



Official Minutes
Planning Commission Regular Meeting | 5:30 PM
Wednesday, May 27, 2026
Town Hall / Council Chambers - 302 Pine St Minturn, CO

The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.
This agenda and meetings can be viewed at www.minturn.org.

Meeting Access Information and Public Participation:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/84602534234>

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

Please note: All virtual participants are muted. In order to be called upon an unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five minutes for public comment.

Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Senior Planner, prior to the meeting and will be included as part of the record.

1. Call to Order

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

2. Roll Call and Pledge of Allegiance

Planning Commission Chair Lynn Teach and Planning Commission Members Jeff Armistead, Michael Boyd, Melissa Decker, Amanda Mire, and Darell Wegert.
Staff Members Present: Planning Director Scot Hunn, Senior Planner Madison Harris, and Intern Jessica Copeland.

3. Approval of Regular Agenda

Opportunity for amendment or deletions to the agenda.

Motion by Amanda M., second by Jeff A., to approve the agenda as presented. Motion passed 5-0.

Note: Michael B. is attending in his status as the alternate.

4. Approval of Minutes

A. May 13, 2026

Darell W. on second page under discussion direction: “Darell W. asked to replace “with” with “the” in regards to the discussion about stacked firewood.

Motion by Amanda M., second by Darell W., to approve the minutes of May 13, 2026

as amended. Motion passed 5-0.

Note: Michael B. is attending in his status as the alternate.

5. Declaration of Conflicts of Interest

No conflicts of interest.

6. Public Comment

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

No public comment.

7. Special Presentations

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

A. Regional Housing Authority

Jessica C. gave a presentation on what a Regional Housing Authority is, what one can accomplish, the tools involved, and the data that showcases the need for one. She asked for input during and after the presentation which is summarized below.

Overarching Goals:

- Multi-generational, sustained, community
 - Minturn as a place where kids and grandkids have the opportunity to live here as adults
 - Curious what a Minturn specific program (grants, revolving loans, incentives) might look like for people who currently work in Minturn proper; curious about creating a program that prioritizes generational continuity
 - Ability to age in place
- Prioritize deed-restriction as a tool for local homeownership
 - Open to partnering with existing programs for buy downs/down payment assistance
 - Seeming preference for partnering with existing deed restriction programs in Avon/Vail/Eagle County over partnering with a non-profit such as Habitat
- Enable home ownership opportunities for spectrum of incomes, not exclusively lower end of spectrum

Possible Next Steps

- Establish what we can do in house without RHA involvement
- Think about updating 2019 Housing Action Plan
- Education
 - Current flexibility in code
 - le) variance request for lot coverage on a deed restricted property
 - Info on county-wide programs that Minturn residents can utilize despite local government not paying into the program

More Data Needed

- How can we get the most bang for our buck out of potential programs?
- Rental occupancy data— is assistance going to someone who sticks around for a year and then leaves, or do they go onto seek full time residency?
- Which programs have worked well in the county and similar rural resort communities? Which haven't worked as well?

- How many rentals have converted from long term to STR?
- Cost of different dwelling units (multi family, single family, duplex, etc), and how has that impacted data presentation on Minturn's affordability gap?
- How effective are deed restrictions; how many end up with transfer fee? (What is our metric of a successful deed restriction?)

Brainstorm Ideas

- Federal money for homeowner fire mitigation
- Grants from public utilities (?)
- Home efficiency project rebates
 - Plumbing
 - Landscape
 - Eliminating natural gas
- Allow % of SFE based on # of bathrooms, kitchens, fixtures, and laundry
- Town aggressively acquire land to land bank and donate
- Waive water tap fee for deed restricted housing
- Tax breaks for home owners under certain AMI
- Tax waivers for seniors/folks on fixed income
- Partner with local builders to create salvage yard with cool/historic materials for reuse.
 - Cash incentive to preserve vs modernize exteriors
- Revisit AMI restriction and ranges
- Education on estate planning— ie beneficiary trust
- Employee housing for essential municipal positions

Note: Jeff A. left the meeting at 7:25 p.m.

8. Design Review and Land Use Public Hearings

9. Discussion / Direction Items

10. Staff Reports

A. Manager's Report

11. Planning Commission Comments

Amanda M. asked if there was an evacuation plan with all the construction on Hwy 24 causing lane closures.

12. Future Meetings

A. June 10, 2026

B. June 24, 2026

13. Adjourn

Motion by Amanda M., second by Darell W., to adjourn the regular meeting of May 27, 2026 at 7:51 p.m. Motion passed 5-0.

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


Lynn Teach, Commission Chair

ATTEST:


Scot Hunn, Planning Director