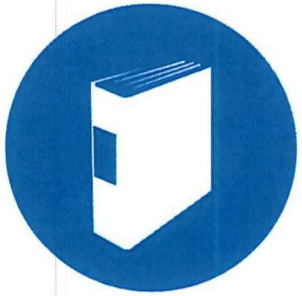
Workshop discussion:

Given the relatively recent new rules on STRs, are we ready to revisit the topic at this time? Yes, we should revisit the regulations, but not until we have sufficient data to evaluate how it's going. Perhaps two to three years-worth?

Caps are important, but time period might be an option too. The two-year wait has impacted home sales by an estimated 20%, compared to if short term renting was allowed upon purchase. If decision makers feel this approach is problematic, one option could be a change to a shorter prohibition. Other options to consider would be a lower numeric cap or a cap that is a percentage of the housing inventory.

## Tier 2 - Annexation Policy

Negotiating deed restricted housing as part of annexation agreements is a widespread practice among municipalities with workforce housing programs.



### In General

Annexations give municipalities broad discretion to require that housing be provided in exchange for the provision of services. Building dwelling units, dedicating land, or providing cash in lieu of housing are all potential forms of compliance. Housing requirements often exceed those placed upon property already within Town/City limits.

Where private developable land exists within service extension boundaries, annexations can be a very effective tool for preserving community character as it grows, meeting housing goals and objectives, and serving a diverse population including members of the workforce as well as retirees.

### Minturn Specific

This tool is not currently in use in Minturn. Future annexation opportunities may be limited, however, workshop participants felt this tool would be helpful to have in place to clearly set expectations and generate affordable housing when annexations occur. Town needs to analyze capacity to extend services, as well as opportunity sites and their potential to for housing. Housing workshop participants recommended that Town maintain a prioritized list of needs and infrastructure improvements/investments (including housing) for use when approving PUDs and negotiating development agreements and/or annexation agreements.

*Type*: Regulation

*Yes votes:* 4

*No votes:* 0

*Other communities:*

Breckenridge
Boulder
Crested Butte

*Resources:*

Colorado Municipal League

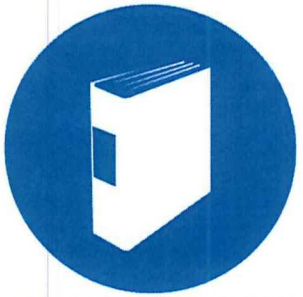
*bouldercolorado.gov/plan-develop/annexation-information*

## Next steps for Implementation

| *Task* | *Lead/Support* | *Timing* |
|---|---|---|
| Research effective policies | Staff or contractor | 2019 |
| Use community goals to drive development requirements; consider annexations as way to reverse trends toward more second homes and fewer locals | Staff or contractor/community task force | 2019/2020 |
| Identify and analyze annexation opportunities | Staff or contractor | 2020 |
| Work with developers/builders on financial feasibility | Staff or contractor | 2020 |
| Draft a clear but flexible policy | Staff or contractor | 2020/2021 |
| Review and consider adopting annexation policy | Planning Commission and Council | 2020/2021 |
| Manage and enforce | Planning staff, Town Manager, Council | Adoption-ongoing |

## Tier 2 - Home Buyer Assistance

Down payment assistance in the form of grants or second mortgages to assist qualified buyers.



### In General

Home buyer assistance funds may be used for purchasing deed restricted or market rate homes. Participation in financial counseling and homebuyer education are often requirements (The Valley Home Store offers these services free of charge). Second mortgages may be forgiven after the household owns the home for a specified amount of time.

Some programs utilize a shared equity model, returning funds to the program when a home is sold and allowing the seller the remaining equity. Payments on second mortgages can also support a "revolving loan fund" approach.

Home buyer assistance enables specific households to attain housing but does not increase the inventory of workforce housing for the long term. There must be homes available to purchase at relatively affordable price points for the program to succeed.

### Minturn Specific

The Valley Home Store (TVHS) offers down-payment assistance for homebuyers who live and work in Eagle County through the Eagle County Loan Fund. The assistance is structured as an equity share loan (unless the first mortgage is FHA). Currently, there are homebuyer assistance loans deployed in Minturn. A major challenge is the shortage of moderately priced homes for sale. If more homes for sale become available, Valley Home Store could do targeted outreach and education to make sure Minturn residents have access to the existing down-payment assistance resources. The Valley Home Store has a great website, and a robust home buyer class schedule. Specific classes could be hosted in Minturn.

The workshop participants recommended two longer term ideas: 1. Consider implementing Minturn specific 3rd subordinate loan program, such as scholarship fund similar to that funded by Battle Mountain in the past; and, 2. Create a voluntary program for second homebuyers and/or locals buying/selling homes to support Minturn buyers. The suggestion is that second homeowners and locals make donations for locals to purchase homes. Town of Minturn could contract with TVHS.

*Tool Type*: Public/Private

*Yes votes:* 5

*No votes:* 0

*Use in other communities:*

Aspen

Eagle County

Grand County

Mammoth Lakes, CA

Telluride

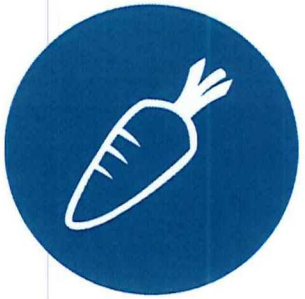
Vail (for employees at the town)

*Resources:*

*https://www.eaglecounty.us/Housing/Down_Payment_Assistance/Overview/*

## Tier 2 - Density Bonus

Providing addition density or floor area ratio in exchange for workforce housing/deed restrictions.



### In General

Striking the effective balance is tricky. The bonus must be large enough to increase economic feasibility of the workforce housing units and entice development yet be small enough to maintain livability standards and community compatibility. This approach works best where density is pretty limited and land values are high.

### Minturn Specific

This tool is not currently in use in Minturn. Bonus as an incentive will be tricky given building height restrictions, small lot sizes (in general) and current bulk/mass controls on lot coverage, setbacks, etc.

Workshop discussion:

*Are there parts of town or zone districts where this might be effective? What guidance can we get from local developers/builders about what would be an effective incentive? What thoughts does the group have on mitigating neighborhood compatibly concerns if we add more density?*

- High priority – would really like to see more mixed use and townhomes.
- Could go to apartments, if right location – scaling towards the hills.
- Mixed use on Main Street has seen no building activity – market is only residential at the moment.
- Railyard could accommodate rental long term and overall density.
- One participant: open to density everywhere – need to be part of valley solutions.
- Density and transportation are related; wouldn't want one to occur without the other.

*Tool Type*: Incentive

*Yes votes:* 4

*No votes:* 0

*Other communities:*

Ketchum, ID

Mammoth Lakes, CA

Crested Butte, CO

Frisco, CO

Whitefish, MT

## Tier 2 - Public Land/Private Developer

Use publicly owned vacant and under-utilized land for community housing.



### In General

Using publicly owned land for housing can catalyze development and provide public oversight to achieve the type, amenities, and price point of housing needed.

A prioritized inventory of publicly owned parcels can create partnerships and provide a predictable pipeline of new housing. An RFP/RFQ process is effective for selecting development partners.

Housing may compete with other desired uses of public parcels, and sometimes those uses (such as schools, day care, transit facilities, rec center, or non-profit offices) can have complimentary community benefits.

Public ownership of land can be retained using long-term leases managed in a Community Land Trust, or sold or donated to the developer, rental property owner, or homeowner.

*Tool Type*: Public/Private

*Yes votes:* 5

*No votes:* 0

*Use in other communities:*

Gunnison

Eagle County

Steamboat Springs

Summit County

Vail

*Resources:*

*The Potential for Public-Private Partnerships* – by Rebecca Riley, What Works Collaborative

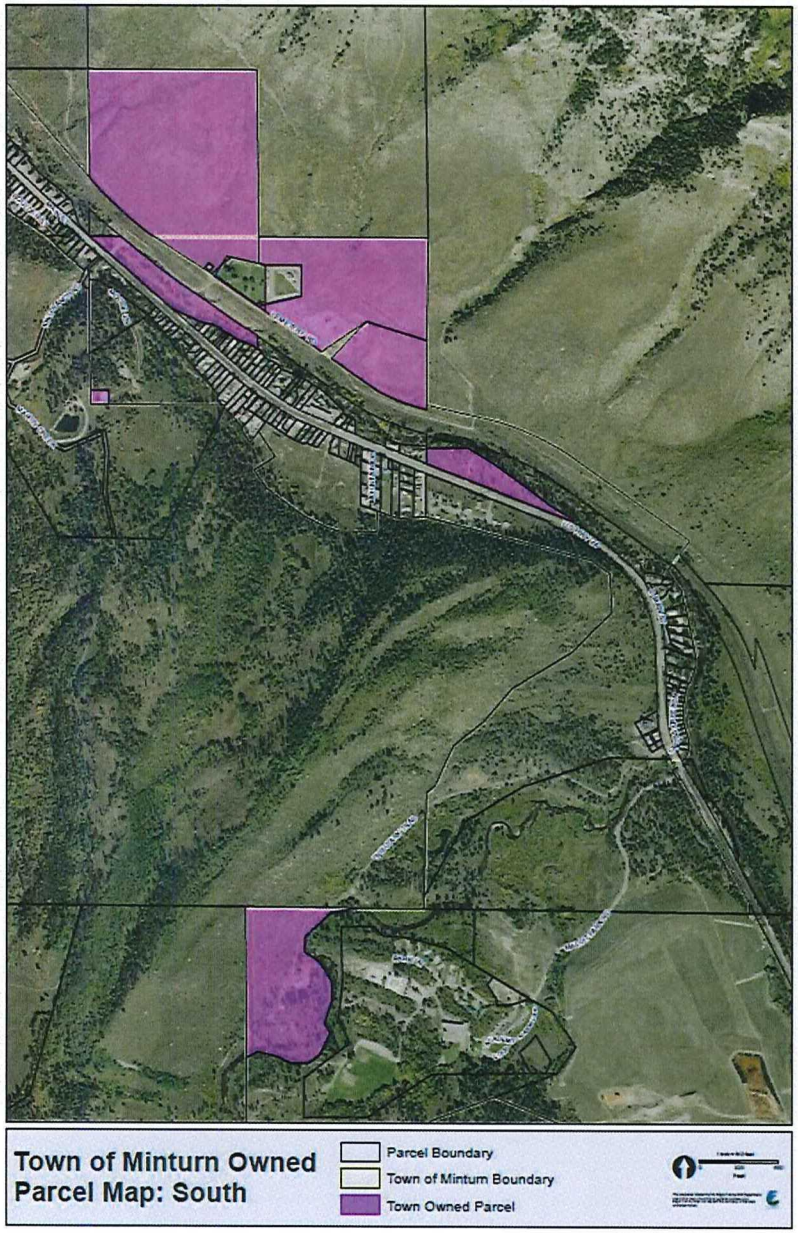
*Ten Principles for Successful Public/Private Partnerships* – Urban Land Institute

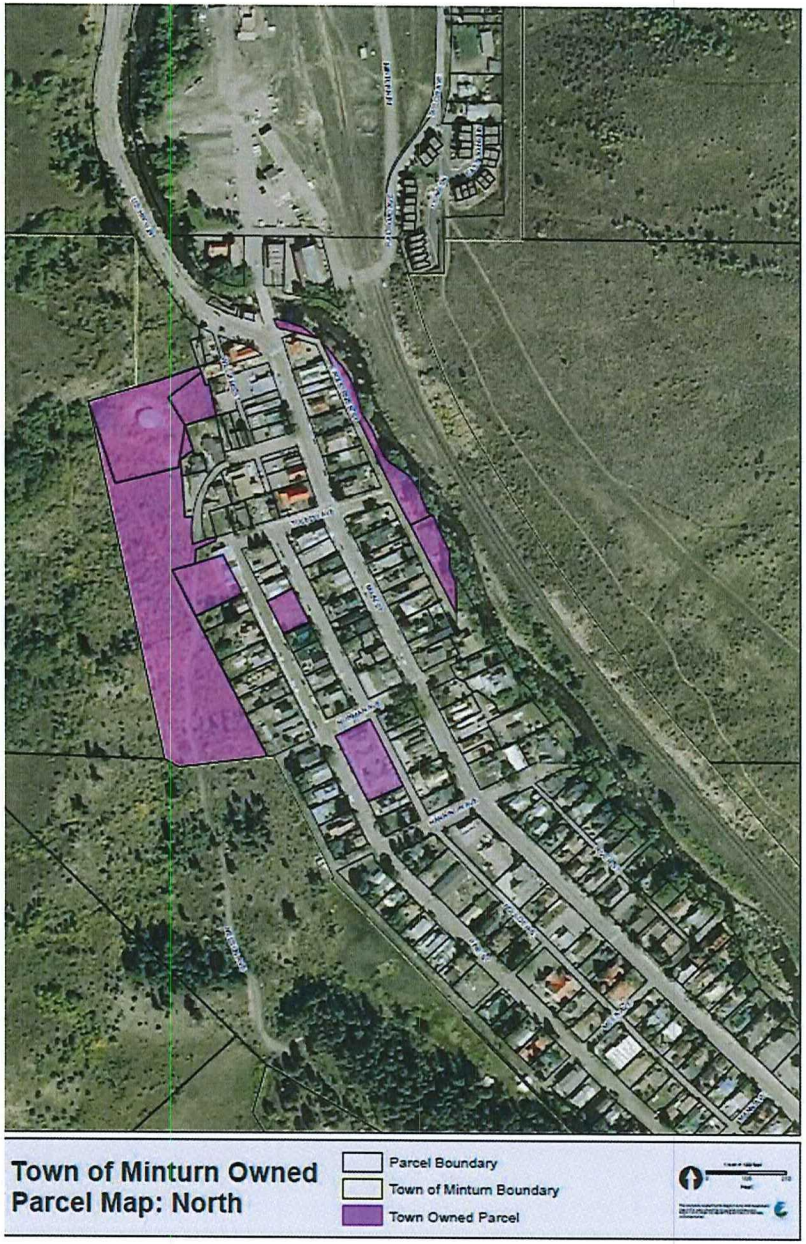
### Minturn Specific

Maps are included on the next page.

Workshop discussion:

- Need to do basic feasibility, suitability for housing analysis. Create prioritized list.
- Not many opportunities right now with Town resources; make this a longer-term goal.
- Forest Service admin could be interesting in the future.
- M-Ranch – 9-10 acres – could be good for townhouses.
- Not A Park is also of interest in the long term but is providing other community benefits at present.


Town of Minturn Owned
Parcel Map: South
Parcel Boundary
Town of Minturn Boundary
Town Owned Parcel


Town of Minturn Owned
Parcel Map: North
Parcel Boundary
Town of Minturn Boundary
Town Owned Parcel

## Tier 2 - Housing Rehabilitation and Weatherization

Programs to repair, update, and improve energy efficiency in existing homes occupied by low income households.



### In General

Rehabilitation and weatherization improve the quality of the existing housing inventory, making homes safer and more comfortable, and lowering utility bills for occupants.

Funding is usually through State and Federal grants, with strict limitations on who can be served. DOLA sometimes funds local rehab programs, and some communities have weatherization assistance that goes beyond the federal program.

Staff/time intensive; does not increase the inventory of workforce housing.

### Minturn Specific

Minturn has an Energy Action Plan, and access to a number of programs that support residential energy efficiency. NWCOG is the official provider of Weatherization for Eagle County, and there is a local program through Energy Outreach Colorado at Walking Mountains.

### Workshop notes:

Additional research is needed: How many weatherization and rehabilitation jobs have been done in Minturn recently? Could the resources available be more transparent and navigable for consumers? Is more outreach needed? And/or, more resources?

Existing programs in place need more education. Options discussed include door to door campaign, proactive approach (show up with van, ready to do the work), outreach on $50 assessment, and/or display programs in Town Hall Fair.

Long term rentals could/should be a focus area. Bring rental stock up to code; consider amnesty for units out of compliance.

*Tool Type*: Public/Private

*Yes votes:* 3

*No votes:* 0

*Use in other communities:*

Energy Resources Center

Northwest Council of Governments

Housing Resources of Western CO

Loveland – rehab

Longmont - rehab

*Resources:*

http://www.energyoutreach.org/grants/affordable-housing-energy-efficiency

https://www.colorado.gov/pacific/energyoffice/weatherization-assistance

https://www.walkingmountains.org/project/energy-smart-colorado/

## Tier 2 - Short Term Rental Management

Communities are taking many different approaches to understanding and managing short-term rentals including: monitoring, licensing requirements, regulatory limits in certain zone districts, imposing excise taxes, and creating incentives for landlords to switch to long-term renting.



*Tool Type*: Public/Private

*Yes votes:* 4

*No votes:* 0

*Other communities:*

Summit County – incentive to long-term rent

Crested Butte – 5% excise tax, limits by zone district

Durango – limits by block

*Resources:*

Host Compliance

AirDNA

### In General

The short-term rental market affects the demand for community housing on the supply side, by removing the long-term rentals and homes previously owned be local residents from the market. It also impacts the demand side, through the increased job growth to provide the services to the short-term visitors and short-term rental properties.

Growth in short-term vacation rentals through enhanced by websites such as VRBO, AirBnB and other online hosting sites has been exponential over the past decade.

Concerns range from loss of long-term housing, increase in low-wage jobs, lodging tax collections, impacts on hotels and lodging, and neighborhood concerns around health, safety, parking, noise, and erosion of community based on transient "neighbors."

### Minturn Specific

An ordinance has been in place for about 18 months requiring a business license. To date, 20 permits have been issued. Town Code Enforcement Officer is actively monitoring short term rental sites to ensure compliance. The cost of the licenses is $300/year, and the estimated revenue in lodging tax is about $14,000/year.

Under current regulations, 50 total STRs would be permitted within the residential zones, and new owners must wait two years before they are eligible for a license.

A local realtor observes that the rules have deterred some "would be" investment buyers from purchasing in Minturn, as well as those buyers who could better afford to live full-time in Minturn with additional income from short term rental

Workshop discussion:

Given the relatively recent new rules on STRs, are we ready to revisit the topic at this time? Yes, we should revisit the regulations, but not until we have sufficient data to evaluate how it's going. Perhaps two to three years-worth?

Caps are important, but time period might be an option too. The two-year wait has impacted home sales by an estimated 20%, compared to if short term renting was allowed upon purchase. If decision makers feel this approach is problematic, one option could be a change to a shorter prohibition. Other options to consider would be a lower numeric cap or a cap that is a percentage of the housing inventory.

## Appendix 1 - Acknowledgements

Thank you to the Housing Working Group, which provided details review and guided the research and drafting of this Plan. The Housing Working Group includes:

**George Brodin** – Town Council Member
**Eric Gotthelf** – Town Council Member
**Scot Hunn** – Hunn Planning and Policy, LLC. (Consulting Town Planner)
**Charles Overy** – Community Member/Business Owner
**Jena Skinner** – Community Member/Business Owner
**Lynn Teach** – Chair, Planning Commission
**Kelly Toon** – Community Member/Business Owner

And thank you to the Minturn staff, elected officials, and other local stakeholders and partners who informed this Plan.

## Appendix 2 – AMI Table 2019

**Area Median Income – Eagle County 2019**

| Area Median Income | Household Size | | | | | | |
|---|---|---|---|---|---|---|---|
| | | 1 | 2 | 3 | 4 | 5 | 6 |
| | 200% | $131,600 | $150,400 | $169,200 | $188,000 | $203,200 | $218,200 |
| | 160% | $105,280 | $120,320 | $135,360 | $150,400 | $162,560 | $174,560 |
| | 150% | $98,700 | $112,800 | $126,900 | $141,000 | $152,400 | $163,650 |
| | 140% | $92,120 | $105,280 | $118,440 | $131,600 | $142,240 | $152,740 |
| | 120% | $78,960 | $90,240 | $101,520 | $112,800 | $121,920 | $130,920 |
| | 100% | $65,800 | $75,200 | $84,600 | $94,000 | $101,600 | $109,100 |
| | 80% | $52,640 | $60,160 | $67,680 | $75,200 | $81,280 | $87,280 |
| | 60% | $39,480 | $45,120 | $50,760 | $56,400 | $60,960 | $65,460 |
| | 50% | $32,900 | $37,600 | $42,300 | $47,000 | $50,800 | $54,550 |
| | 30% | $19,740 | $22,560 | $25,380 | $28,200 | $30,480 | $32,730 |

Source: Colorado Housing and Finance Authority

# MINTURN



## COMMUNITY PLAN

*–Imagine Minturn–*

JANUARY 2023

# Acknowledgments


TOWN COUNCIL
Earle Bidez, Mayor
Terry Armistead, Mayor Pro Tem
Tom Sullivan
George Brodin
Gusty Kanakis
Kate Schifani
Lynn Feiger

PLANNING COMMISSION
Lynn Teach
Jeff Armistead
Tom Priest
Michael Boyd
Elliot Hovey
Sage Pierson - Alternate

STEERING COMMITTEE
Terry Armistead
Shelley Bellm
Peter Cranston
Miguel Jauregui Casaneuva
Melanie Dennis
Melissa Decker
Krista Driscoll
Christina Gosselin
Gusty Kanakis
Hany Malek
Tom Priest
Brad Ryan
Diana Scherr
Melanie Smith
Gregory Sparhawk
Larry Stone
Lynn Teach

TOWN STAFF
Michelle Metteer, Town Manager
Scot Hunn, Planning Director
Madison Harris, Planner I

CONSULTANT TEAM
*SE Group*
Gabby Voeller
Julia Randall
Avery Wolfe
Ayden Eickhoff
Ellie Watchel
Carolyn McShea

*StudioSeed*
Cheney Bostic

*Economic & Planning Systems*
Brian Duffany
Colton Harguth

*Fehr & Peers*
Carly Sieff
Annie Rice

*TetraTech*
Chris Durloo

IMAGERY
Unless otherwise noted, images have been provided by the Town of Minturn or project consultants.


# Table of Contents


INTRODUCTION . . . . . 5

CHAPTER 1 *Smart Land Use & Practical Zoning* . . . . . 11

CHAPTER 2 *A Thriving 100 Block* . . . . . 33

CHAPTER 3 *An Economically Vibrant Community: Commercial Development & Industry* . . . . . 47

CHAPTER 4 *Attainable Housing & Historic Character: Housing Barriers, Trends & Policies* . . . . . 57

CHAPTER 5 *Water Infrastructure, Hazard Mitigation & Sustainability* . . . . . 73

CHAPTER 6 *Intuitive Mobility, Circulation & Connectivity* . . . . . 87

CHAPTER 7 *Quality of Life, Recreation & An Inviting Public Realm: Parks, Trails & Community Gathering Spaces* . . . . . 107

CHAPTER 8 *A Collaborative & Resilient Future: Implementation, Governance & Continued Visioning* . . . . . 119

APPENDICES . . . . . 131

*A: Map Set*
*B: Plan Foundation Memos*
*C: Steering Committee Memos*
*D: Engagement Boards*
*E: Minturn Prototype Analysis*
*F: Minturn Parking Study*
*G: 100 Block Workshop Results*

*This page is intentionally left blank.*

# INTRODUCTION



# ABOUT MINTURN

Minturn is an iconic Colorado mountain community. Surrounded by distinctive cliffs and intersected by the scenic Eagle River, the Town of Minturn is known for its stunning natural environment and excellent access to the White River National Forest. Residents choose to live in Minturn for its high quality of life, quaint downtown, strong sense of community, and inspiring setting.

## MINTURN'S HISTORY

The narrow valley that contains present-day Minturn was first inhabited by the Ute tribe, who used the area as summer hunting grounds. The Arapaho entered the area in 1849, and the two tribes fought on what is now known as Battle Mountain. In 1904, Minturn was incorporated as a railroad and mining town. Though the railroad and mine are currently inactive, several other industries have found success in Minturn's history. In the early 20th century, for example, Minturn became a top producer of greens and was known as the "Lettuce Capital of the United States."

Though the Town's agricultural and industrial economies both cycled through periods of boom and bust, Minturn remained resilient. When old industries died, new ones always formed in their place. At the same time, the community sometimes had to deal with the unpleasant remnants of bygone industries. After the mines closed, the Eagle River ran orange, and the Town had to undergo significant environmental cleanups related to mining waste. Minturn's history as a railroad town is still honored and preserved in its name: The town itself is named after Robert Bowne Minturn, Jr., vice president of the Denver and Rio Grande Western Railroad. Other places throughout town also bear historical names. For example, "Everkrisp" was the name of the company that grew lettuce in Minturn in the 1920s; today, it's the name of a popular mountain bike trail near town. Just as these names have persisted through time, several families have been in Minturn for generations, testaments to both the past and the future of the community.

The Minturn community takes immense pride in the unique character of their town compared to neighboring communities: unlike some other communities, which were incorporated only a few decades ago as skiing destinations, Minturn's past extends far beyond the history of ski resort development in Colorado. The Minturn Saloon, for example, has been in business for over a century. Minturn is also a hidden gem, tucked away in a steep and stunning valley. A person walking through Minturn's Old Town, with its historic facades, vibrantly colored buildings, and small-town charm, might never suspect that one of the world's most prominent mountain resorts and resort communities lies just a few miles away. Minturn offers residents and visitors a different experience from a master-planned ski village – an authentic place to dine, recreate, and attend community events.




*The Minturn Market is the oldest market in the valley and is still going strong.*

## MINTURN TODAY

Today, Minturn's largest industries are construction and retail. Minturn's local economy and character are decidedly different from those of its neighbors, which have a stronger emphasis on tourism and function as gateways to major ski resorts.

In recent years, the Town of Minturn has worked diligently to plan for the future of the community. Since 2009, when the last *Community Plan* was updated, the Town has produced several plans, including an *Economic Development Strategic Plan*, a *Housing Action Plan*, an *Energy Action Plan*, a *Snow Removal Plan*, *Water Capital Improvement Plan*, and a *2021-2023 Strategic Plan*. At the time of writing, the Town is currently engaged in a *Little Beach Park Area Plan* and an effort to update design standards for the 100 Block. In addition to its investments in planning, the Town has also made several improvements to its recreational offerings. The newly opened Minturn Bike Park has provided an opportunity for residents and biking enthusiasts of all ages to practice their skills. The Bike Park complements Minturn's other recreational assets, including the Mini-Mile and Little Beach Park.





New construction in Minturn has been limited by several factors, including moratoriums on various forms of development. In 2020, in response to a lack of water resources in Minturn, the Town placed a moratorium on the issuance of new taps. In 2021, the Town placed two moratoriums on development in the 100 Block Commercial Zone District that prevented demolition while also limiting new development applications until such time that the Town could complete a comprehensive update of the 100-Block Commercial Design Guidelines and Standards and form a Historic Preservation Commission. These efforts were intended to maintain and enhance the Town's tax base and character in the "core" of the Town's downtown area. At the same time, Minturn's population has been stagnating and the town lacks sufficient housing inventory to meet demand. Median home prices and valuations have increased in recent years, with the average price per square foot of residential space in Minturn increasing 4.5% per year since 2015, or $126 in total.

At the time of writing, there are proposals to create about 261 new units in Minturn. For a town of Minturn's size, this degree of change may be substantial, impacting transportation, economic activity, and social life in the town. Because many of these projects are still in preliminary planning phases, their exact number of units (and associated impacts) are subject to change. In addition, these projects will develop slowly and in phases, largely due to the Town's water capacity limitations. Though the exact impacts of the new units cannot be predicted in this plan, this plan offers several goals and actions that are intended to balance growth and preservation. Like all the goals and actions of this plan, recommendations related to growth and development have been informed by public input.

There is a lack of community consensus regarding future development in Minturn, specifically in the 100 Block. A segment of the Minturn community would like to limit future residential development and/or changes to development in the 100 Block. Others in the community are open to providing new housing opportunities and see the 100 Block area as a critical opportunity to provide new retail spaces and residential units. The current water moratoria on development do not address these essential disagreements on development. This plan provides an overview of all viewpoints and offers an in-depth examination of the consequences of different land use policies for the Minturn community.

Minturn residents recognize the main strengths of their community, such as its small-town charm and superior access to the outdoors. Residents also recognize the primary issues within their community, including water scarcity and the urgent need to mitigate and adapt to climate change. This planning effort is intended to address Minturn's most pressing problems and provide a framework for future decision-making.

# ABOUT THE COMMUNITY PLAN UPDATE

## THE 2009 MINTURN COMMUNITY PLAN

Minturn's previous *Community Plan* was adopted in 2009. The 2009 plan was developed by Town staff over a period of three years and was shaped by public input gathered during that period. This plan, *Imagine Minturn*, was initiated in 2021 and involved an interdisciplinary team of Colorado-based consultants.

## WHAT IS A COMMUNITY PLAN?

A community plan, also known as a comprehensive plan or general plan, is a document that guides land use policy for a community over several years. The community planning process involves a combination of public engagement and analysis. The process is designed to draw out public priorities for housing, transportation, economic development, and public works. The plan document represents the final phase of the planning process, after which the municipality may implement the recommendations of the plan.

## LEGAL FOUNDATION

A comprehensive plan is described in the Colorado State Statutes Section 31-23-206 as an "advisory document to guide land development decisions." The statute provides that "it is the duty of the [planning] commission to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governmental body having jurisdiction thereof [Town Council]." Following adoption of the community plan or comprehensive plan, it is the task of the Town Council to update zoning and other local policy to align with the adopted community plan.

## THE PLANNING PROCESS

To update the community plan, the planning team conducted a robust existing conditions assessment that included a review of existing planning, land use and zoning, transportation and connectivity, economic development, housing, and infrastructure. The planning process incorporated in-depth design and land use analysis of the 100 Block; the community plan process was coordinated alongside an effort to provide a set of design guidelines for the 100 Block.



# Plan Vision

*Minturn is an authentic mountain community known for its small-town charm and world-class recreational opportunities.*

*Residents and visitors appreciate what makes Minturn "Minturn," including the Town's vibrant and historic downtown and its well-connected system of multi-use paths and parks.*

*The Town prioritizes the environmental, economic, and social sustainability of the community through thoughtful new development and careful resource planning.*

The planning process involved a 17-member Steering Committee made up of Minturn residents who volunteered to guide the planning process. This group provided feedback on the vision, goals, and recommendations developed for this plan. The planning team also organized two open houses that solicited input on the concepts and recommendations of the plan.

The Vision Statement above was crafted in collaboration with the Community Plan Steering Committee. The vision statement is intended to guide the *Community Plan* and complement the Town of Minturn's existing vision statement contained in the *2021-2023 Strategic Plan*.





## PLAN THEMES & STRUCTURE

The *Minturn Community Plan* centers on eight main themes:

1. Smart Land Use & Practical Zoning
2. A Thriving 100 Block
3. An Economically Vibrant Community
4. Attainable Housing & Historic Character
5. Water Infrastructure, Hazard Mitigation & Sustainability
6. Intuitive Mobility, Circulation & Connectivity
7. Quality of Life, Recreation & An Inviting Public Realm
8. A Collaborative & Resilient Future

The following chapters of the plan focus on these eight themes. Each chapter contains a discussion of existing conditions, public input on the topic(s) discussed, central concepts and recommendations and goal statements. The final themed chapter, **A Collaborative & Resilient Future**, provides a roadmap for implementation of the recommendations of the plan.

## SUSTAINABILITY IN THE COMMUNITY PLAN

Sustainability is a guiding principle of this plan and is woven into all chapters. "Sustainability" or "sustainable development" can be understood through three primary lenses: environmental sustainability, economic sustainability, and social sustainability. **Chapter 5: Water Infrastructure, Hazard Mitigation, & Sustainability** focuses on facets of environmental sustainability, including renewable energy, emissions reductions, low-impact building standards, wildfire mitigation, drought, water usage, and air quality. **Chapter 6: Intuitive Mobility, Circulation & Connectivity** and **Chapter 7: Quality of Life, Recreation & An Inviting Public Realm** also focus on environmental sustainability, particularly addressing the public health dimensions of sustainability. Chapter 6 provides several recommendations that support low-carbon and no-carbon transportation in Minturn, and Chapter 7 provides recommendations that support local food systems and environmental stewardship within Minturn. **Chapter 1: Smart Land Use & Practical Zoning**, **Chapter 2: A Thriving 100 Block**, **Chapter 3: An Economically Vibrant Community**, and **Chapter 4: Attainable Housing & Historic Character** all address social and economic sustainability in Minturn.



*Historic Minturn in the 1900s (Burnett).*



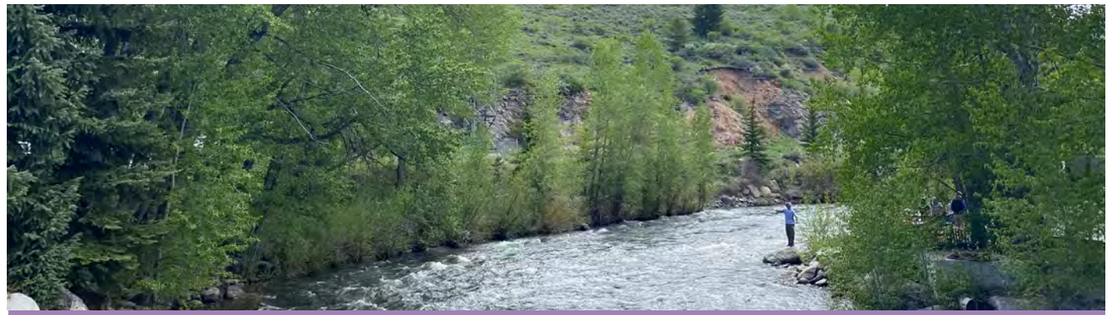
*Local residents and visitors alike enjoy Minturn's Summer Concert Series.*

## MAIN IDEAS

The following table summarizes the main ideas of each thematic chapter.

**Table 1: Chapter Ideas**

| Chapter | Main Ideas |
|---|---|
| Chapter 1: Smart Land Use & Practical Zoning | · Provide a new zoning scheme that is clear and usable<br>· Promote more housing types and mixed-use environments<br>· Ensure that PUDs support community goals |
| Chapter 2: A Thriving 100 Block | · Summarize the community vision for the 100 Block<br>· Ensure that future changes to the area remain compatible with the community's design priorities as summarized in the *Minturn Design Standards and Guidelines Appendix B insert* (adopted in October 2022) |
| Chapter 3: An Economically Vibrant Community | · Provide a snapshot of industry and employment in Minturn<br>· Discuss new economic development frameworks (e.g., DDA) and discuss the role of new mixed-use developments in Minturn's economy |
| Chapter 4: Attainable Housing & Historic Character | · Provide a snapshot of existing housing opportunities, PUDs, and historic character in Minturn<br>· Discuss policy incentives for providing attainable housing throughout the Minturn community |
| Chapter 5: Water Infrastructure, Hazard Mitigation & Sustainability | · Provide an overview of Minturn's water infrastructure needs<br>· Identify future planning and assessment needs for hazard mitigation, resiliency, and environmental sustainability |
| Chapter 6: Intuitive Mobility, Circulation & Connectivity | · Provide an overview of parking and transportation infrastructure in Minturn; discuss the findings of recent parking study<br>· Identify multimodal transportation needs, particularly related to downtown and transit-oriented development at Dowd Junction |
| Chapter 7: Quality of Life, Recreation & An Inviting Public Realm | · Discuss main quality of life assets in Minturn<br>· Provide a set of recommendations to promote stewardship, public health, and a vibrant public realm in Minturn |



*Fishing on the Eagle River. Minturn offers a wide variety of recreation opportunities.*





# CHAPTER 1



## Smart Land Use and Practical Zoning

# INTRODUCTION

The Town of Minturn has an opportunity to shape its built environment through zoning and land use designations. Zoning and land use policies dictate where commercial, residential or other uses can be located, the size and location of buildings on a lot, and other specifications for parking and landscaping. These designations affect both vacant lots and those that are already occupied by a building or a use. On any lot, zoning can dictate whether one can subdivide a lot, expand a building footprint, add a story or unit, or add a new use. For properties that do not conform with the zoning, there can be limits to the property modifications allowed. It is important that zoning and land use changes reflect the development that currently exists and allow for the implementation of the desired future conditions.

This chapter makes recommendations about the Town's zoning map and districts, allowable uses, and dimensional standards. To take effect, an official rezoning and land use code update process to incorporate these changes is necessary. This would take place following the adoption of this plan and involve further evaluation and review of detailed elements.

# EXISTING CONDITIONS & ISSUES

At this time, the Town is relatively built-out with few vacant parcels and opportunities for large scale redevelopment beyond the PUDs currently under review or being discussed - including Minturn North, Midtown Village, Dowd Junction, and other Forest Service administrative parcels. Further, the Town is very geographically constrained by steep hillsides and federal land. Therefore, zoning within town boundaries and for existing lots must account for all of the development that the Town needs to support community vibrancy and economic opportunity for years to come. The land use and zoning recommendations contained herein are critical for the Town to realize the vision of this plan.

See **Existing Town Zoning Overview Map** and **Existing Town Zoning Detail Map** on the following pages.

## CHARACTER AREAS AND COMPLEXITY

The existing zoning system is built around 12 "character areas" - designated areas with an intended design and list of uses - resulting in a unique set of zoning restrictions. Within each character area, there are one or more zoning designations that further describe allowed uses and dimensional standards. This results in 27 different zoning designations or unique development standards, a confusing configuration that is difficult to depict on a map legible to residents and potential developers. Overall, this is a complicated system that has been hard for Town staff to interpret and administer. The original intention of this system was to promote the unique character of different areas of Town. This plan recommends a more traditional zoning system as well as policies and actions that promote community character in Minturn.

## SPOT ZONING

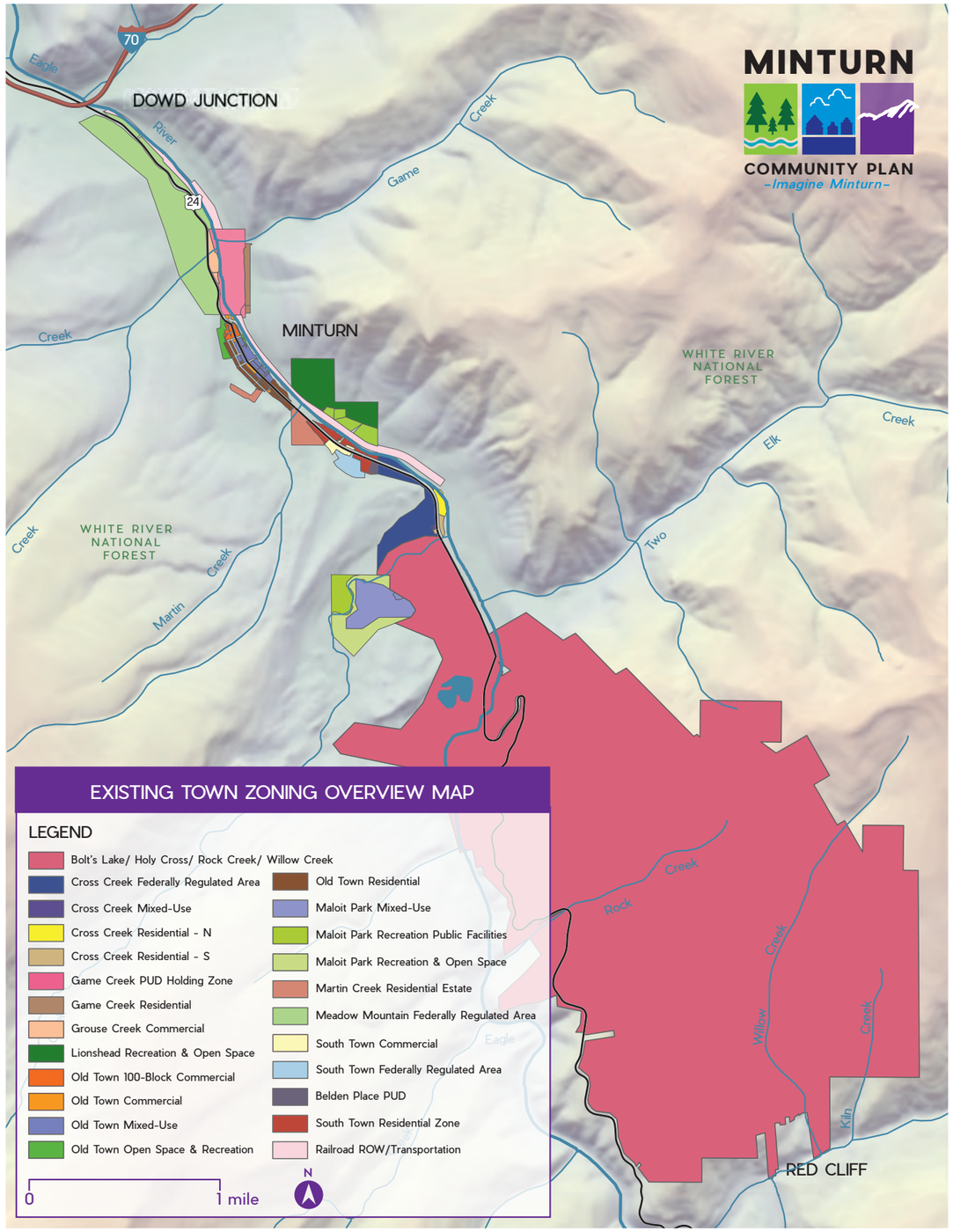
The existing zoning includes several instances that could be considered "spot zoning," where different zoning is applied to a specific parcel or parcels within a larger area. There are several instances where a zoning designation only applies to a single parcel, or one parcel has been rezoned to a different designation than that of any surrounding parcel. Spot zoning is problematic as it is not legally defensible (it is viewed as conferring a benefit to a particular property owner) and may not support broader land use goals.

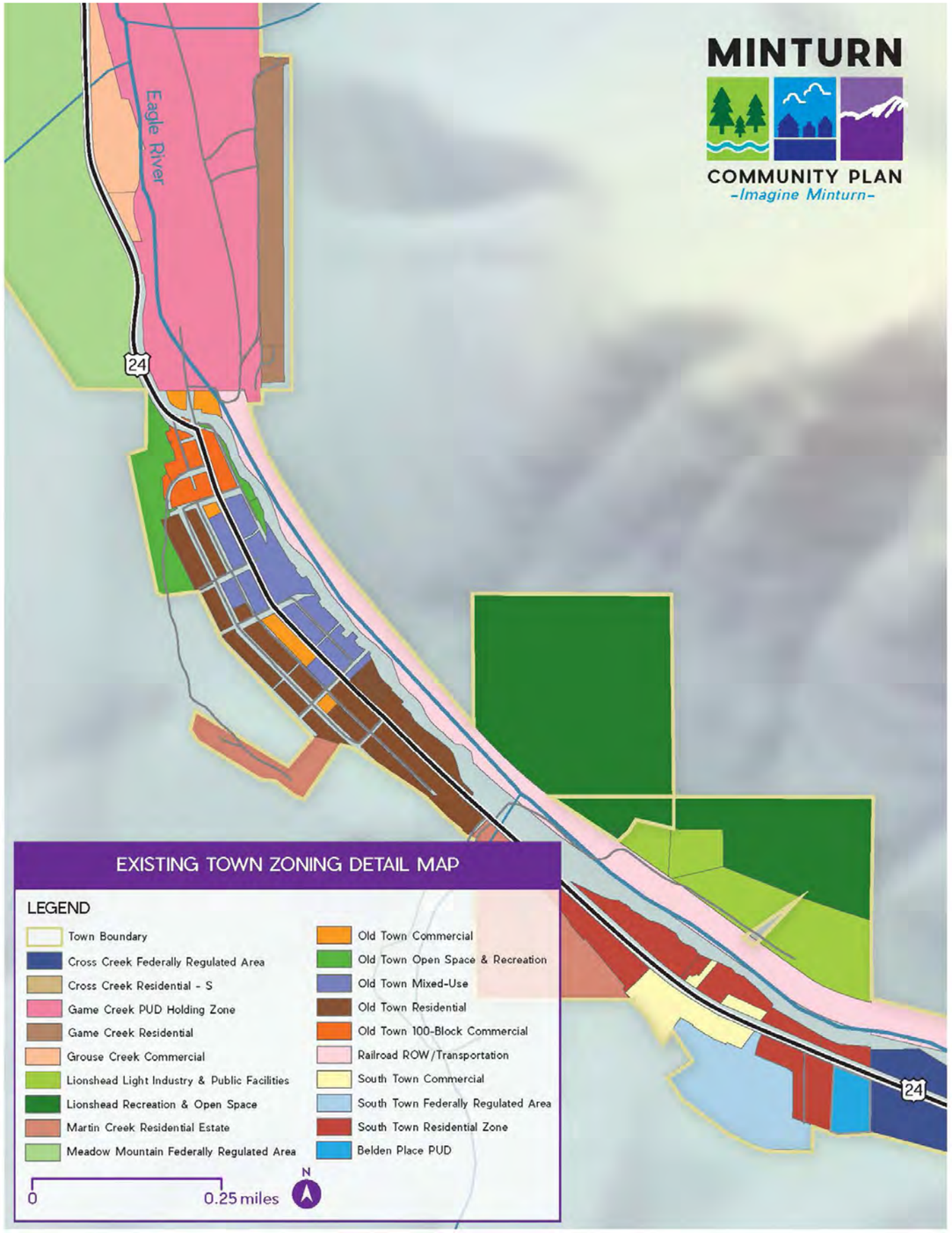
## EXISTING LAND USE PATTERN

Despite its relatively small size, Minturn has a full spectrum of existing land uses that are well-established. There are light industrial/small business park areas to the north, the historic small-lot Old Town area, and mixed commercial and residential areas to the south. There are few existing lots that are "mixed-use," including commercial and residential uses on the same lot. These few mixed-use buildings are not concentrated in any one area of Minturn. The plan recommendations should support these different areas largely as they exist but allow flexibility to evolve and meet Town goals.

## NON-CONFORMITIES

There are several instances of lots that do not conform to the uses or standards set out by the current zoning. Primarily, this involves structures built too close to the property line but also includes lots that have more units than allowed or lot coverages exceeding the allowance. The Town's existing rules regarding non-conformities can preclude the property owner from making desired upgrades. To address this, the Town can revise the zoning to bring more lots into conformance and/or establish policies to grant the property owner more flexibility to update non-conforming lots and structures.




MINTURN
COMMUNITY PLAN
-Imagine Minturn-
Eagle River
24
EXISTING TOWN ZONING DETAIL MAP
LEGEND
Town Boundary
Cross Creek Federally Regulated Area
Cross Creek Residential - S
Game Creek PUD Holding Zone
Game Creek Residential
Grouse Creek Commercial
Lionshead Light Industry & Public Facilities
Lionshead Recreation & Open Space
Martin Creek Residential Estate
Meadow Mountain Federally Regulated Area
Old Town Commercial
Old Town Open Space & Recreation
Old Town Mixed-Use
Old Town Residential
Old Town 100-Block Commercial
Railroad ROW/Transportation
South Town Commercial
South Town Federally Regulated Area
South Town Residential Zone
Belden Place PUD
0
0.25 miles
N


MINTURN
COMMUNITY PLAN
-Imagine Minturn-
Eagle River
24
EXISTING LAND USE MAP
LEGEND
Town Boundary
Civic
Commercial/Mixed-Use
Condos/Multi-Family
Duplex/Triplex
Mobile Home
Other
Public
Single Family Residential
Vacant
0
0.25 miles
N

## PUD

In the Town's current zoning, there are a few Planned Unit Development (PUD) holding zone districts. These areas effectively have no development standards at present; the dimensional standards and densities have to be determined during the PUD process. In this plan, zoning and land use recommendations will be made for each area of the town, which will help provide guardrails to future processes. This will also provide clarity on development standards for an area if PUD processes fail to reach implementation.

## SINGLE-FAMILY HOMES

Single-family homes are the predominant housing type in Minturn. This is consistent with the existing zoning, where many residential zones do not allow a housing type other than single-family homes. Single-family homes tend to carry a higher price point than other housing types (i.e., duplexes, multi-family housing) and their proliferation may limit the Town's ability to provide attainable housing.

## LOT SIZES AND COVERAGE

The minimum lot size is the primary varying factor between different zone districts currently. Minimum lot sizes tend to reflect the character and development style (i.e., small lots are allowed in Old Town, larger lots are allowed south of Old Town). At this point, with the town largely built out, minimum lot sizes primarily influence whether or not a lot can be subdivided. Subdividing existing lots can be an important tool to support additional units in town, but this practice can also have an impact of the character of the community. Lot coverages, or the percent of the lot that the structure occupies, vary by zone district but are sufficiently high in general. Of the smaller lots in town, few lots are built to their maximum coverage, even though property owners are maximizing their buildable area up to setbacks whenever possible. Relatedly, for many zone districts, there is a misalignment between the allowable lot size, coverage, and required setbacks. In these cases, it would be impossible to build to allowable coverage while abiding by setbacks on smaller lots.

## PARKING

The Town has relatively generous parking minimums for both residential and commercial development. For commercial development in particular, this policy may preclude a project from proceeding, as developers may not be able to find ample space for parking to make some projects meet the minimum requirement. Presently, parking minimums are related to uses, square footage, and units, and are otherwise consistent across zone districts.

## 100 BLOCK

In recent years, the Town has recognized that the current allowable uses and dimensional standards of the 100 Block do not align with the community vision for the area. The Town has also recognized that the 100 Block area represents a critical opportunity to encourage mixed-use development to support the Town's economic sustainability. The Town initiated a process to establish new zoning and design standards for that area, which is covered in **Chapter 2: A Thriving 100 Block.**

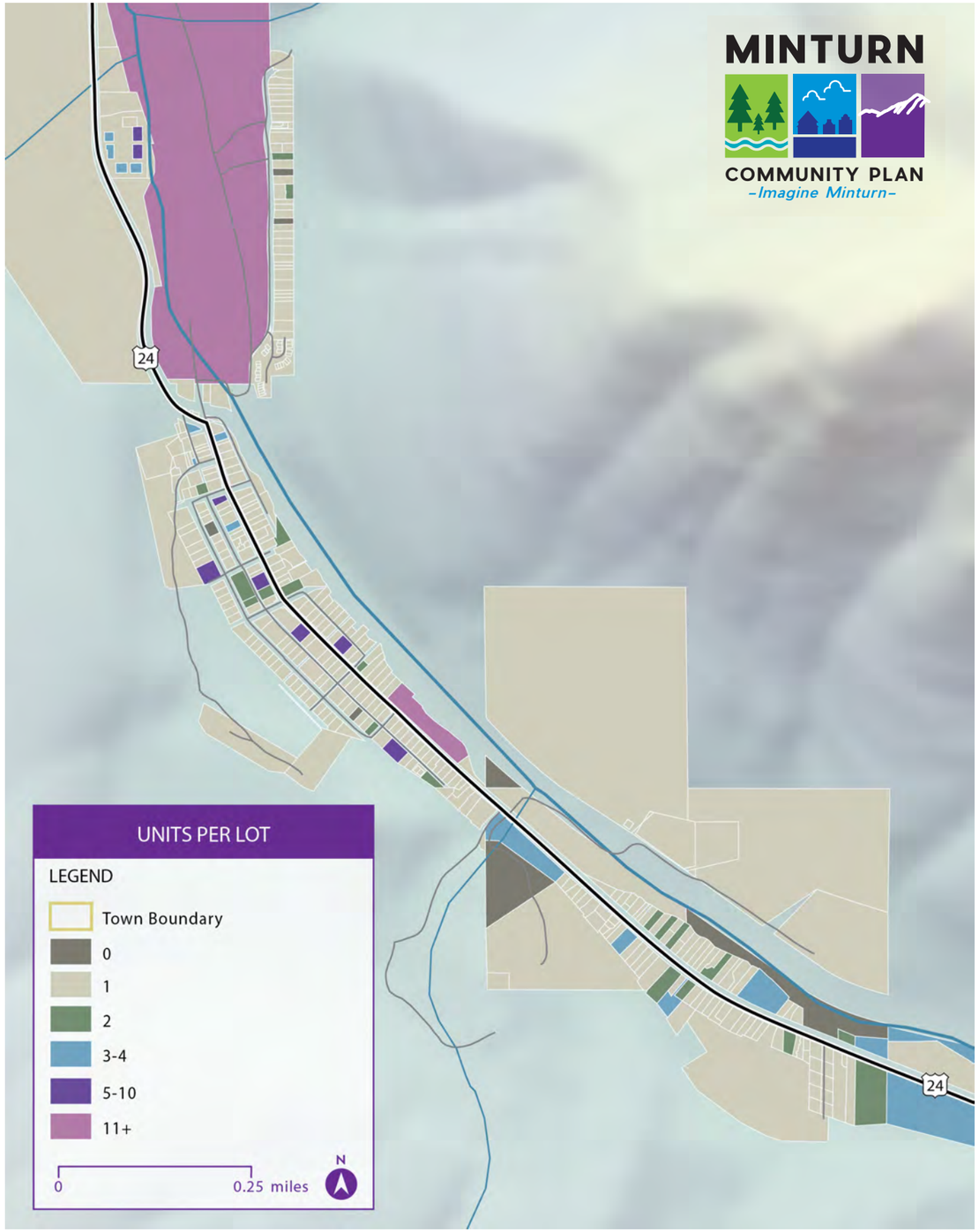
## PAST REZONING EFFORTS

In 2019, the Planning Commission began the process of updating the zoning map and consolidating districts. The recommended zoning map in this chapter builds off that effort. Further recommended revisions to the existing map are based on community input gathered during this plan process and are informed by the professional opinion of the planning team.

Further analysis of the existing zoning code and land use is included in Appendix B: Plan Foundation Memos.

## BALANCING GROWTH & PRESERVATION

One of the most prominent challenges to planning & community development is the balance between preserving what the community loves – in this case small town character and way/pace of life – with natural growth and associated demand for development to meet local and regional needs, such as housing, jobs, services, etc. The development projects currently being discussed could eventually produce at least 250 units. This would be a significant increase for this small town and would inevitably impact the Town's operations and physical conditions. However, it is important to note that these projects are a) still in planning phases and are subject to change; b) will be developed in phases over time (10+years), largely due to the Town's water capacity limitations; and c) that this plan puts forward a guiding path for the Town to strike an appropriate balance between growth and preservation – to allow for much-needed development while also regulating that development in a strategic way to help preserve what makes Minturn "Minturn."



# COMMUNITY INPUT

This section describes community input around land use and zoning. Community input on topics such as housing and economic development has implications for zoning and land use. For example, community interest in attainable housing requires a multi-pronged approach that involves zoning to allow certain housing types.

During the plan public engagement process, residents and the Steering Committee highlighted the importance of ensuring the availability of housing for long-term residents and finding new sources of tax revenue through new or expanded commercial areas. With these points, residents stressed the importance of balancing commercial and residential uses and allowing a density that continues to support the character and quality of life of Minturn. Other topics that came up include providing resources for citizens to better understand zoning, incentivizing Accessory Dwelling Units (ADUs), appropriate uses of the Dowd Junction area, and continued short-term rental regulation.

The *2022 Town Community Survey*, a statistically valid survey that is representative of the Town's population, highlighted some of the priorities to address through zoning and land use. Most important attributes of Minturn include sense of community, wildfire mitigation, small town atmosphere, and appearance of town. Economic development and housing for locals were relatively modest priorities, but housing for locals was ranked as the focus area in which the Town is least meeting expectations. The Town has been challenged in providing and approving housing for residents, as there has been significant public pushback on several residential projects in recent years. The Town's zoning and water moratoriums have also precluded approval of large-scale residential development.

At the first Community Plan Open House held as a part of this planning process, participants expressed interest in tools that would help them understand Minturn's zoning, such as a *Citizen's Guide to Zoning in Minturn* and/or an interactive map. The second Community Plan Open House offered attendees the opportunity to comment on the draft zoning recommendations. Attendees provided several points of feedback: some attendees shared that the zoning recommendations should emphasize and support locally owned businesses. Some attendees stated that they liked that the recommendations solidified mixed-use opportunities and promoted a "Main Street" feel. Some expressed a desire to place further limits on short-term rentals in Minturn and to emphasize housing for full-time residents. Some attendees expressed that current zoning regulations achieve the vision articulated for this plan, and that the proposed regulations do not support the character of Minturn. There was also a desire to emphasize and incentivize improvements to existing buildings, not new land development.

**Table 2: Community Input on Minturn's Present and Future**

| Values | Concerns | Opportunities |
|---|---|---|
| · Small-town environment<br>· Funkiness<br>· Providing housing for long-term residents<br>· 100 Block as the heart of Minturn<br>· Balance of residential and commercial uses | · Short-term rental and second homeowner proliferation<br>· Loss of character<br>· Density levels that could impact character | · Simplifying zoning<br>· Commercial development in Dowd Junction<br>· Greater flexibility around non-conformities<br>· Incentivizing ADUs |



*Minturn as seen from the water tower.*





# CENTRAL CONCEPTS

Zoning and land use – the mechanisms by which a municipality controls development – can have a critical role in shaping the character and economic development of a place. This section outlines the key changes to zoning that will promote land use practices that align with Minturn's broader goals for vibrancy and economic sustainability.

## A NEED FOR CHANGE

Presently, Minturn's zoning map and accompanying code make it challenging for development and redevelopment to occur, even for projects that align with established community goals. The Town needs to have a legible and administrable map so that residents and developers can understand the rules that apply to them. The zones should promote fairness and equity within Minturn. For example, the Town's zoning districts should not "spot zone" particular parcels for the gain of a particular individual or group. Further, elements of the code preclude the Town from working towards its aims as they relate to attainable housing and economic development. These elements include allowing exclusively single-family homes in areas, high parking requirements, and limited allowance for residential/commercial multi-use buildings.

## CONSOLIDATE DISTRICTS

The Town has 27 zone districts under its current zoning, an unreasonable figure for a town of Minturn's size. By reducing the number of zone districts and consolidating some districts by use and level of density, the Town has the opportunity to make the code increasingly legible and comprehensible, while also supporting some design flexibility and creativity. This approach will also reduce the need to review changes on a case-by-case basis (e.g. variances) and allow the Town to address development proposals more holistically and consistently. The Town will be able to review development proposals relative to the uses proposed (e.g. mixed-use development), not just the location in which it is proposed.

## ZONING THAT SUPPORTS THE TOWN'S VISION

Zoning is one of the most effective policy tools the Town has to implement its vision for the built environment and the community that lives and does business here. The recommendations outlined here set the Town on a proactive course, explicitly stating what the standards are for each area of Town. Then, when developers approach the Town about a PUD or other project, the Town can share its vision that the developer must support, rather than the other way around.

## SUPPORT VIBRANCY

Minturn residents treasure the vibrancy of their community. Activity and social cohesion are important on neighborhood streets and in commercial areas, where people run into their neighbors and people are out and about supporting local businesses. Land use policies to address vibrancy can include short-term rental policies, and regulations for mixed-use buildings, connectivity and mobility, and residential density.

## TAKING NON-CONFORMITIES INTO ACCOUNT

Minturn, as a community with historic structures, invariably has many non-conforming uses and structures. At this time, under the current provisions, these non-conforming uses (important sources of community housing) could not be preserved should redevelopment or major property improvements occur, and many residents with non-conforming structures cannot make enhancements to their property. Further, some of these dimensional non-conformities support the character and sense of funkiness around Minturn. The recommendations in this chapter support property owners in making sensible upgrades to their homes, which may be non-conforming structures. The intention of this recommendation is to preserve (at a minimum) existing residential density. Since much of Minturn's housing stock is older, upgrades and maintenance are critical to preserving existing units. A central theme throughout the recommendations is the need to preserve community character in Minturn, which is cherished by residents and visitors alike.



*Wintery Minturn, viewed from above.*

# RECOMMENDATIONS

**OBJECTIVE 1.1 PROVIDE AND FOLLOW A COHESIVE, FORWARD-THINKING LAND USE PLAN FOR THE TOWN.**

The recommended zoning maps on pages 23 and 24, consolidate districts, support new attainable housing and economic development, and preserve community character. While increases in unit count may be allowed in some areas, it is anticipated that any such changes would be relatively limited and occur slowly as the town is nearing full build-out, particularly along Highway 24 from the 100 Block south. Should significant redevelopment occur, and as the Town is approaching its water tap/SFE limit, the Town should update the allowable uses by right. It is recommended that the Town of Minturn expediently begin the rezoning and code update process.

- **Action 1.1.1** Adopt future zoning map (page 23/24) and associated recommended zoning districts and requirements, as stated in this section.
- **Action 1.1.2** Implement the adopted *100 Block Design Standards and Guidelines Appendix B insert.*
- **Action 1.1.3** Consider establishing minimum and maximum setbacks in mixed-use and residential districts. This requirement is intended to encourage a visually pleasing development pattern with slightly varied setbacks and to address a current misalignment between lot coverage and setback requirements on several lots in town.

The following new and existing zone districts are recommended. These recommendations get rid of character areas and are applied more broadly across town, bringing the 27 existing zone districts down to 13. The mps and categories presented in this plan are aspirational, sometimes ascribing desired development types rather than what currently exists.

## MIXED-USE 1

This district is recommended along Highway 24 through the 400 Block (not including the 100 Block) and on Railroad land opposite downtown north of the river, across Bellm Bridge. The intent for this area is to contain a mix of residential and commercial uses, in a pedestrian-oriented environment in keeping with Minturn's historic character. Mixed-use development, such as commercial on the ground floor and residential on an upper floor, is encouraged within this area. Or alternatively, a block could contain some commercial uses next to residential uses. It is recommended that the commercial uses allowed as a use by right be in line with those of the existing Old Town Commercial District (i.e., restaurants, liquor stores, banks, accommodations, drugstores, and specialty stores). Residentially, single-family homes, duplexes, accessory dwelling units, or one- to- two-units above commercial should be allowed on all lots, with multifamily only allowed on lots greater than 7,500 square feet. Minimum lot size in this zone should be 2,500 square feet, with 80% maximum lot coverage for mixed-use and commercial structures, and 50% for purely residential structures. Building heights of up to 28-35 feet should be allowed. Property owners should be able to gain an additional half-floor by meeting identified requirements.

## MIXED-USE 2

This district is recommended along Highway 24 starting at the 800 Block. This district is intended to combine residential and commercial uses similar to Mixed-Use 1, but this area would have larger lots and would not have the same consolidated feel of the Mixed-Use 1 district. It could have industrial/service-style uses that would not be appropriate in Mixed-Use 1 (i.e., automotive parts shops, appliance repair shops). Mixed-use buildings here could be live-work light industrial spaces. For residential uses, single-family homes, duplexes, and multifamily should be allowed. Minimum lot size should be 5,000 SF with up to 60% lot coverage allowed and maximum building height of 28 feet. Multifamily (3+ units) should be allowed on lots over 7,500 square feet.

## MIXED-USE 3

This district is recommended along Highway 24 between the 500 and 800 Blocks. This district is intended to provide for residential uses and low-impact commercial uses. Other commercial uses, such as restaurants, could be allowed as conditional uses. Residential uses in this area should consist of single-family homes, duplexes, and multifamily homes. Minimum lot size should be 5,000 square feet, and multifamily housing should be allowed on lots over 7,500 square feet. Lot coverage of up to 60% should be allowed with a maximum building height of 28 feet.

See graphic set on pages 28-30 to view a rendering of example MU1, MU2, and MU3 blocks.





## R1

This district is recommended in the Old Town area one block off of Highway 24 and portions of Cross Creek. The intent of this district is to support residential uses on small lots and support smaller scale residential uses on those lots. The only allowable uses would be single-family homes, duplexes, accessory dwelling units, home occupations, and civic uses. Minimum lot size should be 2,500 square feet, with up to 50% lot coverage allowed and a maximum building height of 28 feet.

## R2

This district is recommended in other residential areas of town with small to medium size lots. The intent of this district is to support the eclectic mix of housing types found in Minturn. Single-family homes, duplexes, and accessory dwelling units should be allowed on all lots, with multifamily only allowed on lots greater than 7,500 square feet. Minimum lot size should be 5,000 square feet, with up to 50% lot coverage allowed and a maximum building height of 28 feet.

## R3

This district is recommended for large lots on the edge of town. The intent of this district is to support low density residential in a few areas where that is the existing development pattern. Only single-family homes, duplexes, and accessory dwelling units would be allowed in this district, at a minimum lot size of 2 acres.

## 100 BLOCK

This district was updated concurrent to the *Community Plan* update and includes two subareas: 100 Block A (properties fronting onto Main Street) and 100 Block B (properties to the west of Main along Williams). The intent of this district is to incentivize sales-tax generating uses and the reuse of existing structures, while new construction is required to fit in with the rest of the 100 Block through new design standards and guidelines.

## TRANSIT-ORIENTED DEVELOPMENT (TOD)

This district is recommended for Dowd Junction, to allow a mix of uses and higher densities oriented around ECO Transit. TOD represents smart growth as it supports use of transit and the coordination of transportation and land use. This area should continue to support recreational access, allow for commercial uses, and support attainable housing for long-term residents.




*Minturn's 100 Block - the heart of downtown.*

## LIGHT INDUSTRY AND PUBLIC FACILITIES

This zone district is recommended for the Lionshead and Maloit Park areas where it currently exists, accommodating a range of low-impact light industrial uses and public uses. Since these areas are adjacent to existing public lands and recreational facilities, conservation and recreation uses should also be allowed in this district, keeping in mind health and safety considerations.

## INDUSTRIAL/BUSINESS PARK

This district is recommended for the Grouse Creek area, allowing a broad range of commercial services. This district has been extended from its current footprint to include industrial uses along the railroad as well. Dimensional standards are recommended to remain consistent with that of the existing Grouse Creek Commercial Zone.

## FEDERAL LANDS, RECREATION, AND OPEN SPACE

This district combines federal lands, recreation areas, and town open space within the Town of Minturn boundary. Management of or development on lands in these areas should be in accordance with any conservation easements and direction of the land manager. In all such areas, use should be consistent with the need to protect life and property from flood damage.

## RAILROAD ROW/TRANSPORTATION

This district is recommended to remain unchanged from the current zoning. If an agreement can be reached in the future with property owners, this district has potential for public use as a multi-use trail, transit line, or other recreational amenity. The Rio Grande trail in Aspen is a popular rails-to-trails project that could serve as a case study for this process. However, it is important to note that Union Pacific Railroad policies currently oppose rails-to-trails.

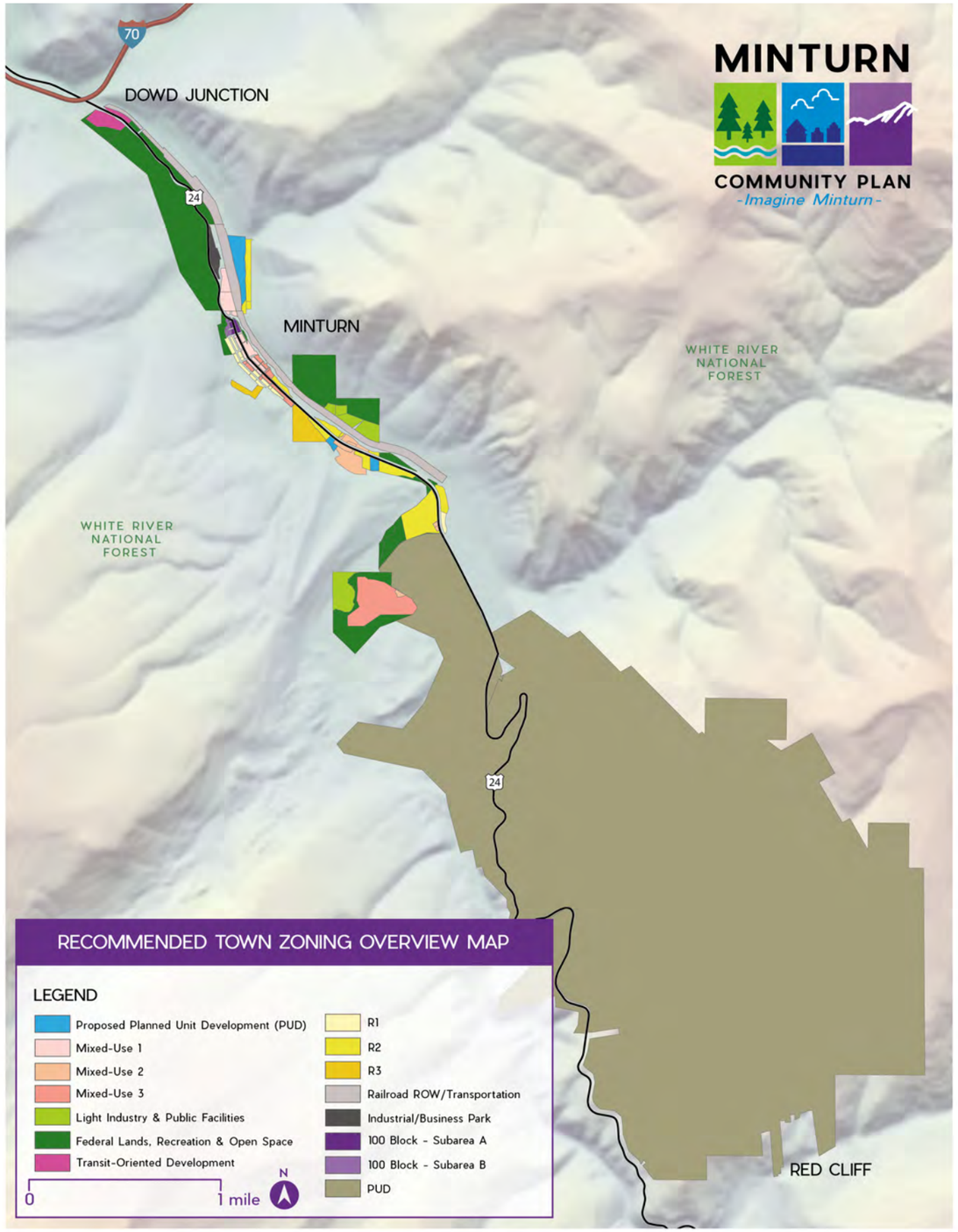
*Note: Civic uses should be permitted in all districts.*

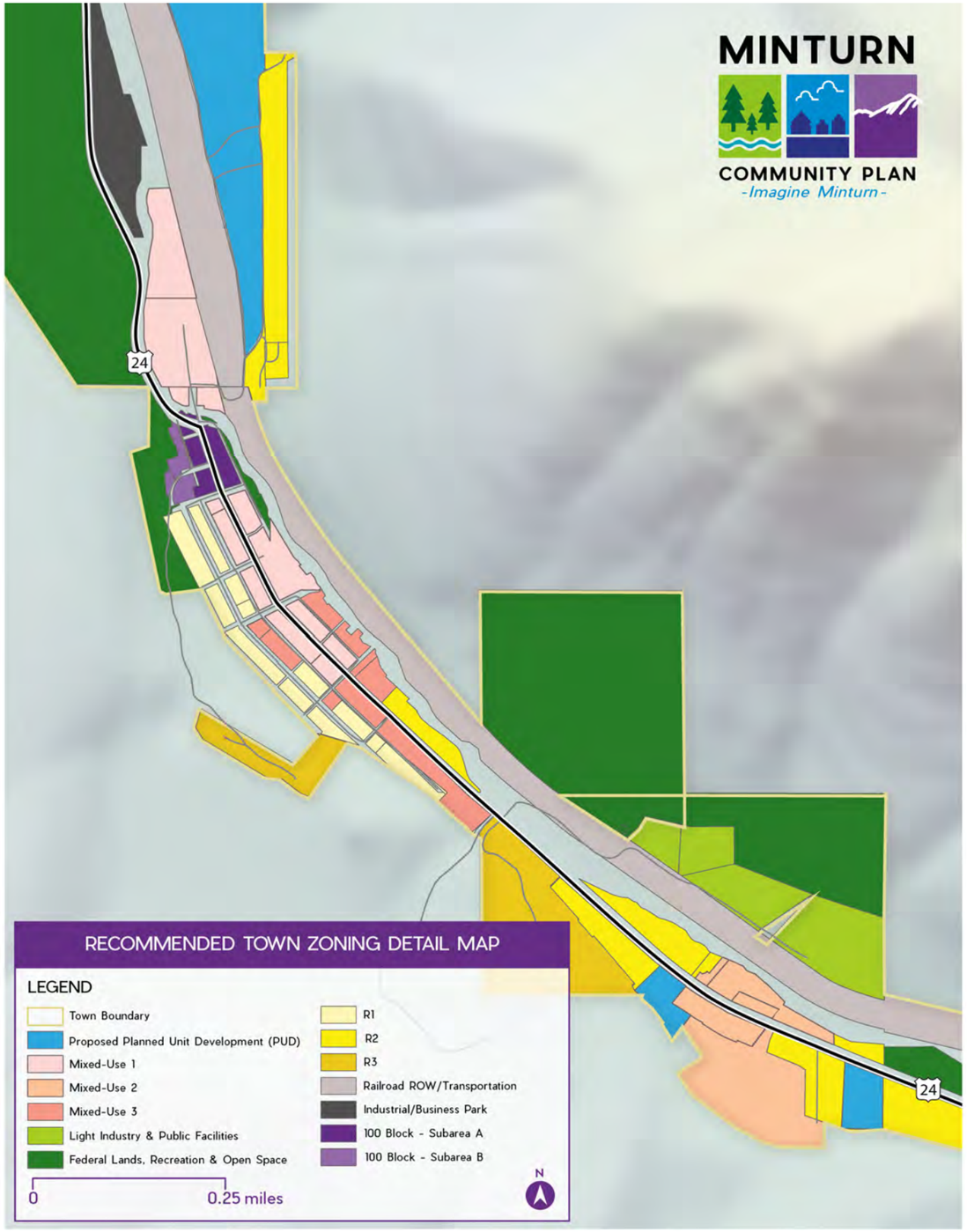
The following recommended zoning maps (pages 23 and 24) illustrate the geographic arrangement of the recommended zoning districts and their associated development regulations. The future land use maps on pages 25 and 26 illustrate the different general regions of use types that this recommended zoning scheme would produce. These use regions largely blend current conditions on the ground today with important future priorities, such as transit-oriented development at Dowd Junciton. During future rezoning processes, the Town Planning Commission and Council should use the future land use map as a general guide to land use changes. For example, rezoning processes should attempt to cultivate a mixed-use core of Town with a variety of uses extending south along Main Street, as shown in the future land use maps.

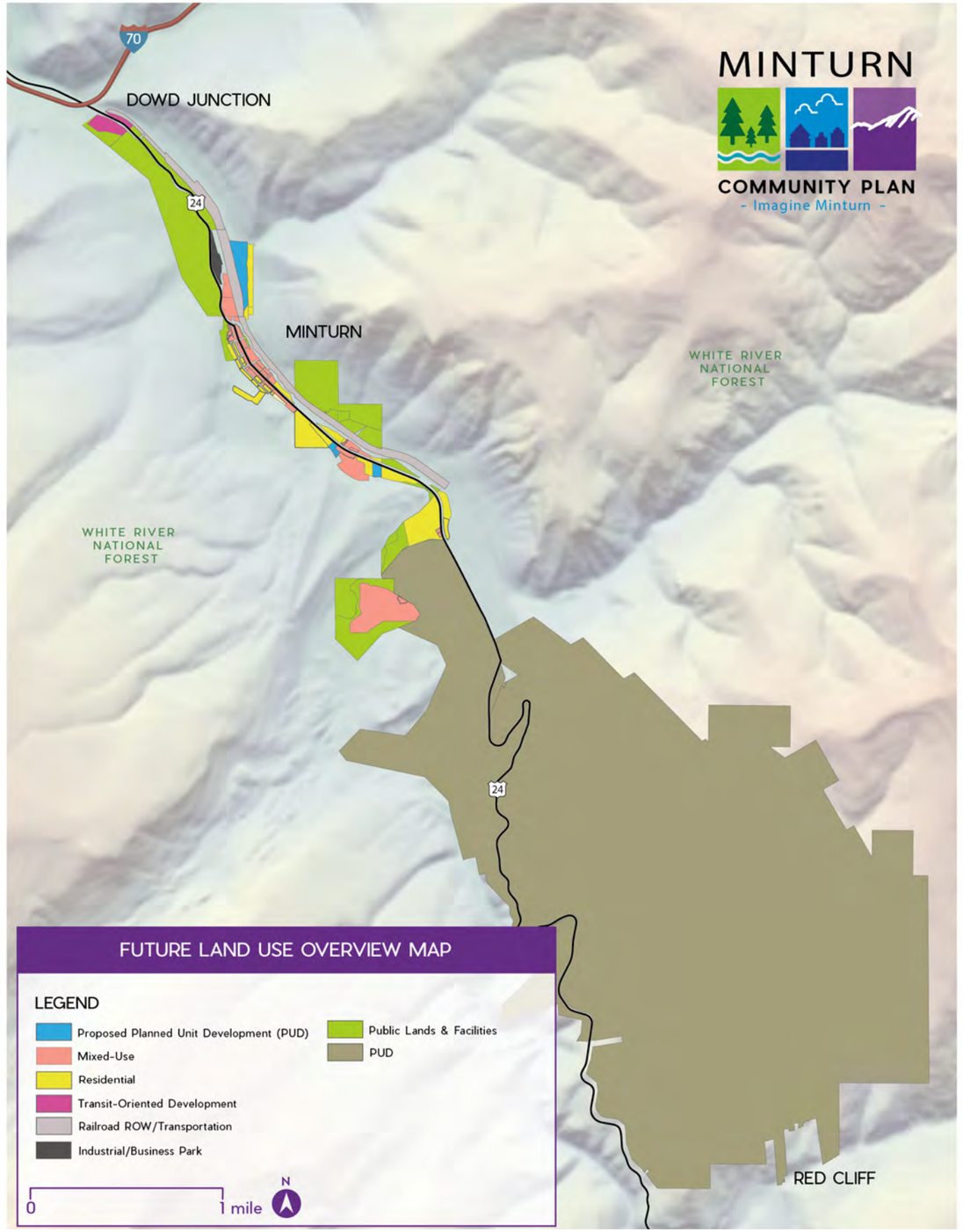
## OBJECTIVE 1.2 PROMOTE A FAIRER, SIMPLIFIED DEVELOPMENT PROCESS IN MINTURN.

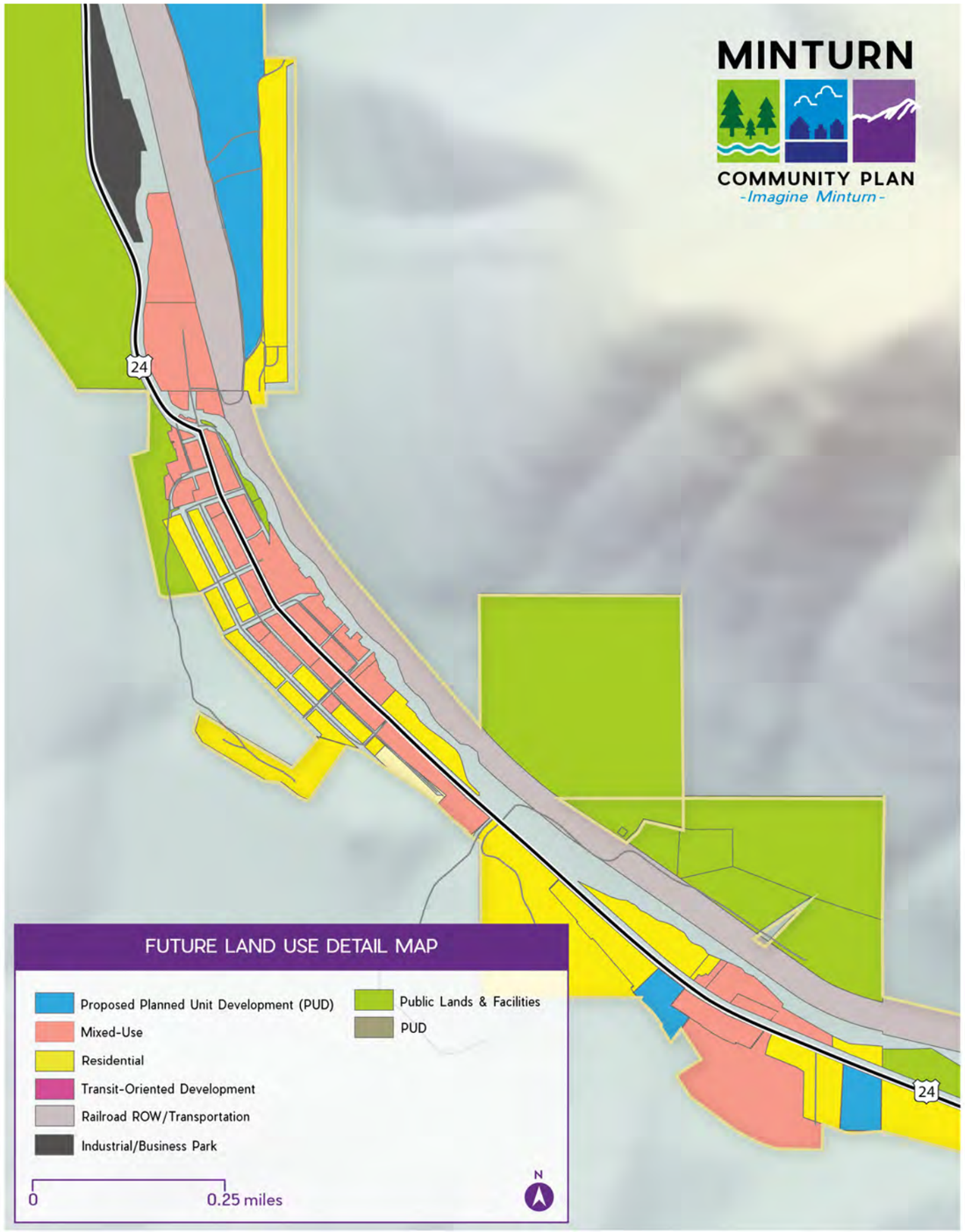
In the development process, it is important to limit unnecessary barriers while still undergoing a rigorous review. Barriers can be related to the process that the developer or landowner must undergo or site requirements.

- **Action 1.2.1** Across all zone districts where multifamily is allowed as a use by right, at or above 15 total units, the project would need to go through the PUD process. However, if the project is a redevelopment of a lot already at or above 15 total units, it should not need to go through the PUD process. This allows smaller projects in which local impacts would be minor to proceed efficiently and at a lower cost to the developer, which allows these projects to provide the housing at more attainable prices. With a higher threshold for the number of units, the PUD process would allow for greater design flexibility, assurance of property planning, and further scrutiny of potential impacts, such as access and impacts to neighboring properties.
- **Action 1.2.2** Explore reducing parking requirements for both commercial and residential uses. Focus efforts on areas with good connectivity to transit or with ample on-street parking.
- **Action 1.2.3** Resume efforts to revisit the Article 22 nonconformities section to encourage flexibility and appropriate expansions. The goals of this update should be to maintain historic resources, incentivize reinvestment in older properties, increase accessibility of the property, and promote community character. Specific updates to nonconformity standards should be reviewed by the Town Council and Planning Commission.
- **Action 1.2.4** Consider implementing a lot coverage bonus of 15% for the development of deed-restricted ADUs in residential and/or mixed-use districts.




MINTURN
COMMUNITY PLAN
-Imagine Minturn-
24
RECOMMENDED TOWN ZONING DETAIL MAP
LEGEND
Town Boundary
Proposed Planned Unit Development (PUD)
Mixed-Use 1
Mixed-Use 2
Mixed-Use 3
Light Industry & Public Facilities
Federal Lands, Recreation & Open Space
R1
R2
R3
Railroad ROW/Transportation
Industrial/Business Park
100 Block - Subarea A
100 Block - Subarea B
0
0.25 miles
N


70
DOWD JUNCTION
24
MINTURN
WHITE RIVER NATIONAL FOREST
WHITE RIVER NATIONAL FOREST
MINTURN
COMMUNITY PLAN
- Imagine Minturn -
24
RED CLIFF
FUTURE LAND USE OVERVIEW MAP
LEGEND
Proposed Planned Unit Development (PUD)
Mixed-Use
Residential
Transit-Oriented Development
Railroad ROW/Transportation
Industrial/Business Park
Public Lands & Facilities
PUD
0
1 mile
N








**OBJECTIVE 1.3 INCREASE RESIDENT ACCESSIBILITY TO ZONING AND LAND USE INFORMATION.**

It is important that the future code and zoning map be accessible to residents so that they understand what they are allowed to do with their properties.

- **Action 1.3.1** Provide clear and user-friendly resources for the public that explain Minturn's zoning, such as a citizen's guide or interactive zoning map.
- **Action 1.3.2** Clarify that residents are allowed to make upgrades to non-conforming structures, with limitations.
- **Action 1.3.3** Increase access to and awareness of educational and financial resources (e.g., grants, tax credits) available to support historic preservation (federal and state).
- **Action 1.3.4** Continue to work with local fire mitigation entities and property owners to address any areas with increased fire risk; direct density to appropriate areas away from hazards such wildfires and flooding.
- **Action 1.3.5** Establish a walkable, cohesive development pattern that enables residents and visitors to access parks and the riverfront from Minturn's Old Town and surrounding neighborhoods.

## MIXED-USE ZONING GRAPHICS

The following graphics help explain and show the three recommended mixed-use districts (MU1, MU2, and MU3). As explained in the accompanying text, these graphics show the differences in purpose and form between the three MU districts. The graphics show a hypothetical set of four lots of standard sizes (2500, 5000, 7500, and 10000 sf), each with a depth of 100'. Each graphic shows examples of the variety of allowed building forms for residential and commercial uses in each district. For example, the MU3 graphic shows a low-impact commercial use in a building that has been converted from a residential home. As a point of clarification, the 100 Block district is also recommended in this plan as a mixed-use area, reflecting recent Town Council decisions. The graphics presented here focus on MU1, MU2, and MU3; they do not show dimensional standards for the 100 Block.

As noted in the accompanying text on the graphics, the lot coverage allowances were developed using Minturn's current definition of lot coverage (copied below). This definition largely refers to building area, not just impervious surfaces.

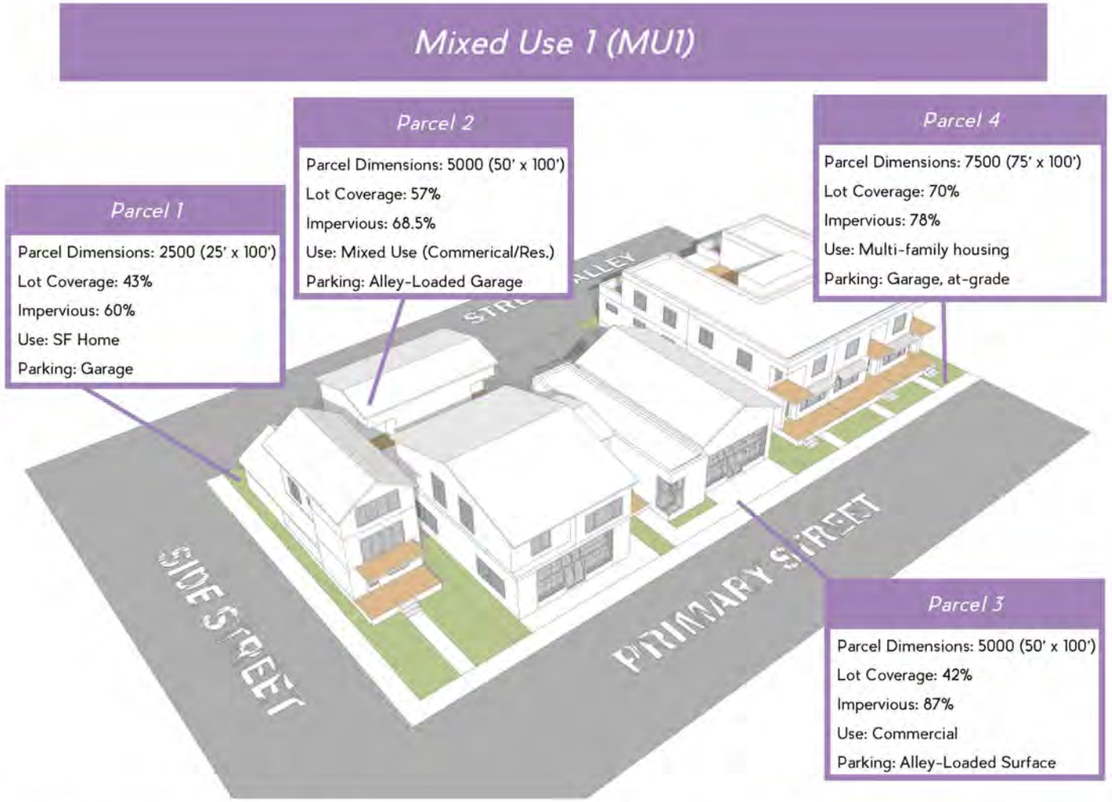
> *Building lot coverage means the portion of a lot that is covered by buildings, including all interior space including garages, and all enclosed cantilevered portions of a building, covered porches, covered walkways and similar covered areas. Buildings are measured at the outside exterior wall. Additionally, fifty percent (50%) of the total area of second- and third-level decks shall be counted towards the allowable building lot coverage. Second- and third-level decks that cover a portion of a building that has already been counted towards the allowable lot coverage shall not count towards the total lot coverage. Second- and third-level decks that are structurally supported from the ground level shall have their entire area counted towards the allowable lot coverage. (See Illustration No. 16-3.)*

These graphics are intended for informational purposes; the parking and snow storage allocations as shown are hypothetical in nature. In implementing this *Community Plan*, the Town Planning Commission and Town Council should determine the specific dimensional standards appropriate for each district. Regarding lot coverage, the Town Planning Commission and Town Council should consider allowing higher lot coverage for multifamily structures, as a limitation of 50% lot coverage precludes a desirable type of multifamily housing (e.g. 2-story buildings with 3-4 units and tuck-under parking).



*Retail shops in Minturn's 100 Block.*

## Mixed Use 1 (MU1)

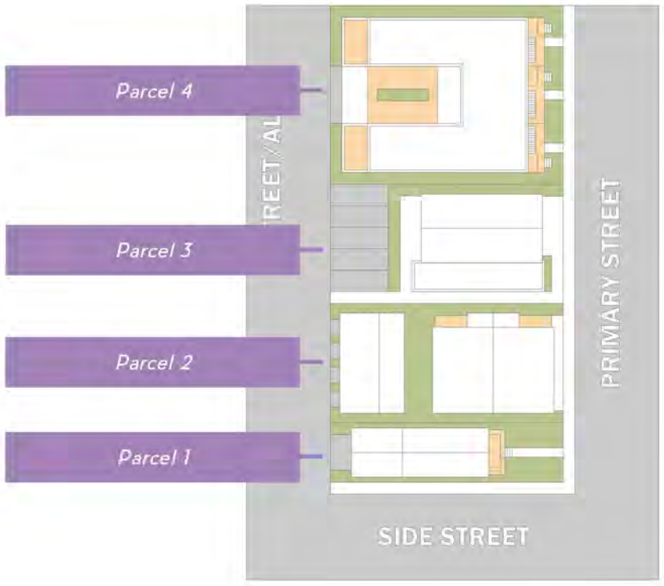



As shown in this massing, Mixed Use 1 (MU1) allows for a variety of uses, including single-family homes, duplexes, commercial uses, mixed-use commercial and residential buildings, and multifamily housing. The result is a dense, walkable neighborhood.

This massing assumes a minimum of 5' setbacks on all sides for all properties. This massing also assumes parking standards of 1 space per residential unit and 1 space per 450-500 sf of commercial space. The massing assumes a shared parking agreement for the mixed-use parcel.

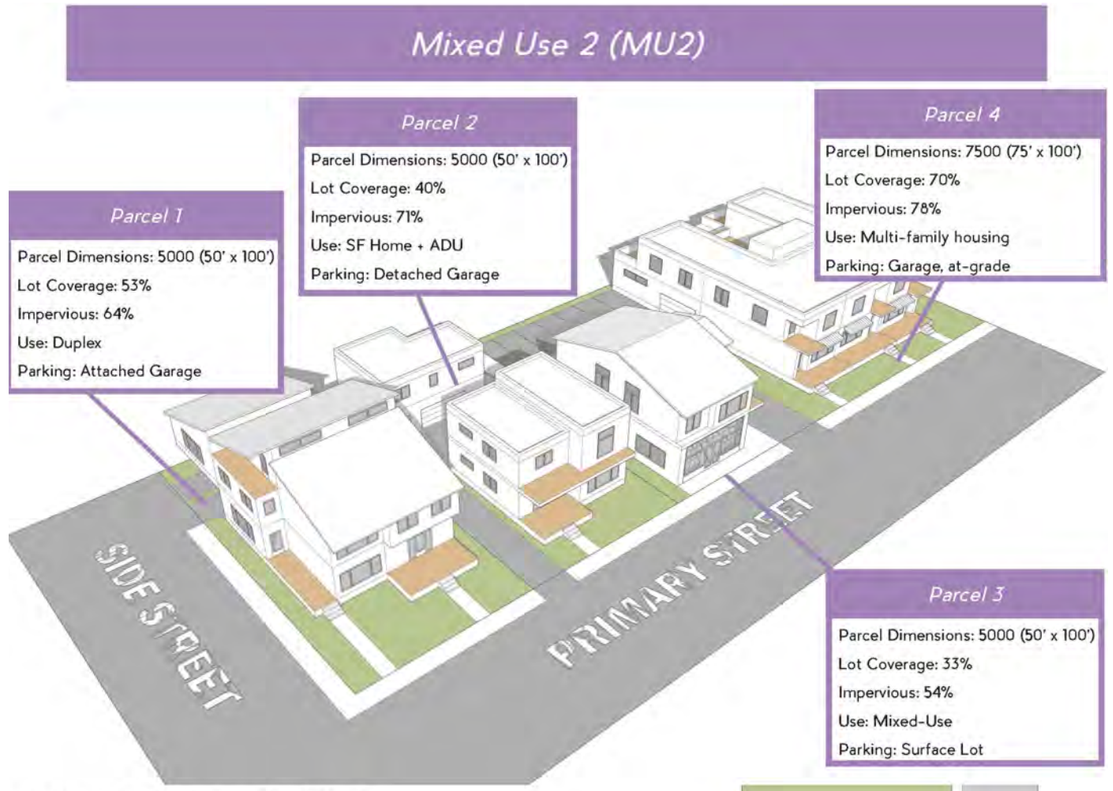
*Note: This rendering considers lot coverage as it is currently defined in the Town Code. Minturn's definition of "building lot coverage" generally includes building footprints and not all impervious surfaces.

**Recommended District Standards:**
Min. Lot Size (SF & Duplex): 2500 sf
Min. Lot Size (MF): 7500 sf
Max. Lot Coverage (Commercial or MU): 80%
Max. Lot Coverage (Residential): 50%
Height limit: 28-35'






## Mixed Use 2 (MU2)

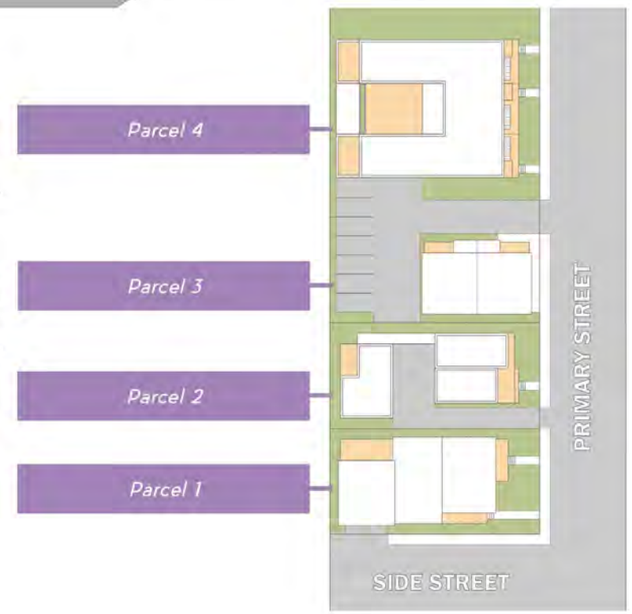


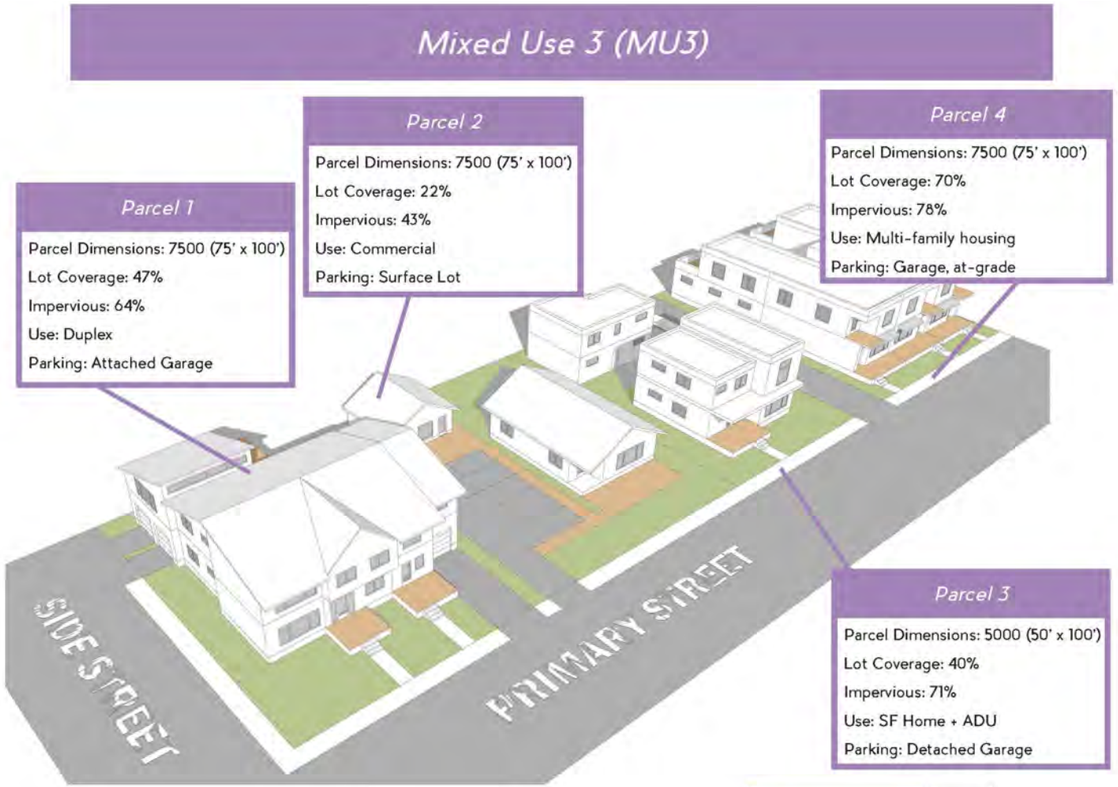

As shown in this massing, Mixed Use 2 (MU2) allows for a variety of uses, including single-family homes, duplexes, commercial uses, mixed-use buildings and lots, and multifamily housing. The intent of this district is to encourage mixed-use lots and more land-intensive commercial uses that may not be appropriate for the dense, walkable pattern intended for MU1.

This massing assumes a minimum of 5' setbacks on all sides for all properties. This massing also assumes parking standards of 1 space per residential unit and 1 space per 450-500 sf of commercial space. The massing assumes a shared parking agreement for the mixed-use parcel.

*Note: This rendering considers lot coverage as it is currently defined in the Town Code. Minturn's definition of "building lot coverage" generally includes building footprints and not all impervious surfaces.

**Recommended District Standards:**
Min. Lot Size (SF & Duplex): 5000 sf
Min. Lot Size (MF): 7500 sf
Max. Lot Coverage (Residential): 60%
Height limit: 28'

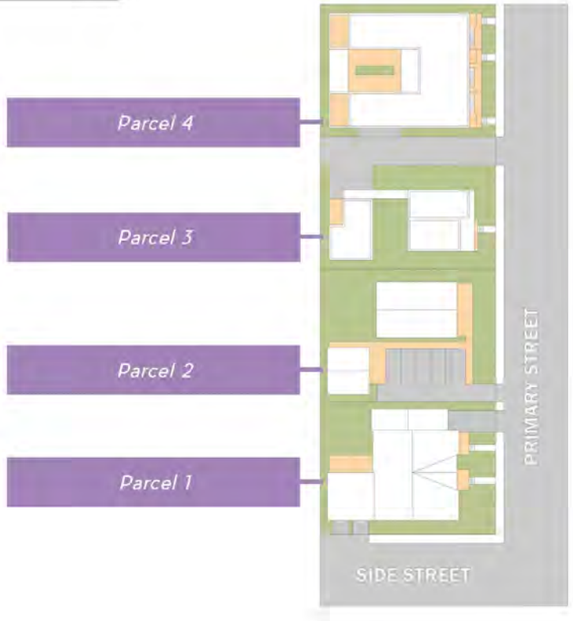





As shown in this massing, Mixed Use 3 (MU3) allows for a variety of uses, including single-family homes, duplexes, commercial uses, mixed-use commercial and residential buildings, and multifamily housing. The intent of this district is to include residential and low-impact commercial uses in an area that is currently residential in character.

This massing assumes 5' minimum setbacks on all sides for all properties. This massing also assumes parking standards of 1 space per residential unit and 1 space per 450-500 sf of commercial space. The massing assumes a shared parking agreement for the mixed-use parcel.

*Note: This rendering considers lot coverage as it is currently defined in the Town Code. Minturn's definition of "building lot coverage" generally includes building footprints and not all impervious surfaces.




**Recommended District Standards:**
Min. Lot Size (SF & Duplex): 5000 sf
Min. Lot Size (MF): 7500 sf
Max. Lot Coverage (Residential): 60%
Height limit: 28'





# FURTHER CONSIDERATIONS FOR DIMENSIONAL STANDARDS

In this chapter's zoning recommendations, multifamily housing is currently listed as an allowed use in MU1, MU2, MU3 and R2. The mixed-use graphics above show a multifamily structure in each of the mixed-use districts. This multifamily prototype contains tuck-under garage spaces – this type of building form requires a lot coverage of 70%. This type of multifamily housing provides parking for residents in an efficient manner and reduces potential pressure on street parking.

At present, the recommendations for lot coverage in this chapter do not differentiate between single-family/duplex and multifamily structures. In order to provide this type of multifamily housing, the Planning Commission and Town Council should consider creating separate lot coverage provisions for single-family/duplex and multifamily structures. In addition, the current recommended dimensional standards for MU2 and MU3 do not specify allowable lot coverage for commercial/mixed-use structures. See the table below for an example of possible dimensional standards that would effectively facilitate multifamily housing in the three recommended MU districts:

**Table 3: Example Dimensional Standards for New MF Housing Regulations in Minturn**

| District | Min. Lot Size (SF & duplex) | Min. Lot Size (MF) | Max. Lot Coverage - Commercial or Mixed-Use | Max. Lot Coverage - Residential (SF, duplex) | Max. Lot Coverage - Residential (MF) | Height Limit |
|---|---|---|---|---|---|---|
| MU1 | 2500 sf | 7500 sf | 80% | 50% | 70-80%* | 28-35' |
| MU2 | 5000 sf | 7500 sf | 60-70%* | 60% | 70%* | 28' |
| MU3 | 5000 sf | 7500 sf | 50-60%* | 60% | 70%* | 28' |

*Not currently written into the recommended district standards above.




*The Scarab is an example of an existing mixed-use building in Minturn.*

*This page is intentionally left blank.*





# CHAPTER 2



## A Thriving 100 Block

# INTRODUCTION

The 100 Block of Minturn is the Town's historic commercial center. While it has always had a mix of residential and commercial uses, the vision is for the 100 Block to become more commercial and over time. The community has appreciated the addition of artistic businesses and gathering spaces, such as the Agora, and there is a desire to see the area embrace more shops and restaurants. The 100 Block has been built over time, resulting in an eclectic character with a variety of architectural styles. People like that it doesn't look like other downtowns – it is uniquely "Minturn." Recent development proposals and the single-owner acquisition of multiple properties have spurred debate, leading to a series of design discussions which have resulted in new design standards and guidelines for the 100 Block. Some residents and business owners favored stricter limitations on development, whereas others viewed new retail spaces and second-floor residential units as key to Minturn's economic viability. Some viewed stringent design standards and historic designations as important protections for Minturn's downtown character and charm, while others valued the opportunity for architectural creativity that comes with looser regulations. There is agreement that circulation for vehicles and pedestrians should be improved to increase safety and enhance access to Minturn's natural assets, such as the Eagle River.

Concurrent with the writing of this *Community Plan*, Town Council issued 6-month moratoria on new development and demolition proposals in order to update the *100 Block Design Standards and Guidelines*. These regulations can be found throughout Chapter 16 of the Minturn Municipal Code and in the "Appendix B Insert," which was approved by Town Council in October 2022 . This chapter takes the prescriptive elements of the *100 Block Design Standards and Guidelines* and contextualizes them within the plan's broader vision for Minturn. This future vision for the 100 Block reflects community input, identifies suitable residential and commercial uses and opportunities, and seeks to find a balance between opposing viewpoints. Critically, this vision recognizes and supports the 100 Block as the heart of Minturn.

# EXISTING CONDITIONS & ISSUES

Minturn's 100 Block is bounded by Highway 24 (Main Street) to the north and Toledo Avenue to the south. The Eagle River forms the eastern edge, and the hillside with the "Minturn" water tank as a prominent feature forms the western edge of the 100 Block area.

Vehicles access the 100 Block, as well as the broader Town of Minturn, via Highway 24/Main Street. There are two limited width streets that run parallel to Main Street – Williams Street to the west and Eagle River Street to the east. Each of these streets are only 15-feet wide and currently operate as one-way streets going south. On-street parking is available for both residents and businesses, and a municipal lot north of the 100 Block provides additional parking capacity for busy days.

Pedestrians can navigate the 100 Block via sidewalks on Main, Williams and Eagle River Streets, which function both as pedestrian and vehicular circulation routes. East-west access is primarily available via Toledo Avenue.

Most structures in the 100 Block are one- to- two-stories tall. Williams Street contains two three-story buildings: the Molly G and the Minturn Hotel. The Molly G is the only building in downtown Minturn that provides underground parking.



*Looking south on Main Street. The 100 Block serves as Minturn's welcoming entrance.*

Minturn's 100 Block has many assets, including boutique stores, eclectic restaurants and outdoor gathering spaces, inspiring scenery, and a successful farmers' market. From Minturn's downtown, individuals can access world-class outdoor recreation opportunities – this quality is rare even in Colorado mountain communities. While the 100 Block is effectively Minturn's "downtown," it is not the Town's only retail commercial area, as Main Street includes other commercial and mixed-use developments into the 200-400 blocks. There are additional commercial buildings into the 900 Block and 1000s, including the Battle Mountain Trading Post, Rocky Mountain Adventure Rentals, and a new yoga studio. The town also contains





a business park and several light industrial businesses. Dowd Junction and South Minturn present additional potential for commercial development and sales tax generation.




*Existing land use in the 100 Block.*

Over time, some commercial lots in the 100 Block area were redeveloped into single-family homes. Today, there is a mix of 12 single-family residences, 10 strictly commercial uses, 9 mixed-use properties, and 3 vacant lots (see map above). Historically, 100 Block businesses and residences have been owned by a diverse mix of Minturn residents. This has changed since 1985, when Minturn Realty acquired several properties in the 100 Block. At present, 31% of 100 Block properties are owned by a single property owner – MR Minturn. The ownership of so much of the 100 Block by a single individual has exacerbated some residents' fears that loose development standards could enable a single architect to reshape the character of Minturn's downtown in a way that strips the 100 Block of its current charm.

The 100 Block is experiencing specific challenges, including perceived parking issues, limited pedestrian and vehicular circulation, a lack of coordinated signage and wayfinding, and a desire to better connect to the nearby Eagle River. As described above, the 100 Block has also been the subject of ongoing public debates regarding which zoning changes will most benefit Minturn in the future. During this planning process, residents expressed that Minturn is struggling to define its identity as distinct from development in the rest of the Vail Valley. The 100 Block, as a focal point of Minturn, is a key facet of this identity and community character.

Since the 100 Block area is varied in its character and scale, it has been challenging for the Town to develop a zoning designation that encompasses the variety of built forms in the area. Many buildings are non-conforming and historic in character. Many residents would like to preserve traditional structures, but the code does not currently permit some of them as constructed. This becomes challenging when these buildings need upgrades and changes beyond routine maintenance.

In 2021 and 2022, Minturn enacted two moratoria on demolition and new development, launched a historic preservation process, and initiated an update to its *100 Block Design Standards and Guidelines*. In May of 2020, a moratorium on the allocation of water taps was passed, limiting new construction projects to no more than three single-family equivalents above historic use on a property. In November of 2021, a moratorium on 100 Block building, alteration, and demolition permits was passed, preventing new development from occurring before Minturn's land use and zoning code could be updated (since repealed). During January of 2022, Minturn began the process of creating a *Historic Preservation Policy*, which may be utilized to create a Historic Preservation District or identify Historic Landmarks throughout town. This policy was adopted in June of 2022. The Town has also been working with Downtown Colorado Inc. and the "Downtown Doers" Group on opportunities to organize the business community. The Town Council is currently considering forming a Downtown Development Authority (DDA).

Concurrent with the *Community Plan* update, Minturn began the process of updating its *100 Block Design Standards and Guidelines*. These standards and guidelines, adopted in October of 2022, provide a framework to guide design decisions and set site design standards for properties in the designated 100 Block. The *100 Block Design Standards and Guidelines* replace the former *100 Block Character Area* from *Appendix B* of the *Minturn Municipal Code*, and update the sections of Chapter 16 that relate to the 100 Block for consistency.

# COMMUNITY INPUT

The 100 Block has been the subject of extensive community engagement prior to and during this community planning process. In October 2020, the Town convened the first of two Design Charettes intended to draw out community priorities and design preferences for the 100 Block. At this event, residents were asked to rank their top priorities for the 100 Block from a list of improvements and design options. In general, participants favored improvements that support the Town's quality of life and quaint character. The top priorities included dedicated spaces for arts and culture;

improved circulation, connectivity, river access; biking amenities (bike racks, wash/repair station); landscaping (street trees, lawns, flower boxes); and public gathering spaces (plazas, pocket parks). Participants also noted their interest in preserving key views in Town, such as the view of the water tower.

In February 2022, the Town convened a second 100 Block Design Charette. This workshop was intended to confirm and refine the community priorities that were identified at the previous engagement event. Participants were again asked to rank their top design priorities for the 100 Block. The responses mirrored the results from the 2020 charette; however, parking and housing ranked among the top five priorities for 2022. This workshop helped identify two subareas of the 100 Block, which are the 100 Block: A and 100 Block: B subareas. These areas are distinct portions of Minturn's 100 Block that warrant different design standards and guidelines. In general, the 100 Block: A encompasses the areas with frontage on Hwy 24/Main Street, and 100 Block: B generally includes the area west of Williams Street, which does not have frontage on Hwy 24. Participants in the workshop were generally supportive of the distinction between these two areas, as this framework will enable more targeted height requirements for different areas of the 100 Block.

At the second and final Plan Open House, which was held on September 27, 2022, community members were invited to rank several potential improvements to the 100 Block. Respondents expressed the most support for enhancing gathering spaces, establishing river access, and creating shared streets. They expressed the least support for creating a town gateway and downtown signage/wayfinding.

Further details are provided in Appendix G: 100 Block Workshop Results.



*Steering Committee members workshop ideas.*

# CENTRAL CONCEPTS

The Minturn community understands the rich potential of the 100 Block to serve as a community hub that is representative of the Town's history and spirit. Though residents and community representatives disagree about some of the specific design standards that should apply to the 100 Block, the community is united in the belief that the 100 Block is a special place. It is distinct from the rest of Minturn's districts, and it is a unique environment compared to the downtowns of neighboring communities. The primary community values for the 100 Block include economic development, vibrancy, connectivity, and charm.

## THE IDENTITY

Minturn residents have a clear idea of what the character of the 100 Block is and is not. Throughout this planning process, residents expressed that Minturn is distinct from neighboring communities, which have extensive resort-adjacent development. In contrast, the 100 Block is quaint and historic in its character and offers a different vibe and charm.

The character of the 100 Block (and Minturn as a whole) has been called "quaint" and "funky." Several design features promote this "funky" character, including vibrant colors of downtown buildings, distinctive building facades, and variable roof heights and designs. *The 100 Block Design Standards and Guidelines* included in Appendix B of the Town Code attempt to capture and promote these key design features.

## WHAT WILL CHANGE?

While change is often feared, especially in small communities, it is inevitable. Most of the structures in the 100 Block area are decades-old, and they will require updates and changes over time. Today, development pressure exists everywhere in Colorado, and Minturn is no exception. Many properties have changed hands in recent years, with several now held by the same owner. Therefore, it is important to prepare for change. The recommendations within this chapter and the *100 Block Design Standards and Guidelines* aim to preserve the essence of the 100 Block area amidst future changes and redevelopments.

The concepts for the 100 Block attempt to connect Main Street to the area's nearby assets, such as the Eagle River, and celebrate its uniqueness and history while preparing for future change. As the historic centerpiece of town, the 100 Block has potential to serve more functionally as a "downtown" area with more complete transit opportunities, community gathering spaces and a mix of uses including more vibrant commercial offerings like retail shops and restaurants. At present, the area primarily caters to car travel. A primary goal for the future of the 100 Block is to create a more pedestrian, bike, and transit-friendly environment while also improving connectivity for car travel and accommodating deliveries to businesses.

Goals of the 100 Block Vision & Framework:

1. Create a vibrant and walkable "hub" for the community with a variety of shopping, dining, events, arts, and gathering opportunities.
2. Celebrate the Eagle River and Minturn Water Tank as community amenities with views of and access to them.
3. Complement the 100 Block's distinctive historic character and development patterns.
4. Improve connectivity and efficiently direct visitors to parking, prioritizing the municipal lot to the north.

## THE FRAMEWORK

The Framework Diagram (page 39) describes key principles for creating a cohesive 100 Block. Improvements will require both public and private sector investment to implement. Key concepts for improving the 100 Block include:

1. **Gateway** – the intersection of Highway 24 with Main Street going north across the river is the primary entrance to Minturn. Recent improvements like the small plaza by Magustos, curb extensions with landscaping, gateway lighting elements, and a signalized pedestrian crossing are wonderful additions. To build on these improvements, the Town should:
    a. Add a welcoming feature such as a "Welcome to Minturn" monument sign, public art feature, or special lighting.
    b. Add more pedestrian scaled visibility such as bollards or pedestrian lights that could help illuminate this area at night.



*Rendering depicting gateway features that would enhance downtown Minturn and improve circulation for people walking and driving.*

c. Slow down auto traffic and provide more pedestrian crosswalks that designate where pedestrians can safely cross the street. A stop sign at the gateway intersection should be explored which would require vehicles to stop, allowing them to pause and consider turning to access the municipal lot while preventing auto-pedestrian conflicts.

d. Increase the size of the parking signage to clearly direct cars to the municipal lot. Additionally, a sign further out notifying people about the public lot would be beneficial so drivers can think ahead and prepare to turn.

e. Make pedestrian improvements to Bellm Bridge such as adding lighting to illuminate the bridge at night and create a more pleasant and safe walk between the 100 Block and municipal parking lot. Future improvements could also include widening the sidewalk area of the bridge and include an expanded overlook area with seating.

2. **Shared Streets** – Williams and Eagle River Streets have potential to transform into unique, character-rich shared streets known as a "woonerf." A woonerf is a street that is designed to be shared by pedestrians and cars. Design features should include a unique paving treatment, such as concrete or brick pavers that cause vehicles to slow down, and pedestrian-scaled lighting. It is a goal that active uses would also orient to these streets to provide more vibrancy and activity along them.

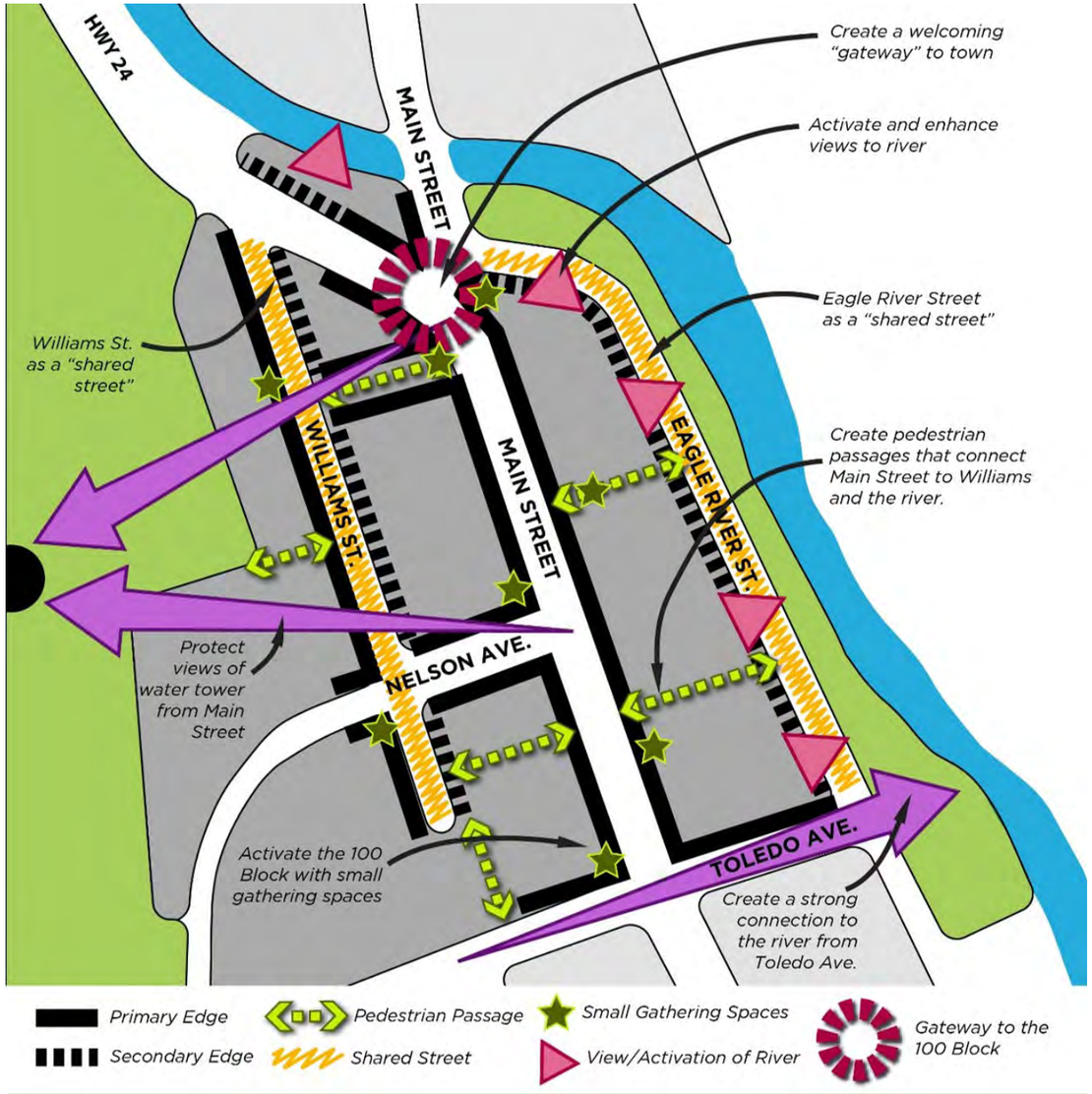
3. **Active Edges** – the framework diagram shows primary and secondary edges. Primary edges are desired to be very active – with shopfronts, multiple entrances to businesses, and café dining. Secondary entrances, along the "back" sides of Main Street-facing properties, are also desired to include active ground floor uses to activate the shared streets, but it is also recognized that these areas may be necessary for other "back of house" needs. Still, these building faces should not be blank walls and should be articulated in a manner similar to the rest of the building to provide visual interest.

4. **Pedestrian Features** – the experience to walk around the 100 Block should be unique and fun. Pedestrian passages are noted on the Framework Diagram that are intended to be quaint, side-yard passages that connect people from Main Street to the shared streets and river. Also highlighted are "small gathering spaces" which are intended to be small "inlets" along the Main Street sidewalk and shared streets that provide areas to rest – they could include benches or outdoor dining. It should be noted that the diagram's locations are not required, but rather indicative of the number of passages and gathering spaces desired.

5. **Views** – enhancing views to the Minturn Water Tower and Eagle River are also desired. Views should be experienced both within and outside of buildings.




*Rendering of Williams Street as a woonerf, with unique paving treatments, landscaping, and pedestrian-scaled lighting.*




*Visualization of the 100 Block Framework.*

## THE CIRCULATION CONCEPT

This plan shows both short-term and long-term considerations for the Town to explore (diagrams shownon pages 41 and 42). In the short-term, pedestrian circulation in the 100 Block can be improved by adding pedestrian passages mentioned in the Framework and making all streets pedestrian-friendly. Auto circulation is more difficult because there are few streets and limited rights-of-way.

Auto circulation would be dramatically improved by reducing the time people spend circulating to find a parking spot and by providing designated areas for deliveries so that delivery trucks are not blocking access for others. It is recommended that Main Street have a few dedicated delivery spots where delivery trucks can park to deliver goods to businesses on either side of the street. This will demand clear signage and enforcement of the rules, as well as working with 100 Block businesses to train their distributers of the new rules. To better direct people to the municipal lot, it is recommended that new signage be added – before arriving in Minturn, and at the gateway intersection – to clearly notify drivers that there is ample parking in the municipal lot north of the 100 Block. It should also be explored with CDOT to add a stop sign at the gateway intersection to allow drivers to "pause" and consider turning to access parking as well as allow for an additional crosswalk to safely get pedestrians from the municipal lot onto Main Street.

Williams and Eagle River Streets are so narrow that they can only serve as one-way streets. Both Williams and Eagle River Streets should be designed as a "shared street," or "woonerf," so that cars travel at 10 miles per hour or less and share the street with pedestrians. To address concerns with increasing the load of these narrow streets, gateway signage to direct people to parking should help.

In the long-term, the Town should consider the possibility of reversing the direction of the one-ways to northbound, which would help with the "dead end" conditions that occur on Nelson and Toledo Avenues today. This plan looked at the opportunity to reverse the direction of these one-way streets to northbound, which would allow people another choice once they get further into the 100 Block to turn around and head back to the municipal lot to park. It was ultimately decided, at least for the short-term, to keep these streets as southbound one-ways. This is because CDOT would not allow a left turn from Williams Street onto Hwy 24, as this could cause additional confusion for people trying to leave Minturn. For Eagle River Street, the intersection with Main Street is so close to the three-way gateway intersection and Bellm Bridge, that it also would have to be a right-turn only. Once improvements are made to Minturn Road that would allow it to handle additional traffic volumes, this concept could be reconsidered, as Minturn Road also allows a way "out of" Minturn and back to Hwy 24.

The long-term circulation concept also shows a potential land swap between the Town and MR Minturn that would trade the existing easement between Magustos and Minturn Country Club for a dedicated space along Nelson Avenue. This could be a long-term solution to create a permanent "town square" that could host events and serve as the centerpiece for the Minturn Market. It has a similar view of the water tower as well.

For additional information regarding the Circulation Concept, see **Chapter 6: Intuitive Mobility, Circulation, and Connectivity**.

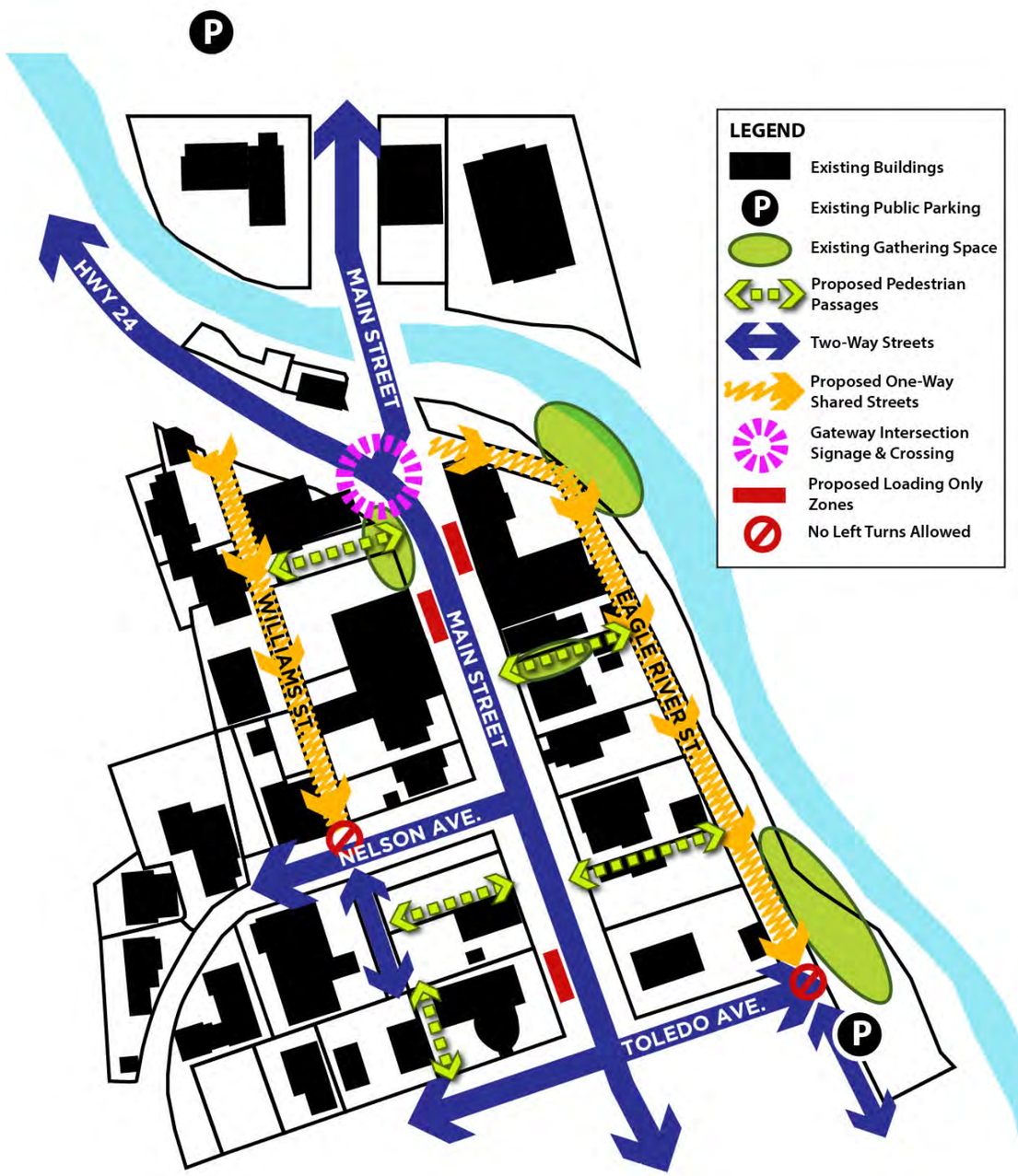
In addition to the Framework and Circulation Concept, the *Design Standards and Guidelines* provide guidance on site and building design. The purpose of these guidelines is to encourage vibrancy and authentic development in Minturn's 100 Block, supporting the economic health and historic charm of the area.



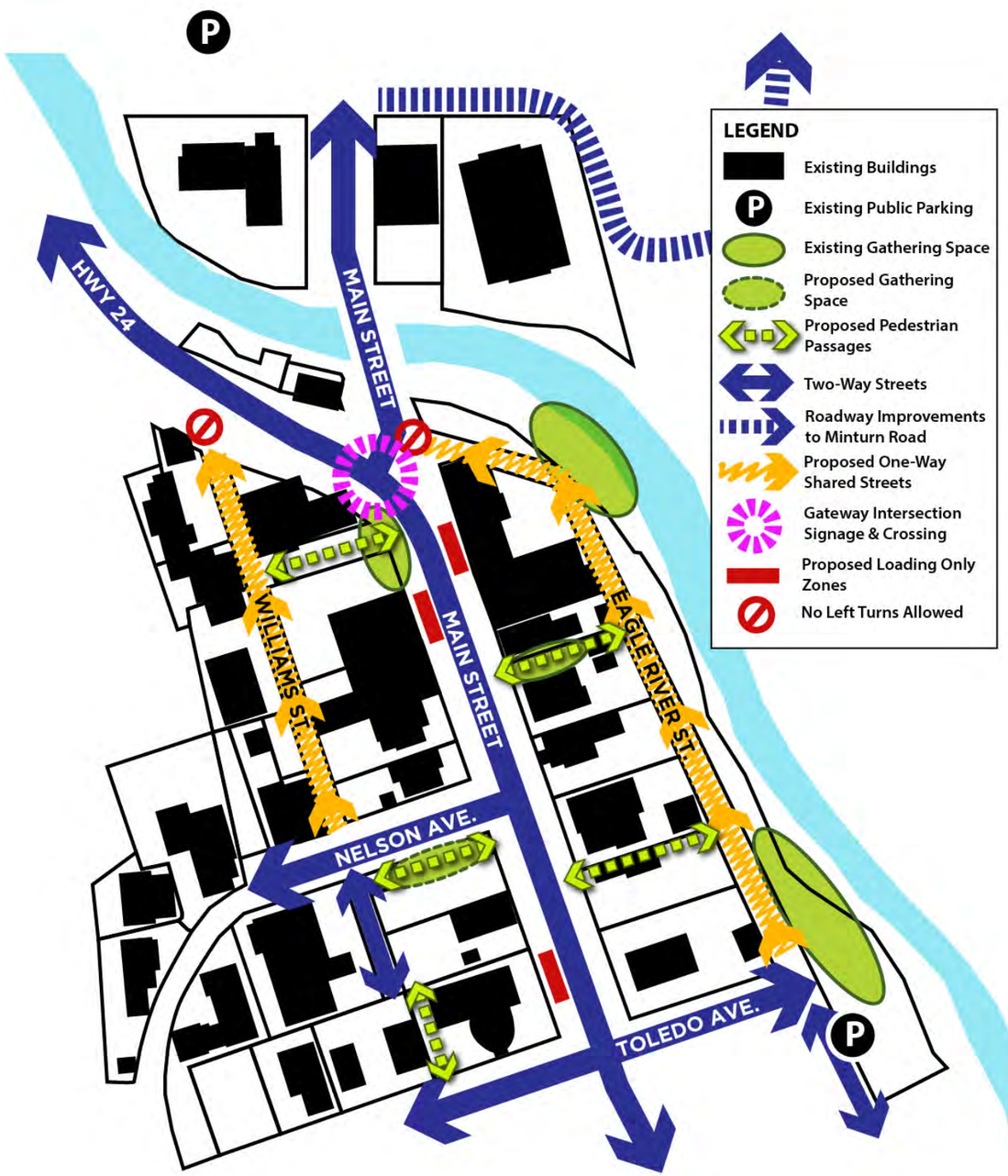
*A home in the 100 Block with varied setbacks.*

## THE DESIGN STANDARDS

1. **Enhancing the Public Realm** – as established in the 100 Block Design Charette events in 2020 and 2022, the public realm is an important facet of the 100 Block area. The design guidelines provide a variety of methods to promote vibrant, active businesses and public spaces within the 100 Block. For example, the guidelines include a series of design considerations to help orient businesses to public spaces and to provide staggered setbacks that allow for small gathering spaces to front onto Main Street.




*Short-term circulation recommendation concept*




*Long-term circulation recommendation concept*





2. **Encouraging Compatibility with Existing Character** – the design standards describe the desired future development character of the 100 Block as a "pattern quilt." As a "pattern quilt," the 100 Block area is made up of distinct building forms and designs. The design guidelines encourage certain design features already present in the 100 Block, such as vibrant exterior paint colors and the use of natural materials but also encourages each project to be unique. The scale of buildings are also required to fit in with existing structures and design standards to ensure that "bulky" buildings will not be allowed. Building heights remain at a pre-established 35-foot height limit, but properties along Main Street can only go up to 35-feet if they meet certain requirements. Additionally the 3rd floor is required to be set back on all sides to reduce the perceived mass. Other design standards and guidelines ensure that new designs fit in with old ones, maximize sun access, and add to the eclectic character.




*Gemini Gardens in the 100 Block along Main Street.*

## THE ALLOWED USES & DENSITY

The zoning and land use framework for the 100 Block was developed alongside the *100 Block Standards and Guidelines* document. The proposed zoning approach divides the 100 Block into the 100 Block: A and 100 Block: B subareas. The 100 Block: A subarea contains Main St., while the 100 Block: B subarea generally contains areas west of Main St.

As described in **Chapter 1: Smart Land Use & Practical Zoning**, this plan recommends that the 100 Block constitute a distinct zoning district within the Town of Minturn, replacing the existing 100 Block Commercial Zone district. Allowed uses within this district include retail commercial, lodging, and offices. Residential uses are allowed on upper floors only. This complements the Town's strategic priority to maintain and enhance the 100 Block as the primary commercial core for sales tax-generating uses.

This plan encourages some residential to be mixed in with commercial in the 100 Block. Some residential already exists and more could be added. Mixed-use areas have the added benefit of encouraging interesting, walkable street environments. Residential units also support commercial development and may be necessary for new development to be financially feasible. See **Chapter 3: An Economically Vibrant Community** for a detailed discussion of this topic.



*The 100 Block as seen from above.*



*The 100 Block is marked by historic structures and vibrant colors.*

# RECOMMENDATIONS

## OBJECTIVE 2.1 IMPLEMENT A FRAMEWORK FOR REDEVELOPMENT AND GROWTH IN THE 100 BLOCK THAT CONTRIBUTES TO MINTURN'S CHARACTER AND ECONOMIC DEVELOPMENT.

The *Design Standards and Guidelines* within Appendix B of the Town Code outline a framework for the 100 Block that is both practical and inspiring. To achieve the vision for the 100 Block described in this chapter, the Town of Minturn should use the *Design Standards and Guidelines* to guide future development/redevelopment efforts.

- **Action 2.1.1** Ensure that future ordinances and land use practices for the 100 Block align with the framework established by the *100 Block Design Standards and Guidelines.*
- **Action 2.1.2** Distribute the *Design Standards and Guidelines* to all developers and property owners pursuing projects within the 100 Block and/or in the recommended Mixed Use 1 zoning district (See **Chapter 1: Smart Land Use & Practical Zoning**).
- **Action 2.1.3** Provide technical assistance in interpreting the *100 Block Design Standards and Guidelines* to property owners as needed and appropriate.
- **Action 2.1.4** Continue efforts to organize business and property owners around the formation of a Downtown Development Authority (DDA); see **Chapter 3: An Economically Vibrant Community** for additional details.
- **Action 2.1.5** Ensure that ground floor uses are dedicated to commercial services that generate retail sales and/or lodging tax.

## OBJECTIVE 2.2 IDENTIFY AND PRESERVE KEY HISTORIC RESOURCES AND LANDMARKS IN THE 100 BLOCK AREA.

Future efforts to preserve and promote historic resources in Minturn will no doubt include properties within the 100 Block area. To ensure protection of key historic resources, the Town should establish and codify standards related to historic resources. For further information related to historic character in Minturn, see **Chapter 4: Attainable Housing & Historic Character**.

- **Action 2.2.1** Use the *100 Block Design Standards and Guidelines* as a basis for identifying key historic features and qualities in the 100 Block area.
- **Action 2.2.2** Develop an official list of historic properties and landmarks, including those in the 100 Block; collaborate with property owners to highlight these special locations with maps and signage as appropriate.
- **Action 2.2.3** Continue to explore a *Historic Preservation Policy* for Minturn; ensure that future historic preservation policies remain compatible with the *100 Block Design Standards and Guidelines.*
- **Action 2.2.4** Allow modifications to historic and traditional structures that do not conform to code standards; support the preservation of historic facades and modern improvements to properties.

## OBJECTIVE 2.3 COMMUNICATE A VISION FOR THE 100 BLOCK AREA THAT IS INFORMED BY COMMUNITY INPUT AND RESONATES WITH RESIDENTS AND VISITORS ALIKE.

The Town of Minturn has invested in extensive community engagement related to the 100 Block and its design. Following these engagement efforts, the Town has identified a clear vision for the 100 Block area as a well-connected, charming and walkable centerpiece of the community. The *Design Standards and Guidelines* will enable the implementation of this vision. At this stage, the Town should enhance the branding and wayfinding of the 100 Block area as part of the implementation of the 100 Block vision. See **Chapter 6: Intuitive Mobility, Circulation, and Connectivity** for a discussion of signage related to parking and vehicle circulation in the 100 to 400 Blocks.

- **Action 2.3.1** Initiate a wayfinding plan for the 100 Block area; ensure that signage and wayfinding elements follow a consistent style that is compatible with the broader area and Minturn's heritage (e.g. mining and railroad) and highlight key locations and amenities, such as access points to the Eagle River and nearby trailheads.
- **Action 2.3.2** Codify standards for signage in the Old Town to accompany the *100 Block Design Standards and Guidelines* document.
- **Action 2.3.3** Create visitor-oriented maps and materials that illustrate the 100 Block area and the businesses and experiences it offers.





## OBJECTIVE 2.4 ADDRESS PARKING AND CIRCULATION ISSUES AND PROMOTE PEDESTRIAN AND BIKE ACCESS TO AND WITHIN THE 100 BLOCK.

With many businesses, residences, and amenities in the area, the 100 Block is a popular destination within Minturn. Future planning efforts for the 100 Block should account for projected parking and transit needs. Walking and biking should be prioritized as transportation modes within the 100 Block. See **Chapter 6: Intuitive Mobility, Circulation, and Connectivity** for further detail on these topics.

- **Action 2.4.1** Establish one-way shared streets on Williams St. and Eagle River St.; initiate a redesign of these streets to meet the vision including special paving, additional lighting, and signage that conveys changes and reduces the vehicle speed limit to promote traffic safety.
- **Action 2.4.2** Provide infrastructure and amenities that support walking and biking, such as sidewalks, bollards or curb extensions, paths, benches, bike racks, and a bike wash/repair station, within the 100 Block area.
- **Action 2.4.3** Collaborate with ECO Transit on future enhancements to transit access from the 100 Block area; facilitate transit trips by publicizing bus schedules in prominent areas.
- **Action 2.4.4** Provide "loading only" areas along Main Street so deliveries to businesses can use Main Street instead of putting large truck travel onto narrow streets.
- **Action 2.4.5** Implement a "Pedestrian Priority Zone" using signage in the 100-Block area to indicate that vehicles should travel cautiously and that pedestrians have the right-of-way.

## OBJECTIVE 2.5 SUPPORT THE VITALITY AND AFFORDABILITY OF THE 100 BLOCK BY INCENTIVIZING SECOND-STORY RESIDENTIAL DEVELOPMENT, ADUS AND INFILL.

The 100 Block is currently mostly built out and its 25' lot pattern does limit the footprint of individual property development. There may be future opportunities to encourage second-story residential, Accessory Dwelling Units (ADUs) and infill development in the area. See **Chapter 4: Attainable Housing & Historic Character** for a detailed discussion of Minturn's projected future housing needs.

- **Action 2.5.1** Allow ADUs as a use-by-right within the 100 Block; discourage garages facing the street.
- **Action 2.5.2** Provide incentives to encourage affordable residential development for long-term residents in the 100 Block area.

## OBJECTIVE 2.6 INVEST IN CONTINUOUS PLACEMAKING IMPROVEMENTS TO SUPPORT THE 100 BLOCK AS A VIBRANT, CENTRAL COMMUNITY GATHERING PLACE; IMPROVE CONNECTIVITY TO THE RIVERFRONT AREA AND NEARBY AMENITIES.

Placemaking efforts can help residents and visitors feel connected to a place and to their broader community. Future enhancements to the 100 Block should include placemaking elements that support social and cultural life in Minturn and craft a distinct, special identity for the 100 Block area.

- **Action 2.6.1** Support resident-led efforts to create inviting spaces, such as courtyards, pedestrian passageways, and gardens on residential and/or commercial properties. Refer project proponents to the design examples provided in the *100 Block Design Standards and Guidelines Appendix B insert* (pages 17 and 18).
- **Action 2.6.2** Encourage the development of gathering spaces and community activities as identified in the Framework diagram.
- **Action 2.6.3** Ensure that wayfinding signage highlights the Grouse Creek and Game Creek trailheads to the north of the 100 Block; prioritize pedestrian and bicycle connectivity to these areas from the 100 Block.

*This page is intentionally left blank.*





# CHAPTER 3




## An Economically Vibrant Community: Commercial Development & Industry

# INTRODUCTION

This chapter addresses the Town of Minturn's economy. The chapter contains an overview of trends and conditions and strengths, assets, and challenges derived from public input and the consultant team's analysis. The Central Concepts section addresses the need to incentivize and strategically support commercial development to strengthen the tax base and support Town revenues and community needs.

# EXISTING CONDITIONS & ISSUES[1]

There are about 400 wage and salary jobs in Minturn, a figure that has not changed significantly since 2010. The largest industry is construction with about 156 wage and salary jobs, followed by retail, leisure, and hospitality with about 115 jobs. These figures don't include sole proprietors (self-employed individuals), which can add another 20% to 30% to these numbers, especially in construction. Over 90% of the jobs in Minturn are estimated to be filled by people who live outside the town.

Minturn's economy is notably different than Eagle County's as a whole, particularly in the upper Eagle River Valley, where tourism and retail driven by ski resorts are the dominant sectors. In Minturn, construction and related trades make up almost 40% of jobs in the town compared to 10% in Eagle County. In Minturn, retail, leisure, and hospitality make up approximately 30% of jobs compared to approximately 40% in Eagle County.

*Identity and Terminology*

*The region surrounding Minturn is referenced in a variety of ways. The Eagle River diverts from the I-70 corridor at its intersection with Highway 24 just after Eagle-Vail. The I-70 corridor from Edwards to Vail is often referred to as "Vail Valley," particularly within the real estate and resort-tourism fields. However, local Minturn residents refer to this area, more broadly including Minturn as well, as the Eagle River Valley. Thus, this chapter and plan uses the local term of "Eagle River Valley" to reference the area.*

[1] Unless otherwise noted, this information is from the Minturn Community Profile Existing Conditions Memorandum, EPS (2022), developed in the analysis phase of this planning process (Appendix B: Plan Foundation Memos).

Data from the Town's business licenses show a diverse and entrepreneurial mix of businesses. Construction and trades again represent a large proportion of businesses, ranging from general contracting and construction businesses to heavy construction, as well as high-end custom woodworking, cabinetry, and flooring. The town is home to local manufacturing businesses, including Weston Backcountry, a ski and snowboard manufacturer, and a wooden clog manufacturer. Repair, maintenance, and restoration services also represent a significant sector, such as Steammaster restoration and cleaning services, and other businesses that offer high-end auto repair, motorcycle and snowmobile repair and rentals, and property management. In the retail and leisure sector, there are numerous independent small retailers, restaurants, and lodging businesses mostly located along Main Street and in the 100 Block.

Economic growth is constrained in Minturn despite its location in Eagle County and Eagle River Valley, which have a strong economy. The town contains few vacant commercial development sites that are development-ready. Without new commercial development opportunities, it can be challenging for a community to generate new jobs and to strengthen its tax base. In 1982, Colorado's Gallagher Amendment established a 29% assessment rate on commercial property, much higher than the residential assessment rate of 7.15%. Commercial development therefore generates about four times the property tax on the same amount of value. The Town gets about 58% of its revenues from sales tax and 38% from property tax. Without new development, or increasing the yield from existing properties, it is difficult to grow Town revenues without voter-approved increases to tax rates.

The Dowd Junction property could be a significant opportunity for commercial development, but there are numerous issues that will need to be resolved. First, it will take time (several years, potentially) to transfer the property from the U.S. Forest Service to a public entity such as the Town, as it may require a Congressional action. Summit County acquired the Lake Hill property for workforce housing through federal legislation, a lengthy process. There may be restrictions on what can be developed on the property as well. In addition, the major infrastructure costs that will be necessary to support development at this site are currently unknown. These costs may need some public investment to help make a project attractive and financially possible for developers, which would reduce the net tax generation from commercial development there.

In 2016, the Town of Minturn adopted an *Economic Development Strategic Plan* that outlined a vision, goals and initiatives for Minturn's economic development. The plan offers recommendations and an action plan concentrating in three main areas: tourism, placemaking and small business support. Many of the action items recommended in the plan are still relevant today. The Town has recently engaged with Downtown Colorado, Inc. to start a strategic planning process to support downtown businesses and consider the establishment of a Downtown Development Authority (DDA), or similar entity to convene local businesses around shared needs and goals, generate revenue, and help with execution and implementation. "Downtown Doers," a small local volunteer group that has historically supported downtown business development efforts, is conducting additional engagement on marketing and business support activities and is involved in the strategic planning process. The Central Concepts section of this chapter further describes the role of a DDA and the Recommendations section references relevant actions from the *Economic Development Strategic Plan*.

# COMMUNITY INPUT

The following summary of strengths, assets, and challenges was created with input from the Steering Committee, Town Council, and the consultant team.

## STRENGTHS AND ASSETS

- Location – Close to a large national/international visitor market. Minutes' drive to Vail and Beaver Creek.
- Authentic Place – Historic railroad and mining town. Distinct from purpose-built resort areas. Offers a different experience than ski area towns to residents and visitors.
- Year-Round Community – Most housing is occupied by residents, rather than second homes, which adds to the authenticity of Minturn.
- Downtown Minturn – There is no other place in the Eagle River Valley like it. The historic building stock and eclectic businesses can be a large draw for visitors and residents.
- Recreation and Outdoor Access – Eagle River, National Forest, and high-quality hiking and mountain biking trail access. Minturn Bike Park is a draw. Endurance sports races and events draw customers for businesses.
- Entrepreneurial Population – Numerous small and independent businesses. Increase in knowledge workers/professionals moving to Minturn and working for remote clients.

## WEAKNESSES AND CHALLENGES

- Not Well Known – Despite being so close to major tourism draws, Minturn is not well known to visitors. More exposure is needed for businesses to thrive.
- Resources – The Town has limited financial and staff resources to work on opportunities and address challenges. The 2020 General Fund is budgeted for approximately $2.3 million to fund Town operations and maintenance functions. The Town needs to grow the tax base to increase revenues to sustain Town services.
- Small Downtown – Interest in seeing commercial and mixed-use development allowed in a broader area along Main Street. Extending the business locations on Main Street could create more "critical mass."
- Water System – The Town's water system is nearly at capacity. The Town needs to find additional funding to address repairs to and expansion of the system.
- Commercial Development – The existing zoning dates back several decades. Commercial development is not financially feasible under the original zoning. There are few remaining high visibility sites for commercial development. The Dowd Junction property is an opportunity, but development is potentially many years in the future and the infrastructure costs to serve the site are not known.

## POINTS OF CONTENTION

It is important to note that not all Minturn residents, business owners, municipal staff, and elected officials agree unanimously on the strengths and weaknesses listed above. For example, many residents value the fact that Minturn is "off the beaten path" of the I-70 corridor. There is concern that greater visibility and marketing would result in negative impacts associated with increased tourism, such as traffic and parking congestion. Similarly, many residents are concerned about increasing density and impacts related to growing the local economy. However, Minturn's small local market, and scarce development-ready land limits the viability of attracting new commercial development as well as the sustainability and health of existing businesses. Commercial activity is essential for a community's overall longevity and success. As discussed in the Existing Conditions section above, adequate commercial tax revenue plays a significant

role in supporting the Town's operations and services. Additionally, local businesses provide jobs as well as essential and recreational goods and services to the community. Without conditions that broadly support the success of those businesses, the Town risks losing those essential assets and the potential to attract new ones, such as a grocery store. Thus, inviting visitors and ensuring supportive land use and development regulations are critical components of sustaining Minturn. With strategic planning – such as recommendations outlined in **Chapter 6: Intuitive Circulation, Mobility & Connectivity** and in **Chapter 1: Smart Land Use & Practical Zoning** – the Town can work to balance these competing interests and mitigate potential negative impacts that concern residents.



*A resident gives feedback at a Community Plan open house event.*

The Strengths and Weaknesses analysis above shares several similarities with the Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis that was completed as part of the *Economic Development Strategic Plan*. The analysis contained in that plan also listed authenticity and access to recreational opportunities as strengths. The weaknesses listed included visual blight and limited commercial space. Opportunities included vacant commercial space, the Eagle River and bike path connections.

Minturn residents also shared input on the Town's economy at th plan's two open houses. At the first open house, which asked participants for broad input, residents indicated that they were in favor of additional commercial development further south in Old Town. Some residents favored more dispersed commercial development, while others favored a more concentrated commercial area. Participants expressed that they did not want big box stores or chains to locate in Minturn. At the second open house, participants were invited to provide feedback on draft plan recommendations. At this open house, participants shared a concern that Dowd Junction might take away economic activity from downtown. Participants also shared their desire for a grocery store and to help people working in Minturn afford to live in Minturn.

# CENTRAL CONCEPTS

Minturn will need to use several strategies to sustain and grow its economy. Major strategy areas include land use and zoning, transportation and placemaking investments, organizational strategies, and budget and tax policies.

## LEVERAGE ZONING, INFILL, AND REDEVELOPMENT

The original Town zoning dates to the 1950s, subsequently revised in the 90's and early 2000's. The commercial districts downtown allow for one-story development with required on-site parking. The resulting allowable building sizes on a typical 5,000 square foot lot (or smaller) are not large enough to be financially feasible for two main reasons. First, the on-site parking requirement consumes a large portion of the site. Second, the rent needed to support the construction cost would be more than local tenants can pay. A proposed zoning change in the 100 Block area would allow residential on upper floor(s) of ground floor commercial. This flexibility to include residential development would generate additional value to make a commercial development or redevelopment more feasible, in addition to providing critical housing options in the downtown area. Additional recommendations in **Chapter 1: Smart Land Use & Practical Zoning** expand upon this concept in other areas of town to offer moderate flexibility to increase development opportunities.

During this planning process, analysis conducted related to this issue shows that a conceptual two-story mixed-use development could generate a nearly 9% return on investment and a three-story mixed-use development could generate a return on investment of over 20%. In addition, the two- and- three-story development concepts generate more tax revenue than development under the baseline zoning (Table 4). Development or redevelopment under existing zoning is not likely to be financially feasible because a typical site cannot create enough value within Minturn.

The complete Minturn Prototype Analysis is provided in Appendix E.





**Table 4: Summary of Mixed-Use Zoning Feasibility Testing**

| Scenario | Annual Sales and Property Tax | | | Development ROI |
|---|---|---|---|---|
| | Residential | Commercial | Total | |
| Baseline Zoning | $0 | $10,125 | $10,125 | -69% |
| 2 Stories: | | | | |
| Ground floor mixed-use | $5,336 | $15,335 | $20,671 | 8.9% |
| Upper floor residential | | | | |
| 3 Stories: | | | | |
| Ground foor mixed-use | $9,358 | $15,335 | $24,692 | 25.3% |
| Upper floor residential | | | | |
| Upper floor residential | | | | |

*Source: EPS Z:\Shared\Projects\DEN\213101-Minturn Community Plan\Models\[213101 - MODEL_Minturn Test Scenarios_6-9-22.xlsx] T-SummAnnual*

These scenarios illustrate the importance of moderately increasing density to create incentives for redevelopment that can maximize the economic utilization of property. The more commercial and residential units, the more opportunities to host more jobs, generate more tax revenue, and house residents. Given that Minturn is largely built-out, strategic infill development opportunities, such as encouraging mixed-use and live-work redevelopment of low-density commercial space, would help to incrementally expand and diversify the economy for long-term sustainability. A range of land uses should be included to retain the light industrial and service commercial land uses in Minturn and to concentrate them in areas with lower real estate costs (e.g. outside of Old Town).



*Live-work development near Basalt, CO allows light industrial, professional, and residential uses.*

## INVEST IN TRANSPORTATION & PLACEMAKING

One of the constraints noted through this community planning process was the perceived distance between business areas in Minturn. This perceived distance deters residents and visitors from staying longer and visiting the different areas of Main Street from north to south. While development density along Main Street from the 100 Block down to King Ranch Road is consistent, the mix of residential and commercial development breaks up businesses just enough that the distance between them can seem greater than reality from a pedestrian scale. Additionally, more noticeable breaks in development between the Meadow Mountain Business Park, central downtown area, and southern Main Street area create spatial separations between these areas of activity. In particular, the lack of pedestrian and bicycle infrastructure between these three areas requires residents and visitors to drive between them and find parking at each location that they wish to visit. If they only have an intention to visit one business on a specific trip, they are unlikely to spend time in the other two areas. These factors dictate economic habits that involve short trips to specific destinations driven by particular needs.

Alternatively, when infrastructure and development patterns encourage people to park once and walk to their target location (or walk/bike from home), they are more likely to pass by other establishments that spark impromptu visitation. Thus, improving pedestrian and bicycle infrastructure, community gathering amenities and clear wayfinding can encourage more non-vehicular circulation. This type of pedestrian activity supports a lively street environment, which adds to the draw of businesses and sense of conviviality – if people see others walking around and making

use of public areas, they will be more likely to stop and explore. Likewise, this type of environment will encourage residents to visit local businesses a few blocks away by walking or biking instead of driving farther distances to commercial areas elsewhere in the Eagle River Valley. A connected, cohesive, and thoughtfully designed streetscape and wayfinding infrastructure would unite Minturn's business areas and public spaces within a common aesthetic to improve user experience and drive economic activity locally.

### ORGANIZE IMPROVEMENT EFFORTS

Moving forward, Minturn's economy and businesses will benefit from an organized approach to marketing and business development. The Town does not currently have the staffing capacity to take on this leadership role. Accordingly, the Town is actively considering the strongest option for a third-party entity to organize and lead ongoing efforts.

Based on progress thus far of the current strategic planning process, it is most likely that a Downtown Development Authority (DDA) will be the best option for spearheading economic development efforts in Minturn. A DDA can use tax increment financing (TIF) and/or establish a Central Business District (CBD) to generate funding/financing for infrastructure and other public improvements.

A Downtown Development Authority (DDA) is quasi-municipal corporation created to assist in the development or redevelopment of central business districts (CBDs). DDAs are established to promote development and redevelopment, and to finance improvements. Forming a DDA requires approval by a majority of electors residing, owning, or leasing property within the district. A DDA can collect and levy ad valorem tax on property (up to 5 mills) for the cost of operations. It can also impose fees or charges for services and special assessments. DDAs can also use TIF which is a powerful financing tool. TIF redirects the incremental property taxes from all taxing entities back into the DDA to help build and pay for public infrastructure. Once the infrastructure has been paid for, the property taxes then go back to the property taxing entities affected by the development. There are existing DDAs throughout Colorado, including in Colorado Springs, Glenwood Springs, Loveland, Grand Junction, and nearby Eagle.

Although the boundaries of a new DDA are yet to be determined, the community will benefit from broad inclusion and participation of local businesses to produce a cohesive economic strategy as described above regarding transportation and placemaking.

### BUILD FISCAL HEALTH

The ultimate goals of downtown revitalization measures are to improve the financial status of the town and to bolster the local economy. However, these changes can require upfront costs. Pending public appetite for change, the Town could consider increases to taxes and fees to create more funding for infrastructure and other Town services. As described above, some of the financing strategies for downtown improvements can lessen the cost burden of infrastructure and/or maintenance activities associated with construction and investment.



*New planters and seating activate an alley in Glenwood Springs (DDA).*





# RECOMMENDATIONS

## OBJECTIVE 3.1 LEVERAGE THE TOWN'S NATURAL AND RECREATIONAL AMENITIES, HISTORY, AND ARTS AND CULTURAL ASSETS FOR ECONOMIC DEVELOPMENT.

The Town has several local and immediately adjacent recreational opportunities including the Eagle River, hiking and mountain biking trails on surrounding public lands, the Minturn Mile backcountry ski run, Maloit Park, and new addition of the Minturn Bike Park as well as anticipated extension of the paved regional ECO trail. The Town hosts regular endurance sports events and has a popular river frontage for fishing and other water recreation (kayaking, tubing). All of these amenities position Minturn as a recreation hub – potentially for a unique recreational community that is not interested in the busier, more developed resort options. These assets can attract people who will spend money at local businesses, and create the quality of life that attracts businesses and entrpreneurs.

- **Action 3.1.1.** Promote Minturn as a recreation destination by continuing to develop recreational assets and promoting events. Continue to improve pedestrian and bicycle connectivity between recreational assets (trailheads, facilities) and the town's business districts.
- **Action 3.1.2** Sponsor "arts crawls" or other community events in the Old Town area that encourage residents and visitors to support local craftspeople and Main Street businesses; coordinate with Vail Valley Art Guild as a regional resource for collaboration and support.
- **Action 3.1.3** Continue to support the development of lodging concentrated in the 100 Block and Old Town areas as well as for future development in the Dowd Junction area.
- **Action 3.1.4** Continue to assess Minturn's industries and demographics relative to regional economic trends; conduct an annual strategic call with the Vail Valley Partnership.

See **Chapter 7: Quality of Life, Recreation & An Inviting Public Realm** for additional strategies that can support and broaden Minturn's recreational opportunities. The marketing strategies outlined below under Objective 3.2 are also relevant to this objective. Also see additional strategies in **Chapter 1: Smart Zoning and Practical Land Use** regarding the continued provision of light industrial opportunities in Minturn.

## OBJECTIVE 3.2 IMPROVE THE VISIBILITY OF MINTURN TO VISITORS THROUGH MARKETING AND EXPANDED TRANSIT SERVICE.

Minturn offers a unique visitor experience in the Eagle River Valley that differs from the resort-centric settings of Vail and Beaver Creek. Strategic and targeted marketing on social media and in major lodging businesses and concierge services could generate more exposure and visitation for Minturn, capitalizing on Minturn's unique assets. In addition, direct frequent transit service would enable more guests to visit Minturn for restaurants and shopping. Transit service would also benefit locals by offering other options for accessing the ski areas and surrounding communities.

- **Action 3.2.1** Actively participate in future planning within the Regional Transit Authority to advocate for increased and flexible service options to current and future retail centers within Minturn, including the 100 Block, Old Town and Dowd Junction.
- **Action 3.2.2** Prioritize future expansions and improvements for bicycle and pedestrian infrastructure and amenities to connect current and future retail centers of the community, including the 100 Block, Old Town, and Dowd Junction; encourage multimodal connectivity between destinations in Minturn.
- **Action 3.2.3** As recommended in the Town's *Economic Development Strategic Plan*, develop a half-day itinerary for visitors to Minturn. Highlight multimodal transit options on this itinerary.
- **Action 3.2.4** Support the development and implementation of a clear and cohesive marketing strategy that capitalizes on Minturn as a unique and authentic community that serves as a gateway to a variety of recreational opportunities throughout the region. This effort can be an initiative of a new DDA.

See **Chapter 6: Intuitive Mobility, Circulation, & Connectivity** for additional information regarding transportation improvements.

## OBJECTIVE 3.3 PURSUE LAND USE CHANGES THAT SUPPORT MINTURN'S TAX BASE AND ECONOMIC GROWTH; PLAN FUTURE DEVELOPMENT ON IMPORTANT CATALYST SITES, INCLUDING DOWD JUNCTION.

The approximately 15-acre Dowd Junction property is currently owned by the U.S. Forest Service (USFS), which is interested in exchanging the property with a local government as they want to consolidate administrative and maintenance facilities. The Town has been in discussions with USFS on this possibility. The site's location at the intersection of I-70 and Hwy 24 contributes to its high visibility, making it a good location for Transit-Oriented Development (TOD), including anchor retail and lodging. The site is also a gateway to nearby recreational attractions, such as the Meadow Mountain trails, which connect to other trails within the Eagle River Valley. Future development could combine retail, hospitality, and recreation elements as well as key transportation improvements to create a hub connecting Minturn and the broader region. See **Chapter 6: Intuitive Mobility, Circulation, & Connectivity** for additional information regarding transportation improvements at Dowd Junction.

*Anchor Businesses*

*An "anchor business" is a central establishment within a commercial district or area. The business is typically large in square footage and well known. The broader commercial area is sometimes named for the anchor business. Anchor businesses increase visitation to smaller adjacent businesses within the area as they tend to be a focal draw due to their size, reputation, and/or broader array of offerings.*

The Union Pacific Railroad owns property surrounding its right-of-way off North Main Street. If a strategic partnership or deal with U.P. can be reached in the future, this area represents a significant redevelopment opportunity. The Town should continue to engage in discussions with U.P. on these properties. It needs to be recognized that the Town has made continuous efforts to work with U.P. on this topic. Railroads are often reluctant to give up property as they value the potential for future use.

- **Action 3.3.1** Continue to pursue ownership of the Dowd Junction property and planned development of the area as Transit-Oriented Development.
- **Action 3.3.2** Consider pursuing the development of a Sub-Area Master Plan to establish the highest and best use of U.P. property for the Minturn community, particularly the area adjacent to the Minturn North PUD and current municipal lot which is leased from U.P. Seek out U.P.'s involvement in this process.

## OBJECTIVE 3.4 IMPLEMENT STRATEGIES TO ESTABLISH ORGANIZED ECONOMIC DEVELOPMENT CAPACITY, ADDRESS PLACEMAKING AND INFRASTRUCTURE INVESTMENT COSTS, AND SUPPORT GRASSROOTS ECONOMIC DEVELOPMENT.

The Town of Minturn has a critical role to play in ensuring the viability and sustainability of a healthy economy. Some strategies, such as supportive zoning and land use regulations, are more obvious and feasible for municipal responsibility. Other strategies are harder to accommodate within the municipality's constrained resources and staffing capacity. Acknowledging this challenge and need, the Town can play an active role in establishing creative solutions to expand capacity and funding for broader economic development initiatives and outcomes.

- **Action 3.4.1** Support ongoing efforts to create a Downtown Development Authority (DDA) to help fund public infrastructure and placemaking projects.
- **Action 3.4.2** Consider establishing and supporting small business grant programs to help with startup or maintenance costs; even small capital grants or low/no interest loans for items like signs, equipment or fixtures can be helpful. This could be an initiative of a new DDA with the potential for supplemental support from the Town.
- **Action 3.4.3** Build on the recommendations and conclusions of the *Economic Development Strategic Plan* – including an update to the plan – to more thoroughly address the role of various economic partners in the town and in Eagle River Valley, and to establish specific and up-to-date business and organizational strategies. This could be a joint effort of the Town and a new DDA.

## OBJECTIVE 3.5 EVALUATE OPTIONS TO INCREASE THE TOWN'S FINANCIAL RESOURCES AND SPECIFICALLY TO PROVIDE STABLE, ATTAINABLE HOUSING FOR MINTURN'S RESIDENTS AND WORKFORCE.

The Town's ability to follow through on important initiatives and offer community services depends on its fiscal health. Being able to keep up with infrastructure maintenance and to build new projects or amenities that businesses and residents need and would like requires funding. The Town has limited financial resources and it is difficult to keep up with these demands. In addition, the availability of housing that is attainable to town residents and workers is critical to support economic and community vitality. During the Open House conducted during this planning process, participants noted that some Minturn residents have been relocating down-valley because they cannot find housing they can afford in Minturn. This results in critical loss to the social and economic fabric of the Minturn community. Bolstering the Town's tax base through a variety of mechanisms will ensure that all these important facets of the community can adequately support one another. Additional strategy ideas for creative revenue streams can be found in other chapters in this plan, such as impact fees, short term rental fees, parking fees, local sustainability gift card programs, and others. See **Chapter 4: Attainable Housing & Historic Character** for additional housing-specific strategies.

- **Action 3.5.1** Review all user fees to ensure they are capturing the cost of the service provided, including utility rates.
- **Action 3.5.2** Consider targeted tax increases (property and/or sales tax) to be dedicated to specific functions such as housing, economic development, sustainability, or infrastructure.

*By the Numbers*

*The Town has approximately $31.0 million in assessed value. Each 1.000 mill of property tax would generate about $30,000 per year for the purpose identified. On approximately $1.1 million in sales tax, a 0.25 percent dedicated sales tax would raise about $70,000 per year.*

## OBJECTIVE 3.6 ENSURE THAT THE TOWN'S ZONING AND DEVELOPMENT CODE SUPPORTS AND ENCOURAGES COMMERCIAL DEVELOPMENT AND REDEVELOPMENT IN KEY COMMERCIAL DISTRICTS WHILE PRESERVING HISTORIC CHARACTER.

The Town's zoning code has been identified as an impediment to re-investment and development in Minturn. There are also concerns that too much incentive for development will compromise the small town and historic character – an asset of its own – that distinguishes Minturn from other places. The Town should continue working on zoning and design options that balance development incentives with community character.

The Town should also consider broadening zoning to allow commercial and mixed-use development further south along Main Street, as described in the zoning chapter of this plan. This could help create more space for attracting businesses and a larger critical mass of business activity along Main Street over time.

**See Chapter 1: Smart Land Use & Practical Zoning** for action items.

## OBJECTIVE 3.7 CONTINUE INVESTING IN STREET DESIGN, STREETSCAPE, AND SAFETY PROJECTS THAT CONTRIBUTE TO THE APPEAL OF COMMERCIAL AREAS IN MINTURN.

As discussed in the Central Concepts section above and in **Chapter 2: A Thriving 100 Block**, streetscape improvements and novel ideas such as shared streets can improve an area's overall appeal, sense of place, and business activity. Increasing pedestrian activity and safety in the Old Town area and throughout town – a desirable goal in and of itself – will help encourage foot traffic and spending at local businesses. Planned multi-use path connections, wayfinding signage, and additional bicycle infrastructure will help to reduce the perceived distances between neighborhoods and businesses. The resulting system will foster economic and social activity in downtown Minturn, benefitting businesses, residents, and visitors.

**See Chapter 6: Intuitive Mobility, Circulation, & Connectivity** for action items.

**OBJECTIVE 3.8 CONTINUE WORKING TO ADDRESS THE CAPACITY OF THE TOWN'S WATER SYSTEM AND NEED FOR CRITICAL MAINTENANCE.**

As noted in **Chapter 5: Water Infrastructure, Hazard Mitigation & Sustainability**, the Town's water system needs more than $20 million in infrastructure investment to make repairs to the system and increase capacity. The future of development in Minturn (both commercial and residential) hinges on a sustainable supply of water to the town. At present, the Town has a moratorium on most development due to these needs. Expansions to the water supply may involve the execution of the *2019 Water Capital Improvement Plan* combined with the acquisition of new water rights. The Town needs to prioritize these critical investments and continuously manage its water supply to support economic growth.

See **Chapter 5: Water Infrastructure, Hazard Mitigation & Sustainability** for action items.




*Minturn's iconic water tank, tucked into the hillside (Uncover Colorado).*





# CHAPTER 4



## Attainable Housing & Historic Character: Housing Barriers, Trends & Policies

# INTRODUCTION

Housing is a foundational component of any community. Many factors impact the amount, price, and quality of housing available in a given community. The housing element of this plan addresses central questions regarding Minturn's housing stock:

- What housing stock already exists?
- How much does housing cost, and how does that compare to local and regional wages?
- What amenities and qualities do current or prospective residents look for in terms of housing?
- What are the available opportunities for new housing development?
- How will the community's current and future housing stock shape the community's aesthetics, character, and quality of life?

A community's development pattern and supply of housing are physical manifestations of that community's history. The housing stock is characterized by the factors that shaped the community's development over time, such as population, industries, and natural resources. These factors can shape the physical and cultural fabric of a community and may or may not remain relevant today. In a small community like Minturn, the addition or removal of a single building can make a notable difference in the community's overall development pattern and supply of housing. In this way, the community's development decisions can be impactful - and contentious – on a community-wide scale.

The following pages will provide an overview of existing conditions and current issues, input from the community on housing, a graphical overview of the central concepts for housing and historic character goals and objectives in Minturn, a detailed description of objectives and recommendations, and an implementation matrix detailing how the Town will achieve the recommendations.

# EXISTING CONDITIONS & ISSUES

## POPULATION & HOUSEHOLD TRENDS[2]

The Minturn community is holding a relatively steady year-round population of between 1,000 and 1,100 residents. Minturn's population has grown by less than 1 percent annually since 2010. The median age in Minturn is just under 40, having increased slightly since 2010, indicating an aging population.

There are about 450 households in Minturn, correlating to an average household size of 2.43. Just under two-thirds of Minturn households are families (related individuals), with just 8% including children – a lower proportion than many surrounding communities in Eagle County. Twenty four percent of households are roommate groups – a higher proportion than surrounding communities – and 17% are single individual households – a lower proportion than many surrounding communities. Larger households and single-person households are more likely to be renters in Minturn, with 23% of renter households comprising more than 2 people and 21% comprising single-person households. For ownership households these stats are 16% and 12% respectively. A slight majority of households in Minturn are owner-occupied (59%).

## HOUSING SUPPLY

Minturn has approximately 560 housing units, with an average increase of only 3 per year since 2010. 12 new building permits were issued by the Town between 2019 and 2021. The majority (68%) of homes in Minturn are single-family structures. Almost all owned units in Minturn are single-family and about half of rental units are single-family as well. Just under 30% of rental units in Minturn are in duplex, triplex, or fourplex structures, with a limited number of larger housing complexes and mobile homes (about 5% each). Compared to nearby communities, Minturn has a larger proportion of older housing stock with 28% of units built before 1940. Most other homes were built between 1970 and 2009. The vacancy rate in Minturn hovers around 20%, much of which is made up of second/seasonal homes and about 20 short term vacation rentals.

[2] Unless otherwise noted, this information is from the Minturn Community Profile Existing Conditions Memorandum, EPS (2022), developed in the analysis phase of this planning process (Appendix B: Plan Foundation Memos).





## HOUSING COSTS & AFFORDABILITY

Minturn's median household income in 2021 was $87,901, lower than the County as a whole and with fewer outlier high-income earners compared to nearby communities. The 2021 average home price in Minturn in 2021 was $767,000. Since 2015, Minturn has seen a drastic increase in the proportion of homes priced above $1.0 million and the average price per square foot has increased by 33%. The Minturn housing market generally sees about 20-30 sales per year with 2021 experiencing minimal sales, another indicator that the market is tightening due to a lack of inventory for-sale or for rent. Median gross rent in Minturn is $1,818, increasing 58% since 2015. About half of Minturn households are paying 30% or more of their income towards housing (both renters and owners), making that group housing "cost burdened."

## HOUSING DEVELOPMENT CONDITIONS, CONSTRAINTS, AND OPPORTUNITIES

Due to the Town's small geographic area and location in the Eagle River Valley with steep slopes on either side, available land for development is sparse in Minturn, especially considering the current context of infrastructure and zoning. In the central part of Minturn (excluding Bolts Lake, Maloit Park, Battle Mountain, and Dowd Junction) only 11 land parcels are undeveloped (no structures) and not zoned as open space. As illustrated in the maps on pages 61 and 62, six of these lots are small enough that they could only accommodate a small number of residential units. The current zoning for the other lots does not allow for the scale of residential or commercial development that is needed and desired in Minturn.

Town staff have identified a few other areas (full parcels or portions of larger parcels) that may have potential for development in Minturn, dependent on land swaps or other agreements with current landowners as well as zoning changes. These sites include land surrounding the municipal parking lot currently owned by Union Pacific Railroad; the land between the proposed Midtown Village and Belden Place PUDs in the South Town area, as well as land south of the proposed Belden Place PUD project, both currently owned by the U.S. Forest Service; and land at Dowd's Junction/Meadow Mountain, also currently owned by the U.S. Forest Service. While Bolts Lake & Battle Mountain have previously been explored for development, there are no current plans for development in these areas and any future propositions would require significant planning, infrastructure investment, and detailed consideration. Steep slopes and other environmental conditions in these areas would likely limit development potential for residential and commercial activity.

Water supply constraints also affect future development. To manage limited water supplies, the Town recently implemented a moratorium on any development requiring three or more Single Family Equivalents (SFEs) in annual water use, which will be in place for the foreseeable future. Further discussion on this topic is covered in **5: Water Infrastructure, Hazard Mitigation & Sustainability**

Minturn's complex zoning code also poses challenges for housing development. Minturn's zoning is oriented toward low-density single-family development, which limits opportunities for different and potentially lower cost housing types, such as duplexes, triplexes, fourplexes, or mixed-use structures. These are considered "missing middle" housing options that provide a variety of size, location, and price variations to meet needs and preferences while also strategically developing under land limitations. Zoning and Land Use are discussed in more detail in **Chapter 1: Smart Land Use & Practical Zoning.**



*Existing housing in Minturn.*

## PLANNED UNIT DEVELOPMENT (PUDS)

Minturn has proposed Planned Unit Development (PUD) sites – three that are active; two that are inactive (previously explored PUD project areas); and two that have potential and are in discussion for PUD/ Master Plan development. Development of these proposed PUDs is constrained by available water service. Development plans are in flux and subject to change as they move through planning, permitting, and implementation over time.

**Belden Place** would result in 42 units (mix of single-family, duplex, condo, and an ADU as well as ownership and rental). Twenty units would be deed restricted to prioritize year-round Eagle County residents and 4 units would be deed restricted to households earning 200% Area Median Income (AMI) or lower. With only 18 available SFE water taps secured, this project would be completed in phases with a timeline of 5-10+ years depending on the timeline for remaining 24 water taps. Land Use approvals for this PUD have stopped due to pending litigation.

Plans at **Minturn North** have fluctuated during the review process. As of November 2022, discussions between the Town and the developer indicate that this project would include 39 units (scaled back from an original plan for 193). Six units would be deed restricted to prioritize year-round Town of Minturn residents.. The Town has designated 70 available SFEs to this project, which should allow for the planned development to occur without further water capacity expansion.

**Midtown Village** would result in 42 units (mix of single-family, cottages, townhomes, and apartments as well as ownership and rental) and 3,000 sf of commercial space. Twenty-seven of these units would be deed restricted to prioritize year-round Town of Minturn residents . This site has approximately 20 existing SFEs, requiring an additional 23 taps to fulfil the development as planned.

**Battle Mountain** and **Bolts Lake** are large land areas in southern Minturn which have been previously explored for development. The area was first explored through a PUD as a ski resort in the mid-2000's. More recently, plans for residential development of the Bolts Lake area have circulated but nothing has been approved. The zoning code currently addresses these properties as follows:



*Newer construction in Minturn.*

*Except as otherwise provided in Section 16-10-30, uses within the Bolt's Lake, Gilman, Willow Creek, Rock Creek and Holy Cross Character Areas shall be set forth on an approved final development plan for those areas. Until such time as a final development plan is approved, property within the Bolt's Lake, Gilman, Willow Creek, Rock Creek, and Holy Cross Character Areas shall be used only for the following purposes:*

*(1) Environmental response activities for superfund sites consistent with EPA and CDPHE process and approvals and this Article.*

*(2) Forestry management and maintenance, including without limitation measures to address the infestation of pine beetles and abatement of noxious weeds.*

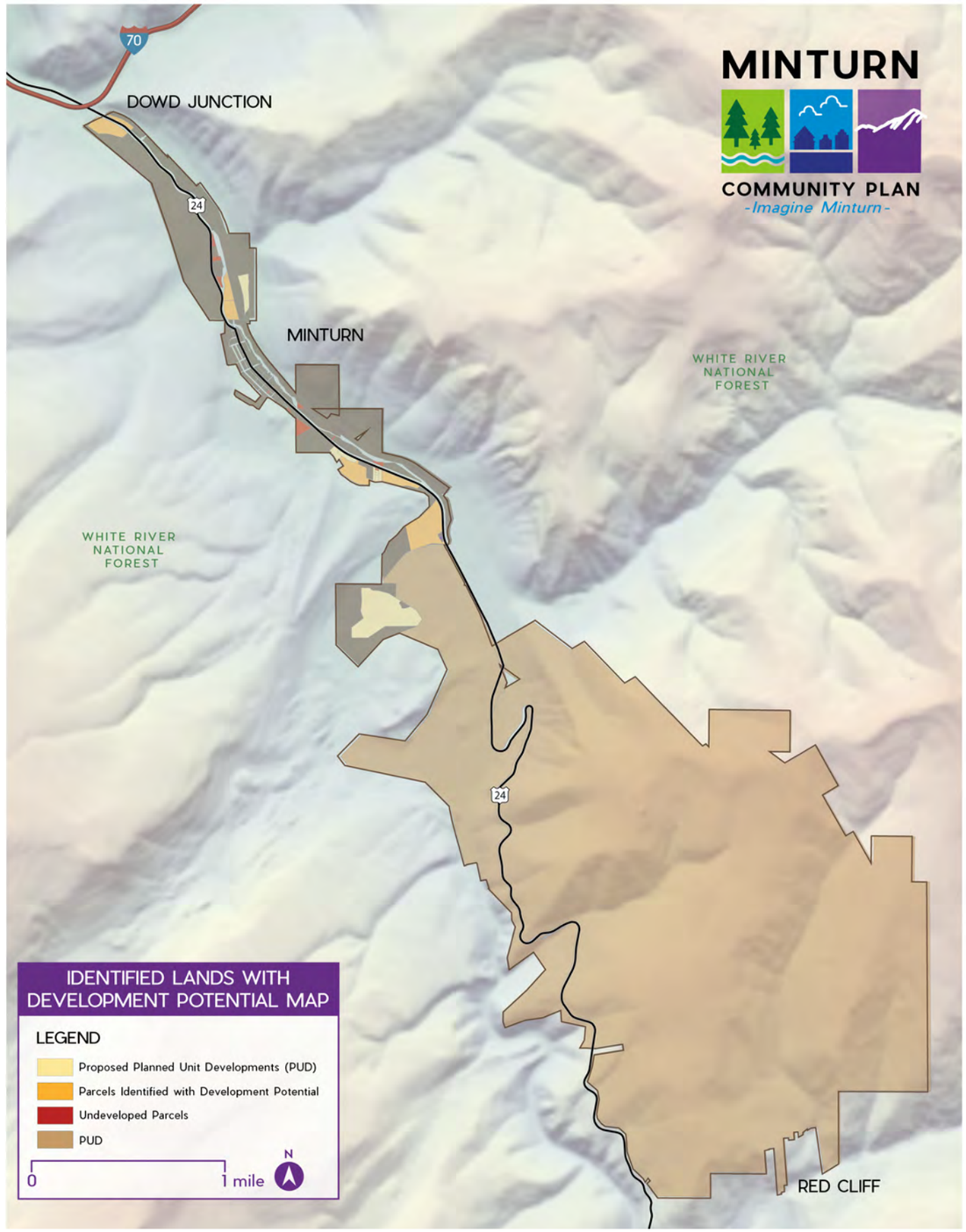
*(3) Passive recreation activities consistent with historic practice.*

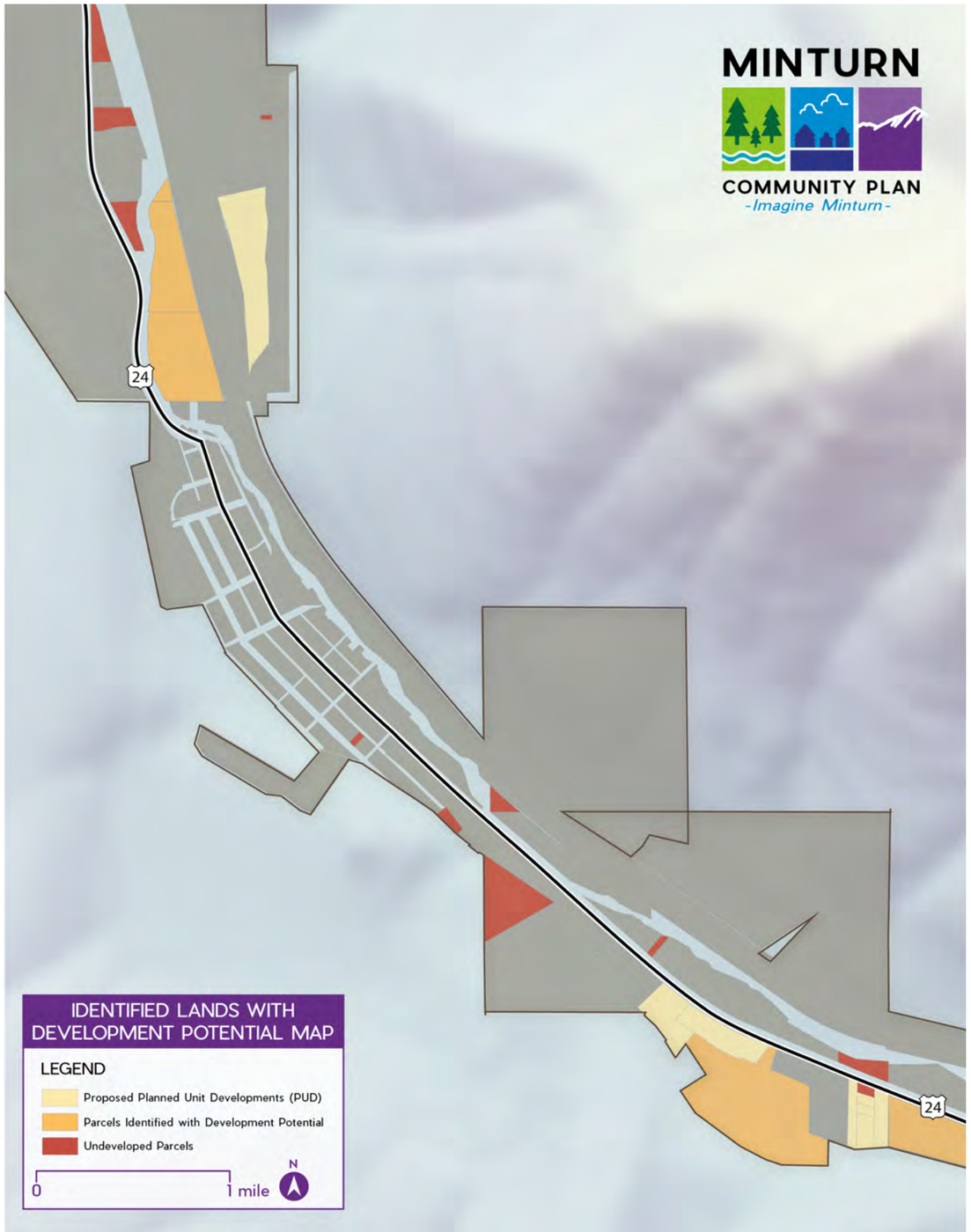
*(4) Management and maintenance of the property as open space, greenbelt and wildlife habitat.*

*(5) Investigation and monitoring of soils, watersheds and other components of the property and other appropriate activities in connection with the management and maintenance of the property and the preparation of the application for the final development plan for the project.*

*(6) Operation, maintenance and use of water rights, water resources, water diversion structures, ditches, pipeline structures, ponds, water impoundments and associated facilities consistent with the decreed uses but subject to these restrictions.*

*(7) Hunting.*










### Dowd Junction

The Town is interested in redeveloping the Dowd Junction area, one of the Town's most viable and strategic opportunities for development. Town Council sees three main goals at this site:

- To generate sales tax and commercial property tax revenue
- To maintain public access to recreational opportunities at Meadow Mountain; and
- Serve as a regional transit hub and gateway to Minturn.

Additionally, discussions about development potential at this site include workforce housing but visioning and market analysis are still in progress to determine the best use for the site to move forward with proposals. Development at Dowd Junction will need to balance the opportunity for non-residential development with residential development. The Town has limited sites where significant non-residential development can occur to increase the Town's tax base, but the site represents a unique opportunity to add residential units, commercial space, and transportation infrastructure. Dowd Junction is the current location of a USFS office and is owned by the agency which wants to consolidate administrative operations and properties in the region. Thus, the Town of Minturn has discussed acquiring the site from the agency. Another agency-owned parcel, Martin Creek, may be another opportunity for residential development in the future following a land swap or equivalent agreement.

### Eagle County School District Parcel

The Eagle County School District owns property near Maloit Park, where there is housing for District staff. The District is interested in further subdividing the area or using a PUD to expand and improve housing in this area for District staff. Current concepts envision up to 138 units (mix of single-family, duplex, townhomes, and multifamily as well as ownership and rental) in addition to the existing recreational and institutional uses within this broader area. Plans are still developing and could ultimately include public-private partnerships for market-rate or other deed-restricted housing.

## HOUSING POLICY CONTEXT

In 2019, Minturn adopted a *Housing Action Plan* in response to increasing pressure on housing from second homeownership, and the need for more long-term rental options for full time residents and workforce. The *Housing Action Plan* includes eight prioritized tools to implement to manage housing in Minturn. These include:

- An inclusionary housing requirement
- Policy support for ADU development
- Deed-restricted housing requirements in annexation agreements,
- A home buyer assistance program,
- A density bonus program for workforce housing,
- A housing development on vacant Town land (public-private partnership,
- A weatherization/energy efficiency program, and
- Management of short-term rentals

Residential linkage fees were also recommended for further consideration as part of the prioritized strategies in the *Housing Action Plan* but were not subsequently supported by Town Council.

In 2020, the Town adopted an inclusionary housing ordinance (No. 7 – Series 2020), which applies to any new housing or mixed-use development with 5 or more units or lots and requires 20% of units for local residents and 10% with initial sales price no greater than 200% AMI/rental no greater than 80% AMI. On a case-by-case basis, the Town Council may agree that a land dedication for community housing development is allowed in lieu of the requirements that otherwise apply within the development. The Town prefers to receive housing units over land, as there are still additional costs and time required to develop housing on any land dedicated in-lieu of a developer building affordable units on-site within the project or off-site. As it happens, the land dedication option is less likely to be pursued by developers since there is minimal land available in Minturn. The inclusionary housing regulations also prohibit the short-term rental of community housing. Only one development proposal (Midtown Village PUD) has triggered the inclusionary housing ordinance in Minturn since its adoption.

Additionally, in 2017, the Town adopted Ordinance No. 04 Series 2017 establishing new regulations for short term rentals (STRs). These regulations put in place a cap on STRs of 10% or 50 units of the total housing stock and a two-year ownership requirement prior to licensing application, among other tax and use regulations. In August 2022 the Town amended STR regulations to remove the 2 year ownership requirement for second-floor rentals above ground floor commercial in the 100-Block.

There is generally a political appetite for expanding ADU allowances within Minturn, but no formal action has yet been implemented.

## MINTURN'S HISTORIC INFLUENCE[3]

The development of nearby ski resorts such as Vail and Beaver Creek has brought tourism to the area, which Minturn benefits from. However, without its own resort development, constraints on growth, and reduced visibility from I-70, the community has been able to maintain its unique historic character and residential feel. Minturn's 2016 *Economic Development Strategic Plan* highlights the importance of the community's historic character and friendly atmosphere, tourism, placemaking, and small/local businesses. In particular, residents value Minturn's eclectic architectural character and historic feel that is most clearly present in the 100 Block area. While this specific area is discussed in more detail in **Chapter 2: A Thriving 100 Block**, it is important to note the influence and value of this area in establishing and maintaining Minturn's broader community character. Preserving the small-town feel of Minturn is possible, even as the community evolves over time.

Minturn's architectural character is varied, displaying a variety of building periods. One distinctive element is the vibrancy of the colors of residential and commercial buildings, especially in the community's core. The colors of buildings in outlying areas are more subdued. Architectural styles present in Minturn include false-front style, pueblo, milled timber, folk victorian/national folk, gothic revival, neocolonial, modular, minimal traditional, craftsman, modern, and others. Most of the pueblo, milled timber and folk influences are concentrated in the core.

*Pueblo-Influenced*



*Milled Timber*




*False Front Commercial*




[3] Minturn Community Plan History & Policy Context, SE Group (2022), developed in the analysis phase of this Community Planning Process. (Appendix B: Plan Foundation Memos).





# COMMUNITY INPUT

During this *Community Plan* update, the Town conducted a survey of residents. In this survey, residents of Minturn identified sense of community and appearance of the town as two of the top five attributes of the community. Of the eight "critical areas of focus" determined by the survey, three related to housing and/or character (deed-restricted housing, historic preservation, and the Town's appearance). Fifty-three percent of survey respondents indicated strong support for the creation of more attainable housing for workers in the next 5-10 years. This project goal fell below other priorities such as water infrastructure and pedestrian and recreation infrastructure. Sixty-four percent indicated that there are not enough resident-occupied, deed restricted housing options in Minturn, and 56% said they are very or extremely supportive of adding such housing options.

Participants in the Open House held as part of this planning process expressed concern about losing residents due to high housing costs and more affordable options elsewhere. They also expressed concern about increasing second homeowners as well as tourists interested in renting STRs. Some residents also expressed that Minturn was losing residents to communities down-valley, where housing costs are cheaper. Participants were specifically asked to give feedback on multifamily housing types and locations. Responses indicated support for larger multifamily and duplex development at Dowd Junction and west of Taylor Street. Participants also favored duplexes and townhomes within Old Town and the 700-900 Blocks of southern Minturn. Townhomes were also favored in the 100 Block. Finally, residents were asked to express support for two draft vision statements, one that focused on Minturn's historic, small-town character, vibrant downtown, and recreational assets. The other focused on adaptability and inclusivity, including affordable housing and sustainability. Respondents favored the first option, which more closely resembles the final vision statement for this plan. Additional input that relates to housing and character is summarized in **Chapter 2: A Thriving 100-Block.**

## COMPETING SENTIMENTS

It is important to note that, while residents tend to indicate concern about housing costs and availability to support local residents and workforce as well as support for housing development at the conceptual phase as outlined above, there is also much opposition to proposed housing developments. Thus, there is a conflict between what residents generally say they have an appetite for or are concerned about when asked, and what they will actually support once a more concrete proposal is in play. Anecdotally, much of the opposition is centered around development layout and design including the location of parking and circulation as well as massing and density. Additionally, residents who live adjacent to larger proposed housing projects tend to oppose them while residents who live elsewhere may support a housing concept in that area. For example, residents who participated in the Open House event indicated support for larger multifamily or duplex development west of Taylor Street but residents in this area have expressed strong opposition to this type of development at other events. Additionally some residents have elsewhere expressed opposition to higher density developments at Belden Place and Martin Creek. The Town will need to carefully navigate these local politics to balance competing needs and desires. Town staff, the Planning Commission, and Town Council will need to work closely with developers on creative design and continue to engage in conversations with the public about the importance of housing for the community and circumstances that make moderate density most viable and strategic.

The Community Plan Steering Committee also provided valuable feedback as part of this process. During facilitated meetings, the group expressed gratitude for Minturn's neighborliness, strong base of year-round residents (especially compared to some nearby resort communities), generational families, rich history and "funky" architectural character. They reflected concern about increasing short-term rentals and second homes and their effect on housing availability and affordability for year-round residents. They also noted a local tension between the need for more attainable housing and concern over increasing density and development. This group also stressed the importance of including historic character and preservation as key topics within this plan update.

This feedback highlights some key agreements as well as inconsistencies in community perspectives and desires. First and foremost, the community values Minturn's historic and eclectic character and small-town feel. Residents are concerned about the impacts of short-term rentals, second homeowners and increasing tourism pressures, and they want to protect year-round residents and the local workforce but are worried about increasing density and fear change. As illustrated above, support for new housing development, especially for rental housing and affordable unit options, is mixed and complex.

# CENTRAL CONCEPTS

This section outlines the important housing policy issues for the Town to continue addressing. The following Recommendations section provides more detail on the specific steps to be taken to address housing issues in Minturn.

## PRIORITIZE RESIDENT-OCCUPIED HOUSING

Today, approximately 80% of housing in Minturn is occupied by a full-time resident, compared to approximately 35% in Vail and 65% in Avon. The presence of full-time residents creates a sense of community and year-round vitality: "the lights are on" in Minturn's neighborhoods year-round. This sets Minturn apart from mountain resort towns in which the vast majority of the housing stock is comprised of part-time homes and short-term rentals. The community would like to maintain the current level of full-time occupied housing, long-term rentals and ownership. Because some residential properties in Minturn will naturally deteriorate over time and may be demolished in the future, the Town should institute a broad set of land use regulations and community-based funding approaches to retain existing housing opportunities.

## USE SHORT & LONG-TERM APPROACHES TO GENERATE HOUSING

Many communities rely on land use regulation tools that create affordable housing units and/or fee revenue from new development. Approaches such as inclusionary housing (IH) can be effective when there is a steady pace of development. Combined, Belden Place, Minturn North, and Midtown Village have 108 available water taps for near-term development. At the time this plan was written, these projects have the potential to create 277 total units with additional water capacity. While final numbers are not secured, these projects will produce several deed-restricted units for local year-round residents and labor force as well as some reserved for lower-income households.

Minturn's IH ordinance applies only to projects of 5 or more units so larger projects need to be developed in order for the IH to produce more affordable housing in Minturn. As noted, there is little land available for residential development under current zoning regulations, particularly of parcels large enough to trigger the Town's IH ordinance. Dowd Junction presently offers the greatest potential for larger-scale development that would trigger the IH ordinance, while other properties could be explored. Town Council and subsequent zoning recommendations in **Chapter 1** of this plan identify these areas for low-density development due to concerns about traffic impacts. Even at low densities, Master Plan development at these locations – as opposed to subdivision and incremental one-off development – would trigger the IH ordinance and contribute to the Town's stock of deed-restricted units.

To create more near-term housing opportunities and resources, the Town should use multiple approaches to housing: regulatory and with broader community-based funding. Reliable funding enables the Town to use approaches such as buying market-rate units to be deed-restricted, and purchasing deed restrictions ("buy downs") on existing homes. It can be less expensive to preserve existing housing than to construct new affordable housing.

Options for consideration are outlined below:

### Reconsider the IH Program Income Limits

The current IH program requires housing to be affordable up to 200 percent of AMI, which is a household income of approximately $180,000 for a three person household. This income level equates to a home purchase price of over $750,000. The IH will therefore produce housing that is close to market rate (albeit deed restricted) as the average sale price in 2021 was $767,000. The Town should consider requiring a lower AMI target such as 120% or a range of AMI levels from below 100 percent to the current 200 percent requirement.



*Housing in Minturn.*





### Residential and Non-residential Linkage Fees

Linkage fees are applied to new development based on its employee generation and impacts on workforce housing demand. They function like capital impact and tap fees and can be charged at building permit. The 2019 Housing Strategy considered residential and non-residential linkage fees. There was no support for non-residential linkage fees in that effort, and moderate support for residential linkage fees, although neither were ultimately adopted. An advantage of linkage fees over IH is that linkage fees apply to all development; there is not typically a threshold of application (e.g. 5 or more units).

The Town could consider combining linkage fees with the IH program. Linkage fees would apply to small projects under five units and residential projects generating a net increase in gross residential floor area (e.g. expansion or redevelopment of a home into a larger home).Non-residential linkage fees could be considered but may run counter to the goal of increasing the tax base by attracting more non-residential development. All linkage fee revenue would be restricted to funding housing programs.

*Defining Linkage Fees*

*Linkage fees are a one-time fee paid by developers for projects of a certain type or size that channels a funding source for community housing development or other specific community needs. Linkage fees are often used instead of an inclusionary zoning (IZ) regulation or to supplement the IZ for smaller projects.*

### Community-based Funding

A revenue source is needed to expand housing opportunities in Minturn. Linkage fees could be one source, but the revenues are still dependent on new development. A more sustainable approach is a voter approved tax or other regulatory fees. A voter-approved mill levy or sales tax would generate an annual regular funding stream. An occupational privilege or "head tax" is another possible source; this is a tax paid by employers on the number of employees. Again, this may run counter to short-term goals to increase (and maintain) Minturn's tax base.



*Housing in Minturn.*

### Short-term Rental Fees

Several mountain and resort communities in Colorado are adopting regulatory fees on short term rentals. The fees are typically higher than annual licensing fees, and the revenues are restricted to funding housing programs. For example, Telluride recently increased their short term rental licensing fees to support the creation of year-round workforce housing, and Breckenridge and Silverthorne have implemented tiered licensing fees based on the number of rooms.

## ENCOURAGE A DIVERSE MIX OF HOUSING TYPES

Approximately 68% of the homes in Minturn are single-family detached structures. This gives the Town a unique character compared to larger, more densely developed resort towns. However, attracting more types of housing and sometimes smaller units can help lower costs and provide more options for renters or people who may prefer an option besides a detached single-family home.



*Minturn is constrained by topography.*

## LEVERAGE OPPORTUNITIES FOR HOUSING & TAX BASE EXPANSION IN FUTURE DEVELOPMENT

Given the limited number of properties with future development potential, the Town should ensure that new development balances creating full-time housing and non-residential development to grow the tax base. These strategies should apply to any potential PUD or Master Plan developments and any future annexations. The Town should employ its land use regulations and development agreements to create – not hinder – full-time housing in new developments.

## ADDRESS WATER CONSTRAINTS TO CREATE MORE HOUSING OPPORTUNITIES

The current water moratorium limits the ability to increase housing opportunities and to attract non-residential development. The Town has an ongoing priority to make ongoing improvements to the Town's water infrastructure, solidify future water sources and encourage the efficient use of existing resources. See **Chapter 5: Water Infrastructure, Hazard Mitigation & Sustainability** for additional information.



*Townhomes in Minturn.*



*Housing in Minturn.*





# RECOMMENDATIONS

### OBJECTIVE 4.1 CONTINUE IMPLEMENTING THE RECOMMENDATIONS OF THE 2019 HOUSING ACTION PLAN.

As indicated in the Existing Conditions & Issues Section above, the Town has already accomplished two of the nine prioritized and recommended tools laid out in the 2019 *Housing Action Plan*, one of which was identified as a "Tier One" action item. The 2019 *Housing Action Plan* contains seven remaining priority recommendations that remain relevant today. They are organized into tiers of priority:

- **Action 4.1.1** Implement remaining Tier One recommendations in the 2019 *Housing Action Plan*.

## TIER ONE

- Revisit and update current ADU regulations, including:
  - Broaden areas where Accessory Dwelling Units (ADUs) are allowed
  - Streamline the permitting/review process and consider waiving or deferring fees when there will be a deed restriction
  - Loosen parking requirements where applicable and consider creative off-site or public transit alternatives
  - Consider expanding or removing the size cap as applicable and revisit dimensional requirements
  - Consider waiving water tap fees with local deed restriction on long-term rentals
  - Develop and adopt policies for negotiating deed restricted housing in annexation agreements. Although future annexation opportunities may be limited, having standards in place if they do occur will ensure that the Town can effectively use these instances to meet community needs and housing goals.
- **Action 4.1.2** Implement remaining Tier Two recommendations in the 2019 *Housing Action Plan*.

## TIER TWO

- Collaborate with The Valley Home Store (TVHS), which currently offers down-payment and mortgage assistance to Eagle County residents, to ensure that Minturn residents are aware of this resource.
- Consider establishing a supplementary Minturn local assistance fund.
- Consider adopting a density or Floor Area Ratio (FAR) bonus for the inclusion of deed restricted housing in new development.
- Consider partnering with private developers to create new community housing on available Town-owned land. An inventory of such parcels is provided in the 2019 Housing Plan but further analysis and consideration is necessary.
- Partner with regional organizations such as NWCCOG and Energy Outreach Colorado at Walking Mountains and/or establish a local program to share resources and support local housing rehabilitation, weatherization, and energy efficiency projects.

### OBJECTIVE 4.2 UPDATE THE 2019 HOUSING ACTION PLAN GOALS REGULARLY AND IN RESPONSE TO COUNTY-LED HOUSING NEEDS ASSESSMENTS AND CHANGES IN AMI.

Economic conditions that affect housing can change quickly and unexpectedly. While Minturn can rely on solid guidance from their 2019 *Housing Action Plan* and further guidance from this plan, it is important for officials to adapt to circumstances as they change. This adaptable approach will ensure that Minturn can adjust priorities and strategies to align with local and regional housing needs.

- **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.



*Housing in Minturn.*

## OBJECTIVE 4.3 CONSIDER NEW HOUSING STRATEGIES, SUCH AS BUY-DOWN PROGRAMS.

In a buy-down program, the Town would purchase deed restrictions from current homeowners. The Towns of Breckenridge and Vail are using this approach, and the market for a deed restriction is about one third the market value price of the home. Some homeowners take advantage of the program to get cash to pay off a mortgage, avoid foreclosure, do needed repairs, or to age in-place in their home. The Town then holds a deed restriction on the home, typically limited to full-time residents working, in this case, in Eagle County. This program may be a good match for Minturn with its older housing stock and somewhat older population than the County as a whole. With limited growth potential, a buy down program may be the most effective way to preserve and create opportunities for full-time resident housing.

- **Action 4.3.1** Investigate the viability of a buy-down program in Minturn including identifying a funding source.
- **Action 4.3.2** Broaden the application of a buy-down program to include historic preservation renovations of homes, so long as they are deed restricted to full-time residents.

## OBJECTIVE 4.4 INCREASE THE AMOUNT OF LOCAL FUNDING AVAILABLE FOR FULL-TIME RESIDENT HOUSING THROUGH NEW FEES AND/OR VOTER-APPROVED TAXES.

The most successful programs for maintaining or increasing the supply of resident housing have a reliable dedicated funding source. Rather than relying on new development, a tax dedicated to housing enables a community to proactively plan and fund projects or initiatives. The Town should monitor political support for a modest mill levy or sales tax dedicated to housing. While linkage fees received moderate to low support in the 2019 *Housing Action Plan*, they should be re-considered periodically and especially before major surges in development occur if large projects, sites, or PUDs are expected to come under review. A residential linkage fee may be more appropriate for Minturn, rather than applying linkage fees to commercial development. A regulatory fee on STRs should also be considered. This is an emerging tool that several Colorado mountain towns are considering. The Town of Breckenridge adopted a regulatory fee on STRs in 2021. For planning consideration, a fee or $500 per bedroom per year would generate about $50,000 per year on the Town's maximum number of 50 short term rentals.

- **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 STRs.

## OBJECTIVE 4.5 CONTINUOUSLY ADDRESS WATER AND OTHER INFRASTRUCTURE BARRIERS TO HOUSING CONSTRUCTION.

The town is nearly at full capacity for its water system, and water may continue to be a constraint on growth for the town. It should therefore carefully consider how future taps are allocated. The current moratorium on developments that require water taps greater than 3 SFEs is currently a large barrier to housing creation in Minturn. This is particularly limiting given that large-scale projects provide new units quickly and have greater potential to offer "missing middle" and affordable/attainable options such as rental units, apartments, duplexes, townhomes, etc. Multiple such projects are in the pipeline through PUDs but are significantly constrained by these conditions.





In 2019 the Council approved for a growth scenario of up to 450 SFE's. This included 120 SFE's for the Eagle County School District as the remainder of the designation from the 2011 Annexation Agreement, as well as 70 SFEs if the Council approves a Minturn North project. These two projects (Minturn North is only in the case of an approval) account for 42% of the 450 SFEs planned for in 2019. While moratoriums are in place, the Town should incentivize small-scale infill housing (re) development such as ADUs, duplexes and triplexes.

- **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.

As described above in the summary of public engagement and feedback related to housing, Minturn residents are interested in preserving and promoting "resident-occupied" housing. A healthy level of full-time residency is critical to maintaining the social and economic fabric of a community. Likewise, it is of the utmost importance to ensure that low- and middle-income residents of Minturn can afford to live in Minturn. The following regulatory tools aim to support full-time residency and affordability in Minturn:

- **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.

Numerous communities and agencies in Eagle County are working on and administering housing programs. The Town should keep in touch with these other groups and look for areas where Minturn's policies and regulations may need to be adjusted 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.



*Shops and second floor housing in Minturn.*

### 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.

Since Minturn's primary development area is built out, PUDs represent a singular opportunity to add substantial additional housing units. Should the potential PUDs in Minturn eventually progress into development review and eventual construction, The Town should ensure that these PUDs will provide an appropriate level of resident housing.

- **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 4.8.4** 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.



*Housing in Minturn.*

### OBJECTIVE 4.9 SUPPORT HISTORIC PRESERVATION WITHIN MINTURN'S BROADER HOUSING STRATEGY.

Minturn has some of the oldest housing stock in Eagle County which gives the town its unique character. Many residents are deeply invested in preserving the town's historic homes. Minturn residents are accustomed to smaller historic houses, creating an opportunity to promote innovative designs of smaller and less costly homes. These could include duplexes, fourplexes, eightplexes and ADUs. As an added benefit, these smaller units can help address the shortage of rental housing, and/or provide less costly ownership opportunities.

- **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.





# CHAPTER 5



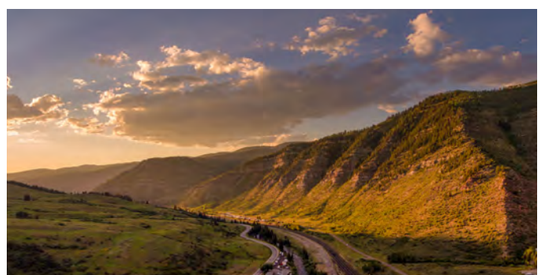
## Water Infrastructure, Hazard Mitigation & Sustainability

# INTRODUCTION

One of Minturn's most pressing issues as a community is the current limitations on its water system. These issues threaten Minturn's ability to grow over time, even at its relatively low population growth rate of less than one percent per year. The community's water challenges are exacerbated as Colorado continues to experience ongoing drought and other impacts of climate change that could directly affect available water supplies. Minturn and the surrounding region have been experiencing recent and extended periods of drought and reduced snowpack. Soils in the area are drier than they used to be, and there is less runoff because that water is staying in the soil. Elsewhere in the Colorado River Basin, downriver communities have overallocated water. Minturn and neighboring communities have started to adjust water usage.

It is essential that the Town considers these factors as it strategically and proactively approaches necessary upgrades to the local water system's infrastructure and operations while addressing growth management strategies that balance consumption with community vitality, cost recovery over time, and stewardship. In addition, the Town must consider impacts to wastewater capacity, including stormwater, related to changing development patterns and upward trends of extreme storm events over time.

In addition to the complicated effects of drought and increasing storm events, residents of Minturn and Coloradans more broadly are acutely aware of increasing wildfire threats. Coupled with the discussion of water infrastructure, this chapter addresses how Minturn can proactively prepare for and protect against other potential natural hazards, including wildfire. In addition, this chapter discusses ongoing efforts and additional measures the Town can pursue to promote and increase environmental sustainability throughout the community.



*Minturn is characterized by abundant natural beauty.*

*Defining Sustainability & Resiliency*

*For the purposes of this chapter, "sustainability" refers to actions, programs, policies, and other initiatives that aim to reduce greenhouse gas emissions, conserve scarce resources, capitalize on natural ecosystem services for environmental management, and reduce waste. Sustainability actions and policies can also support public health outcomes. This chapter focuses on Minturn's environmental sustainability. See the plan's* ***Introduction*** *for an overview of other dimensions of sustainability, including social and economic sustainability, and how they are covered in this plan document.*

*In the context of this chapter, "resiliency" refers to the ability of the community to anticipate and adapt to environmental hazards, particularly hazards and events associated with climate change. Several portions of the Minturn community are located in fire- and flood-prone areas; achieving resiliency in these areas will require substantial future planning and analysis. In addition to disaster mitigation, disaster event planning is also an important dimension of resiliency. Future planning and resource analysis is required to ensure Minturn's readiness for disaster events. Importantly, "resiliency" applies to slow-moving environmental hazards as well as discrete disaster events. Examples of slow-moving environmental hazards include drought impacts and heat-island effects.*

# EXISTING CONDITIONS & ISSUES

## MINTURN'S WATER SYSTEMS

The Town of Minturn has its own water utility that provides drinking water for the Town's population of approximately 1100 people. The system includes an aging water treatment plant that is fed from a surface water diversion at Cross Creek. The water system includes two water storage tanks, and approximately 7 miles of water distribution piping.

Based on the *Water System Capital Improvement Plan* (CIP 2019) prepared by SGM dated September 2019, the Town currently serves approximately 730 Single Family Equivalents (SFEs). The existing water system maintains additional capacity for service.





*What are SFEs?*

*An SFE (single family equivalent) is the basic unit for determination of water charges and usage for a given development, accounting for water use within the building and on the lot. The Town Code provides that one (1) SFE shall be equal to the water required to serve up to three thousand (3,000) square feet of building area as measured from the exterior dimensions of development and two thousand (2,000) square feet of outside irrigated area.*

Given the limitation of the water system capacity, the Town of Minturn issued Ordinance No. 05 – Series 2020, which enacted a moratorium on the allocation of water taps for new-build construction projects requiring more than three single family equivalent units (SFEs) above historic use. This moratorium was put into place to restrict new development until improvements could be made to the water system to increase the water system capacity. All other development at this time is limited to historic use plus a maximum of 3 SFEs each until water improvements can be completed to provide additional capacity.

The Town's existing water system does not provide water service to the nearby areas of Dowd Junction or Battle Mountain. If development were to occur in either of those areas, the developer would need to provide their own water rights, water supply and infrastructure to support the development or a fee-in-lieu of supplying water rights. However, in the case of Dowd Junction, it is important to note that the Town may need to consider supporting infrastructure costs as this could be a barrier to the financial feasibility of development. The Town will need to carefully consider priorities and trade-offs and work closely with potential developers to determine the most effective way to support projects at Dowd Junction.

### Water Loss

Based on the 2019 CIP, the water distribution system has significant water loss which means the water treatment plant is producing a higher than average amount of water as compared to the water that is actually used by the customers. The water system currently is estimated to experience between 30% to 60% loss. An average municipal water system experiences losses in the range of 10% to 15%. Steps as outlined in the 2019 CIP have been implemented including the installation of a town-wide leak detection system and the replacement of all water meters. With these improvements in place, and minimal leaks to the main distribution system experienced, water loss numbers have remained high. This has led staff to research the water metering and billing system where vast inaccuracies have been detected. With the new WaterSmart meter replacement program nearing completion and going online, the Town hopes to better understand the causes for the apparent water loss and the possibility that the data is based on accounting issues rather than infrastructure shortcomings. Planned Improvements

September 15, 2021, Resolution 30 – Series 2021 was approved and identified several improvements from the CIP 2019 that are required to improve the existing water system and to serve future development. Option B of the *Capital Improvement Plan* is included in the resolution outlining several improvements to the Town's water system that are identified to be completed in near term, mid-term, and long-term timeframes. Some of the main elements of the water system improvements include:

- New membrane water treatment plant
- Additional water source from the Eagle River
- New water storage tank
- Replacement of water mains[4]

The strategy of how best to secure Minturn's water treatment solution is constantly evolving and the components of the CIP 2019 will likely be amended. The timeframe for completion of these water infrastructure improvements will depend on Town funding, and longer-range improvements may not be complete for 10 years. A new water tank is under construction at the time of writing and is scheduled for completion by the spring of 2023, while the design for a new water treatment plant has also begun.

### Future Water Capacity

If all of the improvements are completed as identified in Resolution 30 - Series 2021 the Town's water system will have the capacity to serve an additional 450 SFEs. However, the Town could implement water system improvements that allow for more or fewer than 450 SFEs. Table 5 on the following page includes a summary of the Towns water system capacity.

[4] The Town is currently not replacing any water mains, as this infrastructure is in good condition. The CIP includes savings for a reserve fund for the eventual replacement of water mains when necessary. This is done so that the upgrades can be made using cash and not a loan.

Some of the additional capacity planned for the water system includes SFEs that have been allocated to specific projects including 120 SFEs reserved for the Eagle County School District and additionalSFEs allocated to an under review PUD project, should they all be approved. Table 6 includes a summary of SFEs for future development.[5]

**Table 5: Water Capacity System**

| System Description | SFEs |
|---|---|
| Existing water system | 730 |
| Additional capacity after CIP 2019 improvements | 450 |
| **Total future capacity** | **1,180** |

**Table 6: Future Development Summary**

| System Description | SFEs |
|---|---|
| Maloit Park/Eagle County School District | 120 |
| Belden Place | 42 |
| Allocated | 19 |
| Estimate of additional needed per plans | 22.5 |
| Minturn North | 70 |
| Midtown Village | 45 |
| Allocated | 20 |
| Estimate of additional needed per plans | 25+ |
| Total allocated & planned | 276.5 |
| Available for other development | 173.5 |
| Total additional capacity | 450 |

Based on the improvements planned for the Town's water system and obligations of some of this future capacity to anticipated developments, future development for other projects is limited to approximately 173 SFEs. These calculations do not specify taps needed for development at Dowd Junction or other potential development areas.

## WASTEWATER SERVICE

The Eagle River Water and Sanitation District (ERWSD) provides wastewater service to the Town of Minturn. During this community planning process, the engineering firm Tetra Tech confirmed wastewater system capacity information for Minturn with Jason Cowles, the Director of Engineering and Water Resources for the ERWSD.

The existing wastewater collection system collects wastewater through a series of sanitary sewer mains within the Town of Minturn, and a single wastewater interceptor line parallels Hwy 24 to Dowd Junction. At Dowd Junction there is a wastewater lift station that pumps wastewater to the Avon Wastewater Treatment Plant. The Dowd Junction lift station is currently the limiting point for wastewater service to the Town of Minturn. ERWSD will be replacing this lift station with completion scheduled for 2023.

The new lift station has been sized to accommodate up to 1750 SFEs from the Town of Minturn, and this includes the service area of Dowd Junction area, Battle Mountain, or any other future development along the Hwy 24 corridor. Otherwise, the Avon Wastewater Treatment Plant does not have any other limitation to serve the Town of Minturn, and additional SFEs would be purchased with future development.

The ERWSD is currently working on an updated wastewater collection system master plan. The master plan update will review collection system capacity, including if upgrades may be required for the existing interceptor line along Hwy 24. Other smaller sanitary sewer mains in the Town of Minturn may need to be upsized, extended to new development areas, or replaced to reduce Inflow & Infiltration (I&I) within the Town. According to the ERWSD, there are existing I&I issues within the Town, and replacement or repairs to older sanitary sewer mains may be needed to improve capacity in the pipe system. The Town should coordinate with ERWSD to ensure that Minturn's wastewater systems are thoroughly assessed, and needs are addressed.

## WILDFIRE & OTHER NATURAL HAZARDS

Wildfire is the greatest natural hazard risk in Eagle County, followed by winter storms, avalanches and landslides, high winds and thunderstorms, drought, and flooding. Due to climate change over time, these threats are increasing for Minturn and the broader Eagle River Valley and Eagle County communities. Minturn is serviced by the Eagle River Fire District and is currently informed by Eagle County's *Hazard Mitigation Plan*.[6]

[5] Information from the Status of Minturn's Proposed PUD's Memorandum, SE Group (2022), developed in the analysis phase of this community planning process (Appendix B: Plan Foundation Memos) and from follow-up email communication between SE Group and the Town dated November 9, 2022.

[6] The Town website offers informational materials for residents regarding strategies to protect homes against wildfire risk, but they are not currently required by code.





## SUSTAINABILITY EFFORTS

### Town of Minturn

Several past planning efforts in Minturn have incorporated sustainability topics – a foundation upon which this plan builds. The 2009 *Community Plan* includes a section on sustainability and green infrastructure. The 2017 *Energy Action Plan* lays out goals and action steps for reducing building-related emissions by 5% per year and 80% total by 2050, among other targets. The 2021-23 *Strategic Plan* elevates a variety of action items from the 2009 *Community Plan* as well as new strategies that address natural hazards and sustainability, including continued cleanup of Eagle Mine Superfund site, implementation of various development practices and regulations, expansion of community composting and waste reduction, capitalizing on sustainable energy opportunities, improvements to water, stormwater, and multi-modal transportation infrastructure, etc. Among other achievements, the Town has successfully supported the implementation of two Electric Vehicle (EV) charging stations – one at Town Hall and one at the Shop & Hop/Shell gas station.

### Regional Partners and Non-Profits

Regional entities and non-profits also play a role in supporting sustainability for the Minturn community. The Eagle County Sustainable Communities Department oversees County Environmental Policy and the County *Climate Action Plan*, and otherwise promotes sustainability and community resilience throughout the region. The *Climate Action Plan* was recently updated (2020), with overarching goals to reduce GHG emissions by 50% in 2030 and 80% in 2050 from 2014 levels. Minturn can use the planning efforts and resources of this Department to guide local initiatives and align goals. As described in the Recommendations section of this chapter, the Town should continuously monitor its performance in meeting its approved sustainability goals and the effectiveness of these goals.

The Walking Mountain Science Center is another vital asset for Eagle Valley communities. This organization offers a variety of educational sustainability and natural science programming for students and residents of all ages as well as programs and resources for businesses and locally organized events to implement sustainability measures. The Town of Minturn can utilize this resource and amplify the available resources and organization's impact for local residents.

The Eagle River Foundation supports projects that support the "safety, well-being, and environment of the people within Western Eagle County." Since 2000, the Foundation has distributed approximately $370,000 in grant funding to more than 36 organizations. Projects include Eagle River cleanup and conservation efforts, Eagle Mine Superfund site cleanup, and various educational initiatives including the Walking Mountain Science Center, among others. This is a valuable financial resource that the Town can consider for local projects. Although the Eagle River Foundation primarily serves the western portion of Eagle County, the Town should still explore potential collaborations and support from the group.



*Volunteers work on trail building (VVMTA).*

The Eagle River Watershed Council – a recipient of Eagle River Foundation grants – "monitors, advocates for, educates, and seeks to restore" the Eagle River watershed. This organization is a vital partner for the river's health and conservation and to promote stewardship of the watershed. The Council hosts a variety of events and organized volunteer initiatives.

The Eagle Summit Wilderness Alliance (ESWA) promotes health and preservation for three regional wilderness areas, most notably Minturn's neighboring Holy Cross Wilderness. The organization oversees volunteer field programs to maintain trails, campsites, monitor invasive species and forest health, and spread awareness of stewardship principles. The organization also conducts outreach and advocacy. Again, this organization can serve as a valuable local partner for engaging in sustainability and conservation initiatives.

The Vail Valley Mountain Trails Alliance (VVMTA) works to balance recreation opportunities with environmental health and conservation. The organization provides sustainable trail planning, design, and building, working closely with local land managers, organizes volunteer events, and oversees a Trails Ambassador Program to enforce trail closures and spread awareness of various stewardship principles and local natural science information. The Town can promote these programs and opportunities for the

community to embrace environmental stewardship, including respect for and protection of wildlife and natural ecosystems that surround recreational assets.

Healthy Communities Coalition of Eagle County conducts research and supports initiatives that serve wellness, primarily through nutrition and active living. While the organization's mission is not explicitly about environmental sustainability, the promotion of local food production and active lifestyles have parallel benefits for sustainability. The Coalition developed the Town's 2015 *Healthy Eating & Active Living Master Plan Policy Scan*.

The Minturn Community Fund also serves as a valuable local resource for community events and projects. The community garden is a popular gathering space and resource for locally-grown food, educational events, and more. Through collaboration and creativity, this resource could support future initiatives related to sustainability.

## COMMUNITY INPUT

The Minturn Community Survey conducted during this planning process reveals that Minturn residents recognize the need for proactive planning to protect against potential threats and serve community needs. Protection against wildfire risks, emergency preparedness, and water conservation were among top focal areas reported by the community.[7] Environmental sustainability was also reported as an important focus area. Repairing and replacing water infrastructure was the most-supported Town project. However, only 55% of respondents indicated that they knew about the Town's plans for improving water infrastructure and capacity and about half of respondents reported that they do not feel informed about the Town's water system.

At the Open House event held as part of this planning process, participants had mixed sentiments about a few potential sustainability measures that other mountain communities have implemented. Rebates for solar installation received the most support, while water use reduction goals (40% reduction in use) were most contentious.

[7] Town of Minturn Community Survey Report (2022)




*Minturn's community garden provides a foundation for local food production.*




*Minturn residents give input on this plan at a Concert Series event.*



*Cost-saving private solar programs make solar installation more feasible (Town of Mountain Village).*





# CENTRAL CONCEPTS

## ACHIEVING WATER SOURCE REDUNDANCY

*What is redundancy?*

*In engineering, "redundancy" refers to the duplication of service systems to ensure that if one infrastructure system fails, there is another system that the community can use and rely on. Redundancy increases a community's resilience to crises and disasters. Water source redundancy means that there are multiple sources of water to draw from should one of them fail.*

Currently, the Town's water system has a single water source, Cross Creek. It would be beneficial to have a secondary water source to provide redundancy to the Town's water supply. Typical risks to surface water sources in the Colorado mountains include reduced stream flows, drought, contamination from a spill, or potential contamination resulting from a wildfire in the watershed. To guard against these risks, it may be wise for the Town to identify and secure a secondary water source.

The 2019 CIP indicates two alternatives to provide redundancy of the Town's water supply. The first is developing the Town's water rights along the Eagle River. The second is to consider an interconnect by pipeline to the Eagle River Water and Sanitation District's (ERWSD) system near Dowd Junction. This second option has experienced public opposition and recently ERWSD stated that an interconnect was no longer an option.

Another potential segment of the Town's water system is Bolts Lake. Bolts Lake is the site of a reservoir located south of Minturn and above the town. The lake has been dry in recent years, as the dam was determined to be unsafe and breached. Recently, ERWSD has purchased Bolts Lake and intends to evaluate it for future improvements as a raw water storage site for the District. The Town of Minturn has an intergovernmental agreement with the ERWSD and there could be benefits to the Town of Minturn from raw water storage development at Bolts Lake in the future. At this time, since plans for Bolts Lake are still being developed, the lake is not identified as part of the Town's water system. The lake itself would not be a source of water; this would require substantial permitting and physical upgrades to the site.

## INCENTIVIZE WATER CONSERVATION AND EFFICIENCY

The Town of Minturn charges customers for water use on a fixed base rate plus a water usage rate per 1,000 gallons. The Town does not currently have a tiered water rate structure that charges customers at higher rates for high water users, although the Town does have a tiered water rate structure for sprinkler and irrigation accounts. Tiered water rates are a tool that many water providers in Colorado use to help incentivize water conservation, including ERWSD and the Town of Eagle. Implementing a tiered system in Minturn could help to a) promote water conservation and b) help to pay for needed infrastructure improvements.

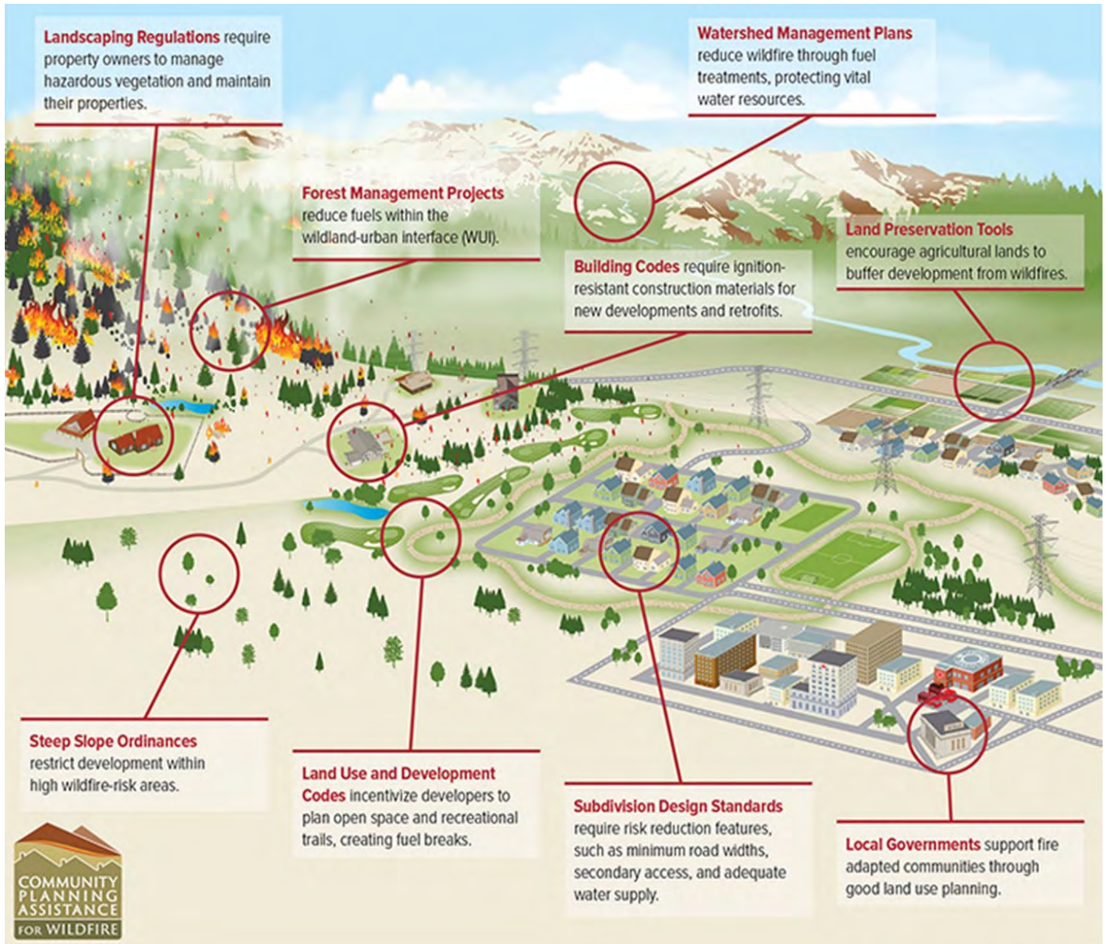
At the time of writing, the Town is in the process of adopting "waterwise" landscape regulations, scheduled to wrap up in the fall of 2022. These regulations update and replace the Town's previous landscaping requirements found in the Minturn Municipal Code and are generally applicable to new development and major remodels of existing homes and landscapes. The new regulations would focus on reducing "high water use" areas and water intensive lawn areas on individual properties; designing landscapes with xeriscape and drought tolerant plant species in mind; and water efficient, "smart" irrigation systems.

## THE ROLE OF WATER AND SUSTAINABILITY IN DEVELOPMENT

As laid out in the Existing Conditions section above, water is essential for future development. Though the Town's system has not run into capacity issues yet, it may eventually. Another defining issue for water in Minturn is the Town's consumptive use limitations. These limitations are at their greatest between August and October. If less outdoor watering took place during those months, more water would be available for additional residential units. Additionally, PUD sites that have the greatest land opportunity for future development are not currently served by the Town's water and wastewater infrastructure. Thus, many of the recommendations that follow in this chapter are centered around the implementation of the Town's *Capital Improvement Plan* and other action steps to improve water system capacity, efficiency, and resiliency to support strategically directed growth and development.

When considering development regulations and incentives, it is important to think about potential trade-offs and goals. Construction and building functions are large contributors to resource use and GHG emissions. In the following section, this plan recommends that

the Town promote greater sustainability in buildings and development within the community by adopting incentives (such as density bonuses or fee waivers) or regulations that encourage sustainable building practices, such as more sustainable materials, passive heating and cooling, renewable energy, water and energy efficiency and conservation, green infrastructure, etc. However, in **Chapter 4** this plan also recommends similar regulations or incentives for the development of community housing (affordable, workforce, year-round resident-occupied). Development is expensive and complex, and the Town will need to carefully consider all the trade-offs of these potential strategies. What is the highest priority for the Town? Will additional regulations deter developers? Will incentives be attractive enough? How will the loss of revenue or additional massing/density resulting from incentives affect the Town's operations or community appetite for a given project, and therefore its success? These trade-off considerations also apply to recommendations for dedicated funding streams for community housing or sustainability initiatives, such as impact fees, parking fees, short term rental fees, and others.




*Land use planning tools to reduce wildfire risk.*





## WILDFIRE & HAZARD MITIGATION

Hazard mitigation planning is a foundational step in assessing potential risks and establishing strategies and programs to prepare for and protect against potential natural hazards as well as coordinate emergency response efforts. Currently, Minturn relies on the *Eagle County Hazard Mitigation Plan*, which was most recently updated in 2018. As natural hazard risks increase over time due to climate change, the Town may want to consider developing its own, more focused *Hazard Mitigation Plan*. Additional resiliency and hazard preparedness recommendations in the following section of this chapter focus on partnerships, data sharing and monitoring, and strategic land use and development regulation tools to reduce risk impacts of wildfires – including forest fuels and wildland urban-interface (WUI) management, and fire-resistant building codes, landscaping, and development pattern regulations. In future planning and monitoring efforts, the Town should collaborate with relevant partners, including the Colorado Department of Wildlife, on stewardship efforts that support Minturn's mountain ecosystem, including vegetation management and habitat parameters.

## A SUSTAINABLE COMMUNITY

Environmental sustainability is increasingly becoming a critical factor in any planning initiative and is supported by the Minturn community as an important topical focus. Sustainability can and should be considered and woven into all aspects of the Town's operations and culture wherever possible. From recycling, composting and Zero Waste events such as the Minturn Market, to water conservation, to sustainable development and landscaping practices, to renewable energy viability, to balancing recreation and development with the protection of natural resources, ecosystems, and wildlife, to alternative transportation habits. As described at the outset of this chapter, sustainability includes anything that contributes to the reduction of greenhouse gas emissions, conservation of scarce resources, strategic use of natural ecosystem services for environmental management, or reduction of waste. As a leading entity and instigator of change for the community, the Town should investigate every issue, initiative, and facet of its operations through this lens to see where it can make adjustments that support and promote sustainability.

The following concepts and case studies are central to the objectives and action items laid out in this chapter related to sustainability.

### Low-and-No-Carbon Transportation

Transportation is a major contributor to GHG emissions globally, nationally, and locally. In the U.S. this is particularly salient due to the fact that government decisions and funding streams have historically prioritized single-occupancy vehicles (SOV) as the primary mode of transportation. The term SOV refers to the trend of one person per vehicle travel, each of which relies on gas or diesel, and therefore emits carbon and harmful particulates. Mass transit produces less carbon per person than SOVs, and helps to reduce congestion and parking needs, as one vehicle can carry many people. Even better, walking or cycling does not produce any carbon. The increasing viability and production of electric vehicles also promises a lower-emission option for SOV travel. When mass transit, active transportation, and electric vehicle modes are given priority over traditional gasoline SOVs, they become more attractive to users, creating more diverse mobility options, and fostering behavioral shifts that are more sustainable. By improving infrastructure and service to make walking, cycling, public transit, or an electric vehicle more safe, convenient, and affordable, the Town of Minturn can play an active role in progressing toward more sustainable transportation practices.




*The status quo.*




*Diversified mobility infrastructure.*

Another way to encourage active transportation habits and build support for bike-ped investments in infrastructure is to host organized bike/walk to work events or group rides. These events usually involve booths set up along popular routes with coffee, pastries, music, swag, and positive vibes for participants. Colorado DOT promotes an annual statewide bike to work day each summer. A study in Vancouver, Canada found a variety of strategies to broaden participation in bike to work events through activities such as friendly inter-company competition, multiple related and supportive events rather than one-offs, organized leadership, prizes and incentives, and robust/targeted advertising.[8] Because many Minturn residents work outside of Minturn, this initiative could be broadened to include other green transit options, such as carpooling and taking ECO Transit. This type of event could also be restyled to promote carbon-free trips within Minturn, such as walking or biking to the trailhead or to enjoy a community event in the 100 Block or at Little Beach Park.

Bikes Make Life Better is an organization that helps businesses implement programs and strategies to encourage employees to bike to work more regularly (or take other non-SOV modes). They primarily work with large companies but the same concepts can be implemented on a smaller scale. The following are some potential tactics to support biking within Minturn:[9]

- Provide free, safe, and convenient bike parking infrastructure on site.
- Offer Bike Commute 101 classes or events to encourage and support inexperienced riders. For small-scale businesses this could be a collaborative effort among several businesses.
- Offer paid incentives for employees who bike (or free transit passes); pair this with paid parking for other employees.
- Offer subsidized bike purchases or host a bike swap event.

**Local Sustainability Funding Streams**

Establishing a dedicated municipal fund for sustainability projects could provide valuable financial support to implement sustainable practices and projects that both improve Minturn's sustainability and support economic development. The Truckee, CA business community has established a sustainable gift card program where 25% of card value is matched by Visit Truckee-Tahoe, the local tourism agency, to support local sustainability projects. These gift cards can be used at participating businesses who have opted into the program. A similar program could be established in Minturn, particularly if a Downtown Development Association is created. Other potential sources for a sustainability fund could come from visitor parking fees or impact fees. As the Town considers applying these additional fees, there will need to be a broader discussion about the areas of need for additional funding, including community housing. One possible scenario for the Town to consider involves using short-term rental fees to support a community housing fund, parking fees to support transportation-related sustainability initiatives, and impact fees to support both housing and sustainability. The Town already uses an Exterior Energy Offset Program that charges different fees for heated driveways, spas and hot tubs over 64 square feet, and pools. These fees are intended to subsidize residential solar projects in the Town of Minturn. This program is not well-known or well-utilized, and therefore there is an opportunity for additional sustainability funding mechanisms (e.g., sustainable gift cards) that would fund a greater variety of projects.



*Many residents already choose to bike in Minturn, as evidenced at this Summer Concert series event.*

[8] https://www.pedbikeinfo.org/examples/example_details.cfm?id=4278

[9] https://actionfigure.ai/blog/conversation-with-anna-walters-from-bikes-make-life-better/





# RECOMMENDATIONS

## OBJECTIVE 5.1 IDENTIFY PATHS TO SECURE AND MAINTAIN SUFFICIENT WATER AND WASTEWATER INFRASTRUCTURE TO SUPPORT CURRENT DEVELOPMENT AND GROWTH IN MINTURN.

From a development perspective, Minturn's ability to respond to and accommodate growth is currently limited by the Town's existing water system capacity. The Town has already established a preliminary plan for improving water infrastructure and capacity which it will need to implement as quickly and effectively as possible in the coming years. The following action items focus on this critical step of implementation as well as further steps the Town can take to ensure that Minturn's water and wastewater system will support the community long into the future. While engaging in this work, it is vital that the Town address other potential threats to water supply such as climate-related drought.

- **Action 5.1.1** Prioritize Town funding and pursue all potential outside funding to support the necessary improvements outlined in Resolution 30 – Series 2021 to increase Minturn's water system capacity, particularly to improve efficiencies and mitigate water loss.
- **Action 5.1.2** Work with the ERWSD at Bolts Lake and/or on other opportunities to improve water supply resilience through Raw Water Storage and source redundancies.
- **Action 5.1.3** Advocate for wastewater systems upgrades as needed in Minturn through coordination with ERWSD, either through the ongoing *Wastewater Collection System Master Plan* or a separate Inflow & Infiltration (I&I) Study specific to Minturn, including a prioritized implementation plan.

*Inflow & Infiltration Study*

*An Inflow and Infiltration (I&) study includes inspections and flow monitoring to identify points where groundwater or stormwater enters the wastewater collection system. Visual inspections and closed circuit television video are completed on the sewer mains, sewer service connections and other infrastructure to identify points of clean water intrusion into the system. Potential reasons for I&I include cracks in pipes, gaps in manholes, root intrusion into service lines or mains, illegal stormwater or groundwater connections to the wastewater collection system.*

## OBJECTIVE 5.2 REFINE DEVELOPMENT REGULATIONS AND STANDARDS AND PURSUE OTHER INITIATIVES TO PROMOTE EFFICIENCY AND SUSTAINABLE PRACTICES IN RESIDENTIAL AND COMMERCIAL BUILDINGS.

As described in the Central Concepts above, the Town of Minturn can update development regulations, adopt incentives, or establish other programs to promote and ensure sustainability is incorporated into development, landscaping, and building operations. The action items below will serve water and energy conservation and efficiency, support renewable energy production and use, and incentivize other strategies within development and building design that are more sustainable and reduce GHG emissions.

- **Action 5.2.1** On an annual basis, monitor water and energy use in Minturn to inform efficiency and conservation initiatives.
- **Action 5.2.2** Establish a tiered water rate system to promote water conservation.
- **Action 5.2.3** Continue to implement *Energy Action Plan* strategies to incentivize commercial and residential participation in available energy efficiency and renewable source programs. Conduct a baseline study to assess the Town's progress on its energy goals and establish whether current policies are working to increase energy efficiency.
- **Action 5.2.4** Consider implementing a solar rebate or other incentive program to support on-site solar for residential and/or commercial buildings; collaborate with the Walking Mountains Climate Action Collaborative and/or Holy Cross to connect Minturn residents with existing energy incentive programs.

- **Action 5.2.5** Establish Low Impact Development (LID) standards that promote green infrastructure and nature-based solutions to address stormwater.
- **Action 5.2.6** Adopt waterwise/xeriscape regulations, incentives, and/or educational tools to promote strategic, responsible and climate-appropriate landscaping practices that reduce water use, improve soil health, and limit maintenance needs.
- **Action 5.2.7** Consider implementing additional incentives for sustainable design and development practices in PUD regulations.
- **Action 5.2.8** Consider implementing a Smart Building Incentive Program that allows developers and property owners to waive permit fees if their project conforms to a predetermined set of sustainability standards.
- **Action 5.2.9** Refine the Town's Exterior Energy Offset Program to ensure that the program provides an effective means of incentivizing solar energy in Minturn; provide clear guidelines for the fair and productive use of funds collected through the program fees.

The Town considered the potential for a water reclamation/recycling system but determined it would not be feasible at this time. Such a program requires a separate system with pumping equipment for gray water which would be most feasible for a major user.

## OBJECTIVE 5.3 PRIORITIZE RESILIENCE BY PROACTIVELY PREPARING FOR AND MITIGATING POTENTIAL IMPACTS OF NATURAL HAZARD.

Wildfires and flooding are the two most critical natural hazard threats for the Minturn community. As climate change contributes to a longer and more severe fire season as well as more frequent storm events, it is important for the Town to proactively prepare for potential hazardous circumstances. Through data monitoring, collaboration and coordination with regional and federal entities, and strategic planning for emergency preparedness and impact mitigation, the Town can bolster the community's resilience.

- **Action 5.3.1** Partner with FEMA to update floodplain maps and correct inaccuracies; utilize this information to inform future infrastructure needs, landscaping, development regulations, and other potential flooding preparedness measures.
- **Action 5.3.2** Continue to reference and implement the *Eagle County Hazard Mitigation/Pre-Disaster Mitigation Plan*; support its update due in 2024/25 and ensure that Minturn's particular risks and needs are accounted for in the plan.
- **Action 5.3.3** Adopt firewise guidelines in building and site planning regulations.
- **Action 5.3.4** Work with the USFS to determine necessary steps to manage wildfire impacts in Minturn, such as possible forest fuels reduction measures.
- **Action 5.3.5** Retain the services of an emergency preparedness consultant to assess, bolster, and test Minturn's emergency response systems; also to establish a natural hazard monitoring system to track local and regional events to accurately assess local risks and changing trends over time.
- **Action 5.3.6** Continue to support, proactively participate in, and implement Eagle County's imminent update to the *Community Wildfire Protection Plan*.
- **Action 5.3.7** Coordinate with US Forest Service to initiate planning and implement associated strategies for forest fuels health and fire mitigation on public lands surrounding Minturn.
- **Action 5.3.8** Continue to proactively coordinate with the Eagle River Fire Protection District.

## OBJECTIVE 5.4 SUPPORT THE VIABILITY OF LOW-EMISSIONS AND ZERO-EMISSIONS TRANSPORTATION OPTIONS SUCH AS WALKING, BIKING, PUBLIC TRANSIT, AND ELECTRIC VEHICLES.

Single Occupancy Vehicle (SOV) travel is currently the status quo in Minturn – by and large residents use individual vehicles to get around town and connect to the broader region. Many areas of Minturn do not have safe sidewalks, crosswalks, bike paths, or other infrastructure that makes walking or cycling safe, efficient, convenient, and attractive. While ECO Transit, the regional transportation provider, does operate three bus routes that service Minturn, they run relatively infrequently and/or require residents to drive from town to the Dowd Junction Forest Service Park & Ride. These factors make SOV transportation the most convenient and attractive option for Minturn residents. However, SOV travel significantly contributes to GHG emissions and poor air quality, as well as a perceived parking issue in the Old Town core of Minturn. Mass transit, walking, and cycling are more environmentally friendly forms of travel and offer co-benefits of active lifestyle and health, opportunities for community interaction, fewer vehicles taking up space throughout town, and greater affordability. While electric vehicles are still considered SOV, they can be more environmentally friendly and require charging infrastructure to support their use. As electric vehicles become more common, charging infrastructure will become more critical. These action items promote investments in Minturn infrastructure and partnerships with ECO Transit that will foster a culture of low-emission and active transportation for Minturn residents and visitors.

- **Action 5.4.1** Monitor the use of Minturn's two EV charging stations and implement additional stations as needed in strategic locations.

Also see Actions under objectives 6.2 – 6.6 in **Chapter 6: Intuitive Mobility, Circulation & Connectivity**. These action items address improved infrastructure and signage for walking and cycling, the expansion of mass transit to connect Minturn with the region and provide local transit options, and strategic integration of land use, mass transit, and bike-ped infrastructure to make non-SOV transportation options more convenient, safe, attractive, and viable.

## OBJECTIVE 5.5 SUPPORT PUBLIC HEALTH BY PROACTIVELY MANAGING AIR QUALITY.

Public health and environmental health are closely intertwined. GHG emissions contribute to and exacerbate natural air quality issues by releasing and trapping particulates and gases that can be harmful to human health and contribute to global warming. Through data monitoring, collaboration and coordination with regional entities, and strategic regulations and initiatives, the Town can work to monitor air quality and minimize emissions to protect the health of Minturn residents and visitors.

- **Action 5.5.1** Collaborate with the Eagle County Environmental Health department to discuss the development of a local air monitoring program.
- **Action 5.5.2** Consider adopting an Idle-Free resolution to prohibit idling motor vehicles within town. For example, the Town of Crested Butte adopted an Idle-Free ordinance in 2011 that limits idling to no more than 3 minutes or 5 minutes to remove snow and ice and prohibits any idling for unattended vehicles. Engines Off! Colorado is a collaborative initiative for idling regulation in Colorado and offers additional information and resources related to this issue.
- **Action 5.5.3** Encourage a community culture of low or zero emissions transportation habits through educational and promotional campaigns and events as well as supportive infrastructure and wayfinding. This could include organized bike/walk-to-work days, gear swaps, or programs with local businesses that incentivize employees or patrons to carpool, walk, bike, or take transit. Also see Objective 5.4 to the left.

**OBJECTIVE 5.6 PRIORITIZE ENVIRONMENTAL SUSTAINABILITY THROUGH STRATEGIC MONITORING, COLLABORATION, COMMUNICATION, AND CREATIVE FUNDING STREAMS.**

Minturn and the broader regional community have established and achieved numerous goals and initiatives related to environmental sustainability and many resources already exist to support future efforts, both at individual and municipal or other collective levels. Tracking successes – and challenges – as well as sharing information and fostering collaboration regarding sustainability will allow the Town and Minturn community to maximize outcomes and improve efficiency. Collaboration and information-sharing will ensure that efforts are not duplicated, that the broadest benefits possible can be reached, and that residents have access to and are aware of resources available to them. For example, the Town can more proactively advertise the valuable resources available through the Walking Mountains Science Center regarding composting, recycling, business and educational programs, and more. Additionally, the *Eagle County Climate Action Plan* includes a pledge for individual residents to commit to actions that will support the plan's goal to reduce GHG emissions by 80% by 2050. The Town can play an active role in promoting this pledge locally.

- **Action 5.6.1** Implement an internal system to annually monitor Town goals and achievements related to environmental sustainability.
- **Action 5.6.2** Support sustainability initiatives and promote available resources of local and regional groups, non-profits, and agencies as possible; promote partnerships and collaboration to maximize capacity and share resources.
- **Action 5.6.3** Consider establishing a specific fund for sustainability and resiliency projects. This fund could be sourced from programs such as Sustainable Gift Cards with partnering businesses, parking fees, impact fees, or other creative programs. Otherwise promote available grants, programs, and resources for sustainability initiatives.





# CHAPTER 6



## Intuitive Mobility, Circulation & Connectivity

# INTRODUCTION

This chapter explores one of the main plan themes: Intuitive Mobility, Circulation, & Connectivity. Minturn residents value the ability to easily walk, bike, and drive throughout Minturn. Residents also value the ability to access neighboring communities via public transit. The goal of this chapter is to develop a transportation strategy in Minturn that expands the convenience and safety of multi-modal transportation options within Minturn and regionally. It explores central concepts including parking and curbside management, transit, the bicycle and pedestrian network, the transportation vision for Dowd Junction and the 100 Block of downtown Minturn, and signage and wayfinding. The chapter recommends near-term and long-term strategies for the Town to pursue as part of the long-range planning framework.

# EXISTING CONDITIONS & ISSUES

Minturn is located in a narrow valley; this topography poses spatial constraints and has concentrated the Town's development along a single corridor, U.S. Highway 24. While the northern edge of the town abuts I-70, the downtown core is offset from the interstate. Residents value the distance from I-70, which helps maintain Minturn's small-town feel. However, residents also rely upon the corridor to reach key destinations around Eagle County such as grocery stores, schools, employment hubs, and healthcare facilities.

One third of commute trips that start in Minturn end in Vail or Avon. Most town residents drive to work, although the regional transit provider, ECO Transit, operates three bus routes that serve Minturn. The two routes that pass through the Town along Hwy 24 operate relatively infrequently. The Highway 6 Route along I-70 that provides connections to Vail and Avon operates more frequently, but serves Minturn only at the Forest Service Park and Ride at Dowd Junction on the north side of town. Enhanced transit connections and service frequency and span could improve regional access.

For people walking, rolling, and biking in Minturn, infrastructure is limited. Sidewalks exist along most of Main Street (Hwy 24) but are largely missing elsewhere. Some sections of Pine Street and Boulder Street have sidewalks, but they are inconsistent along the east and west sides of the street and are missing in sections between Harrison Avenue and Mann Avenue. Main Street sidewalks have been completed through the south end of town and are planned to extend to Maloit Park Road.

*Growth & Transportation*

*Highway 24 provides the only continuous vehicle transportation connection through Minturn to Interstate 70. During peak times of day (morning and evening commute hours) Hwy 24 experiences significant backups particularly in the Old Town area. Level of service for Hwy 24 is a constraining factor on future growth. Further, during Town Council meetings, residents have expressed concern about traffic speeds on Highway 24 through South Minturn. Efforts to reduce the speed limit on Hwy 24 with CDOT has been frustrating and law enforcement staffing prevents effective policing of the speed limit. Traffic levels and traffic speed are particularly problematic with development in South Minturn, Bolts Lake, Maloit Park, and Battle Mountain because commuters from these areas must travel through the entire length of Town on Hwy 24 to reach Interstate 70. As such, traffic management on Hwy 24 is a limiting factor on growth particularly in the southern portion of the town.*

*As housing units are projected to grow in Minturn, the impacts to Hwy 24 will expand. This plan cannot make firm predictions about the associated transportation impacts of proposed development projects (particularly PUDs), as the number of units associated with these projects are in flux. Once the size and nature of these developments are more accurately understood, it will be possible to make more specific conclusions about Minturn's transportation needs and projected impacts. Growth in Minturn, and in particular the southern portion of Minturn, will be required to fully assess impacts to Hwy 24 and mitigation may be necessary including off-site traffic improvements and reductions in proposed density.*

While there are no designated on-street bicycle facilities within the Minturn town boundary, the Town has recommended a paved multiuse trail that will connect Dowd Junction to the north end of the downtown core at the intersection of Minturn Road and Taylor Street. There is also a regional paved multiuse trail, the Eagle Valley Trail, that extends along the Eagle River west of Minturn and continues along the Gore Creek east of Vail. With the implementation of the trail connection from downtown to Dowd Junction, users can bike from Minturn to Vail continuously on trail.

In sum, Minturn has limited existing infrastructure, programs, and policies for people walking, biking, driving, and taking transit. The Town has begun laying the foundation for a comprehensive multi-modal network, with planned infrastructure that will enhance connectivity and transportation options.

# COMMUNITY INPUT

The Town of Minturn surveyed the community in March of 2020 on a variety of topics, including why residents choose to live in Minturn and what the Town government should address in the future. The survey asked residents their perception of the importance of numerous town attributes, and their satisfaction with the Town's performance on these attributes. These included several transportation-related characteristics, including parking, traffic speed, traffic congestion, and public transit services in town. For each of these transportation attributes, respondents thought that the Town's performance in the area did not meet expectations.

More generally, numerous residents commented that they supported the Town's efforts to provide street improvements, including new crosswalks and sidewalks in recent years. They expressed their desire for additional bike facilities, especially the planned multiuse trail to Dowd Junction and a connection to Maloit Park at the south end of town. Residents also expressed concerns about vehicles speeding through town and their desire for improved public transit service.



*The availability of parking has been a topic of debate in Minturn.*

As part of the community planning effort for this plan to gather input on plan recommendations, the project team hosted two open houses, two Steering Committee meetings, and a charette for the design of the 100 Block. Open house participants indicated a strong interest in increasing the frequency of transit service and expanding walking and biking trails in Minturn. Steering Committee members noted their perception that traffic has increased in Minturn in the last decade. To address this increase in congestion, they expressed interest in expanding transit service and implementing a bike share program in Minturn. They suggested better connectivity to the Meadow Mountain Business Park and local trails.



*Bellm Bridge links Minturn's 100 Block and the municipal parking lot.*

Another major theme of community engagement was parking and loading. Parking and loading ranked in the top five priorities of the second 100 Block Design Charette. In the first open house, however, attendees' comments indicated disagreement over whether a parking problem exists in Minturn. This chapter will summarize data collected on parking occupancy in Minturn to provide clarity and recommended parking management strategies based on this data.

The Town of Minturn surveyed the community in March of 2020 on a variety of topics, including why residents choose to live in Minturn and what the Town government should address in the future. The survey asked residents their perception of the importance of numerous town attributes, and their satisfaction with the Town's performance on these attributes. These included several transportation-related characteristics, including parking, traffic speed, traffic congestion, and public transit services in town. For each of these transportation attributes, respondents thought that the Town's performance in the area did not meet expectations.

# CENTRAL CONCEPTS

## PARKING AND CURBSIDE MANAGEMENT

Parking is a limited resource in Minturn and will affect future development opportunities; therefore management of parking and other curbside demands is critical. The community considered parking a key issue during public engagement, with some residents and stakeholders concerned about insufficient parking supply. As part of this plan, transportation planning firm Fehr & Peers collected parking occupancy data in winter 2021/2022 and summer 2022. See Table 7 below.

The days and times in Table 7 were selected because they were identified by the project team as being the times of highest parking demand. Peak parking demand on summer weekends was determined by collecting counts during the Minturn Market on July 30th. This parking study focused on public parking areas and excluded privately owned areas within the downtown. The analysis of parking utilization indicated that overall, Minturn has ample parking to meet the needs of local businesses and residents but that certain locations have higher utilization and need increased management.

Average parking occupancy in the study area in the winter is 23% on weekdays and 27% on weekends, well below 85%, which is a typical industry benchmark for parking that is considered at-capacity. As seen in Figure 1, on a block-by-block level, some areas around the 100 Block of Main Street have higher utilization than the rest of town, on average between 20% and 50%. The highest occupancy blocks (between 61% and 93% occupancy) are Eagle River Street south of Toledo Avenue, Main Street between Norman and Harrison Avenues, and Main Street between Bayer and Meek Avenues. This is due in large part to property owners not providing on-site parking for long-term residential units in the 100 and 200 blocks.

The parking study found that winter occupancy was highest in the weekend late afternoon period, when it reached 29% occupancy. As Figure 2 shows, Eagle River Street south of Toledo Avenue and Main Street between Bayer Avenue and Meek Avenue were both 100% occupied at this time. Other blocks on Main Street were between 61% and 80% occupied. While these blocks experienced higher demand, the Municipal Parking Lot on the north side of town remained less than 50% occupied. This indicates that there is parking available within a short distance of blocks that had high utilization.

While occupancy was slightly higher, summer parking counts yielded similar results. Average weekday summer parking occupancy in the study area is 38%. As shown in Figure 3, on a block-by-block level, parking occupancy exceeds the 85% occupancy threshold along the 100 Block of Main Street and on Main Street between Bayer Avenue and Meek Avenue. During most periods of the summer, parking demand can be accommodated within the Municipal Parking Lot and Taylor Street on-street parking spaces that remain fairly unoccupied.

Most of the average summer occupancy around the 100 Block can be attributed to people attending the Minturn Market that sits at 100 Main Street on the weekend. During this peak time period, parking approaches or exceeds 85% occupancy on the 100 and 200 blocks and the Municipal Parking Lot (Figure 4). However, the Taylor Street on-street parking spaces remain largely unoccupied, and there is a high amount of available parking within one or two blocks. Better signage and wayfinding can help address parking concerns by directing users to available parking.

**Table 7: Time Periods of Parking Data Collection**

| Timeframe | Winter 2021/2022 | | Summer 2022 | |
|---|---|---|---|---|
| | Dates | Times | Dates | Times |
| Weekday | Tuesday December 7, 2021 & Thursday April 14, 2022 | 9:00 AM, 12:30 PM, 4:30 PM, 6:00 PM | Friday July 29, 2022 | 12:30 PM, 6:00 PM |
| Weekend | Saturday January 15, 2022 & Saturday April 16, 2022 | 11:00 AM, 4:30 PM, 6:00 PM | Saturday July 30, 2022 | 11:00 AM |

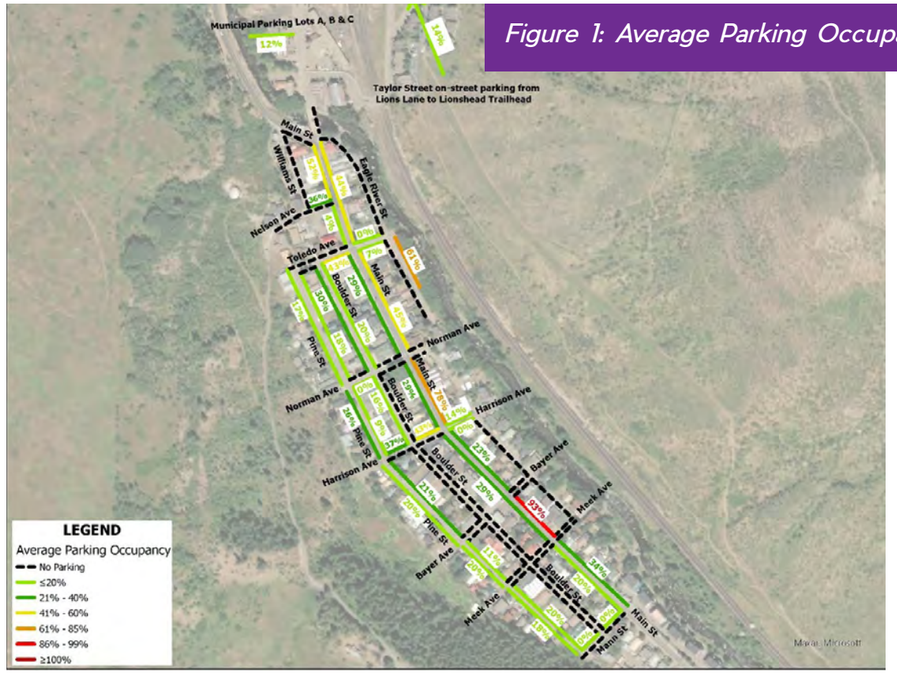



*Figure 1: Average Parking Occupancy*

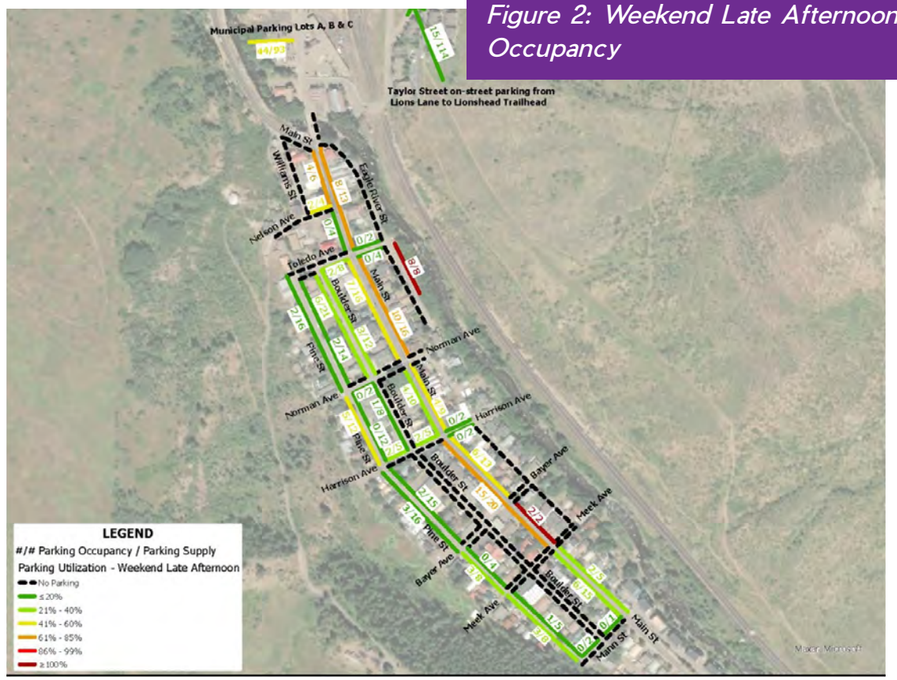



*Figure 2: Weekend Late Afternoon Parking Occupancy*

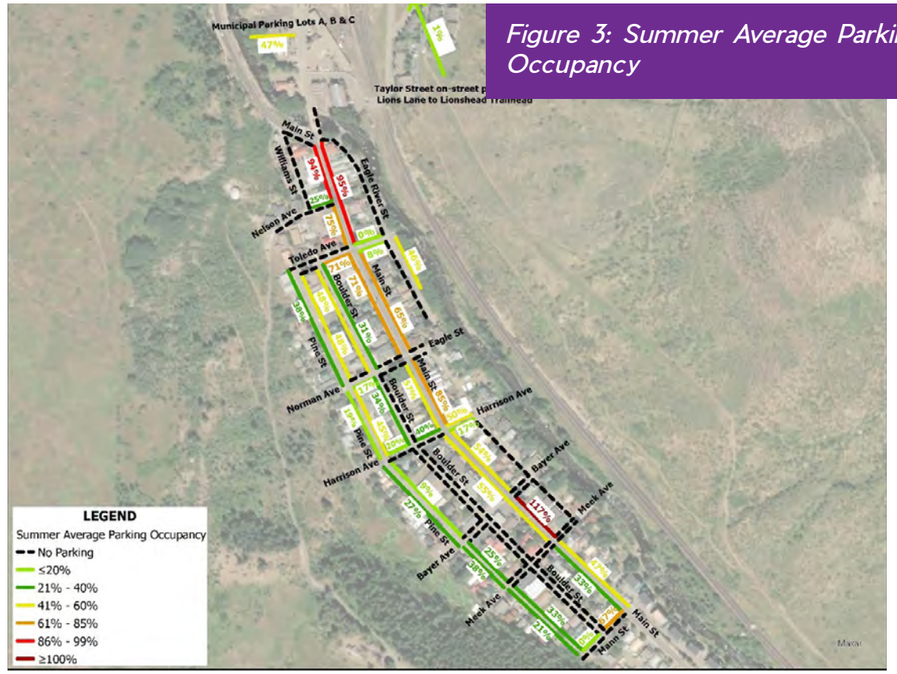



*Figure 3: Summer Average Parking Occupancy*

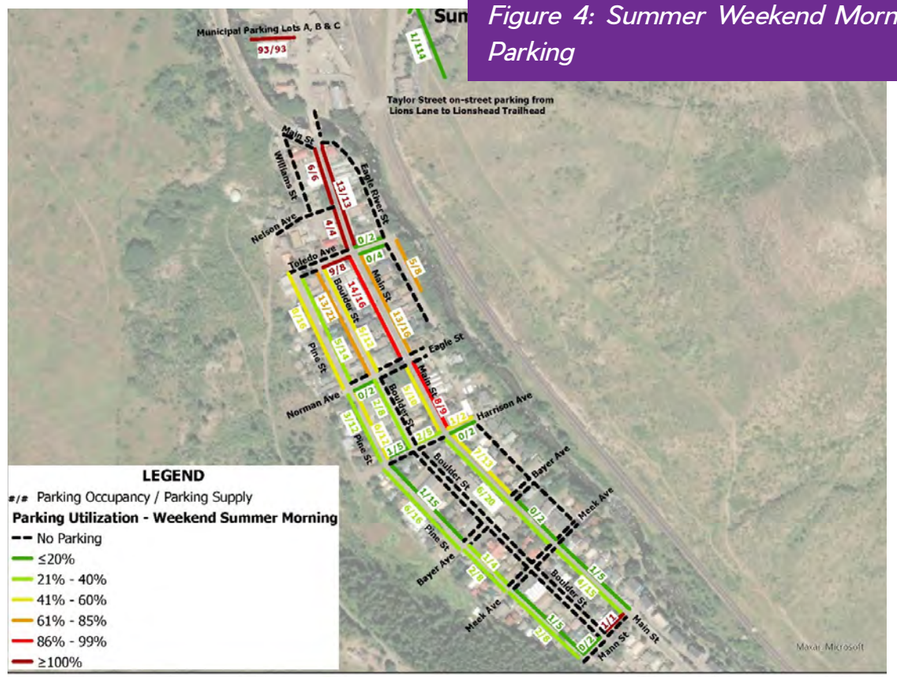



*Figure 4: Summer Weekend Morning Parking*

These findings suggest that no immediate changes in parking policies or parking supply are required to address parking occupancy concerns. There is adequate parking available to meet the current parking needs in the study area. In situations where parking may not be available immediately adjacent to a desired destination, it is likely available within one to two blocks.

Though this analysis concludes that Minturn does not currently have a parking supply problem, this long-range planning effort suggests future parking strategies for the Town to consider as needed. Readers can find more information on these strategies in the full Parking Study (Appendix F).

The parking study found that parking and loading are not clear and intuitive to users, based on field observations, citizen and business complaints, and staff knowledge. Drivers searching for parking often cannot determine if parking is public, private, or allowed based on signage and striping. Delivery vehicles often load or unload goods in the travel lane, parking lane, or sidewalk, which can be unsafe and inefficient. In the near-term, the Town should consider updating curbside signage to clarify messaging of parking regulations.

Other near-term recommendations for the next five years to improve parking management pertain to density and diversity of land uses, urban design and wayfinding, curbside management, snow maintenance, traffic circulation, shared parking, changes to parking requirements, time restrictions, and increased enforcement. Some of these strategies are parking-adjacent policies that do not directly change parking supply but would influence parking demand.

For example, increasing the mix of land uses within close proximity to the 100 Block can create a more walkable core and allow people to "park once" and explore on foot. Wayfinding signage, discussed later in this chapter, can direct drivers quickly and efficiently to available parking spaces. The Town should ensure the existing parking and snow removal policy retains on-street parking and ADA-accessible parking. The 100 Block circulation concept, also detailed later in the chapter, can improve intuitive and efficient access to parking by reducing cruising for parking.

Curbside management strategies like formalizing locations for passenger and truck loading can reduce instances of loading taking place in on-street parking spaces, the sidewalk, or travel lane. The Town should consider eliminating loading berth requirements for redeveloped properties with a Main Street frontage and identify dedicated locations for loading.

The *Minturn 100 Block Transportation Study* by Stolfus & Associates suggested three possible loading locations which could be further explored – 1) on Main Street, north of Nelson Avenue; 2) on Main Street, south of Nelson Avenue; and 3) on Williams Street, in the public right-of-way. The Williams Street location will be less suitable given this plan's recommendation to reimagine the area as a one-way shared street, in which pedestrians have the right-of-way. The Town also has an existing 15-minute pick-up and drop-off zone on the northwest side of the 100 Block, adjacent to the Minturn Country Club. This zone should be extended and converted to a 24-hour flexible passenger and goods loading zone.

Minturn currently allows shared parking only between buildings within 100 feet of each other whose operating hours do not overlap. The parking study recommends expanding this shared parking shed to 1,000 feet and allowing shared parking between uses with complementary demand rather than implementing restrictions based on operating hours.

Changing parking requirements to require land uses to adhere to parking maximums rather than minimums will promote a better alignment of parking supply and demand. Parking maximums outline the maximum parking that a developer may build, rather than stipulating the minimum number of spaces required. This change will help limit the number of parking lots that are larger than necessary. The Town has also considered (but rejected) instituting a fee-in-lieu, which allows landowners and developers to pay a fee into a municipal fund instead of providing on-site parking spaces required per the zoning code. Importantly, this plan does not recommend changing residential parking requirements. See Appendix F: Minturn Parking Study for additional discussion of residential and commercial parking in Minturn.

As seen in Table 8, similar communities to Minturn including Buena Vista, CO; Jackson, WY; Crested Butte, CO; Breckenridge, CO; Eagle, CO; and Dillon, CO have instituted fee-in-lieu policies. These communities charge a range of one-time rates per required single parking space, which vary based on characteristics of the downtown business core and anticipated revenues to offset costs.

Finally, Minturn can consider expanding the number of blocks with a 2-hour parking time restriction to increase parking turnover in front of businesses. This should be supplemented with increased enforcement of parking restrictions and increasing fines for violations. Minturn should continue to monitor parking occupancy and implement this recommendation when observed parking occupancy is nearing 85%.

**Table 8: Peer Community One-Time Parking Fee-In-Lieu Rates for Single Parking**

| Community | Fee-In-Lieu |
|---|---|
| Buena Vista, CO | $1,200 |
| Jackson, WY | $8,500 |
| Crested Butte, CO | $13,000 |
| Breckenridge, CO | $19,000 |
| Eagle, CO | $23,000 |
| Dillon, CO | Space 1-3, $2,000<br>Space 4-6 $5,000 |

In the long-term over the next 8 to 10 years, Minturn can implement additional parking management strategies including improved transit access, paid parking, regular data collection, and evaluation of increasing parking supply. As discussed in the Transit section below, the Town can work with ECO Transit to develop a shuttle to downtown from Dowd Junction, improve the frequency of existing bus routes, and expand first-and-last mile connections to bus stops.

Eventually, the Town may wish to explore paid parking as a tool to manage demand and encourage the use of alternate transportation modes. Other Colorado towns including Idaho Springs and Manitou Springs have begun charging for parking to manage demand.

Collecting regular data can help the Town determine how these near- and long-term strategies affect parking occupancy over time and demonstrate success to the community. If all of the previously suggested policies fail to effectively manage parking supply or parking demand increases significantly over time, the Town may explore opportunities to increase the parking supply by constructing additional parking. This should be evaluated cautiously, as new parking structures are expensive. Adding supply will also make it more convenient to drive and park in Minturn, which could contribute to additional traffic congestion.

## TRANSIT

Minturn residents are served by three bus routes (Minturn Route, Leadville Route, and Highway 6 Route) provided by ECO Transit, the regional transit provider. The Minturn Route and the Leadville Route operate north-south through town and serve stops in Minturn's core.

The Minturn Route operates between Maloit Park in south Minturn and the Vail Transportation Center. During the summer, there are two morning buses from Minturn and two evening buses from Vail. In the winter, there are five morning buses and five evening buses.

The Leadville Route operates between the Leadville Bus Barn and the Vail Transportation Center, with stops in Minturn. During the summer, there is one morning bus from Leadville and one evening bus from Vail. During the winter, there are two buses in the morning and evening. The Highway 6 Route provides more frequent 30-minute service between Edwards and Vail but stops at Dowd Junction on the north side of town and does not route through downtown Minturn.

While the Town of Minturn has limited ability to modify ECO Transit service on its own, there is a concurrent effort to this plan to form a new Regional Transportation Authority (RTA). This is a coordinated effort among the Eagle County business community, local governments, and nonprofit organizations. The proposed Eagle Valley Transportation Authority (EVTA) would enhance and expand ECO Transit service and multimodal infrastructure by forming an intergovernmental agreement and special taxing district. The formation committee have discussed funding opportunities that include a 0.5% sales and use tax, 0.5% transportation sales tax, member contributions, and federal and state grants.

This new EVTA would operate the same ECO Transit routes but would improve service span and frequency on many existing routes and could create new routes. The RTA Formation Committee is evaluating the possibility of developing a fare-free zone that would allow users in some or all of the service area to ride free of cost. This zone will likely include Minturn. The committee is also considering increasing the service span for the Minturn Route and improving service frequency on the Leadville and Highway 6 Routes.

The formation of an EVTA could also include upgrades to transit facilities and infrastructure such as bus stops and first-and-last mile improvements including park and rides, enhanced pedestrian crossings, microtransit, community vanpool, e-bike share, and trail planning, construction, and maintenance. Ultimately, the EVTA could help more riders reach transit and better connect Minturn to the Eagle Valley region.

The Town of Minturn will play a role in the formation of the EVTA and can improve the transit experience for riders through additional strategies at the local level. First, coordinating land use planning with the transportation system by locating new development near bus stops allows more residents and visitors to choose transit as a convenient option. It also increases the efficiency of transit service by improving ridership and making more frequent service cost-effective.





Expansion in transit service should be coordinated with the Town's plans for a mixed-use development at Dowd Junction and expansion of the Forest Service Park and Ride into a new transit center and mobility hub. Making Dowd Junction a transit hub will connect more people in Minturn to the Highway 6 Route, as discussed in detail in the section on Dowd Junction.

At the Dowd Junction transit hub and other bus stops in Minturn, the Town can enhance first-and-last mile connections that improve access to transit. Infrastructure such as wayfinding signage to key destinations, enhanced crossings of Hwy 24, complete sidewalks, trails, bike racks, lighting, landscaping, and other amenities make it easier and more convenient for users to access transit service. At bus stops that lack seating and shelter, Minturn can work with local businesses and the community to install and maintain these amenities, which improve comfort for those waiting for the bus.

## BICYCLE AND PEDESTRIAN NETWORK

Sidewalks are incomplete in downtown Minturn and missing between neighborhoods on the outskirts of town and downtown. There are no on-street bicycle facilities; bike facilities are limited to soft surface hiking and biking trails around Minturn. The bicycle and pedestrian projects proposed as a part of this plan, shown in the map on page 96 will create a more connected and comfortable environment for Minturn travelers who choose to walk, roll, and bicycle.

Sidewalks on Main Street have been completed through the south end of town to the bus stop at US-24/996 Main as part of CDOT's US-24 Improvements project. The Town has been awarded a $1.4 million grant to complete Phase 2 of this project, which will extend the sidewalks on both sides of Hwy 24 from where they end at the U-24/996 Main bus stop to the Boneyard Open Space. Phase 3 of the project will complete the pedestrian connection between Boneyard Open Space and Maloit Park Road. Completing Phases 2 and 3 of this project should be a near-term priority project for the Town, as the infrastructure will provide a continuous facility for people walking and biking through the core of Minturn and further south along Hwy 24.

Other near-term priority sidewalk projects should include those that provide missing connections to downtown so that Minturn travelers can comfortably walk to key destinations including bus stops, as shown in Table 9. Projects that complete gaps in the sidewalk network downtown and that are within close proximity of a key destination should also be given additional focus. The sidewalk projects that most satisfy these goals include the following:

- **Forest Service Park and Ride and Dowd Junction:** completion of sidewalks at this transit hub of Minturn will enhance first-and-last mile connections and comfort for those walking to the bus
- **Harrison Avenue between Boulder Street and Eagle River Street:** completion of sidewalk gap at a key bus stop downtown
- **Main Street by the Municipal Parking Lot:** completion of sidewalk gap between the Municipal Parking Lot and downtown
- **Meek Avenue between Boulder Street and River Street:** completion of sidewalk gap at a bus stop downtown
- **Toledo Avenue between Main Street and Eagle River Street (both sides):** completion of sidewalk gap at a bus stop downtown
- **US-24 and Meadow Mountain Business Park:** completion of sidewalk gaps between key bus stops, commercial area, and Grouse Creek Trailhead
- **Railroad Avenue:** completion of sidewalk gap in area with safety concerns including limited line of sight, poor nighttime lighting, and speeding vehicles
- **Taylor Avenue:** completion of sidewalk gap between Minturn neighborhoods and the town core, improved access between area with on-street parking and downtown

In the longer term, the Town can continue to complete the sidewalk network downtown and fill in gaps between neighborhoods with additional projects, as shown in Table 9. Completing sidewalk projects in the downtown street grid will require collaboration between the Town and downtown residents and businesses and a shared commitment to creating a safe, comfortable pedestrian environment.

Community feedback indicates broad support for the Town's efforts to improve sidewalks and crosswalks. Dedicating space in the public right-of-way to develop new sidewalks along residential frontages may require tradeoffs with on-street parking. Other long-term sidewalk projects not shown in Table 9 will include the completion or upgrade of sidewalks with new development or redevelopment, which the Town should require as a part of the Municipal Code.

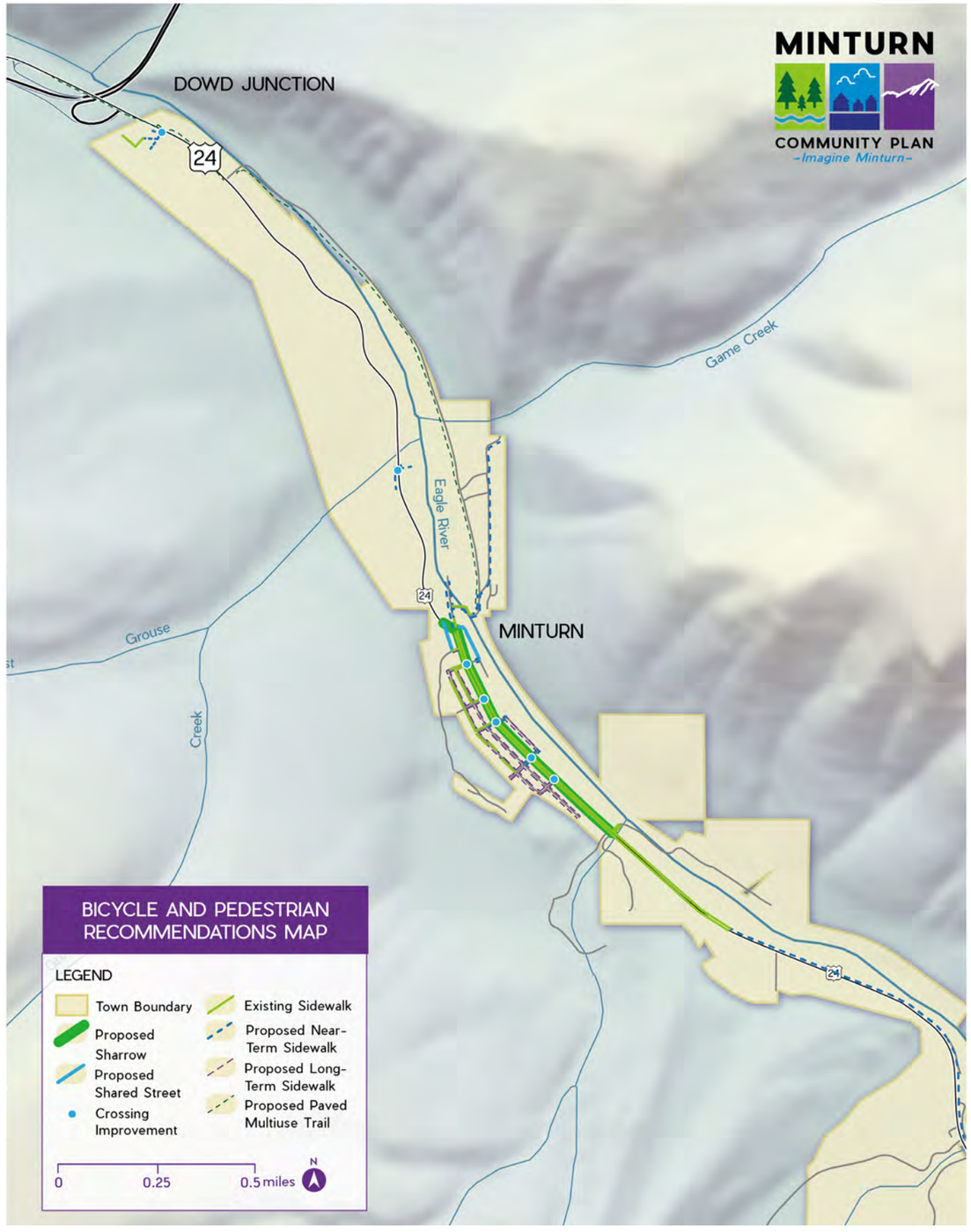



**Table 9: Sidewalk Projects Prioritized**

| Priority | Location | Missing Connection to Downtown (Weighted X2) | Within a Block of Bus Stop (Weighted X2) | Missing Connection Within Downtown | Within a Block of Key Destination | Miles |
|---|---|---|---|---|---|---|
| Near-Term | US-24 sidewalks phase II | X | X | | | .29 |
| Near-Term | US-24 sidewalks phase III | X | X | | | .58 |
| Near-Term | Forest Service Park and Ride | | X | | X | .09 |
| Near-Term | Harrison Ave between Boulder St and Eagle River St | | X | X | | .06 |
| Near-Term | Main St by Municipal Parking Lot | X | | | X | 1.00 |
| Near-Term | Meek Ave between Boulder St and Eagle River St | | X | X | | .08 |
| Near-Term | Toledo Ave between Main St and Eagle River St | | X | X | | .06 |
| Near-Term | US-24 and Meadow Mountain Business Park | | X | | X | .09 |
| Near-Term | Railroad Ave | X | | | | .19 |
| Near-Term | Taylor Ave | X | | | | .4 |
| Long-Term | Boulder St | | | X | X | .82 |
| Long-Term | Norman Ave | | | X | X | .06 |
| Long-Term | Pine St | | | X | X | .51 |
| Long-Term | Harrison Ave west of Boulder St | | | X | | .02 |
| Long-Term | Mann Ave | | | X | | .07 |
| Long-Term | Meek Ave west of Boulder St | | | X | | .08 |
| Long-Term | Nelson Ave west of Boulder St | | | X | | .02 |
| Long-Term | Eagle River St | | | X | | .23 |
| Long-Term | Toledo Ave west of Boulder St | | | X | | .01 |

In tandem with sidewalk projects, the Town should incorporate crossing improvements that also reduce the speeds of traffic entering and traveling through Minturn. During community engagement, residents expressed frustration with the prevalence of drivers on Hwy 24 speeding through the town core. The addition of curb extensions at intersections along Main Street (noted in Table 10) can reduce crossing distances, provide a comfortable place for people walking and shopping to linger while waiting to cross the street, and narrow the roadway at these locations, which has the potential to lower speeds of people driving.

The Main Street intersections at Harrison Avenue and Toledo Avenue are adjacent to bus stops in the Minturn core. The *Eagle County First/Last*

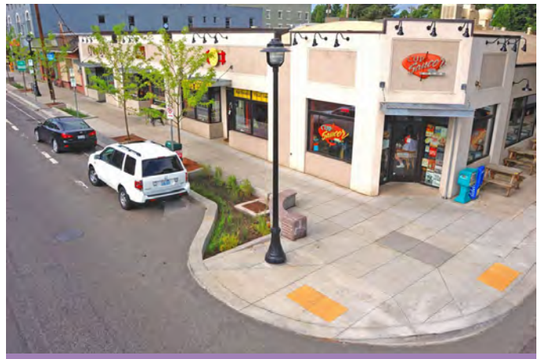
*Mile Strategy Study* identified Harrison Avenue as a high-priority bus stop for bicycle and pedestrian infrastructure improvements based on the nearby population density, income, connectivity within the transportation network, and public input. Marked crosswalks exist on the south side of Harrison Avenue and the north side of Toledo Avenue. Completing crosswalks on the remaining legs of these intersections will improve comfort for pedestrians and highlight these key pedestrian crossings to people driving along Main Street.

Outside of the Minturn core, two other intersections along Hwy 24 will benefit from crossing improvements—at the Forest Service Park and Ride and adjacent to the Meadow Mountain Business Park.

Pairing the addition of sidewalks along Hwy 24 adjacent to the Meadow Mountain Business Park with a formalized curb at the entrance to the commercial area and bus stop improvements would further signal the presence of pedestrians to people driving.

Also, as the Town considers new mixed-use development and a future mobility hub at the Forest Service Park and Ride (Dowd Junction), as well as a new multiuse trail on the east side of Hwy 24, this will become a future crossing location. The crossing, just south of Dowd Junction, will require more significant crossing treatments, given the high speed of vehicles entering and exiting Highway 6 and I-70.

Minturn currently lacks designated on-street bicycle facilities. During community engagement, residents expressed support for additional bike facilities, especially the planned multiuse trail to Dowd Junction and a connection to Maloit Park at the south end of town. The Hwy 24 sidewalks project will better connect downtown to the fitness center and Vail Ski and Snowboard Academy in Maloit Park.



*Curb extension in Portland, OR (Greenworks)*

In the near-term, the planned paved multiuse ECO Trail that will connect Dowd Junction to the north end of Minturn at the intersection of Minturn Road and Taylor Street is an important connection that closes a key gap in the active transportation network. People traveling to the Forest Service Park and Ride to board the Highway 6 Route currently must drive or bike along Hwy 24. The shoulder along Why 24 is not comfortable for people biking and does not support riders of all ages and abilities. The addition of the north-south trail connecting the north end of town with the core would improve first-and-last mile connections for transit riders and offer a new recreational amenity for Minturn residents and visitors.

This trail would also close a key gap in the Eagle Valley Trail, which will connect the Vail Pass and Glenwood Canyon trails. Once completed, this system will allow someone to ride a bike over 140 miles from Breckenridge to Aspen. Missing trail segments total 12 miles, with the 1.3 mile connection in Minturn, estimated to cost $1.5 million, according to ECO Trails. Funds will come from local government agencies, private foundation grants, state and federal programs, individual donors, and a fundraising campaign.

**Table 10: Crossing Improvements Prioritized**

| Priority | Location | Description |
|---|---|---|
| Near-Term | US-24 and Meadow Mountain Business Park | Formalize curb with bus stops |
| Near-Term | Main St and Harrison Ave | Complete crosswalk on north/east/west side and add curb extensions to calm traffic entering town |
| Near-Term | Main St and Toledo Ave | Complete crosswalk on south/east/west side and add curb extensions to calm traffic through town |
| Near-Term | Main St and Norman Ave | Add curb extensions to calm traffic through town |
| Near-Term | Main St and Meek Ave | Add curb extensions to calm traffic through town |
| Long-Term | US-24 and Forest Service Park and Ride | Future crossing location, treatment determined by PUD |
| Long-Term | Main St and Mann Ave | Add curb extensions to calm traffic entering town |





The 2019 *ECO Transit First/Last Mile Strategy Study* explored on-street bicycle facilities on Hwy 24 through Minturn. That study determined that an on-street bicycle lane on US-24/Main Street, which is managed by the Colorado Department of Transportation (CDOT) would not be feasible, but that "sharrow" lane markings and additional bicycle route signage should be added. Sharrows are shared lane markings that demarcate bike routes and alert drivers to people bicycling. The Town should partner with CDOT and continue to advocate for adding sharrows on Main Street through town to draw attention to people bicycling.

## DOWD JUNCTION

Dowd Junction, located at the confluence of US-6, I-70, and US-24 at the north side of town, occupies an important location in Minturn. Currently, the site hosts a US Forest Service (USFS) administrative facility, an ECO Transit bus transfer station, the Meadow Mountain Parking Lot, and a boat ramp for Eagle River recreation across Hwy 24. The Town of Minturn envisions that the bus transfer station and Park and Ride that is currently owned by USFS will likely become town property and developed as a mixed-use Planned Unit Development (PUD). This site is the ideal location for a mobility hub that brings together Minturn's transportation alternatives in one place, with parking, transit, and active transportation connections via the proposed multiuse trail. Through this development, Dowd Junction could also become a gateway signaling the entrance to Minturn.

As suggested in the *Eagle County First/Last Mile Strategy Study*, creating mixed-use development at Dowd Junction and expanding the Forest Service Park and Ride into a new transit center and mobility hub could connect more people in Minturn to the Highway 6 Route. Residents of Dowd Junction would gain convenient access to Avon and Vail via transit service along I-70. The incorporation of features such as wayfinding signage to downtown and other key destinations, an enhanced crosswalk across Hwy 24, complete sidewalks, bike racks, priority carpool/vanpool parking, lighting, and other amenities would create a mobility hub at Dowd Junction. These features would make it possible for users south of Dowd Junction to more easily access frequent east-west transit service by walking, biking, and carpool.

In the future, the Town should explore the potential for the Meadow Mountain Parking Lot to serve as overflow parking for visitors during local events, weekends, and other busy days. During these times, digital signage at Dowd Junction could alert driving visitors that they may park in the lot. The signage could convey in real-time if the Municipal Parking Lot is full. The overflow parking at Dowd Junction should be paired with a microtransit shuttle that connects visitors between Dowd Junction and the Minturn core. The Town could develop such a shuttle in tandem with ECO Transit/the EVTA or independently.

## 100 BLOCK CIRCULATION CONCEPT

*Note: There are two circulation concepts presented in* **Chapter 2: A Thriving 100 Block.**

As the heart of town, the 100 Block sees high daily volumes of vehicles and pedestrians. The area also has several circulation challenges; for instance, drivers entering Minturn headed south who miss the left turn toward the Municipal Parking Lot have limited options for turning around. Williams Street and Eagle River Street are both southbound one-ways. Drivers headed south on Main Street attempt to turn right onto Nelson Avenue to make another right on Williams Street to head north back to the Municipal Parking Lot, discover it's a one way, and "get stuck" turning around on Nelson Avenue. The street points up a steep hill and there is little room to perform a U-turn. Drivers who turn left on Toledo Avenue must travel south on Eagle River Street and turn around at the dead end.

Converting Eagle River Street from one-way southbound to one-way northbound would address this issue by allowing drivers to loop north to reach the Municipal Parking Lot. This conversion would also reduce confusion for Minturn visitors. This analysis also considered the possibility of converting the direction of Williams Street. Due to sight distance issues resulting from northbound drivers turning left onto Main Street from Williams Street, this option is recommended only if left turns are prohibited. In the future, the town might consider creating a one-way loop around the lot south of Nelson Avenue, which could eventually serve as a turnaround for cars and trucks.

This plan also envisions that both Eagle River Street and Williams Street will become "shared streets" that give walking and rolling right-of-way, while people driving and bicycling must yield. Generally, these streets lack curbs to eliminate the distinction between the pedestrian and car realm, signaling to drivers that the area is a shared space. Street features calm traffic so that vehicles operate at speeds low enough to prioritize pedestrian safety.

Given the narrow 15' wide right-of-way on these streets, they are natural candidates for this configuration. The narrow space does not allow enough room for a travel lane, parking lane, and a sidewalk. Alternating parallel parking, staggered on either side of the street, could effectively create chicanes (or offset curb extensions that narrow the street) that slow people driving. The street enclosure, alongside other features such as planters/landscaping, street furniture, and tactile paving, will reduce vehicle speeds and allow people walking, biking, and driving to share the road more comfortably. The Town should update their snow removal policy to plan for winter maintenance of any shared streets. These streets should be plowed frequently. The Town should consider a snowmelt system for these streets and other priority pedestrian corridors.

Lastly, the Town should work with Union Pacific Railroad to improve parking in the Municipal Parking Lot, in both the short and long-term. In the near-term, the Town should consider reconfiguring the Municipal Parking Lot to allow for better circulation of vehicles, more parking spaces, and improved safety through additional lighting. In advance of planning and implementing these recommendations, an assessment of the level of investment considering the Town's short-term lease of this lot should be considered. In the near-term, the Town should also continue working with the railroad for the Town of Minturn purchase this land. If it is determined that Town ownership of this land is not feasible, a longer-term lease from the railroad should be considered and a parking program to fund acquisition and improvements should be initiated. A potential subarea master plan in this area is discussed in Chapter 3.

## SIGNAGE AND WAYFINDING

Signage is a practical component of a community's transportation system, directing users to key destinations. However, it also offers an opportunity for the Town to create a sense of place and cohesive, artistic system for orienting visitors and bringing people into the Minturn core to explore shops and restaurants. In this way, wayfinding can simultaneously act as an economic development driver and unite transportation and land use.

Signage plays an important role in facilitating multimodal circulation. While missing or confusing signage may irritate visitors and cause unnecessary circling in the car, clear and simple signage placed correctly enables people to explore and enjoy a downtown area on foot or by bicycle. Additionally, standardized features like light bollards, consistent pedestrian-scale lamp posts, and signs can signal that one has entered the town. Signage and wayfinding in Minturn should communicate four main messages: 1) when you're entering town; 2) where you're going; 3) where you're allowed to park; and 4) where you can walk, bike, and take transit.

The first type of wayfinding is gateway signage. This type of sign (as shown in the map to the right) signals to visitors and residents that they are entering town and highlights the town core. Minturn currently has welcome signs at the north end of town near the Meadow Mountain Business Park and at the south end of town near Notch Mountain Road. Additional gateway signage could be placed entering the historic area of Minturn on Main Street just north of Williams Street and just south of Meek Avenue. With the development of Dowd Junction, this type of signage could also be appropriate north of the mobility hub.



*Cady's Alley, a shared street in Georgetown, VA (Martinez & Johnson Architecture)*



*Gateway signage in New Haven, CT (Wikimedia Commons)*



The second type of signage indicates where to find key destinations, such as public parking lots, downtown Minturn shopping and dining, the Minturn Town Hall and post office, trailheads, and more. Wayfinding signage should be placed throughout the town core between Williams Street and Mann Street, but specifically adjacent to bus stops, parking lots, the Town Hall/post office, trailheads, and hotels, as shown in the map on the previous page. All signs not immediately next to a bus stop should point toward the nearest stop. This will remind residents and visitors of the local transit system and promote ease of use.

Thoughtful design and placement of this signage can help visitors and residents orient themselves downtown and easily locate key destinations. The top image to the right shows how simple this kind of signage can be, while remaining aesthetically pleasing. The pedestrian scale of this signage caters to people walking downtown, but it can also be read by those on a bike or in a car. This signage could also include estimated walking time to each destination listed to further highlight ease of pedestrian access.

While wayfinding signage will direct visitors to public parking lots, the third type of signage, parking signage, will communicate on-street and lot parking regulations to the public. This type of signage already exists in Minturn but should be updated with any change in parking regulations described previously.

Finally, signage of walking and biking routes can communicate safe places to choose active transportation and recreate. This can include signage on the Hwy 24 corridor, shared streets, and pedestrian passages within the 100 Block.

As suggested in the *Eagle County First/Last Mile Strategy Study,* this plan recommends placing Share the Road signs throughout the Hwy 24 corridor between I-70 and the Minturn core and studying a reduction in the speed limit from 40 mph to 30 mph, alongside the installation of sharrow markings.

The entrances to shared streets on Williams Street and Eagle River Street should also be clearly signed to inform incoming drivers of the street configuration and speed change, similar to the signage shown in the middle image to the right.

Minturn can also use signage to highlight new and future pedestrian passages in the 100 Block that connect the downtown to nearby scenic and recreational amenities like the Eagle River and White River National Forest. As seen in the bottom image to the right, the same kind of signage can concisely show multiple walking routes.




*Wayfinding signage in South Bend, IN (Corbin Design)*




*Shared street signage (Planetizen)*




*Walking path signage (Madison Schmidt, Cincinnati People)*





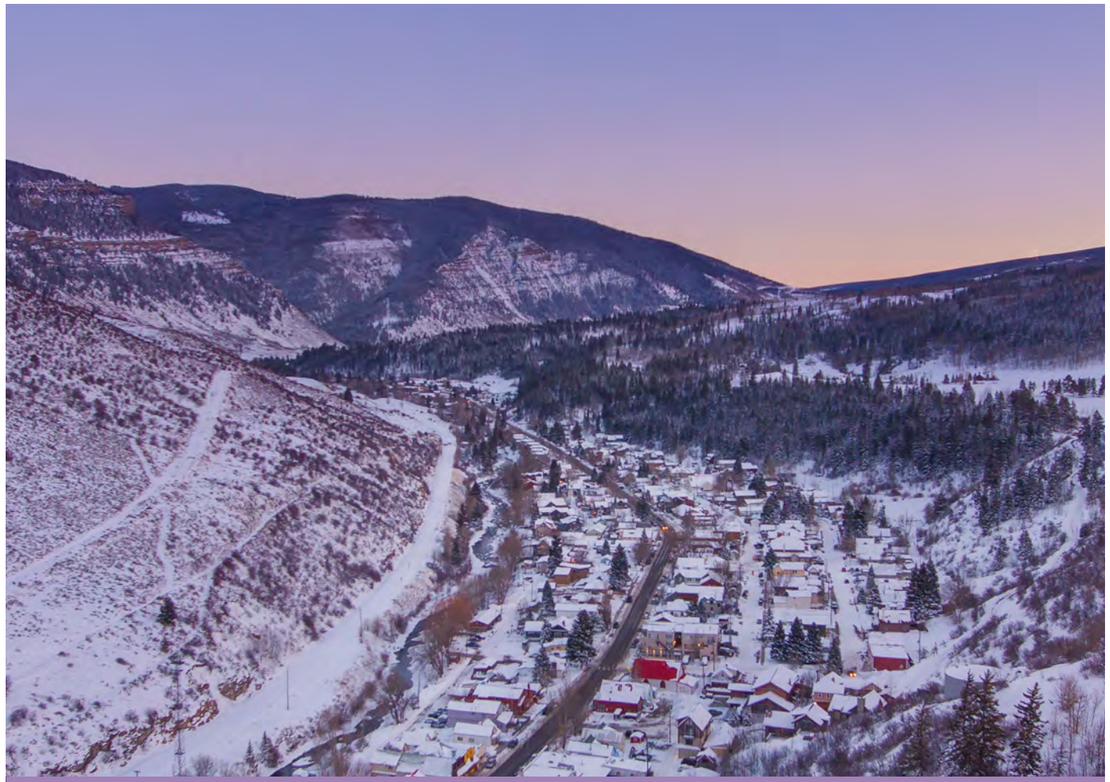
## MULTI-MODAL INFRASTRUCTURE

The introduction of multi-modal infrastructure such as electric bike share, bike racks, bike wash/repair stations, and bus shelters and seating would reinforce the availability of transportation alternatives in Minturn.

Neighboring communities in Eagle County including Avon, EagleVail, and Vail launched an e-bike share program called Shift Bike in June 2022. This program offers seasonal, monthly, and pay-as-you-go rentals and maintains 90 bikes and 20 stations. As the ECO Trail connection from Dowd Junction to Minturn is constructed, the town should partner with these neighboring communities to explore expanding the Shift Bike program to Minturn.

The town should collaborate with ECO Transit/the EVTA and commercial businesses to install bike racks near bus stops, the Town Hall/post office, trailheads, and hotels. Installing at least one bike rack on each block in the Minturn core that hosts commercial land uses will support people that choose to bike downtown by providing a safe place to store and lock their bikes. Additionally, during community engagement, the public indicated a desire for a bike wash/repair station in the 100 Block. This should be installed at a central, convenient location.

Currently, the only bus stops in Minturn with seating and shelter are the Forest Service Park and Ride stop and the US-24/472 Main stop. Other stops are only marked with a signpost, and some lack ADA landing pads. Minturn should work with ECO Transit and the eventual EVTA to formalize bus stops, making them ADA accessible and installing seating and shelter.



*A winter sunset in Minturn.*

# RECOMMENDATIONS

## OBJECTIVE 6.1 DEVELOP SHARED PARKING AND CURBSIDE MANAGEMENT STRATEGIES IN THE 100 BLOCK AREA BASED ON PARKING MANAGEMENT STUDY.

- **Action 6.1.1:** In the near-term, consider updating curbside signage to clarify messaging of parking regulations.
- **Action 6.1.2:** Increase the mix of land uses within close proximity of the 100 Block to create a more walkable core and allow people to "park once" and explore on foot.
- **Action 6.1.3:** Ensure the existing parking and snow removal policy retains on-street parking and ADA-accessible parking. Update this policy to plan for winter maintenance of shared streets.
- **Action 6.1.4:** Formalize locations for passenger and truck loading downtown.
- **Action 6.1.5:** Expand the shared parking shed from 100 ft to 1,000 ft and consider allowing uses with complementary demand to share parking rather than restricting based on operating hours.
- **Action 6.1.6:** Consider changing parking requirements to require land uses to adhere to parking maximums rather than minimums and instituting a fee-in-lieu policy.
- **Action 6.1.7:** Following an increase in commercial uses or parking occupancy on a block, consider expanding the blocks with a 2-hour time restriction to increase parking turnover in front of businesses
- **Action 6.1.8:** Explore paid parking as a tool to manage demand, encourage the use of alternate transportationn modes, and generate revenue.
- **Action: 6.1.9:** To increase the effectiveness of parking management strategies and promote compliance, increase enforcement of parking restrictions by increasing fines for violations.
- **Action 6.1.10:** Collect regular parking count data to determine how these near- and long-term strategies affect parking occupancy over time and demonstrate success to the community.
- **Action 6.1.11:** Work with Union Pacific Railroad to explore opportunities to purchase the land containing the Municipal Parking Lot. If that is not feasible, consider extending the current short-term lease or reconfiguring the Municipal Parking Lot.
- **Action 6.1.12:** If all of the previously suggested policies fail to reduce occupancy to the goal of 85%, explore opportunities to increase the parking supply by constructing additional parking.

## OBJECTIVE 6.2 IDENTIFY MINTURN'S ROLE IN A REGIONAL TRANSIT AUTHORITY AND IN FACILITATING EXPANSIONS TO ECO TRANSIT SERVICE AND/OR TOWN OF VAIL TRANSIT SERVICE; CAPITALIZE ON THE GROWTH OF MASS TRANSIT INFRASTRUCTURE AND RIDERSHIP TO SUPPORT INFILL AND/OR TRANSIT-ORIENTED DEVELOPMENT IN MINTURN.

- **Action 6.2.1:** Coordinate land use planning with the transportation system by locating new development near bus stops.
- **Action 6.2.2:** Enhance first-and-last mile connections that enable people located outside of walking distance from a bus stop to reach transit by installing features such as printed wayfinding to key destinations, enhanced crossings of Hwy 24, complete sidewalks, trails, bike racks, lighting, landscaping, and other amenities.

## OBJECTIVE 6.3 ENVISION AN INTERCONNECTED NETWORK OF SIDEWALKS AND TRAILS FOR WALKING AND BIKING THAT CONNECTS MINTURN'S NEIGHBORHOODS, COMMERCIAL AREAS, AND RECREATIONAL OPPORTUNITIES.

- **Action 6.3.1:** Complete near-term priority sidewalk projects that provide missing connections to downtown so that Minturn residents can comfortably walk to key destinations and those within close proximity of a bus stop.
- **Action 6.3.2:** Complete long-term priority projects that fill in the sidewalk network downtown and gaps between neighborhoods.
- **Action 6.3.3:** Update the Municipal Code to require the completion or upgrade of sidewalks with new development or redevelopment.
- **Action 6.3.4:** Install curb extensions at key intersections along Main Street to reduce crossing distances, provide a comfortable place for people walking and shopping to linger while waiting to cross the street, and slow traffic.
- **Action 6.3.5:** Complete crosswalks on the remaining legs of Harrison Avenue and Toledo Avenue to draw attention to crossing pedestrians.
- **Action 6.3.6:** Construct the planned paved multiuse ECO Trail that will connect Dowd Junction to the north end of Minturn at the intersection of Minturn Road and Taylor Street.
- **Action 6.3.7:** Partner with CDOT and advocate for the effort to add sharrows on Main Street through town to draw attention to people bicycling.

## OBJECTIVE 6.4 ADDRESS MULTI-MODAL CONNECTIVITY NEEDS AT DOWD JUNCTION AND ENCOURAGE GREATER CONNECTIVITY TO THE REST OF EAGLE COUNTY.

- **Action 6.4.1:** Expand the Forest Service Park and Ride into a new transit center and mobility hub to connect more people in Minturn to the ECO Transit Highway 6 Route.
- **Action 6.4.2:** Explore the potential for the Meadow Mountain Parking Lot to serve as overflow parking for visitors during high demand times, paired with digital signage and a shuttle that transports visitors between Dowd Junction and downtown Minturn.

## OBJECTIVE 6.5 ADD SIGNAGE IN KEY LOCATIONS THROUGHOUT TOWN TO CLARIFY PARKING, DESTINATIONS, AND TRANSPORTATION OPTIONS.

- **Action 6.5.1:** Develop gateway signage on the north and south end of the town core (and eventually at Dowd Junction).
- **Action 6.5.2:** Place wayfinding signage throughout the town core between Williams Street and Mann Street; specifically adjacent to bus stops, parking lots, the town hall/post office, trailheads, and hotels. Design signs not immediately next to a bus stop to point toward the nearest stop to remind residents and visitors of the local transit system and promote ease of use.
- **Action 6.5.3:** Update parking signage with any changes to parking regulations.
- **Action 6.5.4:** Communicate safe places to choose active transportation and recreate by placing Share the Road signage on the Hwy 24 corridor and other wayfinding at the entrances to shared streets and pedestrian passages within the 100 Block.

## OBJECTIVE 6.6 FACILITATE MULTI-MODAL TRIPS BY ADDING INFRASTRUCTURE, SUCH AS BIKE RACKS AND BUS SHELTERS.

- **Action 6.6.1:** Consider participating and partnering with neighboring communities in Eagle County in a regional or neighboring bike share program, such as the ShiftBike program in Vail, Eagle Vail, and Avon; promote service at Dowd Junction.
- **Action 6.6.2:** Collaborate with ECO Transit/the EVTA and commercial businesses to install bike racks near bus stops, the Town Hall/post office, trailheads, and hotels. Place at least one bike rack on each block in the Minturn core that hosts commercial land uses and install a bike wash/repair station at a central, convenient location in the 100 Block.
- **Action 6.6.3:** Work with ECO Transit and the EVTA to formalize bus stops, making them ADA accessible and installing seating and shelter.

## OBJECTIVE 6.7 MONITOR IMPACTS TO HIGHWAY 24.

- **Action 6.7.1:** Partner with CDOT to monitor and collect information regarding traffic levels, level of service, and traffic speeds on Hwy 24.
- **Action 6.7.2:** Require all new major development proposals to include traffic studies with particular focus on potential impacts to Hwy 24 resulting from all phases of proposed development.
- **Action 6.7.3:** Require all new major development proposals to fund off-site traffic improvements, limit density, or both.

*This page is intentionally left blank.*





# CHAPTER 7



## Quality of Life, Recreation & An Inviting Public Realm: Parks, Trails & Community Gathering Spaces

# INTRODUCTION

A community with a good quality of life enables residents to live in ways that support their physical, mental, and social wellbeing. Within community planning, "quality of life" refers primarily to spaces and activities that foster public health and vibrancy. Assets that support quality of life, which can include walkable streets, scenic views, parks, and community events, help to build community character and identity. These spaces and events bring people together and provide opportunities for relaxation, rejuvenation, connection to nature, and physical activity.

The purpose of this chapter is to recognize the great amenities, programs, and events that help make Minturn, "Minturn" and to lay out steps the Town can take to preserve and expand upon these opportunities.

# EXISTING CONDITIONS & ISSUES

Minturn already supports a high quality of life, with its myriad of outdoor recreation opportunities, breathtaking vistas, and lively community events.

## NATURAL AMENITIES AND RECREATION OPPORTUNITIES[10]

Minturn lies within the striking Eagle River Valley, which is characterized by the steep slopes and impressive cliffs of the White River National Forest and Holy Cross Wilderness that surround the community. The Eagle River itself is a picturesque feature of town, winding past the 100 Block and providing opportunities for fishing, kayaking, rafting, and canoeing. The Town has provided benches, public bathrooms, and a small basketball hoop along the river. There is currently a social soft-surface trail suitable for walking or mountain biking that runs along the east side of the train tracks and river from Lions Lane south to Ballpark Road/Ed6. Another social soft-surface trail connects to this trail, creating a loop farther up the hillside.

Other formal trails and recreation opportunities in the immediate Minturn area are listed in Tables 11 and 12 below.

Of course, many other recreation opportunities are available for Minturn residents and visitors in the broader region, including close proximity to Vail and Beaver Creek ski areas. The Minturn Fitness Center, a membership-based gym, also offers opportunities for residents to build their fitness. In addition to an open gym environment, the fitness center offers personal training and classes.

**Table 11: Recreational Assets - East Side of Valley**

| Name | Uses & Activities | Trail Connections & Access Points |
|---|---|---|
| Minturn Mile (winter)/Game CreekTrail (summer) | Backcountry skiing, mountain biking, horseback riding, and hiking | Connects to Vail Mountain trails |
| Lionshead/Cougar Ridge Trail | Hiking, mountain biking | Connects to additional Vail Mountain trails; accessed via the Game Creek Trail |
| Eagle River Access Points (3) | Fishing, scenic and wildlife viewing, picnicking | Two are ADA accessible |
| Little Beach Park | Playground, picnic area, concerts at the amphitheater beside the Eagle River | Connects to Minturn Bike Park and Mini Mile |
| Minturn Bike Park | Biking skills courses and the Minturn Mini Mile single-track trail (walking, biking) | Connects to Little Beach Park |
| Boneyard Open Space | Walking, river access | |
| Two Elk Shooting Area | Shooting | Accessed via Ed6 access road (only open to vehicles during the summer & early fall) |
| Two Elk Trail | Hiking, mountain biking, and horseback riding | This trail connects to the Mill Creek and additional Vail Mountain Trails. Ed6 access road is only open to vehicles during the summer and early fall. |

[10] Town of Minturn website, USFS, COTrex, MTB Project





**Table 12: Recreational Assets - West Side of Valley**

| Name | Uses & Activities | Trail Connections & Access Points |
|---|---|---|
| Meadow Mountain & Everkrisp Trails | Hiking, mountain biking, snowshoeing | Meadow Mountain connects to the Grouse Creek Trail; Everkrisp connects to Whiskey Creek and Paulie's Plunge/Stone Creek trails. |
| Grouse Creek/ Grouse Mountain and Grouse Lake Trails | Hiking, mountain biking, snowshoeing | Connects to the Meadow Mountain Trail and Martin Creek Trail. |
| Martin Creek Trail | Hiking | Two are ADA accessible |
| Maloit Park/Vail Ski & Snowboard Academy | Nordic skiing, snowshoeing, walking, and open field for sports or picnicking. Includes an FIS Nordic ski course (only 1 of 2 in North America). | Connects to Minturn Bike Park and Mini Mile |
| Cross Creek, Fall Creek, Notch Mountain, and Mountain of the Holy Cross Trails; Half Moon Campground | Hiking, backcountry skiing, tent camping | Notch Mountain Road is groomed in the winter and is closed to motor vehicles through the end of June. The lower Tigiwon Trailhead offers winter access. |

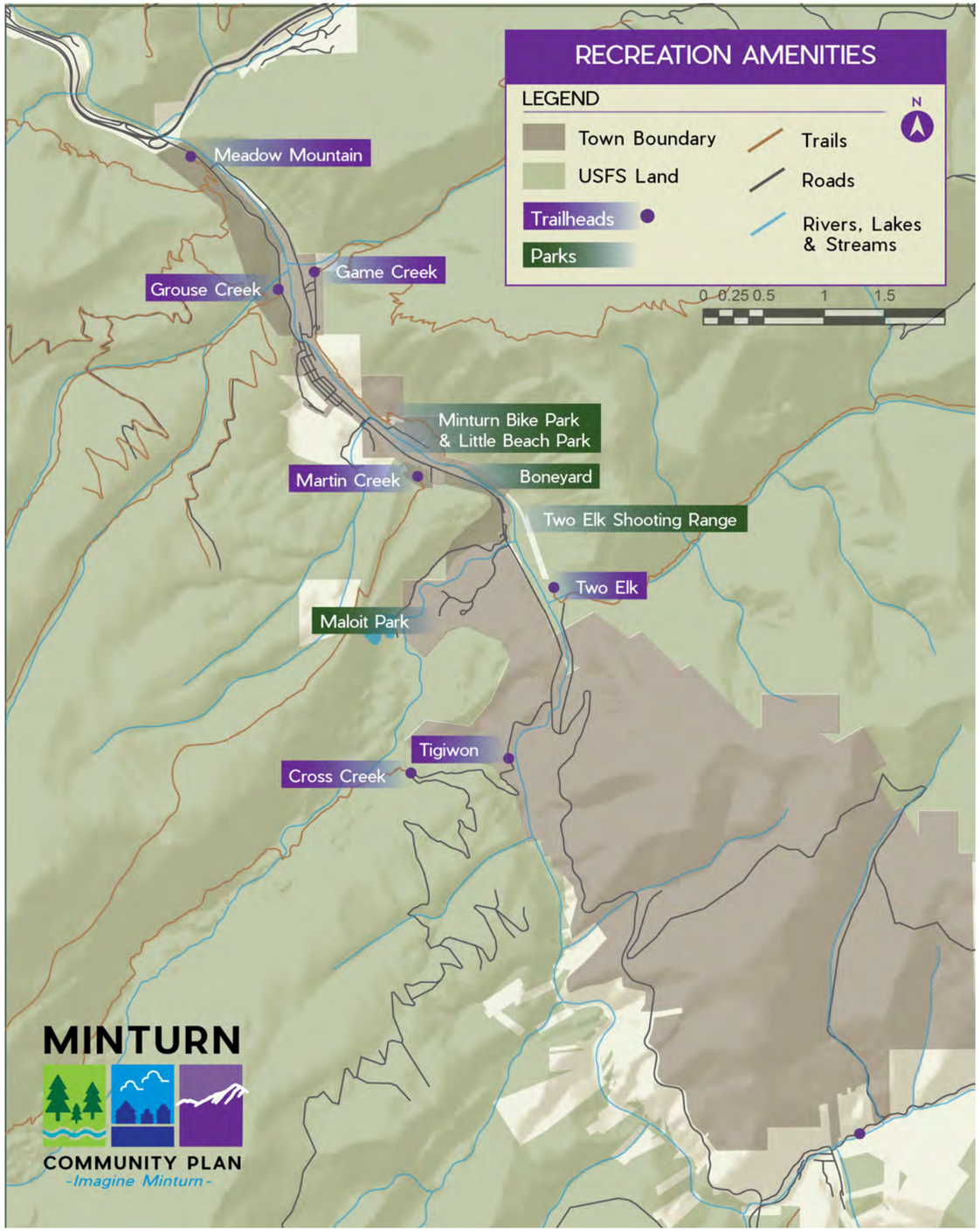
The Bolts Lake area offers potential opportunity for future recreational development. An asset now owned by ERWSD with intentions to pursue its revival as an acting reservoir, this project could include recreational amenities such as hiking, boating, SUPing, and camping, similar to Homestake Reservoir near Leadville.

## COMMUNITY EVENTS[11]

The Town of Minturn hosts several community events that are valued and attended. These regular events include:

- Minturn Summer Concert Series (free): every Thursday in July and August. Held at the Little Beach Park amphitheater.
- Minturn Market: every Saturday July through Labor Day weekend. Held along Williams Street and adjacent to the Minturn Country Club building (downtown).
- Independence Day Celebration: July 2nd. Held at Little Beach Park.
- Minturn Hometown Throwdown: collection of local music showcases at various locations around town. First Saturday in October.
- Town Tree Lighting Celebration: Includes family-friendly activities. Held in early December at the corner of Toledo Ave and Main Street.
- Christmas Tree Bonfire: community bonfire to celebrate the end of the holiday season and dispose of community Christmas trees. Held in early January at the Little Beach Park upper parking lot.
- Minturn Halloween: trick-or treating and other family-friendly activities. Town-wide event held annually on October 30th.
- Blue Starlite Drive-In Movies: typically held regularly throughout the summer at the Little Beach Park upper parking lot. These events, hosted by an outside vendor, have been discontinued for the 2022 season.
- Town Cleanup Day: opportunity for residents to properly dispose of/recycle large items and e-waste. Held each spring. Historically, resident groups have also sometimes taken this opportunity to participate in trash pick-up around town. Community dinners: typically organized monthly by the Minturn Community Fund. Held at Town Hall.
- Neighborhood Block Parties: sponsored by the Minturn Community Fund but spearheaded by local residents. These events take place as they arise based on resident interest.

[11] Town of Minturn website








## QUALITY OF LIFE POLICY CONTEXT

The 2016 *Minturn Economic Development Plan* includes three key areas of focus, one of which is placemaking – the act of creating spaces that draw people, encourage chance encounters, and provide opportunities for formal events. This can include infrastructure and service improvements such as bathrooms, concessions, trails, seating, play equipment, parking/bike racks, etc. as well as beautification tactics such as landscaping, art installations, etc. That plan and others, such as the 2015 *Plan4Health Policy Scan* and 2009 *Community Plan* encourage new public spaces such as pocket parks and further planning regarding riverfront access and activation as well as trails and active transportation within Minturn. The *Plan4Health Policy Scan* also encourages more opportunities to bring local produce to the Minturn community.

# COMMUNITY INPUT

Residents of Minturn identified sense of community and recreational amenities/programs as two of the top five attributes of the Minturn community.[12] When asked why they choose to live in Minturn, the top two answers by far were quality of life and recreational activities. The small town atmosphere, quality of life, scenery, and recreational amenities were also top things that residents reported enjoying about Minturn. Respondents also reported satisfaction with Town efforts regarding arts and culture amenities as well as programs and events, but that the quality, quantity, and signage for paved pathways could be improved.

Residents strongly supported the idea of adding a bike path from Dowd Junction to Maloit Park, as well as expanding recreational amenities (parks and trails) more generally. Participants also supported expanding paved sidewalks, pathways, and bikeways throughout town and improvements to the restroom facilities at Little Beach Park and amphitheater. Other than improvements to water infrastructure, recreation-related projects were top priorities for survey respondents. Sixty-four percent of respondents reported that they have been to the Minturn Fitness Center, many of which (45%) indicated that it had been more than a year since they had been, though this lower rate may be a result of COVID-19. Twenty eight percent said that they went weekly or within the last few months. When asked what would encourage more use, many respondents noted that it is far from the core of the community, that the cost/value is prohibitive, or that they prefer exercising outdoors.

[12] Town of Minturn Community Survey Report (2022)

The survey also asked about the positive impact of Town events on quality of life in Minturn. Respondents indicated that the Summer Concert Series, Minturn Market, and Minturn Halloween had the strongest positive impact on quality of life. Town Cleanup Day and neighborhood block parties also received significant support.

Participants in the Open House held as part of this planning process expressed a desire for new walking paths and biking trails, including increased public access to the Eagle River, trails adjacent to the river and pedestrian bridges across the river. Respondents also indicated that existing multi-modal transportation infrastructure is inadequate within Minturn, which affects residents' and visitors' abilities to access recreational amenities and community gathering spaces safely and comfortably without the need for a car. Participants also noted a desire for expanded recreation areas, a formal community center space, and dispersed or organized camping. However, in the past there has been documented opposition to camping in Minturn. There were mixed feelings about the shooting area; some residents believe the shooting range presents safety issues and should be closed. The Keystone Policy Center is facilitating a process to provide recommendations on the shooting range to the Forest Service from a variety of stakeholders. The community garden was noted as an asset to preserve.

The Community Plan Steering Committee also provided valuable feedback as part of this process.[13] During facilitated meetings they expressed gratitude for proximity and access to recreation opportunities, including the ability to walk from your front door to recreate. They noted the value of the Eagle River, the addition of the new Bike Park, Little Beach Park, and the summer concert series. The Committee expressed that working with the railroad is a challenge and limits what the Town can do with property owned by Union Pacific Railroad along Eagle River, including the municipal parking lot which is leased to the Town on an annual basis. They expressed pride in the Town's accomplishments regarding new parks and recreation opportunities since the 2009 *Community Plan*.

[13] Information from Minturn Community Plan Steering Committe Meeting #1 Memorandum, SE Group (2021; Appendix C: Steering Committee Memos).

# CENTRAL CONCEPTS

Many amenities in Minturn already support a high quality of life for residents. This section describes key priorities for increasing quality of life in Minturn. As stated at the beginning of this chapter, increasing quality of life means supporting existing amenities (e.g., recreation areas and trails) and working to provide amenities that are lacking (e.g., a small grocery store).

*Tourism & Quality of Life in Minturn*

*The same amenities and attributes that support a high quality of life for residents can help create quality experiences for visitors. For example, a walkable downtown area and river access benefit both of these groups.*

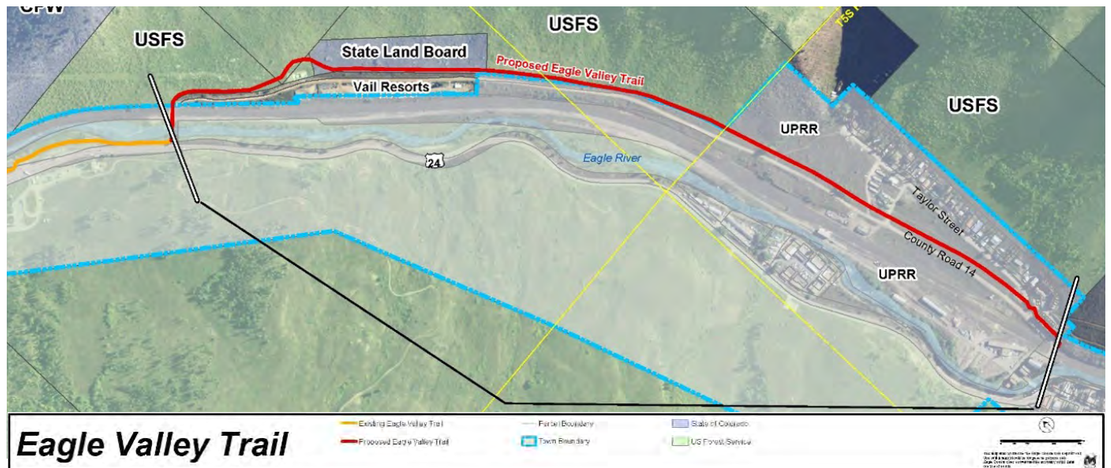
*It is important to note that some Minturn residents are concerned about potential negative impacts of increasing tourism activity. As described in* ***Chapter 3: An Economically Vibrant Community****, Minturn's economy is partially dependent on visitors who supplement the market for local businesses. Without ample visitation, Minturn risks losing businesses that provide essential tax revenue as well as jobs and services for the community. The recommendations in this plan are intended to acknowledge these concerns and balance them with enhancements to Minturn as a place to live and visit.*

## SUPPORT RECREATION ACCESS

Recreation is central to life in Minturn. Visitation to Minturn is also associated with recreation at nearby mountain resorts and increasingly at local recreation sites like Maloit Park and the Minturn Bike Park. To maximize the quality of life benefits of recreation in Minturn, the Town should continue to expand the variety of recreation opportunities that are accessible to residents and visitors of all ages and abilities. The Town should also work to complete pedestrian connections from neighborhoods and Old Town to nearby recreational opportunities.

One example of an ongoing project that will increase recreation opportunities as well as multimodal connections to the broader region is the ongoing effort to extend the regional paved ECO Trail from the I-70 and Hwy 24 intersection to Minturn. Current plans will extend the path to the municipal parking lot just north of the 100 Block, with construction anticipated for 2023. The Town intends to advocate for and support an additional extension to Maloit Park. The figure below illustrates the general trail alignment concept (red line) for planned development in 2023.

The Town should also support the stewardship and ongoing maintenance of its existing recreation opportunities. Sharing and encouraging an ethic of responsible recreation in Minturn has the potential to benefit the Town's trails, parks, and open spaces for generations. The Town is actively pursuing grants related to responsible recreation and stewardship.




*Proposed new section of the Eagle Valley Trail connecting to Minturn.*





Much of Minturn's recreation occurs on public lands (e.g. U.S. Forest Service). Often times, public lands are bordered by private lands which can restrict access. In evaluating future developments, the Town should evaluate needs associated with access public lands as part of a development proposal. Potential public land access opportunities should also be evaluated by the applicable public land agency.

## PROMOTE ACCESS TO HEALTHY FOOD & ESSENTIAL SERVICES

Access to fresh food is in Minturn's history – the Town was once a landmark producer of iceberg lettuce. At present, Minturn residents have to travel to nearby communities to complete their food shopping. The Steering Committee for this planning effort and participants in the Open House both expressed support for bringing a small grocery store to Minturn. In write-in comments, Open House participants emphasized that they did not support a chain grocery establishment. This type of small grocery store or natural foods store could be located in Minturn's Old Town or could be specifically incorporated into the design of Dowd Junction. Dowd Junction's location directly off I-70 would support the success of this type of business. Other essential services that are currently not present in Minturn include a bank and health clinic. Childcare options could also be expanded locally. The Town should ensure that zoning regulations support the establishment of such services and promote their development.

## COMMUNITY EVENTS, ARTS, & CULTURE

Minturn's downtown is already a point of pride for the community. As discussed in **Chapter 2: A Thriving 100 Block** and **Chapter 3: An Economically Vibrant Community**, placemaking efforts will help to elevate the 100 Block and Old Town areas as well as the broader community. Amenities such as benches, public art, pedestrian paths, and landscaping can all contribute to the aesthetics and appeal of an area. As discussed in the Existing Conditions and Community Input sections above, Minturn residents value the Town's program of community events. Placemaking improvements will help the Town support more events in the downtown area. Additionally, the Town can actively support and build partnerships with local businesses that contribute to community culture by offering quality gathering spaces, hosting events, supporting the arts community, and more. **Chapter 3** acknowledges ongoing discussion and recommends continued efforts to establish a Downtown Development Authority (DDA) – a quasi-governmental entity that could convene local businesses and provide funding for and coordinate placemaking efforts. Neighborhood Design that



*Residents gather at the Agora for food and live music.*

*The Role of Businesses in Building Community*

*The Agora is a great example of a business that actively contributes to building community in Minturn through creative gathering space, arts, events, and food. The community has expressed substantial appreciation and support for the Agora's presence in Minturn and impacts on the community. In addition to serving as a restaurant and creative event space, the business' owner has recently purchased the adjacent property and is working with the Town to provide a pedestrian pathway through the property from Main Street to Eagle River Street – providing essential visibility and access to the river.*

## SUPPORTS QUALITY OF LIFE

Neighborhood design can play a critical role in a community's quality of life. Thoughtful neighborhood design can support residents in leading healthy lifestyles. For example, in a neighborhood that is well-connected to public transit and multi-use paths, residents may find it easier to commute to work or school, socialize, maintain an active lifestyle, and access the outdoors. A neighborhood or district that is designed around transit opportunities is called "Transit-Oriented Development" (TOD). Dowd Junction is a significant opportunity for the Town of Minturn to create new housing and commercial opportunities in coordination with multimodal and regional transportation infrastructure. Depending on future investments in bicycle and pedestrian infrastructure as well as public transport services, other areas with potential for TOD-style development include Old Town and the Maloit Park area.

## QUALITY OF LIFE AND AFFORDABILITY

Quality of life improvements make a place more desirable to live in. When a place becomes more desirable to live in, property values increase. While this is a positive outcome for municipal revenues, it can have the negative consequence by pricing out residents and businesses who can no longer afford rents or ownership costs in the community. When planning and implementing improvements to quality of life, the Town should simultaneously prioritize measures to provide affordable and attainable housing in Minturn to counteract the negative impacts of increasing demand and costs and protect and preserve the local community. Many residents have indicated concern about rising housing costs that are already causing locals to move down valley in search of more affordable options. Every involuntary departure of a resident can disrupt community and social fabric and weaken the local labor pool. (See **Chapter 4: Attainable Housing and Historic Character** for specific recommendations regarding affordability). At the same time, certain quality of life improvements can also make a place more affordable to live in; with enhanced walking, biking, and transit connections, Minturn residents would not have to depend on a personal vehicle to meet their everyday needs.

## LITTLE BEACH PARK RECREATION AREA PLAN

The Town of Minturn has contracted with Zehren & Associates to develop a recreation-based plan for Little Beach Park and the surrounding area, including the Cemetery, Public Works site, Minturn Bike Park, and future trail connections to other recreation areas. This planning effort is happening concurrently and in coordination with this *Community Plan*. The purpose of the plan is to "establish a long-term vision for the area as the Town's major recreation hub" and "unify existing facilities and identify appropriate improvements to support community recreation, trails, and open space uses."



*Minturn's new Bike Park skills course.*

The project also aims to create a sense of arrival at key destinations in the Little Beach Park area, particularly at the Minturn Bike Park. In addition, the project has identified community desires for new recreational uses that could be appropriate for the area, such as a temporary ice rink and a dog park. Connectivity is also a major theme of the project; the final plan identifies possible trail connections to Two Elk and Maloit Park to expand biking and walking opportunities in Minturn. The project, which will culminate in a conceptual design for the project area, will be adopted alongside this plan as of January, 2023.




*Little Beach Park project area (Zehren & Associates).*





# RECOMMENDATIONS

### OBJECTIVE 7.1 ENCOURAGE A VIBRANT PUBLIC REALM IN MINTURN THAT EMPHASIZES ARTS, STEWARDSHIP, ACCESS TO THE EAGLE RIVER, AND OUTDOOR FUN.

Minturn has a distinct character and strong outdoor recreational influence. As a community surrounded by immense natural resources, Minturn should maintain and foster community responsibility for protecting and preserving local resources. Through new events, infrastructure upgrades, and strategic partnerships, Minturn can become even more colorful, sustainable, beautiful, and community-oriented.

- **Action 7.1.1** Sponsor additional cleanup days to maintain a healthy environment and foster a culture of responsible stewardship. This/these events could capitalize on partnerships locally and more broadly in Eagle County for organization and activities. These events should include elements of fun as well, such as live music, food, art activities, etc.
- **Action 7.1.2** Support/partner with organizations and businesses like the Agora that foster local arts and want to play a role in improving community infrastructure creatively. Support and implement the conceptual pedestrian footpath adjacent to the Agora property to allow access from Main Street to the Eagle River.
- **Action 7.1.3** To preserve Minturn's stargazing experiences and to support wildlife, consider establishing Minturn as a Dark Sky Community per the International Dark Sky Association standards and designation process. Confer with other Dark Sky communities in Colorado, such as Westcliffe and Silver Cliff as needed.

**See Chapter 3: An Economically Vibrant Community** for additional action items related to placemaking.

### OBJECTIVE 7.2 FACILITATE AND SPONSOR ADDITIONAL PROGRAMMING AND COMMUNITY EVENTS FOR CHILDREN.

While Minturn currently has fewer families than other communities in Eagle County, it is important that the Town supports families with children who do live in the community. In addition, it is important to create a welcoming and supportive environment for any future families that move to the community or current residents who choose to have children down the line. Young adults, youth, and children are the next generation to sustain the community. Especially in small towns, it is important to ensure that young people will want to stay and/or move in to sustain the local labor force, contribute to tax revenue and to the local economy, and preserve social mass.

- **Action 7.2.1** Work with Blue Starlite or other vendors to retain outdoor movie events at Little Beach Park.
- **Action 7.2.2** Support the expansion and improvement of childcare options in Minturn for families with young children.
- **Action 7.2.3** Ensure that popular community events and any new events are family-friendly, considering timing, activities, etc.
- **Action 7.2.4** Support the organization of cultural, recreational, and educational events catered towards children within Minturn.
- **Action 7.2.5** Promote the inclusion of recreational amenities in redevelopment at Maloit Park, including multi-use fields, gathering areas, etc.



*Children play on the plyground at Little Beach Parl.*

## OBJECTIVE 7.3 PROMOTE ACTIVE LIFESTYLES IN MINTURN; COMPLETE BIKE/PED CONNECTIONS AND SUPPORT THE MINTURN FITNESS CENTER AS A COMMUNITY HUB.

Active lifestyles contribute to good mental and physical health. As a mountain community with many existing recreational assets, Minturn draws residents and visitors who may already enjoy active lifestyles. However, not every resident or visitor fits this bill, and there are a variety of ways that people can or prefer to be physically active. Because Minturn is relatively small geographically, ensuring that people feel comfortable walking or cycling throughout town creates opportunities for people to use active transportation instead of vehicles, which also reduces parking needs and headaches. Additionally, ensuring that people are aware of, have access to, and feel comfortable utilizing the Minturn Fitness Center is essential for providing indoor fitness opportunities.

- **Action 7.3.1** Continue to support ongoing plans and implementation of the Minturn extension to the regional paved ECO Trail; advocate for and support further extension to Maloit Park.
- **Action 7.3.2** Formalize/pave the social trail that runs along the east side of the Eagle River. Consider adding additional bridge access points at the southern end of Minturn. This effort should be incorporated into or in conjunction with the full ECO Trail extension and would likely require coordination with property owners, including Vail Resorts, U.P. Railroad, and the Forest Service.
- **Action 7.3.3** Improve bicycle and pedestrian infrastructure to access to the Fitness Center/ Maloit Park Road and work with ECO Transit to increase awareness of and improve service to this area. Consider expanding the Center as a broader community space to accommodate other activities and uses. For example, community members have expressed interest in pickle ball, basketball, a pool, and winter ice rink. Increase community awareness of the $10 drop in option and consider implementing other rewards programs or incentives that encourage its use and increase its accessibility to all residents.
- **Action 7.3.4** Improve bicycle and pedestrian infrastructure throughout town to improve safety, connectivity, and overall mobility and access for active transportation. Collaborate with neighboring municipalities on an electric bikeshare program. See **Chapter 6: Circulation & Mobility** for further details about infrastructure improvements.
- **Action 7.3.5** Ensure that winter plowing includes pedestrian infrastructure and recreational pathways to allow for and encourage activity in winter months, as possible. Additional information regarding diversified revenue sources to support town services, such as plowing, can be found in other chapters, particularly **Chapter 3: An Economically Vibrant Community.**

## OBJECTIVE 7.4 PROMOTE ACCESS TO QUALITY, LOCALLY GROWN FOOD IN MINTURN; ENCOURAGE COMMUNITY EVENTS RELATED TO LOCAL FOOD.

The Minturn community currently doesn't have a grocery store, meaning that residents must travel to Avon, Vail or Eagle-Vail to get their groceries. Reasonable access to a variety of food choices, including healthy options and fresh produce, is an essential part of quality of life and overall health. This also means that it should not take extensive amounts of time and energy to access ingredients for meals.

- **Action 7.4.1** Support the addition of a grocery store locally in Minturn, likely as part of the potential Dowd Junction PUD development. Ensure that any new grocery option includes fresh produce.
- **Action 7.4.2** Continue to support the Minturn Market. Consider marketing to additional sources of fresh produce within the region.
- **Action 7.4.3** Continue to support the Minturn Community Garden. Work with the Minturn Community Fund or other local and regional partners to expand event offerings at the garden, such as workshops, community dinners, etc. that bring people together to showcase the garden and provide educational opportunities to learn about locally-grown foods and food preparation. Assess demand for and consider other locations that could support additional community garden space, particularly at PUD sites such as Dowd Junction.





## OBJECTIVE 7.5 ENCOURAGE SAFE AND RESPONSIBLE ACCESS TO TRAILS AND RECREATION OPPORTUNITIES ON FOREST SERVICE LAND ADJACENT TO MINTURN.

Minturn's access to public lands is unique and special. From trailheads in and around Minturn, residents and visitors can access scenic and remote landscapes. Backcountry adventures can be fun and memorable experiences, but they also come with risks. The Town should help inform residents and visitors of the steps to take in an emergency and ways to minimize human impact on the landscape.

- **Action 7.5.1** Collaborate with the Forest Service, CPW, and Vail Valley Mountain Trails Alliance on a 1- to- 2-page guide to safe and responsible recreation in Minturn; publicize this guide on the Town website, social media channels, and at trailheads. Ensure that this guide includes the number of the relevant parties to call in case of an emergency.
- **Action 7.5.2** Encourage Leave No Trace principles at all parks, trails, and open spaces within the Town of Minturn. Provide stewardship information on town maps, trailhead kiosks, and web materials as appropriate.
- **Action 7.5.3** Collaborate with regional partners such as the Eagle River Watershed Council, Eagle Summit Wilderness Alliance, and Eagle Valley Land Trust, and Vail Valley Mountain Trails Alliance on stewardship education and enforcement efforts to protect and preserve natural resources and wildlife.
- **Action 7.5.4** Prepare a *Parks, Recreation & Open Space Plan* to assess and plan for access and parking needs among other management practices, particularly in the face of potential development such as Dowd Junction.
- **Action 7.5.5** Require new developments to assess the need and practicality for access to adjacent public lands, if applicable.

## OBJECTIVE 7.6 SUPPORT THE GROWTH OF LITTLE BEACH PARK AND THE SURROUNDING AREA AS A HUB FOR RECREATION AND COMMUNITY EVENTS.

Little Beach Park is one of the Town's most prized assets and popular venues for community events. As laid out in the previous section, the Town is taking proactive steps to preserve, improve, and expand the opportunities of this great asset and the surrounding area through the *Little Beach Park Recreation Area Plan*.

- **Action 7.6.1** Implement recommendations from the *Little Beach Park Recreation Area Plan*.
- **Action 7.6.2** Regularly assess needs, community desires, and new ideas for the Little Beach Park Recreation Area to ensure that the 2022 plan and Town efforts are on-track.
- **Action 7.6.3** Facilitate future trail connections between recreation assets in the Little Beach Park area (e.g., Minturn Bike Park, Mini Mile) and other trailheads and recreational areas within Minturn.
- **Action 7.6.4** Support the Little Beach Park area as a hub for recreation, arts, performances, and community events in Minturn; support the adaptive reuse of storage yards and underutilized industrial portions of the area for recreation and public enjoyment.



*Residents and visitors enjoy a drive-in movie (Blue Starlite/Denver Post).*

## OBJECTIVE 7.7 CONTINUE WORKING WITH THE EAGLE RIVER WATERSHED COUNCIL AND EAGLE VALLEY LAND TRUST TO SUPPORT STEWARDSHIP AND COMMUNITY EDUCATION INITIATIVES.

The Eagle River and its broader watershed is a valuable natural resource for the community and surrounding region. The Town should involve the community in efforts to collectively manage and protect this resource and support its longevity. Through signage and educational materials, as well as partnerships and events, the Town can promote a healthy riparian corridor and watershed

- **Action 7.7.1** Expand upon Town Cleanup Day and the Eagle River Watershed Council's County-wide clean up to maintain a healthy environment and spread a culture of responsible stewardship. This or new events could specifically focus on the health and monitoring of Eagle River and educate residents on regulations and research techniques that inform protection of the river's natural ecosystem, such as watershed mapping, development setbacks, and erosion control measures. Event activities should also include elements of fun, such as live music, food, art activities, etc.
- **Action 7.7.2** Coordinate with the Eagle River Watershed Council to offer citizen science training opportunities, especially for youth in the Minturn community and region.
- **Action 7.7.3** Consider implementing signage and informational materials to educate residents and visitors about stewardship and responsible human-nature interaction.
- **Action 7.7.4** Coordinate with Eagle Valley Land Trust on the continued stewardship and community enjoyment of the Boneyard Open Space area.

## OBJECTIVE 7.8 CONTINUE WORKING WITH THE VAIL VALLEY MOUNTAIN TRAILS ALLIANCE TO SUPPORT STEWARDSHIP AND INITIATIVES OF CURRENT AND FUTURE TRAIL AND RECREATION OPPORTUNITIES

- **Action 7.8.1** Create and implement a *Minturn Area Recreation and Conservation Plan* that identifies recreation opportunities, connections, trailheads, and prioritized wildlife habitat and migration corridors
- **Action 7.8.2** Coordinate with the VVMTA to expand upon existing Adopt A Trail team to engage the community on additional volunteer trail maintenance or trail building days which increases stewardship of surrounding trails and public lands
- **Action 7.8.3** Continue to partner with the VVMTA to maintain the Minturn Bike Park, host volunteer maintenance events, and community events.



*VVMTA seasonal crews work on bike trails (VVMTA)*





# CHAPTER 8



## A Collaborative & Resilient Future: Implementation, Governance & Continued Visioning

# INTRODUCTION

This community planning process was a collaborative effort between Town staff, the volunteer Steering Committee, Town Council, the Planning Commission, and Minturn residents. These parties have contributed substantial thought and effort into the vision, objectives and action items laid out in the previous chapters of this plan. To help realize the intended outcomes of this plan, this chapter outlines recommendations for plan implementation. Recommendations in this chapter are designed to promote effective and meaningful governance and identify the level of priority of proposed actions and highlight responsible entities, strategic partnerships, and necessary resources for the initiatives of this plan.

# EXISTING CONDITIONS & ISSUES

Community development is an iterative process, requiring a constant cycle of revaluation and implementation, including analysis, community discussion, resource allocation, capacity-building and coordination, and project oversight. This plan is broad and aspirational and is intended to apply for the next decade or more. In that time and following, Minturn may need to revisit and reevaluate the relevancy and efficacy of the plan's goals, priorities, and objectives.

Just as the development of this plan centered on community input and engagement, implementation efforts should likewise involve the Minturn community. Because Town efforts and the objectives of this plan deeply affect the Minturn community, it is essential that residents remain informed of implementation efforts and continue to have the opportunity to share their perspectives and input.

Because Minturn is a small community, it has fewer resources compared to many larger metropolitan areas. Thus, regional collaboration and resource-sharing is an essential strategy to support Minturn's resiliency and vitality.

# PLAN UPDATES AND MINOR MODIFICATIONS

This *Community Plan* is intended to reflect community conditions, values, and desires for a 10- to 15-year period. The plan captures current conditions in Minturn and the surrounding region as well as trends based on best available information, particularly with regard to potential growth scenarios over the plan horizon.

That being said, this plan is a living document that should be reviewed periodically by the Town and affected stakeholders to assure the continued appropriateness, relevancy, and applicability of the plan's stated vision, goals, policies, implementation strategies and Future Land Use Map. The *Community Plan* should be updated every 15 years at minimum, or as necessary to reflect new conditions, new community attitudes and/or major new land use opportunities unforeseen at the time of the plan's adoption. Changes to the document at the formal plan update level shall require the implementation of a full public planning process.

Additionally, minor modifications may be necessary over time. These are defined as changes to the document which do not require analysis or community involvement normally associated with an update. Minor modifications typically take the form of factual or technical corrections or adjustments to text or to maps. Minor Modifications may be proposed by Town staff, public agencies, interest groups, private property owners or business owners. While no formal process is prescribed for minor modifications, this plan anticipates that written comments describing the nature of the issue and/or the desired change shall be reviewed and either approved or denied by the Town of Minturn Planning Commission at a regularly scheduled and noticed public hearing.

Last, this plan includes recommendations for consideration by the Town over the next 10-15 years. Some recommendations, particularly zoning and future land use recommendations, may not be implemented or approved by the Town exactly as proposed in this plan. In such instances, failure to adhere to, approve, or enforce certain recommendations shall not, on its own, cause or necessitate a process to update the plan or to pursue minor modifications.




*Town Council works diligently to ensure a bright future for Minturn.*





# RECOMMENDATIONS

## OBJECTIVE 8.1 IMPLEMENT THE OBJECTIVES OF THIS COMMUNITY PLAN IN A THOUGHTFUL AND COLLABORATIVE MANNER.

This plan contains a variety of proposed actions – some of these are high priority actions meant to be pursued in the short-term. Others are less time-sensitive and are meant to be pursued and implemented over a longer period of time. The Implementation Matrix contained at the end of this chapter is intended to help assist with the realization of high priority and short-term actions in this plan.

- **Action 8.1.1** Use the Implementation Matrix found at the end of this chapter to guide the implementation phase of this community planning process.
- **Action 8.1.2** As applicable, develop similar implementation matrices for the remaining actions in this plan as they may grow in relevance during the life of this plan.

## OBJECTIVE 8.2 INFORM & ENGAGE RESIDENTS IN COMMUNITY DEVELOPMENT.

The more involved, informed, and engaged that the Minturn community is, the more that community development efforts will reflect their concerns, desires, and needs. Celebrating community achievements, ensuring transparency, and providing frequent and varied opportunities for feedback will reduce unexpected roadblocks and build trust.

- **Action 8.2.1** Continue sharing information with the community via the Town Newsletter, municipal website, and other mechanisms. Consider implementing quarterly mailers to inform residents of key achievements, ongoing projects, engagement opportunities, etc.
- **Action 8.2.2** Work closely with elected officials and Town boards and committees to engage residents in an in-person and virtual capacity.

## OBJECTIVE 8.3 PRIORITIZE PARTNERSHIPS, COLLABORATION, AND RESOURCE-SHARING AS APPLICABLE.

Many recommendations throughout this plan involve partnerships and collaboration. With every initiative, the Town should consider any opportunities that exist to expand capacity and maximize resources through partnerships.

- **Action 8.3.1** Consider a collaborative effort to establish and maintain an inventory of key partners and regular funding sources that can be easily referenced when strategizing for local or regional needs and initiatives.
- **Action 8.3.2** Highlight successful ongoing partnerships with community organizations, other municipalities, Eagle County, and state agencies on the Town website and social media platforms.

## OBJECTIVE 8.4 ORGANIZE AND STREAMLINE INTERNAL PROCESSES TO MAXIMIZE EFFICIENCIES AND CAPACITY, MONITOR PROGRESS, AND COMPILE DATA.

With limited resources, it is important that the Town regularly evaluates internal processes to improve operations and efficiency.

- **Action 8.4.1** Convene annually with all departments to review operations and strategize improvements for the following year.
- **Action 8.4.2** Establish and maintain an ongoing inventory of completed town projects, initiatives and achievements.
- **Action 8.4.3** Streamline data collection efforts across Town departments to avoid duplication of efforts and promote shared knowledge.



*Public participation at Open House #1*

# IMPLEMENTATION MATRIX

The following tables provide further details to successfully implement the high-priority recommendations of this plan. For each action item, these tables include the following information, as applicable:

- **Action Type:**
  - Internal Initiatve
  - Policy Change
  - Capital Investment
  - Partnership
  - Additional Planning
  - Other
- **Priority:**
  - Low
  - Medium
  - High
- **Timeline for Implementation:**
  - Short-term
  - Mid-term
  - Long-term
- **Cost Estimate:**
  - $
  - $$
  - $$$
- **Identified Collaborators/Partners**
- **Key Location(s)**

**Table 13: Implementation Matrix - Smart Land Use & Practical Zoning**

| Objective | Action Item | Type | Priority | Timeline | Cost | Collaborators/Partners | Location(s) |
|---|---|---|---|---|---|---|---|
| 1.1: Provide and follow a cohesive, forward-thinking land use plan for the Town. | Action 1.1.1 | Internal Initiative, Policy Change | High | Short-term | $ | | Townwide |
| | Action 1.1.2 | Internal Initiative, Policy Change | High | Short-term | $ | Downtown Doers Group | 100-Block |

**Table 14: Implementation Matrix - A Thriving 100-Block**

| Objective | Action Item | Type | Priority | Timeline | Cost | Collaborators/Partners | Location(s) |
|---|---|---|---|---|---|---|---|
| 2.1: Implement a framework for redevelopment and growth in the 100-Block that contributes to Minturn's character and economic development. | Action 2.1.1 | Internal Initiative, Policy Change | High | Long-term | $ | | 100-Block |
| 2.2: Identify and preserve key historic resources and landmarks in the 100-Block area. | Action 2.2.2 | Internal Initiative, Policy Change | High | Long-term | $ | Minturn Historic Preservation Committee | Townwide |
| | Action 2.2.3 | Internal Initiative, Policy Change, Additional Planning | High | Long-term | $ | Minturn Historic Preservation Committee | Townwide |

**Table 14: Implementation Matrix - A Thriving 100-Block**

| Objective | Action Item | Type | Priority | Timeline | Cost | Collaborators/Partners | Location(s) |
|---|---|---|---|---|---|---|---|
| 2.3: Communicate a vision for the 100-Block area that is informed by community input and resonates with residents and visitors alike. | Action 2.3.1 | Internal Initiative, Additional Planning | High | Mid-term | $$ | ECO transit, CDOT | 100-Block, town gateway |
| 2.4: Address parking and circulation issues and promote pedestrian and bike access to and within the 100-Block. | Action 2.4.1 | Internal Initiative, Additional Planning | High | Mid-term | $$ | CDOT | Williams & Eagle River Streets, 100-Block |

**Table 15: Implementation Matrix - An Economically Vibrant Community**

| Objective | Action Item | Type | Priority | Timeline | Cost | Collaborators/Partners | Location(s) |
|---|---|---|---|---|---|---|---|
| 3.1: Leverage the Town's natural and recreational amenities, history, and arts and cultural assets for economic development. | Action 3.1.4 | Additional Planning, Partnership | High | Long-term | $ | Commercial businesses, Vail Valley Partnership | Townwide |
| 3.2: Improve the visibility of Minturn to visitors through marketing and expanded transit service. | Action 3.2.1 | Additional Planning, Partnership | High | Long-term | $$ | Eagle County, CDOT. Public Works | Townwide, 100-Block, Old Town, Dowd Junction |
| | Action 3.2.2 | Additional Planning, Partnership, Capital Investment | High | Mid-term | $$ | Commercial businesses, ECO transit, Public Works | Townwide, 100-Block, Old Town, Dowd Junction |

**Table 15: Implementation Matrix - An Economically Vibrant Community**

| Objective | Action Item | Type | Priority | Timeline | Cost | Collaborators/Partners | Location(s) |
|---|---|---|---|---|---|---|---|
| 3.3: Pursue land use changes that support Minturn's tax base and economic growth; plan future development on important catalyst sites, including Dowd Junction. | Action 3.3.1 | Additional Planning, Partnership | High | Mid-term | $$ | Commercial businesses, ECO transit, Public Works | Dowd Junction |
| 3.4: Implement strategies to establish organized economic development capacity, address placemaking and infrastructure investment costs, and support grassroots economic development. | Action 3.4.1 | Additional Planning, Partnership | High | Short-term | $ | Commecial businesses, developers, Public Works | Townwide, 100-Block, Old Town |
| | Action 3.4.3 | Additonal Planning, Partnership | Medium | Mid-term | $$ | DDA | Townwide |
| 3.5: Evaluate options to increase the Town's financial resources and specifically to provide stable, attainable housing for Minturn's residents and workforce | Action 3.5.1 | Internal Initiative, Policy Change | Medium | Short-term | $ | | Townwide |

**Table 16: Implementation Matrix - Attainable Housing & Historic Character**

| Objective | Action Item | Type | Priority | Timeline | Cost | Collaborators/Partners | Location(s) |
|---|---|---|---|---|---|---|---|
| 4.1: Continue implementing the recommendations in the 2019 Housing Action Plan. | Action 4.1.1 | Internal Initiative, Policy Change | High | Short-term | $$ | Eagle County Housing Authority | Townwide, potential annexation areas |
| 4.2: Update the 2019 Housing Action Plan goals regularly and in response to county-led housing needs assessments and changes in AMI. | Action 4.2.2 | Additional Planning | High | Mid-term | $$ | Eagle County Housing Authority | Townwide, potential annexation areas |
| 4.3: Consider new housing strategies, such as buy-down programs. | Action 4.3.1 | Internal Initiative, Policy Change, Additional Planning | High | Short-term | $$ | | Townwide |
| 4.4: Increase the amount of local funding available for full-time resident housing through new fees and/or voter-approved taxes. | Action 4.4.2 | Internal Initiative, Policy Change, Additional Planning | Medium | Short-term | $ | | Townwide |
| 4.6: Prioritize housing for full-time residents; ensure that residents of all ages and income levels are able to find housing. | Action 4.6.2 | Internal Initiative, Policy Change, Additional Planning | High | Short-term | $ | Eagle County Housing Authority | Townwide |
| 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 | Internal Initiative, Policy Change | High | Short-term | $ | | Townwide, PUD parcels |
| | Action 4.8.2 | | | | | | |
| 4.9: Support historic preservation within Minturn's broader housing strategy. | Action 4.9.2 | Internal Initiative, Policy Change | Medium | Mid-term | $ | Minturn Historic Preservation Committee | Townwide |

**Table 17: Implementation Matrix - Water Infrastructure, Hazard Mitigation & Sustainability**

| Objective | Action Item | Type | Priority | Timeline | Cost | Collaborators/Partners | Location(s) |
|---|---|---|---|---|---|---|---|
| 5.1: Identify paths to secure and maintain sufficient water and wastewater infrastructure to support current development and growth in Minturn. | Action 5.1.1 | Additional Planning, Partnership, Capital Investment | High | Long-term | $$$ | Public Works, Eagle County, State of Colorado | Townwide |
| | Action 5.1.2 | Additional Planning, Partnership | High | Long-ter | $$$ | Eagle River Water and Sanitation District | Townwide, Bolts Lake |
| | Action 5.1.3 | Additional Planning, Partnership | High | Short-term | $$ | Eagle River Water and Sanitation District | Townwide |
| 5.2: Refine development regulations and standards and pursue other initiatives to promote efficiency and sustainable practices in residential and commercial buildings. | Action 5.2.3 | Internal Initiative, Additional Planning, Partnership | High | Long-term | $$ | Xcel Energy, Public Works | Townwide |
| | Action 5.2.4 | Internal Initiative, Policy Change | High | Short-ter | $$ | Walking Mountains Climate Action Collaborative, Holy Cross, Xcel Energy | Townwide |
| | Action 5.2.5 | Internal Initiative, Policy Change | High | Short-term | $ | Eagle River Watershed Council | Townwide, intensive development areas (PUDs, 100-Block, Old Town) |
| | Action 5.2.6 | Internal Initiative, Policy Change | High | Short-term | $ | Eagle River Watershed Council, Public Works | Townwide |
| | Action 5.2.7 | Internal Initiative, Policy Change | High | Short-term | $ | | Townwide, PUDs |
| | Action 5.2.8 | Internal Initiative, Policy Change | High | Short-term | $$ | | Townwide |
| 5.3: Prioritize resiliency by practively preparing for and mitigating potential impacts of natural hazards. | Action 5.3.1 | Additional Planning, Partnership | High | Short-term | $ | FEMA | Townwide |
| | Action 5.3.2 | Additional Planning, Partnership | High | Mid-term | $ | Eagle County | Townwide |
| | Action 5.3.3 | Internal Initiative, Policy Change | High | Short-term | $ | Public Works | Townwide |
| | Action 5.3.4 | Internal Initiative, Policy Change | High | Short-term | $ | USFS | Town areas bordering the White River National Forest |



**Table 17: Implementation Matrix - Water Infrastructure, Hazard Mitigation & Sustainability**

| Objective | Action Item | Type | Priority | Timeline | Cost | Collaborators/Partners | Location(s) |
|---|---|---|---|---|---|---|---|
| 5.6: Prioritize environmental sustainability through strategic monitoring, collaboration, communication, and creative funding streams. | Action 5.6.1 | Internal Initiative, Policy Change | High | Short-term | $ | Public Works | Townwide |
| | Action 5.6.3 | Internal Initiative, Policy Change | Medium | Short-term | $ | Commercial businesses | Townwide |

**Table 18: Implementation Matrix - Intuitive Mobility, Circulation & Connectivity**

| Objective | Action Item | Type | Priority | Timeline | Cost | Collaborators/Partners | Location(s) |
|---|---|---|---|---|---|---|---|
| 6.1: Develop shared parking and curbside management strategies in the 100-Block area based on parking management study. | Action 6.1.1 | Capital Investment | High | Short-term | $ | Public Works | Town Core |
| | Action 6.1.2 | Additional Planning, Partnership, Internal Initiative, Policy Change | High | Mid-to-Long-term | $ | Planning & Zoning | 100-Block |
| | Action 6.1.4 | Capital Investment, Internal Initiative, Policy Change | HIgh | Short-term | $ | Public Works, Commercial businesses | Town Core |
| | Action 6.1.5 | Internal Initiative, Policy Change | HIgh | Short-term | $ | Planning & Zoning, Commercial businesses | Town Core |
| | Action 6.1.11 | Additional Planning, Partnership, Capital Investment | High | Mid-term | $$$ | Uniion Pacific Railroad | Municipal Lot |

**Table 18: Implementation Matrix - Intuitive Mobility, Circulation & Connectivity**

| Objective | Action Item | Type | Priority | Timeline | Cost | Collaborators/Partners | Location(s) |
|---|---|---|---|---|---|---|---|
| 6.2: Identify Minturn's role in a regional transit authority and in facilitating expansions to Eco transit service and/or Town of Vial transit service. Capitalize on the growth of mass transit infrastructure and ridership to support infill and/or transit-oriented development in Minturn. | Action 6.2.1 | Additional Planning, Partnership | High | Long-term | $ | Planning & Zoning | Near bus stops |
| 6.3: Envision an interconnected network of sidewalks and trails for walking and biking that connects Minturn's neighborhoods, commercial areas, and recreational opportunities. | Action 6.3.1 | Capital Investment | High | Short-term | $$$ | Public Works | Noted in Table 9 in Chpater 6 |
| | Action 6.3.4 | Capital Investment | High | Mid-term | $$ | Public Works | Noted in Table 10 in Chpater 6) |
| | Action 6.3.6 | Capital Investment, Partnership | High | Mid-term | $$$ | ECO Trails, Public Works | Trail Alignment |
| 6.4: Address multi-modal connectivity needs at Dowd Junction and encourage greater connectivity to the rest of Eagle County. | Action 6.4.1 | Capital Investment | High | Long-term | $$$ | Planning & Zoning, PUD, developers, ECO Transit, EVTA | Forest Service Park and Ride, Dowd Junction |
| 6.5: Add signage in key locations throughout town to clarify parking, destinations, and transportation options. | Action 6.5.2 | Capital Investment | High | Mid-term | $$ | Public Works, Planning & Zoning | Town Core |



**Table 18: Implementation Matrix - Intuitive Mobility, Circulation & Connectivity**

| Objective | Action Item | Type | Priority | Timeline | Cost | Collaborators/Partners | Location(s) |
|---|---|---|---|---|---|---|---|
| 6.6: Facilitate multi-modal trips by adding infrastructure, such as bike racks and bus shelters. | Action 6.6.2 | Additional Planning, Partnership | High | Mid-term | $$ | Commercial businesses, ECO Transit, EVTA, Public Works | Town Core |
| | Action 6.6.3 | Additional Planning, Partnership | High | Mid-term | $$ | ECO Transit, EVTA, Public Works | Bus stops, along US-24 |

**Table 19: Implementation Matrix - Quality of Life, Recreation & An Inviting Public Realm**

| Objective | Action Item | Type | Priority | Timeline | Cost | Collaborators/Partners | Location(s) |
|---|---|---|---|---|---|---|---|
| 7.1: Encourage a vibrant public realm in Minturn thatwemphasizes arts, stewardship, access to the Eagle River, and outdoor fun. | Action 7.1.2 | Additional Planning, Partnership | Medium | Short-term | $ | The Agora, Commercial businesses | Townwide, Eagle River, 100-Block |
| 7.3: Promote active lifestyles in Minturn; Complete bike/ped connections and support the Minturn Fitness Center as a community hub. | Action 7.3.1 | Additional Planning, Partnership | High | Mid-term | $ | ECO Trails, Public Works | Townwide, Maloit Park |
| | Action 7.3.2 | Additional Planning, Partnership | Medium | Long-term | $$ | Property owners (Vail Resport, U.P. Railroad, USFS) | Eagle River, eastern portion of town |
| 7.4: Promote access to quality, locally grown food in Minturn; Encourage community events related to local food. | Action 7.4.1 | Internal Initiative, Policy Change, | High | Mid-term | $ | Healthy Communities Coalition of Eagle County, developers | Townwide, Dowd Junction |
| 7.5: Encourage safe and responsible access to trails and recreation opportunities on Forest Service Land adjacent to Minturn. | Action 7.5.1 | Additional Planning, Partnership | High | Mid-term | $ | USFS | Town trailheads, areas bordering White River National Forest |

**Table 19: Implementation Matrix - Quality of Life, Recreation & An Inviting Public Realm**

| Objective | Action Item | Type | Priority | Timeline | Cost | Collaborators/Partners | Location(s) |
|---|---|---|---|---|---|---|---|
| 7.6: Support the growth of Little Beach Park and the surrounding area as a hub for recreation and community events. | Action 7.6.1 | Internal Initiative, Policy Change, Capital Investment | High | Long-term | $$ | Minturn Bike Park, Minturn Cemetery, Public Works, Minturn Community Fund | Little Beach Park & surrounding area |



Economic & Planning Systems, Inc.
The Economics of Land Use



# EAGLE COUNTY REGIONAL HOUSING NEEDS ANALYSIS

REPORT

**Prepared for:**
Eagle County Housing Partners

HOUSING EAGLE COUNTY

**Prepared by:**
Economic & Planning Systems, Inc.

RRC ASSOCIATES

Habitat for Humanity® Vail Valley

November 7, 2025

EPS #233169

# Table of Contents


Executive Summary i

1. Introduction and Summary of Findings 1

Summary of Findings 4

2. Demographic Trends 9

Population 9
Households 12
Household Income 15

3. Economic Trends 17

Jobs 17
Commuting 21

4. Housing Inventory 23

Housing Units 23
Housing Occupancy 24
Vacancy 25
Housing Tenure 26

5. Housing Market Trends 29

Home Sales 29
Rental Housing 39
Short-Term Rentals 41
Recent Development 43

6. Housing Problems 45

Overcrowding 45
Temporary Housing 45
Homelessness 46
Affordability Analysis 46
Displacement Risk 59

7. Housing Resources 63

Existing Housing Tools and Programs 64
Deed Restriction Buy-Down Affordability 67

# Table of Contents


8. Outreach 69

Stakeholder Interviews 69
Focus Groups 70
Household and Employee Survey 72
Employer Survey 87

9. Housing Development Challenges and Opportunities 99

Development Challenges and Market Limitations 99
Development Opportunities 100

10. Current and Projected Housing Needs 101

Summary of Need 102
Existing Housing Shortage (Catch Up) 103
Projected Housing Needs (Keep Up) 108
Needs by Jurisdiction 113
Housing Continuum Framework 122

11. Policy Programs and Recommendations 125

Appendix A: Need Tables for All Jurisdictions

Appendix B: Selected Employee & Household Survey Results by Population Group

# List of Tables


Table 1. Eagle County Population 2010-2022 ..... 9
Table 2. Median Age, 2010-2022 ..... 10
Table 3. Eagle County Population Distribution Projections, 2020-2035 ..... 11
Table 4. Hispanic/Latino Population, 2010-2022 ..... 12
Table 5. Eagle County Households, 2010-2022 ..... 13
Table 6. Eagle County Household Projections, 2020-2035 ..... 14
Table 7. Average Household Size, 2010-2022 ..... 14
Table 8. Median Household Income, 2010-2022 ..... 16
Table 9. Household Income by Source, 2010-2022 ..... 16
Table 10. Eagle County Employment, 2010-2022 ..... 17
Table 11. Eagle County Top Employment Industries, 2010-2022 ..... 18
Table 12. Eagle County Largest Occupations, 2024 ..... 19
Table 13. Eagle County Employees' Home Location, 2017-2021 ..... 21
Table 14. Eagle County Employees' Commute Length, 2021 ..... 22
Table 15. Eagle County Housing Units, 2010-2022 ..... 23
Table 16. Units Occupied Year-Round, 2010-2022 ..... 24
Table 17. Eagle County Vacancy Rate, Q1 2023-Q4 2024 ..... 25
Table 18. Households by Tenure, 2010-2022 ..... 27
Table 19. Housing Tenure, 2010-2022 ..... 28
Table 20. Sales by Type, 2015-2023 ..... 29
Table 21. Sales by Location, 2015-2023 ..... 30
Table 22. Sales by Type, Non-Resort Areas, 2015-2023 ..... 30
Table 23. Median Sale Price by Location, All Areas, 2015-2023 ..... 32
Table 24. Median Sale Price by Location, Non-Resort Areas, 2015-2023 ..... 32
Table 25. Median Sale Price Growth, Non-Resort Areas, 2015-2023 ..... 33
Table 26. Median Price by Home Type, Non-Resort Areas, 2015-2023 ..... 35
Table 27. Median Price per Square Foot by Type and Location, Non-Resort Areas, 2015-2023 ..... 37
Table 28. Town of Avon RETT Exemptions, 2019-2023 ..... 38
Table 29. Median Rent by Location, 2010-2022 ..... 39
Table 30. Online Rental Listing Summary, 2024 ..... 40
Table 31. Per-Bedroom Rent, 2024 ..... 40
Table 32. Eagle County Residential Building Permits, 2015-2023 ..... 43
Table 33. Residential Units Permitted by Type, 2015-2023 ..... 44
Table 34. New Apartment Development, 2010-2024 ..... 44

# **List of Tables** (continued)


Table 35. Eagle County Overcrowded Housing Units, 2022 ..... 45
Table 36. Temporary Housing Situations, 2022 ..... 46
Table 37. Maximum Affordable Rent by Income and Household Size ..... 48
Table 38. Percent of Home Sales by Income Range, Non-Resort Areas, 2023 ..... 51
Table 39. Income by Tenure, 2021 ..... 59
Table 40. Cost Burden, 2015-2022 ..... 60
Table 41. Population Aged 25 and Older without a High School Degree, 2022 ..... 60
Table 42. Households Speaking a Language other than English at Home, 2022 ..... 61
Table 43. Single-Parent Households, 2022 ..... 61
Table 44. Housing Units Built Before 1970 ..... 62
Table 45. Summary of Current County and Town Housing Resources ..... 63
Table 46. Summary of Housing Need ..... 102
Table 47. Housing Need by Source ..... 103
Table 48. Overcrowded Housing Units, Eagle County, 2022 ..... 104
Table 49. Temporary Housing, Eagle County, 2024 ..... 104
Table 50. Housing Need Generated by In-Commuters ..... 105
Table 51. Housing Need Generated by Unfilled Jobs ..... 106
Table 52. Existing Housing Shortage by Category ..... 107
Table 53. Existing Housing Shortage by Income and Tenure ..... 107
Table 54. Current and Projected Jobs by Occupation ..... 108
Table 55. Housing Demand from Employment Growth ..... 110
Table 56. Housing Demand Generated by Retiring Workers ..... 111
Table 57. Projected Housing Need Summary ..... 112
Table 58. Gross Needs and Gaps Summary ..... 113
Table 59. Jobs Distribution by Location, 2023 ..... 114
Table 60. Gross Needs by Jurisdiction ..... 115
Table 61. Affordable Housing Development Pipeline ..... 116
Table 62. Development Pipeline by Tenure ..... 117
Table 63. Net Needs and Gaps Summary ..... 118
Table 64. Allocated Net Need by AMI ..... 119
Table 65. Eagle County Households with Disabled Household Members, 2021 ..... 120
Table 66. Housing Needs and Preferences Continuum by Population Group ..... 122
Table 67. Current Housing Continuum by Type ..... 123

# List of Figures


Figure 1. Eagle River Valley Sub Regions ..... 3
Figure 2. Population by Age, 2022 ..... 10
Figure 3. Population by Age, 2010-2022 ..... 11
Figure 4. Family/Non-Family Households, 2022 ..... 13
Figure 5. Hispanic/Latino Households by Type, 2022 ..... 15
Figure 6. Seasonal Employment by Industry, 2022 ..... 20
Figure 7. Households by Tenure, 2022 ..... 26
Figure 8. Median Sale Price by Location, Non-Resort Areas, 2015-2023 ..... 33
Figure 9. Median Price per Square Foot by Location, Non-Resort Areas, 2015-2023 ..... 34
Figure 10. Median Sale Price by Type, Non-Resort Areas, 2015-2023 ..... 35
Figure 11. Home Sales by Buyer Origin, 2019-2023 ..... 38
Figure 12. Eagle County STRs, 2017-2022 ..... 41
Figure 13. Short-term Rentals by Location, 2022 ..... 42
Figure 14. Residential Building Permits by Area, 2015-2023 ..... 43
Figure 15. Rental Affordability by Bedrooms for Median Income, 2022 ..... 49
Figure 16. Rental Affordability by Bedrooms for Median Wage, 2022 ..... 50
Figure 17. Affordable Home Prices by AMI and Household Size, Non-Resort Areas, 2023 ..... 52
Figure 18. Affordability Gap by Community, Non-Resort Areas, 2023 ..... 53
Figure 19. Affordability Gap by AMI and Community, Non-Resort Areas, 2023 ..... 54
Figure 20. Affordability by Home Type, Non-Resort Areas, 2023 ..... 55
Figure 21. Homeownership Affordability by Median Wage, 2022 ..... 56
Figure 22. Wage Earners Required to Afford Median Sale Price, Non-Resort Areas, 2023 ..... 57
Figure 23. Affordability Gap, Non-Resort Areas, 2015-2022 ..... 58
Figure 24. Households by Tenure, 2022 ..... 59
Figure 25. Deed Restriction Buy-Down Program Affordability by AMI, 2015-2023 ..... 67
Figure 69. Existing Housing Program Coverage ..... 124

THIS PAGE INTENTIONALLY LEFT BLANK

# Executive Summary

Colorado's mountain and resort communities are known for world class recreation and unparalleled natural amenities - and also for housing challenges for the local population and workforce. Eagle County is a national and international destination, and this means that housing costs are out of reach for many people.

The region has significant supply constraints including land availability, high construction costs, high levels of out-of-town buyers, and the prevalence of short-term rentals (STRs), and the COVID-19 pandemic multiplied and accelerated these trends. Housing prices were increasing prior to 2020, but the rate of escalation has increased significantly since then. Eagle County businesses were already experiencing labor shortages prior to COVID-19, and these have been exacerbated since the onset of the pandemic in 2020. Workers continue to struggle to find quality secure housing without long commutes, and it is increasingly expensive to subsidize or develop new workforce housing units. These continued challenges mean that quality of life and the sustainability of the local economy are threatened.

Many residents are finding ways to manage in these circumstances – whether working multiple jobs in order to earn enough to afford something locally, living in overcrowded situations (including many instances of entire families living in a single bedroom, or a single person renting a couch), or moving out of the county to find more affordable housing and commuting long distances over mountain passes to continue working locally. When the challenges become too big, though, residents are leaving the region – and sometimes the state - for more affordable areas.

Historically marginalized and underrepresented groups are feeling the heaviest impacts. In Eagle County this is primarily immigrants and non-English speakers, especially the Hispanic and Latino communities. They are a critical part of the community and often face increased challenges – including language and cultural barriers in accessing assistance.

Eagle County regularly updates its Housing Needs Assessments, using the information collected to plan and prioritize housing developments and other strategies to meet identified needs. The needs that the County plans for have evolved over time – in the past, the free market could accommodate some local housing needs. Now, however, as outlined in this report, building free market housing is akin to building vacation rentals/ second homes. Without affordability restrictions or local residency requirements, new housing (and often resale of current locally owned housing) will not be accessible or affordable to local residents. This reality has moved down the Eagle River Valley – while it has been true in Vail for decades, Eagle and Gypsum are now feeling these same pressures. This report outlines the magnitude of these pressures and the housing need across the county, emphasizing the need for continued action by all jurisdictions throughout the region. The report also considers the financial challenges in providing this action, and the need for broader financial support for local workforce and affordable housing.

THIS PAGE INTENTIONALLY LEFT BLANK

# 1. Introduction and Summary of Findings

The Eagle County Housing Partners is a group of local governments in Eagle County collaborating on solutions to affordable housing challenges in the Eagle River Valley. The group is comprised of the Towns of Avon, Eagle, Gypsum, Minturn, Red Cliff, Vail, and Eagle County.

This Housing Needs Assessment (HNA) was prepared to provide information and analysis on the types of affordable housing needed in Eagle County and the extent of housing needed to address economic, social, and environmental challenges related to the high cost of housing in this region. The work was comprised of five major tasks described below. This HNA document is intended to meet the requirements of Senate Bill 24-174 that defines the requirements for HNAs that local governments are required to prepare to be eligible for certain state funding programs.

- **Household survey** – A mail-out and online survey of 2,749 households in Eagle County and surrounding commute areas in Lake and Summit Counties. The survey covered topics including housing costs, housing challenges, housing preferences, and demographic and labor force characteristics.
- **Employer survey** – An online survey of 183 businesses in Eagle County. The survey covered business conditions, employee recruitment and retention topics, and opinions on housing and housing solutions.
- **Focus groups** – EPS, in partnership with Habitat for Humanity Vail Valley, conducted focus groups of residents representing key community sectors such as residents living in deed-restricted housing, mobile home residents, and people who commute long distances.
- **Market and affordability analysis** – A thorough analysis of demographics, the economy, wages, the housing stock, and housing costs to identify gaps in the housing market for the local workforce and full time residents.
- **Housing needs projections** – An estimate of the housing needed over the next 10 years to ***catch up*** with current housing gaps and ***keep up*** with the housing needed due to economic growth.

## Report Outline

This report is presented in 11 chapters following this introduction:

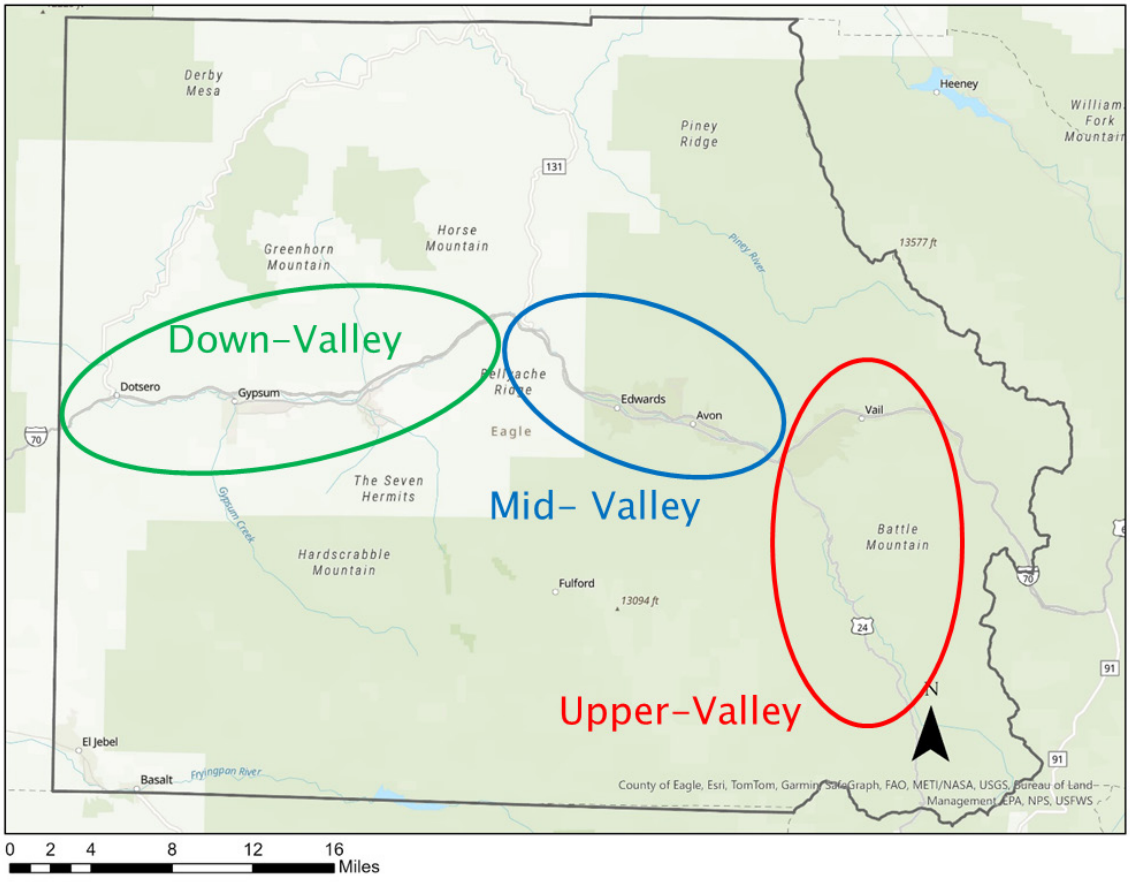
1. **Introduction and Summary of Findings**
2. **Demographic Trends** – Describes the population and other characteristics of Eagle County.
3. **Economic Trends** – Covers the economic base, trends in jobs and industries, and wages.
4. **Housing Inventory** – Describes the housing inventory in Eagle County by area.
5. **Housing Market Trends** – Presents and analyzes data on for-sale and rental housing costs throughout the Eagle River Valley.
6. **Housing Problems** – Discusses issues such as cost and housing security identified in the survey and outreach process. Also shows how housing costs compare to household incomes and wages in key industries.
7. **Housing Resources** – Summarizes the major housing programs in each Partner jurisdiction.
8. **Outreach** – Documents the key findings from the focus groups, stakeholder interviews, and the household and employer surveys.
9. **Housing Development Challenges and Opportunities** – Identifies the barriers to building affordable housing in the region, and opportunities from local resources and programs.
10. **Current and Projected Housing Needs** – Outlines in detail the components of housing need estimated for the next 10 years.
11. **Policy Programs and Recommendations** – Includes housing action plans for each community (note that this chapter will be completed following each jurisdiction's completion of their individual action plan. These are currently in process).

## Study Area and Subareas

This study covers the Eagle River Valley area of Eagle County – Basalt and other areas within the Roaring Fork Valley are not included. Data is analyzed at multiple levels, including the overall valley/county (note that when "Eagle County" is used, it is referring to the Eagle River Valley as outlined above), individual jurisdictions, and sub-regions. Sub-regions are defined as:

- Upper Valley: Vail, Minturn, Red Cliff
- Mid-Valley: Avon, Edwards, Beaver Creek (when data is available)
- Down-Valley: Eagle, Gypsum, Dotsero (when data is available)

**Figure 1. Eagle River Valley Sub Regions**



## Summary of Findings

1. ***The upper valley, mid valley, and down valley communities have different characteristics and roles in the regional housing landscape, and a diverse set of strategies will be needed to best address regional housing needs.***

   Demographic and economic profiles vary widely throughout the county, with jobs and tourism activity concentrated up-valley (east) closer to Vail, Avon, and Beaver Creek. The population and workforce are increasingly moving down-valley where housing costs are relatively lower. As a result, home prices and real estate markets differ dramatically between communities and a wide range of strategies and policies are needed to be calibrated to each community's unique context.

2. ***Resorts and tourism heavily influence the housing market in the county. About 40 percent of all housing units are vacant as second homes or vacation rentals.***

   Second home buyers from outside the county compete with Eagle County residents for market-rate housing and often outbid locals. Second and vacation home buyers effectively set the market price well above what the local workforce and other full-time residents can afford. The influence of external buyers means that most housing solutions must include deed restriction programs to limit outside buyers' ability to purchase homes in the county.

3. ***The county's population is growing slowly, with growth concentrated in down-valley communities.***

   Population growth is slow due in part to the difficulty of finding affordable housing. Most population growth is occurring down-valley (west) in areas with more accessible housing and a larger supply of developable land.

4. ***The population is aging, mirroring broader trends across the state and the country.***

   The median age has increased countywide in recent years and is as high as 49 years in Vail. Eagle County must consider the unique housing needs of an aging population. In addition, the aging population is likely to contribute to workforce and housing shortages.

5. ***Younger population and families are increasing in down-valley communities.***

   While the county population is aging overall, down-valley communities have lower median age and higher youth populations than other Eagle County communities. Down-valley communities also have more family households that prefer larger housing units.

6. ***Workers commute long distances in Eagle County, and about 11 percent of Eagle County employees are in-commuters.***

   Twenty percent of people who work in Eagle County commute 30 minutes or more to work. At highway speeds, these commutes can be distances of roughly 30 to 50 miles each way. The 11 percent of people who commute from outside Eagle County, particularly from neighboring Summit and Lake Counties, face high mountain passes that are dangerous in winter conditions (and sometimes year-round).

7. ***While Recreation, Retail, Construction, and Accommodation/Food Services remain the largest employment industries, the biggest employment growth between 2010 and 2022 was in the Health Care and Social Assistance and Administrative and Support sectors.***

   The tourism driven sectors of recreation, retail, construction, and accommodations/food services have traditionally been the cornerstones of Eagle County's resort economy. The recent growth of Health Care and Social Assistance points to an aging population as well as the growth of Vail Health. The Administrative and Support sector includes maintenance and property management jobs that are key to keeping second homes and vacation rentals in good condition.

8. ***The median household income in Eagle County is around $100,000 per year. However, 6 of the 10 largest occupations in the county have median wages below $50,000 per year.***

   Household income data in Eagle County is an overestimate of residents' true earnings, particularly for residents in lower-wage jobs in Eagle County's largest sectors. Workers in food and beverage jobs, retail sales jobs, building cleaning jobs, and cooks and food preparation jobs all have a median wage of under $40,000 per year.

9. ***The median home sale price has increased dramatically in Eagle County, especially since 2019.***

   In 2023, the median home price in Eagle County was over $1.3 million. Even excluding areas of the County that are primarily high cost second homes/resort areas, the median price was still over $1 million. In the non-resort areas, median home prices grew by 15.2 percent annually between 2019 and 2023, a total increase of 60.8 percent.

10. ***In some cases, homeownership is unaffordable for households earning over 300% of the area median income (AMI).***

    The median non-resort home price in Eagle County of $1,055,000 is unaffordable for households making below 230% AMI. In some communities, the median non-resort home requires an income of 330% AMI to purchase.

11. ***When affordability is considered in terms of median wages, there is a need to work between 3.7 and 7.5 jobs to afford to buy the median-priced non-resort home in a community.***

    Affordability by wages reflects the number of jobs a household needs to afford a home. In all Eagle County communities, a household must have more than three full-time jobs at median wage to afford the median-priced home.

12. ***Rent data is challenging to capture; while available data shows that rent growth has not been as dramatic as growth in sale prices, interview and focus group feedback indicate a tight and volatile rental market.***

    Focus group participants reported being unable to find affordable units throughout the county; being forced to move unexpectedly due to personal or economic circumstances; and living in overcrowded rentals due to high prices. Property managers described being inundated with requests whenever a unit is listed and have been able to raise prices repeatedly in recent years.

13. ***Affordability metrics indicate the challenges of living in a 1-person household in the county.***

    One-person households struggle to find an affordable place to live in the rental or ownership markets. A single earner at median wage cannot afford the typical Eagle County rent of $1,500 for a bedroom (in a shared unit).

14. ***Eagle County residents are at risk of displacement due to housing age and type, cost burden, and other factors.***

    A displacement risk assessment indicates that many Eagle County residents may be at risk of displacement. Residents in older homes or mobile homes, as well as those who speak Spanish, lack a high school degree, and have a single-parent household are more likely to be displaced. 39 percent of Eagle County residents are cost-burdened, meaning they pay more than 30 percent of their income in housing costs.

15. ***Eagle County has a gross housing need of 6,375 units, with about half of net need located in Vail and Avon and 25 percent in the unincorporated county, concentrated in Edwards and Beaver Creek.***

    2,638 units are needed to address the existing housing shortage in the county and 3,736 units are needed to address the project housing need over the next 10 years. Three-quarters of the total housing need is for rental units. Based on jobs distribution, 26 percent of housing needs are in Vail, 25 percent are in Avon, and 24 percent are in unincorporated Eagle County.

16. ***Upcoming affordable and community housing developments in Eagle County can offset some of the housing need.***

    There are 703 units currently under construction in Eagle County that offset some of existing housing need and an additional 632 entitled units that offset projected housing need. Once the development pipeline has been netted out, the total net housing need in Eagle County is 5,040 units.

17. ***There are many existing housing resources in Eagle County and the community does not have to start from scratch when designing housing solutions.***

    Eagle County has many existing housing resources, including deed-restriction programs, Habitat for Humanity Vail Valley, rental assistance programs, and employee housing.

18. ***Existing programs are not sufficient to address all needs on the housing continuum.***

    Housing needs differ by age, life stage, income, family status, and many other factors. Current programs do not meet demonstrated needs throughout the entire housing continuum.

THIS PAGE INTENTIONALLY LEFT BLANK

# 2. Demographic Trends

## Population

**Eagle County grew slowly between 2010 and 2022, with 0.5 percent average annual growth. Most population growth occurred down-valley in Eagle and Gypsum.**

Eagle County had 55,300 residents in 2022, an increase of 3,200 since 2010. As shown in **Table 1**, Eagle and Gypsum together accounted for 76 percent of net population growth in the county over this time, as other communities lost population. Outside of Eagle and Gypsum, the remainder of growth took place in the unincorporated county.

**Table 1. Eagle County Population 2010-2022**

| Description | 2010 | 2015 | 2022 | 2010-2022 Total | 2010-2022 Ann. # | 2010-2022 Ann. % |
|---|---|---|---|---|---|---|
| Vail | 5,285 | 5,113 | 4,804 | -481 | -40 | -0.8% |
| Minturn | 1,027 | 1,007 | 1,025 | -2 | 0 | 0.0% |
| Red Cliff | 266 | 237 | 254 | -12 | -1 | -0.4% |
| Avon | 6,422 | 5,972 | 5,978 | -444 | -37 | -0.6% |
| Eagle | 6,483 | 6,847 | 7,488 | 1,005 | 84 | 1.2% |
| Gypsum | 6,472 | 6,961 | 7,927 | 1,455 | 121 | 1.7% |
| Basalt (part) | 2,917 | 2,674 | 2,909 | -8 | -1 | 0.0% |
| Unincorp. Area | 23,185 | 23,970 | 24,906 | 1,721 | 143 | 0.6% |
| **Eagle County Total** | **52,057** | **52,781** | **55,291** | **3,234** | **270** | **0.5%** |

Source: Colorado State Demographer's Office, Economic & Planning Systems

**The median age across the county has increased since 2010. The population down-valley is younger than the population up-valley.**

The median age countywide was 38.3 years in 2022, approximately the same as the statewide median age of 37.7 years. The median age has increased since 2010, with increases ranging from 1.3 years in Eagle to 14.1 years in Vail. As shown in **Table 2**, the median age in down-valley communities is lower than in upper-valley communities, with a 10.6 year difference in the median age between Vail (49.1 years) and Gypsum (38.5 years).

**Table 2. Median Age, 2010-2022**

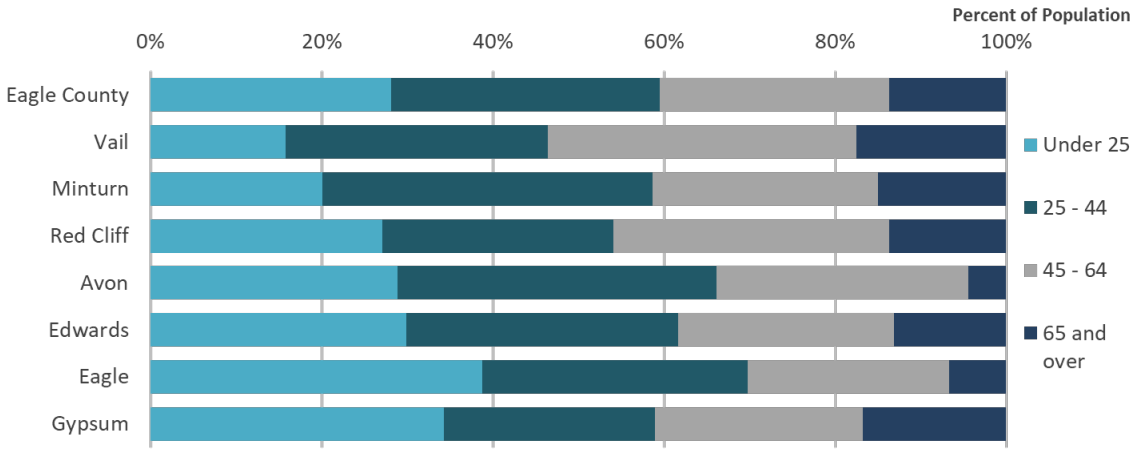
| Description | 2010 | 2015 | 2022 | Change 2010-2015 | Change 2015-2022 |
|---|---|---|---|---|---|
| **Eagle County** | **34.0** | **35.6** | **38.3** | **1.6** | **2.70** |
| Vail | 35.0 | 40.2 | 49.1 | 5.2 | 8.90 |
| Minturn | 36.1 | 41.5 | 38.1 | 5.4 | -3.40 |
| Red Cliff | 38.5 | 40.3 | 42.6 | 1.8 | 2.30 |
| Avon | 31.1 | 31.4 | 34.8 | 0.3 | 3.40 |
| Edwards | 34.9 | 34.2 | 37.5 | -0.7 | 3.30 |
| Eagle | 33.8 | 36.0 | 35.1 | 2.2 | -0.90 |
| Gypsum | 31.3 | 36.3 | 38.5 | 5.0 | 2.20 |

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

**Young people make up a greater share of the population in down-valley communities, which aligns with broader trends of mountain "host towns" becoming older and more affluent.**

In Eagle and Gypsum the population under age 25 accounts for 39 percent and 34 percent of the population, respectively, while this group accounts for less than 20 percent of the population in Vail, as shown in **Figure 2**. This aligns with trends of larger household sizes and more family households down-valley, as shown below.

**Figure 2. Population by Age, 2022**

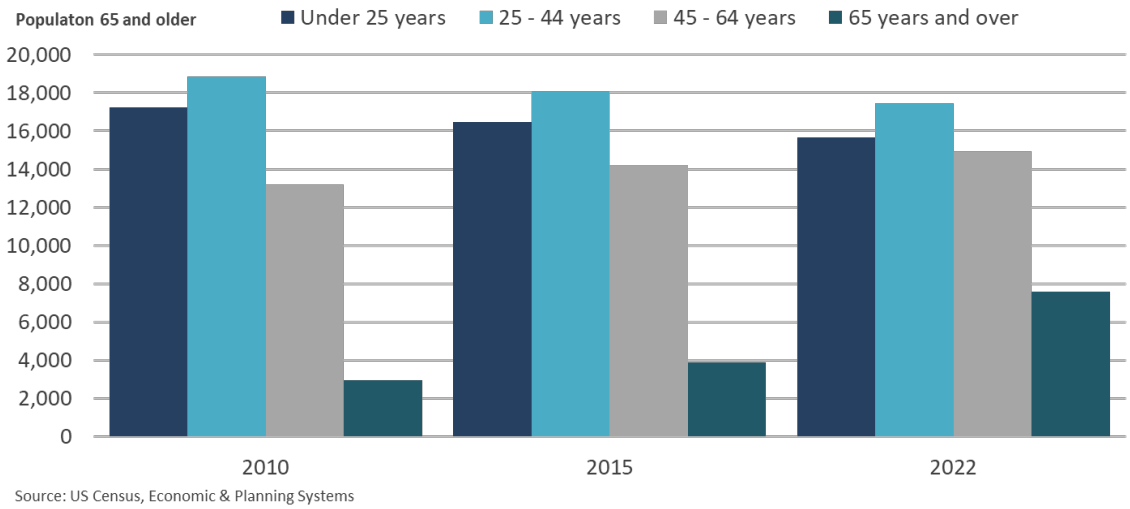



Source: Economic & Planning Systems, US Census

**The population over age 65 in Eagle County has increased since 2010, both in absolute numbers and as a share of the population.**

Between 2010 and 2022 the share of the population age 65 and older increased from 6 percent to 14 percent. As shown in **Figure 3**, at the same time the population under age 45 decreased from 69 percent of the population to 59 percent.

**Figure 3. Population by Age, 2010-2022**




Source: US Census, Economic & Planning Systems

**The population age 65 and older is expected to make up an increasingly large share of Eagle County's population in the future.**

The Colorado State Demographer's office forecasts that the population aged 65 and older will make up an increasingly large share of Eagle County's population, rising to 17 percent in 2030 and 2035 (**Table 3**). The share of population under age 25 will continue to decline over this time period, falling to 24 percent by 2035. SDO estimates that the share of working-aged population, between ages 25 and 64, will remain consistent at around 58 percent.

**Table 3. Eagle County Population Distribution Projections, 2020-2035**

| Description | 2020 | 2025 | 2030 | 2035 |
|---|---|---|---|---|
| 24 and under | 30% | 28% | 26% | 24% |
| 25 to 44 | 31% | 29% | 28% | 31% |
| 45 to 64 | 27% | 28% | 29% | 28% |
| 65 and older | 12% | 15% | 17% | 17% |

Source: Colorado State Demographer's Office, Economic & Planning Systems

**The share of population that identifies as Hispanic/Latino has remained at about 30 percent of the county population since 2010. While remaining a consistent share of the population, this group has moved within the county over this time.**

As shown in **Table 4**, between 2010 and 2022 the share of Hispanic/Latino population increased down-valley in Gypsum and Eagle, increasing from 45 percent of the population in Gypsum to 59 percent and from 22 percent of the population in Eagle to 27 percent. Meanwhile, the Hispanic/Latino share of the population decreased in mid- and upper-valley communities.

**Table 4. Hispanic/Latino Population, 2010-2022**

| Description | 2010 | 2015 | 2019 | 2020 | 2022 | Change 2010-2015 | Change 2015-2022 |
|---|---|---|---|---|---|---|---|
| **Share Hispanic or Latino (any race)** | | | | | | | |
| **Eagle County** | **30%** | **30%** | **30%** | **30%** | **29%** | 0% | -1% |
| Vail | 7% | 3% | 6% | 10% | 3% | -4% | 0% |
| Minturn | 34% | 28% | 16% | 22% | 20% | -6% | -8% |
| Red Cliff | 38% | 50% | 43% | 25% | 26% | 12% | -24% |
| Avon | 49% | 44% | 40% | 39% | 33% | -5% | -11% |
| Edwards | 31% | 34% | 39% | 34% | 31% | 3% | -3% |
| Eagle | 22% | 18% | 28% | 19% | 27% | -5% | 10% |
| Gypsum | 45% | 46% | 35% | 49% | 59% | 1% | 13% |

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

## Households

**Similar to population, year-round households in the county grew slowly from 2010 to 2022, with an annual growth rate of 0.4 percent.**

Eagle County had just over 20,000 households in 2022, an increase of 848 households since 2010. As shown in **Table 5**, household growth was higher down-valley than in other areas of the county. Eagle and Gypsum together accounted for 62 percent of net household growth in the county over this time, while most upper- and mid-valley communities lost year-round households.

**Table 5. Eagle County Households, 2010-2022**

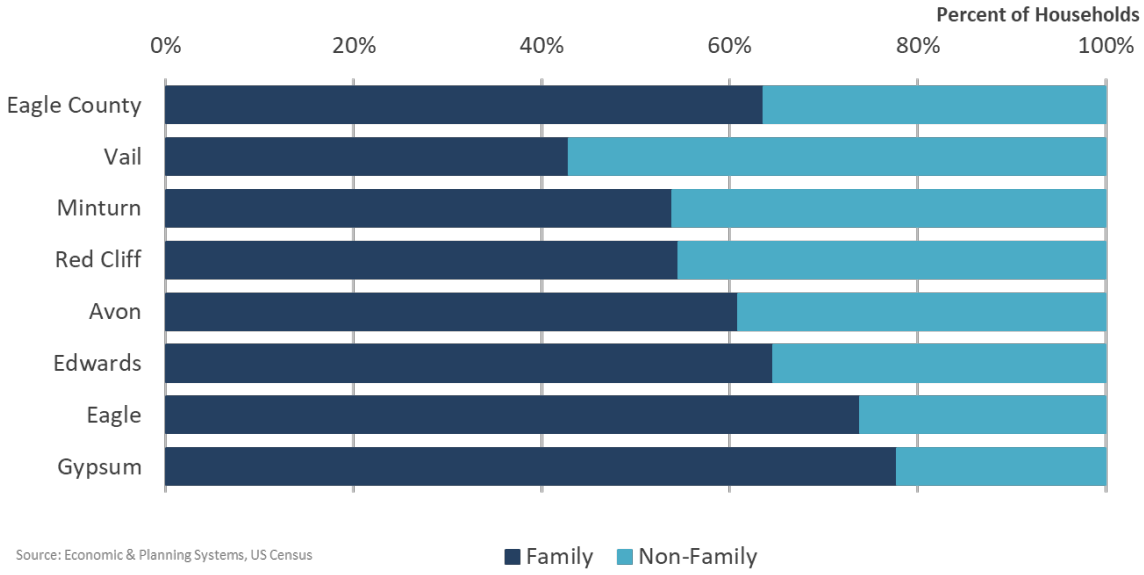
| Description | 2010 | 2015 | 2022 | 2010-2022 Total | 2010-2022 Ann. # | 2010-2022 Ann. % |
|---|---|---|---|---|---|---|
| **Occupied Housing Units** | | | | | | |
| Vail | 2,604 | 2,380 | 2,370 | -234 | -20 | -0.8% |
| Minturn | 420 | 386 | 386 | -34 | -3 | -0.7% |
| Red Cliff | 117 | 91 | 121 | 4 | 0 | 0.3% |
| Avon | 2,321 | 2,213 | 2,245 | -76 | -6 | -0.3% |
| Edwards | 3,642 | 3,227 | 3,824 | 182 | 15 | 0.4% |
| Eagle | 2,183 | 2,089 | 2,370 | 187 | 16 | 0.7% |
| Gypsum | 2,009 | 1,963 | 2,351 | 342 | 29 | 1.3% |
| Other | 5,940 | 5,491 | 6,417 | 477 | 40 | 0.6% |
| **Eagle County** | **19,236** | **17,840** | **20,084** | **848** | **71** | **0.4%** |

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

**In Eagle County, approximately two-thirds of households are family households but the split of family/non-family households varies across the county.**

The U.S. Census Bureau classifies households as "family" (related household members) and "non-family" (unrelated household members such as roommates). As shown in **Figure 4**, down-valley communities have a higher share of family households than mid- or upper-valley communities. Eagle and Gypsum have 74 percent and 78 percent family households, respectively, while fewer than half of households in Vail are family households, which is typical of resort communities (in comparison, Aspen has 42 percent family households and Telluride has 46 percent).

**Figure 4. Family/Non-Family Households, 2022**



**The State Demography Office expects the fastest growth to be in households without children.**

As shown in **Table 5**, the fastest-growing household types between 2020 and 2035 will be households with no children (including both one adult with no children and more than one adult with no children), which are expected to make up 72 percent of Eagle County households in 2035.

**Table 6. Eagle County Household Projections, 2020-2035**

| Description | 2020 | 2025 | 2030 | 2035 | 2020-2035 Total | 2020-2035 Ann. # | 2020-2035 Ann. % |
|---|---|---|---|---|---|---|---|
| **Household Type** | | | | | | | |
| One adult no kids | 5,565 | 5,815 | 6,131 | 6,640 | 1,075 | 72 | 1.2% |
| One adult with kids | 1,009 | 965 | 955 | 1,063 | 54 | 4 | 0.3% |
| More than one adult no kids | 8,978 | 9,362 | 9,854 | 10,635 | 1,657 | 110 | 1.1% |
| More than one adult with kids | 5,267 | 5,048 | 4,999 | 5,552 | 285 | 19 | 0.4% |
| **Total** | **20,819** | **21,190** | **21,939** | **23,890** | 3,071 | 205 | 0.9% |

Source: Colorado State Demographer's Office, Economic & Planning Systems

**Households are generally larger down-valley, aligning with other housing and population trends.**

Household size is both an indicator of housing demand (size of unit) as well as affordability (how many working people are needed in a household to afford housing). As shown in **Table 7**, upper- and mid-valley communities saw an increase in average household size from 2010 to 2015 and a decrease from 2015 to 2022, while down-valley communities have seen a consistent increase in average household sizes since 2010.

**Table 7. Average Household Size, 2010-2022**

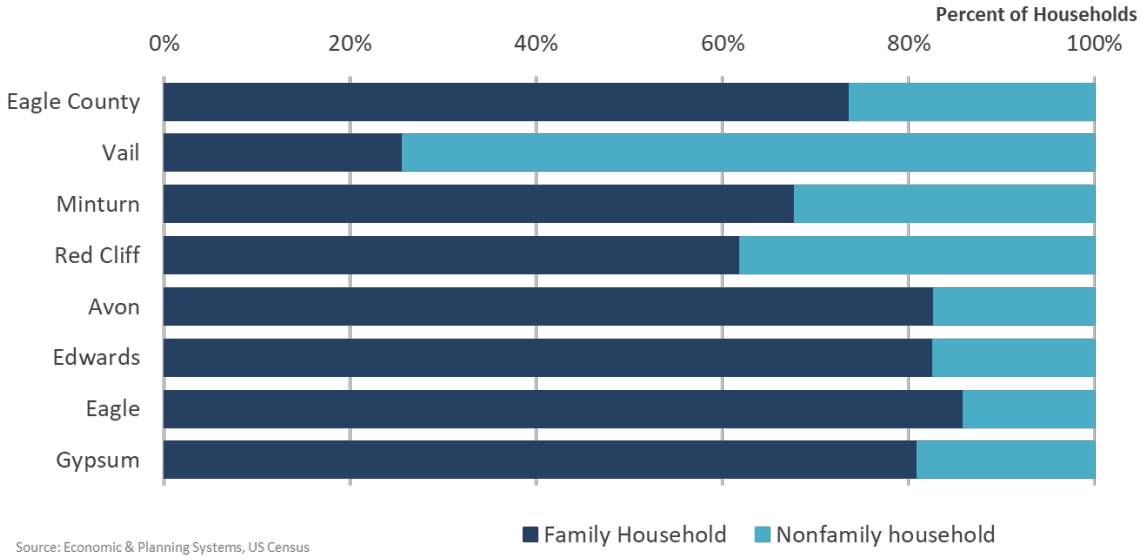
| Description | 2010 | 2015 | 2022 |
|---|---|---|---|
| **Eagle County** | **2.71** | **2.94** | **2.77** |
| Vail | 2.04 | 2.23 | 2.04 |
| Minturn | 2.45 | 2.72 | 2.53 |
| Red Cliff | 2.28 | 3.07 | 2.41 |
| Avon | 2.78 | 2.90 | 2.72 |
| Edwards | 2.82 | 3.03 | 2.80 |
| Eagle | 2.96 | 3.11 | 3.12 |
| Gypsum | 3.22 | 3.41 | 3.53 |

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

**The characteristics of Hispanic/Latino households in the valley vary compared to the overall population.**

As shown in **Figure 5**, among Hispanic/Latino households 75 percent are family households, compared to 64 percent of households overall. These characteristics also vary by location – for example, in Vail there is a smaller share of Hispanic family households than family households overall (26 percent Hispanic/Latino family households compared to 43 percent overall family households).

**Figure 5. Hispanic/Latino Households by Type, 2022**




Source: Economic & Planning Systems, US Census

## Household Income

**Median household income in Eagle County is approximately $100,000 and has increased significantly since 2010.**

Census data and survey data both show median household income between approximately $100,000 and $110,000. As shown in **Table 8**, incomes are highest in Minturn and Eagle, and lowest in Red Cliff. Census data indicates that household income grew much faster from 2015 to 2022 (increasing at an average of 4.6 percent per year) than from 2010 to 2015 (when it increased at an average of 0.2 percent per year). This data accounts for total household income (all earners, all income sources), and is not equivalent to salary or wages. This increase may be reflective of higher-earning households moving into the county, households having more wage earners (e.g., more roommates) or more jobs per person, increased wages, and inflationary and cost of living factors.

**Table 8. Median Household Income, 2010-2022**

| Description | 2010 | 2015 | 2022 | 2010-2015 Total | 2010-2015 Ann. # | 2010-2015 Ann. % | 2015-2022 Total | 2015-2022 Ann. # | 2015-2022 Ann. % |
|---|---|---|---|---|---|---|---|---|---|
| **Eagle County** | **$71,337** | **$72,214** | **$98,887** | **$877** | **$175** | **0.2%** | **$26,673** | **$3,810** | **4.6%** |
| Vail | $64,859 | $67,833 | $96,667 | $2,974 | $595 | 0.9% | $28,834 | $4,119 | 5.2% |
| Minturn | $74,891 | $63,947 | $103,333 | -$10,944 | -$2,189 | -3.1% | $39,386 | $5,627 | 7.1% |
| Red Cliff | $54,750 | $68,125 | $74,688 | $13,375 | $2,675 | 4.5% | $6,563 | $938 | 1.3% |
| Avon | $51,781 | $48,022 | $85,817 | -$3,759 | -$752 | -1.5% | $37,795 | $5,399 | 8.6% |
| Edwards | $83,261 | $74,347 | $89,399 | -$8,914 | -$1,783 | -2.2% | $15,052 | $2,150 | 2.7% |
| Eagle | $72,138 | $78,066 | $101,373 | $5,928 | $1,186 | 1.6% | $23,307 | $3,330 | 3.8% |
| Gypsum | $71,932 | $88,698 | $99,726 | $16,766 | $3,353 | 4.3% | $11,028 | $1,575 | 1.7% |

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

**Since 2010, wages have declined as a share of personal income in Eagle County, while investment income has increased as a share of income.**

The composition of household income indicates the nature of current conditions and change in a community. Income typically comes from three sources – wage and salary (i.e., a paycheck), investments (stocks, bonds, real estate, etc.), and transfer receipts (income payments for which no services are performed – primarily government benefits, such as social security). As shown in **Table 9**, since 2010 wages have declined as a share of personal income, from 61 percent to 53 percent. At the same time, investment income has increased from 32 percent to 41 percent, while transfer receipts have remained stable.

This trend indicates that new residents may not be working in the county, and/or may not be relying on employment for their income. Additionally, an increase in the share of income from transfer receipts is often seen in communities with an aging population. The absence of this trend in Eagle County indicates that the area's aging population is either still working or relying on investment income and not receiving significant government benefits.

**Table 9. Household Income by Source, 2010-2022**

| Description | 2010 | 2015 | 2022 |
|---|---|---|---|
| Wage & Salary | 61% | 57% | 53% |
| Investment Income | 32% | 37% | 41% |
| Transfer Receipts | 7% | 6% | 6% |
| **Total** | **100%** | **100%** | **100%** |

Source: Bureau of Economic Analysis; Economic & Planning Systems

# 3. Economic Trends

## Jobs

**Eagle County has seen 24 percent job growth since 2010, with the biggest growth in Administrative and Support Services and Health Care and Social Assistance jobs.**

Eagle County had 34,000 jobs in 2022, an increase of over 6,500 jobs since 2010. As shown in **Table 10**, nearly half that growth was in Administrative and Support and Waste Management and Remediation Services (a sector comprised of businesses performing routine support activities for the day-to-day operations of other organizations, including office administration, maintenance, security and surveillance services, cleaning, and waste disposal services), and Health Care and Social Assistance.

**Table 10. Eagle County Employment, 2010-2022**

| Description | 2010 | 2022 | 2010-2022 Total Growth | 2010-2022 Annual Growth Rate | % of Total Job Growth |
|---|---|---|---|---|---|
| **Industry** | | | | | |
| Accommodation and Food Services | 6,676 | 7,272 | 596 | 0.7% | 9.1% |
| Retail Trade | 2,994 | 3,507 | 513 | 1.3% | 7.8% |
| Construction | 2,666 | 3,464 | 798 | 2.2% | 12.2% |
| Arts, Entertainment, and Recreation | 3,434 | 3,419 | -15 | 0.0% | -0.2% |
| Health Care and Social Assistance | 1,856 | 3,394 | 1,538 | 5.2% | 23.4% |
| Administrative and Support Services | 1,354 | 2,909 | 1,555 | 6.6% | 23.7% |
| Real Estate and Rental and Leasing | 1,360 | 1,674 | 314 | 1.7% | 4.8% |
| Public Administration | 1,413 | 1,585 | 172 | 1.0% | 2.6% |
| Educational Services | 1,279 | 1,522 | 243 | 1.5% | 3.7% |
| Professional and Technical Services | 1,032 | 1,462 | 430 | 2.9% | 6.6% |
| Other [1] | 3,397 | 3,814 | 417 | 1.0% | 6.4% |
| **Eagle County Total** | **27,461** | **34,022** | **6,561** | **1.8%** | **100%** |

[1] Other includes Transportation & Warehousing, Finance & Insurance, Manufacturing, Wholesale Trade, Information, Utilities, Management of Companies and Enterprises, Agriculture, Forestry, Fishing & Hunting, and Mining, and Other Services.
Source: Colorado Department of Labor and Employment, Economic & Planning Systems

**Employment is comprised of 70 percent wage and salary jobs and 30 percent proprietors. There are more jobs in the county than the working-age population, indicating a need for multiple job-holding and in-commuting.**

There are approximately 34,000 wage and salary jobs and 15,000 proprietors in the county, but only 32,400 working-age residents between 25 to 64 years old. The resident survey indicates that within the county, residents have an average of 1.3 jobs per person, and there are 1.7 employees per household.

**The five largest employment sectors in the county combine for 60 percent of all employment and have remained the county's core employment industries since 2010.**

As shown in **Table 11**, the top five employment sectors in the county are Accommodation and Food Services (21 percent of jobs), Retail (10 percent), Construction (10 percent), Arts, Entertainment, and Recreation (10 percent), and Health Care (10 percent).

**Table 11. Eagle County Top Employment Industries, 2010-2022**

| Description | 2010 | 2015 | 2022 |
|---|---|---|---|
| Accommodation and Food Services | 24% | 24% | 21% |
| Retail Trade | 11% | 11% | 10% |
| Construction | 10% | 10% | 10% |
| Arts, Entertainment, and Recreation | 13% | 13% | 10% |
| Health Care and Social Assistance | 7% | 7% | 10% |
| Administrative and Support Services | 5% | 6% | 9% |
| Real Estate and Rental and Leasing | 5% | 5% | 5% |
| Public Administration | 5% | 5% | 5% |
| Educational Services | 5% | 4% | 4% |
| Professional and Technical Services | 4% | 4% | 4% |
| Other [1] | 12% | 12% | 11% |
| **Eagle County Total** | **100%** | **100%** | **100%** |

[1] Other includes Transportation & Warehousing, Finance & Insurance, Manufacturing, Wholesale Trade, Information, Utilities, Management of Companies & Enterprises, Agriculture, Forestry, Fishing & Hunting, and Mining, and Other Services.
Source: Colorado Department of Labor and Employment, Economic & Planning Systems

**The county's largest employment sectors grew more slowly than overall employment, but total jobs in those sectors remain stable.**

As shown in **Table 10** and **Table 11**, the county's top employment sectors have remained stable since 2010, with Accommodation & Food Services, Retail Trade, Construction, and Arts, Entertainment and Recreation providing approximately half of all jobs. The share of jobs in these industries has remained relatively constant since 2010, despite slower growth in Accommodation and Food Services, Retail Trade, and Arts, Entertainment, and Recreation than overall employment.

**The largest occupations in Eagle County are food and beverage service, construction trades, and retail sales.**

Occupation data is another way to analyze employment, focusing on the types of jobs people hold rather than the industry. As shown in **Table 11**, the top 10 occupations account for half of jobs in the county. The median wages for these occupations range from $37,000 for food and beverage serving (the top occupation, with over 3,000 jobs) to $112,800 for healthcare diagnosing or treating (the 8th largest occupation, with over 1,200 jobs). While the overall median wage for all occupations in Eagle County is $52,900, six of the top 10 occupations have median wages of below $50,000 per year.

**Table 12. Eagle County Largest Occupations, 2024**

| Description | Employment | Entry Level | Median | Experienced |
|---|---|---|---|---|
| Food and Beverage Serving Workers | 3,010 | $31,700 | $37,000 | $50,600 |
| Construction Trades Workers | 2,446 | $42,500 | $56,900 | $68,400 |
| Retail Sales Workers | 2,265 | $33,800 | $40,700 | $48,600 |
| Building Cleaning and Pest Control Workers | 1,655 | $34,200 | $41,000 | $47,100 |
| Cooks and Food Preparation Workers | 1,584 | $34,500 | $40,500 | $48,100 |
| Business Operations Specialists | 1,514 | $48,400 | $76,400 | $101,400 |
| Information and Record Clerks | 1,456 | $36,400 | $44,200 | $52,500 |
| Healthcare Diagnosing or Treating Practitioners | 1,211 | $82,700 | $112,800 | $187,100 |
| Other Management Occupations | 1,167 | $72,700 | $112,500 | $145,600 |
| Grounds Maintenance Workers | 1,104 | $39,400 | $49,300 | $54,400 |
| **Top Ten Occupations (Average)** | **17,413** | **$37,357** | **$48,100** | **$59,529** |

Source: JobsEQ, Economic & Planning Systems

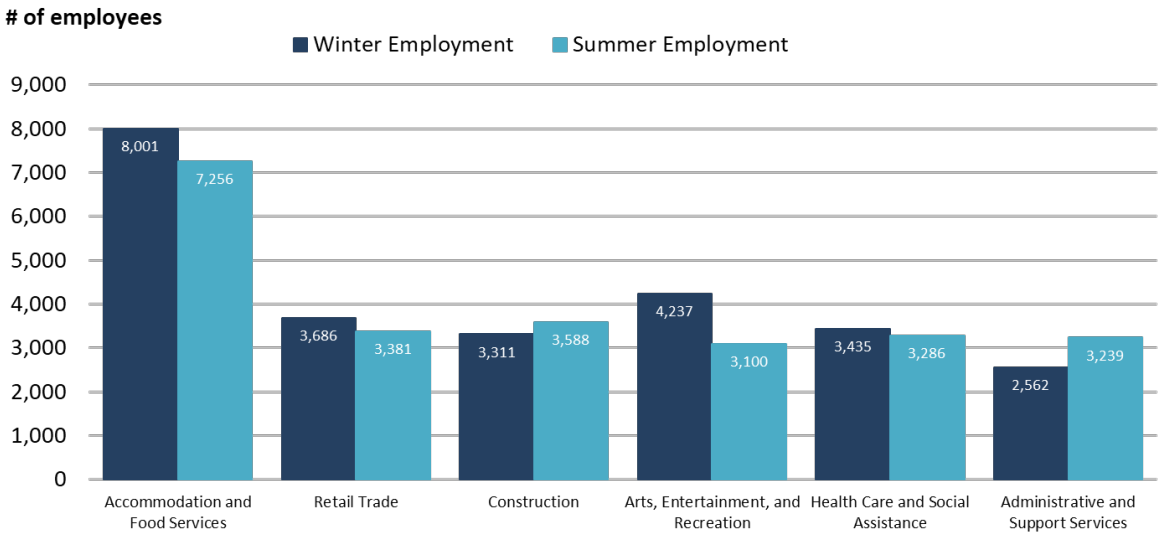
**Eagle County has a seasonal economy. However, seasonal trends have become less pronounced since 2010.**

Employment in Eagle County is highest during the winter months (December to April), with an additional smaller peak in the summer. Seasonal trends have become less pronounced since 2010 – while there are still winter and summer peaks in employment, the difference between "high" season and "low" season has been decreasing.

**Seasonal peaks and differences vary by industry, with those most tied to tourism and recreation seeing the highest winter employment.**

As shown in **Figure 6**, sectors tied to the ski industry, including Accommodations and Food Services and Arts, Entertainment and Recreation see peak winter employment, while sectors that rely on outdoor work, including Construction and Administrative and Support Services (which includes jobs such as landscaping) see peak summer employment.

**Figure 6. Seasonal Employment by Industry, 2022**




Source: Colorado Department of Labor and Employment, Economic & Planning Systems

## Commuting

**While up-to-date commuting data is limited, available data indicates that most Eagle County employees live in Eagle County.**

Multiple data sources were analyzed to understand commuting patterns in the Valley. Based on the U.S. Census Transportation Planning Package, which best reflects likely conditions in the area, approximately 88 percent of employees in Eagle County are Eagle County residents. While the most recent data is from 2021, other data sources, including survey data, indicate that commuting trends have remained relatively stable.

**Table 13. Eagle County Employees' Home Location, 2017-2021**

| Description | |
|---|---|
| Total Eagle County Employees | |
| Living and Working in Eagle | 88.4% |
| Commuting into Eagle County | 11.6% |
| In-Commuter Source | |
| Garfield County | 4.7% |
| Lake County | 2.7% |
| Summit County | 0.8% |
| Other | 3.4% |

Source: CTPP, Economic & Planning Systems

**About 12 percent of Eagle County jobs are filled by in-commuters.**

The most common locations of in-commuters were Garfield, Lake, and Summit counties, making up 8 percent of Eagle County employees in 2021. Other in-commuters include long-distance commuters who travel to Eagle County from farther places in Colorado and remote workers living outside Eagle County but employed by an Eagle County business.

**As of 2021, 70 percent of Eagle County employees commuted 30 minutes or less.**

About 35 percent of Eagle County employees had commutes of 15 minutes or less and another 34 percent traveled between 15 and 30 minutes. Only 5 percent of employees had commutes of 1 hour or more, indicating that in-commuters from other counties may not travel far within Eagle County (i.e., commuters from Summit County may work in Vail and commuters from Garfield County may work in Gypsum). Residents may also have long intra-county commutes travelling from one side of Eagle County to another for work. It is important to note that these figures are 2017-2021 averages and have likely changed with the rise of remote work and the population shift down-valley since the COVID-19 pandemic.

**Table 14. Eagle County Employees' Commute Length, 2021**

| Description | |
|---|---|
| Total Eagle County Employees | |
| Working from home | 13.1% |
| Commuting to work | 86.9% |
| Commute length for workers commuting to work | |
| Less than 15 minutes | 35.1% |
| 15 - 29 minutes | 33.7% |
| 30 - 59 minutes | 25.6% |
| 60 minutes or more | 4.9% |

Source: CTPP, Economic & Planning Systems

# 4. Housing Inventory

## Housing Units

**Eagle County saw housing growth in all communities from 2010 to 2022, despite population losses up-valley.**

Eagle County had 34,300 housing units in 2022, an increase of just over 3,500 since 2010. Avon, Eagle, and Gypsum accounted for 57 percent of that growth, with those communities adding 2,000 units over that time. Housing growth in the unincorporated county accounted for another 23 percent of overall growth. As shown in **Table 15**, housing growth continued up-valley despite these communities losing residents, an indication that these new units are likely second homes and vacation rentals.

**Table 15. Eagle County Housing Units, 2010-2022**

| Description | 2010 | 2015 | 2022 | 2010-2022 Total | 2010-2022 Ann. # | 2010-2022 Ann. % |
|---|---|---|---|---|---|---|
| **Housing Units** | | | | | | |
| Vail | 6,974 | 7,138 | 7,331 | 357 | 30 | 0.4% |
| Minturn | 523 | 532 | 566 | 43 | 4 | 0.7% |
| Red Cliff | 118 | 126 | 139 | 21 | 2 | 1.4% |
| Avon | 3,483 | 3,519 | 4,175 | 692 | 58 | 1.5% |
| Eagle | 2,456 | 2,503 | 2,796 | 340 | 28 | 1.1% |
| Gypsum | 2,207 | 2,322 | 3,177 | 970 | 81 | 3.1% |
| Basalt (part) | 1,318 | 1,320 | 1,593 | 275 | 23 | 1.6% |
| Unincorp. Area | 13,731 | 13,903 | 14,556 | 825 | 69 | 0.5% |
| **Eagle County Total** | **30,810** | **31,363** | **34,333** | **3,523** | **294** | **0.9%** |

Source: Colorado State Demographer's Office, Economic & Planning Systems

## Housing Occupancy

**Housing occupancy rates vary throughout the valley, with higher occupancy in down-valley communities, indicating that year-round residents are more common down-valley.**

An occupied housing unit is equivalent to a household. In a community like Eagle County, the occupancy rate provides an indication of second homeownership (how many units are not occupied year-round). In 2022, the county had an overall occupancy rate of approximately 60 percent – about 20,000 households and 34,000 housing units. As shown in **Table 16**, occupancy patterns vary throughout the valley.

Nearly all housing units down-valley are occupied by year-round households, with Eagle and Gypsum having occupancy rates of over 90 percent. In Vail, only one-third of housing units are occupied by year-round households, indicating a significant portion of second homes and/or vacation rentals. From 2010 to 2022, the percent of units occupied year-round decreased the most in Minturn (from 80 percent to 69 percent) and Avon (from 64 percent to 56 percent).

**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

## Vacancy

**Vacancy rates, which are typically used to determine how constrained a rental market is, are difficult to measure in markets like Eagle County.**

Vacancy is difficult to measure in a rural resort community such as Eagle County due to the seasonal nature of occupancy and employment and the prevalence of second homes and vacation rentals. The Colorado Housing Finance Authority (CHFA) publishes the quarterly Colorado Statewide Apartment Survey with data on vacancy rates for market-rate multifamily buildings in certain areas throughout Colorado. As shown in **Table 17**, the average annual vacancy rate for Eagle County based on this survey was 0.6 percent in 2023 and 2.6 percent in 2024. While the increase in vacancy rate may indicate more units available to rent, it may also be a function of new units coming online and a project still being in the lease-up phase. Once that initial leasing happens, the vacancy rate will come back down. Additionally, the increased rate is still below the threshold of 5 percent vacancy that is considered the minimum for a healthy rental market (i.e., a unit is available if someone wants to move). It is also important to note that this survey excludes deed-restricted and affordable units, which are often the only option for most middle-income households and have much lower vacancy rates due to high demand, as well as units that are not purpose-built rentals (e.g., rented condominiums, townhomes, and single family homes).

**Table 17. Eagle County Vacancy Rate, Q1 2023-Q4 2024**

| Description | Q1 2023 | Q2 2023 | Q3 2023 | Q4 2023 | Q1 2024 | Q2 2024 | Q3 2024 | Q4 2024 | Avg. Annual Vacancy 2023 | Avg. Annual Vacancy 2024 |
|---|---|---|---|---|---|---|---|---|---|---|
| Eagle County Vacancy Rate | 0.7% | 0.2% | 0.6% | 0.9% | 0.7% | 3.4% | 3.0% | 3.3% | 0.6% | 2.6% |

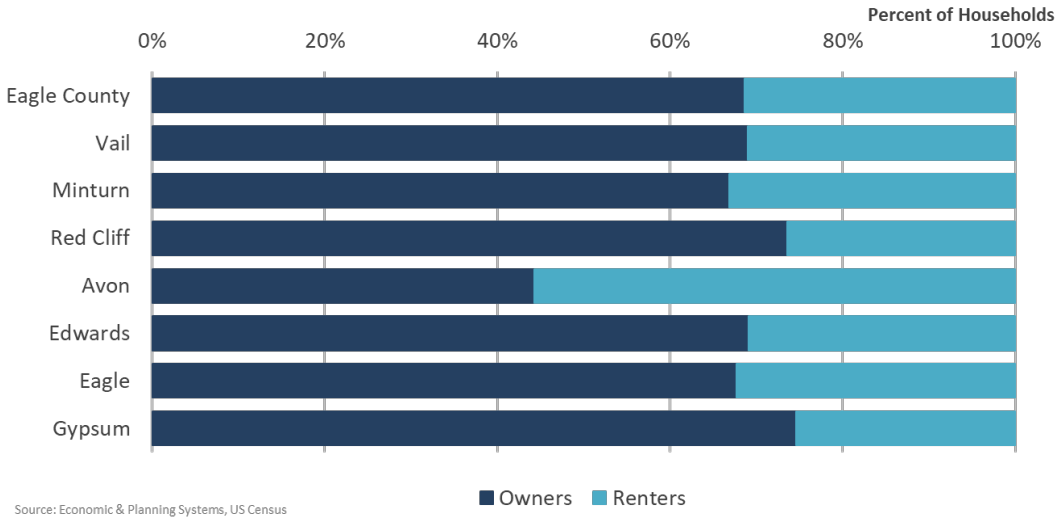
Source: CHFA Statewide Apartment Survey, Economic & Planning Systems

## Housing Tenure

**Most communities in the valley have a similar split of owner and renter households with 70 percent owners and 30 percent renters.**

As shown in **Figure 7**, the share of owners and renters in occupied housing units were relatively similar throughout the valley in 2022, with approximately one-third renters and two-thirds owners. Avon is the one exception with 56 percent of the population renting, which is the highest percentage of any community.

**Figure 7. Households by Tenure, 2022**




Source: Economic & Planning Systems, US Census

**Changes in tenure were markedly different between 2010 to 2015 and 2015 to 2022.**

As shown in **Table 18**, most communities saw decreases in owner-occupied households and increases in renters between 2010 and 2015. Since 2015, however, there has been more growth in owner-occupied homes. These trends are similar to those seen in other communities across the country, where homeownership rates fell and rental rates increased during and following the Great Recession in 2008, and those trends have slowly reversed as communities recovered.

**Table 18. Households by Tenure, 2010-2022**

| Description | 2010 | 2015 | 2022 | 2010-2015 Total | 2010-2015 Ann. # | 2010-2015 Ann. % | 2015-2022 Total | 2015-2022 Ann. # | 2015-2022 Ann. % |
|---|---|---|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | | | | |
| **Eagle County** | **12,343** | **11,974** | **13,774** | **-369** | **-74** | **-0.6%** | **1,800** | **257** | **2.0%** |
| Vail | 1,264 | 1,465 | 1,634 | 201 | 40 | 3.0% | 169 | 24 | 1.6% |
| Minturn | 192 | 161 | 258 | -31 | -6 | -3.5% | 97 | 14 | 7.0% |
| Red Cliff | 90 | 63 | 89 | -27 | -5 | -6.9% | 26 | 4 | 5.1% |
| Avon | 1,092 | 891 | 993 | -201 | -40 | -4.0% | 102 | 15 | 1.6% |
| Edwards | 2,694 | 2,158 | 2,642 | -536 | -107 | -4.3% | 484 | 69 | 2.9% |
| Eagle | 1,477 | 1,678 | 1,605 | 201 | 40 | 2.6% | -73 | -10 | -0.6% |
| Gypsum | 1,508 | 1,495 | 1,753 | -13 | -3 | -0.2% | 258 | 37 | 2.3% |
| **Renter-Occupied** | | | | | | | | | |
| **Eagle County** | **6,893** | **5,866** | **6,310** | **-1,027** | **-205** | **-3.2%** | **444** | **63** | **1.0%** |
| Vail | 1,340 | 915 | 736 | -425 | -85 | -7.3% | -179 | -26 | -3.1% |
| Minturn | 228 | 225 | 128 | -3 | -1 | -0.3% | -97 | -14 | -7.7% |
| Red Cliff | 27 | 28 | 32 | 1 | 0 | 0.7% | 4 | 1 | 1.9% |
| Avon | 1,229 | 1,322 | 1,252 | 93 | 19 | 1.5% | -70 | -10 | -0.8% |
| Edwards | 948 | 1,069 | 1,182 | 121 | 24 | 2.4% | 113 | 16 | 1.4% |
| Eagle | 706 | 411 | 765 | -295 | -59 | -10.3% | 354 | 51 | 9.3% |
| Gypsum | 501 | 468 | 598 | -33 | -7 | -1.4% | 130 | 19 | 3.6% |
| **Total Occupied Units** | **19,236** | **17,840** | **20,084** | **-1,396** | **-279** | **-1.5%** | **2,244** | **321** | **1.7%** |

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

**Overall, there has been an increase in the share of owners and decrease in the share of renters in the county since 2010, although the magnitude of change varies by community.**

In 2010, 64 percent of households countywide were homeowners and 36 percent were renters. By 2022, this shifted to 69 percent owners and 31 percent renters. As shown in **Table 19**, the largest change during this time was in Vail, which went from 49 percent owners to 69 percent, and Minturn that went from 46 percent homeowners to 67 percent. Other communities remained stable or saw decreases in homeownership rates between 2010 and 2015, with subsequent increases from 2010 to 2022.

**Table 19. Housing Tenure, 2010-2022**

| Description | 2010 | 2015 | 2022 | Change in Owner/Renter Split 2010 - 2015 | Change in Owner/Renter Split 2015-2022 |
|---|---|---|---|---|---|
| **Owners** | | | | | |
| **Eagle County** | **64%** | **67%** | **69%** | **3.0%** | **1.5%** |
| Vail | 49% | 62% | 69% | 13.0% | 7.4% |
| Minturn | 46% | 42% | 67% | -4.0% | 25.1% |
| Red Cliff | 77% | 69% | 74% | -7.7% | 4.3% |
| Avon | 47% | 40% | 44% | -6.8% | 4.0% |
| Edwards | 74% | 67% | 69% | -7.1% | 2.2% |
| Eagle | 68% | 80% | 68% | 12.7% | -12.6% |
| Gypsum | 75% | 76% | 75% | 1.1% | -1.6% |
| **Renters** | | | | | |
| **Eagle County** | **36%** | **33%** | **31%** | **-3.0%** | **-1.5%** |
| Vail | 51% | 38% | 31% | -13.0% | -7.4% |
| Minturn | 54% | 58% | 33% | 4.0% | -25.1% |
| Red Cliff | 23% | 31% | 26% | 7.7% | -4.3% |
| Avon | 53% | 60% | 56% | 6.8% | -4.0% |
| Edwards | 26% | 33% | 31% | 7.1% | -2.2% |
| Eagle | 32% | 20% | 32% | -12.7% | 12.6% |
| Gypsum | 25% | 24% | 25% | -1.1% | 1.6% |

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

# 5. Housing Market Trends

## Home Sales

**Sales volume hit a high in 2020 during the COVID-19 pandemic and has been decreasing since then.**

There were 1,581 home sales in Eagle County in 2020, the most since 2015 and over 300 more than 2019. As shown in **Table 20**, in 2021 there were just under 1,500 sales, and sales volume dramatically decreased in 2022 (1,048 sales) and 2023 (716 sales). Condominiums and single family homes have consistently been the most frequently sold home types, with single family homes hitting a high in 2020 (516 sales) and condos in 2021 (663 sales).

Home sale analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

**Table 20. Sales by Type, 2015-2023**

| Description | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|---|---|---|---|---|---|---|---|---|---|
| Condominium | 371 | 436 | 431 | 433 | 451 | 588 | 663 | 437 | 301 |
| Duplex | 152 | 154 | 172 | 162 | 168 | 227 | 167 | 129 | 97 |
| Single Family Residence | 350 | 372 | 408 | 425 | 412 | 516 | 413 | 327 | 215 |
| Townhouse | 151 | 190 | 167 | 167 | 234 | 248 | 248 | 155 | 101 |
| Triplex | 3 | 1 | 2 | 1 | 2 | 2 | 6 | 0 | 2 |
| **Total Sales** | **1,027** | **1,153** | **1,180** | **1,188** | **1,267** | **1,581** | **1,497** | **1,048** | **716** |

Source: MLS, Economic & Planning Systems

**Sales volume increased down-valley between 2015 and 2021. The entire county experienced a decrease in sales in 2023 compared to 2015 to 2022.**

As shown in **Table 21**, with the exception of 2022 and 2023, when all communities saw a decline in sales, down-valley communities have seen steadily increasing sales volume since 2015. The decline in 2022 and 2023 may reflect the slowing of sales from the surge of sales and migration to high amenity areas during the pandemic, and increasing in-person work requirements. 2023 was the only year since 2015 with fewer than 1,000 home sales.

## Table 21. Sales by Location, 2015-2023

| Description | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|---|---|---|---|---|---|---|---|---|---|
| **Eagle County Total** | **1,027** | **1,153** | **1,180** | **1,188** | **1,268** | **1,584** | **1,497** | **1,048** | **716** |
| Vail | 252 | 267 | 237 | 253 | 287 | 350 | 353 | 203 | 153 |
| Minturn | 15 | 13 | 14 | 18 | 18 | 24 | 14 | 18 | 3 |
| Red Cliff | 3 | 4 | 3 | 3 | 5 | 13 | 11 | 9 | 4 |
| Avon | 192 | 269 | 227 | 225 | 241 | 305 | 264 | 186 | 115 |
| Beaver Creek | 75 | 86 | 89 | 111 | 111 | 117 | 138 | 74 | 49 |
| Edwards | 247 | 256 | 286 | 235 | 266 | 354 | 295 | 193 | 155 |
| Eagle | 140 | 150 | 145 | 167 | 156 | 179 | 178 | 160 | 102 |
| Gypsum | 97 | 99 | 168 | 164 | 177 | 197 | 164 | 138 | 97 |
| Other | 6 | 9 | 11 | 12 | 7 | 45 | 80 | 67 | 38 |

Source: MLS, Economic & Planning Systems

**Some areas in the county were built to serve visitors and second homeowners rather than local residents, and tend to have higher sale prices. Excluding these "resort" areas, trends have been similar with the highest sales volume in 2020 and 2021.**

Removing resort areas with high levels of second homeownership and vacation rentals (outlined in the box to the right) gives a more accurate picture of the "locals" housing market for Eagle County residents. As shown in **Table 22**, the share of sales in non-resort areas has been between 68 and 70 percent of total sales, with the lowest share in 2021 and an increasing share in 2022 and 2023.

**RESORT AREAS**

Arrowhead
Bachelor Gulch
Beaver Creek
Cascade Village Glen
Cordillera Valley Club
Cordillera The Divide
Cordillera The Ranch
Cordillera The Summit
Frost Creek
Lionshead
Mountain Star
Potato Patch
Vail Golf Course
Vail Village

## Table 22. Sales by Type, Non-Resort Areas, 2015-2023

| Types within Non-Resort Neighborhoods | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|---|---|---|---|---|---|---|---|---|---|
| Condominium | 183 | 258 | 260 | 257 | 257 | 347 | 354 | 278 | 191 |
| Duplex | 135 | 135 | 145 | 142 | 141 | 194 | 143 | 114 | 79 |
| Single Family Residence | 274 | 308 | 339 | 351 | 327 | 399 | 305 | 271 | 180 |
| Townhouse | 119 | 158 | 139 | 138 | 200 | 200 | 204 | 127 | 77 |
| Triplex | 3 | 1 | 2 | 1 | 2 | 2 | 6 | 0 | 2 |
| **Total Non-Resort Sales** | **714** | **860** | **885** | **889** | **927** | **1,142** | **1,012** | **790** | **529** |
| **Percent of Total Sales** | **70%** | **75%** | **75%** | **75%** | **73%** | **72%** | **68%** | **75%** | **74%** |

Source: MLS, Economic & Planning Systems

**The median sale price countywide has been over $1 million since 2021.**

The largest price increases were in the mid-valley, where sale prices increased by 20 percent between 2019 and 2023. As shown in **Table 23** on the next page**,** in 2023 only Red Cliff and Gypsum had median sale prices below $1 million, while Edwards (including Arrowhead and Cordillera) and Beaver Creek had median prices over $2 million.

**In non-resort areas, the median home price surpassed $1 million in 2023.**

As shown in **Table 24** on the next page, the median sale price outside of resort areas is substantially lower than the overall median price. However, prices still rose significantly in non-resort areas between 2019 and 2023. The largest price increases were in the mid-valley in Avon and Edwards, where prices increased in non-resort areas rose between 18 percent and 20 percent from 2019 to 2023. This indicates that the rising prices is a problem in "locals" areas of the county as well as resort areas with high levels of second homeownership and vacation rentals.

## Table 23. Median Sale Price by Location, All Areas, 2015-2023

| Description | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2015-2019 Total | 2015-2019 Ann. # | 2015-2019 Ann. % | 2019-2023 Total | 2019-2023 Ann. # | 2019-2023 Ann. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Eagle County** | **$659,000** | **$672,500** | **$651,000** | **$704,110** | **$740,000** | **$891,250** | **$1,000,000** | **$1,120,000** | **$1,325,033** | **$81,000** | **$20,250** | **3%** | **$585,033** | **$146,258** | **16%** |
| Vail | 955,000 | 887,500 | 1,025,000 | 1,024,500 | 1,155,000 | 1,170,000 | 1,600,000 | 1,600,000 | 1,450,400 | 200,000 | 50,000 | 5% | 295,400 | 73,850 | 6% |
| Minturn | 600,000 | 650,000 | 599,000 | 713,500 | 742,225 | 709,000 | 827,500 | 1,137,500 | 1,350,000 | 142,225 | 35,556 | 5% | 607,775 | 151,944 | 16% |
| Red Cliff | 337,800 | 411,000 | 535,000 | 479,000 | 450,000 | 515,000 | 430,000 | 715,000 | 730,000 | 112,200 | 28,050 | 7% | 280,000 | 70,000 | 13% |
| Avon | 583,750 | 590,000 | 595,000 | 610,000 | 673,000 | 850,000 | 794,000 | 889,500 | 1,400,000 | 89,250 | 22,313 | 4% | 727,000 | 181,750 | 20% |
| Beaver Creek | 1,200,000 | 1,287,500 | 1,470,000 | 1,330,000 | 1,237,500 | 1,300,000 | 1,499,500 | 2,125,000 | 2,350,000 | 37,500 | 9,375 | 1% | 1,112,500 | 278,125 | 17% |
| Edwards | 850,000 | 875,000 | 845,000 | 975,000 | 1,072,500 | 1,412,500 | 1,505,000 | 1,685,000 | 2,225,000 | 222,500 | 55,625 | 6% | 1,152,500 | 288,125 | 20% |
| Eagle | 485,650 | 519,000 | 525,000 | 580,000 | 562,500 | 659,000 | 836,185 | 1,074,500 | 1,049,000 | 76,850 | 19,213 | 4% | 486,500 | 121,625 | 17% |
| Gypsum | 397,000 | 402,000 | 399,750 | 456,250 | 444,000 | 499,000 | 520,000 | 675,000 | 720,000 | 47,000 | 11,750 | 3% | 276,000 | 69,000 | 13% |

Source: MLS, Economic & Planning Systems

## Table 24. Median Sale Price by Location, Non-Resort Areas, 2015-2023

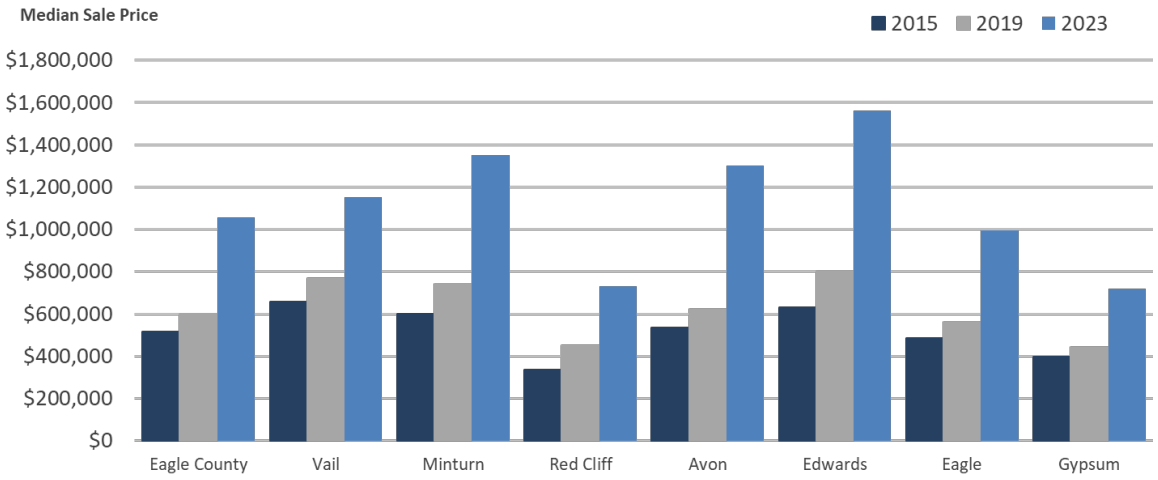
| Non-resort neighborhoods within: | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2015-2019 Total | 2015-2019 Ann. # | 2015-2019 Ann. % | 2019-2023 Total | 2019-2023 Ann. # | 2019-2023 Ann. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Eagle County** | **$515,750** | **$535,250** | **$525,000** | **$592,500** | **$600,000** | **$684,105** | **$748,500** | **$899,500** | **$1,055,000** | **$84,250** | **$21,063** | **4%** | **$455,000** | **$113,750** | **15%** |
| Vail | 657,000 | 720,000 | 668,000 | 769,000 | 767,500 | 850,000 | 850,000 | 1,100,000 | 1,150,000 | 110,500 | 27,625 | 4% | 382,500 | 95,625 | 11% |
| Minturn | 600,000 | 650,000 | 599,000 | 713,500 | 742,225 | 709,000 | 827,500 | 1,137,500 | 1,350,000 | 142,225 | 35,556 | 5% | 607,775 | 151,944 | 16% |
| Red Cliff | 337,800 | 411,000 | 535,000 | 479,000 | 450,000 | 515,000 | 430,000 | 715,000 | 730,000 | 112,200 | 28,050 | 7% | 280,000 | 70,000 | 13% |
| Avon | 535,000 | 512,500 | 575,750 | 599,500 | 625,000 | 750,000 | 715,000 | 802,000 | 1,302,500 | 90,000 | 22,500 | 4% | 677,500 | 169,375 | 20% |
| Edwards | 629,263 | 660,000 | 617,000 | 754,000 | 805,000 | 955,000 | 1,093,000 | 1,125,000 | 1,562,500 | 175,738 | 43,934 | 6% | 757,500 | 189,375 | 18% |
| Eagle | 485,650 | 519,000 | 525,000 | 580,000 | 562,500 | 659,000 | 793,750 | 965,000 | 995,000 | 76,850 | 19,213 | 4% | 432,500 | 108,125 | 15% |
| Gypsum | 397,000 | 402,000 | 399,750 | 456,250 | 444,000 | 499,000 | 520,000 | 675,000 | 720,000 | 47,000 | 11,750 | 3% | 276,000 | 69,000 | 13% |

Source: MLS, Economic & Planning Systems

**Most communities saw significant price increases between 2019 and 2023.**

As shown in **Figure 8,** every community saw a significant price increase between 2019 and 2023, with median prices in non-resort areas in many communities nearly doubling over that time.

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




Source: MLS, Economic & Planning Systems

**Housing prices in non-resort areas have increased significantly since 2015, but this growth has not occurred evenly over time.**

As shown above and in **Table 25**, prices in non-resort areas countywide grew more quickly between 2019 and 2023 (an average of 15.2 percent per year) than from 2015 to 2019 (3.9 percent per year). This was most significant in mid-valley communities, where prices increased between 4 and 6 percent each year from 2015 to 2019, and then jumped to 18 to 20 percent annual increases from 2019 to 2023.

**Table 25. Median Sale Price Growth, Non-Resort Areas, 2015-2023**

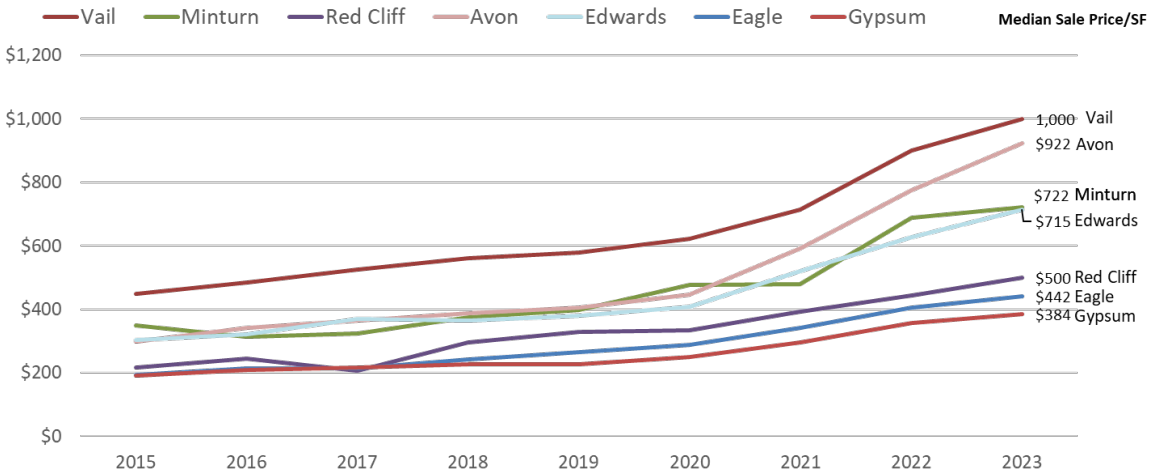
| Non-resort neighborhoods within: | Annual Growth Rate of Median Housing Sale Price | | |
|---|---|---|---|
| | 2015-2023 | 2015-2019 | 2019-2023 |
| **Eagle County** | **9.4%** | **3.9%** | **15.2%** |
| Vail | 7.2% | 4.0% | 10.6% |
| Minturn | 10.7% | 5.5% | 16.1% |
| Red Cliff | 10.1% | 7.4% | 12.9% |
| Avon | 11.8% | 4.0% | 20.2% |
| Edwards | 12.0% | 6.4% | 18.0% |
| Eagle | 9.4% | 3.7% | 15.3% |
| Gypsum | 7.7% | 2.8% | 12.8% |

Source: MLS, Economic & Planning Systems

**The median price per square foot has more than doubled in the county since 2015, from $344 to $752.**

Looking at home costs in terms of price per square foot normalizes costs across home sizes and shows how far money can go towards purchasing a home. As shown in **Figure 9**, in most communities the growth rate has been significantly higher since 2019 than from 2015 through 2019, with average annual price growth since 2019 ranging from 11 percent in Red Cliff to 23 percent in Avon. Avon has seen some of the largest increases, with the median price per square foot tripling from 2015 to 2023.

**Figure 9. Median Price per Square Foot by Location, Non-Resort Areas, 2015-2023**




Source: MLS, Economic & Planning Systems

**Housing costs vary by the type of home being sold. Condominiums are typically the least costly homes, while duplexes are the most expensive.**

In 2023, the median price for single-family homes, townhouses, and duplexes in non-resort areas was over $1 million. As shown in **Table 26**, prices have grown fastest for condominiums and townhouses since 2019, with prices for condos increasing an average of 18 percent per year, and townhouses increasing 19 percent per year. Duplexes have been the most expensive home type since 2020; although most duplexes sold have been in resort communities, duplexes in non-resort neighborhoods remain expensive.

**Table 26. Median Price by Home Type, Non-Resort Areas, 2015-2023**

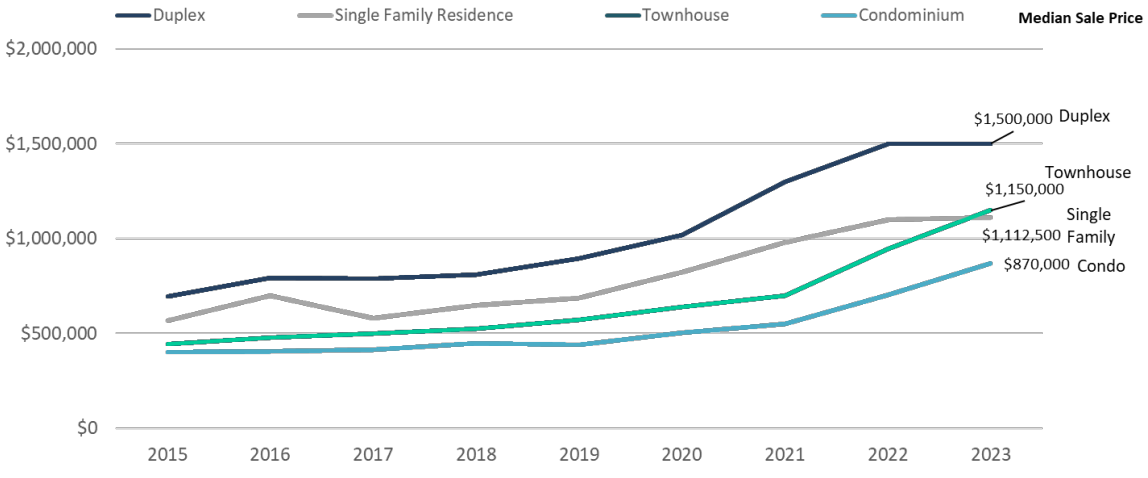
| Types within Non-Resort Neighborhoods | 2015 | 2019 | 2023 | 2015-2019 Total | 2015-2019 Ann. # | 2015-2019 Ann. % | 2019-2023 Total | 2019-2023 Ann. # | 2019-2023 Ann. % |
|---|---|---|---|---|---|---|---|---|---|
| Condominium | $400,000 | $442,000 | $870,000 | $42,000 | $10,500 | 3% | $428,000 | $107,000 | 18% |
| Duplex | $695,000 | $897,500 | $1,500,000 | $202,500 | $50,625 | 7% | $602,500 | $150,625 | 14% |
| Single Family Residence | $569,000 | $685,000 | $1,112,500 | $116,000 | $29,000 | 5% | $427,500 | $106,875 | 13% |
| Townhouse | $445,000 | $573,121 | $1,150,000 | $128,121 | $32,030 | 7% | $576,879 | $144,220 | 19% |

Source: MLS, Economic & Planning Systems

**All home types except single family homes have seen increased costs since 2019.**

As shown in **Figure 10**, 2019/2020 was an inflection point in sales prices. Since the onset of COVID-19, prices for all home types in non-resort areas except single family homes have increased at much faster rates than 2015 to 2019.

**Figure 10. Median Sale Price by Type, Non-Resort Areas, 2015-2023**




Source: MLS, Economic & Planning Systems

**While condominiums are the least expensive housing type overall, since 2015 they have been the most expensive per square foot in non-resort areas.**

As with overall sales prices, the price per square foot of condos and townhouses has increased faster than duplexes and single family homes since 2019. As shown in **Table 27** the per square foot price of condos in non-resort areas increased by an average of $108 per year between 2019 and 2023.

**The largest increases in price per square foot in non-resort areas have been in the mid- and upper-valley, particularly for condos and townhouses.**

In down-valley communities, the price per square foot has increased at a similar rate for all home types, with average annual increases of 12 to 14 percent per year, as shown in **Table 27**. In mid- and upper-valley communities, there was a wider range of increases, with upper-valley townhouses and mid-valley condos both increasing around 20 percent per year.

## Table 27. Median Price per Square Foot by Type and Location, Non-Resort Areas, 2015-2023

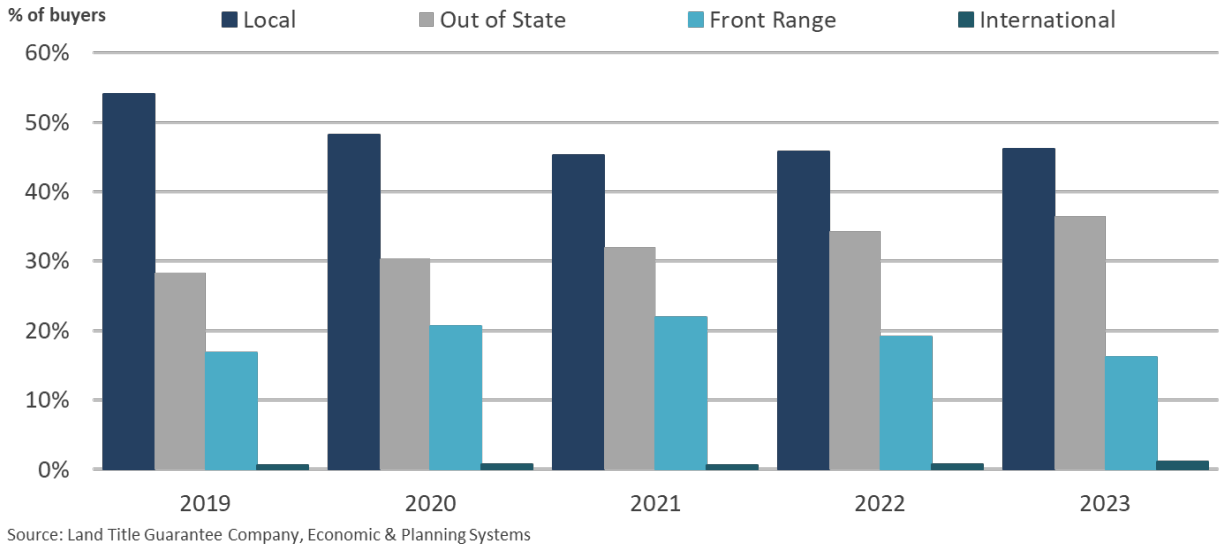
| Non-resort neighborhoods within: | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2015-2019 Total | 2015-2019 Ann. # | 2015-2019 Ann. % | 2019-2023 Total | 2019-2023 Ann. # | 2019-2023 Ann. % |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Up-Valley** | | | | | | | | | | | | | | | |
| Condominium | $446 | $484 | $524 | $560 | $582 | $627 | $692 | $889 | $1,061 | $136 | $34 | 7% | $479 | $120 | 16% |
| Duplex | $419 | $500 | $540 | $569 | $596 | $629 | $805 | $828 | $987 | $177 | $44 | 9% | $391 | $98 | 13% |
| Single Family Residence | $482 | $459 | $439 | $508 | $588 | $590 | $634 | $787 | $736 | $106 | $26 | 5% | $148 | $37 | 6% |
| Townhouse | $427 | $421 | $461 | $527 | $477 | $555 | $618 | $857 | $943 | $51 | $13 | 3% | $465 | $116 | 19% |
| **Mid-Valley** | | | | | | | | | | | | | | | |
| Condominium | $335 | $375 | $402 | $426 | $433 | $484 | $595 | $763 | $910 | $98 | $24 | 7% | $477 | $119 | 20% |
| Duplex | $285 | $302 | $327 | $360 | $363 | $371 | $485 | $622 | $674 | $78 | $20 | 6% | $311 | $78 | 17% |
| Single Family Residence | $294 | $319 | $368 | $332 | $411 | $410 | $519 | $678 | $733 | $117 | $29 | 9% | $323 | $81 | 16% |
| Townhouse | $263 | $290 | $311 | $336 | $349 | $425 | $439 | $601 | $606 | $86 | $22 | 7% | $257 | $64 | 15% |
| **Down-Valley** | | | | | | | | | | | | | | | |
| Condominium | $294 | $296 | $334 | $348 | $369 | $404 | $436 | $483 | $614 | $75 | $19 | 6% | $245 | $61 | 14% |
| Duplex | $207 | $218 | $229 | $261 | $247 | $254 | $287 | $405 | $390 | $40 | $10 | 4% | $144 | $36 | 12% |
| Single Family Residence | $185 | $203 | $213 | $225 | $233 | $254 | $314 | $391 | $382 | $49 | $12 | 6% | $149 | $37 | 13% |
| Townhouse | $209 | $227 | $238 | $243 | $252 | $267 | $308 | $343 | $423 | $42 | $11 | 5% | $171 | $43 | 14% |
| **Eagle County Overall** | | | | | | | | | | | | | | | |
| Condominium | $377 | $415 | $428 | $454 | $462 | $528 | $608 | $781 | $895 | $85 | $21 | 5% | $433 | $108 | 18% |
| Duplex | $289 | $312 | $320 | $351 | $371 | $389 | $492 | $584 | $635 | $82 | $20 | 6% | $264 | $66 | 14% |
| Single Family Residence | $212 | $236 | $235 | $245 | $263 | $289 | $364 | $412 | $442 | $51 | $13 | 5% | $180 | $45 | 14% |
| Townhouse | $263 | $272 | $289 | $329 | $327 | $343 | $404 | $548 | $594 | $64 | $16 | 6% | $267 | $67 | 16% |

Source: MLS, Economic & Planning Systems

**The share of homes purchased by local buyers has decreased since 2020. Fewer than half of homes are now purchased by locals.**

Another factor impacting the Eagle County housing market is the presence of non-local buyers. Since 2020, the share of local buyers in Eagle County has declined while the share of out-of-state buyers has risen, as shown in **Figure 11**. While locals still make up the plurality of Eagle County homebuyers, they have accounted for less than 50 percent of sales every year since 2020. The proportion of Front Range buyers briefly increased during 2020 and 2021, then declined in 2022 and 2023.

**Figure 11. Home Sales by Buyer Origin, 2019-2023**




Source: Land Title Guarantee Company, Economic & Planning Systems

The shift to out-of-state buyers can also be seen in Avon's real estate transfer tax (RETT) data. Avon has a 2 percent RETT that allows exemptions for local buyers (Eagle County employees or residents using the property as a primary residence). As shown in **Table 28**, in 2017 and 2018, 35 percent of homes sold with Avon addresses received a RETT exemption, indicating that the buyer was a local resident. By 2023, only 7 percent of sales received a RETT exemption. While this may include locals not taking advantage of the tax exemption, it likely indicates more non-locals buying properties in Avon.

**Table 28. Town of Avon RETT Exemptions, 2019-2023**

| Description | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
|---|---|---|---|---|---|---|---|---|---|
| Number of Exemptions | 54 | 70 | 79 | 79 | 52 | 39 | 39 | 27 | 8 |
| % of Avon homes sold | 28% | 26% | 35% | 35% | 22% | 13% | 15% | 15% | 7% |

Source: Town of Avon, Economic & Planning Systems

## Rental Housing

**There is not a centralized, consistent source of rental market data in Eagle County. Interviews and focus group feedback note that per-bedroom rent is between $1,500 and $2,000.**

Rental data was gathered from multiple sources, utilizing American Community Survey (ACS), the community survey, online listings, and landlord/property manager interviews. ACS and resident survey data report per unit median rents of $1,800, while focus groups and interviews indicated per bedroom rents of between $1,500 and $2,000, which is substantially higher. The ACS and resident survey likely reflect many residents who are long-term tenants in rental units and have been somewhat sheltered from the increasing costs. Interview feedback supports this, with multiple local landlords indicating a high proportion of long-term tenants. As shown in **Table 29**, while ACS-reported rents are likely low, they nonetheless reflect large increases since 2015, particularly in mid-valley communities. For example, the rent increase of 9.6 percent in Minturn between 2015 and 2022 reflects the desirability of its mid-valley location with easy access to Vail.

**Table 29. Median Rent by Location, 2010-2022**

| Description | 2010 | 2015 | 2022 | 2010-2015 Total | 2010-2015 Ann. # | 2010-2015 Ann. % | 2015-2022 Total | 2015-2022 Ann. # | 2015-2022 Ann. % |
|---|---|---|---|---|---|---|---|---|---|
| **Eagle County** | **$1,225** | **$1,272** | **$1,868** | **$47** | **$9** | **0.8%** | **596** | **85** | **5.6%** |
| Vail | 1,266 | 1,249 | 1,625 | -17 | -3 | -0.3% | 376 | 54 | 3.8% |
| Minturn | 1,259 | 1,148 | 2,181 | -111 | -22 | -1.8% | 1,033 | 148 | 9.6% |
| Red Cliff | 1,297 | 1,550 | 1,800 | 253 | 51 | 3.6% | 250 | 36 | 2.2% |
| Avon | 1,231 | 1,122 | 1,731 | -109 | -22 | -1.8% | 609 | 87 | 6.4% |
| Edwards | 1,346 | 1,343 | 1,870 | -3 | -1 | 0.0% | 527 | 75 | 4.8% |
| Eagle | 1,058 | 1,478 | 1,612 | 420 | 84 | 6.9% | 134 | 19 | 1.2% |
| Gypsum | 1,229 | 1,201 | 1,741 | -28 | -6 | -0.5% | 540 | 77 | 5.4% |

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

**With no central rental listing source and few large apartment buildings, many residents find rental properties online through Zillow and Facebook, or through word-of-mouth.**

Online, rental properties are primarily listed on Zillow and Facebook; some property managers also send listings directly to email lists. As shown in **Table 30** and noted in listings, target markets vary – rentals on Zillow primarily target non-local renters looking for ski season properties, while Facebook Marketplace and Eagle County Facebook groups are more geared to locals. It is important to note that interview and focus group feedback indicated that some people have stopped posting rental listings on Facebook because the magnitude of responses is overwhelming, indicating both demand for rental housing and a decreasing number of options to find it.

**Table 30. Online Rental Listing Summary, 2024**

| Location | Facebook | | | Zillow | | |
|---|---|---|---|---|---|---|
| | Number of Listings | Median Rent | Rent per Sq. Ft. | Number of Listings | Median Rent | Rent per Sq. Ft. |
| **Eagle County** | **25** | **$1,600** | **$3.80** | **122** | **$4,500** | **$3.81** |
| Vail | 5 | $1,500 | -- | 42 | $5,900 | $4.52 |
| Avon | 10 | $1,900 | $4.40 | 33 | $5,000 | $3.94 |
| Edwards | 3 | $1,500 | -- | 11 | $7,750 | $3.29 |
| Eagle | 4 | $2,275 | $3.06 | 23 | $3,275 | $3.32 |
| Gypsum | 3 | $1,350 | -- | 13 | $2,600 | $3.19 |

Source: Economic & Planning Systems, Zillow, Facebook

**Online listings are often for bedrooms in shared units, with prices over $1,000 per room.**

As shown in **Table 31**, the average price per bedroom varies from $1,100 in Eagle (from survey respondents) to $2,250 in Edwards (from Zillow listings). According to local property managers, the typical rental price per bedroom across the county is $1,000 to $1,500, while focus group respondents indicated costs can get up to $2,000 for a bedroom. This equates to a typical monthly rent of $3,000 to $4,000 for a 2-bedroom unit, depending on location.

**Table 31. Per-Bedroom Rent, 2024**

| Location | Facebook | | | Zillow | | |
|---|---|---|---|---|---|---|
| | Number of Listings | Median Rent per Unit | Median Rent per Sq. Ft. | Number of Listings | Median Rent per Unit | Median Rent per Sq. Ft. |
| **Eagle County** | **25** | **$1,600** | **$3.80** | **178** | **$4,500** | **$3.76** |
| Vail | 5 | $1,500 | -- | 62 | $6,000 | $4.69 |
| Avon | 10 | $1,900 | $4.40 | 45 | $5,000 | $3.81 |
| Edwards | 3 | $1,500 | -- | 21 | $7,200 | $3.54 |
| Eagle | 4 | $2,275 | $3.06 | 31 | $3,275 | $3.33 |
| Gypsum | 3 | $1,350 | -- | 19 | $2,600 | $3.19 |

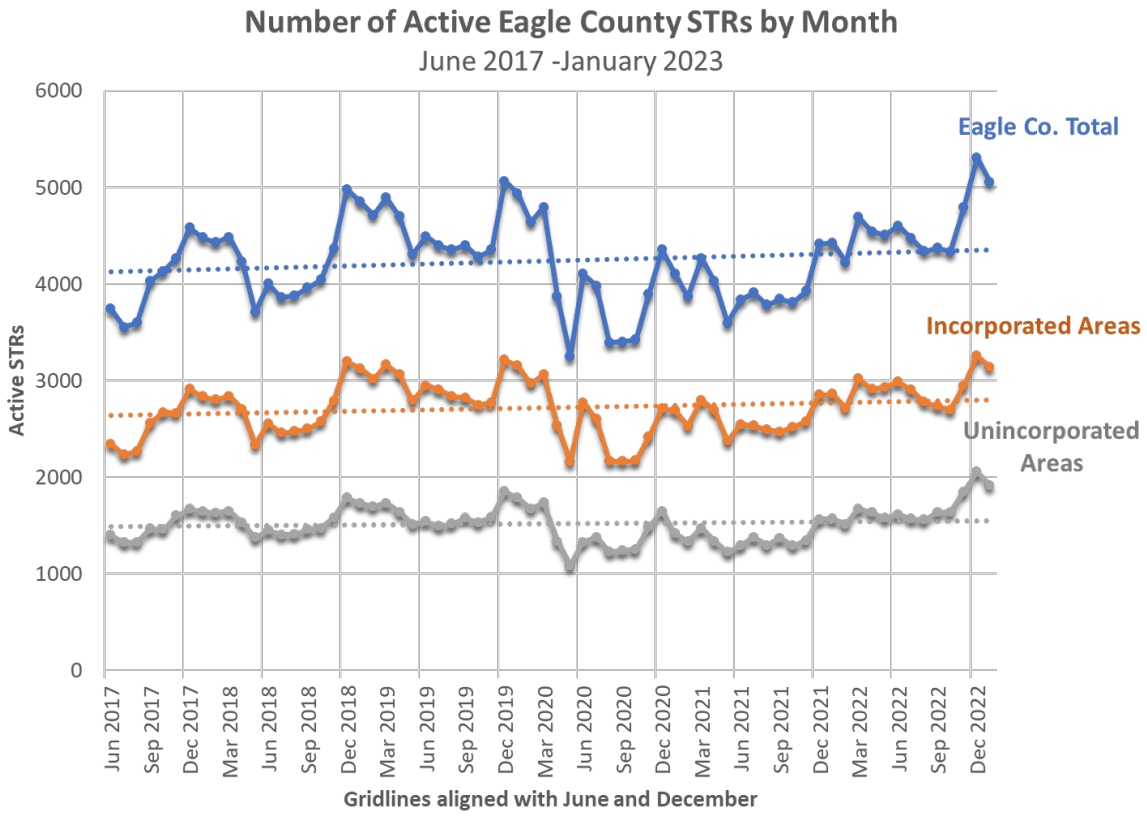
Source: Economic & Planning Systems, Zillow, Facebook

## Short-Term Rentals

**Eagle County had approximately 5,000 short-term rentals (STRs) in 2022, accounting for about one-seventh of all housing units.**

As shown in **Figure 12**, STRs as a share of total housing units has remained relatively consistent since 2017 (when comprehensive data became available). The number of active STRs is higher in winter months than in summer months and recovered to pre-pandemic levels in late 2022.

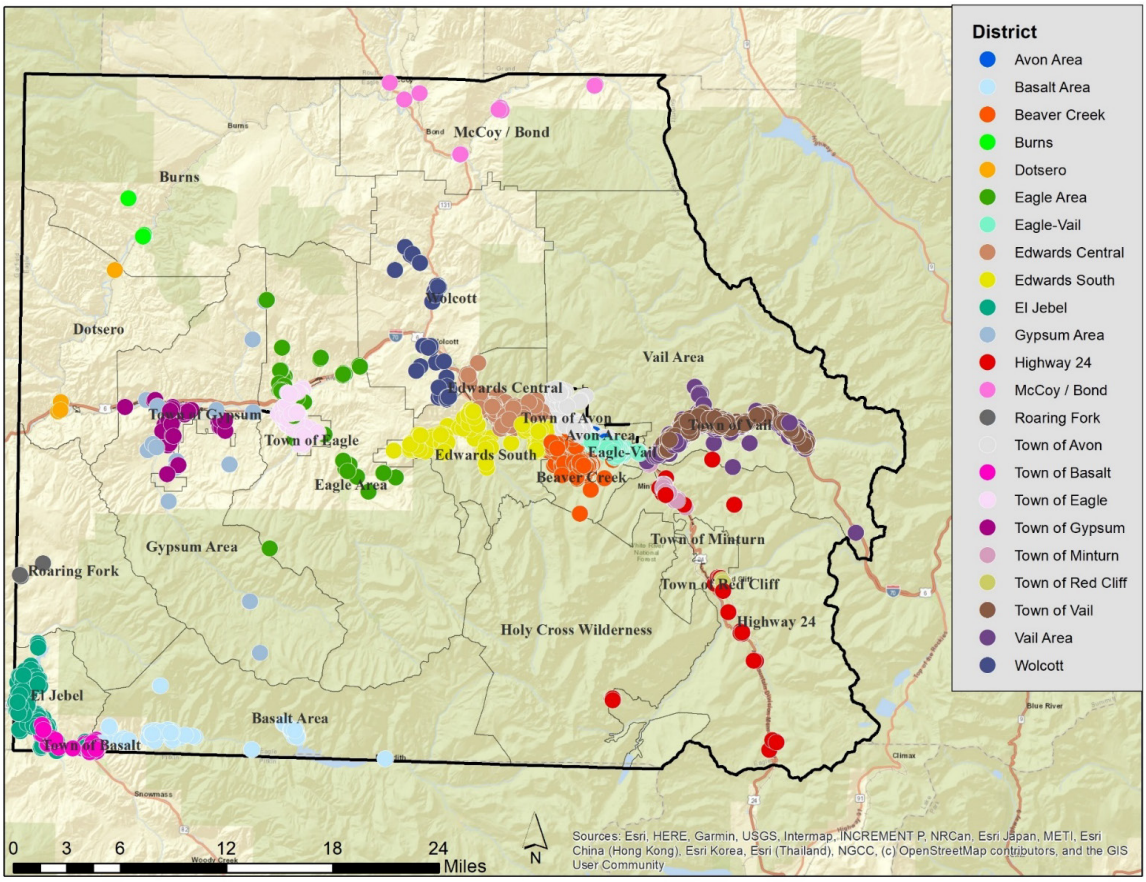
**Figure 12. Eagle County STRs, 2017-2022**



**Short-term rentals are concentrated in resort areas in the mid-valley and upper valley.**

As shown in **Figure 13**, the largest concentration of short-term rentals is in the Beaver Creek and Edwards area, which in December 2022 had over 1,000 active STRs. There is also a significant concentration of STRs in Vail and the Vail area.

**Figure 13. Short-term Rentals by Location, 2022**



## Recent Development

**Between 2015 and 2023, over 2,100 residential building permits were issued in Eagle County.**

As shown in **Table 32**, new construction peaked in 2017, when 365 building permits were issued. Permit numbers have steadily decreased since then, with the exception of an increase from 2020 to 2021, which may be due to delayed projects from the onset of COVID-19. In 2023, only 148 residential permits were issued, the lowest permit activity since 2015, suggesting construction may be slowing.

**Table 32. Eagle County Residential Building Permits, 2015-2023**

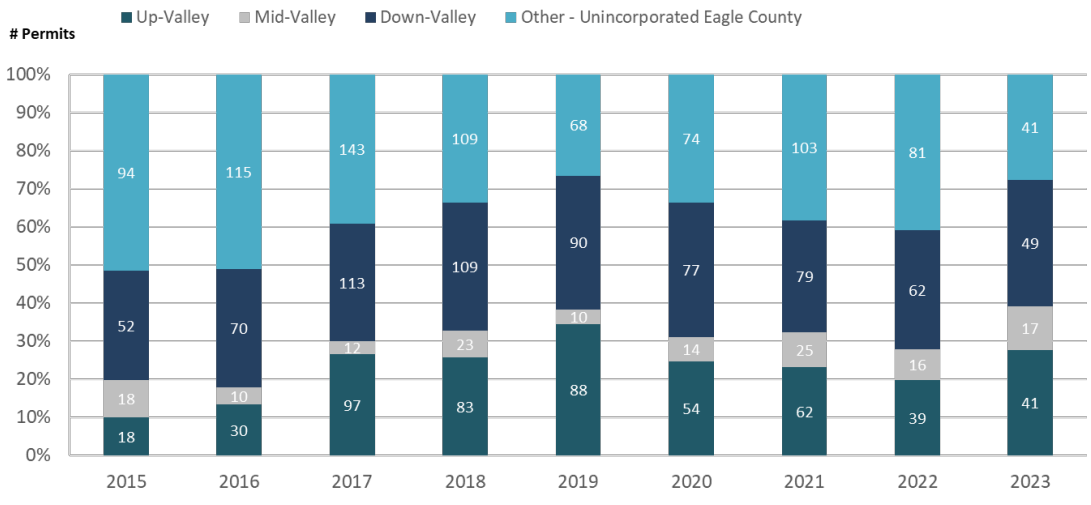
| Description | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2015-2023 Total | 2015-2023 Ann. # |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Vail | 18 | 30 | 97 | 83 | 88 | 54 | 62 | 39 | 41 | 512 | 64 |
| Minturn | 6 | 3 | 1 | 1 | 4 | 2 | 6 | 2 | 3 | 28 | 4 |
| Red Cliff | 2 | 0 | 4 | 2 | 3 | 0 | 2 | 0 | 2 | 15 | 2 |
| Avon | 10 | 7 | 7 | 20 | 3 | 12 | 17 | 14 | 12 | 102 | 13 |
| Eagle | 15 | 29 | 41 | 48 | 21 | 12 | 16 | 20 | 20 | 222 | 28 |
| Gypsum | 37 | 41 | 72 | 61 | 69 | 65 | 63 | 42 | 29 | 479 | 60 |
| Unincorporated Eagle County | 94 | 115 | 143 | 109 | 68 | 74 | 103 | 81 | 41 | 828 | 104 |
| **Total** | **182** | **225** | **365** | **324** | **256** | **219** | **269** | **198** | **148** | 2,186 | 273 |

Source: Local planning offices, Economic & Planning Systems

**Since 2015, most residential building permits have been issued in down-valley communities and the unincorporated county.**

As shown in **Figure 14**, down-valley communities and the unincorporated county accounted for 72 percent of all permit activity since 2015. Development activity is influenced by a number of factors, particularly land and development site availability, and these communities have the most developable land available.

**Figure 14. Residential Building Permits by Area, 2015-2023**




Source: Local Planning Offices, Economic & Planning Systems

**Single family homes made up the largest share of permits issued.**

Single family homes accounted for 45 percent of residential permits issued between 2015 and 2023 and are consistently the largest share of permits each year (note that home type information is not available for all permit data). Multifamily building permits do not always reflect the number of units in a development, but CoStar data indicates that apartments were the second most common unit type built between 2015 and 2023.

**Table 33. Residential Units Permitted by Type, 2015-2023**

| Description | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2015-2023 Total | 2015-2023 Ann. # | 2020-2023 Total | 2020-2023 Ann. # |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Single Family | 101 | 100 | 119 | 93 | 105 | 121 | 131 | 123 | 72 | 965 | 121 | -49 | -16 |
| Duplex | 39 | 31 | 61 | 85 | 64 | 45 | 61 | 37 | 32 | 455 | 57 | -13 | -4 |
| Modular | 17 | 45 | 63 | 52 | 46 | 25 | 24 | 14 | 8 | 294 | 37 | -17 | -6 |
| Multifamily | 11 | 25 | 60 | 50 | 33 | 13 | 10 | 8 | 18 | | | | |
| Apartment Units | 114 | 0 | 0 | 0 | 120 | 155 | 240 | 81 | 0 | 710 | 89 | -155 | -52 |
| Mobile Home | 10 | 21 | 48 | 8 | 3 | 5 | 2 | 1 | 0 | 98 | 12 | -5 | -2 |
| Townhome/Condo | 0 | 0 | 4 | 30 | 3 | 4 | 31 | 10 | 15 | 97 | 12 | 11 | 4 |
| Other | 4 | 2 | 9 | 3 | 2 | 2 | 6 | 3 | 2 | 33 | 4 | 0 | 0 |
| **Total** | **296** | **224** | **364** | **321** | **376** | **370** | **505** | **277** | **147** | **2,880** | **360** | | |

Note: Some permits lack type information.
Source: Local planning offices, CoStar, Economic & Planning Systems

**Nearly 1,100 purpose-built rental units were built in the county between 2010 and 2024.**

As shown in **Table 34**, CoStar data (which captures purpose-built apartments, not condominiums or other units that are rented) shows 1,096 rental units built between 2010 and 2024. Only one of these developments – Spring Creek Apartments in Gypsum, with 150 units – was rent restricted. These new developments have an average vacancy rate of 2.2 percent (excluding The Pike, which at time of data collection was in lease-up, leading to a higher vacancy rate). This low vacancy rate indicates significant demand for rental housing.

**Table 34. New Apartment Development, 2010-2024**

| Development Name | Address | Town | Affordable/ Market Rate | Year Built | Number of Units | Vacancy Rate | Average Effective Rent One Bedroom | Average Effective Rent Two Bedroom |
|---|---|---|---|---|---|---|---|---|
| The Pike | 40 Mt. Eve Rd | Eagle | Market Rate | 2024 | 216 | 30.4% | $2,485 | $3,153 |
| Fox Hollow | 43 Murray Rd | Edwards | Market Rate | 2024 | 87 | 0.6% | -- | -- |
| The Piedmont | 5471 E Beaver Creek Blvd | Avon | Market Rate | 2021 | 240 | 7.1% | $2,862 | $4,280 |
| Spring Creek Apartments | 750 Sunny Ave | Gypsum | Rent Restricted | 2020 | 150 | 0.4% | $1,185 | $1,407 |
| Spring Creek Apartments | 750 Sunny Ave | Gypsum | Market Rate | 2020 | 132 | -- | -- | -- |
| N/A | 33975 US Hwy 6 | Edwards | Market Rate | 2020 | 5 | 1.6% | -- | -- |
| 6 West Apartments | 32532 Highway 6 | Edwards | Market Rate | 2019 | 120 | 0.7% | $2,142 | $2,855 |
| Lion's Ridge | 1265 N Frontage Rd W | Vail | Market Rate | 2015 | 114 | 0.3% | $1,629 | $2,448 |
| First Chair | 600 W Lionshead Cir | Vail | Market Rate | 2010 | 32 | 4.9% | -- | -- |
| **Total/Average** | | | | | **1,096** | **15.5%** | **$2,485** | **$3,153** |

Source: CoStar, Economic & Planning Systems

# 6. Housing Problems

In addition to data on demographic, economic, and housing market trends, analysis of specific housing problems helps identify additional factors leading to housing challenges in the area.

## Overcrowding

**About 3 percent of Eagle County units are overcrowded.**

Overcrowding is defined as a living arrangement with more than one person per room (total rooms, not just bedrooms). According to Census data, about 3 percent of Eagle County units were overcrowded as of 2022. This includes units with several roommates, multiple couples sharing one unit, or entire families living in a single bedroom. As with homelessness and temporary housing, data on overcrowding can be difficult to obtain and is likely an undercount.

**Table 35. Eagle County Overcrowded Housing Units, 2022**

| Description | Total |
|---|---|
| 1.01 to 1.50 occupants per room | 452 |
| 1.51 or more occupants per room | 234 |
| **Total Overcrowded Units** | **686** |

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

## Temporary Housing

**At least 2 percent of Eagle County residents live in temporary housing.**

Other housing issues in Eagle County include temporary housing situations – living with friends or family, living in a camper or RV, staying in a private vehicle not suited for habitation, or living in a hotel/motel. Two percent of survey respondents reported living in these situations. However, this is likely an undercount due to the nature of survey distribution and respondents' fear about possible legal consequences for their living arrangements.

**Table 36. Temporary Housing Situations, 2022**

| Description | Total |
|---|---|
| Staying with friends or family / couch surfing | 114 |
| Camper / RV / van with kitchen and sleeping space | 60 |
| Vehicle without kitchen and sleeping space | 0 |
| Room in a motel / hotel | 21 |
| Tent / outdoors | 0 |
| **Total Temporary Units** | **195** |

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

## Homelessness

**Data gaps in Eagle County make it difficult to accurately measure the extent of homelessness.**

Eagle County Homeless Services was formalized as a program in June 2022, so homelessness data is not available prior to that date. Between May 2023 and December 2024, Eagle County Homeless Services program had 198 referrals for services, of which 30 percent were considered ineligible for service due to being "at risk" of losing housing. Of the remaining referrals, 90 adults were enrolled and provided services, eight youth under 25 were enrolled and provided services, and 53 were housed either temporarily or permanently. This data only includes individuals who were referred for services, so there are very likely other unhoused individuals in Eagle County who are not represented in this data. Enhanced data collection would improve Eagle County's ability to serve unhoused individuals.

## Affordability Analysis

"Affordable" housing is typically defined as housing that costs no more than 30 percent of a household's gross monthly income. For ownership housing, this includes mortgage principal, interest, property taxes, and insurance. For rental housing, this includes monthly rent payments (not utilities, internet, or other additional costs). Households paying more than 30 percent of their income towards housing are considered "cost burdened" – those paying over 50 percent are considered "severely cost burdened." Ideally, in a balanced housing market, housing is affordable in the free market without government subsidies or income restrictions.

How much a household can afford to spend on housing will vary based on the size of the household (number of wage earners) and the income earned by all household members. In many high-cost communities, residents will work multiple jobs to increase their income, and/or live with multiple roommates (or families) to spread housing costs over multiple earners. In data, this may present as housing appearing more affordable, while not reflecting desired community conditions. Area Median Income (AMI) metrics reflect household income (all wage earners, all jobs), and not wages or salaries on their own.

**OWNERSHIP AFFORDABILITY**

The ownership affordability analyses assumes a 6.0% interest rate (the 30-year average), 5% down payment, 30-year loan term, $300/month HOA fees (based on survey data), $3,000/ year home insurance (based on interviews with a local insurance broker), and average 2023 property tax rates by community (from Eagle County assessor).

## Rental Affordability

The rent a household can afford will vary based on household size and income. As shown in **Table 37**, affordable rents range from $324 per month for a single-person household at 30% AMI to $3,889 per month for a 3-person household at 120% AMI, using American Community Survey (ACS) data. These figures include only rent – because utility costs may or may not be included in rental rates and can vary widely across units, they are not included in this analysis (for rental or ownership affordability). However, it is important to recognize the potential magnitude and impact of utility costs to renters. Based on HUD data, typical utility costs can reach up to $400 per month in apartments and $500 per month in single family homes. These typical rates may be exceeded, particularly in the winter months in poorly insulated units where heating costs alone can be hundreds of dollars per month.

## Table 37. Maximum Affordable Rent by Income and Household Size

| Description | Income Level 30% AMI | 40% AMI | 50% AMI | 60% AMI | 70% AMI | 80% AMI | 90% AMI | 100% AMI | 110% AMI | 120% AMI |
|---|---|---|---|---|---|---|---|---|---|---|
| **1-person Household** | | | | | | | | | | |
| Household Income | $12,950 | $17,267 | $21,584 | $25,900 | $30,217 | $34,534 | $38,850 | $43,167 | $47,484 | $51,800 |
| **Maximum Supportable Rent** | **$324** | **$432** | **$540** | **$648** | **$755** | **$863** | **$971** | **$1,079** | **$1,187** | **$1,295** |
| **2-person Household** | | | | | | | | | | |
| Household Income | $35,732 | $47,642 | $59,553 | $71,463 | $83,374 | $95,284 | $107,195 | $119,105 | $131,016 | $142,926 |
| **Maximum Supportable Rent** | **$893** | **$1,191** | **$1,489** | **$1,787** | **$2,084** | **$2,382** | **$2,680** | **$2,978** | **$3,275** | **$3,573** |
| **3-person Household** | | | | | | | | | | |
| Household Income | $38,894 | $51,858 | $64,823 | $77,788 | $90,752 | $103,717 | $116,681 | $129,646 | $142,611 | $155,575 |
| **Maximum Supportable Rent** | **$972** | **$1,296** | **$1,621** | **$1,945** | **$2,269** | **$2,593** | **$2,917** | **$3,241** | **$3,565** | **$3,889** |

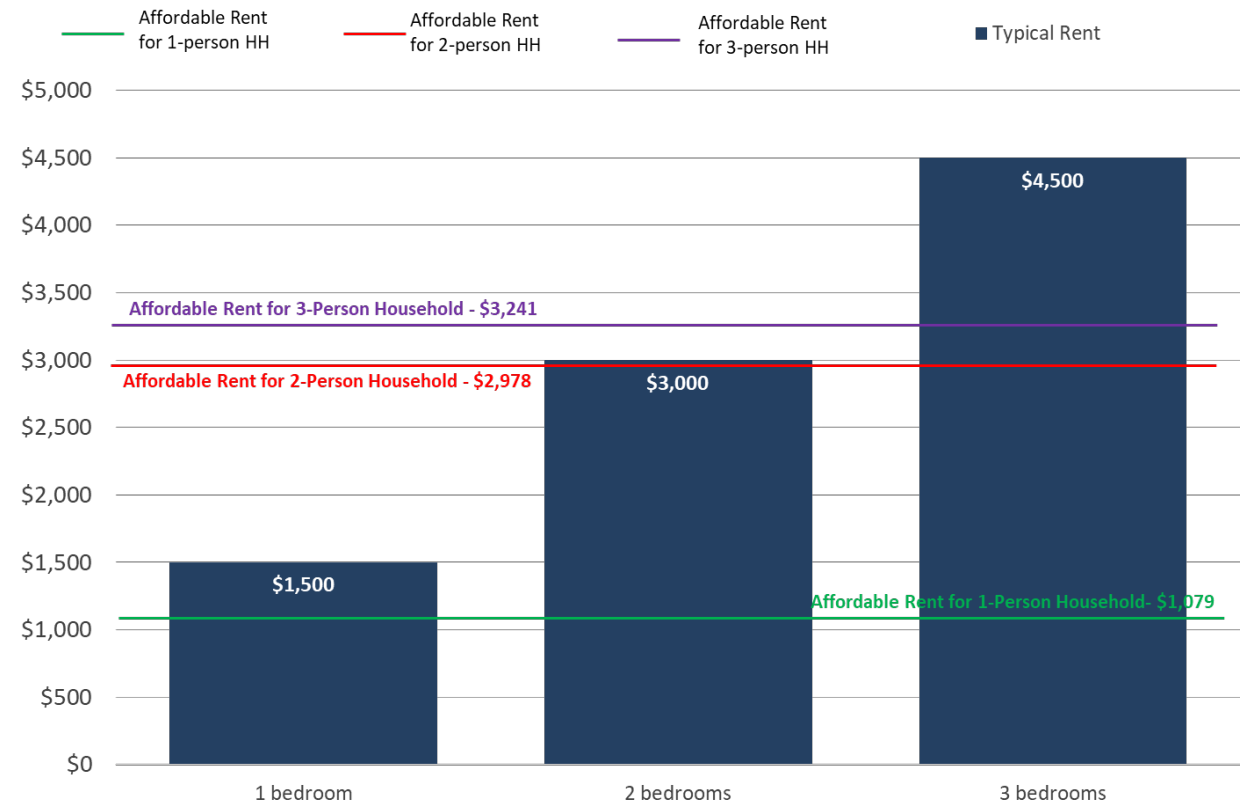
Source: Economic & Planning Systems, Eagle County, MLS, U.S. Census Bureau

**Households need at least two people to afford the typical rent.**

As shown in **Figure 15**, the typical rate of $1,500 per bedroom creates affordability challenges for many local residents. A 1-person household cannot afford an apartment of any size, while 2-person and 3-person households can only afford units that may be too small for their needs.

Prices in recent developments such as the Piedmont in Avon are even higher than the typical rates shown, with some units over $3,000 per bedroom. At this current rental rate, median-income and median-wage earners are unable to afford units that meet their needs.

**Figure 15. Rental Affordability by Bedrooms for Median Income, 2022**

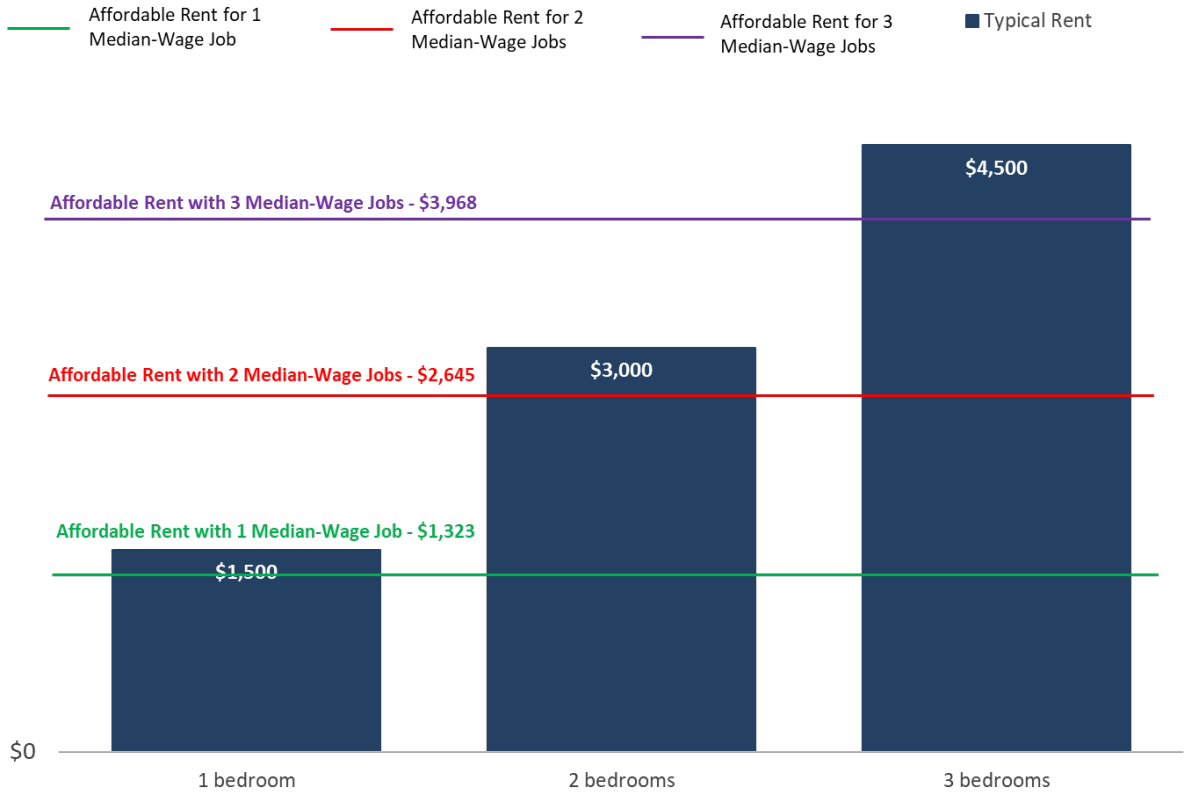



Source: U.S.Census Bureau, Economic & Planning Systems

**A resident working one job earning the median wage can generally only afford a bedroom in a shared unit.**

Another way of looking at rental affordability is in terms of wages. As illustrated below in **Figure 16**, the rent for one-bedroom ($1,500 per month) is just above what a one-person household earning the median wage can afford using the affordability standard of 30 percent of income towards rent. A household needs more than two wage-earners (one person working two jobs, or two people working one job each) to afford the typical rent for a 2-bedroom unit ($3,000). This means many workers may need to double up with a roommate or work multiple jobs in order to afford housing.

**Figure 16. Rental Affordability by Bedrooms for Median Wage, 2022**




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

## Ownership Affordability

**The affordability gap for homeowners expanded dramatically starting in 2020, even when excluding sales in resort areas.**

Although prices in Edwards, Avon, and Vail are lower once high-value areas are excluded, required incomes are still two to three times higher than area median income for a 2-person household. This indicates that unaffordability in these areas is not driven solely by vacation homes and tourism but also by tight supply and location amenities.

Even the most affordable listings are out of reach for local households. In 2023, only three condos below $500,000 were sold across Avon, Edwards, and Vail. In newer market-rate developments such as Frontgate Avon, condos start at $1.9 million.

**RESORT AREAS**

Arrowhead
Bachelor Gulch
Beaver Creek
Cascade Village Glen
Cordillera Valley Club
Cordillera The Divide
Cordillera The Ranch
Cordillera The Summit
Frost Creek
Lionshead
Mountain Star
Potato Patch
Vail Golf Course
Vail Village

**Homeownership challenges are prevalent throughout the community, but most significant for single-person households.**

As shown in **Table 38**, only four homes in non-resort areas were sold in 2023 that were affordable for a 2-person household earning the median income, and no homes sold were affordable for a single-person household earning the median income.

**Table 38. Percent of Home Sales by Income Range, Non-Resort Areas, 2023**

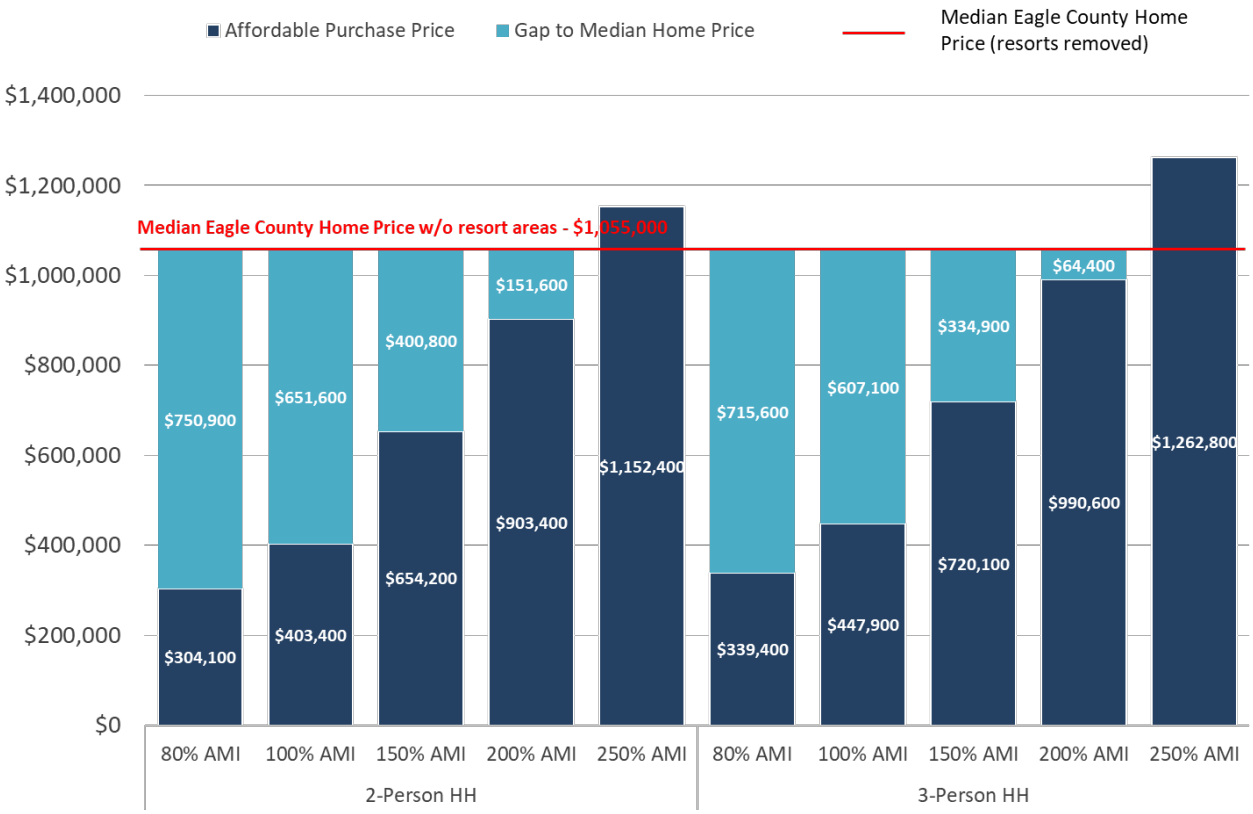
| Percent of Homes Sold at Supportable Purchase Price (2023) | Income Level | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 30% AMI | 40% AMI | 50% AMI | 60% AMI | 70% AMI | 80% AMI | 90% AMI | 100% AMI | 110% AMI | 120% AMI |
| 1-person household | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| 2-person household | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 1% | 2% | 3% |
| 3-person household | 0% | 0% | 0% | 0% | 0% | 0% | 1% | 1% | 3% | 5% |

Source: MLS, Eagle County Assessor, U.S. Census Bureau, Eagle County Economic & Planning Systems

**To afford the median-priced home in the county (non-resort areas), a 2-person household needs to make almost 250% AMI.**

As shown in **Figure 17**, a 2-person household needs to earn nearly 250% AMI to afford the median-priced non-resort home of $1.1 million. The purchase price gap for a household earning 100% AMI (that can afford a $403,000 home) is $650,000.

**Figure 17. Affordable Home Prices by AMI and Household Size, Non-Resort Areas, 2023**




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

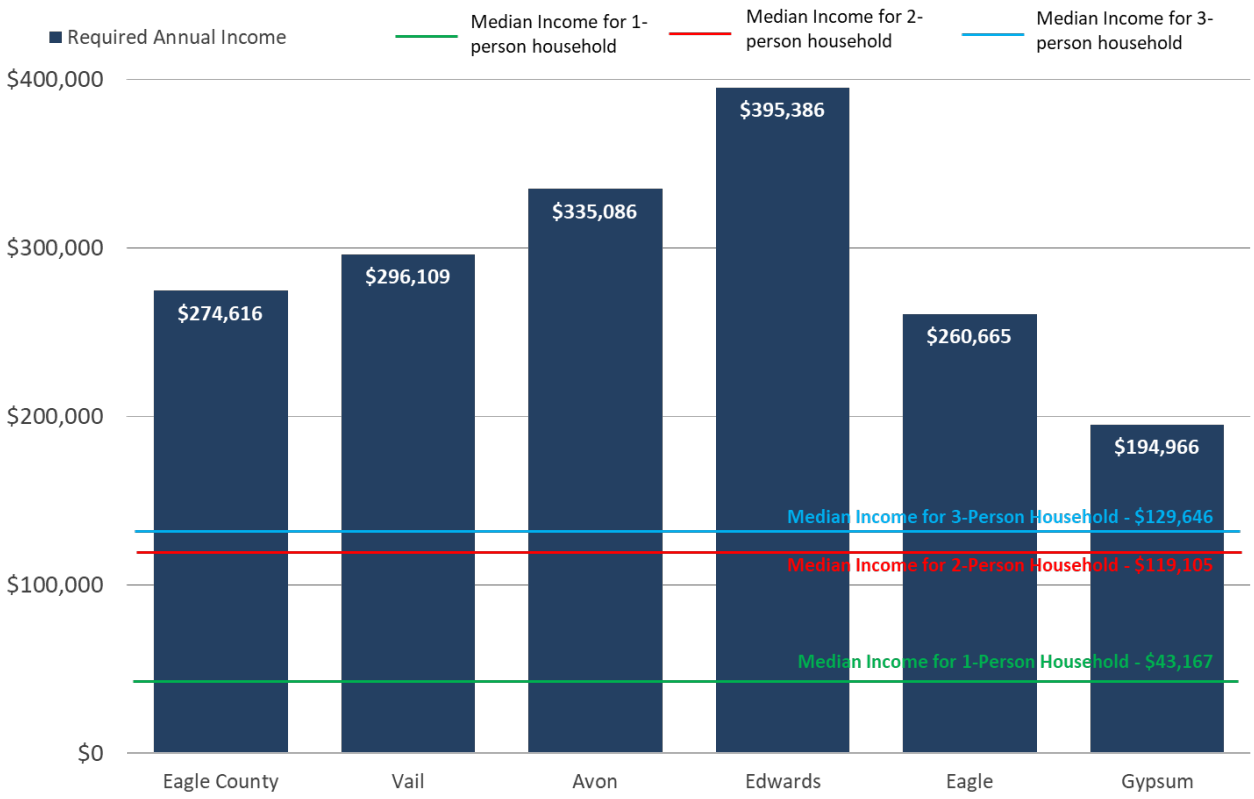
**Sales below the median price of $1.1 million are generally limited to smaller units.**

Half of home sales in the County were below the median price of $1.1 million, but these tend to be 1-2 bedroom condominiums or down-valley single family homes and townhouses, limiting the homes available to households earning less than 250% AMI.

**Affordability varies by community, but a 2-person household earning the Eagle County median income cannot afford the median-priced home in any community, even excluding homes in resort areas.**

As shown in **Figure 18**, a 2-person household earning the median income of $119,000 earns about 45 percent of the required income for the median-priced non-resort homes in Vail, Avon, and the county overall. In Gypsum, the lowest-priced community, there is still a $75,000 gap between what that household earns and the income needed to afford the median-priced home.

**Figure 18. Affordability Gap by Community, Non-Resort Areas, 2023**



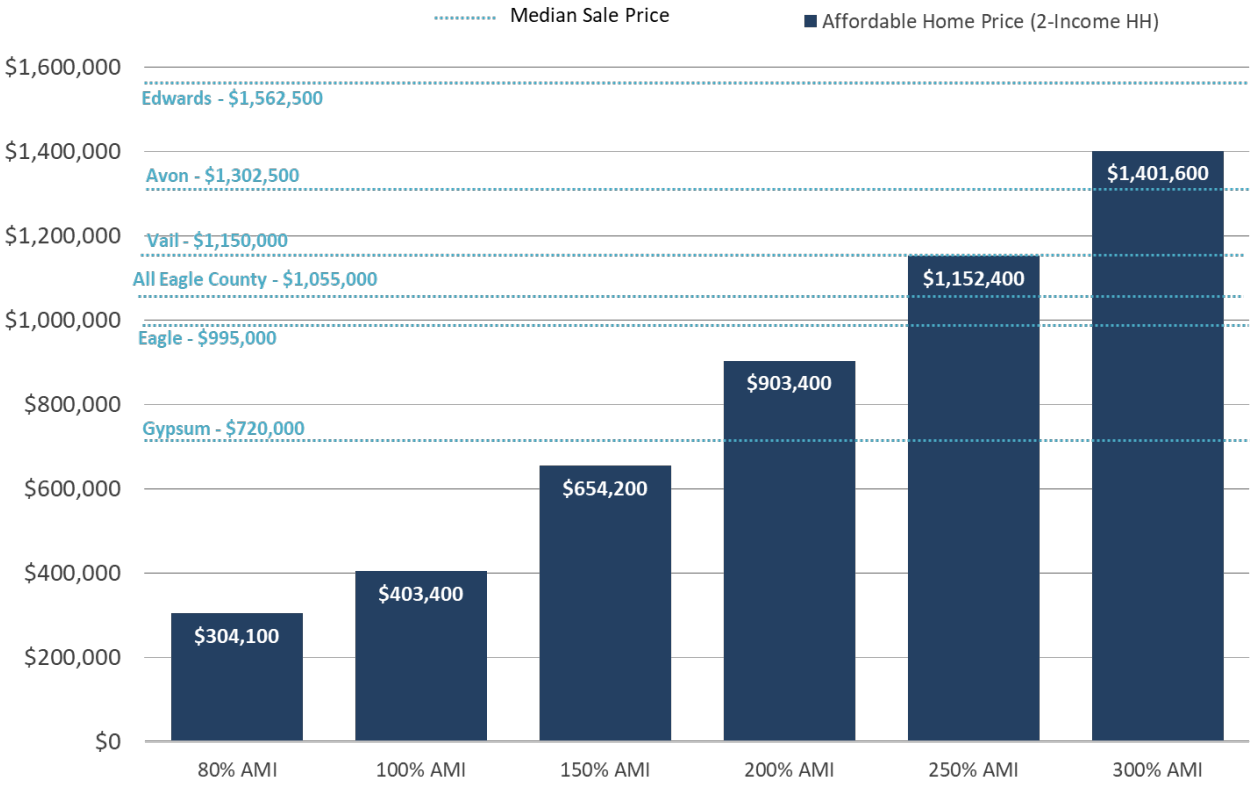

Source: MLS, U.S. Census Bureau, Economic & Planning Systems

**In every community except Gypsum, a household needs to earn over 200% AMI to afford the median non-resort home price.**

While a 2-person household earning 160% AMI can afford the median priced home in Gypsum, in all other communities a household needs to earn over 200% AMI to afford market-rate "locals" housing. In Edwards this grows to over 300%, despite the exclusion of homes in resort areas.

While the homeownership affordability gap varies by community, **Figure 19** shows the magnitude of gap throughout the valley. Even for a household earning 200% AMI, there is a $60,000 gap between the median non-resort purchase price countywide and the affordable home price. In Avon, a 2-person household needs to earn 280% AMI to afford the median-priced non-resort home, while in Edwards even 300% AMI is not enough.

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

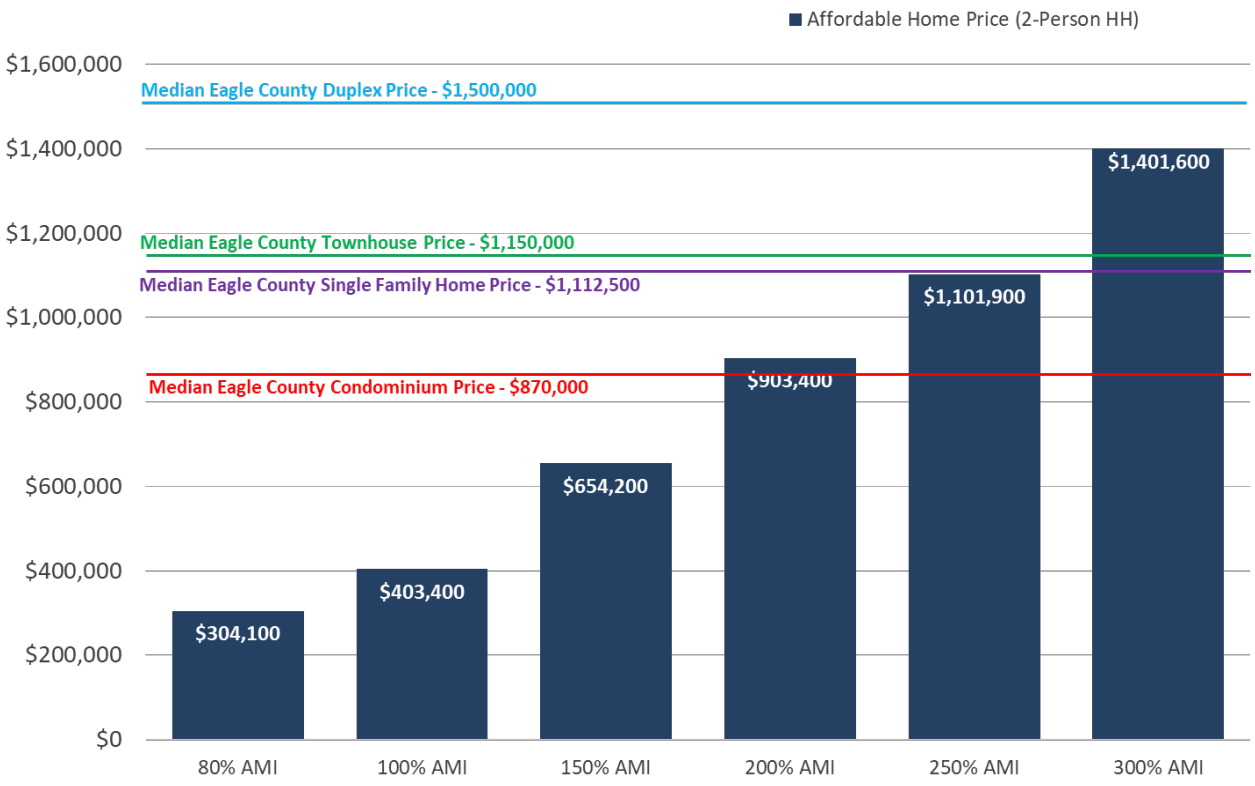



Source: MLS, U.S. Census Bureau, Economic & Planning Systems

**While condos in non-resort areas are the most affordable housing type in Eagle County, they are still out of reach for households making less than 190% AMI.**

As shown in **Figure 20**, it takes 190% AMI to afford the median priced non-resort condo in the county. Non-resort single family homes require about 240% AMI and non-resort townhouses require about 250% AMI. The income needed to afford a duplex is much higher, at 320% AMI, even when resort areas are excluded.

**Figure 20. Affordability by Home Type, Non-Resort Areas, 2023**

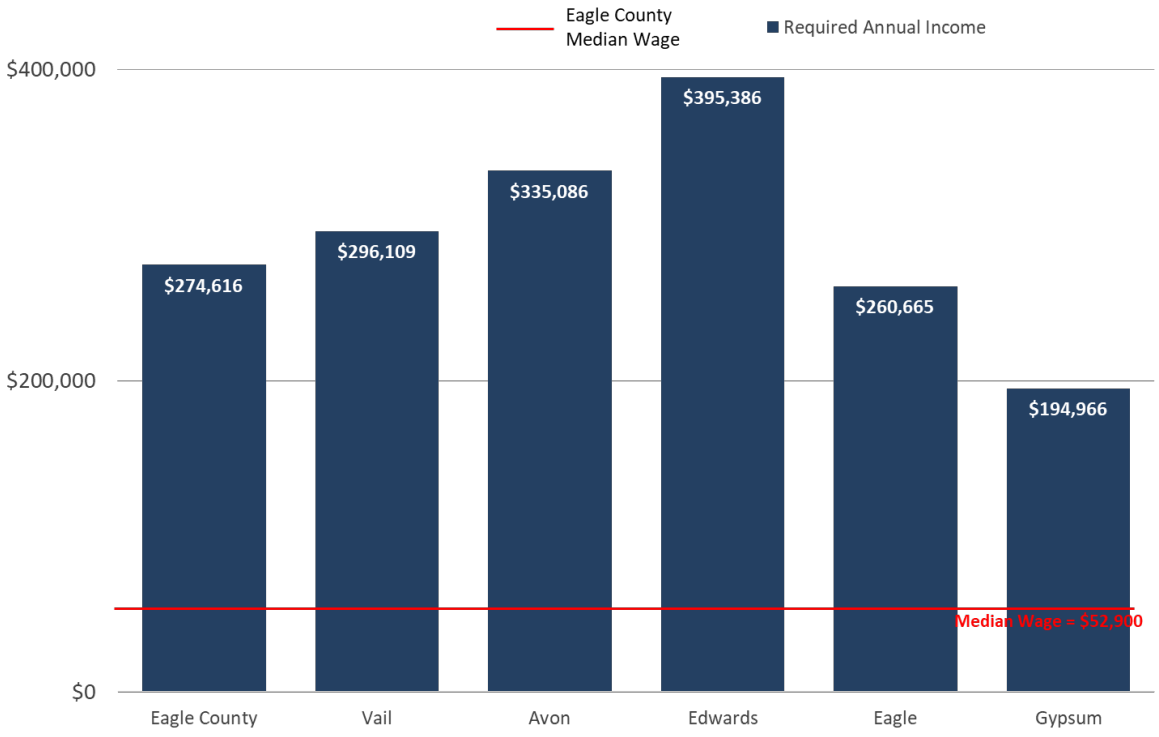



Source: MLS, U.S. Census Bureau, Economic & Planning Systems

**Homeownership is an even larger challenge compared to the median wage.**

As noted previously, household income does not always relate well to local salaries/wages. As shown in **Figure 21**, the 2022 median annual wage in Eagle County was $52,900, which is approximately $220,000 less than the wage needed to purchase a median-priced non-resort home in the county.

**Figure 21. Homeownership Affordability by Median Wage, 2022**

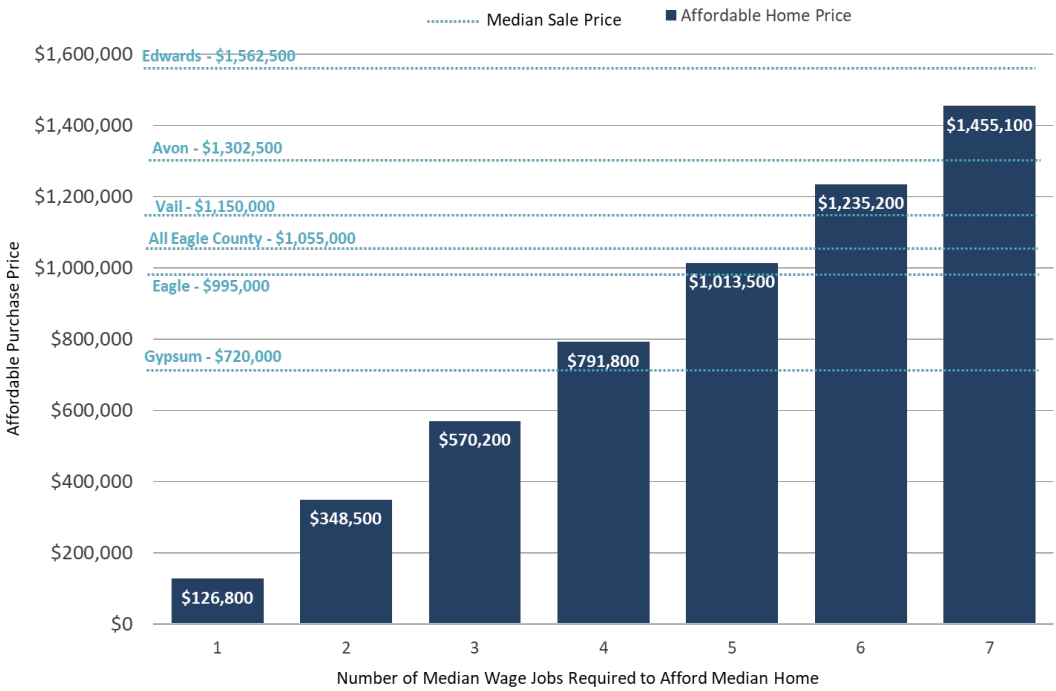



Source: MLS, JobsEQ, Economic & Planning Systems

**To afford the median priced non-resort home in Eagle County, a household needs an income equivalent to 5.2 full-time jobs paying median wage of $52,900 per year.**

As shown in **Figure 22**, even in Gypsum, the most affordable community in Eagle County, a household would need 3.7 full-time workers earning median annual wage of $52,900 to afford a median-priced home. In Edwards, even with resort areas excluded, a household would need 7.5 full-time workers. As a result, homeowners may take on roommates or work extra jobs to afford a home.

**Figure 22. Wage Earners Required to Afford Median Sale Price, Non-Resort Areas, 2023**

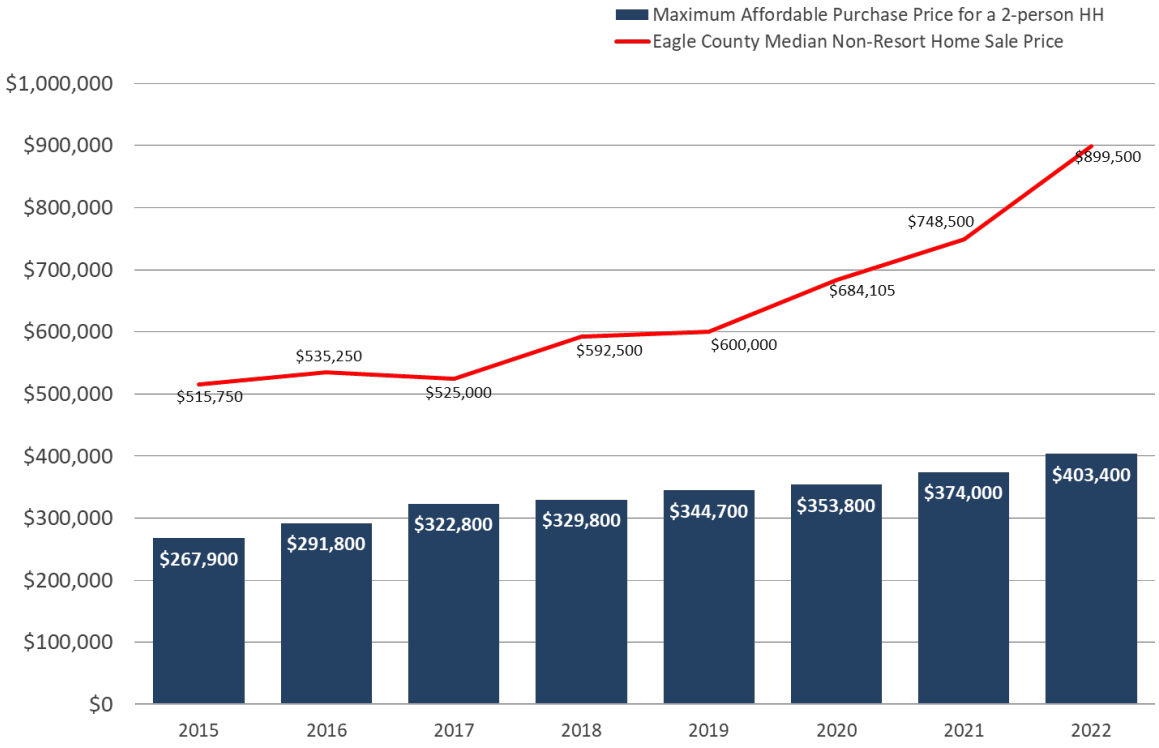



Source: MLS, JobsEQ, Economic & Planning Systems

**The magnitude of affordability challenges increased significantly beginning in 2019/2020.**

Homeownership has long been a challenge for Eagle County communities, but the challenge has become significantly worse. As shown in **Figure 23**, in 2015, the gap between what a 2-person household earning 100% AMI could afford and the median non-resort purchase price was approximately $250,000. In 2020 that gap was about $330,000, and by 2022 had grown to about $500,000.

**Figure 23. Affordability Gap, Non-Resort Areas, 2015-2022**




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

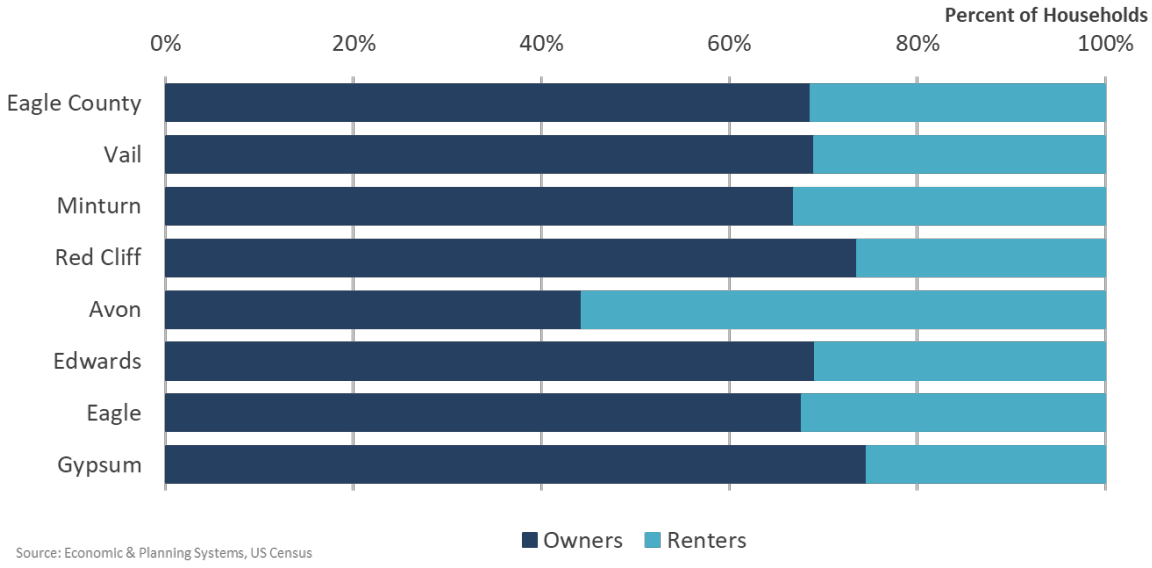
## Displacement Risk

Displacement risk is the likelihood that residents or businesses may be forced to relocate involuntarily due to economic pressures or physical conditions. Many factors influence displacement risk in Eagle County, including economic circumstances, demographics, and housing age and condition.

**Renters and people with low income are at higher risk of displacement.**

As discussed above and shown in **Figure 24** below, about 30 percent of Eagle County residents are renters. In Avon, 55 percent of residents are renters.

**Figure 24. Households by Tenure, 2022**




As shown in **Table 39** below, in 2021 64 percent of renters had incomes below 80% AMI, including 21 percent with incomes below 30% AMI. In contrast, only 31 percent of owners were below 80% AMI and 10 percent were below 30%.

**Table 39. Income by Tenure, 2021**

| Eagle County Low Income Households (2017-2021 ACS) | Owner | Renter | Total |
|---|---|---|---|
| Extremely Low Income (< 30% AMI) | 10% | 21% | 13% |
| Very Low Income (30% AMI - 50% AMI) | 8% | 17% | 11% |
| Low Income (50% AMI - 80% AMI) | 13% | 26% | 17% |
| **Total** | **31%** | **64%** | **41%** |

Source: U.S. Department of Housing and Urban Development, Economic & Planning Systems

39 percent of all Eagle County households are cost-burdened by housing, meaning they spend more than 30 percent of their income on rent or mortgage payments. In some communities, nearly half of households are cost-burdened.

**Table 40. Cost Burden, 2015-2022**

| Cost-Burdened Households | 2015 | 2019 | 2022 |
|---|---|---|---|
| **Eagle County** | **39%** | **39%** | **39%** |
| Vail | 42% | 33% | 38% |
| Minturn | 38% | 31% | 35% |
| Red Cliff | 42% | 45% | 49% |
| Avon | 40% | 46% | 35% |
| Edwards | 39% | 39% | 48% |
| Eagle | 46% | 32% | 35% |
| Gypsum | 37% | 50% | 32% |

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

**People with low educational attainment, non-English speakers, and single parent households are at risk of displacement.**

As of 2022, 8 percent of Eagle County residents aged 25 and older did not have a high school degree. This share is lowest up-valley in Vail and Minturn and increases to 16 percent in Gypsum.

**Table 41. Population Aged 25 and Older without a High School Degree, 2022**

| % without a high school degree | 2015 | 2019 | 2022 |
|---|---|---|---|
| **Eagle County** | **11%** | **12%** | **8%** |
| Vail | 1% | 0% | 1% |
| Minturn | 16% | 3% | 1% |
| Red Cliff | 8% | 8% | 5% |
| Avon | 9% | 6% | 6% |
| Edwards | 13% | 22% | 8% |
| Eagle | 7% | 12% | 10% |
| Gypsum | 21% | 21% | 16% |

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

One-quarter of Eagle County households speak a language other than English at home, primarily Spanish. Nearly half of households in Gypsum speak a language other than English.

**Table 42. Households Speaking a Language other than English at Home, 2022**

| % of households speaking a language other than English at home | 2015 | 2019 | 2022 |
|---|---|---|---|
| **Eagle County** | **26%** | **26%** | **24%** |
| Vail | 16% | 13% | 10% |
| Minturn | 20% | 11% | 20% |
| Red Cliff | 33% | 29% | 9% |
| Avon | 39% | 36% | 31% |
| Edwards | 27% | 31% | 27% |
| Eagle | 13% | 25% | 22% |
| Gypsum | 38% | 33% | 44% |

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

There are approximately 1,100 single-parent households in Eagle County, accounting for about 6 percent of all households.

**Table 43. Single-Parent Households, 2022**

| Single Heads of Household | 2015 | 2019 | 2022 |
|---|---|---|---|
| **Eagle County** | **1,184** | **944** | **1,145** |
| Vail | 90 | 29 | 19 |
| Minturn | 33 | 13 | 14 |
| Red Cliff | 0 | 10 | 14 |
| Avon | 189 | 195 | 103 |
| Edwards | 297 | 217 | 265 |
| Eagle | 155 | 157 | 303 |
| Gypsum | 69 | 49 | 97 |

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

**Older housing can be a displacement risk factor.**

Housing units in Eagle County are fairly new, with only 7 percent of the county's housing stock built prior to 1970. However, this varies greatly between communities – around half of the housing stock in Minturn and Red Cliff was built before 1970, compared to less than 5 percent of the housing stock in Edwards and Avon. Older homes are often less energy efficient and can be more costly to live in, particularly for people aging in place on fixed incomes. When older homes have lower values, they can be attractive to purchase as second homes, which can displace long-time residents.

**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

**Mobile homes are an indicator of displacement risk.**

There are 14 mobile home parks in the Eagle River Valley, with 804 total lots. 755 of the 804 lots (94 percent) are rented to a tenant that owns their mobile home and rents the lot only. Most parks are down-valley in Eagle and Gypsum, but the largest parks are in the mid-valley in Avon and Edwards. Eagle River Village in Edwards is the largest park, with 381 lots. Mobile home tenants can be subject to large increases in lot rents, which make their homes unaffordable. Additionally, unless mobile home parks are protected by zoning and/or other land use regulations, they can be acquired for redevelopment, which displaces residents.

Based on this analysis, communities throughout Eagle County are facing displacement risks. The outcomes of these risks are already being seen, with residents moving out of the community due to housing challenges.

# 7. Housing Resources

Eagle County is not starting from scratch with housing tools and resources – there are already a variety of housing affordability programs and resources throughout the county, as shown in **Table 45**. In addition to public programs and resources, there are multiple developments such as Eagle Ranch and Miller Ranch that have location-specific deed restrictions and housing resources (e.g., downpayment assistance). County and town housing tools and resources are summarized below by location, followed by an analysis of the affordability benefits of deed restriction buy-down programs.

**Table 45. Summary of Current County and Town Housing Resources**

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

Source: Valley Home Store; Economic & Planning Systems

# Existing Housing Tools and Programs

## Deed Restriction Buy-Down Programs

Several jurisdictions within Eagle County operate deed restriction buy-down programs including:

- **Good Deeds –** Eagle County Good Deeds is a countywide buy-down program run by the Eagle County Housing and Development Authority (ECHDA) that places resident-occupied or price-capped deed restrictions on subject properties at the time of purchase. In exchange for the deed restriction, ECHDA contributes either 5 percent of purchase price in the case of a resident-occupied restriction or 15 percent of purchase price for a price-capped deed restriction. To qualify for a resident-occupied unit, buyers must work in Eagle County, live in the home as their primary residence, and cannot own other real estate. The price-capped deed restriction limits the resale price of the property to the lower of either 3% annually or the average wage growth rate for Eagle County. ECHDA placed 51 price-capped deed restrictions and 19 resident-occupied deed restrictions on properties throughout Eagle County between January 2022 and June 2024 as part of the Good Deeds program.
- **Vail InDEED –** Vail's buy-down program, Vail InDEED, is a resident-occupied deed restriction program administered by the Town of Vail and Vail Local Housing Authority for properties within Vail's town boundary. The program either contributes funds at the time of purchase or pays existing owners in exchange for a resident-occupied deed restriction. Eligible owners or buyers must work in Eagle County for an average of 30 hours/week and can lease the property to a similarly qualified tenant. The property must be resold to an employee working in Eagle County, but there is no price appreciation cap on units and no income limit for buyers. Vail InDEED has placed restrictions on 176 units since 2017.
- **Mi Casa Avon –**Mi Casa Avon is a resident-occupied deed restriction program administered by the Town of Avon for properties within Avon's town boundary. The Town contributes between 8 percent and 12 percent of purchase price up to $100,000 to place a resident-occupied deed restriction on an eligible property. The property must be the primary residence of an Eagle County employee, defined as someone who works at least 32 hours per week in the county or earns 75 percent of their income from work in the county, for at least three years following the purchase. If after three years the owner decides to rent the property, the tenant must be an Eagle County employee. There is no price appreciation cap at resale and the property must be resold to an Eagle County employee. Avon placed deed restrictions on 44 units through the Mi Casa Avon program between July 2020 and June 2024.

## Development-Specific Deed Restriction Programs

Certain developments in Eagle County have their own development-specific deed restriction programs. The Eagle Ranch development in Eagle has both a buy-down program and a deed restriction incentive program in which the Eagle Ranch Housing Corporation contributes 10 percent to the purchase price of a property in Eagle Ranch in exchange for a deed restriction on the subject property. Miller Ranch in Edwards places deed restrictions on all properties restricting ownership to Eagle County employees who will use the home as their primary residence. The Miller Ranch deed restriction also caps price appreciation between 3 percent and 6 percent annually.

The Town of Vail has five community housing developments with price-capped and resident-occupied deed restricted units available for purchase from the Town via a lottery system. Lottery tickets are available to buyers working in Eagle County who will use the unit as a primary residence, with additional tickets available for those who do not currently own free market real estate in Vail and those who have lost a Vail housing lottery in the past 24 months. Lottery winners purchase the subject unit directly from the Town of Vail, with prices ranging from $175,000 to $800,000. The community housing units have a price appreciation cap between 1.5 percent and 3 percent per year and must be resold through the Town. Currently, the Town of Vail has 141 community housing units in five developments.

## Employee Housing Programs

Employee housing programs provide assistance to Town or County employees to rent or purchase a residence. For example, eligible employees of the Town of Eagle can receive down payment assistance to purchase a primary residence – up to $40,000 within Eagle town limits and up to $20,000 outside Eagle town limits but within Eagle County. The Town of Vail has 86 rental units reserved for Town employees and provides loans of up to $2,000 for moving expenses for employees moving into rental units. Vail also has an Employee Home Ownership Program that provides up to $80,000 in down payment assistance. The Town of Avon also provides assistance, offering employees up to 30 percent down payment assistance to purchase a residence which is then subject to a deed restriction with a price cap on resale value.

## Inclusionary Housing Ordinances (IHOs)

IHOs are town policies that require a certain number of units in new developments to be set aside as local or affordable housing. These policies are a way to ensure that new development includes units that are accessible to local households. For example, Eagle's Local Employee Residency Program (LERP) requires all developments in Eagle with 10 or more rental or for-sale units to set aside 10 percent of units as affordable housing for households at 80% AMI for rentals and 140% AMI for owners. Similarly, the Town of Vail requires that 10 percent of

square footage in new residential developments to be set aside as employee housing units for Eagle County employees. Avon and Minturn also have IHOs, as does the County.

### Down Payment Assistance Programs

There are several down payment assistance programs within Eagle County, including the Eagle County Loan Fund (ECLF) Shared Equity Loan, the ECLF Amortized Loan for FHA mortgages, and the Eagle County Division of Housing (ECDOH) Down Payment Assistance Program. Borrowers for all programs must be Eagle County employees using the home as their primary residence.

Differences between the down payment assistance programs include maximum loan amount, income limit, loan term, and interest rate. The ECLF programs provide down payment assistance for 5 percent of purchase price up to $42,500 with buyer contribution of at least $3,000. The Shared Equity Loan program has an income limit of 160% AMI for a family of four unless the unit is deed-restricted, in which case there is no limit, while the ECLF Amortized Loan program has an income limit of 140% AMI. The ECDOH Down Payment Assistance Program provides up to $40,000 in down payment assistance for borrowers making between 50% to 80% AMI, with a minimum $1,000 buyer contribution.

Eagle Ranch also provides down payment assistance of up to $10,000 for buyers within the development. There is no income limit for the assistance, but borrowers must be Eagle County employees using the property as a primary residence.

### Eagle County Rental Assistance Funds

Eagle County offers funding to Eagle County renters starting a new 12-month lease to cover the costs of first and last month's rent. Renters must be year-round, full-time Eagle County employees and are required to pay the security deposit themselves. Renters earning 120% AMI or more must repay both first and last month's rent, while renters earning less than 120% AMI must repay only the last month's rent.

### Eagle County Aid for ADUs

ECHDA offers Eagle County homeowners low-cost loans up to $150,000 to construct an accessory dwelling unit (ADU) on their property to lease to eligible Eagle County households. Eligible households must be Eagle County employees using the unit as a primary residence and earning no more than 100% AMI. Short-term rentals are prohibited.

### Habitat for Humanity

Habitat Vail Valley provides a variety of programs to local households in Eagle County. Habitat's primary program is building permanently affordable, for-sale homes in the county; the organization also provides connections to rental

resources and homeowner services for all residents in the county (not only Habitat homeowners). There are currently 529 residents living in Habitat homes throughout the county.

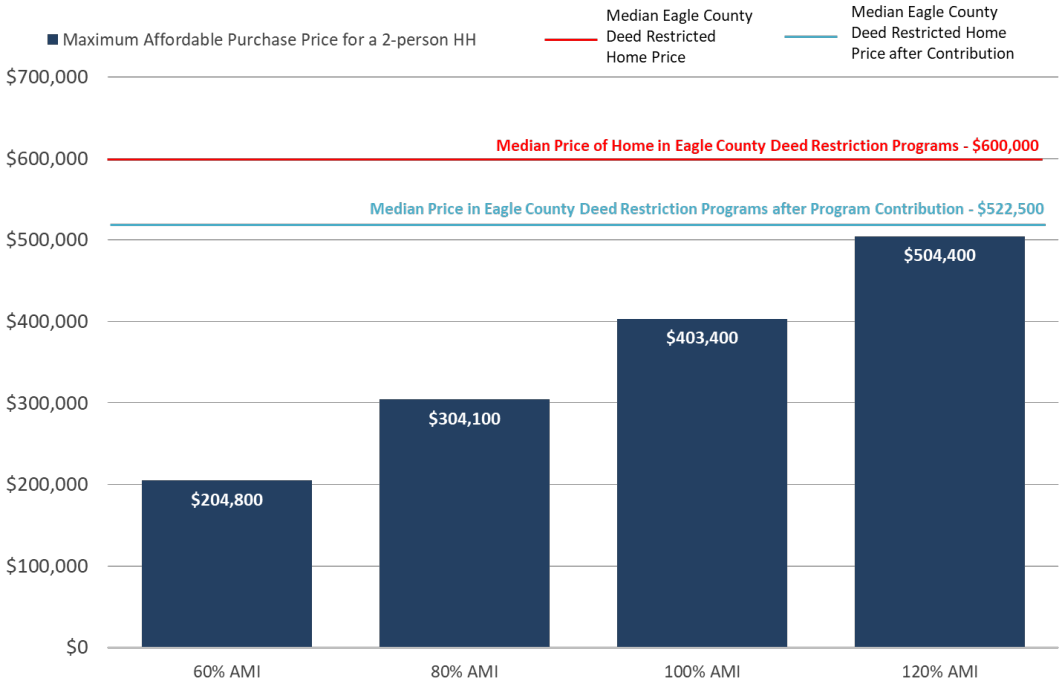
Habitat projects include partnerships with Eagle County School District for employee housing, 0%-interest loans for locals purchasing townhomes in Vail's Timber Ridge Development, the Adams Way Road modular housing project (which includes ECSD employee housing), and other developments throughout the county.

Habitat historically has received 10 applications for each home built in the county, indicating significant demand for affordable homeownership opportunities.

## Deed Restriction Buy-Down Affordability

Deed restriction buy-down programs, such as Eagle County Good Deeds, Vail InDEED, or Mi Casa Avon are an important tool to make homeownership affordable for local households. These programs currently work to provide homeownership opportunities for households earning 120% AMI or more. The home types included in deed restriction programs are diverse and range from 1-bedroom condominiums to 4-bedroom single family homes. As shown in **Figure 25**, the median price for a deed restricted home in the county between 2015 and 2023 was $522,500, just above the $504,400 that a household at 120% AMI can afford.

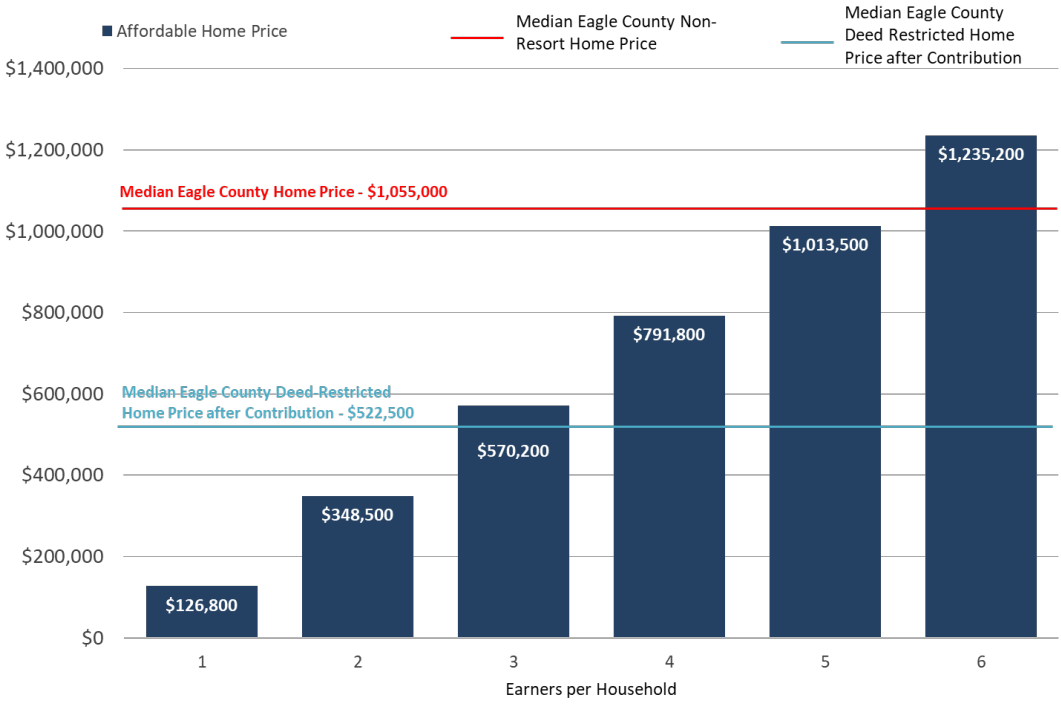
**Figure 25. Deed Restriction Buy-Down Program Affordability by AMI, 2015-2023**




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

Affordability by wages is shown in **Figure 26**. While a household would still need 2.8 workers earning the median wage to afford the median deed-restricted home, this is far less than the 5.2 wage earners needed to afford the overall median priced non-resort home in the county.

**Figure 26. Deed Restriction Buy-Down Affordability by Wages, 2015-2023**




Source: MLS, JobsEQ, Economic & Planning Systems

# 8. Outreach

Community and stakeholder outreach was a key part of this effort. There were four main components to this outreach:

- **Stakeholder interviews**: EPS interviewed a number of property managers and realtors to get a deeper understanding of market trends and current conditions
- **Focus groups**: EPS, in partnership with Habitat for Humanity Vail Valley, conducted focus groups of residents representing key community sectors (e.g., residents in deed restricted housing, mobile home residents)
- **Household and employee survey**: RRC Associates conducted a survey of local residents and employees to better understand current housing needs and future housing preferences
- **Employer survey**: RRC Associates conducted a survey of local employers to understand the housing needs and challenges they are facing, both with current employees and recruitment, as well as housing assistance they are already providing and what they would like to provide in the future

## Stakeholder Interviews

EPS conducted seven interviews with local stakeholders in the real estate, rental and insurance markets as well as representatives from large local employers. Several key themes emerged from the interviews:

- The housing market in the Eagle Valley grew dramatically during the COVID-19 pandemic.
- Construction costs are very high, so builders prioritize higher-margin luxury homes.
- When local homeowners sell, they tend to either move down-valley or leave Eagle County altogether to find housing that is more affordable.
- In the rental market, long-time local landlords prefer long-term local tenants. They keep rent below market rate to keep a good local tenant, then bring rent back to market rate when a unit turns over.
- Landlords are curious about partnering with employers to provide employee housing.
- Although some real estate and rental professionals are familiar with current deed restriction and down payment assistance programs, there is confusion about how they work and who can apply.

## Focus Groups

EPS, in partnership with Habitat for Humanity Vail Valley, conducted five focus groups with key community stakeholders and those significantly impacted by housing issues, as well as a series of phone interviews with in-commuters to the county. These conversations highlighted some of the key challenges that residents are facing, as well as opportunities they see to better assist current and future residents with housing needs.

Across all groups, participants highlighted the changes that have been felt since 2020 – while housing was a significant challenge prior to that, many people noted that challenges have become even worse, and in some cases insurmountable, leading residents to move out of the area. Other consistent feedback across focus groups includes:

- **Overcrowding:** The prevalence of overcrowding was noted in almost every group, including new residents, young residents, single parents, and families. All segments of the community are feeling the price and availability pressure and often sharing units or living in units too small for their needs. Subleasing is common, with people renting out rooms to multiple people or renting out couches within units. Often, the person subletting the unit does not live there. Multiple stories were relayed of severe overcrowding situations, including multiple families living in small apartments (e.g.,16 people in a 2-bedroom unit), bunk beds set up in living rooms, shared bathroom schedules, and one story of over 10 people living in a single mobile home, each paying $450 per month in rent.
- **Scarcity of available housing:** The lack of available housing was brought up consistently. Residents in deed restricted housing noted that without that housing they likely would have had to move out of the county. Others noted that affordable housing has long wait lists that can be multiple years long (those who got in feel very lucky), and to find any housing – affordable or not – you need personal connections. Relying on public listings generally will not be successful since there is an overwhelming amount of interest, and many property owners and landlords have stopped posting listings and only rely on personal networks.
- **Rising costs:** Rent and home prices have increased significantly over time. Participants noted that rents can often increase by 10 to 15 percent per year, making affordability a persistent challenge. Rent increases often force people to relocate or downsize. Others noted that renting a couch costs between $800 and $1,000 per month. Seasonal rent fluctuations (with higher rents during ski season) create additional challenges, particularly for seasonal employees such as J1 Visa holders. In addition to rent costs, security deposits and upfront costs are a major barrier to securing housing, and other costs such as utilities and heating put increased burdens on residents. Some residents noted they have forgone health insurance because they cannot afford it on top of the other costs of living in the community.

- **Frequent moves:** Many residents had to move multiple times due to housing scarcity and rising costs. Life changes are also a significant factor impacting multiple moves, particularly breakups/divorces. Many residents face overcrowded or substandard living conditions while looking for stable housing. Some residents have had to stay in hotels, which are very costly, due to a lack of available rental options.
- **Challenges for families:** Families, particularly those with young children, face additional challenges. Finding affordable housing large enough for a family can be difficult, often leading to overcrowding (e.g., an entire family living in a 1-bedroom unit, or in one bedroom of a shared unit). Childcare availability and costs also create significant challenges – affordable childcare options are scarce and have long waitlists, leading many to rely on relatives or informal childcare arrangements, or making it difficult to work before children are in school.
- **Transportation challenges:** Public transportation is not always a viable option due to limited schedules, leading to reliance on personal vehicles despite long or hazardous commutes. For those who need to use their personal vehicles to commute, the high cost of gas adds to financial strain.

### Mobile Home Challenges

In addition to general housing challenges heard across all groups, which were echoed by mobile home residents, specific issues related to mobile homes also came up. These include housing insecurity (as a result of owning their home but not the land beneath it), rising lot rents, high utility bills (particularly heating), and lack of access to programs and resources available to other homeowners (e.g., financial aid for home repairs). Participants noted that language barriers can create additional challenges to accessing resources, and some residents are hesitant to report issues because they fear police involvement. Information about available resources is often spread through word of mouth and informal channels (e.g., Facebook groups) rather than official channels.

### Commuter Considerations

Outreach to employees who currently work in Eagle County but live elsewhere focused on the reasons for leaving (if they previously lived in the county) and for continuing to commute. Common themes included:

- **Availability and type of housing:** Interviewees notes that the type of home they live in either is not available or affordable in Eagle County (size, storage, home type, etc.) or if it available, it is in a down-valley location that would be as long or a longer commute. Some interviewees also noted a preference for homeownership in a more affordable area over renting in Eagle County.
- **Cost of housing:** Cost was the most commonly noted factor. Many workers cannot afford to buy or rent in the county, even with stable jobs. Some interviewees left the county after significant rent increases or trying unsuccessfully to purchase homes (e.g., being outbid or priced out of available inventory).

- **Community:** Many interviewees noted that even if they could afford Eagle County, they prefer their home community. They have spent time and invested in these places, and particularly when they have children who are attending school, do not want to break those ties.
- **Stable jobs:** Interviewees noted that the benefits of their jobs outweigh the downside of the commutes. Many work hybrid schedules, which reduces commute time. Often the pay in Eagle County is higher than a similar job in their home community (if a job were available – for example, healthcare jobs are concentrated in Eagle County) which also keeps people in these positions.
- **Employer perspective:** Interviewees who are also involved in hiring noted that they see the impacts of housing needs in the recruitment process as well. Their employers are struggling to recruit and retain workers because of the high cost of housing. Positions that require in-person work are particularly hard to fill, and applicants often turn down job offers once they realize they cannot afford to live in the area. Some employers will not extend an offer unless a candidate already has secure housing.

## Household and Employee Survey

This section provides a summary of the results of the Eagle River Valley Household and Employee Survey that was conducted during winter and spring 2024. The survey was intended to provide insights regarding the housing conditions and needs of residents of the Eagle River Valley and in-commuters to the valley, and allow for more in-depth and nuanced understanding of several resident housing issues than is possible from other published data sources.

### Methodology

**Mail Survey Distribution:** Surveys were mailed to a random sample of 8,000 households living in the Eagle River Valley, using a list purchased from a commercial vendor. The survey was accompanied by a bilingual cover letter that explained options to complete the survey either via paper in English or online in English or Spanish. Respondents were also invited to participate in a random drawing for one of five $100 Visa gift cards and other prizes from local businesses.

**Open Link Survey Distribution:** Shortly after the mail survey was distributed, the survey was opened to the entire Eagle River Valley community to participate. This 'open link' survey was promoted by partner governments via press releases and in-house communication channels. Additionally, the survey was publicized via Facebook ads, in English and Spanish; distributed by some employers to their employees; and promoted via bilingual in-person contacts by Habitat for Humanity Vail Valley.

**Survey Responses:** A total of 2,749 usable survey responses were received (2,343 survey completes and 396 partial completes; with 399 responses in Spanish and 2,350 in English). This includes 1,121 responses to the mailed invite (a response rate of 15.8%, after factoring out 915 surveys that were returned as undeliverable); 353 responses to the Facebook ads; and 1,275 responses to the other outreach methods. While responses were tracked separately by methodology, they are demographically complementary of one another, and have been combined for purposes of analysis and reporting. The 95 percent confidence interval for a sample of 2,749 is +/-1.9 percentage points.

**Data Weighting:** For respondents living within the Eagle River Valley, the survey results were weighted within each major zip code[1] by housing tenure (own/rent), householder age, householder Hispanic origin, and household size. Additionally, the results were weighted by zip to match the geographic distribution of households. Benchmarking data on householder age, Hispanic origin, household size, and the distribution of households by zip were obtained from U.S. Census American Community Survey (ACS) 2018-22 five-year data. Housing tenure by zip was based on the 2020 Decennial Census. As a result of the weighting, the survey's demographic representativeness was enhanced both within each zip in the study area, and across zips in the area.

## Analysis

The survey results provide a large data set that can be analyzed as a whole and segmented in a variety of ways, such as by place of residence and housing tenure (own/rent). In this chapter, selected housing characteristics are first summarized by place of residence. The remaining discussion focuses on the "overall" results and compares the responses of owners and renters, particularly regarding housing challenges and needs, and preferences and opinions regarding housing. A breakdown of responses by various population segments is included in **Appendix B**.

### *Housing Tenure by Place of Residence*

**Figure 27** provides an overview of housing tenure across different geographic regions. **Overall**, 63% of respondents own their homes, while 27% rent with a lease agreement and 7% rent without one. Additionally, 2% were staying with friends or family without renting or owning, 1% classify their housing situation as "Other," and another 1% report not having housing.

[1] Demographic weighting was applied within the following zips: 81620-Avon, 81631-Eagle, 81632-Edwards, 81637-Gypsum, 81645-Minturn, and 81657 & 81658-Vail. Weighting was not applied within the zips corresponding to Red Cliff, Wolcott, Bond, Burns and McCoy due to small sample sizes. Weighting was not applied to in-commuters from other counties due to the small number of responses received.

By region, **homeownership** is highest in the **Lower Valley (71%),** followed by the **Upper Valley (65%)** and **Mid Valley (58%)**. Conversely, **renting** is most prevalent in the **Mid Valley (39%)**, followed by the **Upper Valley (33%)** and **Lower Valley (25%)**.

**Figure 27: Do you own or rent your residence?**

| | Overall | Where do you live now? Upper Valley[1] | Mid Valley[2] | Lower Valley[3] | Other[4] |
|---|---|---|---|---|---|
| Own | 63% | 65% | 58% | 71% | 54% |
| Rent with a lease agreement | 27% | 26% | 31% | 20% | 31% |
| Rent without a lease agreement | 7% | 7% | 8% | 6% | 9% |
| I don't rent or own; I am staying with friends or family | 2% | 1% | 2% | 2% | 3% |
| Currently don't have housing | 1% | 1% | 1% | 0% | 0% |
| Other: | 1% | 0% | 1% | 1% | 3% |
| *Sample size (n =)* | *2,714* | *367* | *1,097* | *1,053* | *88* |

Definitions: [1] Upper Valley (Vail, Minturn, Red Cliff, Hwy 24); [2] Mid Valley (Eagle-Vail, Avon, Beaver Creek, Edwards, Wolcott); [3] Lower Valley (Eagle, Gypsum, Dotsero); [4] Other (Bond, Burns, McCoy, Garfield / Lake / Summit Counties, other).

### *Housing Market Type by Place of Residence*

**Figure 28** provides insights into the housing market types in which respondents live across the different geographic areas. Overall, **70%** of respondents reside in **free market housing**, while **13%** live in **restricted housing** (such as deed-restricted ownership or rentals with income, employment, or disability limits). Additionally, **5%** have **employer-provided housing**, and **13%** are **unsure** of their housing classification.

By region, **free market housing** is most prevalent in the **Lower Valley (79%)** followed by the **Upper Valley (69%)** and **Mid Valley (65%). Restricted housing** is most common in the **Upper Valley (18%),** decreasing to **13% in the Mid Valley** and **9% in the Lower Valley**. Similarly, **employer-provided housing** is also most common in the **Upper Valley (8%),** decreasing to **5% in the Mid Valley** and **2% in the Lower Valley**.

**Figure 28: Do you live in:**

| | OVERALL | Where do you live now? Upper Valley[1] | Mid Valley[2] | Lower Valley[3] | Other[4] |
|---|---|---|---|---|---|
| Free market housing | 70% | 69% | 65% | 79% | 62% |
| Restricted housing *(such as deed-restricted ownership; rentals with income, employment or* | 13% | 18% | 13% | 9% | 7% |
| Housing provided by my employer | 5% | 8% | 5% | 2% | 12% |
| Don't know / unsure | 13% | 5% | 16% | 10% | 19% |
| *n =* | ***2,498*** | ***335*** | ***1,016*** | ***976*** | ***81*** |

Definitions: [1] Upper Valley (Vail, Minturn, Red Cliff, Hwy 24); [2] Mid Valley (Eagle-Vail, Avon, Beaver Creek, Edwards, Wolcott); [3] Lower Valley (Eagle, Gypsum, Dotsero); [4] Other (Bond, Burns, McCoy, Garfield / Lake / Summit Counties, other).

### *Expected Future Duration of Residence in the Area and Reasons for Leaving*

**Figure 29** provides insights into how long respondents plan to continue living in the area, broken down by whether they **own** or **rent** their residence. Overall, the results show that **renters anticipate remaining in the region for a shorter duration than homeowners**. In particular, renters are less likely to anticipate staying 10+ years (51%) than are owners (74%), and are more likely to anticipate staying five years or less (40%) than owners (18%).

**Figure 29: How much longer do you plan on living in the area?**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| Under 6 months | 2% | 1% | 4% |
| 6 – 12 months | 3% | 1% | 5% |
| 1 – 2 years | 8% | 6% | 13% |
| 3 – 5 years | 14% | 11% | 18% |
| 6 – 9 years | 9% | 8% | 9% |
| 10 – 19 years | 16% | 18% | 13% |
| 20 or more years | 49% | 56% | 38% |
| *n =* | *2,415* | *1,376* | *938* |

**Figure 30** explores the primary reasons respondents are considering leaving the Eagle River Valley area within the next five years. The most common reason cited was the pursuit of **better or more affordable housing opportunities (56%)**, followed distantly by **desire to buy a home (30%),** better quality of life (26%), better/different job opportunities (18%), and retirement (18%) – indicating that housing issues are the leading reason for anticipating a move out of the region.

**Renters were much more likely to than homeowners** to cite **better/more affordable housing (73% and 42% respectively)** and to be able to **buy a home (54% and 8%),** highlighting the importance of housing affordability and homeownership in driving anticipated moves out of the region, especially for renters but also some owners. Conversely, **owners were more likely than renters to cite retirement (30% vs. 4%)** and **"other" reasons (26% vs. 7%).**

**Figure 30: If planning on leaving the area in five years or less, why are you likely to leave the area?**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| Better / more affordable housing opportunities | 56% | 42% | 73% |
| To be able to buy a home | 30% | 8% | 54% |
| Better quality of life | 26% | 29% | 22% |
| Better or different job opportunities | 19% | 14% | 22% |
| Retirement | 18% | 30% | 4% |
| Change in household / family status | 11% | 14% | 9% |
| Go back to school | 3% | 1% | 4% |
| Other: | 17% | 26% | 7% |
| *n =* | *794* | *366* | *386* |

### *Satisfaction with Community and Current Residence*

Most respondents expressed high levels of satisfaction with their **community** (**Figure 31**), with 63% reporting they are either "satisfied" (33%) or "very satisfied" (30%). **Homeowners were generally more satisfied than renters**, with 38% of homeowners being "Very Satisfied" compared to only 18% of renters. Conversely, dissatisfaction was more pronounced among renters, as 25% indicated they were "somewhat dissatisfied" or "very dissatisfied," compared to 13% of homeowners. These disparities suggest that resident housing status and housing conditions likely significantly influence community satisfaction.

**Figure 31: Which best describes your satisfaction with the community where you live?**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| 1 - Very dissatisfied | 7% | 4% | 10% |
| 2 - Somewhat dissatisfied | 11% | 8% | 15% |
| 3 - Somewhat satisfied | 19% | 16% | 25% |
| 4 - Satisfied | 33% | 34% | 33% |
| 5 - Very satisfied | 30% | 38% | 18% |
| *Average* | *3.7* | *3.9* | *3.3* |
| *n =* | *2,652* | *1,541* | *1,004* |

A majority (63% very satisfied or satisfied) expressed satisfaction with their **current residence** (**Figure 32**), with **homeowners showing higher satisfaction levels** (74% very satisfied or satisfied) **than renters** (43%). Renters were more likely to be "somewhat dissatisfied" (18%) or "very dissatisfied" (10%) compared to homeowners (7% and 4% respectively).

**Figure 32: Which best describes your satisfaction with your current residence?**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| 1 - Very dissatisfied | 7% | 4% | 10% |
| 2 - Somewhat dissatisfied | 11% | 7% | 18% |
| 3 - Somewhat satisfied | 20% | 15% | 29% |
| 4 - Satisfied | 30% | 30% | 30% |
| 5 - Very satisfied | 33% | 44% | 13% |
| *Average* | *3.7* | *4.0* | *3.2* |
| *n =* | *2,517* | *1,487* | *930* |

**Figure 33** identifies the main issues causing **dissatisfaction with current residence**. "**Too expensive**" emerged as the top concern overall (48%), followed by small size or overcrowding (33%), the desire for homeownership (29%), and the need for repairs (28%).

Overall, **renters cited a greater number of reasons for dissatisfaction** (2.86 reasons on average) than homeowners (1.87 reasons). Renters were much more likely than homeowners to cite **too expensive** (60% vs. 36%), currently rent/ **prefer to buy** (55% vs. 3%), **unstable housing** (30% vs. 4%), **need to have roommates** (20% vs. 10%), feel **unsafe** (10% vs. 5%), and **pets not allowed** (10% vs. 1%).

**Homeowners** were more likely than renters to cite **disturbance from nearby STRs** (21% vs. 10%), **poor access to transit** (9% vs. 5%), and **"other" reasons** (29% vs. 9%).

**Figure 33: If dissatisfied or somewhat satisfied with your current residence, why are you not fully satisfied?**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| Too expensive | 48% | 36% | 60% |
| Too small / overcrowded | 33% | 31% | 35% |
| Currently rent, prefer to buy | 29% | 3% | 55% |
| Needs repairs / poor condition | 28% | 27% | 30% |
| Unstable housing (afraid I'll have to move when I do not want to) | 18% | 4% | 30% |
| I need to have roommates and would prefer not to | 16% | 10% | 20% |
| Disturbance from nearby short-term rentals | 15% | 21% | 10% |
| Too far from work | 8% | 9% | 8% |
| Location or living situation does not feel safe | 8% | 5% | 10% |
| Poor access to transit | 7% | 9% | 5% |
| Pets not allowed | 5% | 1% | 10% |
| Forced to live with my ex b/c cannot find/afford separate places to live | 3% | 2% | 4% |
| Other: | 18% | 29% | 9% |
| *Total* | *237%* | *187%* | *286%* |
| *n =* | *1,052* | *399* | *588* |

### *Housing Search*

**Figure 34** illustrates the level of difficulty respondents face in finding suitable housing in the Eagle River Valley area. Overall, 41% of respondents reported that it was **"very difficult" to find suitable housing** when they last moved, including **59% of renters and a lower 31% of owners**. While this may in part reflect differences with the rental and for-sale markets, it also reflects differences in timing, as renters are much more likely to have moved recently than owners (e.g., 53% of renters moved in the past two years, vs. 11% of owners).

**Figure 34: When you last moved within the Eagle River Valley or surrounding region, how hard was it to find housing that met your needs and that you could afford?**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| Not difficult | 22% | 30% | 8% |
| Moderately difficult | 31% | 37% | 23% |
| Very difficult | 41% | 31% | 59% |
| I have yet to find such housing | 5% | 2% | 9% |
| *n =* | *2,661* | *1,526* | *1,032* |

In another measure of housing search challenges, fully **81% of renters** said they **felt pressured to take the first housing they could find** when they last moved, as compared to a lower but still sizeable **40% of owners** (**Figure 35**). In contrast, homeowners had more flexibility, with 48% stating they could shop for housing that met their preferences well (vs. 10% of renters). Again, the results likely in part reflect timing differences when owners and renters last moved.

**Figure 35: When you last moved within the Eagle River Valley or the surrounding region, did you:**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| Feel pressured to take the first housing you could find regardless of your preferences because options were limited, OR | 55% | 40% | 81% |
| Feel you could shop for and find housing that met your preferences well | 34% | 48% | 10% |
| Other: | 11% | 12% | 8% |
| *n =* | *2,502* | *1,432* | *972* |

### *Housing Security and Unwanted Moves*

This section addresses how secure respondents feel in their current housing situation. **Homeowners largely feel "very secure" (67%), while only 17% of renters feel the same** (**Figure 36**). Insecurity is a major concern among renters, with 20% feeling "Somewhat insecure" and 16% "Very insecure." This disparity highlights the difference in stability between renting and owning a home.

**Figure 36: How secure do you feel in your current housing situation, in terms of your ability to stay in your home (and not be forced to move)?**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| Very secure | 49% | 67% | 17% |
| Somewhat secure | 30% | 23% | 41% |
| Somewhat insecure | 10% | 4% | 20% |
| Very insecure | 9% | 4% | 16% |
| Don't know / not sure | 3% | 1% | 5% |
| Other: | 1% | 1% | 1% |
| *n =* | *2,709* | *1,567* | *1,030* |

**Figure 37** reports on the prevalence of involuntary moves, with 19% of respondents indicating they had to move from a residence when they did not want to in the past five years. This issue was **particularly acute among renters**, 40% of whom reported having to move against their wishes, compared to just 6% of homeowners. The results point to the instability and vulnerability experienced by many renters.

**Figure 37: In the past 5 years, have you had to move out of a home in the Eagle River Valley or the surrounding area when you didn't want to move?**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| Yes | 19% | 6% | 40% |
| No | 81% | 94% | 60% |
| *n =* | *2,663* | *1,537* | *1,021* |

**Figure 38** provides insights into **why respondents had to leave** their residences unwillingly. The leading reasons were significant **rent increases** (35%) and **landlords selling their properties** (28%), followed by personal reasons (21%) and owner turning the unit into a vacation rental (18%). Renters were particularly affected by these issues, reflecting the precarious nature of some rental housing in the region.

**Figure 38: (If had to move) What were the reason(s) you had to move?**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| Big rent increase (How much did the monthly rent go up?) | 35% | 38% | 33% |
| Owner sold my rental unit | 28% | 33% | 27% |
| Personal reasons (e.g. divorce, breakup, unsafe living situation, etc.) | 21% | 20% | 22% |
| Owner turned the unit into a vacation rental | 18% | 21% | 18% |
| Could not afford to pay rent / mortgage due to a job or income loss | 11% | 8% | 9% |
| Owner wouldn't commit to a long lease (six months or more) | 11% | 9% | 11% |
| Big increase in other housing costs (e.g. utilities, HOA fees, etc.) | 10% | 7% | 10% |
| Change in household size (e.g. had children, lost a roommate, etc.) | 10% | 11% | 10% |
| Owner moved in | 9% | 9% | 10% |
| Changed jobs and could no longer live in employer-provided housing | 8% | 6% | 9% |
| Evicted from home / apartment | 6% | 5% | 6% |
| Pets not allowed | 5% | 6% | 5% |
| Other: | 13% | 16% | 12% |
| *Total* | *183%* | *188%* | *181%* |
| *n =* | *527* | *83* | *406* |

**Figure 39** addresses whether respondents can **meet their essential expenses without incurring additional debt**. Homeowners generally have more financial resources, with 85% able to cover their expenses compared to only 63% of renters, pointing to the financial vulnerabilities correlated with housing tenure.

**Figure 39: Are you able to pay for all your essential expenses each month *(e.g., housing, utilities, food, childcare, insurance, loan payments, etc.)* without accumulating additional debt?**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| Yes | 77% | 85% | 63% |
| No | 13% | 9% | 21% |
| Uncertain | 10% | 6% | 17% |
| *n =* | *2,250* | *1,356* | *811* |

### *Assessment of Housing as a Community Problem and Priority*

**Figure 40** explores respondents' views on the degree to which housing is a community problem. **A large majority (84%) consider housing availability to be a serious or critical problem**, with renters (60%) more likely to identify it as the region's "most critical problem" than owners (41%). These findings underscore the need for addressing housing supply and affordability and its perceived importance relative to other issues.

**Figure 40: Do you feel the availability of housing for residents and workers in the region is:**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| Not a problem | 2% | 2% | 2% |
| One of the region's lesser problems | 3% | 3% | 3% |
| A moderate problem | 11% | 13% | 7% |
| One of the more serious problems | 36% | 40% | 29% |
| The most critical problem in the region | 48% | 41% | 60% |
| *n =* | *2,625* | *1,534* | *987* |

### *Housing Preferences*

**Figure 41** through **Figure 43** examine the leading factors influencing respondents' housing choices. "Cost of housing" consistently ranks as the most important factor, particularly among renters. Proximity to work, type of residence, and community character are also significant considerations.

Differences between renters and homeowners suggest varying priorities based on financial constraints, housing amenities and limitations commonly associated with owned and rented units, and lifestyle preferences. Homeowners sometimes have the luxury of prioritizing a broader array of factors than renters, who are more likely to need to prioritize key basics and to navigate constraints which are more common with rental housing than for-sale housing.

**Figure 41: Which factor is most important to you when looking for a place to live?**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| Cost of housing to buy / rent | 36% | 27% | 50% |
| Proximity to my job | 18% | 17% | 21% |
| Type of residence *(single-family, condo, etc.)* | 8% | 11% | 2% |
| Community character *('look and feel,' family orientation, etc.)* | 7% | 11% | 1% |
| Pets allowed | 5% | 3% | 9% |
| Proximity to alpine skiing | 5% | 7% | 1% |
| Community amenities *(parks, libraries, etc.)* | 4% | 5% | 2% |
| Proximity to daycare or schools | 4% | 3% | 5% |
| Washer/dryer in unit | 4% | 3% | 4% |
| Proximity to commercial services *(shopping, dining, etc.)* | 3% | 5% | 1% |
| Proximity to job(s) of other members of my household | 3% | 3% | 2% |
| Garage | 2% | 3% | 1% |
| Proximity to ECO Transit bus service | 1% | 1% | 1% |
| Extra storage/locker *(if don't have garage)* | 0% | 0% | 0% |
| *Total* | *100%* | *100%* | *100%* |
| *n =* | *2,226* | *1,281* | *857* |

**Figure 42: Two most important factors when looking for a place to live**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| Cost of housing to buy / rent | 48% | 39% | 63% |
| Proximity to my job | 29% | 26% | 35% |
| Type of residence *(single-family, condo, etc.)* | 18% | 23% | 9% |
| Community character *('look and feel,' family orientation, etc.)* | 14% | 20% | 4% |
| Pets allowed | 13% | 9% | 20% |
| Community amenities *(parks, libraries, etc.)* | 11% | 14% | 6% |
| Washer/dryer in unit | 10% | 8% | 15% |
| Proximity to commercial services *(shopping, dining, etc.)* | 9% | 12% | 5% |
| Proximity to daycare or schools | 9% | 9% | 10% |
| Garage | 9% | 11% | 5% |
| Proximity to alpine skiing | 9% | 12% | 4% |
| Proximity to job(s) of other members of my household | 8% | 8% | 8% |
| Proximity to ECO Transit bus service | 2% | 2% | 2% |
| Extra storage/locker *(if don't have garage)* | 1% | 1% | 2% |
| *Total* | *192%* | *194%* | *188%* |
| *n =* | *2,226* | *1,281* | *857* |

**Figure 43: Three most important factors when looking for a place to live**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| Cost of housing to buy / rent | 54% | 45% | 70% |
| Proximity to my job | 36% | 31% | 45% |
| Type of residence *(single-family, condo, etc.)* | 26% | 31% | 15% |
| Community character *('look and feel,' family orientation, etc.)* | 22% | 29% | 8% |
| Washer/dryer in unit | 22% | 16% | 32% |
| Pets allowed | 20% | 16% | 26% |
| Garage | 19% | 23% | 11% |
| Community amenities *(parks, libraries, etc.)* | 18% | 22% | 11% |
| Proximity to commercial services *(shopping, dining, etc.)* | 17% | 20% | 11% |
| Proximity to alpine skiing | 14% | 18% | 7% |
| Proximity to daycare or schools | 13% | 12% | 13% |
| Proximity to job(s) of other members of my household | 12% | 11% | 12% |
| Proximity to ECO Transit bus service | 4% | 3% | 5% |
| Extra storage/locker *(if don't have garage)* | 3% | 2% | 6% |
| *Total* | *279%* | *282%* | *272%* |
| *n =* | *2,226* | *1,281* | *857* |

### *Desired Housing Improvements*

**Figure 44** identifies key improvements respondents believe would enhance their housing situations. **Most homeowners are content**, with 58% saying they are happy with their housing situation.

By contrast, fully **91% of renters identified one or more factors that would improve their housing situation**, led by factors that would help them **move into homeownership** – including finding a home they can afford to buy (64%), help with down payment and closing costs to buy a home (41%), and help getting a loan to buy a home (37%). Additionally, many renters identified factors that would **ameliorate their rental housing situation**, including assurance of being able to stay in their unit for a while (34%), assistance to help pay rent (30%), and help finding rental housing (27%).

**Figure 44: What do you feel you need to improve your housing situation?**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| N/A; I am happy with my housing situation | 41% | 58% | 9% |
| Finding a home I can afford to buy | 32% | 15% | 64% |
| Help with a down payment and closing costs to buy a home | 17% | 4% | 41% |
| Help getting a loan to buy a home | 14% | 3% | 37% |
| Help with repairs to my home | 14% | 18% | 6% |
| Money to help me get through emergencies when they arise | 13% | 11% | 19% |
| Assistance to help me pay rent or other housing costs each month | 13% | 5% | 30% |
| Assurance I can stay in my rental unit for a while (e.g. longer lease term) | 12% | 1% | 34% |
| Help finding rental housing | 10% | 0% | 27% |
| Help with security deposit / first & last months' rent | 7% | 1% | 19% |
| Money or technical assistance to build an ADU on my lot | 6% | 7% | 3% |
| Better access to transit | 5% | 5% | 5% |
| Assistance to make my home more accessible & safe to live in | 4% | 4% | 6% |
| Finding a compatible housemate to share my/a home | 4% | 3% | 6% |
| Where to find landlords that accept people w/o a Soc Sec # | 2% | 0% | 5% |
| Other: | 7% | 9% | 4% |
| *Total* | *201%* | *144%* | *314%* |
| *n =* | *2,340* | *1,391* | *857* |

### *Interest in Moving if Housing That Is Affordable Was Available*

**Figure 45**, **Figure 46**, and **Figure 47** explore respondents' potential future interest in moving. **A majority of respondents would consider moving** if affordable housing were available (74%), particularly to buy a home. **Renters** are particularly inclined to consider moving because they want to buy or to find a less expensive home. **Homeowners** are most likely to consider moving to find a larger home (38%) or a less expensive home (26%), among other reasons.

**Figure 45: If housing were available that you could afford, would you consider moving within or to the Eagle River Valley in the next 5 years (e.g., for reasons of convenience, economics, or quality of life)?**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| Yes, if I could BUY a home | 60% | 56% | 67% |
| Yes, if I could RENT a home | 4% | 0% | 9% |
| Yes, if I could BUY OR RENT a home | 11% | 4% | 20% |
| No | 26% | 40% | 3% |
| *n =* | *2,074* | *1,119* | *862* |

**Figure 46: (If you would not consider moving) Why not?**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| I prefer to live in my present community / residence | 80% | 82% | 56% |
| I expect to move outside the region | 14% | 13% | 33% |
| Other reason: | 6% | 5% | 11% |
| *n =* | *548* | *499* | *39* |

**Figure 47: (If you would consider moving) Why would you consider moving to a different home?**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| To find a less expensive home | 38% | 26% | 54% |
| To find a larger home | 37% | 38% | 37% |
| Currently rent, want to buy | 27% | 2% | 61% |
| To be closer to work | 17% | 13% | 22% |
| To live in a different community | 15% | 19% | 11% |
| To live in a more rural setting | 14% | 20% | 8% |
| To live in or closer to a town | 9% | 9% | 9% |
| To find a smaller home | 7% | 11% | 0% |
| To live in senior housing | 6% | 9% | 2% |
| To have better access to transit | 5% | 4% | 6% |
| Prefer to rent | 2% | 0% | 4% |
| Other: | 10% | 15% | 4% |
| *Total* | *189%* | *165%* | *221%* |
| *n =* | *1,767* | *858* | *830* |

### *Renter Attitudes Toward Deed-Restricted Homeownership*

This section covers interest in deed-restricted housing as a potential solution for affordable homeownership. These figures represent questions that were only asked to renters.

**Renters exhibit significant interest in deed-restricted homeownership** if it were the only affordable purchase option available, with 49% saying they'd be very interested and 31% saying they'd be somewhat interested (**Figure 48**).

Consistent with that interest, 41% of renters have considered buying a deed-restricted home in the region but didn't buy one (**Figure 49**). The leading reasons for not purchasing were because they were **not chosen in the lottery (43%)** or **long waitlists (38%)**, and **inability to afford payments (29%)** (**Figure 50**).

**Figure 48: (If currently rent) How interested would you be in buying a home if the only affordable option was a deed-restricted home with resale restrictions?**

| | Do you own or rent your residence? |
|---|---|
| | Rent |
| Very interested | 49% |
| Somewhat interested | 31% |
| Not at all interested | 9% |
| Don't know / not sure | 11% |
| *n =* | *860* |

**Figure 49: (If currently rent) Have you ever considered buying a deed-restricted home in the region and didn't buy one?**

| | Do you own or rent your residence? |
|---|---|
| | Rent |
| Yes | 41% |
| No | 59% |
| *n =* | *847* |

**Figure 50: (If have considered buying a deed-restricted home and did not) What were the reasons you did not buy a deed-restricted home?**

| | Do you own or rent your residence? |
|---|---|
| | Rent |
| Wasn't chosen in the lottery | 43% |
| Waitlist is too long | 38% |
| Couldn't afford monthly payments | 29% |
| Resale restrictions / not a good investment | 21% |
| Not desired housing type | 16% |
| Didn't meet income limits | 16% |
| Not enough credit / no credit | 13% |
| Couldn't get a mortgage | 13% |
| Not desired location | 8% |
| Employment rules for owning | 7% |
| Can't buy without a Social Security Number (SSN) | 6% |
| Other: | 9% |
| *Total* | *219%* |
| *n =* | *363* |

### *Retirement Housing Plans*

**Figure 51** and **Figure 52** examine how respondents' housing plans may change upon retirement. Among respondents aged 50 or older, a considerable portion of homeowners (44%) are "extremely likely" to stay in the region upon retirement, while renters show more uncertainty. Downsizing to a smaller home is of interest to some, with 15% saying they are extremely likely to downsize.

**Figure 51: (If age 50 or older) When you retire, how likely are you to stay in the region?**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| 1 - Not at all likely | 12% | 9% | 19% |
| 2 | 8% | 8% | 9% |
| 3 | 13% | 13% | 15% |
| 4 | 16% | 17% | 11% |
| 5 - Extremely likely | 41% | 44% | 27% |
| Don't know / not applicable | 11% | 9% | 19% |
| *Average* | *3.8* | *3.9* | *3.2* |
| *n =* | *1,101* | *824* | *239* |

**Figure 52: (If age 50 or older) When you retire, how likely are you to rent or purchase a smaller home?**

| | Overall | Housing Tenure | |
|---|---|---|---|
| | | Own | Rent |
| 1 - Not at all likely | 30% | 34% | 16% |
| 2 | 10% | 11% | 7% |
| 3 | 13% | 13% | 14% |
| 4 | 12% | 11% | 13% |
| 5 - Extremely likely | 15% | 12% | 24% |
| Don't know / not applicable | 20% | 18% | 26% |
| *Average* | *2.6* | *2.5* | *3.3* |
| *n =* | *990* | *735* | *219* |

### *Senior Housing*

**Figure 53** highlights seniors' future interest in various housing services. **Renters show a higher interest in affordable rental housing and assistance services** than owners, suggesting a need for supportive housing policies that cater to renters. Services related to physical assistance, accessibility and safety are of great interest to many renters as well.

**Homeowners** tend to express less interest in the various types of services than renters, although many owners do express interest in help maintaining their home/yard and making their home more safe and accessible to live in.

**Figure 53: If at least one person is age 65 or older in your household, please indicate how interested you would be in using the following services in the future.**

| ***Affordable rental housing*** | **Overall** | **Housing Tenure** | |
|---|---|---|---|
| | | **Own** | **Rent** |
| 1 - Not Interested | 52% | 56% | 28% |
| 2 | 5% | 5% | 1% |
| 3 | 6% | 6% | 4% |
| 4 | 4% | 3% | 7% |
| 5 - Very Interested | 14% | 9% | 50% |
| Don't know / not applicable | 20% | 22% | 10% |
| *Average* | *2.0* | *1.8* | *3.5* |
| *n =* | *463* | *381* | *63* |
| ***Rental housing that includes services (meals, transportation, activities)*** | **Overall** | **Housing Tenure** | |
| | | **Own** | **Rent** |
| 1 - Not Interested | 48% | 52% | 18% |
| 2 | 8% | 6% | 21% |
| 3 | 12% | 11% | 15% |
| 4 | 7% | 6% | 10% |
| 5 - Very Interested | 9% | 7% | 24% |
| Don't know / not applicable | 17% | 18% | 12% |
| *Average* | *2.1* | *1.9* | *3.0* |
| *n =* | *453* | *384* | *52* |
| ***Assistance to maintain your home or yard*** | **Overall** | **Housing Tenure** | |
| | | **Own** | **Rent** |
| 1 - Not Interested | 25% | 27% | 11% |
| 2 | 5% | 4% | 15% |
| 3 | 17% | 16% | 23% |
| 4 | 14% | 14% | 18% |
| 5 - Very Interested | 27% | 27% | 23% |
| Don't know / not applicable | 12% | 12% | 10% |
| *Average* | *3.1* | *3.1* | *3.3* |
| *n =* | *490* | *420* | *53* |
| ***Assistance to make your home more accessible & safe to live in*** | **Overall** | **Housing Tenure** | |
| | | **Own** | **Rent** |
| 1 - Not Interested | 31% | 33% | 15% |
| 2 | 7% | 7% | 3% |
| 3 | 14% | 14% | 13% |
| 4 | 11% | 11% | 16% |
| 5 - Very Interested | 23% | 20% | 41% |
| Don't know / not applicable | 14% | 14% | 12% |
| *Average* | *2.8* | *2.7* | *3.7* |
| *n =* | *472* | *405* | *49* |

## Summary

The survey results provide valuable insights into the housing challenges faced by residents in the Eagle River Valley region, as well as some of the opportunities available to address those needs. The results also highlight important differences and disparities in the housing needs facing renters and homeowners. Key findings include:

1. **Housing Affordability and Availability**: A predominant concern, especially among renters, is the lack of affordable housing, both to rent and to buy. Many renters are considering leaving the region in search of more affordable options or to buy a home, emphasizing the critical need for increased affordable housing offerings.
2. **Satisfaction and Security**: Homeowners generally report higher satisfaction with their communities and residences, along with a greater sense of housing security. Renters, in contrast, are more likely to experience dissatisfaction, housing instability, financial constraints, and limited housing choices.
3. **Housing Preferences and Needs**: The cost of housing is the primary factor influencing housing choices for both homeowners and renters. The data also highlights a significant interest in homeownership among renters, and openness to deed-restricted homeownership as a solution.

Overall, the findings underscore the need for targeted efforts to increase affordable housing options, enhance housing stability, and address the diverse needs of both homeowners and renters in the Eagle River Valley region. There is also broad consensus that housing is a serious or critical problem and an important policy priority. Future policy initiatives should focus on alleviating the pressure on the rental market, providing pathways to homeownership, and ensuring that housing developments are aligned with the economic realities and preferences of residents.

# Employer Survey

This section provides a summary of the results of the Eagle River Valley Employer Survey that was conducted alongside the Employee and Household Survey during winter and spring 2024. The survey was intended to document the impacts of local housing conditions on the operations of employers, understand actions being taken by employers on housing, and explore employers' potential interest in housing partnership/program opportunities.

## Methodology

**Survey Distribution**: Surveys were mailed to a random sample of 1,500 employers in the Eagle River Valley using a list from a commercial vendor. A total of 182 surveys were returned as undeliverable, while 1,318 surveys were presumed delivered.

Shortly after the mail survey was distributed, the survey was also opened up to the entire employer community via an online link. The survey was promoted by partner governments via press releases and in-house communication channels, and was also promoted by the Vail Valley Partnership to its membership.

**Survey Response**: A total of 183 usable survey responses were received (176 survey completes and 7 partial completes). The 95% confidence interval for the results is approximately +/-7 percentage points, based on an estimated universe of 2,300 total employers in the Eagle River Valley.

## Analysis

Selected employer concerns are summarized by employer size (based on total peak season workers). The discussion focuses on the "overall" results and compares the responses of employers with 1-4, 5-9, 10-24, 25-49, and 50 or more workers.

### *Employee Staffing, Recruitment and Retention*

**Figure 54** illustrates how employers' ability to find and retain qualified employees has evolved over the past five years. A large majority of employers (73%) reported that hiring and retaining employees has become more difficult over the past five years (since 2019). The smallest employers (with 1-4 workers) are less likely to have experienced increased difficulty in hiring and retaining employees (44%) than larger employers (75-89%).

**Figure 54: To what extent has your ability to find and retain qualified employees changed over the past five years (since 2019)?**

| | Overall | Total peak season workers *(maximum of winter and summer)* | | | | |
|---|---|---|---|---|---|---|
| | | 1 - 4 workers | 5 - 9 workers | 10 - 24 workers | 25 - 49 workers | 50+ workers |
| Declined / gotten harder | 73% | 44% | 75% | 87% | 77% | 89% |
| Stayed about the same | 16% | 25% | 17% | 13% | 12% | 11% |
| Improved / gotten easier | 3% | 3% | 6% | | 12% | |
| Don't know / not applicable | 8% | 28% | 3% | | | |
| *Total* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| *n =* | *178* | *36* | *36* | *46* | *26* | *27* |

Employers were asked if they had positions that they were unable to fill in the past year (**Figure 55**). Overall, 51% of employers reported having unfilled positions during the prior 12 months, including 43% in winter 2023/24 and 40% in summer 2023 - an indication that hiring challenges and workforce shortages were widespread. Larger employers were more likely to have been understaffed than smaller employers.

**Figure 55: Were you unable to fill any jobs during the past 12 months?**

| | Overall | Total peak season workers *(maximum of winter and summer)* | | | | |
|---|---|---|---|---|---|---|
| | | 1 - 4 workers | 5 - 9 workers | 10 - 24 workers | 25 - 49 workers | 50+ workers |
| No | 49% | 74% | 43% | 47% | 36% | 32% |
| Yes, in winter 2023/04 | 43% | 20% | 43% | 49% | 48% | 60% |
| Yes, in summer 2023 | 40% | 26% | 34% | 51% | 40% | 56% |
| *Total* | *132%* | *120%* | *120%* | *147%* | *124%* | *148%* |
| *n =* | *172* | *35* | *35* | *45* | *25* | *25* |

**Figure 56** illustrates the operational challenges faced by employers which were understaffed. Almost two-thirds of understaffed employers said employees needed to cover multiple jobs/positions (65%), and substantial shares reported employee dissatisfaction/burnout (48%), increased employee overtime hours (47%), unskilled employees filling positions (43%), owner working extra hours (42%), and increased employee turnover (41%), among other issues.

Larger employers were more likely than smaller employers to experience multiple types of problems from understaffing.

**Figure 56: (If unable to fill jobs in past 12 months) Has your business experienced any of the following problems related to being understaffed in the past 12 months?**

| | Overall | Total peak season workers *(maximum of winter and summer)* 1 - 4 workers | 5 - 9 workers | 10 - 24 workers | 25 - 49 workers | 50+ workers |
|---|---|---|---|---|---|---|
| Employees covering multiple jobs / positions | 65% | 27% | 50% | 62% | 81% | 95% |
| Employee dissatisfaction / frustration / burnout | 48% | 18% | 45% | 50% | 50% | 74% |
| Increased employee overtime hours | 47% | 18% | 36% | 46% | 38% | 79% |
| Unskilled employees filling positions | 43% | 18% | 23% | 42% | 56% | 68% |
| Owner working extra hours due to too few staff | 42% | 36% | 36% | 54% | 56% | 32% |
| Increased employee turnover | 41% | 36% | 36% | 42% | 31% | 53% |
| Decreased level of service / unsatisfied customers | 34% | 18% | 18% | 42% | 44% | 47% |
| Inability to grow the business | 28% | 18% | 27% | 42% | 19% | 26% |
| Reduced hours or closures due to understaffing | 24% | 27% | 5% | 35% | 19% | 37% |
| Other | 6% | | | 12% | | 16% |
| None of the above / not applicable | 8% | 27% | 5% | 8% | | 5% |
| *Total* | *386%* | *245%* | *282%* | *435%* | *394%* | *532%* |
| *n =* | *98* | *11* | *22* | *26* | *16* | *19* |

Employers identified the primary obstacles they face when trying to hire and retain employees. Housing affordability (73%) and housing availability (59%) were the top two challenges, followed distantly by no/few applicants (36%), unskilled applicants (32%), and various other issues. Larger employers were more likely to identify multiple challenges than smaller employers.

**Figure 57: What are the primary challenges you face in recruiting and retaining employees, if any?**

| | Overall | Total peak season workers *(maximum of winter and summer)* 1 - 4 workers | 5 - 9 workers | 10 - 24 workers | 25 - 49 workers | 50+ workers |
|---|---|---|---|---|---|---|
| Lack of affordable housing | 73% | 44% | 72% | 83% | 77% | 93% |
| Lack of available housing | 59% | 33% | 47% | 65% | 65% | 96% |
| No/few applicants | 36% | 22% | 42% | 39% | 27% | 48% |
| Unskilled applicants | 32% | 22% | 36% | 28% | 31% | 52% |
| Work ethic/dedication problems | 27% | 17% | 28% | 33% | 31% | 26% |
| Lack of childcare | 20% | 8% | 17% | 24% | 12% | 44% |
| Low wages | 20% | 8% | 25% | 20% | 12% | 41% |
| Transportation / long commutes | 14% | 8% | 14% | 13% | 15% | 26% |
| Drug/substance abuse | 8% | 8% | 3% | 7% | 19% | 11% |
| Lack of year-round positions | 5% | 6% | | 4% | 8% | 7% |
| Seasonality of community activity | 3% | | 6% | 4% | 4% | |
| Other | 6% | 3% | 6% | 7% | | 15% |
| None - no challenges | 9% | 28% | | | 12% | 4% |
| *Total* | *312%* | *208%* | *294%* | *326%* | *312%* | *463%* |
| *n =* | *177* | *36* | *36* | *46* | *26* | *27* |

**Figure 58** illustrates how employers' staffing levels have changed over the past five years. The largest shares report more (36%) or the same number (36%) of employees as five years ago; somewhat less report fewer employees (25%). Larger employers are more likely have increased over their staff past five years, while smaller businesses (with fewer than 10 employees) were more likely to report no change.

**Figure 58: How does the number of employees you have today compare to the number of employees you had 5 years ago (2019)?**

| | Overall | Total peak season workers *(maximum of winter and summer)* | | | | |
|---|---|---|---|---|---|---|
| | | 1 - 4 workers | 5 - 9 workers | 10 - 24 workers | 25 - 49 workers | 50+ workers |
| More employees today than 5 years ago | 36% | 22% | 25% | 46% | 48% | 48% |
| Fewer employees today than 5 years ago | 25% | 25% | 31% | 28% | 16% | 22% |
| No change | 36% | 44% | 44% | 24% | 36% | 26% |
| N/A – not in business 5 years ago | 3% | 8% | | 2% | | 4% |
| *Total* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| *n =* | *177* | *36* | *36* | *46* | *25* | *27* |

Employers were asked about their workforce plans for the next five years—whether they anticipate growing, maintaining, or reducing their staff. The largest share expect to maintain the same number of employees (46%), while a sizable 38% anticipate increases, and just 3 percent anticipate declines – implying an overall net expectation of growing employment in coming years.

**Figure 59: During the next five years, do you plan to:**

| | Overall | Total peak season workers *(maximum of winter and summer)* | | | | |
|---|---|---|---|---|---|---|
| | | 1 - 4 workers | 5 - 9 workers | 10 - 24 workers | 25 - 49 workers | 50+ workers |
| Increase your number of employees | 38% | 36% | 47% | 43% | 38% | 27% |
| Reduce your number of employees | 3% | | 3% | 2% | 4% | 4% |
| Stay about the same | 46% | 53% | 33% | 39% | 58% | 54% |
| Don't know | 12% | 11% | 17% | 15% | | 15% |
| *Total* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| *n =* | *177* | *36* | *36* | *46* | *26* | *26* |

### *Impact and Importance of Affordable Housing*

**Figure 60** examines how the availability of affordable housing affects employee work performance. Three-quarters of employers (75%) identified at least one impact from limited housing availability, led by displeasure with wage rates due to housing costs (48%) and high turnover (34%). Larger employers tend to note more impacts than smaller employers.

**Figure 60: How, if at all, has the availability of affordable housing in the region affected the work performance of your employees?**

| | Overall | Total peak season workers *(maximum of winter and summer)* | | | | |
|---|---|---|---|---|---|---|
| | | 1 - 4 workers | 5 - 9 workers | 10 - 24 workers | 25 - 49 workers | 50+ workers |
| Displeasure with wage rates due to housing costs | 48% | 44% | 40% | 41% | 58% | 67% |
| High turnover | 34% | 15% | 31% | 41% | 35% | 44% |
| I don't think housing has affected job performance | 25% | 44% | 29% | 25% | 12% | 11% |
| Tardiness from long commutes | 15% | 6% | 23% | 16% | 12% | 19% |
| High absentee rate | 5% | | | 2% | 12% | 11% |
| Other | 4% | 6% | 3% | 2% | 4% | 4% |
| *Total* | *131%* | *115%* | *126%* | *127%* | *131%* | *156%* |
| *n =* | *170* | *34* | *35* | *44* | *26* | *27* |

**Figure 61** illustrates how employers rate the severity of the affordable housing issue in the region. Overall, there is broad consensus among 86% of employers that affordable housing is either the most critical problem in the region (43%) or one of the more serious problems (42%), with broad agreement across size categories.

**Figure 61: Do you feel affordable/employee housing for local residents is:**

| | Overall | Total peak season workers *(maximum of winter and summer)* | | | | |
|---|---|---|---|---|---|---|
| | | 1 - 4 workers | 5 - 9 workers | 10 - 24 workers | 25 - 49 workers | 50+ workers |
| Not a problem | 1% | 3% | | 2% | | |
| One of our lesser problems | 3% | | 3% | 2% | 12% | |
| A moderate problem | 10% | 9% | 29% | 4% | 12% | |
| One of the more serious problems | 42% | 44% | 40% | 40% | 46% | 37% |
| The most critical problem in the area | 43% | 44% | 29% | 51% | 31% | 63% |
| *Total* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| *n =* | *173* | *34* | *35* | *45* | *26* | *27* |

### *Employer-Provided Housing Assistance*

Almost one-third of responding employers said they currently provide housing assistance to employees (31%). The leading types of assistance are employer-owned rental units (17%), assistance with housing search (14%), and master leasing units (11%). Likelihood of providing housing assistance increases with employer size, with the largest employers (50+ employees) much more likely to provide multiple types of assistance than smaller employers.

**Figure 62: Do you now provide the following types of housing assistance for your employees?**

| | Overall | Total peak season workers *(maximum of winter and summer)* 1 - 4 workers | 5 - 9 workers | 10 - 24 workers | 25 - 49 workers | 50+ workers |
|---|---|---|---|---|---|---|
| Employer-owned rental units | 17% | 6% | | 15% | 32% | 48% |
| Assistance with housing search | 14% | 3% | 9% | 11% | 8% | 44% |
| Master leasing units to rent to your employees | 11% | 6% | 6% | 7% | 12% | 33% |
| Temporary / relocation housing | 8% | 3% | 3% | 7% | 4% | 33% |
| Rent or 1st month/deposit subsidy for your workers | 7% | 3% | 3% | 2% | 12% | 19% |
| Down payment / mortgage assistance | 6% | 6% | | 2% | | 22% |
| Land on which housing could be built | 3% | 3% | | 2% | 4% | 7% |
| Purchase price buy-downs | 2% | 3% | | | | 11% |
| Other | 2% | | 3% | | | 11% |
| None of the above | 69% | 94% | 83% | 72% | 60% | 22% |
| *Total* | *141%* | *126%* | *106%* | *117%* | *132%* | *252%* |
| *n =* | *177* | *35* | *35* | *46* | *25* | *27* |

**Figure 63** illustrates the types of housing assistance employers would consider providing in the future, if they don't currently provide the respective services now. A substantial 50% of employers say they would consider providing additional types of housing assistance in the future, led by employer-owned rental units (31%) and master leasing units to rent to employees (21%) – an indication of substantial latent or potential interest.

**Figure 63: (If don't provide currently) Would you consider providing the following types of housing assistance for your employees in the future?**

| | Overall | Total peak season workers *(maximum of winter and summer)* 1 - 4 workers | 5 - 9 workers | 10 - 24 workers | 25 - 49 workers | 50+ workers |
|---|---|---|---|---|---|---|
| Employer-owned rental units | 31% | 23% | 49% | 26% | 44% | 26% |
| Master leasing units to rent to your employees | 21% | 14% | 6% | 22% | 36% | 33% |
| Rent or 1st month/deposit subsidy for your workers | 18% | 11% | 17% | 20% | 12% | 30% |
| Down payment / mortgage assistance | 15% | 9% | 11% | 17% | 24% | 22% |
| Assistance with housing search | 12% | 14% | 11% | 4% | 28% | 11% |
| Temporary / relocation housing | 10% | 9% | 3% | 9% | 8% | 26% |
| Land on which housing could be built | 8% | 9% | 11% | 7% | 8% | 7% |
| Purchase price buy-downs | 7% | 6% | 6% | 9% | 8% | 7% |
| Other | 2% | 6% | 3% | 2% | | |
| None of the above | 50% | 71% | 37% | 50% | 40% | 44% |
| *Total* | *174%* | *171%* | *154%* | *165%* | *208%* | *207%* |
| *n =* | *177* | *35* | *35* | *46* | *25* | *27* |

**Figure 64** consolidates employer responses from **Figure 62** and **Figure 63**, offering a comprehensive look at businesses currently providing or considering providing housing assistance. Altogether, 63% of respondents either provide or would consider providing housing assistance, with the greatest interest in employer-owned rental units (48%), followed by master leasing units to rent to employees (32%) and assistance with housing search (26%). Again, larger employers express greater interest in assistance than smaller employers.

**Figure 64: (Combined) Do your currently provide, or would you consider providing in the future, the following types of housing assistance for your employees?**

| | | Total peak season workers *(maximum of winter and summer)* | | | | |
|---|---|---|---|---|---|---|
| | Overall | 1 - 4 workers | 5 - 9 workers | 10 - 24 workers | 25 - 49 workers | 50+ workers |
| Employer-owned rental units | 48% | 29% | 49% | 41% | 76% | 74% |
| Master leasing units to rent to your employees | 32% | 20% | 11% | 28% | 48% | 67% |
| Assistance with housing search | 26% | 17% | 20% | 15% | 36% | 56% |
| Rent or 1st month/deposit subsidy for your workers | 24% | 14% | 20% | 22% | 24% | 48% |
| Down payment / mortgage assistance | 21% | 14% | 11% | 20% | 24% | 44% |
| Temporary / relocation housing | 18% | 11% | 6% | 15% | 12% | 59% |
| Land on which housing could be built | 11% | 11% | 11% | 9% | 12% | 15% |
| Purchase price buy-downs | 10% | 9% | 6% | 9% | 8% | 19% |
| Other | 5% | 6% | 6% | 2% | | 11% |
| None of the above | 37% | 69% | 31% | 39% | 16% | 7% |
| *Total* | *232%* | *200%* | *171%* | *200%* | *256%* | *400%* |
| *n =* | *177* | *35* | *35* | *46* | *25* | *27* |

Employers who currently provide housing support were asked whether they plan to expand, reduce, or maintain their level of assistance over the next five years. Some employers (38%) plan to expand housing assistance programs, while another 30% expect to stay the same, just 2% expect to decrease, and 30% don't know. This suggests potential opportunities to work with employers to increase their housing assistance or support them in continuing to provide assistance.

**Figure 65: (If currently provide housing or housing assistance) Do you plan to increase or decrease the amount of housing assistance you provide to employees in the next five years?**

| | | Total peak season workers *(maximum of winter and summer)* | | | | |
|---|---|---|---|---|---|---|
| | Overall | 1 - 4 workers | 5 - 9 workers | 10 - 24 workers | 25 - 49 workers | 50+ workers |
| Increase | 38% | 33% | 10% | 31% | 42% | 60% |
| Stay about the same | 30% | 33% | 50% | 25% | 25% | 20% |
| Decrease | 2% | | | | 8% | |
| Don't know / uncertain | 30% | 33% | 40% | 44% | 25% | 20% |
| *Total* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| *n =* | *63* | *3* | *10* | *16* | *12* | *20* |

**Figure 66** illustrates reasons preventing employers from offering housing assistance. Topping the list is financial constraints (55%), followed by a preference not to be in the housing business (28%), a sense that housing assistance isn't needed by employees (21%), and various other factors.

**Figure 66: (If not currently providing housing assistance) Why are you not currently providing housing assistance for your employees?**

| | Overall | Total peak season workers *(maximum of winter and summer)* | | | | |
|---|---|---|---|---|---|---|
| | | 1 - 4 workers | 5 - 9 workers | 10 - 24 workers | 25 - 49 workers | 50+ workers |
| Can't afford to provide housing or housing assistance | 55% | 40% | 59% | 71% | 63% | 43% |
| Do not want to be in the housing business | 28% | 10% | 29% | 33% | 50% | 43% |
| Housing assistance is not needed for our employees | 21% | 55% | 24% | | | 14% |
| I prefer to pay higher wages instead | 13% | 5% | 24% | 10% | 38% | |
| Housing is the employee's responsibility | 11% | | 24% | 5% | 25% | 14% |
| Don't have the expertisee to help with housing | 11% | 5% | 18% | 10% | 13% | 14% |
| Have not had the time to focus on this | 7% | | 12% | 5% | 25% | |
| Provided housing in the past that was not successful | 4% | | | 5% | 13% | 14% |
| Other | 8% | 5% | | 14% | | |
| *Total* | *157%* | *120%* | *188%* | *152%* | *225%* | *143%* |
| *n =* | *76* | *20* | *17* | *21* | *8* | *7* |

As shown in **Figure 67**, 66% of respondents identified one or more opportunities or resources that that would help them provide housing assistance. Opinions were varied regarding which programs would be helpful, with similar shares citing partnering with other entities (32%), matching grants (30%), low-cost loans (29%), ability to buy and then rent deed-restricted units (28%), opportunities to participate with other employers (27%), and centralized property management services (24%).

**Figure 67: What would encourage or help you to provide housing or housing assistance now?**

| | Overall | Total peak season workers *(maximum of winter and summer)* | | | | |
|---|---|---|---|---|---|---|
| | | 1 - 4 workers | 5 - 9 workers | 10 - 24 workers | 25 - 49 workers | 50+ workers |
| Nothing, I'm not interested or able to provide assistance | 34% | 50% | 36% | 37% | 17% | 12% |
| Partnering with government, private, or non-profit entities | 32% | 23% | 27% | 32% | 33% | 54% |
| Matching grants | 30% | 30% | 18% | 29% | 38% | 46% |
| Low-cost loans | 29% | 30% | 24% | 32% | 42% | 27% |
| Ability to buy deed-restricted units which I rent to workers | 28% | 20% | 24% | 27% | 33% | 46% |
| Opportunities to participate with other employers | 27% | 23% | 18% | 32% | 29% | 35% |
| Centralized prop mgt svc (employer no longer landlord) | 24% | 17% | 24% | 20% | 29% | 38% |
| Technical assistance | 8% | | 6% | 17% | 17% | |
| Other | 8% | 3% | 12% | 10% | 8% | 8% |
| *Total* | *220%* | *197%* | *191%* | *234%* | *246%* | *265%* |
| *n =* | *162* | *30* | *33* | *41* | *24* | *26* |

### *Priorities for Deed-Restricted Employee Housing*

Employers were asked to rate the level of priority that should be placed on creating various types of deed-restricted employee housing. There was substantial agreement that the two highest priorities are rental housing for year-round employees and entry-level for-sale housing, with roughly two-thirds of employers identifying both kinds of housing as "5 – high priority."

Employers placed lesser priority on move-up for-sale housing (36% high priority) and rental housing for seasonal employees (31% high priority). Larger employers tended to place high priority on each type of housing than smaller employees.

**Figure 68: Please rate the level of priority that should be placed on creating the following types of deed-restricted employee housing by local governments and housing providers in the area.**

| | Overall | Total peak season workers *(maximum of winter and summer)* | | | | |
|---|---|---|---|---|---|---|
| | | 1 - 4 workers | 5 - 9 workers | 10 - 24 workers | 25 - 49 workers | 50+ workers |
| ***Rental housing for year-round employees:*** | | | | | | |
| 1 - Low Priority | 4% | 9% | 6% | 2% | 4% | |
| 2 | 1% | | | 5% | | |
| 3 - Moderate Priority | 10% | 9% | 19% | 7% | 8% | |
| 4 | 17% | 18% | 22% | 16% | 25% | 8% |
| 5 - High Priority | 68% | 64% | 53% | 70% | 63% | 92% |
| *Average* | *4.4* | *4.3* | *4.2* | *4.5* | *4.4* | *4.9* |
| *n =* | *166* | *33* | *32* | *44* | *24* | *26* |
| ***Rental housing for seasonal employees:*** | | | | | | |
| 1 - Low Priority | 13% | 19% | 13% | 12% | 14% | 12% |
| 2 | 7% | 9% | 13% | 7% | | |
| 3 - Moderate Priority | 26% | 28% | 22% | 29% | 19% | 28% |
| 4 | 22% | 9% | 22% | 17% | 38% | 32% |
| 5 - High Priority | 31% | 34% | 31% | 34% | 29% | 28% |
| *Average* | *3.5* | *3.3* | *3.5* | *3.5* | *3.7* | *3.6* |
| *n =* | *156* | *32* | *32* | *41* | *21* | *25* |
| ***Entry-level for-sale housing for year-round employees:*** | | | | | | |
| 1 - Low Priority | 6% | 13% | 9% | 4% | 4% | |
| 2 | 2% | 3% | 3% | 2% | | |
| 3 - Moderate Priority | 11% | 10% | 19% | 11% | 12% | |
| 4 | 17% | 23% | 9% | 13% | 24% | 19% |
| 5 - High Priority | 64% | 52% | 59% | 69% | 60% | 81% |
| *Average* | *4.3* | *4.0* | *4.1* | *4.4* | *4.4* | *4.8* |
| *n =* | *166* | *31* | *32* | *45* | *25* | *26* |
| ***Move-up for-sale housing for year-round employees*** *(for current homeowners needing more space - e.g., increasing family size, etc.)* ***:*** | | | | | | |
| 1 - Low Priority | 12% | 14% | 14% | 5% | 13% | 8% |
| 2 | 8% | 14% | 3% | 12% | 9% | |
| 3 - Moderate Priority | 22% | 17% | 21% | 28% | 17% | 29% |
| 4 | 22% | 17% | 28% | 23% | 22% | 17% |
| 5 - High Priority | 36% | 38% | 34% | 33% | 39% | 46% |
| *Average* | *3.6* | *3.5* | *3.7* | *3.7* | *3.7* | *3.9* |
| *n =* | *154* | *29* | *29* | *43* | *23* | *24* |

## Summary

The employer survey results provide valuable insights into the impacts of housing challenges on employers in the Eagle River Valley, employers' perceptions of housing priorities, and ways employers are helping and could help further in addressing housing needs. Key findings include the following.

1. **Workforce shortages are largely being driven by housing availability and costs.** About half of employers have been unable to fill all their positions in the past year, and a large majority (73%) feel that employee recruitment and retention has gotten harder since 2019. A lack of available and affordable housing is by far the leading identified cause of staffing challenges. The impacts of understaffing include employee dissatisfaction/burnout, unskilled employees filling positions, and increased employee turnover, among other issues. Additionally, most employers feel that a shortage of affordable housing has affected employee job satisfaction and/or performance. On balance, employers are more likely to expect their employment to increase than decrease in the next five years, potentially leading to further pressure on the housing market if supply is not expanded.

2. **Employers indicate interest in providing housing solutions.** About one-third of employers currently provide one or more types of housing assistance to their employees, and another third would consider providing assistance. Additionally, a significant share of employers who currently provide assistance are considering increasing their level of assistance in the future. Employers identified a range of programs that would encourage or help them provide housing assistance, such as partnering with other employers, governments or housing providers, financial resources like grants or loans, and centralized property management services. The leading identified barrier preventing employers from providing housing assistance currently is a lack of financial resources.

3. **There is broad agreement that housing is an important community issue. There is also consensus about the types of deed-restricted employee housing that should be prioritized.** Fully 86% of employers feel that housing is either the most critical problem in the region or one of the more serious problems. There is broad agreement that rental housing for year-round employees and entry-level for-sale housing should be high priorities for deed-restricted housing. Rental units for seasonal staff and move-up homeownership opportunities are viewed as somewhat lesser priorities for deed-restricted housing programs.

4. **Larger employers appear to be particularly receptive allies and partners for housing solutions.** Larger employers (particularly with 50+ workers) are more likely than smaller employers to experience various types of staffing challenges and also tend to place a higher priority on addressing housing needs through governmental deed restricted housing programs. Larger employers are also more likely to be currently offering housing assistance to their employees, and are more likely to say they'll step up (or consider stepping up) their level of housing assistance in the future.

Overall, these findings underscore the importance of housing availability and affordability in impacting business operations and employee retention, recruitment, satisfaction and performance. Employers are in broad agreement that housing is a leading community priority and should be addressed by governmental deed restricted housing programs. Many employers are already taking action or express openness to assisting with the housing needs for their employees, with larger employers being particularly proactive and interested.

# 9. Housing Development Challenges and Opportunities

Housing needs in Eagle County are exacerbated by development challenges. While building new units will help address housing needs, there are limited development opportunities and the magnitude of development costs means that it is impossible to build new development that is affordable to local residents without financial assistance.

## Development Challenges and Market Limitations

Key development challenges include:

- **Land Scarcity**: The 2022 Eagle County Community Housing Inventory and Assessment indicated a total of 1,316 acres of vacant land that is potentially suitable for community housing development. Although more vacant land exists in the county, natural and geological factors significantly impact where development can take place.
- **Development Costs:** The cost of new housing development has been increasing across the state, but this increase has been felt acutely in mountain communities. The increased costs of both materials and labor in these communities exacerbate this issue, making development of housing affordable to local residents prohibitively expensive without financial assistance.
- **Non-Local Demand for New Product:** As a resort and destination community, there is significant demand for new housing product from non-residents of the county. This creates additional competition for new housing, and puts price pressure on new units, as external buyers or renters can often pay more than local residents. While this pressure is currently felt most acutely in the upper- and mid-valley, as development opportunities get built out in those areas and development is concentrated in the lower valley, these pressures may migrate down-valley alongside development.
- **Water Resources:** Future development in Eagle County must keep pace with the county's available water supply. The 2018 Eagle River Regional Water Efficiency Plan calculates projected water needs through 2030 for the Eagle River Water & Sanitation District and the Upper Eagle Regional Water Authority. The plan projects annual single-family-equivalent growth rates of 1.1% in the district and 2.1% in the authority, slightly higher than the 0.9% growth rate used in projections of housing need. The plan includes both baseline and active conservation scenarios for the district and the authority.

The baseline scenario is based on population growth while the active conservation scenario also considers the impact of high-efficiency fixtures, reduced outdoor water use, different building types, and other water-saving measures. The baseline scenario forecasts total 2030 water use of 7,600 acre-feet/year and the active conservation forecast is 7,030 acre-feet/year, a 7.5% reduction from the baseline scenario. Any future development that exceeds these projections must be carefully evaluated.

Additionally, water availability in individual jurisdictions must be considered. While the housing needs outlined in this report reflect estimates of need based on the data analyzed, if a jurisdiction does not have available water to meet that need (or a subset of the need identified as a housing goal) through new development, it will have to explore alternative housing strategies (e.g., preserving/maintaining affordability in existing units) and/or work with partner jurisdictions to collectively meet the regional need.

## Development Opportunities

Many jurisdictions in Eagle County have created land use policies, regulations, and funding sources to address housing. **Chapter 7** lists and describes the numerous programs in place that can create housing opportunities.

# 10. Current and Projected Housing Needs

This chapter outlines the current and projected housing needs in Eagle County over the next 10 years, considering where current needs are unmet (Existing Housing Shortage) and where future needs are expected (Projected Housing Needs). These numbers represent the total need for the county – communities often do not (and cannot) address 100 percent of identified needs. But by understanding the different components of need, each jurisdiction can set informed goals and priorities and better target their available resources. The amount of housing need that is addressed within the region ultimately depends on regional and local capacity, resources, partnerships, and policy. This need also does not necessarily represent new development that is needed, but rather the number of units needed for local occupancy – this can be achieved through a combination of new development and acquisition of existing units not currently occupied year-round.

**ANALYSIS FRAMEWORK**

Housing needs that are translated from jobs to housing through the following factors:

- 1.3 jobs per person (to move from jobs to employees)
- 1.7 employees per housing (to move from employees to housing)
- 5% vacancy rate (to take housing needs to total housing units)

Housing needs are allocated by tenure and income based on the following assumptions:

- Households are distributed by income and AMI based on the 2024 County AMI distribution (based on the resident survey)
    - Needs that are directly based on job growth are distributed based on wages and household formation
- All households below 100% AMI ($98,887) are assumed to be renters
- Households between 100% and 140% AMI ($98,887 to $138,442) are distributed 50% owners and 50% renters
- Households above 140% AMI ($138,442) are distributed 70% owners and 30% renters

The assumption that all households earning below 100% AMI will be renters does not mean that residents at that income level do not or should not own homes.

However, market conditions (including development costs and the affordability gap for low-income households) and the nature of funding available for affordable housing means that it is difficult, if not impossible, for local governments to provide affordable ownership housing at these income levels. As noted in Chapter 7, Habitat for Humanity is able to use 0% financing to provide homeownership options for local households earning up to 100% AMI. Because this is currently the primary mechanism for providing this affordability product, it is not assumed to be an achievable goal for local governments. That said, additional funding and program support for entities like Habitat that are able to provide this product is a key way to be able to deliver ownership affordability for lower-income households.

## Summary of Need

**Overall, Eagle County needs 6,400 housing units over the next 10 years.**

As shown in **Table 46**, this includes 2,600 units to address existing housing shortages, and 3,700 units to address projected housing needs. There is more need for rental housing than ownership, with 72 percent of total housing need for rental housing.

**Table 46. Summary of Housing Need**

| Description | Existing Shortage | | | Projected Need | | | Total Housing Need | | |
|---|---|---|---|---|---|---|---|---|---|
| | Total | Owner | Renter | Total | Owner | Renter | Total | Owner | Renter |
| Extremely Low Income (<30% AMI) | 157 | 0 | 157 | 0 | 0 | 0 | 157 | 0 | 157 |
| Very Low Income (31 - 50% AMI) | 216 | 0 | 216 | 0 | 0 | 0 | 216 | 0 | 216 |
| Low Income (51% - 80% AMI) | 496 | 0 | 496 | 1,069 | 0 | 1,069 | 1,565 | 0 | 1,565 |
| Moderate Income | | | | | | | | | |
| 81% - 100% | 256 | 0 | 256 | 1,279 | 0 | 1,279 | 1,536 | 0 | 1,536 |
| 100% - 120% | 229 | 114 | 114 | 658 | 329 | 329 | 887 | 444 | 444 |
| Middle Income | | | | | | | | | |
| 120% to 140% | 227 | 114 | 114 | 209 | 104 | 104 | 436 | 218 | 218 |
| 140% to 160% | 197 | 138 | 59 | 62 | 43 | 18 | 258 | 181 | 78 |
| 160% to 180% | 154 | 108 | 46 | 166 | 116 | 50 | 320 | 224 | 96 |
| 180% to 200% | 154 | 108 | 46 | 56 | 39 | 17 | 209 | 147 | 63 |
| Greater than 200% | 553 | 387 | 166 | | | | 553 | 387 | 166 |
| 200% to 220% | | | | 221 | 155 | 66 | 221 | 155 | 66 |
| 220% to 240% | | | | 16 | 11 | 5 | 16 | 11 | 5 |
| **Total** | **2,638** | **968** | **1,671** | **3,736** | **798** | **2,938** | **6,375** | **1,766** | **4,608** |

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

**The largest factors impacting housing need are in-commuters, retirees, and employment growth.**

As shown in **Table 47**, in-commuters generate 44 percent of the existing housing shortage and 18 percent of total housing need, while filling jobs vacated by retirees accounts for 26 percent of total housing need, and employment growth accounts for 33 percent of total housing need.

**Table 47. Housing Need by Source**

| Description | Total | % of Total |
|---|---|---|
| **Existing Housing Shortage** | | |
| Overcrowding | 686 | 10.8% |
| Temporary Housing | 195 | 3.1% |
| Commuting | 1,160 | 18.2% |
| Unfilled Jobs | 598 | 9.4% |
| **Total Existing Housing Shortage** | **2,638** | **41.4%** |
| **Projected Housing Need** | | |
| Employment Growth 2025-2030 | 1,002 | 15.7% |
| Employment Growth 2030-2035 | 1,088 | 17.1% |
| Retirees 2025-2030 | 855 | 13.4% |
| Retirees 2030-2035 | 791 | 12.4% |
| **Total Projected Housing Need** | **3,736** | **58.6%** |
| **Total Units Needed through 2035** | **6,375** | **100.0%** |

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, JobsEQ, Economic & Planning Systems

## Existing Housing Shortage (Catch Up)

Existing housing shortage is estimated using 4 factors:

- Reducing/eliminating overcrowding
- Reducing/eliminating residents living in temporary housing conditions
- Reducing in-commuting
- Addressing housing needs associated with unfilled jobs

### Overcrowding

Overcrowded housing units are defined as those with more than 1.0 occupants per room (all rooms). The goal of including overcrowded housing units in the existing housing shortage is to eliminate overcrowding in the county – provide 1 new housing unit for every 1 overcrowded unit.

As shown in **Table 48**, there are an estimated 686 overcrowded housing units in Eagle County, resulting in a need for 686 additional housing units.

**Table 48. Overcrowded Housing Units, Eagle County, 2022**

| Description | Total |
|---|---|
| 1.01 to 1.50 occupants per room | 452 |
| 1.51 or more occupants per room | 234 |
| **Total Overcrowded Units** | **686** |

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

## Temporary Housing

Temporary housing includes a variety of housing situations including staying in a hotel or motel, staying with family or friends, and sleeping in a vehicle. The goal of including temporary housing in the existing housing shortage is to eliminate temporary housing in the county – provide 1 new housing unit for every household living in temporary housing conditions.

As shown in **Table 49**, there are an estimated 195 households living in temporary housing conditions, resulting in a need for 195 additional housing units.

**Table 49. Temporary Housing, Eagle County, 2024**

| Description | Total |
|---|---|
| Staying with friends or family / couch surfing | 114 |
| Camper / RV / van with kitchen and sleeping space | 60 |
| Vehicle without kitchen and sleeping space | 0 |
| Room in a motel / hotel | 21 |
| Tent / outdoors | 0 |
| **Total Temporary Units** | **195** |

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

## Commuting

As noted previously, an estimated 11 percent of employees in Eagle County commute into the area for work. Many of these commuters would prefer to live locally if adequate, affordable housing was available. The goal of including in-commuters in the existing housing shortage is to create housing opportunities for in-commuters who would prefer to live locally.

As shown in **Table 50**, applying the in-commuting estimate of 11 percent to the county workforce (accounting for 1.3 jobs per employee) results in approximately 2,900 in-commuters. While 84 percent of survey respondents who work in Eagle County but live elsewhere indicated they would prefer to live locally if they could afford to rent or own, this analysis sets an initial policy goal of housing 65 percent of in-commuters. As shown below, accounting for household formation and a housing vacancy factor, this results in a need for 1,160 new housing units.

**Table 50. Housing Need Generated by In-Commuters**

| Description | Total |
|---|---|
| Eagle county jobs | 34,022 |
| Jobs per employee | 1.3 |
| Eagle County employees | 26,171 |
| % in-commuters | 11% |
| Eagle county in-commuters | 2,888 |
| Desired % moving to Eagle County | 65% |
| Possible new in-commuter residents | 1,877 |
| Employees per household | 1.7 |
| Estimated additional households | 1,104 |
| Vacancy adjustment | 5% |
| **Estimated additional housing units** | **1,160** |

Source: U.S. Census Bureau, Colorado Dept. of Labor and Employment, RRC Associates, Economic & Planning Systems

## Unfilled Jobs

The employer survey, along with data from the Colorado Department of Labor and Employment, indicate approximately 3.7 percent of jobs in the county are unfilled. The goal of including unfilled jobs in the existing housing shortage is to ensure available housing for new workers needed to fill these jobs.

As shown in **Table 51**, there are approximately 1,260 unfilled jobs in the county. Applying jobs per employee and employee per household factors, along with a housing vacancy adjustment, results in a need for 598 new housing units.

**Table 51. Housing Need Generated by Unfilled Jobs**

| Description | Total |
|---|---|
| Eagle County jobs | 34,022 |
| Unfilled jobs as % of total jobs | 3.7% |
| Unfilled Jobs | 1,259 |
| Jobs per Employee | 1.3 |
| Employees needed | 968 |
| Employees per household | 1.7 |
| Estimated additional households | 570 |
| Vacancy adjustment | 5% |
| **Estimated additional housing units** | **598** |

Source: RRC Associates, Colorado Dept. of Labor and Employment, Economic & Planning Systems

## Existing Housing Shortage

**2,638 total units are needed to accommodate current housing need in the county.**

As shown in **Table 52**, the largest share of need (43.9 percent) is generated by in-commuters, followed by overcrowded households (26.0 percent). Housing to accommodate workers filling unfilled jobs (22.7 percent) and households in temporary housing conditions (7.4 percent) account for the remaining portion of existing housing need.

**Table 52. Existing Housing Shortage by Category**

| Description | Total | % of Total |
|---|---|---|
| **Overcrowding** | | |
| Number of overcrowded units | 686 | |
| Adjustment Factor | 100% | |
| Units needed | **686** | **26.0%** |
| **Temporary Housing** | | |
| HH in temporary housing | 195 | |
| Units needed | **195** | **7.4%** |
| **Commuting** | | |
| Number of in-commuters | 2,888 | |
| Target relocation % | 65% | |
| Units needed | **1,160** | **43.9%** |
| **Unfilled Jobs** | | |
| Employees needed | 968 | |
| Units needed | **598** | **22.7%** |
| **Total Units Needed** | **2,638** | **100.0%** |

Source: U.S. Census Bureau, Colorado Dept. of Labor and Employment, RRC Associates, Economic & Planning Systems

### Most of the existing need is for rental units.

As shown in **Table 53**, 63 percent of needed units are rental housing. Within rental housing, the greatest need is for units affordable at 50-80% AMI (a household income of $50,432 to $79,110). Within ownership housing, the greatest need is for households earning over 200% AMI (household income of $197,774 or more).

**Table 53. Existing Housing Shortage by Income and Tenure**

| Description | Units Needed | | |
|---|---|---|---|
| | Total | Owner | Renter |
| Extremely Low Income (<30% AMI) | 157 | 0 | 157 |
| Very Low Income (31 - 50% AMI) | 216 | 0 | 216 |
| Low Income (51% - 80% AMI) | 496 | 0 | 496 |
| Moderate Income | | | |
| 81% - 100% | 256 | 0 | 256 |
| 100% - 120% | 229 | 114 | 114 |
| Middle Income | | | |
| 120% to 140% | 227 | 114 | 114 |
| 140% to 160% | 197 | 138 | 59 |
| 160% to 180% | 154 | 108 | 46 |
| 180% to 200% | 154 | 108 | 46 |
| Greater than 200% | 553 | 387 | 166 |
| **Total** | **2,638** | **968** | **1,671** |

Source: U.S. Census Bureau, Colorado Dept. of Labor and Employment, RRC Associates, Economic & Planning Systems

## Projected Housing Needs (Keep Up)

Projected housing shortage is estimated using two factors:

- 10-year job growth
- Units needed to accommodate employees filling jobs vacated by retirees through 2035

### Employment Growth Projections

Employment growth is based on the State Demography Office (SDO) 10-year job projections for Eagle County and the current distribution of occupations in the county. Job growth projections were used to forecast projected housing demand, rather than population projections, because jobs are the primary driver of housing demand in rural resort communities such as Eagle County.

As shown in **Table 54**, SDO projects an additional 4,400 jobs in the county by 2035 – 2,109 between 2025 and 2030, and 2,291 between 2030 and 2035. SDO only projects total jobs; these are assumed to have the same occupation mix as current employment in the county, with jobs primarily in food preparation and serving, sales, and office and administrative support.

**Table 54. Current and Projected Jobs by Occupation**

| Occupation Sectors | 2024 Occupation Distribution | 2024 Median Wage | Projected Job Growth 2025-2030 | Projected Job Growth 2030-2035 | Total Projected Job Growth 2025-2035 |
|---|---|---|---|---|---|
| Food Preparation and Serving Related Occupations | 15.9% | $38,900 | 335 | 364 | 699 |
| Sales and Related Occupations | 10.4% | $47,400 | 220 | 239 | 459 |
| Office and Administrative Support Occupations | 10.4% | $50,300 | 219 | 238 | 458 |
| Building and Grounds Cleaning and Maintenance Occupations | 8.1% | $44,800 | 170 | 185 | 354 |
| Construction and Extraction Occupations | 7.9% | $59,400 | 168 | 182 | 350 |
| Management Occupations | 5.9% | $120,200 | 125 | 136 | 260 |
| Business and Financial Operations Occupations | 5.6% | $78,500 | 118 | 128 | 246 |
| Transportation and Material Moving Occupations | 5.5% | $47,700 | 116 | 126 | 241 |
| Healthcare Practitioners and Technical Occupations | 4.5% | $101,400 | 94 | 102 | 196 |
| Personal Care and Service Occupations | 4.4% | $41,200 | 94 | 102 | 195 |
| Installation, Maintenance, and Repair Occupations | 4.0% | $60,000 | 85 | 92 | 178 |
| Educational Instruction and Library Occupations | 3.6% | $57,900 | 75 | 82 | 157 |
| Production Occupations | 2.3% | $49,700 | 49 | 53 | 103 |
| Protective Service Occupations | 2.2% | $58,700 | 45 | 49 | 95 |
| Arts, Design, Entertainment, Sports, and Media Occupations | 2.1% | $60,100 | 45 | 48 | 93 |
| Healthcare Support Occupations | 2.0% | $49,800 | 42 | 46 | 88 |
| Computer and Mathematical Occupations | 1.5% | $106,600 | 31 | 34 | 66 |
| Community and Social Service Occupations | 1.4% | $64,800 | 29 | 31 | 60 |
| Architecture and Engineering Occupations | 1.1% | $85,200 | 24 | 26 | 49 |
| Life, Physical, and Social Science Occupations | 0.5% | $84,800 | 11 | 12 | 23 |
| Legal Occupations | 0.4% | $129,900 | 9 | 10 | 19 |
| Farming, Fishing, and Forestry Occupations | 0.2% | $44,000 | 5 | 5 | 9 |
| **Total** | **100.0%** | **$52,900** | **2,109** | **2,291** | **4,400** |

Source: JobsEQ, Colorado State Demographer's Office, Economic & Planning Systems

These new jobs are translated to housing demand using the median wage for each occupation. As shown in **Table 55**, assuming 1.3 jobs per employee and 1.7 employees per household and applying a 5 percent vacancy factor, there is a need for 2,090 new housing units through 2035.

The greatest need for rental units is for new households earning 80-100% AMI ($79,110-$98,887); this includes those working in sales, office/administrative support, transportation, education, production, and healthcare support occupations. The greatest need for ownership units is for new households earning 100-120% AMI ($98,887-$118,664); this includes those working in construction, installation, maintenance and repair, protective service, arts and entertainment, and community and social service occupations.

## Table 55. Housing Demand from Employment Growth

| Occupation Sectors | Median Annual Wage<br>2024 wages | Household Income [1]<br>1.7 employees/ household | AMI Level<br>$98,887 AMI | 2030 | | | | 2035 | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | New Jobs | New Employees<br>1.3 jobs/employee | New Households<br>1.7 employees/ household | New Units<br>5% vacancy adjustment | New Jobs | New Employees<br>1.3 jobs/employee | New Households<br>1.7 employees/ household | New Units<br>5% vacancy adjustment |
| Food Preparation and Serving Related Occupations | $38,900 | $66,130 | 66.9% | 335 | 258 | 152 | 159 | 364 | 280 | 165 | 173 |
| Sales and Related Occupations | $47,400 | $80,580 | 81.5% | 220 | 169 | 100 | 105 | 239 | 184 | 108 | 114 |
| Office and Administrative Support Occupations | $50,300 | $85,510 | 86.5% | 219 | 169 | 99 | 104 | 238 | 183 | 108 | 113 |
| Building and Grounds Cleaning and Maintenance Occupations | $44,800 | $76,160 | 77.0% | 170 | 131 | 77 | 81 | 185 | 142 | 84 | 88 |
| Construction and Extraction Occupations | $59,400 | $100,980 | 102.1% | 168 | 129 | 76 | 80 | 182 | 140 | 82 | 87 |
| Management Occupations | $120,200 | $204,340 | 206.6% | 125 | 96 | 56 | 59 | 136 | 104 | 61 | 64 |
| Business and Financial Operations Occupations | $78,500 | $133,450 | 135.0% | 118 | 91 | 53 | 56 | 128 | 99 | 58 | 61 |
| Transportation and Material Moving Occupations | $47,700 | $81,090 | 82.0% | 116 | 89 | 52 | 55 | 126 | 97 | 57 | 60 |
| Healthcare Practitioners and Technical Occupations | $101,400 | $172,380 | 174.3% | 94 | 72 | 43 | 45 | 102 | 78 | 46 | 48 |
| Personal Care and Service Occupations | $41,200 | $70,040 | 70.8% | 94 | 72 | 42 | 44 | 102 | 78 | 46 | 48 |
| Installation, Maintenance, and Repair Occupations | $60,000 | $102,000 | 103.1% | 85 | 65 | 39 | 40 | 92 | 71 | 42 | 44 |
| Educational Instruction and Library Occupations | $57,900 | $98,430 | 99.5% | 75 | 58 | 34 | 36 | 82 | 63 | 37 | 39 |
| Production Occupations | $49,700 | $84,490 | 85.4% | 49 | 38 | 22 | 23 | 53 | 41 | 24 | 25 |
| Protective Service Occupations | $58,700 | $99,790 | 100.9% | 45 | 35 | 21 | 22 | 49 | 38 | 22 | 23 |
| Arts, Design, Entertainment, Sports, and Media Occupations | $60,100 | $102,170 | 103.3% | 45 | 34 | 20 | 21 | 48 | 37 | 22 | 23 |
| Healthcare Support Occupations | $49,800 | $84,660 | 85.6% | 42 | 32 | 19 | 20 | 46 | 35 | 21 | 22 |
| Computer and Mathematical Occupations | $106,600 | $181,220 | 183.3% | 31 | 24 | 14 | 15 | 34 | 26 | 15 | 16 |
| Community and Social Service Occupations | $64,800 | $110,160 | 111.4% | 29 | 22 | 13 | 14 | 31 | 24 | 14 | 15 |
| Architecture and Engineering Occupations | $85,200 | $144,840 | 146.5% | 24 | 18 | 11 | 11 | 26 | 20 | 12 | 12 |
| Life, Physical, and Social Science Occupations | $84,800 | $144,160 | 145.8% | 11 | 9 | 5 | 5 | 12 | 9 | 6 | 6 |
| Legal Occupations | $129,900 | $220,830 | 223.3% | 9 | 7 | 4 | 4 | 10 | 8 | 5 | 5 |
| Farming, Fishing, and Forestry Occupations | $44,000 | $74,800 | 75.6% | 5 | 3 | 2 | 2 | 5 | 4 | 2 | 2 |
| **All Occupations** | **$52,900** | **$89,930** | **90.9%** | **2,109** | **1,622** | **954** | **1,002** | **2,291** | **1,762** | **1,037** | **1,088** |

[1] Assuming one earner makes median wage of occupation and remaining earners make median wage of that same occupation
Source: JobsEQ, Colorado State Demographer's Office, RRC Associates, Economic & Planning Systems

## Retirees

In addition to new jobs, housing will be needed for employees filling the jobs of retiring workers. For those retirees who continue to live in the county, a job is created by their retirement but a housing unit is not. Therefore, additional housing units will be needed to accommodate new employees filling those open positions.

U.S. Census data indicates that 9,000 workers in Eagle County are aged 50+. Based on survey and U.S. Census data, we estimate that 20 percent of these workers will retire in the next five years and an additional 20 percent will retire in the next six to 10 years. Respondents to the community survey indicated that 76 percent of those planning to retire in the next five years and 70 percent of those planning to retire in the next six to 10 years are likely to stay in Eagle County. As shown in **Table 56**, applying these factors to current 50+ employment and utilizing a vacancy factor of 5 percent results in a net need of 1,646 new housing units.

**Table 56. Housing Demand Generated by Retiring Workers**

| Description | Retiring in 1-5 years | Retiring in 6-10 years | Total |
|---|---|---|---|
| Eagle County Labor Force age 50+ | -- | -- | 9,115 |
| % of 50+ employees planning to retire | 20% | 20% | 40% |
| Retiring employees | 1,823 | 1,823 | 3,646 |
| Employees per household | 1.7 | 1.7 | 1.7 |
| Estimated retiring households | 1,072 | 1,072 | 2,145 |
| % of retirees likely to stay in Eagle County | 76% | 70% | 73% |
| Additional households needing units | 814 | 753 | 1,567 |
| Vacancy adjustment | 5% | 5% | 5% |
| **Estimated additional housing units** | **855** | **791** | **1,646** |

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

## Total projected housing needs

Employment growth and retiring employees combine to generate a total need for 3,736 housing units through 2035, as shown in **Table 57**. As with current housing need, needs by tenure are distributed by:

- All households below 100% AMI ($98,887) are renters
- Households between 100-140% AMI ($98,887-$138,442) are half renters and half owners
- Households above 140% AMI ($138,442) are 70 percent owners and 30 percent renters

The greatest need for rental units is for new households earning between 80-100% AMI, while the greatest need for ownership units is for new households earning 100-120% AMI.

**Table 57. Projected Housing Need Summary**

| Description | New Housing Units | | |
|---|---|---|---|
| | Total | Owner | Renter |
| Extremely Low Income (<30% AMI) | 0 | 0 | 0 |
| Very Low Income (31 - 50% AMI) | 0 | 0 | 0 |
| Low Income (51% - 80% AMI) | 1,069 | 0 | 1,069 |
| Moderate Income | | | |
| 81% - 100% | 1,279 | 0 | 1,279 |
| 100% - 120% | 658 | 329 | 329 |
| Middle Income | | | |
| 120% to 140% | 209 | 104 | 104 |
| 140% to 160% | 62 | 43 | 18 |
| 160% to 180% | 166 | 116 | 50 |
| 180% to 200% | 56 | 39 | 17 |
| 200% to 220% | 221 | 155 | 66 |
| 220% to 240% | 16 | 11 | 5 |
| **Total** | **3,736** | **798** | **2,938** |

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

## Needs by Jurisdiction

Based on this analysis, there is an overall need for 6,375 housing units over the next 10 years. As shown in **Table 58**, this is split approximately 40/60 between current and future need, with 2,638 units to address existing housing shortages, and 3,736 units to address projected housing needs.

**Table 58. Gross Needs and Gaps Summary**

| Description | Existing Shortage | | | Projected Need | | | Total Housing Need | | |
|---|---|---|---|---|---|---|---|---|---|
| | Total | Owner | Renter | Total | Owner | Renter | Total | Owner | Renter |
| Extremely Low Income (<30% AMI) | 157 | 0 | 157 | 0 | 0 | 0 | 157 | 0 | 157 |
| Very Low Income (31 - 50% AMI) | 216 | 0 | 216 | 0 | 0 | 0 | 216 | 0 | 216 |
| Low Income (51% - 80% AMI) | 496 | 0 | 496 | 1,069 | 0 | 1,069 | 1,565 | 0 | 1,565 |
| Moderate Income | | | | | | | | | |
| 81% - 100% | 256 | 0 | 256 | 1,279 | 0 | 1,279 | 1,536 | 0 | 1,536 |
| 100% - 120% | 229 | 114 | 114 | 658 | 329 | 329 | 887 | 444 | 444 |
| Middle Income | | | | | | | | | |
| 120% to 140% | 227 | 114 | 114 | 209 | 104 | 104 | 436 | 218 | 218 |
| 140% to 160% | 197 | 138 | 59 | 62 | 43 | 18 | 258 | 181 | 78 |
| 160% to 180% | 154 | 108 | 46 | 166 | 116 | 50 | 320 | 224 | 96 |
| 180% to 200% | 154 | 108 | 46 | 56 | 39 | 17 | 209 | 147 | 63 |
| Greater than 200% | 553 | 387 | 166 | | | | 553 | 387 | 166 |
| 200% to 220% | | | | 221 | 155 | 66 | 221 | 155 | 66 |
| 220% to 240% | | | | 16 | 11 | 5 | 16 | 11 | 5 |
| **Total** | **2,638** | **968** | **1,671** | **3,736** | **798** | **2,938** | **6,375** | **1,766** | **4,608** |

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

As required by SB-24 174, housing needs are allocated within the county across jurisdictions and the unincorporated areas according to the distribution of jobs. As shown in **Table 59**, jobs are concentrated in Vail, Avon, and the unincorporated county, with these three areas accounting for 75 percent of total employment.

**Table 59. Jobs Distribution by Location, 2023**

| Jobs by Location | Total 2023 Jobs | % of Total 2023 Jobs |
|---|---|---|
| **Incorporated Towns** | | |
| Vail | 8,081 | 26% |
| Minturn | 456 | 1% |
| Red Cliff | 41 | 0% |
| Avon | 7,775 | 25% |
| Eagle | 4,873 | 16% |
| Gypsum | 2,497 | 8% |
| Incorporated towns total | 23,721 | 76% |
| **Unincorporated Areas** | | |
| Eagle-Vail area | 1,009 | 3% |
| Beaver Creek | 1,237 | 4% |
| Edwards | 3,832 | 12% |
| Other unincorporated areas | 1,301 | 4% |
| Total Unincorporated | 7,379 | 24% |
| **Total Jobs** | **31,101** | **100%** |

Note: Excludes Basalt Area.
Source: QCEW, Economic & Planning Systems

Based on this allocation, gross housing need is distributed as shown in **Table 60**. The largest housing needs are in Vail (1,656 total units), Avon (1,594 total units), and the unincorporated county (1,512 units).

**Table 60. Gross Needs by Jurisdiction**

| Location | Existing Shortage | | | Projected Need | | | Total Need | | | % of Total Need |
|---|---|---|---|---|---|---|---|---|---|---|
| | Total | Owner | Renter | Total | Owner | Renter | Total | Owner | Renter | |
| **Incorporated Towns** | | | | | | | | | | |
| Vail | 686 | 251 | 434 | 971 | 207 | 763 | 1,656 | 459 | 1,197 | 26% |
| Avon | 660 | 242 | 418 | 934 | 200 | 734 | 1,594 | 442 | 1,152 | 25% |
| Eagle | 413 | 152 | 262 | 585 | 125 | 460 | 999 | 277 | 722 | 16% |
| Gypsum | 212 | 78 | 134 | 300 | 64 | 236 | 512 | 142 | 370 | 8% |
| Minturn | 39 | 14 | 24 | 55 | 12 | 43 | 93 | 26 | 67 | 1% |
| Red Cliff | 3 | 1 | 2 | 5 | 1 | 4 | 8 | 2 | 6 | 0% |
| Incorporated towns total | 2,012 | 738 | 1,274 | 2,850 | 609 | 2,241 | 4,862 | 1,347 | 3,515 | 76% |
| **Unincorporated Eagle County** | | | | | | | | | | |
| Edwards | 325 | 119 | 206 | 460 | 98 | 362 | 785 | 218 | 568 | 12% |
| Beaver Creek | 105 | 39 | 66 | 149 | 32 | 117 | 254 | 70 | 183 | 4% |
| Eagle-Vail area | 86 | 31 | 54 | 121 | 26 | 95 | 207 | 57 | 149 | 3% |
| Other unincorporated areas | 110 | 40 | 70 | 156 | 33 | 123 | 267 | 74 | 193 | 4% |
| Unincorporated areas total | 626 | 230 | 396 | 886 | 189 | 697 | 1,512 | 419 | 1,093 | 24% |
| **Total** | **2,638** | **968** | **1,671** | **3,736** | **798** | **2,938** | **6,375** | **1,766** | **4,608** | 100% |

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

## Development Pipeline

Developments in Eagle County that are under construction or entitled will address some of the 6,375 units needed. **Table 61** summarizes current developments by location.

## Table 61. Affordable Housing Development Pipeline

| Town | Project Name | Units | Structure Type | Rent/Own | Market Restriction | AMI Level | Public/ Private |
|---|---|---|---|---|---|---|---|
| **Under Construction** | | | | | | | |
| Vail | Timber Ridge Village [1] | 206 | Condo | Own | Resident Occupied | -- | Public-Private Partnership |
| Red Cliff | Eagle Stree, Bickley | 1 | Multifamily | Own | Resident Occupied | -- | Private |
| Avon | McGrady Acres | 1 | Townhome | Own | Resident Occupied | -- | Private |
| Avon | Tract Y - Hidden Valley Estates | 53 | Townhome | Own/Rent | Resident Occupied | -- | Private |
| Eagle | Haymeadow - Phase 1(LERP) | 18 | Condo | Own | 3% cap | 100% AMI | Private |
| Eagle | Haymeadow - Phase 1 (LERP) | 14 | Condo | Own | Resident Occupied | -- | -- |
| Eagle | Haymeadow- Phase 1 (ECHDA) | 43 | Condo | Own | 0-3% cap | 120% AMI | Public/Private |
| Eagle | Reserve at Hockett Gulch | 225 | Apartment | Rent | Resident Occupied | -- | Private |
| Eagle | 435 Eby Creek Apartments | 6 | -- | Rent | Resident Occupied | -- | Private |
| Eagle | Adam's Way - Habitat for Humanity | 16 | Duplex | Own | Resident Occupied/Price Capped | 80-100% AMI | Public |
| Gypsum | Stratton Flats - Habitat for Humanity | 16 | Multifamily | Own | Resident Occupied/Price Capped | 35-80% AMI | Public |
| Gypsum | Eagle County School District | 24 | Apartment/Townhome | Own/Rent | Restricted to school district employees | -- | Public |
| Gypsum | Eagle County School District | 16 | Apartment/Townhome | Own/Rent | Restricted to school district employees | -- | Public |
| Gypsum | Eagle County School District | 10 | Apartment/Townhome | Own/Rent | Restricted to school district employees | -- | Public |
| Edwards | Fox Hollow (BGV/Vail Health), price capped | 4 | Condo | Own | Resident Occupied | 100-140% AMI | Private |
| Edwards | Fox Hollow (BGV/Vail Health), RO | 32 | Condo | Own | Resident Occupied | None | Private |
| Edwards | Freedom Park | 20 | Condo/Townhome | Rent | Resident Occupied | 80% AMI | Public |
| **Total Under Construction** | | **705** | | | | | |
| **Entitled** | | | | | | | |
| Vail | West Middle Creek | 268 | Apartment | Rent | Resident Occupied | -- | Public-Private Partnership |
| Minturn | Minturn North | 6 | Single Family | Own/Rent | Resident Occupied | 200% AMI | Public |
| Red Cliff | Center, Bickley | 2 | Duplex | Own/Rent | Resident Occupied | -- | Private |
| Avon | Slopeside | 82 | Apartment | Rent | Price Capped | 80%-120% AMI | -- |
| Gypsum | Stratton Flats - Habitat for Humanity | 4 | Multifamily | Own | Resident Occupied/Price Capped | 35-80% | Public |
| Edwards | Edwards River Park | 270 | Mix | Own/Rent | Mix | Mix | PRI |
| **Total Entitled** | | **632** | | | | | |

[1] Unit count net of 96 units demolished in former Timber Ridge development.
Source: January 2025 Eagle County Community Housing Inventory, Economic & Planning Systems

As shown in **Table 62** below, there are 705 units currently under construction, comprised of 414 owner units and 291 rental units, and 632 units currently entitled, comprised of 192 ownership units and 440 rental units. Units under construction are netted out of existing need and entitled units are netted out of projected housing demand for each community.

**Table 62. Development Pipeline by Tenure**

| Location | Under Construction | | | Entitled | | | Total Pipeline | | |
|---|---|---|---|---|---|---|---|---|---|
| | Total | Owner | Renter | Total | Owner | Renter | Total | Owner | Renter |
| **Incorporated Towns** | | | | | | | | | |
| Vail | 206 | 206 | 0 | 268 | 0 | 268 | 474 | 206 | 268 |
| Avon | 54 | 54 | 0 | 82 | 0 | 82 | 136 | 54 | 82 |
| Eagle | 322 | 91 | 231 | 0 | 0 | 0 | 322 | 91 | 231 |
| Gypsum | 66 | 26 | 40 | 4 | 4 | 0 | 70 | 30 | 40 |
| Minturn | 0 | 0 | 0 | 6 | 6 | 0 | 6 | 6 | 0 |
| Red Cliff | 1 | 1 | 0 | 2 | 2 | 0 | 3 | 3 | 0 |
| Incorporated towns total | 649 | 378 | 271 | 362 | 12 | 350 | 1,011 | 390 | 621 |
| **Unincorporated Eagle County** | | | | | | | | | |
| Edwards | 56 | 36 | 20 | 270 | 180 | 90 | 326 | 216 | 110 |
| Beaver Creek | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Eagle-Vail area | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other unincorporated areas | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Unincorporated areas total | 56 | 36 | 20 | 270 | 180 | 90 | 326 | 216 | 110 |
| **Eagle County Total Pipeline** | **705** | **414** | **291** | **632** | **192** | **440** | **1,337** | **606** | **731** |

Source: January 2025 Eagle County Community Housing Inventory, Economic & Planning Systems

Once pipeline units have been netted out, the total housing need in Eagle County is 5,038 units, shown in **Table 63**. This includes 1,933 units to address the existing shortage and 3,105 to address projected need. About three-quarters of overall need, and 80 percent of projected need, is for rental housing. The communities with the largest total need are Vail, Avon, and unincorporated Eagle County, together making up three-quarters of total need.

**Table 63. Net Needs and Gaps Summary**

| Location | Net Existing Shortage | | | Net Projected Need [1] | | | Total Net Need | | |
|---|---|---|---|---|---|---|---|---|---|
| | Total | Owner | Renter | Total | Owner | Renter | Total | Owner | Renter |
| **Incorporated Towns** | | | | | | | | | |
| Vail | 480 | 45 | 434 | 703 | 207 | 495 | 1,182 | 253 | 929 |
| Avon | 606 | 188 | 418 | 852 | 200 | 652 | 1,458 | 388 | 1,070 |
| Eagle | 91 | 61 | 31 | 585 | 125 | 460 | 677 | 186 | 491 |
| Gypsum | 146 | 52 | 94 | 296 | 60 | 236 | 442 | 112 | 330 |
| Minturn | 39 | 14 | 24 | 49 | 6 | 43 | 87 | 20 | 67 |
| Red Cliff | 2 | 0 | 2 | 4 | -- | 4 | 6 | 0 | 6 |
| Unincorporated areas total | 570 | 194 | 376 | 616 | 9 | 607 | 1,186 | 203 | 983 |
| **Eagle County Total** | **1,933** | **554** | **1,380** | **3,105** | **607** | **2,498** | **5,038** | **1,161** | **3,877** |

[1] The net projected need calculation assumes all currently entitled units will be built. If entitled units are not built, net projected need and total net need will increase.

Source: January 2025 Eagle County Community Housing Inventory, Economic & Planning Systems

**Table 64** summarizes net need by AMI for all of Eagle County. The greatest need for the existing shortage is between 50-80% AMI for renters and above 200% AMI for owners. The greatest projected need is between 80-100% AMI for renters and 100-120% AMI for owners. A detailed breakdown of existing shortage and projected need by tenure and AMI for all jurisdictions is provided in **Appendix A**.

**Table 64. Allocated Net Need by AMI**

| Description | Eagle County Total | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Net Existing Shortage | | | Net Projected Need | | | Total Net Housing Need | | |
| | Total | Owner | Renter | Total | Owner | Renter | Total | Owner | Renter |
| Extremely Low Income (<30% AMI) | 130 | 0 | 130 | 0 | 0 | 0 | 130 | 0 | 130 |
| Very Low Income (31 - 50% AMI) | 178 | 0 | 178 | 0 | 0 | 0 | 178 | 0 | 178 |
| Low Income (51% - 80% AMI) | 410 | 0 | 410 | 909 | 0 | 909 | 1,318 | 0 | 1,318 |
| Moderate Income | | | | | | | | | |
| 81% - 100% | 212 | 0 | 212 | 1,087 | 0 | 1,087 | 1,299 | 0 | 1,299 |
| 100% - 120% | 160 | 65 | 95 | 530 | 250 | 280 | 690 | 316 | 374 |
| Middle Income | | | | | | | | | |
| 120% to 140% | 159 | 65 | 94 | 168 | 79 | 89 | 327 | 144 | 183 |
| 140% to 160% | 128 | 79 | 49 | 49 | 33 | 16 | 176 | 112 | 64 |
| 160% to 180% | 100 | 62 | 38 | 131 | 89 | 42 | 231 | 150 | 81 |
| 180% to 200% | 100 | 62 | 38 | 44 | 30 | 14 | 143 | 91 | 52 |
| Greater than 200% | 358 | 221 | 137 | | | | 358 | 221 | 137 |
| 200% to 220% | | | | 174 | 118 | 56 | 174 | 118 | 56 |
| 220% to 240% | | | | 13 | 9 | 4 | 13 | 9 | 4 |
| **Total** | **1,933** | **554** | **1,380** | **3,105** | **607** | **2,498** | **5,038** | **1,161** | **3,877** |

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

## Additional Housing Needs Factors

The housing needs numbers outlined above are based on readily quantifiable factors that generate a net new need for housing. In addition to these factors, there are additional generators of need for housing in the county that are more related to housing assistance programs (rather than units). These include needs for accessible, visitable, and supportive housing (which is a subset of overall needs outlined above), and needs generated by cost burdened households.

Needs for accessible, visitable, and supportive housing are estimated using data on prevalence of disability in the county. As of 2022, 6 percent of the population in Eagle County was disabled according to the U.S. Census Bureau. Individuals with disabilities often need accessible housing, particularly those with mobility or vision impairments, so the rate of disability in Eagle County provides a proxy for accessible housing need. According to the Department of Housing and Urban Development, the share of households in Eagle County with at least one household member with a disability ranges between 5 percent and 7 percent, as shown in **Table 65** (note that the categories shown are not mutually exclusive, and households may be counted in more than one category). This suggests that the need for accessible units in Eagle County could be as high as 7 percent of all households (occupied housing units).

**Table 65. Eagle County Households with Disabled Household Members, 2021**

| Description | Estimate | Percent of households |
|---|---|---|
| Household member has a hearing or vision impairment | 1,415 | 7% |
| Household member has an ambulatory limitation | 1,340 | 7% |
| Household member has a cognitive limitation | 945 | 5% |
| Household member has a self-care or independent living limitation | 1,000 | 5% |

Note: Households may be counted in multiple categories (categories are not mutually exclusive)
Source: U.S. Dept. of Housing and Urban Development, Economic & Planning Systems

Another useful data point is individuals' self-reported accessibility needs. In the survey of Eagle County residents, 4 percent of respondents indicated that they would like assistance in making their home safer or more accessible. This supports a potential range of between 4 and 7 percent of housing units in Eagle County that should be accessible for individuals with disabilities.

In addition to accessible units, supportive housing can address the needs of unhoused community members, particularly individuals with physical or mental disabilities, those struggling with substance use disorders, or those who have been chronically homeless. Although providing supportive units for the vulnerable unhoused population in Eagle County is crucial, it is important to note that many

unhoused individuals and families in Eagle County are not struggling with addiction or disability, but simply cannot find somewhere affordable to live and supportive units with wraparound services may not be the best option for this population. Instead, low-cost units without supportive services are more appropriate. With this in mind, and with a lack of other data on these needs, the need for supportive units can be estimated from data on homelessness in Eagle County. As discussed above, the Eagle County Homeless Services program had 198 referrals for services between May 2023 and December 2024. Of these, 90 adults were enrolled and provided services, eight youth under 25 were enrolled and provided services, and 53 were housed either temporarily or permanently. This indicates a potential need in Eagle County for around 150 supportive units. Local social service organizations are important partners in understanding the accessible, visitable, and supportive housing needs of Eagle County's population, and these organizations should be key stakeholders in planning, constructing, and managing these units.

As noted previously, 39 percent of households in the county are cost burdened. This indicates a significant need for additional housing assistance and/or better awareness of and utilization of existing programs, as well as a general need for more housing affordable to households so that they are not forced to overpay for housing because of limited inventory.

## Housing Continuum Framework

Housing needs differ based on age, life stage, income, ability, preferences, and many other factors. When considering addressing Eagle County's housing needs, it is important to provide housing solutions across the continuum for different needs. **Table 66** shows different population groups and their possible housing needs. In a functional housing market, each group would be able to find and afford the housing that best meets their specific needs.

**Table 66. Housing Needs and Preferences Continuum by Population Group**

| Population Groups | Housing Needs and Preferences |
|---|---|
| Solo young adult | Studio or 1-bedroom apartment |
| Solo middle-aged adult | 1-2 bedroom apartment or condo |
| Adult with roommates | Apartment, condo, TH, or SFR with 2+ bedrooms |
| Young couple with no children | Studio or 1-2 bedroom apartment or condo |
| Middle-aged couple with no children | 1-2 bedroom apartment or condo |
| Couple with 1 child | Apartment, condo, TH, or SFR with 2+ bedrooms |
| Couple with multiple children | TH, or SFR with 3+ bedrooms |
| Single parent with children | Apartment, condo, TH, or SFR with 2+ bedrooms |
| Older empty-nest couple | 1-2 bedroom apartment or condo, senior living development |
| Solo older adult | Studio or 1-bedroom apartment or condo, senior living development |

Source: Economic & Planning Systems

This analysis has shown that the full continuum of housing is not available to and affordable for Eagle County residents. Residents cannot access affordable housing types that fit their needs and instead settle for housing that is either inadequate or too expensive. This distorts the housing continuum by removing units that would have served other groups. For example, if a family of four can only afford to rent a one-bedroom apartment, that apartment is not available for a young couple that could have been its intended residents. **Table 67** below illustrates this, showing each type of housing in Eagle County, the population groups each type was intended to serve, and the population groups that currently utilize them. Oftentimes, households with fewer employees, more dependents, and lower incomes are excluded from the housing types that would best serve their needs.

While existing programs address some of the issues in the housing continuum, not all needs are currently well served. **Figure 69** below on page 124 shows the coverage of existing housing programs by AMI as well as the gaps where existing programs do not meet housing need. By understanding where the gaps are in existing housing programs, Eagle County governments can better tailor new programs to fit residents' needs.

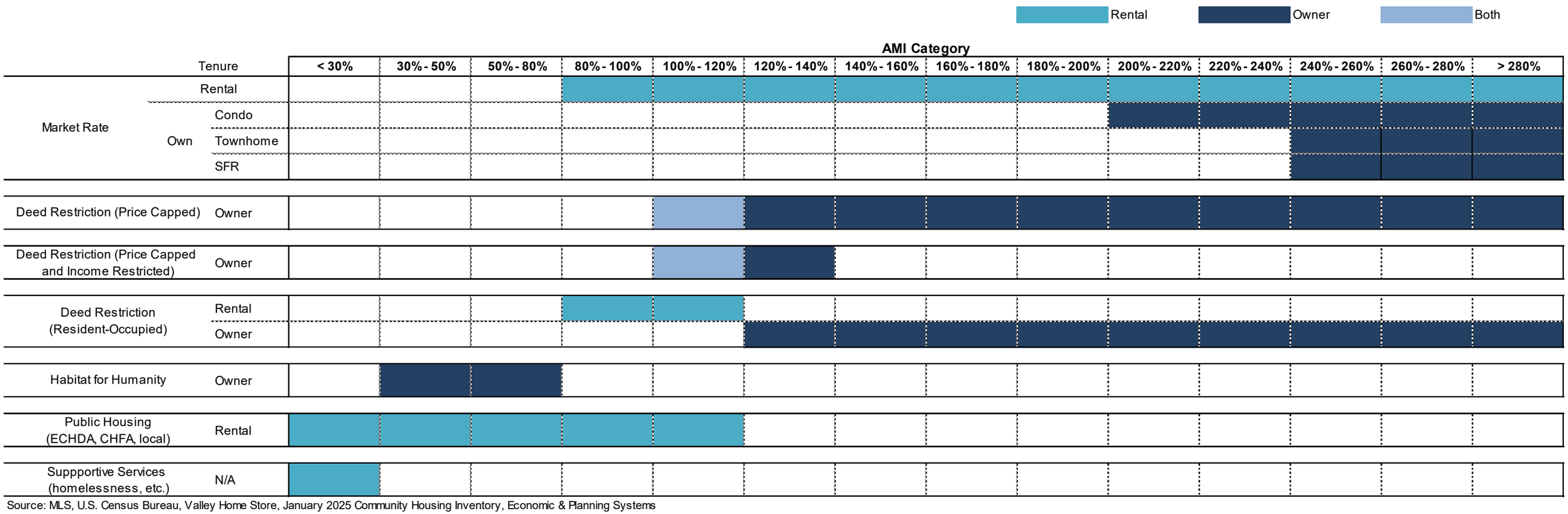
**Table 67. Current Housing Continuum by Type**

| Description | Price | AMI Level | Median-income earners required | Median-wage jobs required | Typical current occupants | Intended occupants | Excluded |
|---|---|---|---|---|---|---|---|
| **Market Rate - Rent** | | | | | | | |
| Studio apartment | $1,500 | 60% AMI | 0.6 | 1.1 | Solo; couple | Solo | -- |
| 1-bed apartment | $1,500 | 60% AMI | 0.6 | 1.1 | Solo; couple | Solo; couple | -- |
| 2-bed apartment | $3,000 | 120% AMI | 1.2 | 2.3 | Couple; roommates | Solo; couple; roommates | Solo |
| 3-bed apartment | $4,500 | 170% AMI | 1.7 | 3.4 | Couple with multiple jobs; roommates; family with parents with multiple jobs | Couple; roommates; family with children | Couples and families with only one job each |
| **Market Rate - Own [1]** | | | | | | | |
| Studio condo | $600,000 | 140% AMI | 1.4 | 3.1 | Couple with multiple jobs; roommates | Solo; couple | Solo; couples with only one job each |
| 1-bed condo | $669,500 | 150% AMI | 1.5 | 3.4 | Couple with multiple jobs; roommates | Solo; couple | Solo; couples with only one job each |
| 2-bed condo | $770,000 | 170% AMI | 1.7 | 3.9 | Couple with multiple jobs; roommates | Solo; couple; roommates | Couples with only one job each |
| 3-bed condo | $1,298,000 | 280% AMI | 2.8 | 6.3 | Roommates with multiple jobs; family with parents with multiple jobs | Couple; roommates; family with children | Couples, roommates, and families with only one job each |
| 3-bed TH | $1,090,650 | 240% AMI | 2.4 | 5.4 | Roommates with multiple jobs; family with parents with multiple jobs | Couple, family with children; roommates | Couples, roommates, and families with only one job each |
| 2-bed SFR | $660,000 | 150% AMI | 1.5 | 3.4 | Couple with multiple jobs; roommates; family with parents with multiple jobs | Solo; couple; roommates; family with 1 child | Solo, couples, roommates, and families with only one job each |
| 3-bed SFR | $782,000 | 180% AMI | 1.8 | 4.0 | Family with parents with multiple jobs, roommates | Family with children; roommates | Families with only one job each |
| 4-bed SFR | $1,350,000 | 290% AMI | 2.9 | 6.5 | Roommates with multiple jobs; family with parents with multiple jobs | Family with children; roommates | Families and roommate with only one job each |
| **Price Capped Deed Restriction - Own** | | | | | | | |
| 2-bed condo | $441,150 | 110% AMI | 1.1 | 2.4 | Solo; couple; roommates | Solo; couple; roommates | -- |
| 3-bed TH | $484,500 | 120% AMI | 1.2 | 2.6 | Couple, family with children; roommates | Couple, family with children; roommates | -- |
| 2-bed Duplex | $548,250 | 130% AMI | 1.3 | 2.9 | Couple; roommates; family with 1 child | Solo; couple; roommates; family with 1 child | -- |
| 3-bed Duplex | $539,250 | 130% AMI | 1.3 | 2.9 | Couple, family with children; roommates | Couple, family with children; roommates | -- |
| 3-bed SFR | $589,044 | 140% AMI | 1.4 | 3.1 | Family with parents with multiple jobs; roommates | Family with children; roommates | Families with only one job each |
| 4-bed SFR | $650,250 | 150% AMI | 1.5 | 3.4 | Family with parents with multiple jobs; roommates | Family with children; roommates | Families with only one job each |
| **Resident Occupied Deed Restriction - Own** | | | | | | | |
| 1-bed condo | $307,100 | 80% AMI | 0.8 | 1.8 | Solo; couple | Solo; couple | -- |
| 2-bed condo | $474,050 | 110% AMI | 1.1 | 2.6 | Couple; roommates | Solo; couple; roommates | Solo |
| 3-bed TH | $605,800 | 140% AMI | 1.4 | 3.2 | Family with parents with multiple jobs, roommates | Couple, family with children; roommates | Couples, families with only one job each |
| 3-bed SFR | $646,000 | 150% AMI | 1.5 | 3.3 | Family with parents with multiple jobs; roommates | Family with children; roommates | Families with only one job each |
| 4-bed SFR | $783,750 | 180% AMI | 1.8 | 4.0 | Family with parents with multiple jobs, roommates | Family with children; roommates | Families with only one job each |

[1] Resort areas removed.

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

**Figure 69. Existing Housing Program Coverage**




Source: MLS, U.S. Census Bureau, Valley Home Store, January 2025 Community Housing Inventory, Economic & Planning Systems

# 11. Policy Programs and Recommendations

Based on the housing needs and goals outlined previously, the following policy programs and recommendations have been developed. This includes both regional and local actions, with the intent of local jurisdictions taking actions that meet their individualized needs, while collectively working to address the regional challenges.

Areas for collaboration and consistency across the region have been identified, while maintaining the autonomy of local jurisdictions to take actions that best align with their needs, resources, existing planning policies and practices, and community interests.

Opportunities for regional alignment across jurisdictions include:

1. Commitment to partner regionally when possible on Community Housing initiatives.
2. Commitment to build affordable multifamily units near or served by transit.
3. Strive to build new units that will work within the region's Climate Action goals.
4. Strive to adopt and amend regulations to achieve greater uniformity in housing related regulations, definitions, and terminology.

Potential local actions to address community housing fall into five categories: planning, funding, regulation, development, and programs and preservation.

**Planning:** Encourage ongoing planning activities related to Community Housing including planning grant applications, Proposition 123 initiatives, redevelopment areas, comprehensive plans, and community housing plans. Support Community Housing near existing or planned transit. Seek to coordinate and promote housing types and price points to provide greater variety of housing options and increase mobility for owners and renters throughout the housing continuum.

**Funding:** Explore new or increased revenue sources at both the jurisdictional and regional level to support Community Housing.

**Regulation:** Adopt new components or amendments to municipal and land use code and rezoning actions to authorize Community Housing on Town or County owned land located in Eagle County. Expand tax and fee waiver financial incentives, adding Community Housing as a permitted zone use, adopting employee mitigation requirements, inclusionary zoning, and priority expedited review.

**Development:** Encourage the creation of new Community Housing units through incentives and public and private partnerships.

**Programs and Preservation:** Establish new programs for buyers, renters, and owners using funding sources, incentives, and partnerships to create new units and convert existing units into Community Housing.

# Appendix A

Need Tables for All Jurisdictions

**Table A-1. Eagle County Housing Need by Tenure and AMI**

| Description | Eagle County Total | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Net Existing Shortage | | | Net Projected Need | | | Total Net Housing Need | | |
| | Total | Owner | Renter | Total | Owner | Renter | Total | Owner | Renter |
| Extremely Low Income (<30% AMI) | 130 | 0 | 130 | 0 | 0 | 0 | 130 | 0 | 130 |
| Very Low Income (31 - 50% AMI) | 178 | 0 | 178 | 0 | 0 | 0 | 178 | 0 | 178 |
| Low Income (51% - 80% AMI) | 410 | 0 | 410 | 909 | 0 | 909 | 1,318 | 0 | 1,318 |
| Moderate Income | | | | | | | | | |
| 81% - 100% | 212 | 0 | 212 | 1,087 | 0 | 1,087 | 1,299 | 0 | 1,299 |
| 100% - 120% | 160 | 65 | 95 | 530 | 250 | 280 | 690 | 316 | 374 |
| Middle Income | | | | | | | | | |
| 120% to 140% | 159 | 65 | 94 | 168 | 79 | 89 | 327 | 144 | 183 |
| 140% to 160% | 128 | 79 | 49 | 49 | 33 | 16 | 176 | 112 | 64 |
| 160% to 180% | 100 | 62 | 38 | 131 | 89 | 42 | 231 | 150 | 81 |
| 180% to 200% | 100 | 62 | 38 | 44 | 30 | 14 | 143 | 91 | 52 |
| Greater than 200% | 358 | 221 | 137 | | | | 358 | 221 | 137 |
| 200% to 220% | | | | 174 | 118 | 56 | 174 | 118 | 56 |
| 220% to 240% | | | | 13 | 9 | 4 | 13 | 9 | 4 |
| **Total** | **1,933** | **554** | **1,380** | **3,105** | **607** | **2,498** | **5,038** | **1,161** | **3,877** |

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

**Table A-2. Vail Housing Need by Tenure and AMI**

| Description | Vail | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Existing Shortage | | | Projected Need | | | Total Housing Need | | |
| | Total | Owner | Renter | Total | Owner | Renter | Total | Owner | Renter |
| Extremely Low Income (<30% AMI) | 41 | 0 | 41 | 0 | 0 | 0 | 41 | 0 | 41 |
| Very Low Income (31 - 50% AMI) | 56 | 0 | 56 | 0 | 0 | 0 | 56 | 0 | 56 |
| Low Income (51% - 80% AMI) | 129 | 0 | 129 | 180 | 0 | 180 | 309 | 0 | 309 |
| Moderate Income | | | | | | | | | |
| 81% - 100% | 67 | 0 | 67 | 216 | 0 | 216 | 282 | 0 | 282 |
| 100% - 120% | 35 | 5 | 30 | 141 | 86 | 56 | 176 | 91 | 85 |
| Middle Income | | | | | | | | | |
| 120% to 140% | 35 | 5 | 30 | 45 | 27 | 18 | 80 | 32 | 47 |
| 140% to 160% | 22 | 6 | 15 | 14 | 11 | 3 | 36 | 18 | 18 |
| 160% to 180% | 17 | 5 | 12 | 39 | 30 | 8 | 56 | 35 | 20 |
| 180% to 200% | 17 | 5 | 12 | 13 | 10 | 3 | 30 | 15 | 15 |
| Greater than 200% | 61 | 18 | 43 | | | | 61 | 18 | 43 |
| 200% to 220% | | | | 51 | 40 | 11 | 51 | 40 | 11 |
| 220% to 240% | | | | 4 | 3 | 1 | 4 | 3 | 1 |
| **Total** | **480** | **45** | **434** | **703** | **207** | **495** | **1,182** | **253** | **929** |

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

**Table A-3. Avon Housing Need by Tenure and AMI**

| Description | Avon | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Existing Shortage | | | Projected Need | | | Total Housing Need | | |
| | Total | Owner | Renter | Total | Owner | Renter | Total | Owner | Renter |
| Extremely Low Income (<30% AMI) | 39 | 0 | 39 | 0 | 0 | 0 | 39 | 0 | 39 |
| Very Low Income (31 - 50% AMI) | 54 | 0 | 54 | 0 | 0 | 0 | 54 | 0 | 54 |
| Low Income (51% - 80% AMI) | 124 | 0 | 124 | 237 | 0 | 237 | 361 | 0 | 361 |
| Moderate Income | | | | | | | | | |
| 81% - 100% | 64 | 0 | 64 | 284 | 0 | 284 | 348 | 0 | 348 |
| 100% - 120% | 51 | 22 | 29 | 155 | 82 | 73 | 206 | 105 | 102 |
| Middle Income | | | | | | | | | |
| 120% to 140% | 50 | 22 | 28 | 49 | 26 | 23 | 100 | 48 | 52 |
| 140% to 160% | 41 | 27 | 15 | 15 | 11 | 4 | 56 | 38 | 19 |
| 160% to 180% | 32 | 21 | 12 | 40 | 29 | 11 | 73 | 50 | 23 |
| 180% to 200% | 32 | 21 | 12 | 13 | 10 | 4 | 46 | 31 | 15 |
| Greater than 200% | 117 | 75 | 41 | | | | 117 | 75 | 41 |
| 200% to 220% | | | | 53 | 39 | 15 | 53 | 39 | 15 |
| 220% to 240% | | | | 4 | 3 | 1 | 4 | 3 | 1 |
| **Total** | **606** | **188** | **418** | **852** | **200** | **652** | **1,458** | **388** | **1,070** |

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

**Table A-4. Eagle Housing Need by Tenure and AMI**

| Description | Eagle | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Existing Shortage | | | Projected Need | | | Total Housing Need | | |
| | Total | Owner | Renter | Total | Owner | Renter | Total | Owner | Renter |
| Extremely Low Income (<30% AMI) | 3 | 0 | 3 | 0 | 0 | 0 | 3 | 0 | 3 |
| Very Low Income (31 - 50% AMI) | 4 | 0 | 4 | 0 | 0 | 0 | 4 | 0 | 4 |
| Low Income (51% - 80% AMI) | 9 | 0 | 9 | 167 | 0 | 167 | 177 | 0 | 177 |
| Moderate Income | | | | | | | | | |
| 81% - 100% | 5 | 0 | 5 | 200 | 0 | 200 | 205 | 0 | 205 |
| 100% - 120% | 9 | 7 | 2 | 103 | 52 | 52 | 112 | 59 | 54 |
| Middle Income | | | | | | | | | |
| 120% to 140% | 9 | 7 | 2 | 33 | 16 | 16 | 42 | 23 | 18 |
| 140% to 160% | 10 | 9 | 1 | 10 | 7 | 3 | 19 | 15 | 4 |
| 160% to 180% | 8 | 7 | 1 | 26 | 18 | 8 | 34 | 25 | 9 |
| 180% to 200% | 8 | 7 | 1 | 9 | 6 | 3 | 16 | 13 | 3 |
| Greater than 200% | 27 | 24 | 3 | | | | 27 | 24 | 3 |
| 200% to 220% | | | | 35 | 24 | 10 | 35 | 24 | 10 |
| 220% to 240% | | | | 3 | 2 | 1 | 3 | 2 | 1 |
| **Total** | **91** | **61** | **31** | **585** | **125** | **460** | **677** | **186** | **491** |

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

**Table A-5. Gypsum Housing Need by Tenure and AMI**

| Description | Gypsum | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Existing Shortage | | | Projected Need | | | Total Housing Need | | |
| | Total | Owner | Renter | Total | Owner | Renter | Total | Owner | Renter |
| Extremely Low Income (<30% AMI) | 9 | 0 | 9 | 0 | 0 | 0 | 9 | 0 | 9 |
| Very Low Income (31 - 50% AMI) | 12 | 0 | 12 | 0 | 0 | 0 | 12 | 0 | 12 |
| Low Income (51% - 80% AMI) | 28 | 0 | 28 | 86 | 0 | 86 | 114 | 0 | 114 |
| Moderate Income | | | | | | | | | |
| 81% - 100% | 14 | 0 | 14 | 103 | 0 | 103 | 117 | 0 | 117 |
| 100% - 120% | 13 | 6 | 6 | 51 | 25 | 26 | 64 | 6 | 33 |
| Middle Income | | | | | | | | | |
| 120% to 140% | 12 | 6 | 6 | 16 | 8 | 8 | 29 | 6 | 15 |
| 140% to 160% | 11 | 7 | 3 | 5 | 3 | 1 | 15 | 7 | 5 |
| 160% to 180% | 8 | 6 | 3 | 13 | 9 | 4 | 21 | 6 | 7 |
| 180% to 200% | 8 | 6 | 3 | 4 | 3 | 1 | 13 | 6 | 4 |
| Greater than 200% | 30 | 21 | 9 | | | | 30 | 21 | 9 |
| 200% to 220% | | | | 17 | 12 | 5 | 17 | 0 | 5 |
| 220% to 240% | | | | 1 | 1 | 0 | 1 | 0 | 0 |
| **Total** | **146** | **52** | **94** | **296** | **60** | **236** | **442** | **52** | **330** |

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

**Table A-6. Minturn Housing Need by Tenure and AMI**

| Description | Minturn | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Existing Shortage | | | Projected Need | | | Total Housing Need | | |
| | Total | Owner | Renter | Total | Owner | Renter | Total | Owner | Renter |
| Extremely Low Income (<30% AMI) | 2 | 0 | 2 | 0 | 0 | 0 | 2 | 0 | 2 |
| Very Low Income (31 - 50% AMI) | 3 | 0 | 3 | 0 | 0 | 0 | 3 | 0 | 3 |
| Low Income (51% - 80% AMI) | 7 | 0 | 7 | 16 | 0 | 16 | 23 | 0 | 23 |
| Moderate Income | | | | | | | | | |
| 81% - 100% | 4 | 0 | 4 | 19 | 0 | 19 | 22 | 0 | 22 |
| 100% - 120% | 3 | 2 | 2 | 7 | 2 | 5 | 11 | 4 | 6 |
| Middle Income | | | | | | | | | |
| 120% to 140% | 3 | 2 | 2 | 2 | 1 | 2 | 6 | 2 | 3 |
| 140% to 160% | 3 | 2 | 1 | 1 | 0 | 0 | 3 | 2 | 1 |
| 160% to 180% | 2 | 2 | 1 | 2 | 1 | 1 | 4 | 2 | 1 |
| 180% to 200% | 2 | 2 | 1 | 1 | 0 | 0 | 3 | 2 | 1 |
| Greater than 200% | 8 | 6 | 2 | | | | 8 | 6 | 2 |
| 200% to 220% | | | | 2 | 1 | 1 | 2 | 1 | 1 |
| 220% to 240% | | | | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **39** | **14** | **24** | **49** | **6** | **43** | **87** | **20** | **67** |

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

**Table A-7. Red Cliff Housing Need by Tenure and AMI**

| Description | Red Cliff | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Existing Shortage | | | Projected Need | | | Total Housing Need | | |
| | Total | Owner | Renter | Total | Owner | Renter | Total | Owner | Renter |
| Extremely Low Income (<30% AMI) | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 |
| Very Low Income (31 - 50% AMI) | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 |
| Low Income (51% - 80% AMI) | 1 | 0 | 1 | 1 | - | 1 | 2 | 0 | 2 |
| Moderate Income | | | | | | | | | |
| 81% - 100% | 0 | 0 | 0 | 2 | - | 2 | 2 | 0 | 2 |
| 100% - 120% | 0 | 0 | 0 | 0 | - | 0 | 1 | 0 | 1 |
| Middle Income | | | | | | | | | |
| 120% to 140% | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 |
| 140% to 160% | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 |
| 160% to 180% | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 |
| 180% to 200% | 0 | 0 | 0 | 0 | - | 0 | 0 | 0 | 0 |
| Greater than 200% | 0 | 0 | 0 | | | | 0 | 0 | 0 |
| 200% to 220% | | | | 0 | - | 0 | 0 | 0 | 0 |
| 220% to 240% | | | | 0 | - | 0 | 0 | 0 | 0 |
| **Total** | **2** | **0** | **2** | **4** | **--** | **4** | **6** | **0** | **6** |

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

**Table A-8. Unincorporated Eagle County Housing Need by Tenure and AMI**

| Description | Unincorporated Eagle County | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | Existing Shortage | | | Projected Need | | | Total Housing Need | | |
| | Total | Owner | Renter | Total | Owner | Renter | Total | Owner | Renter |
| Extremely Low Income (<30% AMI) | 35 | 0 | 35 | 0 | 0 | 0 | 35 | 0 | 35 |
| Very Low Income (31 - 50% AMI) | 49 | 0 | 49 | 0 | 0 | 0 | 49 | 0 | 49 |
| Low Income (51% - 80% AMI) | 112 | 0 | 112 | 221 | 0 | 221 | 333 | 0 | 333 |
| Moderate Income | | | | | | | | | |
| 81% - 100% | 58 | 0 | 58 | 264 | 0 | 264 | 322 | 0 | 322 |
| 100% - 120% | 49 | 23 | 26 | 72 | 4 | 68 | 121 | 27 | 94 |
| Middle Income | | | | | | | | | |
| 120% to 140% | 48 | 23 | 26 | 23 | 1 | 22 | 71 | 24 | 47 |
| 140% to 160% | 41 | 28 | 13 | 4 | 1 | 4 | 45 | 28 | 17 |
| 160% to 180% | 32 | 22 | 10 | 12 | 1 | 10 | 44 | 23 | 21 |
| 180% to 200% | 32 | 22 | 10 | 4 | 0 | 3 | 36 | 22 | 14 |
| Greater than 200% | 115 | 77 | 37 | | | | 115 | 77 | 37 |
| 200% to 220% | | | | 16 | 2 | 14 | 16 | 2 | 14 |
| 220% to 240% | | | | 1 | 0 | 1 | 1 | 0 | 1 |
| **Total** | **570** | **194** | **376** | **616** | **9** | **607** | **1,186** | **203** | **983** |

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

THIS PAGE INTENTIONALLY LEFT BLANK

# Appendix B

Selected Employee & Household Survey Results
by Population Group

# POPULATION SEGMENTS

- Based on survey results, 8 “resident profiles” were created to use a lens to examine results and understand how housing needs vary across different resident groups
  - Young renters (anyone who rents and is aged 34 and under)
  - Living with roommates (anyone living with unrelated roommates)
  - Families with children (any couples or single parents with children 18 and under)
    - Subset: Families with young children (limited to families with children aged 9 and under)
  - Hispanic/Latino respondents (anyone who completed the survey in Spanish + anyone who self-identified as Hispanic)
  - Older adults (anyone aged 55+)
  - Current residents of employee housing
  - Current residents of deed-restricted housing
- To ensure comprehensive reporting, 2 additional groups are included in the analysis (
  - Other households with children (includes families with unrelated roommates)
  - All other

# HOME LOCATION

| | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| **Where do you live now (closest community)?** | **Upper Valley** (Vail & Hwy 24) | 14% | 15% | 15% | 23% | 19% | 8% | 16% | 8% | 8% | 6% | 15% |
| | **Mid Valley** (Eagle-Vail to Wolcott) | 42% | 47% | 53% | 51% | 48% | 51% | 40% | 40% | 37% | 48% | 40% |
| | **Lower Valley** (Eagle to Dotsero) | 40% | 33% | 29% | 17% | 31% | 38% | 40% | 50% | 51% | 43% | 41% |
| | **Other** (Colo River & out of county) | 4% | 5% | 4% | 9% | 2% | 4% | 4% | 3% | 4% | 3% | 4% |
| ***TOTAL*** | | ***100%*** | ***100%*** | ***100%*** | ***100%*** | ***100%*** | ***100%*** | ***100%*** | ***100%*** | ***100%*** | ***100%*** | ***100%*** |
| | ***n =*** | ***2,614*** | ***326*** | ***283*** | ***113*** | ***286*** | ***548*** | ***773*** | ***699*** | ***422*** | ***104*** | ***509*** |

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled*

# HOUSEHOLD COMPOSITION

| *Household composition* | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| Which of the following best describes your household? | Couple, no child(ren) at home | 35% | 35% | | 24% | 24% | 14% | 56% | | | | 59% |
| | Couple with child(ren) at home | 26% | 13% | | 24% | 28% | 37% | 11% | 81% | 85% | | 7% |
| | Adult living alone | 14% | 12% | | 23% | 18% | 7% | 21% | | | | 24% |
| | Unrelated roommates | 7% | 22% | 67% | 12% | 6% | 7% | 3% | | | | |
| | Single parent with child(ren) at home | 7% | 5% | | 8% | 14% | 16% | 2% | 19% | 15% | | 1% |
| | Immediate and extended family members | 5% | 4% | | 4% | 4% | 10% | 4% | | | 65% | 5% |
| | Family members and unrelated roommates | 4% | 6% | 33% | 3% | 4% | 7% | 2% | | | 35% | |
| | Other: | 2% | 2% | | 3% | 2% | 2% | 1% | | | | 3% |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| | *n =* | *2,640* | *330* | *293* | *117* | *285* | *551* | *798* | *716* | *435* | *106* | *494* |

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

# TOTAL PEOPLE IN HOUSEHOLD

| | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| Total people in household (calculated from number of people by age group) | 1 | 13% | 11% | 1% | 17% | 15% | 5% | 19% | 2% | 3% | 1% | 24% |
| | 2 | 42% | 43% | 28% | 34% | 35% | 22% | 62% | 9% | 6% | 3% | 61% |
| | 3 | 17% | 17% | 30% | 22% | 20% | 18% | 9% | 31% | 32% | 7% | 7% |
| | 4 | 15% | 11% | 19% | 12% | 14% | 22% | 5% | 35% | 33% | 17% | 6% |
| | 5 | 7% | 7% | 8% | 10% | 5% | 14% | 2% | 15% | 15% | 26% | 1% |
| | 6 | 3% | 6% | 8% | 4% | 7% | 10% | 1% | 5% | 6% | 32% | 1% |
| | 7 | 1% | 1% | 2% | | 0% | 3% | 0% | 1% | 2% | 4% | |
| | 8 | 1% | 0% | 1% | 1% | 0% | 1% | | 1% | 2% | 3% | 0% |
| | 9 | 0% | 1% | 0% | | 1% | 1% | 0% | 1% | 1% | 2% | |
| | 10 | 0% | 2% | 2% | | 1% | 1% | 0% | 0% | 0% | 2% | |
| | 11 | 0% | 0% | 1% | | 0% | 0% | | | | 2% | |
| | 12 | 0% | | | | 0% | 1% | | 0% | 0% | | |
| | 13 | 0% | 0% | 0% | | | 0% | | | | | |
| | 14 | 0% | | | | | 0% | | 0% | | | |
| | 16 | 0% | | 0% | | 0% | 0% | | 0% | 0% | 1% | |
| | 17 | 0% | 1% | 0% | | | 1% | | 0% | 0% | 1% | |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| *Average* | | *2.9* | *3.1* | *3.7* | *2.8* | *3.1* | *4.1* | *2.2* | *3.9* | *4.1* | *5.6* | *2.0* |
| *n =* | | *2,583* | *323* | *285* | *114* | *274* | *536* | *789* | *716* | *435* | *106* | *472* |

*Cells 5+ PPT greater than the overall are* ***GREEN*** *filled | Cells 5 PPT or less than the overall are* ***RED*** *filled*

# NUMBER OF WORKERS & RETIREES IN HOUSEHOLD

| | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| Including yourself, how many adults in your household are employed? | 0 | 14% | 3% | 3% | 4% | 6% | 7% | 32% | 3% | 2% | 4% | 11% |
| | 1 | 24% | 18% | 6% | 32% | 29% | 26% | 28% | 26% | 27% | 10% | 27% |
| | 2 | 47% | 52% | 38% | 43% | 47% | 39% | 32% | 60% | 62% | 29% | 54% |
| | 3 | 10% | 13% | 28% | 11% | 14% | 15% | 7% | 7% | 6% | 30% | 6% |
| | 4 | 3% | 7% | 14% | 3% | 2% | 8% | 1% | 2% | 1% | 21% | 1% |
| | 5 | 1% | 4% | 5% | 5% | 1% | 2% | 1% | 1% | 1% | 3% | 0% |
| | 6 | 1% | 2% | 4% | 1% | | 2% | | 0% | 0% | 2% | 0% |
| | 7 | 0% | 0% | 0% | | 0% | 1% | | 0% | 0% | | |
| | 8 | 0% | 0% | 1% | 1% | 0% | 1% | | 0% | 0% | 1% | |
| | 10 | 0% | 0% | | | 0% | | | 0% | 0% | | |
| | 12 | 0% | 0% | 0% | | | 0% | | | | 1% | |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| *Average* | | *1.7* | *2.3* | *2.8* | *2.0* | *1.9* | *2.1* | *1.2* | *1.9* | *1.9* | *2.9* | *1.6* |
| *n =* | | *2,573* | *323* | *284* | *113* | *271* | *527* | *789* | *701* | *424* | *104* | *480* |
| Including yourself, how many adults in your household are retired? | 0 | 81% | 99% | 91% | 97% | 94% | 96% | 54% | 97% | 98% | 80% | 84% |
| | 1 | 9% | 0% | 7% | | 5% | 4% | 20% | 2% | 1% | 12% | 7% |
| | 2 | 10% | 1% | 2% | 3% | 1% | 1% | 25% | 1% | 1% | 8% | 9% |
| | 3 | 0% | | | | | | 0% | | | 1% | |
| | 10 | 0% | | | | | | 0% | | | | |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| *Average* | | *0.3* | *0.0* | *0.1* | *0.1* | *0.1* | *0.1* | *0.7* | *0.0* | *0.0* | *0.3* | *0.2* |
| *n =* | | *2,573* | *323* | *284* | *113* | *271* | *527* | *789* | *701* | *424* | *104* | *480* |

*Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

# TOTAL JOBS HELD BY HOUSEHOLD MEMBERS

| | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| Total jobs held by household members (excluding households with no workers) | 1 | 21% | 14% | 6% | 29% | 21% | 24% | 32% | 21% | 21% | 10% | 21% |
| | 2 | 40% | 38% | 26% | 35% | 40% | 37% | 39% | 47% | 47% | 20% | 42% |
| | 3 | 19% | 21% | 26% | 11% | 19% | 17% | 19% | 17% | 16% | 26% | 17% |
| | 4 | 11% | 14% | 19% | 15% | 10% | 14% | 5% | 8% | 8% | 28% | 12% |
| | 5 | 4% | 6% | 11% | 3% | 4% | 4% | 3% | 4% | 4% | 8% | 4% |
| | 6 | 2% | 3% | 6% | 3% | 2% | 2% | 1% | 2% | 1% | 5% | 2% |
| | 7 | 1% | 2% | 3% | 3% | 2% | 1% | | 1% | 0% | 2% | 1% |
| | 8 | 1% | 2% | 3% | | 0% | 0% | 1% | 0% | 0% | | 1% |
| | 9 | 0% | 1% | 1% | 1% | | | | 0% | | 1% | |
| | 10 | 0% | | | 1% | 0% | 0% | | 1% | 0% | | |
| | 12 | 0% | 0% | | | | 0% | | 0% | 0% | | |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| *Average* | | *2.5* | *2.9* | *3.5* | *2.6* | *2.6* | *2.6* | *2.1* | *2.4* | *2.4* | *3.3* | *2.5* |
| *n =* | | *2,234* | *320* | *270* | *114* | *248* | *483* | *569* | *669* | *403* | *98* | *419* |

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

# MONTHLY RENT/MORTGAGE

| | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| What is your household's current total monthly rent or mortgage payment? | $0 - do not pay rent or mortgage, or mortgage paid off | 23% | 10% | 14% | 24% | 10% | 13% | 44% | 12% | 11% | 20% | 16% |
| | $1 - $499 | 1% | 1% | 1% | 2% | 1% | 1% | 0% | 1% | 1% | 2% | 0% |
| | $500 - $999 | 3% | 3% | 3% | 8% | 8% | 3% | 5% | 2% | 2% | 2% | 2% |
| | $1,000 - $1,499 | 9% | 11% | 7% | 13% | 17% | 14% | 7% | 8% | 8% | 9% | 10% |
| | $1,500 - $1,999 | 17% | 22% | 11% | 23% | 26% | 33% | 9% | 22% | 24% | 16% | 17% |
| | $2,000 - $2,499 | 16% | 18% | 18% | 16% | 16% | 17% | 12% | 19% | 21% | 18% | 20% |
| | $2,500 - $2,999 | 11% | 13% | 11% | 5% | 8% | 8% | 9% | 12% | 10% | 10% | 13% |
| | $3,000 - $4,999 | 17% | 20% | 30% | 9% | 11% | 8% | 11% | 19% | 20% | 16% | 18% |
| | $5,000+ | 4% | 3% | 5% | | 2% | 3% | 3% | 4% | 3% | 7% | 3% |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| *Average* | | *$1,871* | *$2,118* | *$2,376* | *$1,403* | *$1,825* | *$1,815* | *$1,381* | *$2,195* | *$2,165* | *$2,045* | *$2,064* |
| *Median* | | *$1,800* | *$2,000* | *$2,350* | *$1,600* | *$1,700* | *$1,707* | *$1,098* | *$2,100* | *$2,000* | *$2,000* | *$2,000* |
| *n =* | | *2,230* | *305* | *232* | *94* | *240* | *429* | *772* | *583* | *355* | *82* | *376* |

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled*

# SELECTED MONTHLY HOUSING COSTS

| | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| Sum of selected monthly housing costs - rent/mortgage, HOA fees & utilities | $0 | 5% | 7% | 11% | 17% | 4% | 8% | 4% | 3% | 3% | 12% | 6% |
| | $1 - $249 | 2% | 3% | 2% | | 1% | 1% | 2% | 1% | 1% | 1% | 2% |
| | $250 - $499 | 5% | 3% | 3% | 6% | 2% | 3% | 9% | 3% | 3% | 2% | 2% |
| | $500 - $749 | 6% | 1% | 2% | 3% | 3% | 3% | 14% | 3% | 3% | 5% | 4% |
| | $750 - $999 | 3% | 1% | 2% | 5% | 2% | 1% | 5% | 2% | 1% | 1% | 3% |
| | $1,000 - $1,499 | 9% | 8% | 5% | 11% | 10% | 9% | 14% | 4% | 4% | 4% | 5% |
| | $1,500 - $1,999 | 12% | 19% | 9% | 18% | 23% | 23% | 9% | 14% | 15% | 6% | 9% |
| | $2,000 - $2,499 | 15% | 18% | 15% | 22% | 21% | 23% | 11% | 17% | 17% | 21% | 18% |
| | $2,500 - $2,999 | 13% | 16% | 13% | 8% | 11% | 10% | 8% | 15% | 17% | 13% | 18% |
| | $3,000 - $4,999 | 24% | 20% | 30% | 10% | 18% | 16% | 19% | 31% | 31% | 25% | 27% |
| | $5,000+ | 6% | 3% | 8% | | 5% | 4% | 6% | 6% | 4% | 11% | 6% |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| *Average* | | *$2,343* | *$2,236* | *$2,562* | *$1,577* | *$2,301* | *$2,140* | *$2,009* | *$2,697* | *$2,652* | *$2,555* | *$2,519* |
| *Median* | | *$2,230* | *$2,100* | *$2,500* | *$1,686* | *$2,100* | *$2,000* | *$1,600* | *$2,562* | *$2,560* | *$2,366* | *$2,500* |
| *n =* | | *2,288* | *319* | *247* | *95* | *245* | *445* | *793* | *595* | *361* | *85* | *382* |

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

# HOUSING COSTS AS A PERCENTAGE OF INCOME

| | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| Ratio of selected housing costs (rent/mortgage, HOA fees and utilities) to household income | 0% | 6% | 8% | 14% | 17% | 4% | 9% | 4% | 3% | 3% | 14% | 7% |
| | 0.1 - 9.9% | 17% | 7% | 11% | 10% | 8% | 5% | 30% | 11% | 9% | 4% | 11% |
| | 10 - 19.9% | 22% | 15% | 22% | 20% | 19% | 13% | 21% | 24% | 24% | 15% | 27% |
| | 20 - 29.9% | 23% | 28% | 18% | 19% | 26% | 16% | 19% | 22% | 23% | 19% | 29% |
| | 30 - 39.9% | 13% | 19% | 17% | 19% | 17% | 13% | 9% | 14% | 15% | 7% | 13% |
| | 40 - 49.9% | 7% | 7% | 5% | 3% | 7% | 13% | 7% | 10% | 9% | 8% | 6% |
| | 50 - 99.9% | 9% | 11% | 10% | 5% | 13% | 20% | 7% | 11% | 11% | 19% | 6% |
| | 100%+ | 3% | 5% | 3% | 5% | 6% | 10% | 3% | 4% | 4% | 13% | 1% |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| *Median* | | *21.9%* | *26.3%* | *21.6%* | *21.3%* | *27.1%* | *34.7%* | *16.7%* | *25.2%* | *25.7%* | *27.1%* | *21.5%* |
| *n =* | | *2,013* | *271* | *187* | *92* | *225* | *367* | *687* | *549* | *328* | *72* | *340* |

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

# MONTHLY CHILDCARE EXPENSES

| | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| Child care expenses per month | $1 - $99 | 2% | 5% | | | 4% | 3% | | 2% | 2% | | |
| | $100 - $199 | 5% | 10% | | 17% | 11% | 8% | | 6% | 6% | 5% | 9% |
| | $200 - $499 | 23% | 25% | 44% | 25% | 32% | 28% | 25% | 21% | 21% | 33% | 9% |
| | $500 - $999 | 27% | 40% | 33% | 17% | 36% | 36% | 25% | 26% | 24% | 29% | 45% |
| | $1,000 - $1,999 | 25% | 18% | 11% | 17% | 14% | 17% | 13% | 27% | 28% | 14% | 36% |
| | $2,000 - $2,999 | 13% | 3% | 6% | 17% | 4% | 5% | 25% | 13% | 14% | 14% | |
| | $3,000+ | 5% | | 6% | 8% | | 3% | 13% | 5% | 4% | 5% | |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| *Average* | | *$1,150* | *$637* | *$1,744* | *$2,582* | *$588* | *$736* | *$1,344* | *$1,111* | *$1,106* | *$1,769* | *$755* |
| *Median* | | *$800* | *$600* | *$550* | *$550* | *$500* | *$580* | *$850* | *$815* | *$900* | *$600* | *$608* |
| *n =* | | *262* | *40* | *18* | *12* | *28* | *64* | *8* | *216* | *196* | *21* | *11* |

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

# ABILITY TO PAY FOR ESSENTIAL EXPENSES

| | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| **Are you able to pay for all your essential expenses each month (e.g. housing, utilities, food, childcare, insurance, loan payments, etc.) without accumulating additional debt?** | **Yes** | 77% | 65% | 66% | 69% | 72% | 59% | 88% | 70% | 71% | 60% | 77% |
| | **No** | 13% | 20% | 15% | 13% | 15% | 19% | 6% | 17% | 17% | 19% | 15% |
| | **Uncertain** | 10% | 15% | 19% | 17% | 13% | 22% | 5% | 13% | 13% | 21% | 7% |
| ***TOTAL*** | | ***100%*** | ***100%*** | ***100%*** | ***100%*** | ***100%*** | ***100%*** | ***100%*** | ***100%*** | ***100%*** | ***100%*** | ***100%*** |
| | ***n =*** | ***2,250*** | ***328*** | ***239*** | ***96*** | ***236*** | ***427*** | ***784*** | ***587*** | ***358*** | ***85*** | ***378*** |

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

# AGE OF RESPONDENT

| | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| Age of respondent | 17 & under | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| | 18 - 24 | 2% | 9% | 5% | 6% | 1% | 7% | 0% | 1% | 1% | 11% | 1% |
| | 25 - 34 | 18% | 90% | 41% | 36% | 25% | 32% | 0% | 13% | 20% | 25% | 11% |
| | 35 - 44 | 24% | 0% | 18% | 35% | 33% | 30% | 0% | 43% | 57% | 27% | 47% |
| | 45 - 54 | 19% | 0% | 16% | 13% | 22% | 20% | 0% | 34% | 20% | 20% | 40% |
| | 55 - 64 | 16% | 0% | 11% | 4% | 12% | 7% | 44% | 8% | 1% | 7% | 0% |
| | 65 - 74 | 14% | 0% | 5% | 5% | 6% | 2% | 38% | 1% | 0% | 10% | 0% |
| | 75 - 84 | 6% | 0% | 3% | 0% | 1% | 0% | 16% | 0% | 0% | 0% | 0% |
| | 85+ | 1% | 0% | 0% | 0% | 0% | 0% | 2% | 0% | 0% | 0% | 0% |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| *Median* | | *47.0* | *29.0* | *36.0* | *36.0* | *42.0* | *37.0* | *66.0* | *43.0* | *40.0* | *38.0* | *42.0* |
| *n =* | | *2,218* | *331* | *232* | *95* | *237* | *423* | *803* | *582* | *354* | *84* | *345* |

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

# NUMBER OF BEDROOMS

| *Bedrooms in home* | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| How many of bedrooms are in your home? | 0 | 1% | 3% | 0% | 4% | 1% | 1% | 0% | 0% | 1% | | 2% |
| | 1 | 11% | 26% | 5% | 22% | 15% | 15% | 7% | 4% | 5% | 2% | 14% |
| | 2 | 25% | 42% | 32% | 34% | 44% | 34% | 16% | 25% | 29% | 19% | 25% |
| | 3 | 36% | 23% | 40% | 27% | 34% | 40% | 38% | 40% | 39% | 48% | 34% |
| | 4 | 18% | 5% | 17% | 8% | 5% | 7% | 28% | 20% | 18% | 16% | 16% |
| | 5 | 7% | 1% | 5% | 3% | 1% | 3% | 10% | 8% | 7% | 16% | 8% |
| | 6 | 1% | | 1% | 1% | 0% | 0% | 2% | 2% | 1% | | 1% |
| | 7 | 0% | | | | | | 0% | 0% | | | 1% |
| | 8 | 0% | | | | | | 0% | | | | |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| *Average* | | *2.9* | *2.1* | *2.9* | *2.3* | *2.3* | *2.5* | *3.2* | *3.1* | *3.0* | *3.2* | *2.8* |
| *n =* | | *2,643* | *318* | *276* | *114* | *290* | *560* | *787* | *700* | *425* | *103* | *519* |

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

# HOUSING TENURE

| *Housing tenure* | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| Do you own or rent your residence? | Own | 58% | | 27% | 4% | 45% | 23% | 86% | 60% | 56% | 34% | 65% |
| | Rent with a lease agreement | 30% | 78% | 46% | 70% | 48% | 55% | 9% | 31% | 34% | 35% | 25% |
| | Rent without a lease agreement | 8% | 22% | 22% | 16% | 5% | 15% | 4% | 6% | 7% | 12% | 5% |
| | I don't rent or own; I am staying with friends or family | 2% | | 4% | 2% | 1% | 4% | 0% | 2% | 3% | 14% | 3% |
| | Other: | 1% | | 1% | 5% | 0% | 2% | 0% | 0% | 0% | 4% | 1% |
| | Currently don't have housing | 1% | | 1% | 2% | | 1% | 0% | 0% | 0% | 1% | 1% |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| | *n =* | *2,714* | *331* | *293* | *119* | *296* | *576* | *798* | *711* | *433* | *106* | *535* |

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

# SATISFACTION WITH CURRENT RESIDENCE

| *Satisfaction with your current residence* | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| Which best describes your satisfaction with your current residence? | 1 - Very dissatisfied | 7% | 11% | 10% | 7% | 9% | 11% | 5% | 6% | 5% | 10% | 7% |
| | 2 - Somewhat dissatisfied | 11% | 20% | 15% | 14% | 15% | 17% | 4% | 12% | 15% | 16% | 11% |
| | 3 - Somewhat satisfied | 19% | 30% | 27% | 32% | 19% | 28% | 8% | 20% | 22% | 35% | 20% |
| | 4 - Satisfied | 30% | 26% | 25% | 25% | 33% | 30% | 25% | 36% | 37% | 24% | 32% |
| | 5 - Very satisfied | 34% | 13% | 23% | 21% | 25% | 14% | 57% | 26% | 22% | 15% | 30% |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| *Average* | | *3.7* | *3.1* | *3.4* | *3.4* | *3.5* | *3.2* | *4.3* | *3.6* | *3.5* | *3.2* | *3.7* |
| *n =* | | *2,517* | *312* | *271* | *111* | *278* | *498* | *757* | *659* | *403* | *93* | *496* |

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

# REASONS FOR DISSATISFACTION WITH RESIDENCE

| | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| If dissatisfied or somewhat satisfied with your current residence, why are you not fully satisfied? | Too expensive | 49% | 59% | 52% | 33% | 46% | 56% | 34% | 52% | 50% | 42% | 50% |
| | Too small / overcrowded | 35% | 41% | 38% | 38% | 49% | 34% | 20% | 44% | 48% | 41% | 33% |
| | Currently rent, prefer to buy | 34% | 61% | 38% | 38% | 28% | 36% | 15% | 33% | 32% | 36% | 35% |
| | Needs repairs / poor condition | 27% | 31% | 28% | 22% | 33% | 23% | 22% | 32% | 29% | 22% | 27% |
| | Unstable housing situation (e.g., afraid I'll have to move when I do not want to) | 21% | 33% | 35% | 41% | 22% | 22% | 11% | 17% | 13% | 27% | 22% |
| | I need to have roommates and would prefer not to | 17% | 27% | 51% | 28% | 15% | 16% | 7% | 6% | 6% | 29% | 17% |
| | Disturbance from nearby short-term rentals | 15% | 15% | 17% | 16% | 12% | 7% | 20% | 14% | 13% | 10% | 18% |
| | Other: | 16% | 9% | 12% | 3% | 16% | 8% | 28% | 10% | 10% | 8% | 22% |
| | Too far from work | 10% | 12% | 7% | 3% | 5% | 9% | 8% | 10% | 14% | 10% | 11% |
| | Location or living situation does not feel safe | 7% | 10% | 7% | 7% | 13% | 9% | 3% | 9% | 8% | 7% | 5% |
| | Poor access to transit | 7% | 5% | 7% | 3% | 2% | 7% | 6% | 8% | 6% | 5% | 7% |
| | Pets not allowed | 6% | 13% | 15% | 13% | 1% | 6% | 2% | 3% | 4% | 3% | 5% |
| | Forced to live with my ex because we cannot find or afford separate places to live | 3% | 3% | 1% | 1% | 3% | 2% | | 4% | 3% | 3% | 5% |
| *TOTAL* | | *249%* | *319%* | *308%* | *245%* | *245%* | *236%* | *174%* | *242%* | *237%* | *244%* | *259%* |
| | *n =* | *1,052* | *206* | *156* | *69* | *135* | *295* | *180* | *280* | *190* | *59* | *214* |

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

# EASE OF FINDING HOUSING

| *Ease of finding housing* | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| When you last moved within the Eagle River Valley or surrounding region, how hard was it to find housing that met your needs and that you could afford? | Not difficult | 20% | 4% | 9% | 13% | 12% | 12% | 37% | 15% | 10% | 13% | 21% |
| | Moderately difficult | 31% | 21% | 29% | 28% | 25% | 24% | 37% | 32% | 31% | 28% | 31% |
| | Very difficult | 43% | 63% | 50% | 41% | 59% | 56% | 24% | 49% | 53% | 42% | 43% |
| | I have yet to find such housing | 5% | 12% | 13% | 19% | 3% | 9% | 2% | 4% | 5% | 17% | 6% |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| | *n =* | *2,661* | *331* | *290* | *117* | *298* | *567* | *767* | *712* | *432* | *104* | *522* |

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

# FUTURE DURATION OF RESIDENCE

| | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| How much longer do you plan on living in the area? | Under 6 months | 2% | 5% | 3% | 4% | 3% | 2% | 2% | 1% | 1% | | 2% |
| | 6 – 12 months | 3% | 5% | 3% | 9% | 4% | 3% | 2% | 1% | 1% | 3% | 4% |
| | 1 – 2 years | 8% | 15% | 17% | 13% | 6% | 8% | 5% | 5% | 5% | 7% | 8% |
| | 3 – 5 years | 13% | 21% | 19% | 20% | 16% | 15% | 10% | 12% | 11% | 14% | 14% |
| | 6 – 9 years | 9% | 9% | 10% | 13% | 6% | 10% | 9% | 9% | 6% | 9% | 8% |
| | 10 – 19 years | 17% | 9% | 13% | 13% | 13% | 15% | 22% | 19% | 19% | 16% | 17% |
| | 20 or more years | 48% | 36% | 35% | 27% | 52% | 47% | 51% | 53% | 57% | 51% | 46% |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| | *n =* | *2,415* | *316* | *265* | *111* | *271* | *486* | *667* | *649* | *392* | *96* | *490* |

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

# (IF PLANNING TO LEAVE IN 5 YEARS) EXPECTED REASONS FOR LEAVING

| | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| If planning on leaving the area in five years or less, why are you likely to leave the area? | Better / more affordable housing opportunities | 59% | 79% | 69% | 70% | 63% | 55% | 41% | 62% | 69% | 60% | 60% |
| | To be able to buy a home | 34% | 64% | 43% | 48% | 41% | 36% | 9% | 33% | 41% | 40% | 38% |
| | Better quality of life | 26% | 27% | 24% | 14% | 26% | 26% | 23% | 28% | 27% | 32% | 30% |
| | Better or different job opportunities | 20% | 28% | 27% | 23% | 27% | 21% | 4% | 24% | 27% | 24% | 26% |
| | Other: | 16% | 4% | 13% | 4% | 16% | 9% | 27% | 18% | 12% | 8% | 15% |
| | Retirement | 17% | 1% | 12% | 5% | 8% | 6% | 49% | 5% | 3% | 4% | 7% |
| | Change in household / family status | 11% | 11% | 8% | 16% | 13% | 17% | 11% | 17% | 12% | 32% | 8% |
| | Go back to school | 3% | 5% | 5% | 7% | 6% | 5% | | 1% | 1% | 8% | 4% |
| *TOTAL* | | *187%* | *220%* | *202%* | *188%* | *199%* | *176%* | *164%* | *187%* | *191%* | *208%* | *187%* |
| | *n =* | *794* | *147* | *123* | *54* | *86* | *149* | *218* | *152* | *93* | *25* | *167* |

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

# CONSIDER MOVING

| *If housing were available that you could afford, would you consider moving within or to the Eagle River Valley in the next 5 years (e.g. for reasons of convenience, economics, or quality of life)?* | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| If housing were available that you could afford, would you consider moving within or to the Eagle River Valley in the next 5 years (e.g. for reasons of convenience, economics, or quality of life)? | Yes, if I could BUY a home | 61% | 67% | 57% | 58% | 75% | 69% | 38% | 72% | 77% | 69% | 69% |
| | Yes, if I could RENT a home | 3% | 9% | 9% | 10% | 5% | 9% | 2% | 2% | 2% | 7% | 1% |
| | Yes, if I could BUY OR RENT a home | 11% | 22% | 22% | 25% | 8% | 15% | 7% | 9% | 9% | 13% | 10% |
| | No | 24% | 2% | 11% | 8% | 12% | 7% | 53% | 17% | 13% | 12% | 20% |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| | *n =* | *2,074* | *330* | *249* | *103* | *241* | *446* | *578* | *576* | *362* | *86* | *371* |

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

# REASONS FOR CONSIDERING MOVING

| | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| (If you would consider moving) Why would you consider moving to a different home? | To find a less expensive home | 39% | 54% | 50% | 42% | 45% | 56% | 27% | 41% | 40% | 41% | 35% |
| | To find a larger home | 36% | 36% | 30% | 25% | 50% | 44% | 18% | 52% | 58% | 37% | 39% |
| | Currently rent, want to buy | 33% | 68% | 45% | 56% | 37% | 43% | 10% | 31% | 31% | 31% | 31% |
| | To be closer to work | 18% | 27% | 25% | 28% | 17% | 22% | 8% | 19% | 22% | 13% | 18% |
| | To live in a different community | 15% | 15% | 18% | 18% | 14% | 11% | 14% | 13% | 14% | 6% | 20% |
| | To live in a more rural setting | 15% | 7% | 11% | 17% | 9% | 5% | 18% | 15% | 13% | 10% | 20% |
| | To live in or closer to a town | 9% | 13% | 9% | 10% | 7% | 8% | 7% | 8% | 8% | 8% | 12% |
| | Other: | 10% | 3% | 9% | 4% | 9% | 5% | 17% | 8% | 6% | 3% | 11% |
| | To find a smaller home | 7% | 1% | 4% | 1% | 2% | 1% | 17% | 4% | 2% | 1% | 6% |
| | To have better access to transit | 5% | 7% | 8% | 8% | 3% | 6% | 3% | 5% | 4% | 5% | 5% |
| | To live in senior housing | 6% | | 3% | 3% | 3% | 2% | 20% | 1% | | 4% | 2% |
| | Prefer to rent | 2% | 4% | 5% | 4% | 0% | 4% | 2% | 1% | 1% | 6% | 1% |
| *TOTAL* | | *194%* | *236%* | *218%* | *216%* | *196%* | *206%* | *161%* | *195%* | *199%* | *165%* | *200%* |
| | *n =* | *1,767* | *324* | *230* | *95* | *219* | *413* | *436* | *497* | *324* | *78* | *312* |

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

# MOST IMPORTANT FACTORS WHEN CHOOSING A PLACE TO LIVE

| | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| Which 3 factors are most important to your household when looking for a place to live? | Cost of housing to buy / rent | 57% | 77% | 62% | 71% | 64% | 55% | 45% | 55% | 57% | 60% | 61% |
| | Proximity to my job | 35% | 46% | 47% | 48% | 42% | 45% | 25% | 35% | 38% | 34% | 31% |
| | Type of residence (single-family, condo, etc.) | 28% | 16% | 22% | 17% | 22% | 15% | 35% | 28% | 25% | 29% | 26% |
| | Community character ('look and feel,' family orientation, etc.) | 23% | 8% | 14% | 14% | 13% | 8% | 34% | 22% | 18% | 13% | 25% |
| | Washer/dryer in unit | 21% | 31% | 27% | 25% | 28% | 30% | 17% | 21% | 19% | 19% | 19% |
| | Pets allowed | 22% | 32% | 26% | 24% | 24% | 15% | 18% | 15% | 13% | 10% | 28% |
| | Garage | 18% | 11% | 16% | 7% | 14% | 10% | 26% | 13% | 12% | 13% | 22% |
| | Community amenities (parks, libraries, etc.) | 18% | 10% | 11% | 13% | 12% | 7% | 24% | 18% | 20% | 10% | 18% |
| | Proximity to daycare or schools | 13% | 11% | 9% | 15% | 18% | 24% | 4% | 35% | 43% | 32% | 4% |
| | Proximity to commercial services (shopping, dining, etc.) | 15% | 12% | 14% | 13% | 12% | 11% | 21% | 9% | 10% | 10% | 19% |
| | Proximity to job(s) of other members of my household | 12% | 13% | 9% | 15% | 12% | 18% | 8% | 16% | 18% | 19% | 14% |
| | Proximity to alpine skiing | 14% | 7% | 11% | 8% | 8% | 3% | 22% | 8% | 5% | 3% | 15% |
| | Proximity to ECO Transit bus service | 3% | 6% | 7% | 6% | 5% | 7% | 3% | 3% | 2% | 5% | 3% |
| | Extra storage/locker (if don't have garage) | 3% | 7% | 6% | 10% | 4% | 5% | 2% | 3% | 4% | | 4% |
| *TOTAL* | | *282%* | *287%* | *279%* | *286%* | *279%* | *252%* | *285%* | *281%* | *284%* | *257%* | *288%* |
| | *n =* | *2,226* | *328* | *258* | *102* | *247* | *446* | *678* | *604* | *373* | *91* | *399* |

*Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled*

18 Sep 24 Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

# FORCED TO MOVE

| *Forced to move* | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| In the past 5 years, have you had to move out of a home in the Eagle River Valley or the surrounding area when you didn't want to move? | Yes | 20% | 40% | 29% | 43% | 25% | 31% | 6% | 21% | 25% | 28% | 21% |
| | No | 80% | 60% | 71% | 57% | 75% | 69% | 94% | 79% | 75% | 72% | 79% |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| | *n =* | *2,663* | *328* | *287* | *115* | *295* | *569* | *776* | *711* | *431* | *103* | *522* |

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

# REASON(S) FORCED TO MOVE

| | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| What were the reason(s) you had to move? | Big rent increase (How much did the monthly rent go up?) | 35% | 35% | 48% | 27% | 42% | 39% | 25% | 33% | 29% | 33% | 30% |
| | Owner sold my rental unit | 29% | 26% | 27% | 21% | 26% | 18% | 24% | 25% | 25% | 22% | 40% |
| | Personal reasons (e.g. divorce, breakup, unsafe living situation, etc.) | 20% | 21% | 21% | 22% | 24% | 20% | 20% | 25% | 23% | 11% | 19% |
| | Owner turned the unit into a vacation rental | 17% | 21% | 22% | 14% | 17% | 10% | 13% | 10% | 10% | 15% | 23% |
| | Big increase in other housing costs (e.g. utilities, HOA fees, etc.) | 11% | 9% | 15% | 10% | 15% | 17% | 7% | 14% | 10% | 7% | 2% |
| | Change in household size (e.g. had children, lost a roommate, etc.) | 10% | 11% | 10% | 14% | 13% | 10% | 4% | 17% | 18% | 11% | 7% |
| | Owner moved in | 11% | 12% | 16% | 12% | 7% | 10% | 11% | 9% | 8% | 19% | 12% |
| | Other: | 11% | 11% | 9% | 14% | 15% | 7% | 20% | 9% | 10% | 4% | 8% |
| | Owner wouldn't commit to a long lease (six months or more) | 10% | 8% | 12% | 8% | 15% | 9% | 5% | 9% | 8% | 11% | 13% |
| | Could not afford to pay rent / mortgage due to a job or income loss | 9% | 9% | 9% | 12% | 8% | 10% | 13% | 9% | 10% | 11% | 11% |
| | Changed jobs and could no longer live in employer-provided housing | 7% | 11% | 12% | 12% | 3% | 4% | 5% | 4% | 5% | 7% | 11% |
| | Pets not allowed | 6% | 8% | 10% | 2% | 8% | 5% | 5% | 3% | 2% | 4% | 5% |
| | Evicted from home / apartment | 5% | 7% | 6% | 2% | 1% | 10% | 13% | 4% | 4% | 19% | 3% |
| *TOTAL* | | *183%* | *190%* | *215%* | *172%* | *194%* | *167%* | *163%* | *172%* | *162%* | *174%* | *183%* |
| | *n =* | *527* | *132* | *82* | *48* | *75* | *175* | *43* | *148* | *106* | *27* | *111* |

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

# SECURITY OF HOUSING SITUATION

| *Security of housing situation* | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| How secure do you feel in your current housing situation, in terms of your ability to stay in your home (and not be forced to move) | Very secure | 48% | 16% | 27% | 14% | 39% | 25% | 68% | 46% | 43% | 32% | 50% |
| | Somewhat secure | 29% | 43% | 30% | 41% | 40% | 36% | 20% | 33% | 35% | 33% | 28% |
| | Somewhat insecure | 11% | 21% | 19% | 18% | 9% | 17% | 6% | 10% | 11% | 17% | 11% |
| | Very insecure | 9% | 15% | 15% | 22% | 8% | 14% | 4% | 8% | 7% | 8% | 9% |
| | Don't know / not sure | 3% | 5% | 8% | 2% | 3% | 7% | 1% | 2% | 2% | 7% | 1% |
| | Other: | 1% | 1% | 1% | 2% | 0% | 1% | 1% | 1% | 1% | 3% | 2% |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| | *n =* | *2,709* | *329* | *292* | *119* | *298* | *575* | *797* | *715* | *434* | *106* | *532* |

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

# RETIREMENT AGE

| | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| (If age 50 or older) Age when you expect to retire (or if already retired, age when you retired) | 30 - 39 | 1% | 20% | 3% | | 2% | 5% | 0% | | | 10% | 1% |
| | 40 - 49 | 1% | 10% | 2% | | | | 1% | 1% | | | 4% |
| | 50 - 54 | 3% | 20% | 6% | | 2% | 3% | 3% | 1% | | 10% | 3% |
| | 55 | 4% | | 5% | 5% | 2% | 3% | 3% | 6% | 10% | 5% | 5% |
| | 56 | 1% | | | | | 2% | 1% | 1% | | 5% | |
| | 57 | 1% | | 2% | | 2% | | 1% | 1% | | | 2% |
| | 58 | 1% | | 3% | | | | 1% | 1% | | | 3% |
| | 59 | 1% | | 2% | | 2% | | 2% | | | | 1% |
| | 60 | 9% | | 9% | 15% | 7% | 7% | 7% | 16% | 21% | 14% | 10% |
| | 61 | 2% | | | | 2% | 2% | 2% | 1% | | | 1% |
| | 62 | 6% | | 2% | | 10% | 9% | 6% | 4% | | | 6% |
| | 63 | 3% | | 2% | 5% | 2% | 2% | 3% | 1% | | | 1% |
| | 64 | 1% | | | 5% | 2% | | 2% | 2% | | | |
| | 65 | 27% | 40% | 31% | 29% | 29% | 45% | 23% | 43% | 60% | 29% | 25% |
| | 66 | 4% | | 2% | | 3% | | 5% | 4% | 2% | | 2% |
| | 67 | 8% | | 5% | 5% | 12% | 11% | 10% | 5% | | 10% | 7% |
| | 68 | 3% | | 3% | 5% | | 2% | 4% | 1% | | | 2% |
| | 69 | 2% | | 2% | | | 2% | 3% | | | | 1% |
| | 70 | 12% | 10% | 13% | 25% | 16% | 3% | 13% | 7% | | 14% | 15% |
| | 71 | 1% | | | 5% | | | 1% | | | | |
| | 72 | 1% | | 2% | | 2% | 2% | 1% | | | | 3% |
| | 73 | 1% | | | | | | 1% | | | | 1% |
| | 74 | 0% | | | | | | 0% | | | | 0% |
| | 75 | 3% | | 3% | | 2% | 2% | 4% | 4% | 5% | | 2% |
| | 76+ | 4% | | 6% | | 5% | | 4% | 1% | 2% | 5% | 4% |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| *Average* | | *64.9* | *54.0* | *64.4* | *65.4* | *65.3* | *62.4* | *65.4* | *64.2* | *64.3* | *60.7* | *64.3* |
| *Median* | | *65.0* | *57.5* | *65.0* | *65.0* | *65.0* | *65.0* | *65.0* | *65.0* | *65.0* | *65.0* | *65.0* |
| *n =* | | *913* | *10* | *64* | *18* | *58* | *59* | *595* | *142* | *42* | *21* | *139* |

*Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled*

18 Sep 24 Source: RRC Associates. Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

# RETIREMENT – EXPECTED HOUSING CHANGES

| *Retirement (respondents age 50 or older)* | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| When you retire, how likely are you to stay in the region? | 1 - Not at all likely | 12% | 18% | 17% | 31% | 13% | 17% | 9% | 11% | 8% | 10% | 15% |
| | 2 | 8% | 11% | 12% | 4% | 7% | 7% | 7% | 11% | 9% | 17% | 11% |
| | 3 | 13% | 4% | 9% | 4% | 16% | 8% | 12% | 13% | 13% | 7% | 15% |
| | 4 | 15% | 25% | 14% | 24% | 13% | 10% | 14% | 20% | 24% | 23% | 17% |
| | 5 - Extremely likely | 41% | 18% | 31% | 20% | 38% | 43% | 50% | 36% | 37% | 33% | 30% |
| | Don't know / not applicable | 11% | 25% | 16% | 16% | 14% | 15% | 8% | 9% | 10% | 10% | 13% |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| | *n =* | *1,101* | *28* | *99* | *23* | *87* | *139* | *582* | *219* | *79* | *30* | *188* |
| When you retire, how likely are you to rent or purchase a smaller home? | 1 - Not at all likely | 30% | 12% | 18% | 16% | 27% | 19% | 34% | 18% | 20% | 17% | 37% |
| | 2 | 9% | 8% | 14% | | 12% | 4% | 10% | 8% | 7% | 10% | 9% |
| | 3 | 14% | 8% | 13% | 8% | 9% | 11% | 13% | 21% | 20% | 10% | 12% |
| | 4 | 13% | 24% | 10% | 23% | 7% | 14% | 12% | 20% | 20% | 17% | 10% |
| | 5 - Extremely likely | 15% | 16% | 17% | 16% | 16% | 33% | 13% | 17% | 13% | 31% | 15% |
| | Don't know / not applicable | 20% | 32% | 27% | 37% | 27% | 19% | 19% | 17% | 19% | 14% | 17% |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| | *n =* | *990* | *25* | *98* | *23* | *81* | *115* | *502* | *196* | *69* | *29* | *182* |

18 Sep 24. Source: RRC Associates. Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS.

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

# SENIOR HOUSING

| *If at least one person is age 65 or older in your household, please indicate how interested you would be in using the following services in the future?* | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| Affordable rental housing | 1 - Not Interested | 53% | 44% | 36% | 14% | 33% | 54% | 56% | 25% | 25% | 47% | 54% |
| | 2 | 5% | | 7% | 14% | 14% | | 5% | 10% | | 3% | 7% |
| | 3 | 6% | | 4% | | 10% | 5% | 6% | | | 7% | 4% |
| | 4 | 4% | 11% | 11% | 14% | 10% | 5% | 4% | 15% | 25% | 7% | 2% |
| | 5 - Very Interested | 13% | 11% | 29% | 57% | 24% | 20% | 11% | 25% | 13% | 23% | 9% |
| | Don't know / not applicable | 19% | 33% | 14% | | 10% | 15% | 18% | 25% | 38% | 13% | 24% |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| | *n =* | *463* | *9* | *28* | *7* | *21* | *39* | *360* | *20* | *8* | *30* | *43* |
| Rental housing that includes services (meals, transportation, activities) | 1 - Not Interested | 47% | 14% | 23% | | 33% | 33% | 52% | 25% | 33% | 41% | 36% |
| | 2 | 6% | 29% | 4% | | 5% | 6% | 6% | 10% | | | 10% |
| | 3 | 12% | 14% | 15% | | 24% | 10% | 12% | | | 11% | 17% |
| | 4 | 7% | 14% | 19% | 20% | 5% | 6% | 7% | 10% | 22% | 11% | |
| | 5 - Very Interested | 11% | | 23% | 80% | 19% | 26% | 9% | 30% | 11% | 22% | 10% |
| | Don't know / not applicable | 17% | 29% | 15% | | 14% | 19% | 15% | 25% | 33% | 15% | 28% |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| | *n =* | *453* | *7* | *26* | *5* | *21* | *32* | *359* | *20* | *9* | *27* | *40* |

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

# SENIOR HOUSING

| *If at least one person is age 65 or older in your household, please indicate how interested you would be in using the following services in the future?* | | Overall | Key Population Segments | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | Young renters | Live with roommates | Live in employer-provided housing | Live in deed-restricted housing | Hispanic/ Latino | Older adults (aged 55+) | Families with children | Families with young children | Other family HHs with children | All other |
| Assistance to maintain your home or yard | 1 - Not Interested | 25% | | 4% | | 17% | 23% | 26% | 20% | 11% | 27% | 25% |
| | 2 | 4% | 17% | 4% | | 4% | | 4% | 5% | | 4% | 6% |
| | 3 | 16% | 17% | 19% | | 22% | 14% | 16% | 15% | 11% | 15% | 15% |
| | 4 | 17% | 33% | 22% | 20% | 9% | 16% | 17% | 15% | 22% | 8% | 14% |
| | 5 - Very Interested | 27% | | 44% | 80% | 35% | 33% | 27% | 30% | 33% | 38% | 25% |
| | Don't know / not applicable | 11% | 33% | 7% | | 13% | 14% | 10% | 15% | 22% | 8% | 15% |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| | *n =* | *490* | *6* | *27* | *5* | *23* | *30* | *392* | *20* | *9* | *26* | *46* |
| Assistance to make your home more accessible & safe to live in | 1 - Not Interested | 31% | | 7% | | 14% | 24% | 33% | 19% | 30% | 23% | 26% |
| | 2 | 7% | | 7% | | 14% | 3% | 7% | 5% | | 8% | 4% |
| | 3 | 14% | | 15% | 20% | 18% | 3% | 15% | 5% | | 12% | 15% |
| | 4 | 13% | 33% | 19% | | 14% | 14% | 14% | 10% | 10% | 12% | 12% |
| | 5 - Very Interested | 23% | 33% | 41% | 80% | 27% | 41% | 20% | 43% | 40% | 38% | 28% |
| | Don't know / not applicable | 12% | 33% | 11% | | 14% | 14% | 11% | 19% | 20% | 8% | 13% |
| *TOTAL* | | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* | *100%* |
| | *n =* | *472* | *6* | *27* | *5* | *22* | *30* | *374* | *21* | *10* | *26* | *44* |

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled*

**Staff Memo To:** Mayor and Town Council

**From:** Rob Gutierrez, Town Manager

**Date:** February 27, 2026

**Subject:** Regional Housing Authority – Update and Policy Direction Discussion

## Purpose of Memorandum

To brief Council on ongoing discussions between Eagle County and the Town of Avon regarding a potential multi-jurisdictional (regional) housing authority and to seek Council's high-level policy direction on whether and how Minturn should remain engaged in shaping this effort.

## Background

Over the past six months, Eagle County and the Town of Avon have been exploring the potential formation of a Regional Housing Authority (RHA) to address housing needs at a scale that individual jurisdictions cannot effectively tackle alone. The core purpose of this effort is to evaluate whether a regional structure could improve coordination, administrative efficiency, funding capacity, and overall impact compared to the current jurisdiction-by-jurisdiction approach.

## What Is Being Explored

The concept under discussion is a Regional Housing Authority that could serve as a centralized entity for some combination of:

- Housing policy and planning
- Program administration (e.g., deed restriction management, lotteries, compliance, assistance programs)
- Funding strategy and grant coordination
- Potentially development and/or property management functions

Importantly, this work is **exploratory**. No decisions have been made regarding governance, funding mechanisms, or participation levels by any jurisdiction.

## Two General Model Directions

While several variants have been discussed, the options generally fall into two categories:

1. **Coordinating / Shared Services Model (Base or Hybrid):**
    - Local jurisdictions retain most programs and control
    - The regional entity focuses on coordination, administration, and selected core functions
    - Revenues largely pass through to participating jurisdictions
    - More incremental change, lower organizational footprint

2. **Full Regional Operator Model:**
    - The regional entity takes on most housing functions, including programs, development, and possibly property management
    - Revenues are retained and managed by the regional authority
    - Greater centralization, but also greater potential scale and impact

## Funding Context

Preliminary revenue models have been prepared by Eagle County and the Town of Avon to illustrate the **order of magnitude** of funding that would be required to meaningfully address regional housing needs. These models are **for discussion purposes only** and would require **voter approval** if any were ever pursued; **no tax proposal is being advanced at this time.**

The modeling indicates that achieving meaningful impact would likely require **$15–20 million annually for Avon and Eagle County** and approximately **$25–30 million annually for the broader Eagle River Valley**, building on existing local housing revenues. The examples explore combinations of sales tax, use tax (limited to construction materials), and property tax to demonstrate scale and tradeoffs, including an **illustrative "maximum" scenario included solely to show the upper bound of potential revenue and not for consideration as a proposal.**

### Illustrative Maximum Revenue Scenario (Not a Policy Proposal)

**Full 1% Sales Tax, 1% Use Tax, 5 Mill Property Tax.** This model represents the revenues generated from the maximum tax rate for all three categories.

| | Sales Tax | Use Tax | Mill Levy | % Sales Tax | % Property Tax |
|---|---|---|---|---|---|
| **Towns** | **1%** | **1%** | **5** | | |
| Vail | $ 10,535,368 | $ 1,261,961 | $ 8,690,854 | 40% | 39% |
| **Minturn** | **$ 309,829** | **$ 220,130** | **$ 235,959** | **1%** | **1%** |
| Red Cliff | $ 48,304 | $ 1,237 | $ 39,619 | 0% | 0% |
| Avon | $ 4,753,121 | $ 734,991 | $ 1,881,187 | 18% | 8% |
| Eagle | $ 1,850,000 | $ 470,915 | $ 1,219,860 | 7% | 5% |
| Gypsum | $ 3,519,656 | $ 1,264,238 | $ 1,376,230 | 13% | 6% |
| **Metro Dists.** | | | | **20%** | **40%** |
| Eagle-Vail | $ 598,640 | $ 69,700 | $ 729,465 | 2% | 3% |
| Beaver Creek | $ 1,817,609 | $ 547,361 | $ 2,410,707 | 7% | 11% |
| Bachelor Gulch | $ 968,424 | $ 121,384 | $ 1,181,570 | 4% | 5% |
| Arrowhead | $ 151,357 | $ 54,136 | $ 1,043,451 | 1% | 5% |

| | | | | | |
|---|---|---|---|---|---|
| Berry Creek | $ - | $ 53,630 | $ 636,821 | | 3% |
| Edwards | $ 1,790,000 | $ 168,144 | $ 1,428,878 | 7% | 6% |
| Cordillera | $ - | $ 168,144 | $ 1,428,878 | | 6% |
| **TOTAL** | **$ 26,342,307** | **$ 5,135,971** | **$ 22,303,479** | **$ 53,781,756** | |

*NOTE: The Use Tax in these revenue models is ONLY on construction materials.*

| | Total Revenues |
|---|---|
| **Minturn** | **$765,918** |
| Avon | $7,369,299 |
| Vail | $20,487,913 |
| Eagle County | $15,368,298 |

**Eagle River Valley Revenues:**
**1% Sales Tax and 1% Use Tax = $31,478,277**
**1% Use Tax and 5 Mill Property Tax = $27,439,449**

## Illustrative Hybrid Scenario (Pass-Through Revenue Example)

This illustrative example combines a **0.5% sales tax, 1% use tax, and 3 mill property tax** to demonstrate how a hybrid, pass-through model could function. It is included for context only to show scale and tradeoffs, and not as a proposal. Using multiple sources spreads the cost across residents, visitors, second homeowners, and developers.

| | Sales Tax | Use Tax | Mill Levy | | | |
|---|---|---|---|---|---|---|
| **Towns** | **0.5%** | **1%** | **3** | **TOTAL** | **%ST** | **%PT** |
| Vail | $ 5,267,684 | $ 1,261,961 | $ 5,214,513 | $11,744,157 | 40% | 39% |
| **Minturn** | **$ 154,914** | **$ 220,130** | **$ 141,575** | **$ 516,620** | **1%** | **1%** |
| Red Cliff | $ 24,152 | $ 1,237 | $ 23,772 | $ 49,161 | 0% | 0% |
| Avon | $ 2,376,561 | $ 734,991 | $ 1,128,712 | $ 4,240,264 | 18% | 8% |
| Eagle | $ 925,000 | $ 470,915 | $ 731,916 | $ 2,127,831 | 7% | 5% |
| Gypsum | $ 1,759,828 | $ 1,264,238 | $ 825,738 | $ 3,849,804 | 13% | 6% |
| **Metro Dists.** | | | | $ 9,161,375 | 20% | 40% |
| Eagle-Vail | $ 299,320 | $ 69,700 | $ 437,679 | | 2% | 3% |
| Beaver Creek | $ 908,804 | $ 547,361 | $ 1,446,424 | | 7% | 11% |
| Bachelor Gulch | $ 484,212 | $ 121,384 | $ 708,942 | | 4% | 5% |
| Arrowhead | $ 75,679 | $ 54,136 | $ 626,071 | | 1% | 5% |
| Berry Creek | $ - | $ 53,630 | $ 382,093 | | | 3% |
| Edwards | $ 895,000 | $ 168,144 | $ 857,327 | | 7% | 6% |
| Cordillera | $ - | $ 168,144 | $ 857,327 | | | 6% |
| **TOTAL** | **$ 13,171,153** | **$ 5,135,971** | **$ 13,382,087** | **$31,689,211** | | |

*NOTE: The Use Tax in these revenue models is ONLY on construction materials.*

| | 10% for RHA | Pass-Thru |
|---|---|---|

| Minturn | $516,620 | $51,662 | $464,958 |
|---|---|---|---|
| Avon | $4,240,264 | $424,026 | $3,816,237 |
| Vail | $11,744,157 | $1,174,415 | $10,569,741 |
| Eagle County | $9,161,375 | $916,138 | $8,245,238 |
| TOTAL | $25,662,416.00 | $2,566,241.00 | $23,096,174.00 |

## What This Means for Minturn

Minturn is **not being asked to commit to any governance structure**, funding mechanism, or level of participation at this stage. The current phase is about **shaping the concept** and ensuring that the interests of smaller jurisdictions are considered early in the process. Participation levels could vary by community depending on the model ultimately pursued. **At the same time, Minturn does need to consider which approach best aligns with the Town's interests so staff can clearly communicate that preference as the regional discussions continue.**

## Key Policy Questions for Council

Council input is requested on the following high-level questions:

1. Does Council wish to **direct staff to remain engaged** in the regional housing authority discussions and continue exploring potential participation in a multi-jurisdictional approach?
2. In concept, does Council see more value in a **hybrid model**, where revenues and most program control remain with the Town but certain functions are coordinated regionally, or a **more centralized regional model**, where the Town would participate through representation on a regional board and a regional authority would manage programs and funding?
3. If Council is generally supportive of a **hybrid model**, would Council be willing to direct staff to draft and return with a **plan of action** outlining how a hybrid model could work for Minturn, including what the Town would do programmatically and how revenues would be handled?

## Hybrid Model: Conceptual Framework for Minturn

Under a hybrid, pass-through model, staff's initial concept is that regional housing authority revenues allocated to Minturn could be used to **support locally defined priorities**, potentially including:

### Expansion of Town Employee Housing

- Acquisition, construction, or rehabilitation of units dedicated to Town employees
- Stabilizing workforce housing for critical municipal positions

### Expanded Down Payment Assistance for Owner-Occupants

- Increased local funding for first-time and workforce buyers
- Targeted assistance to help residents remain in the community

### Market-Rate Buydowns with Deed Restrictions

- Strategic purchase or subsidy of market-rate single-family homes
- Conversion of those homes to long-term deed-restricted units to expand the attainable housing stock

### Strategic Acquisition of Deed-Restricted Lots (e.g., Maloit Park)

- Use of funds to acquire or help acquire lots intended for deed-restricted housing
- Supporting long-term affordability and local workforce housing goals

These examples are intended to illustrate how a hybrid, pass-through model could allow Minturn to retain **local control over priorities** while benefiting **from regional coordination and support**, in a manner that is consistent with the Town's longstanding desire to remain **independent and locally directed** in addressing housing needs.

## Next Steps

Based on Council's direction, staff will either continue to engage in, or step back from, the regional housing authority discussions and will communicate Minturn's preferences regarding potential participation and structure to the regional partners. Feedback from participating jurisdictions will inform the next round of discussions being led by Eagle County and Avon, and staff will return to Council with updates and more specific options if and when a clearer proposal emerges.

Sincerely,

Rob Gutierrez
**Town Manager**

To: Minturn Town Council
From: Jessica Copeland, Intern
Date: June 12, 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 potentially available to support locally defined priorities 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 provide feedback on 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 2025 Regional Housing Needs Assessment;
B. Dive deeper into the possible programs, partnerships, funding mechanisms, and increased staffing 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.

## Participation Expectations

Staff and Council 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.

## Regional Housing Authority Overview

A Regional Housing Authority establishes a dedicated stream of funding to address housing needs on a scale that individual jurisdictions cannot do alone. Council previously expressed favor for a hybrid model in which Minturn retains local control over 90% of funds, and the remaining 10% funds the RHA entity. Funding scenarios are available in the Town Manager's February 27

memo (see attachments) titled, “Regional Housing Authority- Update and Policy Direction Discussion.”

Opportunities in the RHA could include access to a variety of tools, including ***partnerships***, increased ***staffing capacity***, an array of ***funding mechanisms,*** and connection to a ***resource hub***. Utilizing a combination of these tools could allow the Town to bolster housing ***programs*** in alignment with the goals and objectives set out in the 2019 Housing Action Plan and 2023 Community Plan. Further explanation of the bolded items are as follows:

- Partnership
    - Participation in existing housing programs;
    - Collaboration with public and private sectors to combine resources such as land, available units, and funding. Partners could include employers, developers, non-profits, state and federal agencies, etc.
- Staffing Capacity
    - Support for program administration, monitoring, and compliance.
- Funding Mechanisms
    - Ability to leverage local dollars regionally for more competitive state and federal grants;
    - Coordinate layered funding sources with partners;
    - Establish local revolving loans, grants, etc.
- Resource Hub
    - Central entity for sharing housing data and best practices;
    - Facilitated communication between participating jurisdictions;
    - Education, technical assistance, and policy guidance from housing specialists.
- Programs
    - Deliverable service utilizing a combination of partnerships, increased staffing capacity, funding mechanisms, and information on best practices.

## Program Spotlight: Market-Rate Buydown Deed Restrictions

Following discussion with Planning Commission on May 27, 2026, market-rate buydown deed restrictions were identified as one of the most potentially promising programs for the Town. Below is a deeper dive on what this program entails:

- “Buying down” a home is providing upfront funds at the time of closing to lower a home’s effective cost and total amount that must be financed. In exchange, the home becomes deed restricted in perpetuity. Deed restrictions are a set of regulations intended to sustain a spectrum of housing stock for people who live and work in Eagle County.
    - Deed-restriction regulations differ among programs and jurisdictions, but in general speak to a primary residency requirement, resale and renting rules, whether a household can own other property, and whether a household must meet certain income limits.
    - There are two primary types of deed restrictions: price-capped and resident-occupied. The chart below outlines the main differences between the two:

| Feature | Price-Capped | Resident-Occupied |
|---|---|---|
| Main purpose | Keep homes within reach for locals | Keep homes lived in by locals |
| Resale price | Limited by a formula | Market-based |
| Primary residence | Yes, required | Yes, required |
| Income limits | Sometimes | Not usually |
| Owning other property | Not usually | Sometimes, depends on program |

- Several deed restriction programs currently exist in Eagle County. Joining the Regional Housing Authority provides the Town with an opportunity to partner with these existing programs, and/or initiate a deed restriction program of its own using retained housing funds and increased staffing capacity through a RHA. *It is important to note that while Minturn may be a smaller financial contributor in partnership with another jurisdiction's existing program, that does not preclude the Town and Eagle County residents from leveraging the program within Minturn's jurisdiction.*
    - Eagle County Good Deeds
        - Eagle County Housing and Development Authority contributes 5% of purchase price for a resident-occupied deed restriction OR 15% of purchase price for a price-capped deed-restriction.
        - To qualify for a resident-occupied unit, buyers must work in Eagle County, live in the home as their primary residence, and cannot own other real estate.
        - Price-capped deed restrictions limit resale price of the property to either 3% annually or Eagle County average wage growth, whichever is lower.
        - As of June 2024, Good Deeds has placed 51 price-capped deed restrictions and 19 resident-occupied deed restrictions on homes in Eagle County.
    - Mi Casa Avon
        - The Town of Avon contributes 8-12% of purchase price (up to $100,000) in return for a resident-occupied deed restriction. Only eligible within Town of Avon boundaries.
        - Qualified applicants must be an Eagle County employee (work 32 hours/week OR earn 75% of their income in Eagle County) for at least three years following purchase, use the property as their primary residence, and resell the property to a qualified Eagle County employee.
        - There is no price appreciation cap, and renting is permitted to an Eagle County employee after three years of ownership.
        - Between 2020 and 2024, Avon has placed deed restrictions on 44 units.
    - Vail InDEED
        - The Town of Vail and Vail Local Housing Authority either contribute funds at time of purchase or pay existing homeowners in exchange for a resident-occupied deed restriction. Only eligible within Town of Vail boundaries.

- Qualified owners or buyers must work in Eagle County for a minimum of 30 hours/week and resell to an Eagle County employee.
- Owners or buyers can lease to a similarly qualified tenant, there is no appreciation cap, and no income limit for buyers.
- According to the Housing Needs Analysis published in 2025, Vail InDEED has placed deed restrictions on 176+ units since 2017.

## Key Considerations for Council

1. Which potential RHA opportunities could help Minturn further our housing goals & objectives? Are there any in particular that Council would like staff to follow up on for further discussion?
2. What direction does Council have for staff as we continue conversations with preliminary RHA jurisdictions?

## Attachments

1. 2019 Housing Action Plan Summary: Goals and Priority Tools
2. 2023 Community Plan, Chapter 4: "Attainable Housing and Historic Character" Objectives
3. 2025 Housing Needs Analysis
4. Town Manager Memorandum, "Regional Housing Authority—Update and Policy Direction Discussion," February 27, 2026
5. Eagle County Housing Help Desk

*Sincerely, Jessica Copeland*

Town of Minturn
301 Boulder St #309
Minturn, CO 81645
970-827-5645
council@minturn.org
www.minturn.org

**FUTURE MEETING AGENDA ITEMS**

Below reflects proposed topics to be scheduled at future Town Council meetings and is informational only. Dates and topics are subject to change.

**July 1, 2026**

- Midtown Village PUD
  - Final Plat for Subdivision Ordinance (First Reading)
  - Final Plan for PUD Ordinance (First Reading)
  - Rezoning Ordinance (First Reading)
  - PUD Agreement Resolution
- General Penalty Ordinance (First Reading)
- Speed Data Presentation / Discussion
- Resolution Authorizing Federal Lands Access Program Grant for Cemetery Bridge and Road
- Resolution for Variance application at 671 Main Street requesting relief from the rear setback

**July 15, 2026**

- Midtown Village PUD
  - Final Plat for Subdivision Ordinance (Second Reading)
  - Final Plan for PUD Ordinance (Second Reading)
  - Rezoning Ordinance (Second Reading)
  - PUD Agreement Resolution
- General Penalty Ordinance (Second Reading)

**August 5, 2026**

-

**August 19, 2026**

- Ordinance __ (First Reading) - An Ordinance Adopting the 2024 Model Traffic Code (with Amendments and Updated Court Fines / Fees Schedule) – Legal/Krieg & Brunvand
-

**September 2, 2026**

- Ordinance __ (Second Reading) - An Ordinance Adopting the 2024 Model Traffic Code (with Amendments and Updated Court Fines / Fees Schedule) – Legal/Krieg & Brunvand
-

**September 16, 2026:**

- Joint Meeting with Eagle County Commissioners

**Dates to be Determined / Long Term Scheduling:**

- Flavored Tobacco Ban Discussion (Discussion / Direction)
- Minturn Forward Zoning and Subdivision Code Adoption