



AGENDA

Town Council Regular Meeting

Wednesday, September 18, 2024

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/86855430634>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 868 5543 0634

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 (5) 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.](#) 09-03-2024 Minutes

[B.](#) Liquor License – Retail Liquor Store License annual renewal application; Minturn Mile Liquor Store, 341 Main St, Gail Crowder, Owner/Manager

[C.](#) 0036 Abby Road - New Multi-family building

- 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 (5) 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.

7. COUNCIL COMMENTS & COMMITTEE REPORTS

8. STAFF REPORTS

[A.](#) Manager's Report

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. Eagle County Sheriffs Office - National Night Out annual event discussion / recap, and funding request for 2025

[B.](#) ERFPD Ballot Measure - Chief Bauer

[C.](#) Eagle Valley Child Care Proposal - Sarah Foglesong

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 20 - Series 2024 (Second Reading) An Ordinance Amending Chapter 16 - Zoning and Chapter 19 - Historic Preservation of the MMC

11. DISCUSSION / DIRECTION ITEMS

[A.](#) Taylor Street Paving

12. FUTURE AGENDA ITEMS

[A.](#) Future Meeting Topics

13. ADJOURN

INFORMATIONAL ONLY ITEMS

Upcoming Council Meetings:

-- October 2, 2024

-- October 16, 2024

-- November 6, 2024



OFFICIAL MINUTES

4:30 Executive Session | 5:30 Regular Session | Town Council Meeting Rescheduled from 9/4

Tuesday, September 03, 2024

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

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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/89129851168>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 891 2985 1168

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 (5) 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 Earle B. called the meeting to order at 4:30pm.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Council present Mayor Earle Bidez, Mayor Pro Eric Gotthelf, Town Council members Lynn Feiger, Gusty Kanakis, Tom Priest, Brian Rodine, and Kate Schifani.

Staff present: Town Attorney Mike Sawyer, Town Manager Michelle Metteer, Town Planner Madison Harris, and Town Clerk Jay Brunvand (zoom).

3. EXECUTIVE SESSION

- A. An Executive Session pursuant to CRS Section 24-6-402(4)(b) for the purposes of consulting with the attorney to receive legal advice on legal questions related to the following matters: Battle Mountain Settlement

Motion by Eric G., second by Gusty K., to convene in executive session pursuant to CRS Section 24-6-402(4)(b) for the purposes of consulting with the attorney to receive legal advice on legal questions related to the following matters Battle Mountain settlement as presented. Motion passed 6-0.

Those present in the Executive Session included the Council present, Attorneys Mike S. and Polly Jessen, and Town Manager Michelle M.

Note: Council convened from Executive Session and convened in Regular Session at 5:50pm.

4. 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. 08-21-2024 Minutes
- B. 0017 Miles End Lane - New Single Family Residence
- C. 0031 Miles End Lane - New Single Family Residence
- D. 0171 Miles End Lane - New Single Family Residence
- E. 0176 Miles End Lane - New Single Family Residence
- F. 0201 Miles End Lane - New Single Family Residence
- G. Resolution 50 - Series 2-24 A Resolution Supporting a Great Outdoors Colorado Grant Application for Little Beach Park Improvements
- H. Ordinance 11 - Series 2024 (First Reading) Continuance of an Ordinance Amending the Town's Historic Register to Add 151 Main Street to October 2, 2024
- I. Ordinance 12 - Series 2024 (First Reading) Continuance of an Ordinance Amending the Town's Historic Register to Add 155 Main Street to October 2, 2024
- J. Liquor License - MT Imports dba MT Vino, 23698 Hwy 24 Suite C1-4B - Annual renewal of a retail sales liquor license, Marco Tonazzi (Owner / Manager)
- K. Liquor License - Shop N Hop - 401 Main St - Annual renewal of a retail sales liquor license, Terry Marcum (Owner / Manager)

Motion by Gusty K., second by Tom P., to approve the Consent Agenda of September 3, 2024, as presented. Motion passed 7-0.

5. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

Motion by Tom P., second by Kate S., to approve the Agenda of September 3, 2024, as presented. Motion passed 7-0.

6. DECLARATION OF CONFLICTS OF INTEREST

7. 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 (5) 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 Comment Submittals

Mr. Tim McMann, discussed the Greenbridge in Red Cliff noted a recent jump and death and encouraged support of mental health issues.

Mr. Daren Tucholke, 550 Taylor St, spoke of his concern that costs are increasing and how we should try to keep all our residents.

Mr. Hawkeye Flaherty, 160 Main St, spoke of why the meeting date was moved. He felt this was not called for. It was noted the importance of having all council members present and in person.

8. COUNCIL COMMENTS & COMMITTEE REPORTS

Earle B. apologized to the council for any comments he has made.

9. STAFF REPORTS

A. Manager's Report

Master Meter House RFP

Following Resolution 09 – Series 2021, Procurement Policy and Procedures, the Town advertised the Request for Proposals (RFP) for the Master Meter House PRV installation from July 19, 2024, to August 23, 2024. Upon the deadline, no complete project submittals were received for consideration. Following Sec IV. Expenditure approval and Source Selection Requirements (i)(1), Waiver of Competitive Source Selection Requirements, due to no RFP submittals, the project will now be managed by John Volk on a time and materials basis not to exceed the projected estimated cost of \$300k.

International City Manager's Association (ICMA) Certified Manager Accreditation

I have been nominated by the credentialing committee for approval of the ICMA-CM. The nomination will now be reviewed by the ICMA Executive Board in November and approvals will be announced thereafter.

Boulder Street One Way

As a friendly reminder, Boulder St between Harrison Ave and Mann Ave is a one-way street heading north. Signage along the street is already plentiful, but just a friendly reminder that cyclists, children and dog walkers all utilize this street and to ensure everyone's safety, motorists need to please follow the rules of the road. Thank you!

First Friday

The Town is partnering with Minturn businesses to host First Fridays beginning this fall. The first one will be held on Friday, September 6th at the newly remodeled Eagle River Inn. "Whisky and Wine by the River" will run from 4-6pm, and will feature live music by Jen Mack, light snacks, and whisky tastings by Eagle River Whisky. Beer and wine will also be available.

Boneyard Open Space

Public Works will be removing dead and downed trees at the Boneyard Open Space in the coming weeks. Please be advised of safety precautions in the area and give room to crews as they remove and clean up debris. Thank you so much.

Liquor License Renewals

Through Colorado State Statute, liquor license renewals can be handled at an administrative level. If the Council is so inclined, a Resolution can be brought before the board for consideration of this direction.

High Five Media Board Representation

Just a reminder that the Council needs to appoint a member to the High Five Media Board.

Radar Feedback Signs

Two new illuminated signs will be installed along HWY 24 notifying drivers of their speed. These signs were donated by CDOT and will hopefully encourage vehicular traffic to slow down. Once sign is being installed at the S-curve near the entryway to downtown and the second is replacing the smaller illuminated signs near the Boneyard Open Space.

Michelle M. noted several trees in town that are being removed and citizens may see the work and wonder what it was about.

B. Town Attorney Report

On June 24 the U.S. Supreme Court granted certiorari in the case styled Seven County Infrastructure Coalition v. Eagle County, Colorado, Docket No. 23-975, on appeal from the D.C. Circuit Court of Appeals. The case arises from the Surface Transportation Board's (STB) approval of the Uinta Basin Railway proposed in Utah for the purpose of exporting waxy crude oil to refineries on the Gulf Coast. The question presented in the petition is whether the National Environmental Policy Act (NEPA) requires an agency to study environmental impacts beyond the proximate effects of the action over which the agency has regulatory authority. Minturn joined other Colorado local governments in the D.C. Circuit case as amicus curiae by raising important issues under NEPA – such as oil spills and wildfire risks from increased oil train traffic through Colorado – that the STB had omitted from its analysis. The D.C. Circuit agreed with these arguments as well as those forwarded by environmental groups that the STB should have analyzed greenhouse gas emissions from the refineries where the Uinta Basin waxy crude would be processed, much further afield and attenuated than possible impacts in Colorado.

There are two separate issues at play in this case revolving around the proximity of potential environmental effects. Further attenuated are the effects from refining and transporting oil in the Gulf Coast states where refineries suitable for heavy crude are located. But more proximate are the potential effects that Eagle County and other Colorado local governments alleged such as oil spills and wildfire risks. The latter precedent is of greater interest to local governments in western Colorado that tend to be surrounded by federal lands and have linear features such as rivers and rail lines that can be impacted by actions occurring hundreds of miles away.

To that end, the City of Glenwood Springs has retained Eubanks & Associates, PLLC (the same firm that wrote the D.C. Circuit brief) to represent the City and other amici before the Supreme Court. The brief drafters are NEPA experts who have requisite experience at Supreme Court level. The purpose of this brief would be to explain in practical terms, with examples of how local

governments engage in NEPA proceedings, the importance of keeping such tools providing for indirect effect analysis available.

C. Town Treasurer - 2025 Budget Schedule

10. SPECIAL PRESENTATIONS

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

11. DISCUSSION / DIRECTION ITEMS

A. Bulb Out Review

Minturn residents and businesses have been requesting slower driving speeds on Main Street/HWY 24 for quite some time. As the years have passed, motorists utilizing Main St/HWY 24, especially commuters from nearby communities have increased. Along with the concerns about speeds on Main Street, have been difficulties for drivers to have a safe line of sight when attempting to pull onto Main Street from any of Minturn’s side streets. With parked cars lining Main Street, seeing oncoming traffic can be difficult and Minturn is fortunate more accidents have not occurred. Similarly, with the limited line of sight, it is difficult for motorists on Main Street to see pedestrians and cyclists standing at intersections waiting to cross the road.

These ongoing issues arose as part of the town’s master plan update as well as feedback received in the 2024 Community Survey. Imagine Minturn, Minturn’s updated master plan, thus provided a recommendation to install bulb outs at the primary intersections of Main Street to increase safety for all roadway users. Bulb outs are curb extensions, and a traffic calming measure (slower driving speeds) used to improve the safety of all modes of transportation that share a section of the road. Safety benefits of bulb outs include:

Pedestrians

- Shorter crossing distances
- Decrease in time exposed to vehicular traffic
- High visibility of pedestrians a corner
- Larger refuge space when waiting to cross

Cyclists:

- Elimination of gap between cars and concrete corner where bicyclists would be confined
- Greater visibility to drivers
- Increased sightlines of oncoming traffic when turning onto the corridor
- Decreased vehicle speeds in bike/vehicle conflict zones

Drivers

- Speed moderation
- Protection of parked cars on side streets from vehicles turning
- Increased sightlines of oncoming traffic when turning onto the corridor

Options: it was noted this is a US Hwy and there are a lot of things we can not due including many options. In addition, CDOT has denied previously shorter bulb outs due to limited line of sight.

Shorter bulb outs

- Planters
- Speed bumps/speed limits
- Traffic lights
- Create one-way street pattern (does not help pedestrians or cyclists.
- Town ownership of the Hwy
- Combination or other items

Michelle M. noted that the new bulb outs are not aesthetically pleasing. She reviewed the CDOT vs Town Code requirements and noted that CDOT allows less line of site than town requirements.

Mr. Robert Creasy, 472 Pine St, asked to pull the bulb outs and asked to move the stop sign out to the hwy side of the bulb out. It was noted we can look into this but it is a CDOT approval that would make changes in the roadway.

Mr. Larry Stone, 152 Main St, felt we should remove the bulb outs and add more flashing light pedestrian crossings.

Ms. Liz Campbell, 512 Main St, spoke in support. She stated true bulb outs would hamper the water drainage causing water to back into driveways. Implementation of a gutter within the bulb out might work.

Mr. Mark Tamberino, 474 Main St, stated the bulb outs are negatively affecting his business.

Mr. Dan Purtell, 291 Main St, understood the safety but felt it removed all parking in front of his store and negatively affected his business.

Mr. Chris, 291 Main St, felt the measurements were wrong and not equitable.

Ms. Lynn teach, 253 Pine St, was concerned that fire hydrants were within the bulb out and if that was an issue.

Mr. George Crowder, 341 Main St, spoke opposed and that it took spaces from his store front parking.

Ms. Jan Aiello, 30 Mann Ave, spoke opposed.

Mr. Kelly Toon, 531 Main St, felt traffic flow was way too fast. He felt the bulb outs did little and more enforcement was needed.

Deputy Peterson, ECSO, spoke of the issues and the need for slower traffic through the use of alternative uses including the bulb outs. He stated there are specific times when volume is high and they are running enforcement and writing tickets. The bulb outs do reduce traffic speed especially at intersections. Ghost police cars and speed trailers will be implemented in addition.

Mr. Daren Tucholke, 550 Taylor St, said speed was the problem and tickets are the solution. He was opposed to the bulb outs. He stated how a ticket to a trucker DOES have a big affect on the driver.

Mr. Michael Gottino, 110 Taylor, spoke opposed to the bulb outs stating we need more parking and profitable businesses, speed enforcement tickets.

Letters from the Public submitted by packet deadline:

Ms. Susan Morris, 272 Main St, opposed
 Ms. Laruen Gotthelf, 541 Main St, support
 Ms. Sherri Wilson 76 Meek, felt they were ugly
 Ms. Abby Loucks, 653 Boulder St, support but felt the were too big and ugly
 Ms. Tracy Andersen, support
 Mr. Jay Mechling, 654 Main St, opposed and were ugly
 Mr. George Brodin, 264 Pine St, support
 Ms. Sonya Greider, received after packet publication, opposed
 Ms. Megan Golden, received after packet publication 616 Main St, opposed
 Mr. Ken Halliday, received after packet publication, opposed
 Mr. Jeffrey Schneider, received after packet publication 452 Pine St, opposed

Council Comments:

Brian R. stated they have a long list of traffic control needs; open roads promote speed, tight roads slow traffic. Lots of items have been denied by CDOT over many years. He encouraged all to write their legislators and ask for control of our roads. He spoke opposed to the bulb outs.

Lynn F. spoke opposed to the bulb outs. However, CDOT, speed, and line of sight are the issues.

Tom P. this information has been public for a year but feels, seeing them now, this plan resulted in an unworkable solution and will be corrected.

Kate S. felt this was a good test, it was a miss in this case. She noted trying something and finding it didn't work is always better than doing nothing.

Gusty K. felt the goal was safety but this option does not work for the businesses. He noted that anything on Hwy 24 must be approved by CDOT.

Eric G. agreed with the citizens and the council.

Earle B. noted this solution is not working.

Direction given: remove the white poles, reduce the yellow no-parking, and investigate which curbs are most critical and address them, and check with CDOT for pedestrian bulb outs and possible delivery trucks being able to use the yellow areas.

B. Water Treatment Plant 30% Design Review & Cost Discussion

This project has been ongoing since the Water Infrastructure Capital Improvement Plan was approved in 2019. Delays have centered primarily around cost concerns. The most recent cost estimate, included in the packet, is based on a 30% design drawing created by HDR with the extensive consultation of Minturn water treatment plant operator, John Volk. The 30% design took a "reuse whatever we can approach" with the goal of minimizing costs wherever possible. John Volk, Jarod Limke, James Mann and Glacier Construction will all be available to answer questions. The 30% design package included with this packet is the most detailed work thus far and is accompanied by an estimate provided by a water treatment plant construction company, providing a high level of assurance this estimated cost is accurate.

With the estimated cost of the water treatment plant at \$12M-\$14M, I provided directions to James Mann to base a water rate analysis on a worst-case scenario cost of \$14M. Additionally, I directed the option of a “Senior’s Program” to be included in the water rate analysis which ensures any Minturn senior citizens who have lived in their homes for at least 20-years and meet the 100% AMI criteria, will not be subject to any water rate increases stemming from the construction of a new WTP.

Most of the analysis will be discussed the evening of the Council meeting. The consultants continue to reiterate their recommendation for a membrane water treatment plant. John Volk has been recommending a membrane water treatment plant since 2012. None of the experts believe the rehabilitation of the slow sand filters is a wise use of funds, either for an intermediate or long-term option. Costly infrastructure is almost always a difficult conversation. We see this occurring throughout our region with the Town of Gypsum most recently bonding for \$90M toward a wastewater treatment plant. People don’t enjoy making costly improvements to their home and this project is similar for a town. The request is for a building that the public will almost never see, but for a product, water, that is necessary to sustain a community. It’s not sexy, but it’s vital.

Staff strongly encourages the Council to support moving forward with the construction of a membrane water treatment plant. For this recommendation to have the best opportunity of success, and to ensure the Town has done everything to keep water rates as low as possible, we further request time to review any remaining cost-saving measures available, including, pending a settlement, the opportunity to discuss WTP cost share options with Battle Mountain. Water infrastructure and affordability was one of the top five issues/priorities or problems identified in the 2024 Community Survey, that Minturn needs to address in the next two to three years (2024 Minturn Community Survey, pg. 6). Community input remains critical to this infrastructure conversation and subsequent solutions.

Gusty K. asked about the Congressionally Directed dollars; yes that has been accounted for in the proposed rates.

Lynn F. asked about the existing facility, would it be large enough to work for the town. Jarrod Limke. stated this is the highest technology for water purification. Lynn F. asked what the new plant would involve. Jarrod L. stated John V. is certified to operate the proposed plant and it would cost more to operate the proposed plant. Lynn F. asked about the price difference between last year and this year. Jarrod L. stated the numbers are more refined based on the 30% drawings.

John V. confirmed that it should not change the current level of needed manpower.

Jim M. noted there are additional costs incorporated in the estimates to allow for annual anticipated costs. In the event this is not necessary it could be reduced. Jim M. noted in the early years, there would be a prepayment call protection penalty. Funding and funding alternatives were discussed.

Mr. Jarrod L. was asked would the plant be built big enough to accommodate pretreated water needs? No, it would not be large enough to accommodate more trains (purification processes) and would not accommodate water from other sources. In order to build to a higher use would run \$4M-\$8m, very rough estimate.

Brian R. asked about PFAS, no, the technology is only for filtered water, and this would not be included in this project. It was noted that we have tested for PFAS and have found them untraceable in our water source.

Jarrold L. stated that Filter 3 will be used to house proposed plant.

Tom P. asked about project cost offsets. If we have another party that will require the pretreatment process, we would want to have them agree to pay that portion up-front. An analysis would need to be made to define what the impact would be to ensure the new project covers their impact and not the general town impact. Tom P. confirmed that to retrofit our existing system may not be able to be permitted due to the fact that a new system covers what we need for our future needs and CDPHE viability. A short-term solution would be a significant risk.

Gusty K. asked about keeping/updating the current filters as long as possible. CDPHE does still permit such filters, but the requirements now and in the near future will not extend long term. Jarrold L. noted that sand filters work better in warmer climates. It was noted that the use of the filters does not allow for the amounts of water needed to in our community.

Earle B. noted this is a small town with a water system. Minturn has tried to keep costs down at the cost of not keeping our utility solid and viable. He stressed the point that this option is the best option to get a membrane plant now. In the event we get new projects on line that can pay for the system, we will address that option at that time.

Gusty K. felt it important to pay down the debt asap. He stressed the need to try to keep grants and other monies. Kate S. noted that if the town “finds” money, we could subsidize bills vs pay down debt at that time. She stated at this time we need a system that is safe and reliably covers our needs.

Brian R. asked about selling some of the properties with the Battle Mtn land and when that could occur. It would take time to assess the best uses for the properties and community needs. This would take a minimum of 9-12 months.

Discussion ensued as to the merits of holding off to see what the land, interest rates, etc. might do vs. moving forward. Tom P. stated this is a time to allow us to move forward with a known need in our community. We have held off making the needed decisions for decades and the need continues to grow.

Mr. Michael Gottino, 110 Taylor St, confirmed we are in a hard place but we continue to consider cost implications. It was confirmed the council will continue to look at price and costs.

Mr. Roy Vasquez, 61 Toledo St, recommended new citizens pay more. He asked if 2nd homeowners pay more than primary. It was noted the new plant would begin approximately summer of 2025 and construction to run approximately 14 months. It was noted that two of the three filters are permanently down.

Mr. Daren Tucholke, 570 Taylor St., asked when would we face fines for noncompliance. John V. stated we are currently in compliance in our system, the question is actually when is the end of life for this current plant. Although an unknown, that time frame is short term.

Mr. Hawkeye F., 160 Main St, asked if we had asked CDPHE for an exemption? He stated our plant is not as bad as everyone says and it is not on its last legs and there are other options.

Ms. Terry Armistead, 1632 Main St., spoke in support with moving forward on the new plant and encouraged the highest and best use of funds. She noted we could spend a lot of money on the filters and it still may not be enough. She noted we have experts telling us what options we have and we need to listen to those experts.

Lynn F. asked about the use of the wells in the run-off. Jarrod L. noted the wells are used in the spring to dilute the water to reduce the turbidity.

Michelle M. stated we are looking at 3yrs if we begin to move forward now. During this time we will need to have a project that is engineered, vetted, and uses our congressionally directed funds..

Direction given: move forward with the new plant as presented. Review any new possible funding, seek cost share if that is an option, acknowledge the need for pretreatment, include ongoing cost/maintenance issues. Michelle M. will report back in 3mo with a funding plan for a go/no-go decision. (6-1; Kate S. did not want to wait 3mo.)

12. 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. Resolution 48 - Series 2024 A Resolution Approving the Battle North Restrictive Covenant and other Documents

Background

The Town is in the final stages of implementing a Settlement Agreement with the owners of the Battle Mountain property ("Battle Mountain"). The settlement would resolve litigation filed by the Town for breach of various agreements stemming from the annexation and proposed development of the Battle Mountain property. The Settlement Agreement is attached as **Exhibit 1**. Town staff and its legal team want to provide Council with a description of the implementation of the Settlement Agreement and the due diligence undertaken by the Town with respect to property to be conveyed to the Town.

The structure of the Settlement Agreement allows Battle Mountain to apply for various Town land use approvals and, if those approvals are granted, Battle Mountain will convey certain land to the Town. Over the last 10 months, the Council has held public meetings to consider the various land use approvals identified in the Settlement Agreement and granted associated approvals. These approval documents are being held by the Town Clerk in a sort of escrow pending completion of the due diligence period provided for in the Settlement Agreement (and extended through subsequent amendments). These approvals include:

- A. Adoption of various amendments to the Town Code that provide:
 - a. New residential and limited commercial zoning for the Battle Mountain property; residential development of the Battle Mountain property is capped at 250 units.
 - b. An exception that allows the Battle Mountain property to be served with potable water by a non-Minturn water supplier (Eagle River Water and Sanitation District).

- c. A subdivision exemption process for land areas larger than 5 acres. Parcels created by the subdivision exemption process have no development right without going through a future Town subdivision or design review application process.
- B. Formation of up to 4 metropolitan districts which will finance infrastructure development, provide services for Battle Mountain property (e.g. private road maintenance and operation), and undertake ownership and coordination of environmental compliance for lands located within the superfund site.
- C. Adoption of a Development Agreement that grants Battle Mountain vested rights for a period of 30 years and guides the process for future land uses to occur.
- D. Disconnection from Minturn of the Rex Flats and Gilman areas.
- E. Exemption plat creating parcels within the Battle Mountain property (**Exhibit 2**). The exemption plat is in the process of being reviewed and approved subject to conditions recommended by staff in an administrative process.
- F. Dissolution of the General Improvement District that was created in 2008.

Upon “Closing” of the Settlement Agreement, the various approval documents will be recorded in the public records. This will result in the previous land use approvals as associated agreements (primarily adopted in 2008) being vacated and no longer binding on the parties. Also, as part of the Closing, the Town will receive deeds, easements, and options for the following parcels. **Council will see the re-appearance of a restriction to use the Town Parcels for a spa / wellness facility. Battle Mountain has explained this restriction is very important for the potential investment in such a facility as part of the Maloit Park development.**

1. A deed conveying the Highlands parcels (Parcels 1 and 2) consisting of approximately 55 acres. **The deed is subject to two restrictions: (a) the property cannot be used for a spa / Wellness facility, (b) the property cannot be used for industrial purposes which does not include municipal uses such as a public works facility. Exhibit 3.**
2. A separate access easement granting two routes over the Old Tailing Pile parcel (Parcel 3) will also be conveyed to the Town. **As council is aware, this parcel is subject to future remediation. To that end, the agreement calls for the parties to consult about the location of Rd. improvements on the old tailings pile. Battle mountain, however, does not have the right to approve those improvements. The improvements may be subject to relocation as part of the remediation of the property. This is far more likely to happen if access is obtained through the southern route (closer to the reservoir) then the northern route. Exhibit 4.**
3. A deed conveying the Reservoir South parcel (Parcel 5) which is adjacent to the Bolts Lake Reservoir site and contains approximately 13 acres. **The deed is subject to two restrictions: (a) the property cannot be used for a spa / Wellness facility, (b) the property cannot be used for industrial purposes which does not include municipal uses such as a public works facility. The deed also contains a reserved easement for utilities – but only within Tigiwon Road. Exhibit 5.**
4. A deed conveying two small parcels between the Eagle River and Highway 24 (Parcels 6 and 8) containing approximately 3 acres. **Exhibit 6.**
5. **A deed conveying the Recreation Center parcel (Parcel 11) to the town. The deed contains it limitation on use consistent with the settlement agreement for: Amusements, Community Facilities, Community-Oriented Building/Facility/Use, Day Care Center, Recreational Facility, Studio and Education Facilities for Arts and Crafts, and up to**

three Caretaker or employee housing Units. The deed conveys a restriction on the use of this parcel for a spa / Wellness facility but also includes clarifying language that the limitation does not apply to community facilities. **Exhibit 7.**

6. The conveyance of the Recreation Center parcel will not occur at closing. There remains environmental cleanup to be done on this property. The town does not want to take title and tell the environmental remediation is complete and the parcel has been delisted by the EPA. To that end, the parties will enter into a post-settlement agreement which will hold the deed conveying parcel 11 in escrow. **Exhibit 8.** This document is subject to some additional edits by Staff which will occur before Council. The deed will be released and recorded at the time that the EPA delisting occurs. The Post-Settlement Agreement obligates Battle Mountain to complete remediation and delisting from the superfund site, and removal of the RN (discussed below) prior to transfer.
7. An option agreement for the OTP (Parcel 3) and the Processing Parcel (Parcel 4). **Exhibit 9.** This document is subject to some additional edits by Staff which will occur before Council. This document has been drafted to give the town two separate options to acquire an interest in the old tailings pile and the processing parcel. Because the old tailings pile is part of the Superfund site and subject to various environmental restrictions, the possibility exists that the town might choose not to obtain fee title to the land even after remediation is completed. In that circumstance, the town would have an option to obtain an easement across the old tailings pile property for recreational purposes. Staff does not see this as a likely outcome where the town would only choose to obtain a recreational easement. However, the town wanted to retain that option if it were deemed prudent in the future from a liability standpoint.

The document also contains a grant of a purchase option for both the OTP and the processing parcel. These options can be exercised independent of each other. Both the easement option and the purchase option are for a period of 25 years. If remediation work has begun on the old tailings pile prior to the expiration of the 25 year period, the options will automatically be extended. While the purchase option is not specifically contingent upon remediation having occurred, it is anticipated this will be the circumstance under which the town would exercise its option. Consistent with the settlement agreement, the purchase option for both parcels contains the ability of battle mountain to reserve easements for the benefit of the bolts lake development. Those easements would not be identified until the option is exercised in the future. Therefore, it may be that by that time battle mountain has no easements to reserve. The document also contains provisions that allow the town to update its environmental due diligence at the time that it chooses to exercise its option.

8. An easement and option agreement for the Maloit Wetlands parcel (Parcel 12). **Exhibit 10.** This document is subject to some additional edits by Staff which will occur before Council. The easement allows for recreational uses of the property – particularly Nordic skiing. It also grants an option for the Town to purchase the Maloit Wetlands parcel once it has been remediated and delisted. The parcel is approximately 17 acres in size. The purchase price is \$1.
9. An easement for recreational use of the Consolidated Tailings Pile parcel (Parcel 10) and an option granting the right to lease the Consolidated Tailings Pile parcel for a solar array development. **Exhibit 11** This document is subject to some additional edits by Staff which will occur before Council. The easement grants the right to use the

parcel as a solar array. The option to lease is specific to how solar purchase agreements require a lease with the landowner. The lease price is \$1

10. A restrictive covenant that covers the Restricted Parcels (OTP, Processing Parcel, CTP and Maloit Wetlands). **Exhibit 12** The covenant contains the following limitations:
 - Limitation on operating heavy equipment between the hours of 7:00 a.m. and 8:00 p.m. Monday through Saturday and excluding public holidays.
 - requirement to obtain a Town approved mitigation plan for (i) noise and vibration; (ii) dust, smoke and airborne particulates; (iii) erosion and sedimentation into water bodies; (iv) wildlife; and (v) public roads (debris and damage).
 - no vertical improvements (excluding temporary job site buildings) may be constructed or placed on the Restricted Parcels without the Town's prior written consent.
 - the Restricted Parcels will not be used for: Concrete or asphalt batch plant, Material processing, Industrial purposes, Mining, Waste collection, processing or recycling, Vehicle repair or storage.

The restrictions must be implemented in a manner consistent with CERCLA and the intent of building Bolts Lake Reservoir and remediating the OTP. The restrictive covenants must be enforced by either the Town or Battle Mountain as the Declarant.

Environmental Due Diligence

Environmental Background

An environmental risk and liability discussion is necessary because the nine parcels listed above are located within or around Operable Unit 3 ("OU3") of the Eagle Mine Superfund Site ("Site"). The Site is an abandoned mining and milling facility located along the banks of the Eagle River near the Town. The Site is impacted by heavy metal contamination from past mining activities. Contaminants include arsenic, cadmium, copper, lead, and zinc in the soils, structures, surface water, sediments, and groundwater. The Site consists of three operable units, but only OU1 and OU3 are relevant to the discussion here.

OU1 was established to control the transport of toxic metals in surface water (Eagle River) and in groundwater. OU1 contains engineered features designed to capture and treat mine waste in surface water and groundwater. A former Site owner and operator, Paramount Communications, Inc., ("Paramount") is the responsible party implementing the OU1 remedy.

The regulatory and environmental enforcement history of OU1 is complex. In broad strokes, the State became concerned about mining-related contamination at the Site in the 1980s and the predecessor agency to the Colorado Department of Public Health and Environment ("CDPHE") was the lead agency at the Site in the 1980s. The State pursued prior owner and operator, Gulf + Western Industries, Inc. (Paramount's predecessor) for natural resource damages, ultimately requiring Paramount to remove, redistribute, and cap certain mining tailings and other waste materials, and take action to control runoff of mine waste in surface and groundwater, as memorialized in a 1988 Consent Decree.

EPA had placed the Site on the National Priorities List in 1986, and became more involved over time as it became clear that the initial remedial actions were not sufficient to control and remediate mining waste in OU1. EPA sued Viacom International, Inc. (Paramount's successor) in 1995, resulting in a 1996 Consent Decree whereby Viacom was required to perform additional remedial work. Ultimately, in 2018, EPA issued a unilateral administrative order to

TCI Communications, LLC (Paramount & Viacom's successor) to compel it to perform additional cleanup work, and filed suit in 2020 to enforce the administrative order; a Consent Decree settling that lawsuit was later entered and is currently in force. Performance of the remedy is ongoing. EPA and the State coordinate their respective activities at the Site, and a 2018 agreement between the agencies provides for meaningful State involvement even while EPA leads on enforcement and oversight.

OU3 was created out of OU1 due to the interest in developing the area into a residential community. It consists of 116 acres privately held by Battle North, LLC and Battle South, LLC (collectively, "Battle," and some of the entities that comprise the "Battle Mountain" group), including the Site. The cleanup focus is on reducing exposure to heavy metals in surface soil to make the area safe for residential use. In 2017, EPA identified two cleanup goals for OU3: (1) Prevent exposure to contaminants in surface soils above levels that are acceptable for current and future land use, and (2) Avoid or minimize adverse impacts to the existing engineered remedial features (those in place to treat surface water and groundwater pursuant to OU1). Battle entered into an Administrative Settlement Agreement and Order on Consent ("ASAOC") with EPA in 2018 after it purchased the OU3 property. The ASAOC designed to manage its liability risks and to guide development. The ASAOC requires land use restrictions to be placed on title to prevent human exposure to contaminants and protects the ongoing cleanup, but also allows EPA to lift restrictions to allow residential use, so long as EPA reviews and approves work plans related to future development to ensure that the additional cleanup is sufficiently protective of human health and the environment. The AOC provides liability protections to Battle so long as it complies with the terms of the agreement and is transferrable to a subsequent owner with EPA approval.

Summary of Current Environmental Conditions

The Town hired Langan Engineering & Environmental Services ("Langan") to complete a Phase I Environmental Site Assessment ("Phase I ESA") of the property. Langan produced a Draft Phase I ESA on March 12, 2024, attached here as **Exhibit 4**. That document concluded that there are no Recognized Environmental Conditions ("RECs") at the Site, meaning that there is no "presence or likely presence of any hazardous substances or petroleum products in, on, or at a property." Langan determined that Controlled Recognized Environmental Conditions ("CRECs") do exist at the site, because legacy contamination is present that is controlled to the satisfaction of the regulatory agencies by environmental use restrictions ("EURs") recorded on title and discussed in more detail below. Langan also concluded there are Business Environmental Risks ("BERs"), which are environmental conditions that can impact business, including limiting planned uses and increasing costs. The BERs at the Site are the legacy contamination that requires ongoing remediation and use restrictions.

Institutional controls are in place on multiple parcels within the Property in the form of EURs. These include the following:

- **Rec Center Parcel** (parcel 11) and **Maloit Wetlands parcel** (parcel 12): both are part of the Maloit Park area and are currently subject to a use restriction prohibiting all potential uses. (RN# 201919763). Historically, the agencies have approved winter recreational hiking and Nordic skiing and associated Nordic trail grooming in the Maloit Wetlands parcel area when it is covered by snow and intend to modify the use restriction appropriately.

- **Old Tailings Pile Parcel** (parcel 3): currently subject to a use restriction prohibiting all potential uses. (RN# 202112199).
- **Consolidated Tailings Pile Parcel** (parcel 10): current use restrictions allow for only recreational use authorized by owner in consultation with CDPHE, with the exception of activities that may damage the engineered cover, which are prohibited unless authorized in a future agency decision document or an agency-approved MMP or environmental sampling plan; the current restrictions also allow for solar arrays placed on the cover in accordance with specific conditions, such as CDPHE approval and structures designed to prevent damage to the cover. (RN# 201919761).

After remediation of parcels that will be eventually conveyed to the Town (e.g. Old Tailings Pile), these EURs can be modified to allow for new uses of the property.

Potential Liability Risks & Sources of Increased Costs

Once it becomes the owner and/or operator of parcels located within OU3 of the Site, the Town will be subject to potential environmental liability for environment conditions that exist at the Site. These potential risks and liabilities are as follows:

- **CERCLA Liability**. The federal Comprehensive Environmental Response, Compensation, and Liability Act ("CERCLA") imposes a broad liability scheme that subjects owners and operators of facilities where hazardous substances have been released into the environment to cleanup obligations and allows for cost recovery lawsuits by the government and private parties. Due to the involvement of EPA at the Site, and the fact that other liable parties have been identified and are engaged in ongoing remedial efforts, is unlikely (at this time and given current conditions) that EPA would require the Town to conduct further cleanup or sue the Town for cleanup costs. However, if conditions at the Site change, particularly if the Town were responsible for releases of contaminants, did not comply with agency directions or orders, or caused contamination to worsen in any way, that assessment could change.
- **Other Regulatory Liability**. While the State does not affirmatively require cleanup of most sites where disposal occurred prior to 1980, Colorado law prohibits the discharge or reuse of contaminated soil or groundwater encountered during soil disturbing activities (such as utility trenching for installation or maintenance, demolition of foundations, or any other subsurface excavation) without prior regulatory approval for reuse of soils and/or a dewatering permit that may require treatment prior to discharge of contaminated groundwater.¹ Otherwise, offsite disposal of both soil and groundwater at a facility authorized to accept contaminated

¹ See CDPHE Corrective Action Guidance Document, Appendix 2: Contained-out Determination Procedure for Environmental Media Contaminated with RCRA Hazardous Waste (May 2002), available electronically at: <https://oitco.hylandcloud.com/CDPHERMPop/docpop/docpop.aspx>. The "contained =-out" rules identify treatment procedures that allow soil and other media containing listed hazardous wastes to be managed as something other than a hazardous waste. State underground storage tank regulations, requiring reporting of petroleum constituents in soil, also govern this matter. See 7 C.C.R. 1101-14 (Storage Tank Regulations), § 4-2 (Suspected Release Investigation and Confirmation Steps). The Colorado Water Quality Control Commission regulates the permitting of construction dewatering discharges. It is forbidden to discharge water carrying any pollutant into state water from a point source without first having obtained a permit from the Water Quality Control Division, See 5 C.C.R. 1002-61 (Colorado Discharge Permit System Regulations), § 61.3(1) (Applicability).

environmental media will be required. These requirements impose additional costs and potential liability on the Town in the event of construction or other site management disturbs contaminated media.

- **Common Law/Third Party Liability.** If the Town's activities at the Site cause or exacerbate the migration of existing contamination onto other properties (e.g., through utility design that facilitates migration of groundwater contamination, or through improper disposal of contaminated media), the Town could face citizen suit or common law claims from other property owners requiring cleanup or reimbursement of cleanup costs or other damages, such as diminution of property value or personal injury and property damage.

Liability Management Recommendations & Status

Property rights to be acquired have been tailored to avoid "owner" and "operator" liability under CERCLA by limiting the scope of rights in contaminated parcels to easements for non-invasive recreational and open space uses until cleanup is complete. By carefully limiting the scope of rights (rather than immediately leasing or acquiring these parcels in fee title), the Town is less likely to be considered an owner or operator under CERCLA obligated to conduct cleanup or pay for the cleanup costs of others. In addition, the Town has identified and pursued the following additional strategies to mitigate environmental risk and costs.

- **Perform All Appropriate Inquiry to Establish BFPP Status.** CERCLA provides a defense to liability to purchasers of property that are not responsible for contamination on the property and perform "all appropriate inquiry" prior to purchase or lease and certain "continuing obligations" after that point.² This defense is known as the "Bona Fide Prospective Purchaser" or "BFPP" defense.³ All appropriate inquiry can be accomplished by performing a compliant Phase I ESA not more than 180 days prior to acquisition.⁴ *A final, compliant Phase I ESA has been completed and is currently being updated before the Town closes on the transfer of property interests.*
- **Transfer Liability Protections of the Battle AOC.** The AOC includes a covenant by the United States not to sue or take administrative action against Battle Mountain for existing contamination, work and future response costs, and contribution protection from third party claims against Battle Mountain with respect to existing contamination.⁵ The AOC contemplates that if Battle Mountain transfers the Property or any part thereof, it can transfer the rights, benefits, and obligations of the AOC subject to EPA's discretion (and that EPA will consult with CDPHE on such transfer).⁶ *EPA and the Town have completed negotiation of the required transfer document. The transfer of the rights, benefits, and obligations of the AOC effective upon the transfer of title to property so that the Town can succeed to the same protections from regulatory enforcement by EPA and third-party contribution lawsuits*

² *Id.* at § 9601(35)(B).

³ *Id.* at § 9601(40).

⁴ The standards for "all appropriate inquiries" are set out in 40 C.F.R. pt. 312. See, specifically, 40 C.F.R. § 312.20.

⁵ *Id.* at XX & XIV.

⁶ *Id.* at § II.9.

that Battle Mountain has with respect to the property interests acquired. A copy of the Transfer is attached as **Exhibit 5**.

- **Obtain EPA/State Comfort Letters.** CERCLA “comfort letters” can also be used by EPA or state agencies to provide property owners with some assurances regarding their regulatory liability (or lack thereof) at a property. An EPA regional office or a state agency may issue a comfort letter that communicates key information about the property’s conditions, its cleanup status, and information that may assist a party with assessing its potential liability status, to try and help interested parties with making informed decisions regarding the purchase, lease, or redevelopment of the property.⁷ These letters also outline “continuing obligations” the agencies have identified to help property owners maintain BFPP defenses discussed above. *The Town has requested, and EPA and CDPHE have offered, Comfort Letters that explain site conditions, regulatory status, and set forth the continuing obligations the Town must satisfy to maintain its CERCLA protections and status as a BFPP. These letters give the Town assurances that the agencies do not intend to pursue cleanup or costs from the Town under federal or state authorities absent contributing or exacerbating contamination at the Site or improper land use or soil and groundwater management or disposal practices. EPA’s letter has been finalized and the CDPHE letter is still being finalized as of the date of this memorandum.*
- **Governmental Immunity Protections.** The Colorado Governmental Immunity Act (GIA) provides the Town, as a public entity, with certain protections against private party tort lawsuits. It provides that any “public entity”⁸ is immune from liability in “all claims for injury⁹ which lie in tort or could lie in tort.”¹⁰ Thus, the Town would be protected by the GIA if faced with tort claims arising out of environmental contamination, such as claims by property owners, individuals, or purchasers that are injured by onsite or migrating contamination. Claims barred by the GIA include third-party suits alleging harms to property related to negligence, nuisance, trespass or failure to disclose¹¹ that are related to environmental contamination.¹² In addition, the Town would be immune to claims to recover compensatory relief for bodily injury,

⁷ See EPA, Memorandum re: 2019 Policy on Issuance of Superfund Comfort/Status Letters (Aug. 2, 2019), available at https://www.epa.gov/sites/default/files/2019-08/documents/comfort-status-ltr-2019-mem_0.pdf

⁸ “Public entity” is defined to be “the state, the judicial department of the state, any county, city and county, municipality, school district, special improvement district, and every other kind of district, agency, instrumentality or political subdivision thereof organized pursuant to law and any separate entity created by intergovernmental contract or cooperation only between or among the state, county, city and county, municipality, school district, special improvement district, and every other kind of district, agency, instrumentality, or political subdivision thereof.” Colo. Rev. Stat. § 24-10-103(5). Under this definition, Thornton is a “public entity” covered by the GIA.

⁹ “Injury” is defined as “death, injury to a person, damage to or loss of property, of whatsoever kind, which, if inflicted by a private person, would lie in tort or could lie in tort regardless of whether that may be the type of action or the form of relief chosen by a claimant.” Colo. Rev. Stat. § 24-10-103.

¹⁰ *Bd. of Cnty. Comm’rs of Summit Cnty. v. DeLozier*, 917 P.2d 714, 715-16 (Colo. 1996) (holding that a claim for promissory estoppel against government, which lies in contract law and not tort law, is not barred by the GIA when the claim could not be a tort claim for purposes of analysis); Colo. Rev. Stat. § 24-10-106(1).

¹¹ Failure to disclose claims can arise in tort or contract, depending on the context.

¹² *E.g., Lawrence v. Buena Vista Sanitation Dist.*, 989 P.2d 254 (Colo. App. 1999) (holding that claims against sanitation district for trespass, negligence, and negligence per se, related to migrating contamination, were barred by GIA); *Jilot*, 944 P.2d at 571 (nuisance and trespass claims related to migrating contamination from underground storage tanks lies in tort); *Aztec Minerals*, 940 P.2d at 1025 (claim alleging negligence on the part of the state for failure to inform plaintiff of risks associated with environmental contamination was barred by GIA).

and may be immune from tort claims arising out of diminution in property value (though no Colorado court has yet addressed this specific issue).¹³ *The protections of the Colorado GIA are automatic; the Town need not take any steps to obtain these protections.*

- **Obtain Environmental Legal Liability Insurance.** Also often known as “pollution legal liability” insurance, PLL policies typically provide coverage (subject to site-specific exclusions) for cleanup costs, for third party claims as well as certain indemnification obligations. Environmental insurance is unlikely to provide coverage for costs of cleanup or management of contaminated media during cleanup and redevelopment, but typically will cover third party claims in similar circumstances. In instances where there is regulatory approval existing for contamination controls (like here), such coverage may include additional cleanup of newly discovered contamination or if the government re-opens a regulatory closed site and requires additional remedial action. *Battle Mountain has a PLL policy covering the Site. The Town is currently negotiating with Battle Mountain and the insurer so that the Town may become listed as an additional named insured on the Battle Mountain policy. If coverage is not available under the Battle Mountain policy, or is not sufficiently broad for the Town, the Town will continue to pursue coverage that would take effect at the time it takes title or leasehold interests to individual properties—i.e., when the risk of “owner” or “operator” liability exposure is more likely to arise. Because of the cost and variations in coverage available in the market over time, any purchase of such coverage would be subject to separate Town Council approval.*

While there may be expenses and regulatory processes associated with the management and use of property within the Site as a result of historical contamination, the liability protections discussed above are expected to substantially limit the likelihood that the Town will face material environmental liabilities or expenses associated with its planned acquisition of easements, leasehold interests, or fee title to properties within the Site.

Valuation Due Diligence

The Town commissioned an appraisal of the parcels that it will receive in fee or in which it will obtain easement rights. Jonathan Lengel is a licensed appraiser who specializes in complex valuations in and around Eagle County. A copy of his appraisal report **was previously provided**. A summary of the appraisal valuation is below. It is important to note two variables. First, the appraisal makes assumptions about the future uses of the parcels. The Code amendments zoned the parcels that the Town will receive in fee as “holding zone.” This means that before any land use can occur on these parcels, there will be a public process to determine how the land should be used. As such, the value associated with each parcel could change depending on the future zoning designation. Second, the valuations are in current dollars and contemplate a current conveyance to the Town. Some parcels with meaningful valuation will not be transferred to the Town until the Bolts Lake Reservoir is completed and environmental

¹³ *City of Colorado Springs v. Conners*, 993 P.2d 1167, 1173 (Colo. 2000) (recognizing that the GIA provides immunity from actions seeking compensatory damages for personal injuries in cases as diverse as: (1) a plaintiff seeking to recover compensatory money damages from the Department of Highways even though the Department had breached a duty under the Excavation Requirements Statute; (2) an action for replevin seeking return of a vehicle and compensatory damages for its unlawful detention, loss of use, and physical damage; and (3) an action seeking damages from harm to the plaintiff's professional reputation and ability to earn a living, pain and suffering, and destruction of the value of his professional education).

remediation undertaken. As such, the future value that the Town will obtain could be discounted to account for time.

Market Values

PARCEL NAME	PARCEL ID	ZONING	CONCEPTUAL USAGE	DATE OF VALUE	MARKET VALUE
Highlands 1	Parcel A	Holding District	Low Density Residential	January 15, 2024	\$6,700,000
Highlands 2	Parcel B	Holding District	Low Density Residential	January 15, 2024	\$9,800,000
Old Tailings Pile	Parcel C	Holding District	High Density Residential	September 1, 2028	\$26,000,000
Recreation Center	Parcel D	Holding District	Public arts/recreation Restricted Residential	January 15, 2024	\$796,000
Reservoir South	Parcel E	Holding District	Reservoir access for public	January 15, 2024	\$25,000
Highway Tract B	Parcel F	Holding District	Recreation	January 15, 2024	\$30,000
Highway Tract D	Parcel G	Holding District	Recreation	January 15, 2024	\$8,000
Consolidated Tailings Pile	Parcel H	Bolts OS/Rec. Dist.	Recreation/public utility	January 15, 2024	\$525,000
Soil Processing	Parcel I	Bolts OS/Rec. Dist.	Recreation/reservoir access for public	September 1, 2028	\$3,700,000
Maloit Wetlands	Parcel J	Bolts OS/Rec. Dist.	Recreation	January 15, 2024	\$30,000

The combined value of the parcels and property interests that the Town will eventually acquire is around \$47,600,000. This is a substantial value to the Town. The Settlement Agreement provides that the land obtained in the settlement also compensates the water enterprise fund. To that end, proceeds from the sale of a portion of the property can be used to assist with costs associated with a water treatment plant.

Legal Due Diligence

The Town will obtain title insurance for the parcels conveyed to it. The Town attorney has undertaken a review of the title commitment and is working with the title company to have any inapplicable exceptions removed. The Town is paying the costs of the title insurance policy. There are no water rights conveyed as part of this transaction.

Matters Required for Closing

Closing is scheduled to occur on September 9. At Closing documentation will be executed that terminates the pending litigation “with prejudice” meaning that the claims cannot be re-filed.

Public Hearing Opened

Mr. Ken Mentz, 167 Williams St, asked if there was an appraisal of the properties. Michelle M. noted in the packet there is a table that shows a current highest and best use of approximately \$47m.

Public Hearing Closed

Mr. Tim McGuire presented for Battle Mtn. He updated on the EPA submittal status for the site. He discussed the ability to proceed with mitigation yet this fall, it was felt this was still a good timeline, but the plan is under review and has not been approved by the EPA as yet.

Tom P. inquired what happens if nothing with the reservoir or other properties is completed to the schedule? There is not a requirement that ERWSD do the project but once begun it would be completed. If nothing is done and the timeframes run their course, then the property can be purchased at that time.

It was noted that some of the changes in the documents are listed but there is some minor work to be done up to the closing date of next week. Mike S. stated that any such changes would be covered in this agreement.

Motion by Eric G., second by Gusty K., Resolution 48 - Series 2024 A Resolution Approving the Battle North Restrictive Covenant and other Documents as presented. Motion passed 7-0.

Conditions:

- Accept the substitution of the four documents (LIST THEM HERE)
- Re-add the 30yr clause.
- Sec 2.1a be modified that once the town assumes ownership of the parcels that the town can modify the zoning on those parcels.
- Language was modified to say that Battle Mtn will diligently file and follow-up with the EPA but they cannot promise a date of delisting by the EPA

B. Resolution 51 - Series 2024 A Resolution Approving a Variance Request for Relief from the Rear Setback at 161 Main Street and 161 Nelson Avenue

The Applicants, Spence and Stefanie Neubauer, request review of a request for relief from the thirty foot (30') rear setback at 161 Main Street and 161 Nelson Avenue in the Old Town 100 Block A Zone District. The Applicant's Representative Robert Creasy has been proactive in meeting with Town staff prior to submitting the variance request.

The 100-Block Design Guidelines within Appendix B of Chapter 16 were adopted in 2023. At that time, the purpose and intent of requiring the rear setbacks along Eagle and Williams streets was to ensure the provision of parking for residential uses (in mixed use buildings) and, in the case of Williams Street, to create the physical conditions necessary to promote a "Woonerf" concept which allows for vehicular and pedestrian use within the same travel corridor. Since adoption, the Guidelines – specifically the rear yard setback requirement – have not been implemented as there have been no new building or major redevelopment proposals. Additionally, staff suggest that upon adoption, the rear yard setback requirement did not contemplate 100 percent commercial use (parking requirements for commercial uses were eliminated at the time the Guidelines were adopted to incentivize commercial, sales tax generating uses). Rather, the intent of the generous rear setbacks along Eagle and Williams Street - 25 to 30 feet - captured a concern by the Planning Commission and Town Council that adequate parking for residential purposes, along with adequate maneuverability space be provided along these corridors.

Findings required. The Planning Commission and Zoning Board of Appeals shall make the following findings before granting a variance:

- (1) There are exceptional or extraordinary circumstances or conditions applicable to the site of the variance that do not apply generally to other properties in the same zone;
- (2) The exceptional or extraordinary circumstances of the site create a situation in which the strict, literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this Chapter;

(3) That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity and will not result in substantial impairment to the purposes of this Chapter.

(4) There is no substantial impairment to the public that would result from the granting of the variance.”

As noted above, the Town Council acting as the Zoning Board of Appeals must make positive findings for all four variance criteria. Although no one criterion should be weighted differently or considered more important, the first two criteria are typically the most difficult to establish. In this instance, the Applicant will be required to demonstrate an ‘extraordinary circumstance,’ ‘physical hardship,’ and/or ‘practical difficulty’ when the regulations are applied strictly and literally to their property.

The Applicant has reduced the total amount of relief requested as evidenced by the building design which steps up in mass and form from first floor to second floor remaining cognizant of the impacts on the pedestrian experience, and in keeping with the overall intent of the Design Guidelines. Staff does not believe that this will have a negative impact on light or air, and in fact is respectful of the shading effects on walkways around the building based on the massing presented. The proposed design does not contemplate perpendicular parking along Williams Street except for a loading dock area, and so there should be minimal conflict with the parking across the street at the Molly G Building.

Staff suggests that the intention of the 30-foot rear setback is to ensure enough area within a lot to provide adequate parking area for any second story and above residential uses. As stated within the Applicant’s letter of intent “since federal rules do not allow residential use above a distillery, we cannot utilize the code allowed height for other uses.”

With no residential uses allowed within the proposed building per federal regulations; the prioritization of economic viability and welfare within the downtown corridor by the Minturn Municipal Code Old Town Character Area purpose and intent, the 2023 Imagine Minturn Community Plan, and Town of Minturn Town Council 2023-2025 Strategic Plan; and the proposed design of the building, which otherwise complies with the Design Guidelines and goals for activation on Williams Street, there may be a case for physical hardship and/or practical difficulty to allow for the requested relief from the rear setback.

Lynn F. asked about the storage needs in the building. It will be approximately 15k-20k gal. and much of this would be stored off-site. Discussion ensued regarding the smell of ethanol from the distilling process. It was noted that due to size limitations, they will have an off site storage facility in addition to this site. This site will distill, the other location will store.

Mr. Robert Creasy, project architect, outlined the project and the variance request.

Public Hearing Opened

Mr. Ken Mentz, 167 Williams St, saw both negative and positive points to this project. He expressed his concerns with how this will affect this area of town and felt it could be done without a variance.

Mr. Tom Sullivan, 116 Nelson Ave., expressed this building as presented would devalue his property and would have a negative effect on the area traffic flow. He noted there is no exit for vehicles that turn on to Nelson Ave. from Main St. thereby causing a dangerous.

Ms. Krista Driscoll, 115 Nelson Ave, was opposed to the project.

Public Hearing Closed

Motion by Eric G., second by Kate S., to approve Resolution 51 - Series 2024 A Resolution Approving a Variance Request for Relief from the Rear Setback at 161 Main Street and 161 Nelson Avenue as presented with the following four findings. Motion passed 7-0.

- (1) There are exceptional or extraordinary circumstances or conditions applicable to the site of the variance that do not apply generally to other properties in the same zone;
- (2) The exceptional or extraordinary circumstances of the site create a situation in which the strict, literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this Chapter;
- (3) That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity and will not result in substantial impairment to the purposes of this Chapter.
- (4) There is no substantial impairment to the public that would result from the granting of the variance.”

Note: At this time (10:44pm) the council agreed to continue the meeting to cover the balance of the agenda items not to exceed 45min.

C. Ordinance 20 - Series 2024 (First Reading) An Ordinance Amending Chapter 16 - Zoning and Chapter 19 - Historic Preservation of the MMC

The Town Council and HPC conducted a joint session on July 17, 2024 to discuss options to help give property owners certainty concerning historic preservation. ANALYSIS: At the June 5, 2024 meeting Council discussed balancing historic preservation, economic feasibility, and the utilization of property, particularly in the Town's downtown, commercial generating area. In response to this a work session was scheduled at the July 17, 2024 meeting. During the work session staff brought forth nine different ideas for Council to discuss and give direction on. Staff was directed to bring back an ordinance addressing Options 1-7:

- Option 1: Eliminate the requirement for two sets of design review guidelines.
- Option 2: Eliminating potentially redundant approval requirements.
- Option 3: Allow for historically designated structures in the downtown corridor to have the immediate ability to function as short term rentals on all floors.
- Option 4: Encourage historic preservation reinvestment as part of the Downtown Development Authority Operations Plan.
- Option 5: Require a minimum of two nominators for a structure to be nominated for historic designation.
- Option 6: Create a process whereby property owners can determine if their structure would be historically designated without necessarily “supporting” such a designation.
- Option 7: Allow residential in the Downtown Character Area on the back 50% ground floor of historically designated commercial buildings to create live/work opportunities

When discussed at HPC, they forwarded a recommendation of approval with the following changes:

- Amend the definition for alteration and the historic designation process to allow for the selection of facades (not to exceed 50% of the exterior of the structure) to be prioritized to remain the same and trigger the Certificate of Appropriateness process even if 50% of the structure is not affected.
- To add a visual example to the definition of alteration.
- To amend the intent statement of Sec. 16-6-35 - 100 Block Commercial Zones subsection (b) to add lodging as a use at the street level.
- To amend the *** clause at the end of the Old Town Character Area Use Table to specify 50% of the “proposed ground floor area” When discussed at Planning Commission, the Planning Commission forwarded a recommendation of approval with the following changes:
- Remove Option 3: Allow for historically designated structures in the downtown corridor to have the immediate ability to function as short term rentals on all floors with the reasoning that this option does not meet the intent of the 2023 Imagine Minturn Community Plan’s guidelines for the 100 Block.

Staff presented this ordinance to the HPC at their August 20, 2024 meeting, to the Planning Commission at their August 28, 2024 meeting, and is presenting this ordinance to the Town Council for final decision. Several of these options, should they be implemented, should provide additional flexibility and stability to individual property owners within the 100 Block and throughout the rest of Town.

Tom P. felt we were taking away any incentive to preserve our history. He felt it was important to include short- and long-term rentals as well as residential.

Public Hearing Opened

Ms. Lynn Teach, 253 Pine St. discussed the flexibility needed.

Public Hearing Closed

Motion by Gusty K., second by eric G., to approve Ordinance 20 – Series 2024 (First Reading) An Ordinance Amending Chapter 16 - Zoning and Chapter 19 - Historic Preservation of the MMC as amended to reinstate option #3. Motion passed 5-2. (Nay Brain R and Tom P.)

D. Ordinance 19 - Series 2024 (Second Reading) An Ordinance Amending the Lighting Code

Ordinance No. 19, Series 2024 is being presented to the Town Council as an amendment to the Town’s existing exterior lighting regulations, Section 16-17-180 – Exterior illumination standards.

Section 16-17-180(f) includes “exemptions” from the Town’s exterior lighting standards (which otherwise prohibit uplighting) for things like illumination of the United States Flag; for holiday or ornamental lighting; and for lighting associated with Town of Minturn events. The Town recently conducted a town survey wherein respondents expressed support for certain Town led initiatives such as seasonal, aesthetic lighting of the Minturn Water Tank, a historically designated and iconic structure within the Town. For these reasons, the Town desires to provide professionally designed lighting of the water tank for seasonal celebrations and events.

Therefore, the proposed amendments to the lighting standards aim to clarify that, in addition to Town events, exemptions that may be granted to the Town of Minturn include lighting for “displays.” Such exemptions would be allowable or granted on a “seasonal” or “periodic” basis. The proposed expansion of the exemption provisions will allow the Town the flexibility to illuminate the water tank on a seasonal, periodic basis for public purposes related to and in conformance with the tank’s historic designation; to enhance community character and celebrate those things that “keep Minturn, Minturn;” for economic development; and to promote the general health, safety, and welfare of the Town

Public Hearing Opened
No Public Comment
Public Hearing Closed

Motion by Kate S., second by Tom P., to approve Ordinance 19 – Series 2024 (Second Reading) An Ordinance Amending the Lighting Code as presented. Motion passed 7-0,

13. FUTURE AGENDA ITEMS
A. Future Meeting Topics

14. ADJOURN

Motion by Kate S., second by Gusty K., to adjourn the meeting at 11:00pm.

Earle Bidez, Mayor

ATTEST:

Jay Brunvand, Town Clerk

- INFORMATIONAL ONLY ITEMS**
Upcoming Council Meetings & Events:
-- September 6, 2024 - First Friday @ Eagle River Inn
-- September 7 , 2024 - Final Minturn Market
-- September 18, 2024
-- October 2, 2024
-- October 16, 2024



To: Mayor and Council

From: Jay Brunvand

Date: September 13, 2024

Agenda Item: Annual renewal of Retail Liquor License

REQUEST:

Staff is requesting Council to review and approve the attached annual renewal of a Retail Liquor License for Gail Crowder, DBA The Minturn Mile Liquor Store located at 341 Main St.

INTRODUCTION:

This establishment has an existing Retail 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 \$123.50.

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 (02/16/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Submit to Local Licensing Authority

MINTURN MILE LIQUORS
PO BOX 1603
Vail CO 81658

Section 3, ItemB.

Fees Due	
Annual Renewal Application Fee	\$
Renewal Fee	477.50
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	\$

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

Uploaded to MoveIt on Date



Paid Online

Licensee Name

CROWDER GAIL W

Doing Business As Name (DBA)

MINTURN MILE LIQUORS

Liquor License Number

License Type

Retail Liquor Store (city)

Sales Tax License Number

Expiration Date

Due Date

11/15/2024

10/01/2024

Business Address

Street Address

341 MAIN ST

Phone Number

9708275220

City, State, ZIP Code

Minturn CO 81645

Mailing Address

Street Address

PO BOX 1603

City, State, ZIP Code

Vail CO 81658

Email

Operating Manager

Date of Birth

PATRICIA JEAN CROWDER

5/26/1975

Home Address

Section 3, Item B.

Street Address

Phone Number

712 Mt. Traver Dr

970-401-3041

City

State

ZIP Code

Leadville

CO

80641

1. Do you have legal possession of the premises at the street address?..... ☒ Yes ☐ No

Are the premises owned or rented?

☒ Owned

*If rented, expiration date of lease

☐ Rented*

1. 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.

2. 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

3. 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

4. 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.

Section 3, Item B.

1. 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.

2. 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.

3. 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

GAIL CROWDER

Title

OWNER

Signature

Date (MM/DD/YY)

Gail Crowder

09/05/24

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

Town of Montezuma

Title

Attest

Ecole Bidez, Mayor

Signature

Date (MM/DD/YY)

9/18/2024

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



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

Design Review Board Hearing

Final Plan Review for New 12-Plex

0036 Abby Road

Hearing Date:	September 11, 2024
File Name and Process:	Multi-Family Residence Final Plan Review
Owner/Applicant:	Alison Perry, Miners Base Camp LLC
Representative:	Greg Macik, TAB Associates, Inc.
Legal Description:	Subdivision: BELDEN PLACE PUD Lot: 7
Address:	0036 Abby Road
Zoning:	South Town Character Area – Belden Place PUD Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	Approval

Staff Report

I. Summary of Request:

The Applicant, Alison Perry, requests Final Plan review of a new, twelve-plex, 28,519 (gross) square foot multi-family building located at 0036 Abby Road in the South Town Belden Place PUD Zone District. The Applicant’s representative, Greg Macik of TAB Associates Inc., has been proactive in meeting with Town staff prior to submitting plans for the new structure and has provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans

The plans show four, three-story towers on top of an underground parking with a maximum building height - measured via a weighted height calculation approved in the Belden Place PUD Guide – of 33 feet 4 and 11/16 inches, under the maximum allowable 35-foot limit within the South Town Belden Place PUD Zone District for multi-family units.

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

Parking is more than adequate, with thirty-seven off-street spaces, twenty-seven of which are provided within the garage and ten at surface level. The plans show the four towers of three stacked flats each, with each floor being it’s own unit.

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

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

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

Staff is **recommending approval**.

II. Summary of Process and Code Requirements:

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

If the DRB feels that the plans are complete, appropriate, and meet the intent and purposes of the Minturn Municipal Code, Chapter 16, the DRB has the option to take final action to approve the plans without conditions, or to approve with specific conditions and giving the Applicant and staff clear direction on any recommended revisions, additions or updates to the plans. No variances are required or requested at this time.

Design Review Process

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

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

- (2) *Criteria and findings. Before acting on a Design Review application, the Planning Commission, acting as the Design Review Board (DRB), shall consider the following factors with respect to the proposal:*
- a. *The proposal's adherence to the Town's zoning regulations.*
 - b. *The proposal's adherence to the applicable goals and objectives of the Community Plan.*
 - c. *The proposal's adherence to the Design Standards.*
- (3) *Necessary findings. The Design Review Board shall make the following findings before approving a Design Review application:*
- a. *That the proposal is in conformance with the Town zoning regulations.*
 - b. *That the proposal helps achieve the goals and objectives of the Community Plan.*
 - c. *That the proposal complies with the Design Standards.*

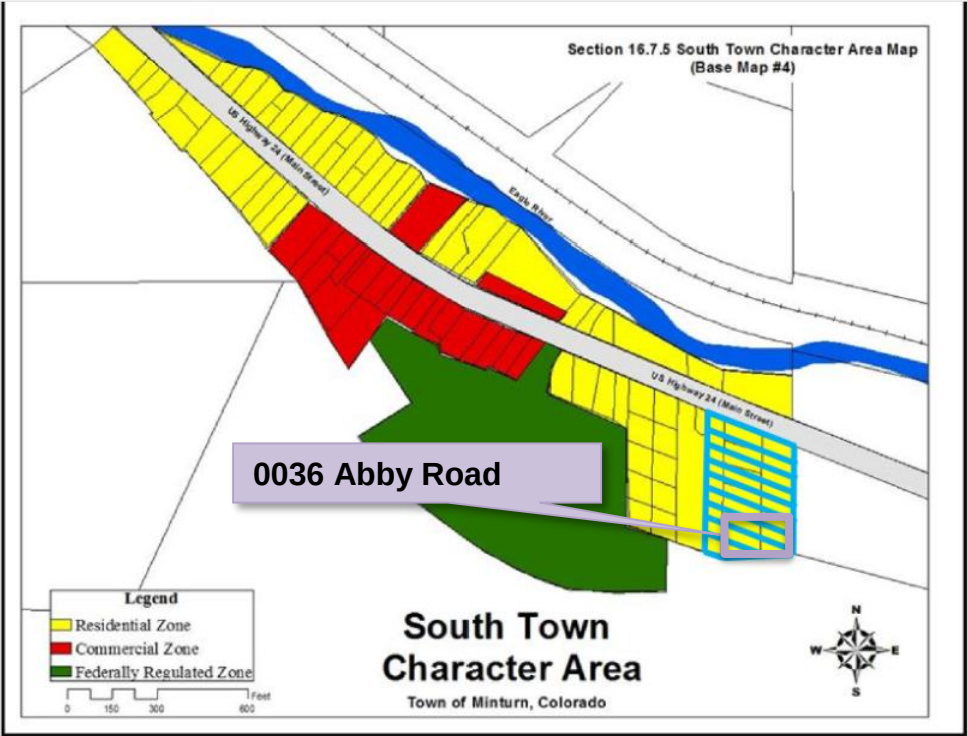
Staff suggests that the final plans for 0036 Abby Road meet the required findings ‘a,’ ‘b,’ and ‘c’ or subparagraph 3 – *Necessary findings* – with proposed conditions of approval.

III. Zoning Analysis:

Zoning

The subject property is located within the “South Town Character Area” Belden Place PUD Zone District

Figure 1: Game Creek Character Area Zoning Map



■ - PUD Overlay Zoning

Dimensional Limitations and Development Standards

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

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	27,233 sq. ft.	27,233 sq. ft. (.625 ac.)
Maximum Building Height:	35 feet	33 feet – 4 11/16 inches
Minimum Front Setback:	20-25 feet	25+ feet
Minimum Side Setback:	4 feet	4+ feet
Minimum Rear Setback:	4 feet	4+ feet
Maximum Lot Coverage:	50% (13,616.5 sq. ft.)	11,423 sq. ft. (41.95%) Proposed
Maximum Impervious Coverage:	50% (13,616.5 sq. ft.)	13,554 sq. ft. (49.77%) Proposed

Minimum Snow Storage Area:	5% of Lot Area (27,233 sq. ft. x .05 = 1361.65 sq. ft.)	1500 sq. ft.
Parking:	27 spaces	37 spaces

IV. Applicable Standards and Design Guideline Criteria:

Design

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

Final Site, Grading and Drainage Design

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

Mass and Form

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

“c. Massing and Scale

“A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment. Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.

“Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures.”
-Town of Minturn Design Guidelines

Staff Response:

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

V. Items of Note:

Items of Note

Staff has identified no items of note.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0036 Abby Road generally **comply** with or exceed the applicable provisions and/or minimum standards of Chapter 16 and the Town of Minturn Design Standards (Appendix ‘B’) of the Minturn Town Code.

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



DESIGN REVIEW APPLICATION

Section 3, Item C.

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner@minturn.org

Project Name:

Belden Place - Duplex Lot 7 (12 Plex) Flats

Project Location

Street Address: 0036 Abby Road

Zoning: **PUD**

Parcel Number(s): **Not assigned**

Application Request:

Design review for a multi-family 12 Plex (Flats)

Applicant:

Name: Greg Macik, TAB Associates, Inc.

Mailing Address: 56 Edwards Village Blvd, Suite 210, Edwards, CO 81632

Phone: 970-766-1470 x107

Email: greg@tabassociates.com

Property Owner:

Name: **Alison Perry, Miners Base Camp LLC**

Mailing Address: PO Box 1134 Minturn, CO 81645

Phone: 970-306-2264

Email: perry@vailland.com

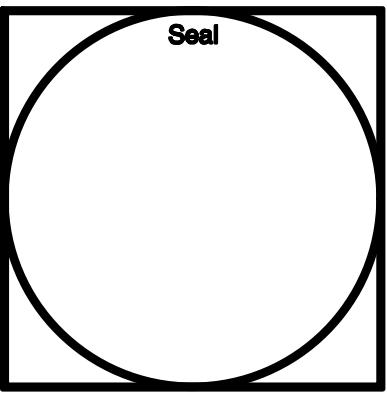
Required Information:

Lot Size: 27,233	Type of Residence (Single Family, ADU, Duplex) Multi Family	# of Bedrooms 12 units 30 beds	# On-site Parking Spaces 10 ext 27 int
# of Stories: 4	Snow storage sq ft: 1500	Building Footprint sq ft: 11,423	Total sq ft Impervious Surface: 15,336

Signature:

Greg Macik

Fee Paid: _____ Date Received: _____ Planner: _____



Belden Place - 12 Plex (Flats)
Lot 7
0036 Abby Road, Miltum, Colorado 81645

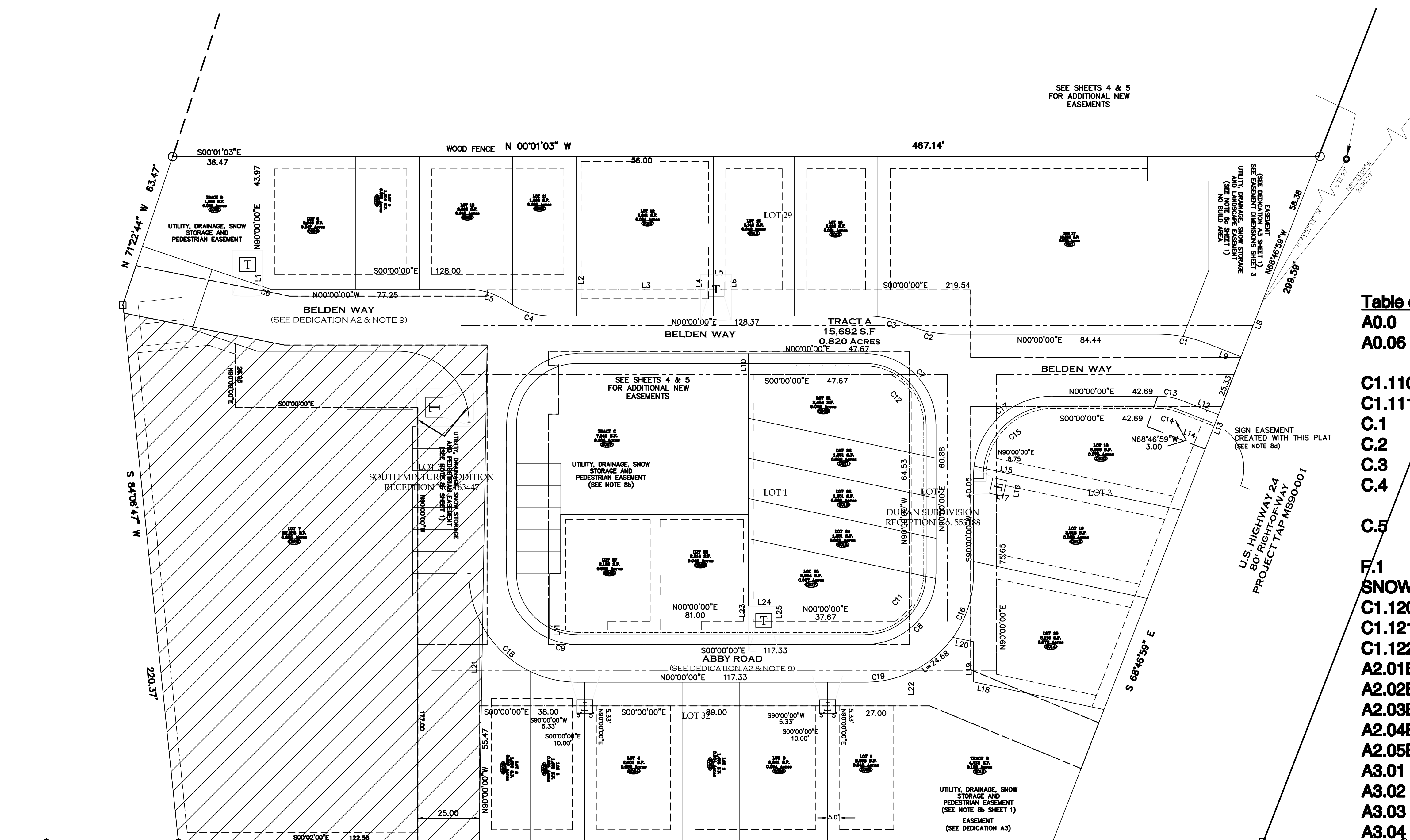
Revisions:

3	BLDG	DEP.	CDMS.	08/09/2024
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Issue Dates:
CDs - 12/12/2023

Sheet Title:
**Cover
Sheet**

Project No:
2136
Sheet No:
A0.00



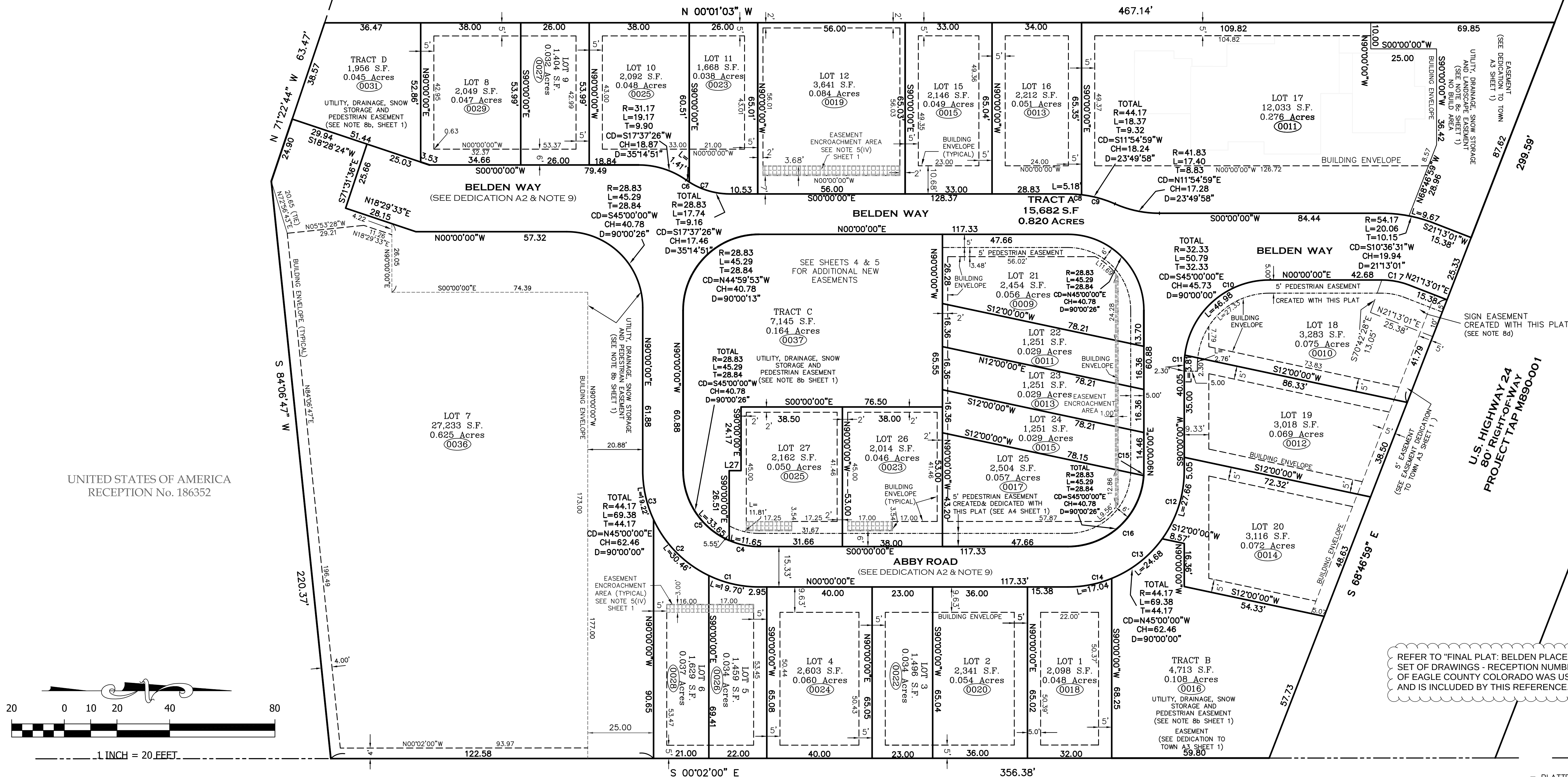
Design Review Submittal - Rev. 09/04/2024



FINAL PLAT
BELDEN PLACE, P.U.D.
 Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5
SUBDIVISION

LOT 28
 SOUTH MINTURN ADDITION
 RECEPTION No. 163447



CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Bng	Delta
C1	19.70	44.17	10.01	19.53	N12°46'33"E	25°33'06"
C2	30.46	44.17	15.86	29.86	N45°18'32"E	39°30'53"
C3	19.22	44.17	9.76	19.07	N77°31'59"E	24°56'01"
C4	11.65	28.83	5.91	11.57	N11°34'15"E	23°08'56"
C5	33.65	28.83	19.03	31.77	N56°34'28"E	66°51'30"
C6	1.41	28.83	0.71	1.41	N33°50'32"E	2°48'39"
C7	16.32	28.83	8.39	16.11	N16°13'06"E	32°26'12"
C8	5.18	44.17	2.59	5.18	S03°21'35"W	6°43'11"
C9	13.19	44.17	6.65	13.14	S15°16'34"W	17°06'47"
C10	46.98	32.33	28.73	42.95	S41°37'23"E	83°14'46"
C11	3.81	32.33	1.91	3.81	S86°37'23"E	6°45'14"
C12	27.66	44.17	14.30	27.21	N72°03'40"W	35°52'40"
C13	24.68	44.17	12.67	24.36	N38°06'40"W	32°01'20"
C14	17.04	44.17	8.63	16.93	N11°03'00"W	22°06'00"
C15	1.89	28.83	0.94	1.89	N88°07'42"W	3°45'03"
C16	43.41	28.83	27.01	39.42	N43°07'29"W	86°15'24"
C17	10.68	28.83	5.40	10.62	N10°36'31"E	21°13'28"

L27 = S00°00'00"W 4.50

UNITED STATES OF AMERICA
 RECEPTION No. 246983

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



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

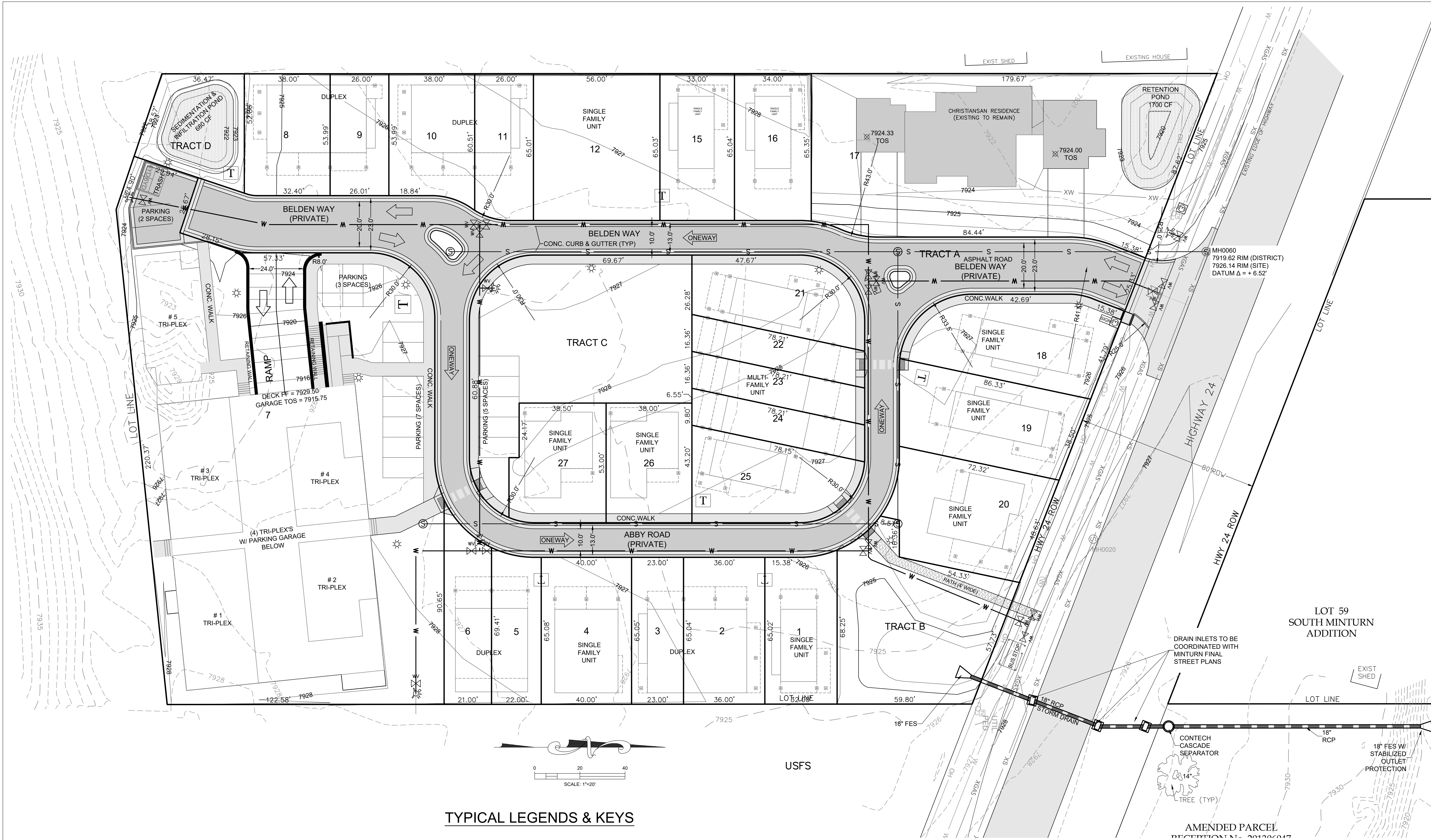


SLAGLE SURVEY SERVICES

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

FINAL PLAT BELDEN PLACE, P.U.D. Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: MSS	JOB NUMBER: 18029	DRAWING NAME: 18029_PUD-23.dwg
SHEET 3 OF 5	DATE: 11-11-2023	



TYPICAL LEGENDS & KEYS

- AD = AREA DRAIN
CFS = CUBIC FEET PER SECOND
CONC = CONCRETE
EOA = EDGE OF ASPHALT
EP = EDGE OF PAVEMENT
EX = EXISTING
FF = FINISHED FLOOR
FG = FINISHED GRADE
FL = FLOW LINE
GD = GRADE/GROUND
HP = HIGH POINT
LP = LOW POINT
TBC = TOP BACK OF CURB
TD = TRENCH DRAIN
TOS = TOP OF SLAB
TOW = TOP OF WALL
TYP = TYPICAL
WH = WALL HEIGHT
TOW = TOP BACK OF WALK
EL = ELEVATION
TOP = TOP OF PIPE

CONTOUR LEGEND:

- EXISTING 1' CONTOUR --- 7929 ---
EXISTING 5' CONTOUR --- 7930 ---
PROPOSED 1' CONTOUR --- 7929 ---
PROPOSED 5' CONTOUR --- 7930 ---

EXISTING UTILITIES LINE KEY:

- WATER --- XW ---
SEWER --- XS ---
OVERHEAD ELEC, TELE, CATV --- OH ---
GAS --- XGAS ---

EXISTING UTILITIES SYMBOL KEY:

- Water Vault, Water Valve, Fire Hydrant, Sewer Manhole, Utility Pole, Electric Transformer, Cable TV Pedestal

PROPOSED UTILITY SYMBOL KEY:

- Water Vault, Water Valve, Fire Hydrant, Sewer Manhole, Utility Pole, Electric Transformer, Cable TV Pedestal, Electric Splice Vault

INDICATES DIRECTION OF TRAFFIC FLOW

- LINE KEY:
WATER --- W ---
SEWER --- S ---

PARKING NOTES:
PARKING SPACES 9' X 18' MIN.

REFER TO "BELDEN PLACE PUD - FINAL PLAN SUBMITTAL" FOR FULL DEVELOPMENT SITE PLANE, PREPARED BY TIMBERLINE ENGINEERING DATE JULY 12, 2024, WAS USED AS THE BASIS OF DESIGN AND IS INCLUDED BY THE REFERENCE.

EARTHWORK:
5175 CYD CUT
8130 CYD FILL
2955 CYD NET <FILL>
(DOES NOT INCLUDE ONSITE HAUL-IN ±1000 CYD)

TIMBERLINE ENGINEERING CIVIL STRUCTURAL
218 E. Valley Rd.
STE 104 PMB 177
Carbondale, Colorado 81623
p 970.963.9869
timberlineengineering@gmail.com

COLORADO REGISTERED PROFESSIONAL ENGINEER
39976

COPYRIGHT

Belden Place - 12 Plex (Flats)
Lot 7

NOT FOR CONSTRUCTION

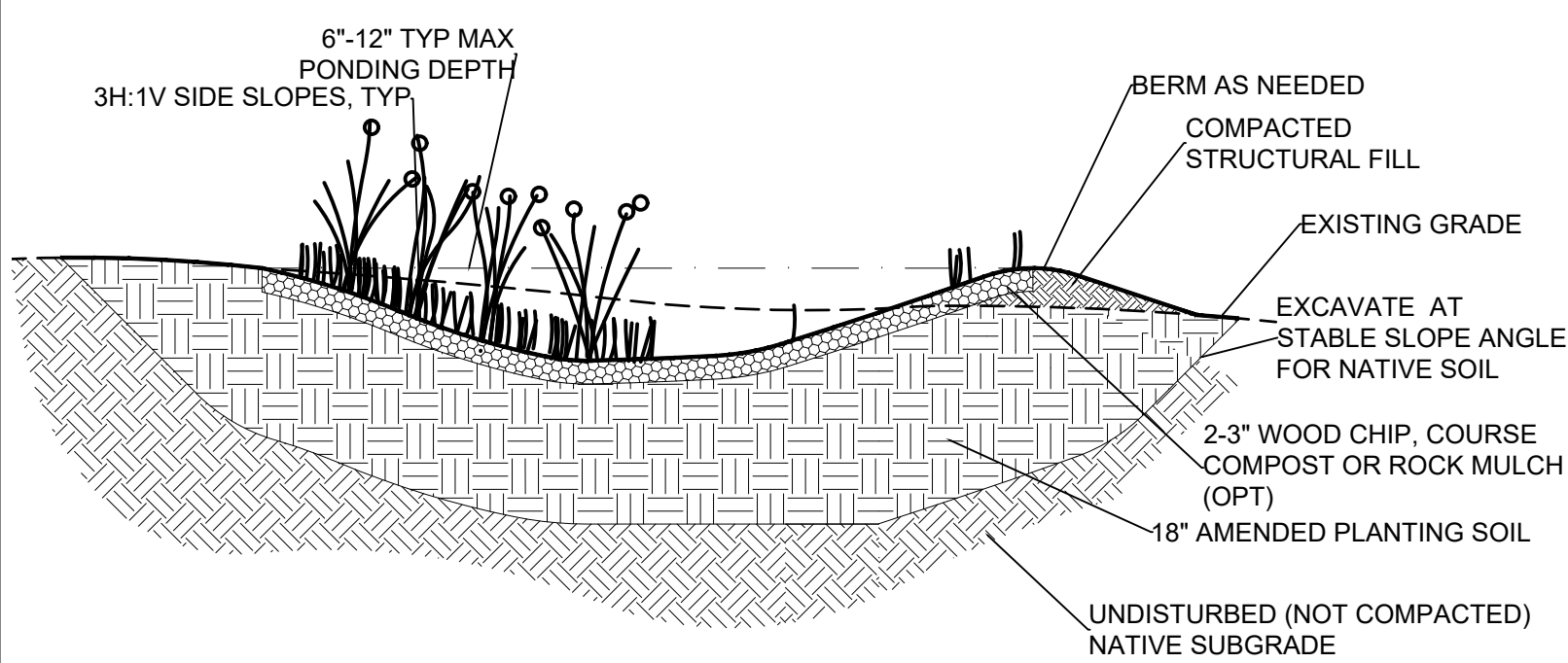
DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

PROPOSED SITE PLAN

Sheet:

C.111

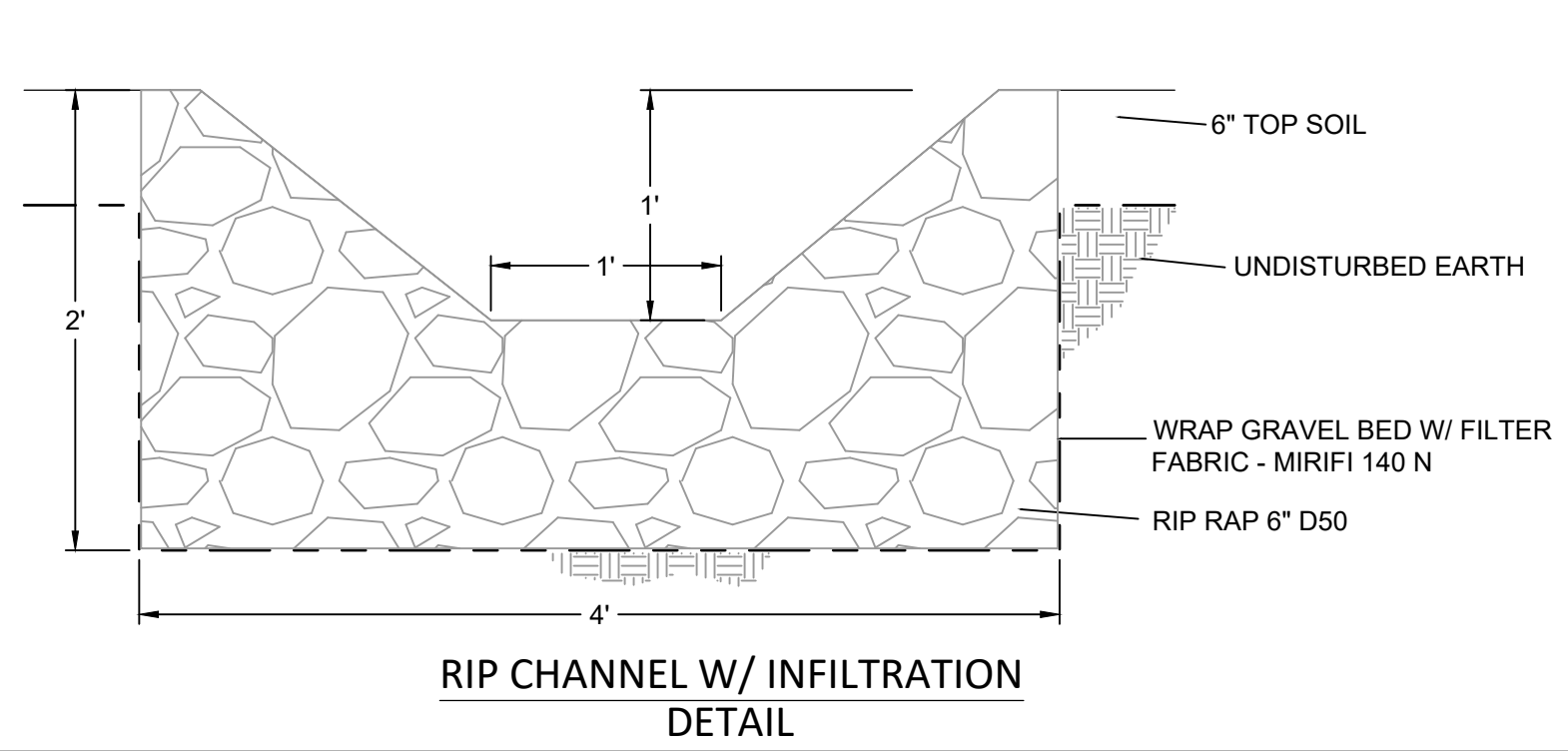
0036 Abby Road, Minturn, Colorado 81645



DESIGN NOTES & CONSTRUCTION NOTES:

1. PLANT WITH PLANTS PER LANDSCAPE ARCHITECT DWGS. NATIVE PLANTS ARE PREFERRED, BECAUSE NON-NATIVE AND INVASIVE SPECIES CAN MOVE DOWNSTREAM AND DAMAGE HABITAT. IF NON-NATIVES ARE CHOSEN, BE SURE THAT THEY WILL NOT DAMAGE DOWNSTREAM HABITAT.
2. BUILD AND VEGETATE RAIN GARDEN AS EARLY AS POSSIBLE TO ESTABLISH PLANTINGS BEFORE DIRECTING STORMWATER RUNOFF TO IT OR DIVERT STORMWATER AROUND FACILITY. PREFERABLY, THIS PERIOD WOULD LAST A MINIMUM OF 3 MONTHS OR PER LANDSCAPE ARCHITECT/DESIGNER GUIDELINES.
3. INFILTRATION AREAS (THE AREA OF THE RAIN GARDEN AS DEFINED BY THE TOP ELEVATION OF THE FACILITY) SHALL BE FENCED OFF FROM THE FIRST DAY OF EARTH MOVING UNTIL PROJECT COMPLETION TO PREVENT COMPACTION OF THE SUBGRADE, DIRT TRACKING ONTO ANY LAYER OF THE FACILITY AND STOCKPILING OF CONSTRUCTION MATERIALS THAT MAY CLOG THE SURFACE.
4. DURING EXCAVATION OF NATIVE SOILS TO THE BOTTOM OF THE FACILITY, RAINFALL MAY CAUSE FINES TO CLOG THE SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
5. CALL THE CIVIL ENGINEER 48 HOURS IN ADVANCE OF CONSTRUCTING THIS FACILITY SO CONSTRUCTION OBSERVATION MAY BE PERFORMED TO IDENTIFY VARIATIONS IN THE FIELD THAT MAY AFFECT DESIGN AND VERIFY PROPER CONSTRUCTION.
6. DURING INSTALLATION, DISTURB NATIVE SOILS AS LITTLE AS POSSIBLE.

RAIN GARDEN
DETAIL



SHEET INDEX:

- C.1 SITE GRADING & DRAINAGE PLAN
- C.2 GARAGE DRAINAGE PLAN
- C.3 DRAINAGE DETAILS
- C.4 GARAGE ENTRANCE PLAN & PROFILE
- C.5 STORM WATER MANAGEMENT PLAN

ABBREVIATION KEY

- AD = AREA DRAIN
- CFS = CUBIC FEET PER SECOND
- CONC = CONCRETE
- EC = EDGE OF CONCRETE
- EOA = EDGE OF ASPHALT
- EP = EDGE OF PAVEMENT
- EX = EXISTING
- FF = FINISHED FLOOR
- FG = FINISHED GRADE
- FL = FLOW LINE
- GD = GRADE/GROUND
- HP = HIGH POINT
- LP = LOW POINT
- TBC = TOP BACK OF CURB
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- TOS = TOP OF SLAB
- TOW = TOP OF WALL
- TYP = TYPICAL
- WH = WALL HEIGHT
- TOW = TOP BACK OF WALK
- EL = ELEVATION
- TOP = TOP OF PIPE
- WV = WATER VALVE
- WW = WINDOW WELL

CONTOUR LEGEND:

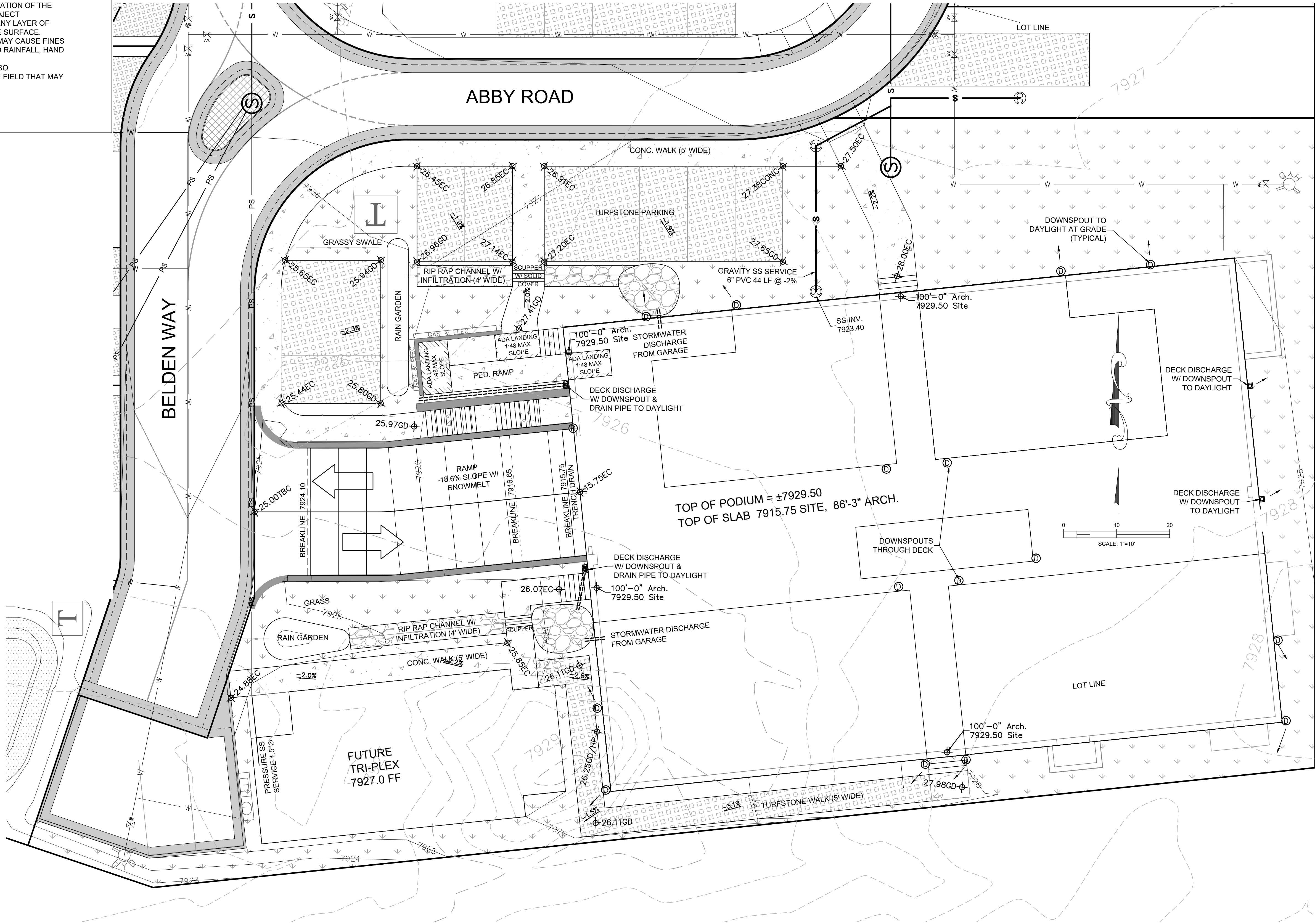
- EXISTING 1' CONTOUR --- 7929 ---
- EXISTING 5' CONTOUR --- 7930 ---
- PROPOSED 1' CONTOUR --- 7929 ---
- PROPOSED 5' CONTOUR --- 7930 ---

LINE KEY:

- WATER --- W ---
- SEWER --- S ---

PROPOSED UTILITY SYMBOL KEY:

- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT
- STREET LIGHT



Belden Place - 12 Plex (Flats)
Lot 7

NOT FOR
CONSTRUCTION

DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1
9/4/24	Review comments 2

Title:
SITE GRADING
& DRAINAGE
PLAN

Sheet:

C.1

TIMBERLINE

ENGINEERING

INC.

CIVIL STRUCTURAL

218 E. Valley Rd.
STE 104-PMB 177
Carbondale, Colorado 81623
timberlineengineering@gmail.com

p 970.963.9869

PROFESSIONAL ENGINEER

3976

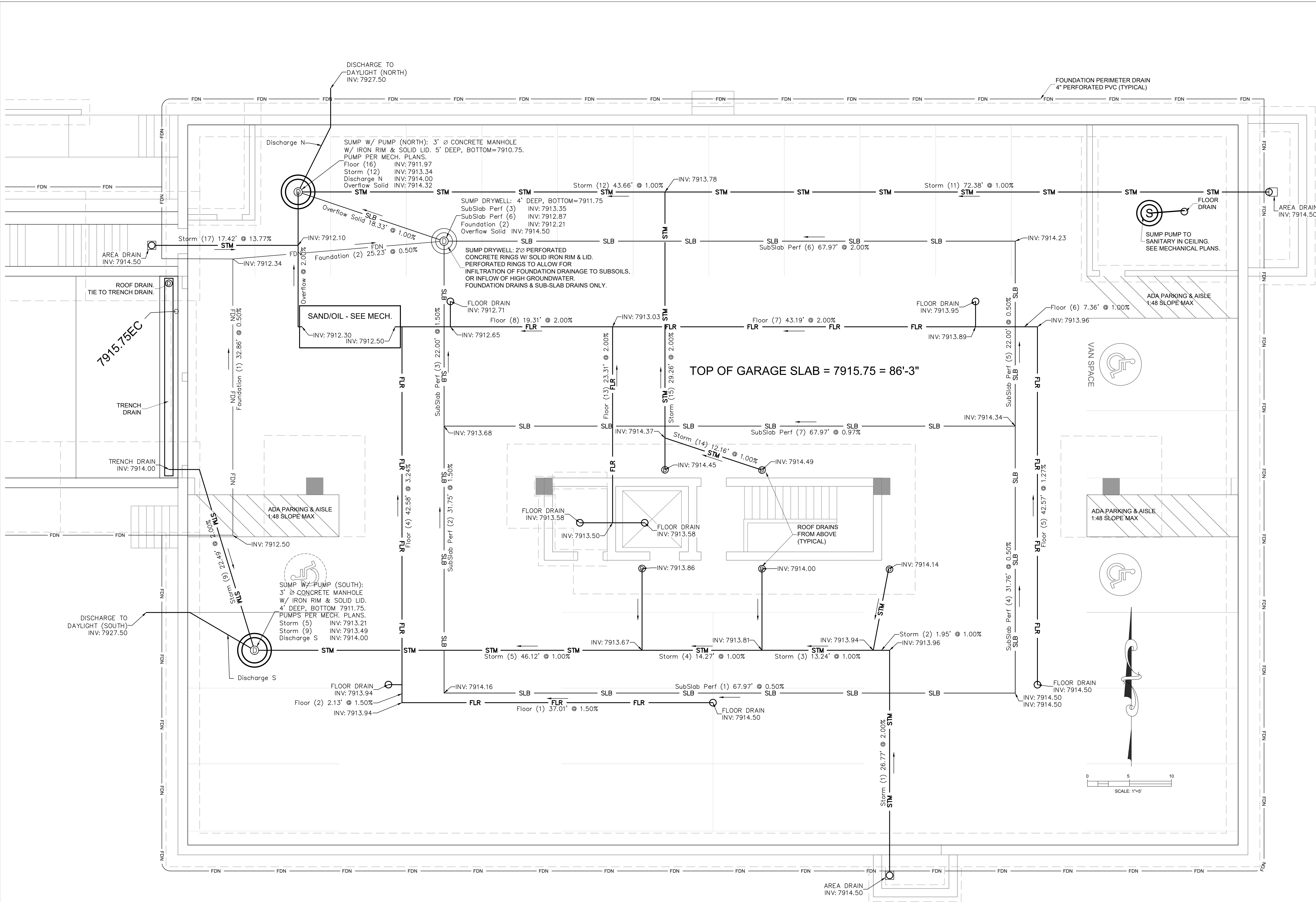
REGISTERED

COLORADO

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41



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INC.

CIVIL STRUCTURAL

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Belden Place - 12 Plex (Flats)
Lot 7

NOT FOR
CONSTRUCTION

DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1
9/4/24	Review comments 2

Title:

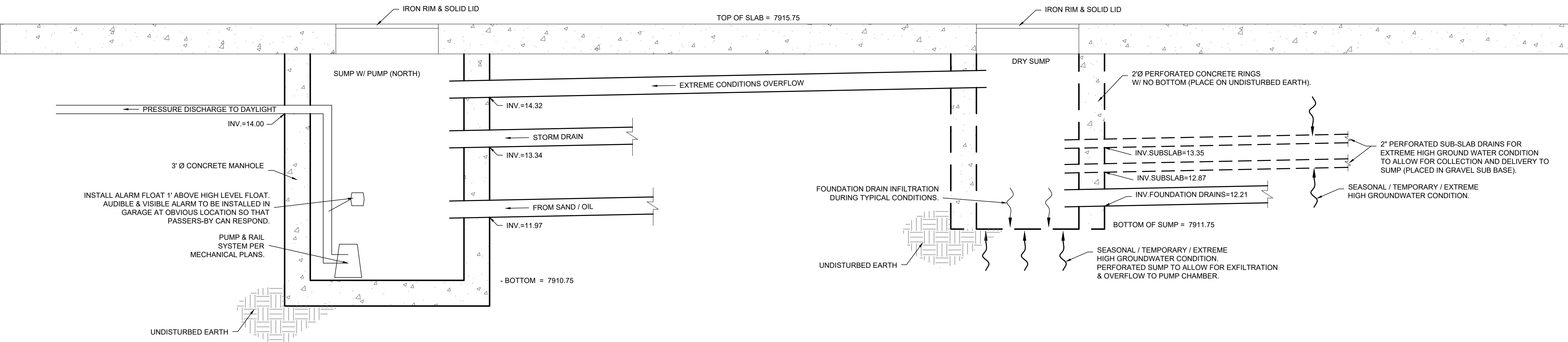
GARAGE
DRAINAGE
PLAN

Sheet:

C.2

0036 Abby Road, Minturn, Colorado 81645

42



DRY SUMP & NORTH DRAINAGE SCHEMATIC

Belden Place - 12 Plex (Flats)

Lot 7

0036 Abby Road, Minturn, Colorado 81645

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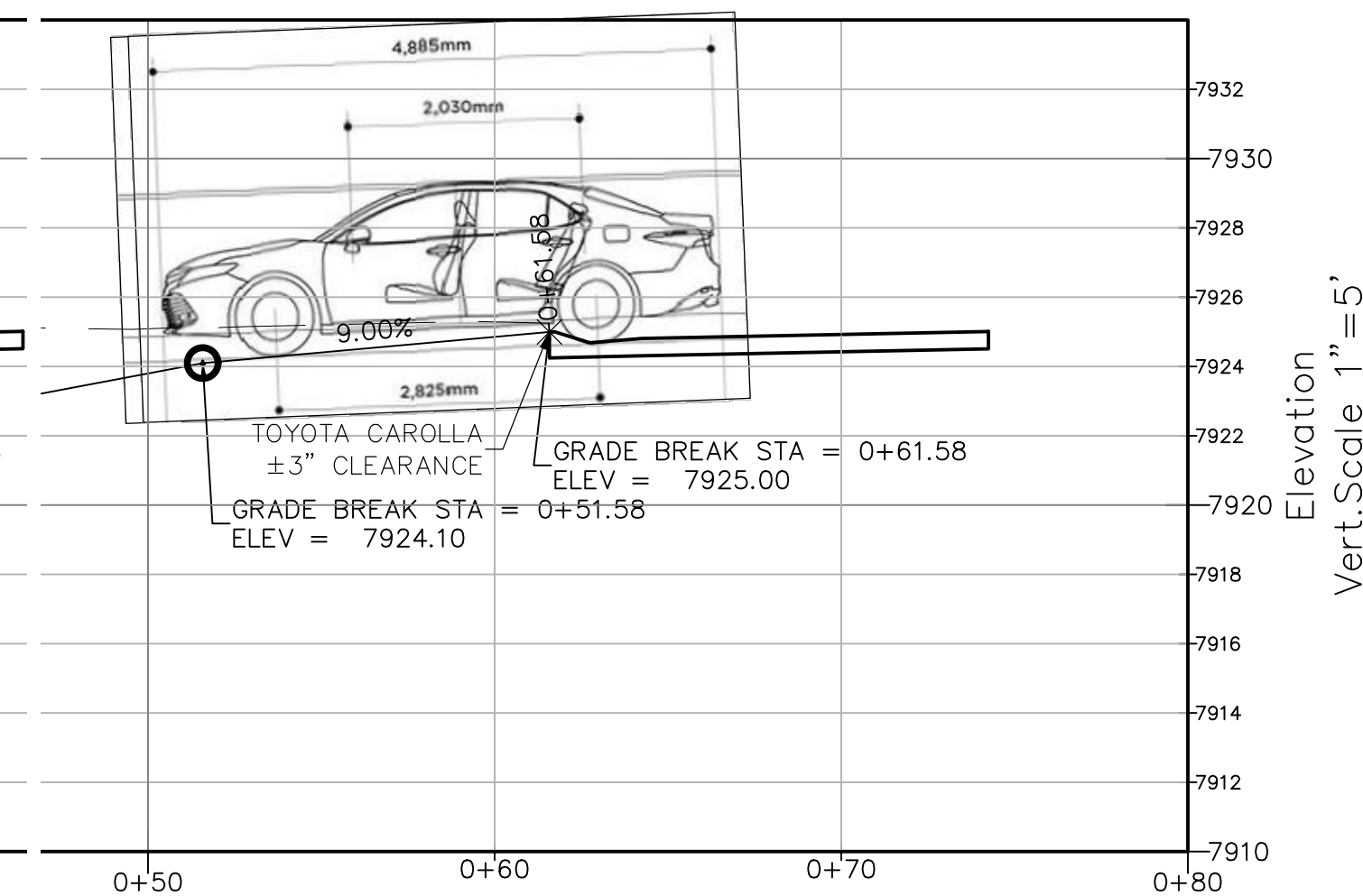
DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1
9/4/24	Review comments 2

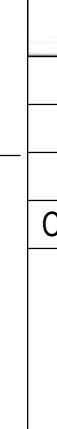
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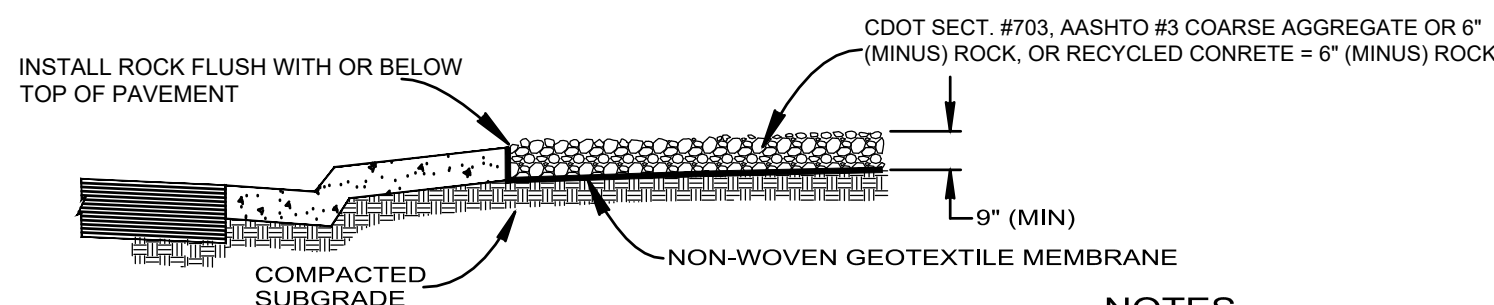
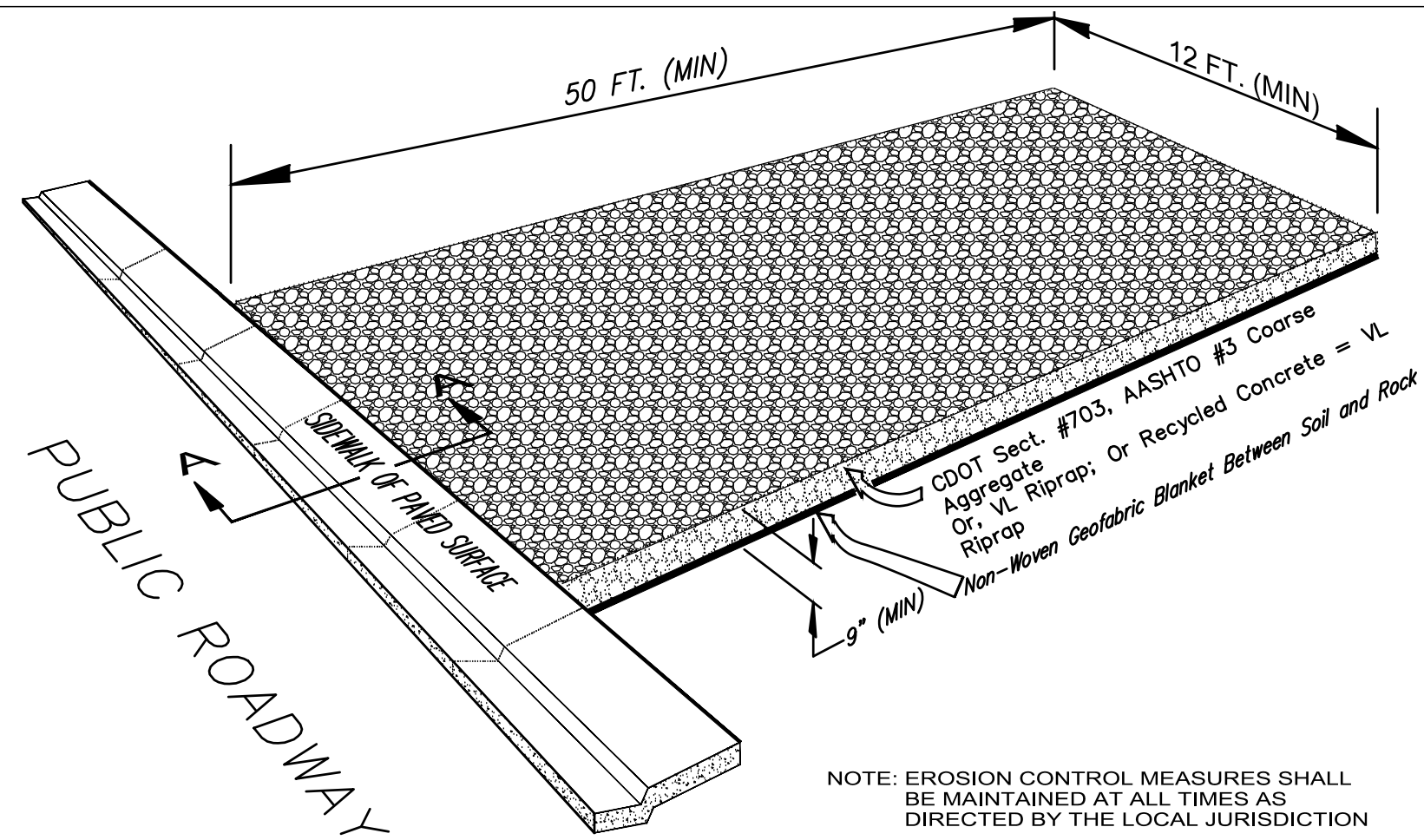
DRAINAGE
DETAILS

Sheet:

C.3

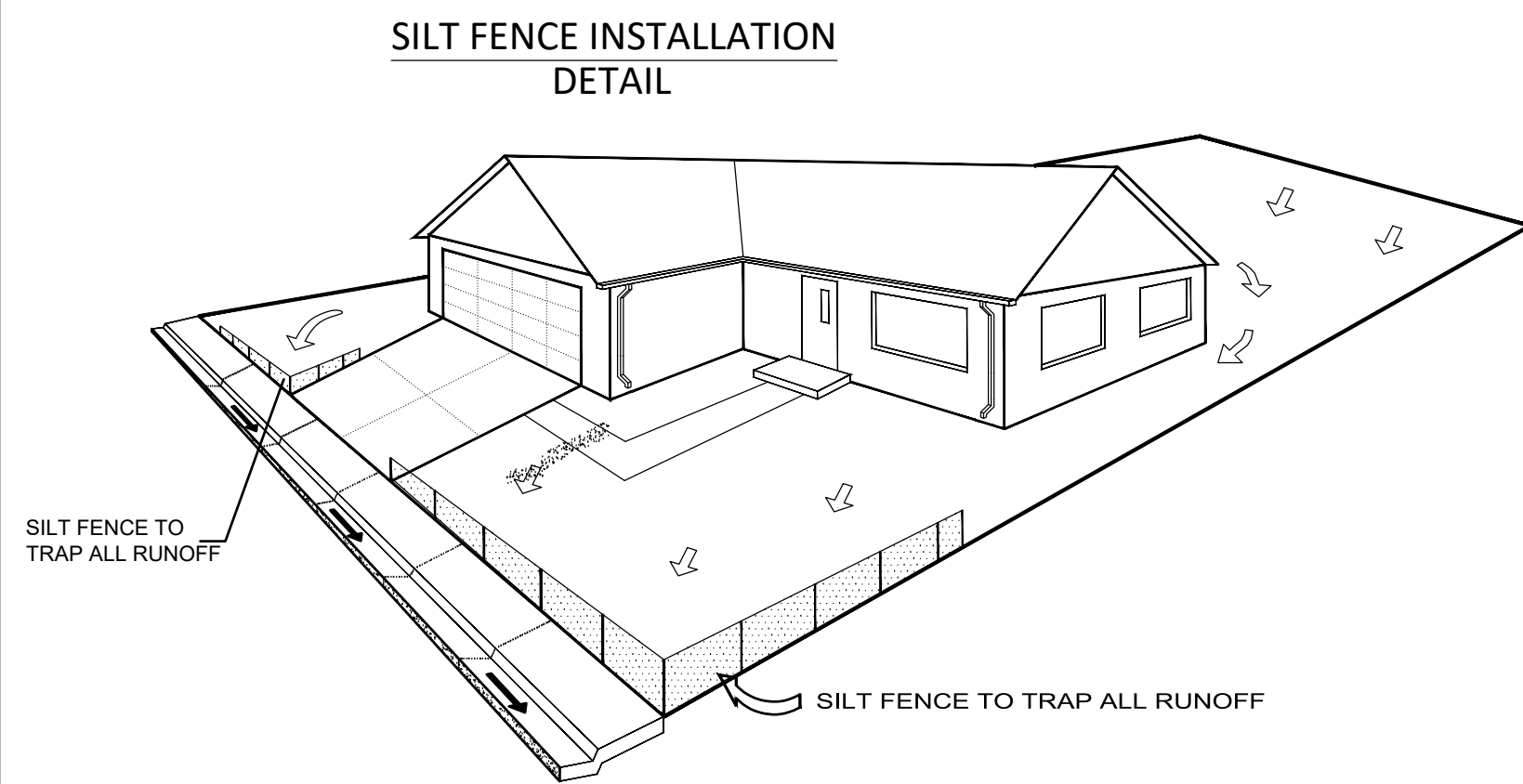


		CIVIL STRUCTURAL 218 E. Valley Rd. p 970.963.9869 STE 104-PMB 177 Carbondale, Colorado 81623 timberlineengineering@gmail.com	
			
COPYRIGHT			
Belden Place - 12 Plex (Flats) Lot 7			
NOT FOR CONSTRUCTION			
DATE	REVISION		
2/15/22	Permit Set		
7/29/24	Review comments 1		
9/14/24	Review comments 2		
Title:		GARAGE ENTRANCE PLAN & PROFILE	
Sheet:		C.4	

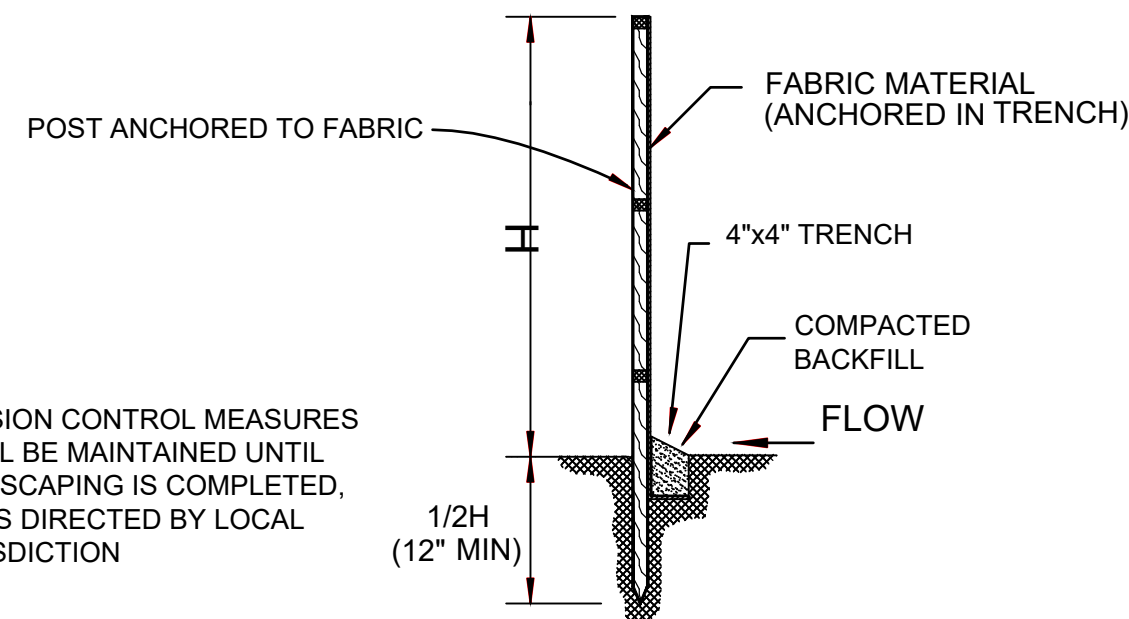


SECTION A-A
-NTS-
TEMPORARY VEHICLE TRACKING CONTROL
DETAIL

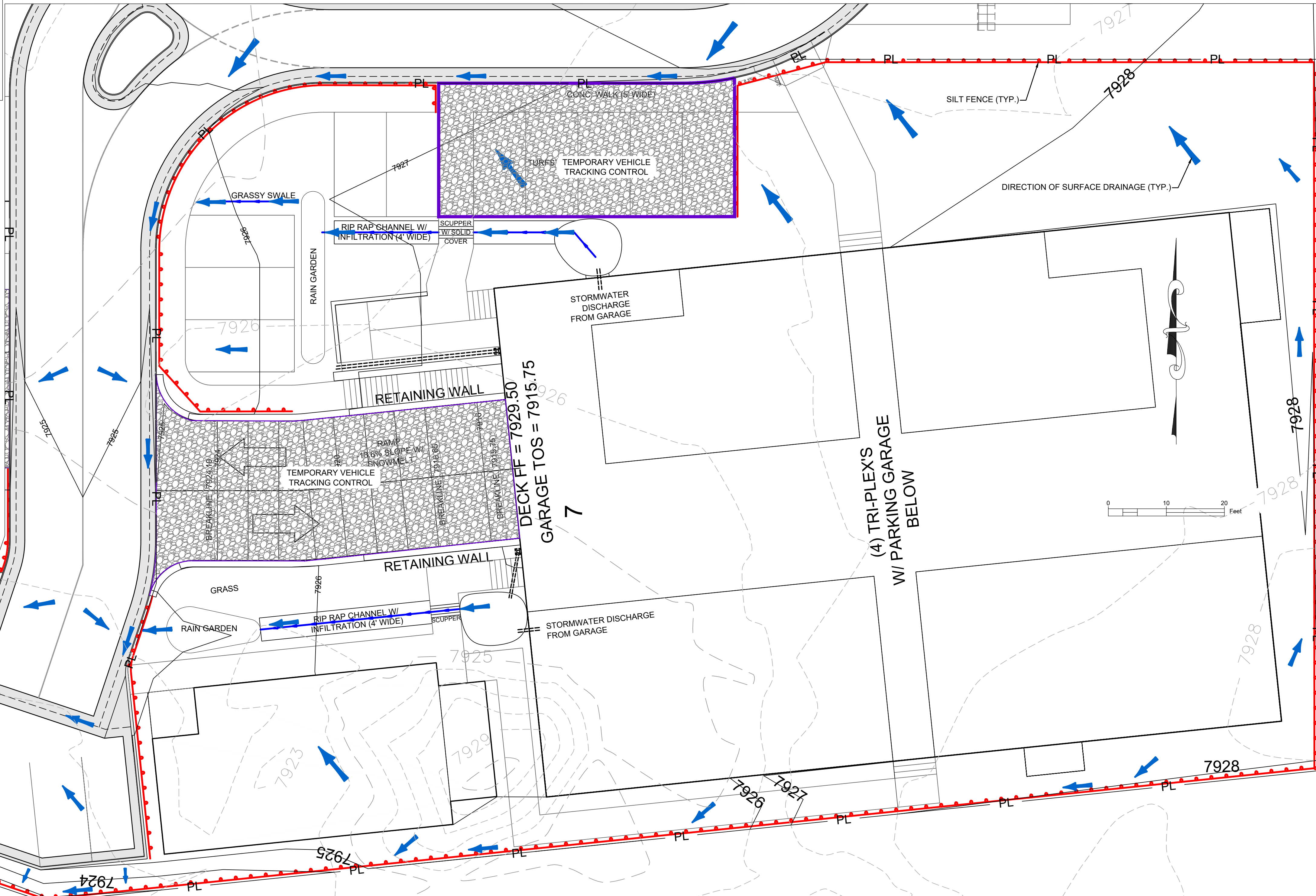
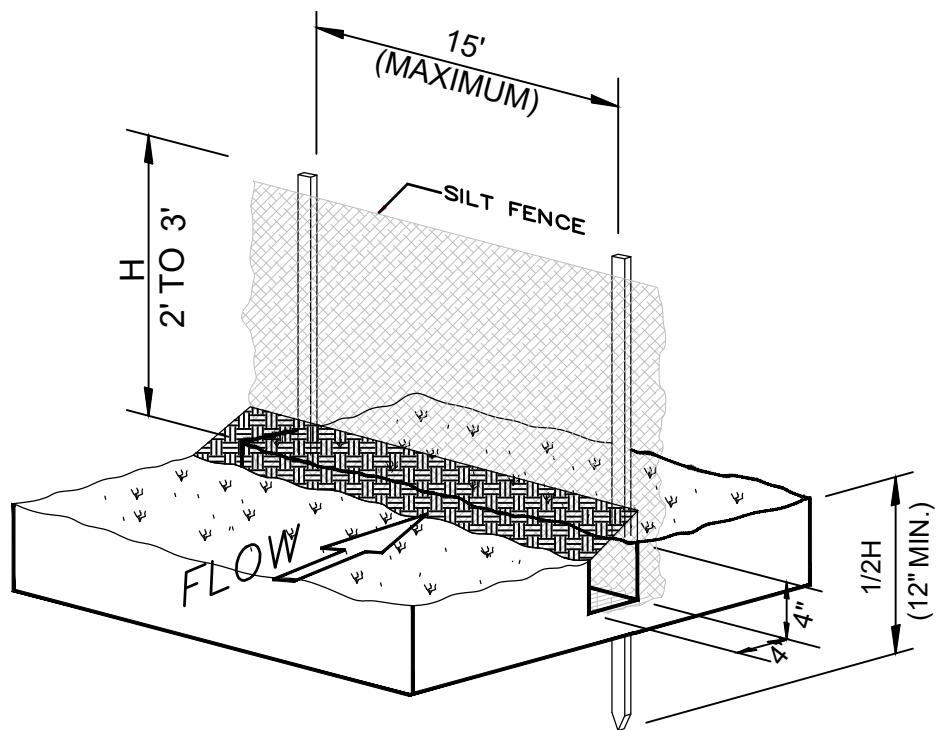
- NOTES
1. ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.
 2. PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT AND DEBRIS AT ALL TIMES.



NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION



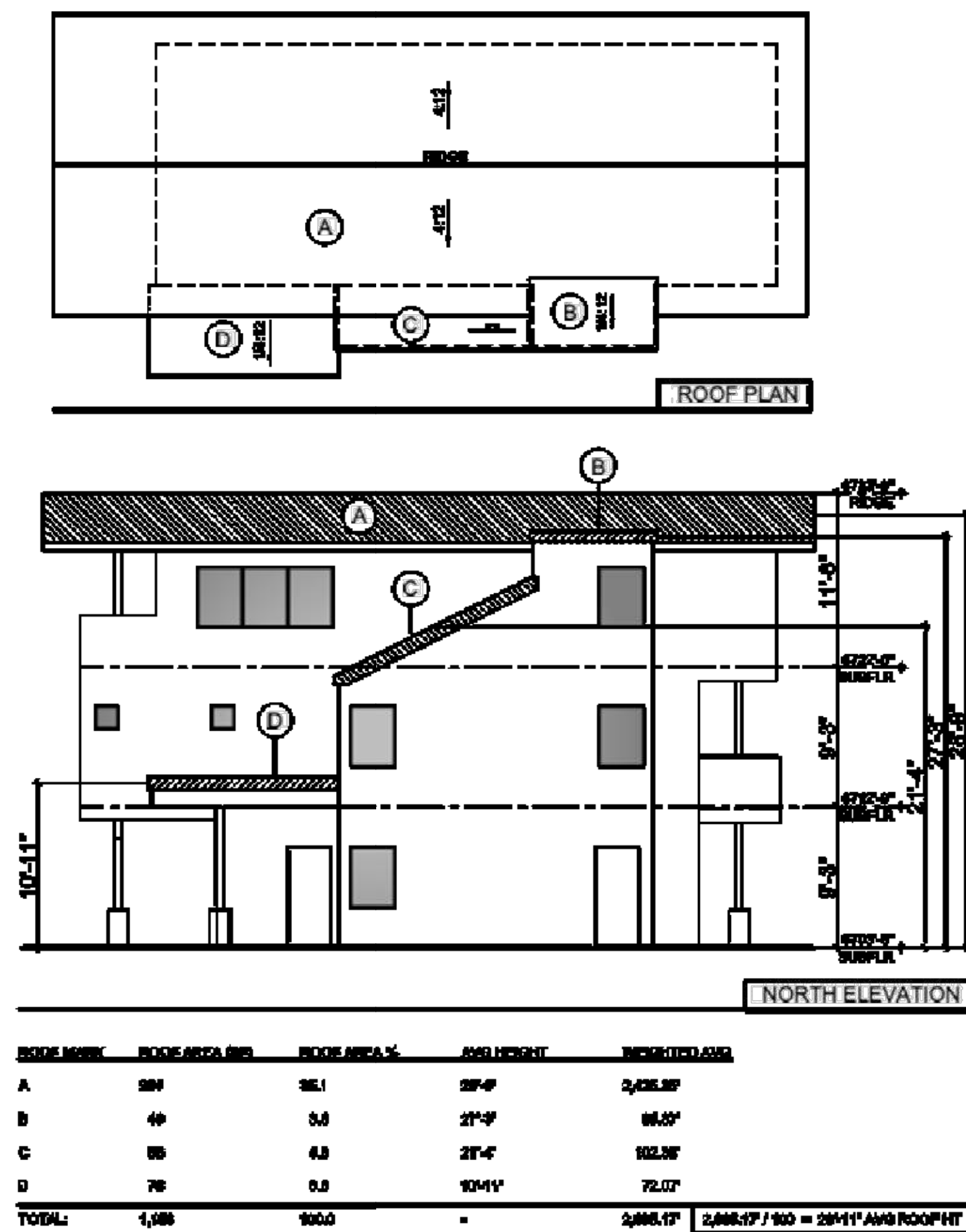
SECTION
-NTS-



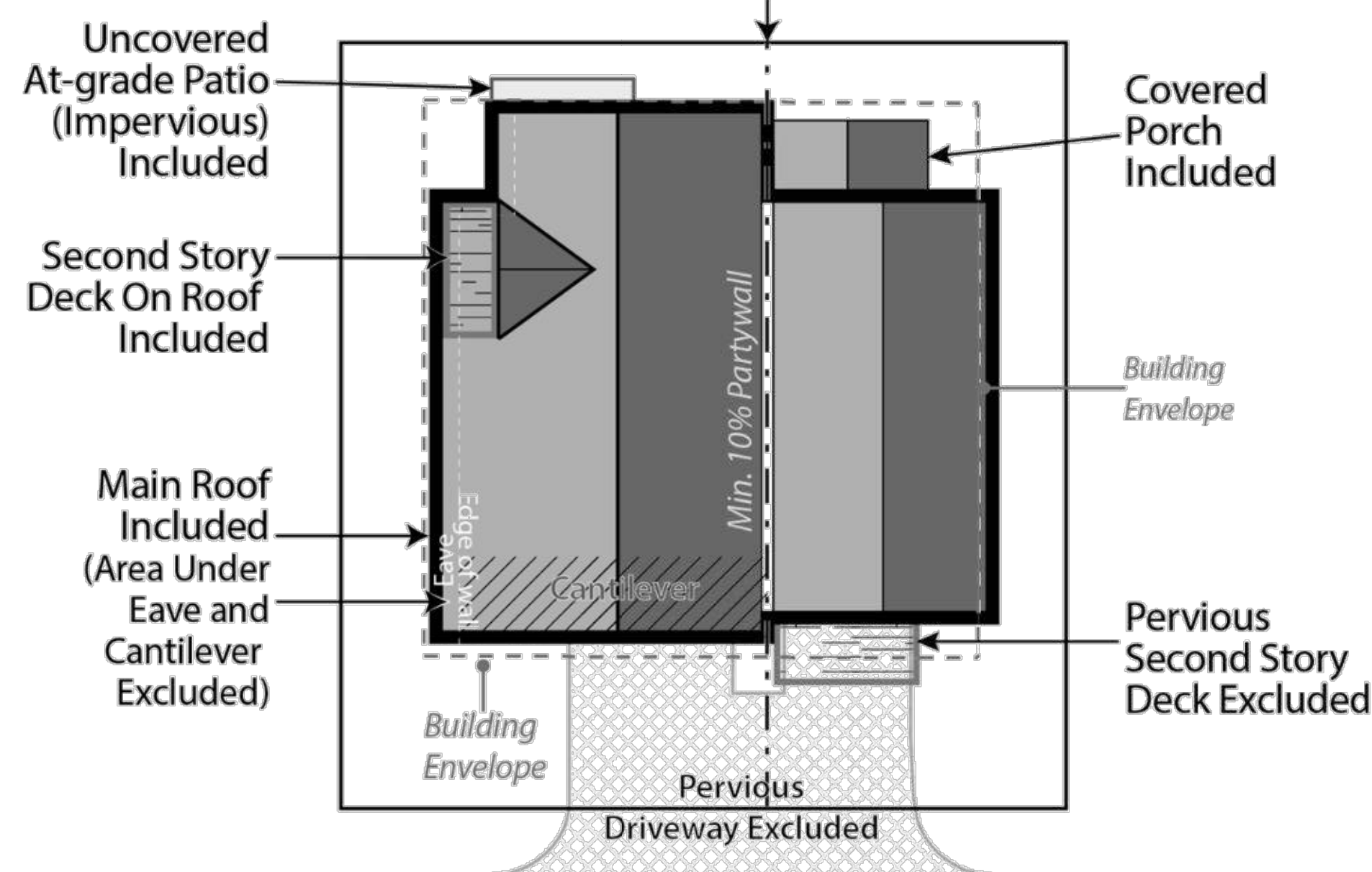
BELDEN PLACE PUD GUIDE INFORMATION

The following is an abbreviated version of information found in the PUD guide.

Building Height. Determining building height uses a weighted height calculation as measured from final/finished grade. Max heights - 28' for single famil and duplex, 35' for Row Houses and Flats.



Site Coverage. Site coverage means the portion of a lot covered by materials forming any unbroken surface, impervious to water including, but not limited to: buildings, streets, slab on-grade patios, exterior fireplaces, and other hardscape materials. Site coverage excludes non-hardscape areas under eaves or similar (e.g., open-sided cantilever).

**BUILDING PLACEMENT AND ENVELOPES**

Residential building envelopes are necessary in order to maximize the buildability and economic viability of the lots while offering greenspace and or space between neighbors to the greatest extent possible. All portions of structure- including fireplaces, chimneys, window wells, eaves, overhangs, etc. must be contained within property lines; however, with the platted building envelope acting as building setbacks for each lot, encroachments are available for certain features.

The following encroachments are permitted beyond the platted building envelope:

Unenclosed or uncovered decks; deck supports; eaves up to 18" beyond the envelope; porches, patios and landings less than 30" above the surrounding natural or finished grade; window or light wells; heat or A/C units; residential solar alternative energy installations; fences; counterforts below grade; staircases (enclosed or otherwise); structures of less than 6" in height; landscaping and drainage features. No encroachment may be located within 24" from the property line or directly on top of in-ground utility easements. Underground parking elements and staircases may encroach within 12" of the most southern property line on Lot 7.

1. SINGLE-FAMILY DETACHED

- a. Style
- Residences with the same architectural elevations and coloring shall not be placed adjacent to each other or directly across the street from one another.
 - Each residential unit type shall have at least two (2) elevations to provide stylistic diversity. This may include:
 - Roof forms/lines and profiles
 - Varied window and door styles
 - Varied entry treatments and locations including porches, columns, etc.
 - Two or three story homes
 - Second or third story decks or balconies
- b. Building Form
- The mass of the residence should strongly reflect the architectural style and be scaled to provide visual interest and depth, reduce boxiness and achieve an articulated form on the front and sides of the homes.
 - Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
 - Roof-top decks are permitted only on certain lots as established by developer and cannot be added on buildings not constructed with this initial feature.

2. DUPLEX/TRI-PLEX or MULTIFAMILY STRUCTURES

- a. Style
- Structures shall have at least two (2) elevations to provide stylistic diversity.
 - Units may be multi-stories.
 - Units may be divided horizontally (townhomes) or vertically (flats).
 - Second story decks or balconies permitted.
 - Units have no minimum length of connection and may be joined via shared walls of the garage, external staircases, or main living area wall(s) or floors.
- b. Building Form
- The mass of the residence should strongly reflect the architectural style and be scaled to provide visual interest and depth, reduce boxiness and achieve an articulated form on the front of the homes.
 - Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
 - Roof-top decks are permitted only on certain lots as established by developer and cannot be added on buildings not constructed with this initial feature.

3. MATERIALS

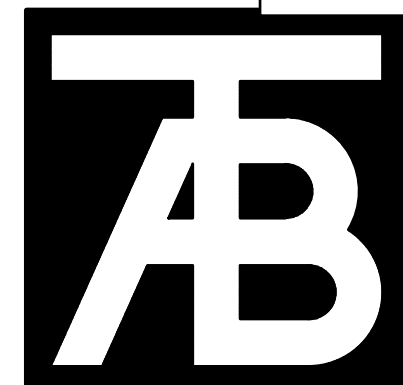
- a. Roofing materials are limited to the following:
- Artificial wood shingle (to mimic wood shake shingle). Treated wood shake shingles or any other combustible material is prohibited.
 - Standing seam metal.
 - Asphalt shingles.
 - Imitation (composite or similar); or, real slate tiles.
 - Non-reflective solar tiles that mimic the above-mentioned products
 - Any other recommended FireWise materials similar to the above-mentioned products.
- b. Siding materials are limited to the following:
- Metal
 - Wood
 - Composite siding
 - Fiber cement board (commonly known as "Hardie Board")
 - Stucco.
 - Any other recommended FireWise materials similar to the above-mentioned products.
 - All siding materials to have non-reflective finishes.
- c. Doors and Windows:
- Structures with multiple garage doors must always have identical, matching doors.
 - All replacement windows shall be consistent and match the aesthetic of previous windows unless otherwise approved by the design review board. Skylight or solar tubes permitted.
 - Screen or storm doors, in addition to typical front doors are permitted. Screen or storm doors cannot replace front doors at any time.
- d. Design Elements. This development may incorporate mountain appropriate design elements into the buildings, including, but not limited to, exposed heavy timber beams as accent elements or entry features, walls faced with wood, stone, faux stone or cultured stone, metal railings or accents. Stucco may only be utilized in small quantities on building facades and is not to be used as a primary material for home.
- e. Building materials for residential exteriors shall include at least two (2) types of materials as part of the building façade.

I. LANDSCAPING – See also PUD Landscaping Plan

Shall not interfere with any drainage way, utility, pedestrian access, or entry into any structure. Landscaping shall not obscure windows, be installed under gas fireplace or dryer vents, nor shall any landscaping material overtake any yard, or spread into any common or neighboring yards.

Landscaping minimums:

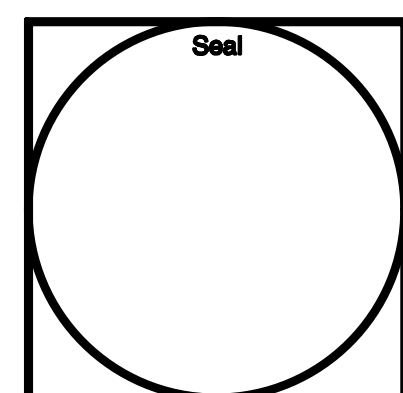
- At least one (1) tree per 1,200 sf of lot area and two (2) shrubs for all lots. *See also official Landscaping Plan for Belden Place.*
- All landscaping proposed on the approved Landscaping Plan shall be installed initially with expectations for maintenance.
- No exposed soil is permitted. Soil must be covered in groundcover that may consist of seed (includes wildflower seed), cobble, perennials, mulch, or similar.
- All dead materials must be replaced during the same season death occurs.

**TAB Associates**

The Architectural Balance

0056 Edwards Village Blvd.
Edwards, CO 81622
(970) 766-1470
fax: (970) 766-1471
email: tab@tab.net
www.tabassociates.com

On Engineer:
Timberline Engineering
(970) 963-9889
Structural Engineer:
Jesse Hedrick
(303) 830-1963
Mechanical Engineer:
Bighorn Consulting Engineers
(970) 241-8709
Electrical Engineer:



Belden Place - 12 Plex (Flats)
Lot 7
0036 Abby Road, Mintum, Colorado 81645

Revisions:

Issue Dates:
CDs - 12/12/2023

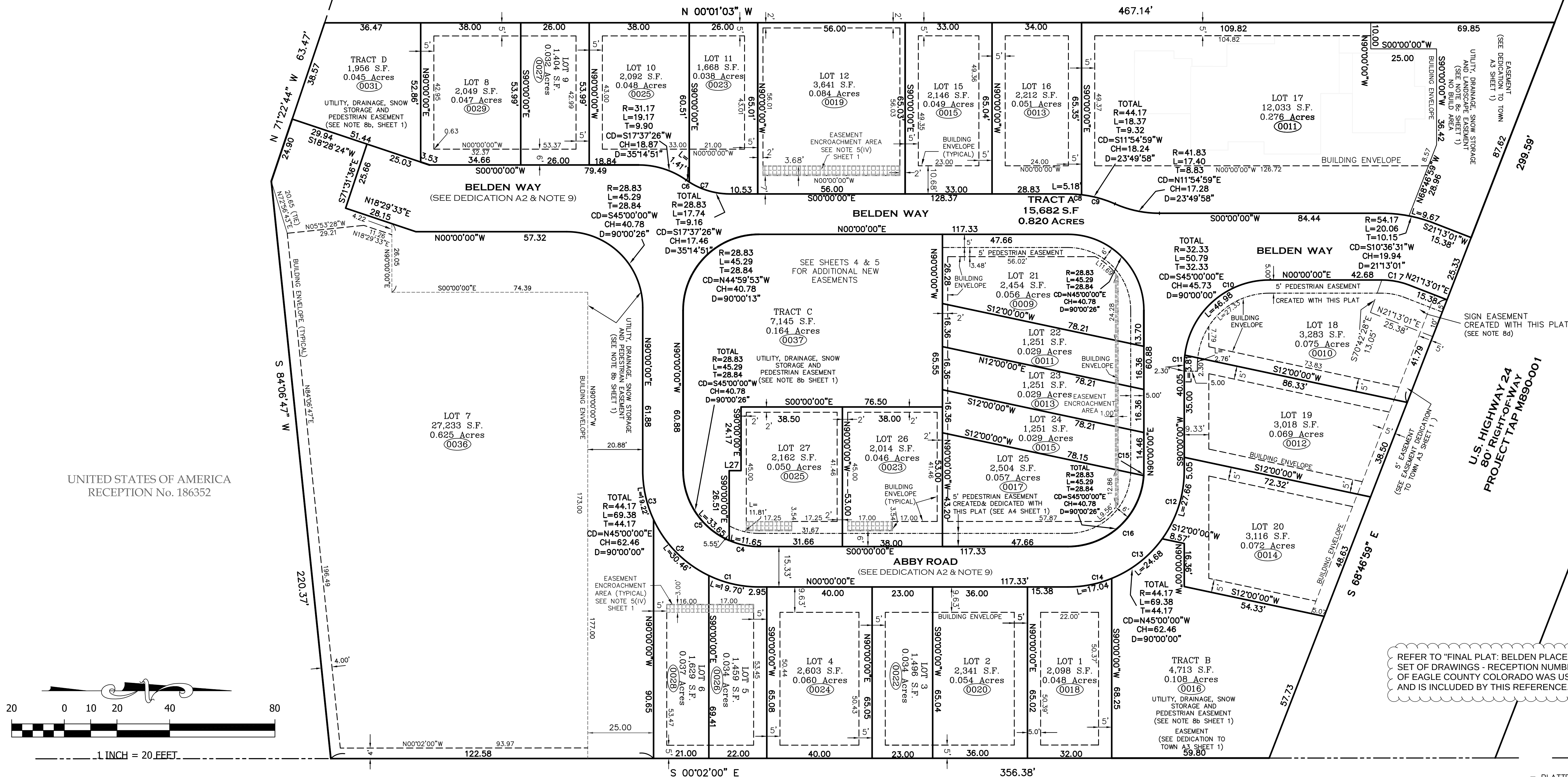
Sheet Title:
PUD Information

Project No:
2136
Sheet No:
A0.06

FINAL PLAT
BELDEN PLACE, P.U.D.
 Town of Minturn, County of Eagle, State of Colorado

SHEET 3 OF 5
SUBDIVISION

LOT 28
 SOUTH MINTURN ADDITION
 RECEPTION No. 163447



REFER TO "FINAL PLAT: BELDEN PLACE PUD" FOR FINAL AND FULL SET OF DRAWINGS - RECEPTION NUMBER 246983 OF THE RECORDS OF EAGLE COUNTY COLORADO WAS USED AS THE BASIS OF DESIGN AND IS INCLUDED BY THIS REFERENCE.

----- = PLATTED BUILDING ENVELOPE
 - - - - - = PEDESTRIAN EASEMENT
 [Hatched Area] = EASEMENT ENCROACHMENT AREA SEE NOTE 5(IV)

L27 = S00°00'00"W 4.50

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Bng	Delta
C1	19.70	44.17	10.01	19.53	N12°46'33"E	25°33'06"
C2	30.46	44.17	15.86	29.86	N45°18'32"E	39°30'53"
C3	19.22	44.17	9.76	19.07	N77°31'59"E	24°56'01"
C4	11.65	28.83	5.91	11.57	N11°34'15"E	23°08'56"
C5	33.65	28.83	19.03	31.77	N56°34'28"E	66°51'30"
C6	1.41	28.83	0.71	1.41	N33°50'32"E	2°48'39"
C7	16.32	28.83	8.39	16.11	N16°13'06"E	32°26'12"
C8	5.18	44.17	2.59	5.18	S03°21'35"W	6°43'11"
C9	13.19	44.17	6.65	13.14	S15°16'34"W	17°06'47"
C10	46.98	32.33	28.73	42.95	S41°37'23"E	83°14'46"
C11	3.81	32.33	1.91	3.81	S86°37'23"E	6°45'14"
C12	27.66	44.17	14.30	27.21	N72°03'40"W	35°52'40"
C13	24.68	44.17	12.67	24.36	N38°06'40"W	32°01'20"
C14	17.04	44.17	8.63	16.93	N11°03'00"W	22°06'00"
C15	1.89	28.83	0.94	1.89	N88°07'42"W	3°45'03"
C16	43.41	28.83	27.01	39.42	N43°07'29"W	86°15'24"
C17	10.68	28.83	5.40	10.62	N10°36'31"E	21°13'28"

UNITED STATES OF AMERICA
 RECEPTION No. 246983



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



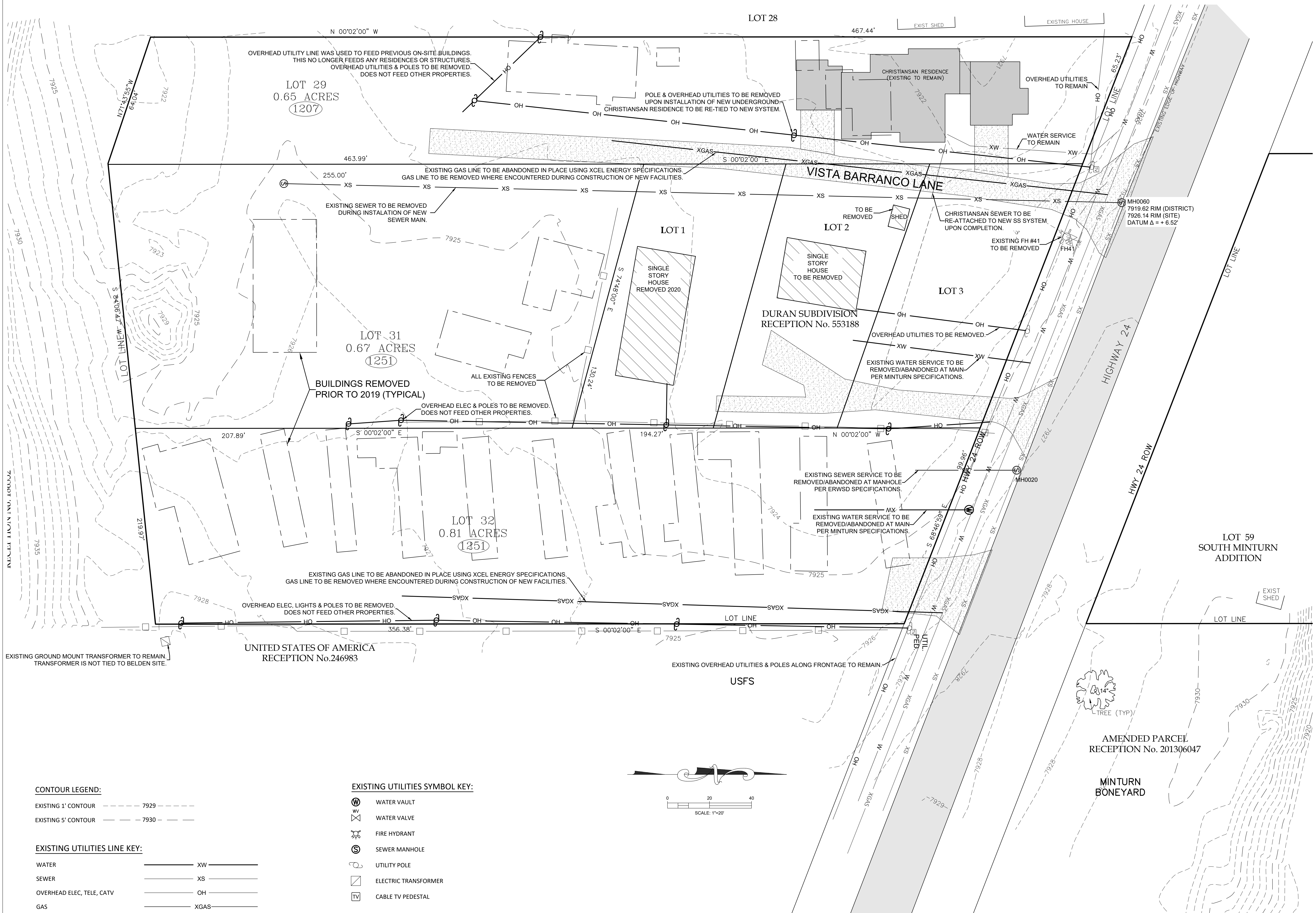
SLAGLE SURVEY SERVICES

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

FINAL PLAT BELDEN PLACE, P.U.D. Town of Minturn, County of Eagle, State of Colorado

DRAWN BY: MSS	JOB NUMBER: 18029	DRAWING NAME: 18029_PUD-23.dwg
SHEET 3 OF 5	DATE: 11-11-2023	

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



CONTOUR LEGEND:

EXISTING 1' CONTOUR - - - - - 7929 - - - - -

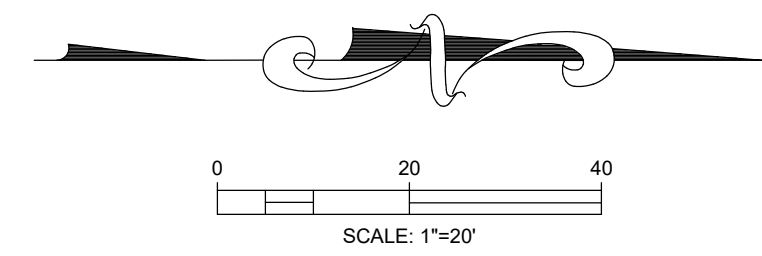
EXISTING 5' CONTOUR - - - - - 7930 - - - - -

EXISTING UTILITIES LINE KEY:

WATER	_____ XW _____
SEWER	_____ XS _____
OVERHEAD ELEC, TELE, CATV	_____ OH _____
GAS	_____ XGAS _____

EXISTING UTILITIES SYMBOL KEY:

	WATER VAULT
	WATER VALVE
	FIRE HYDRANT
	SEWER MANHOLE
	UTILITY POLE
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	CABLE TV PEDESTAL



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Belden Place - 12 Plex (Flats)

Lot 7

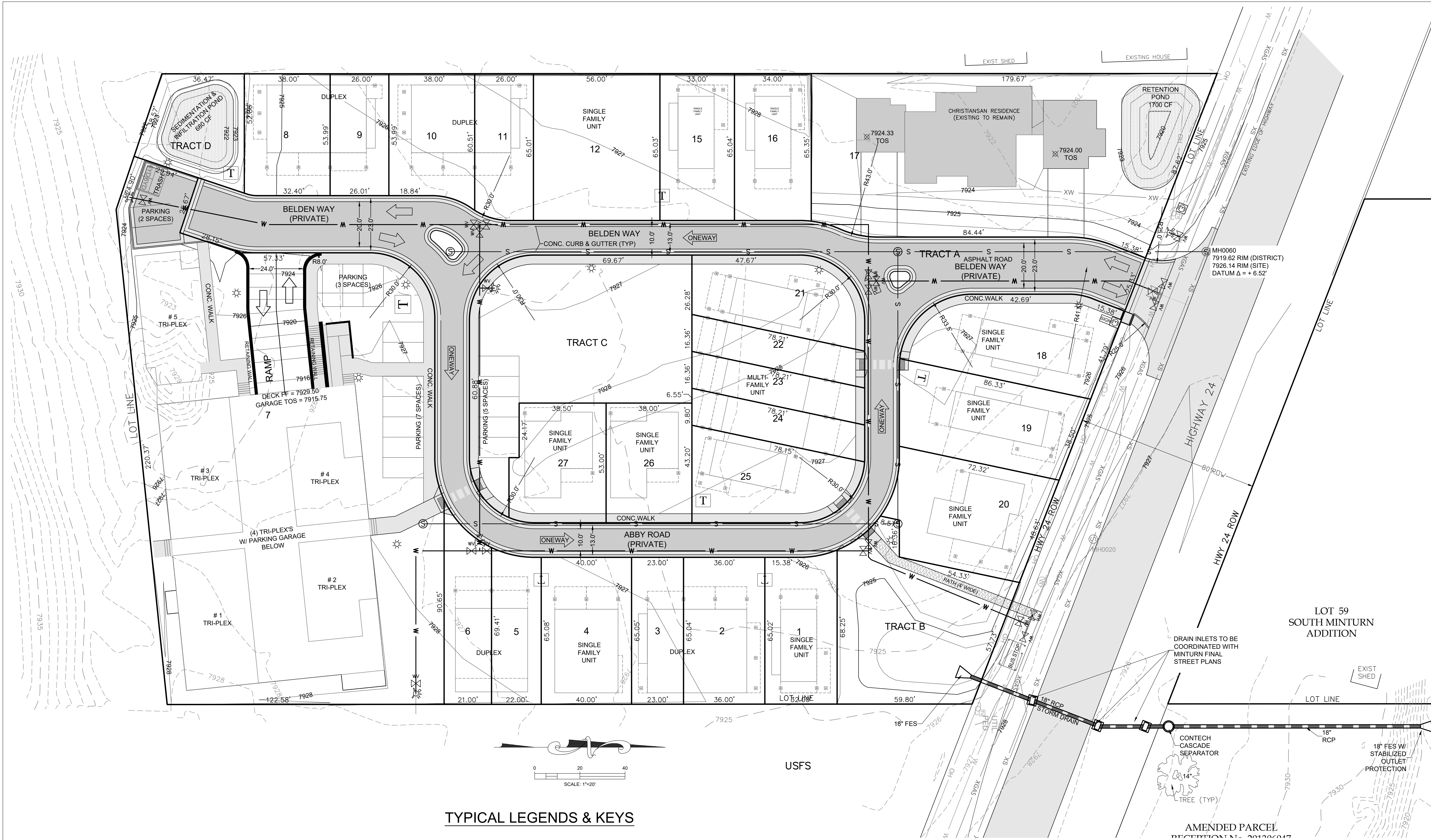
0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

Title: **EXISTING SITE & DEMOLITION PLAN**

Sheet: **C.110**



TYPICAL LEGENDS & KEYS

- AD = AREA DRAIN
CFS = CUBIC FEET PER SECOND
CONC = CONCRETE
EOA = EDGE OF ASPHALT
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CONTOUR LEGEND:

- EXISTING 1' CONTOUR --- 7929 ---
EXISTING 5' CONTOUR --- 7930 ---
PROPOSED 1' CONTOUR --- 7929 ---
PROPOSED 5' CONTOUR --- 7930 ---

EXISTING UTILITIES LINE KEY:

- WATER --- XW ---
SEWER --- XS ---
OVERHEAD ELEC, TELE, CATV --- OH ---
GAS --- XGAS ---

EXISTING UTILITIES SYMBOL KEY:

- Water Vault, Water Valve, Fire Hydrant, Sewer Manhole, Utility Pole, Electric Transformer, Cable TV Pedestal

PROPOSED UTILITY SYMBOL KEY:

- Water Vault, Water Valve, Fire Hydrant, Sewer Manhole, Utility Pole, Electric Transformer, Cable TV Pedestal, Electric Splice Vault

INDICATES DIRECTION OF TRAFFIC FLOW

- LINE KEY:
WATER --- W ---
SEWER --- S ---

PARKING NOTES:
PARKING SPACES 9' X 18' MIN.

REFER TO "BELDEN PLACE PUD - FINAL PLAN SUBMITTAL" FOR FULL DEVELOPMENT SITE PLANE, PREPARED BY TIMBERLINE ENGINEERING DATE JULY 12, 2024, WAS USED AS THE BASIS OF DESIGN AND IS INCLUDED BY THE REFERENCE.

EARTHWORK:
5175 CYD CUT
8130 CYD FILL
2955 CYD NET <FILL>
(DOES NOT INCLUDE ONSITE HAUL-IN ±1000 CYD)

Belden Place - 12 Plex (Flats)
Lot 7

TIMBERLINE ENGINEERING CIVIL STRUCTURAL
218 E. Valley Rd.
STE 104 PMB 177
Carbondale, Colorado 81623
p 970.963.9869
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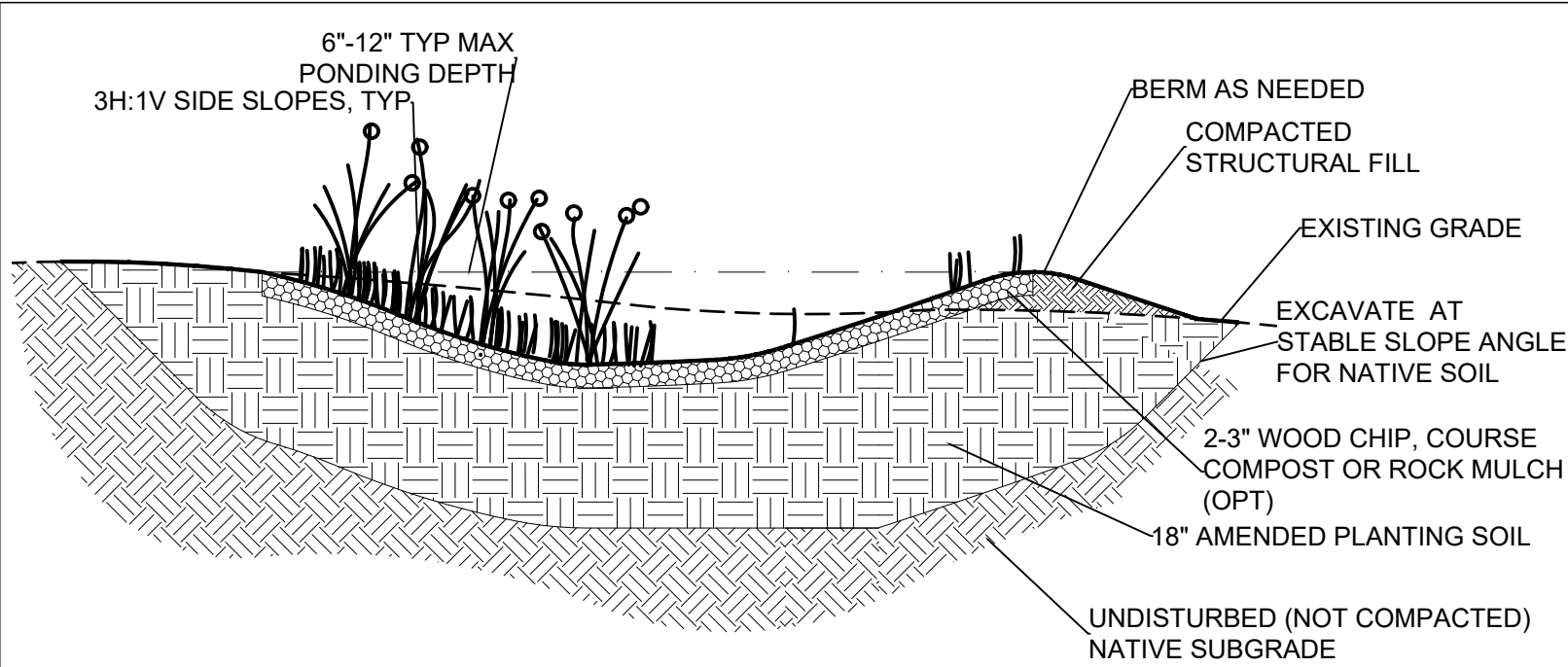
DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

PROPOSED SITE PLAN

Sheet:

C.111

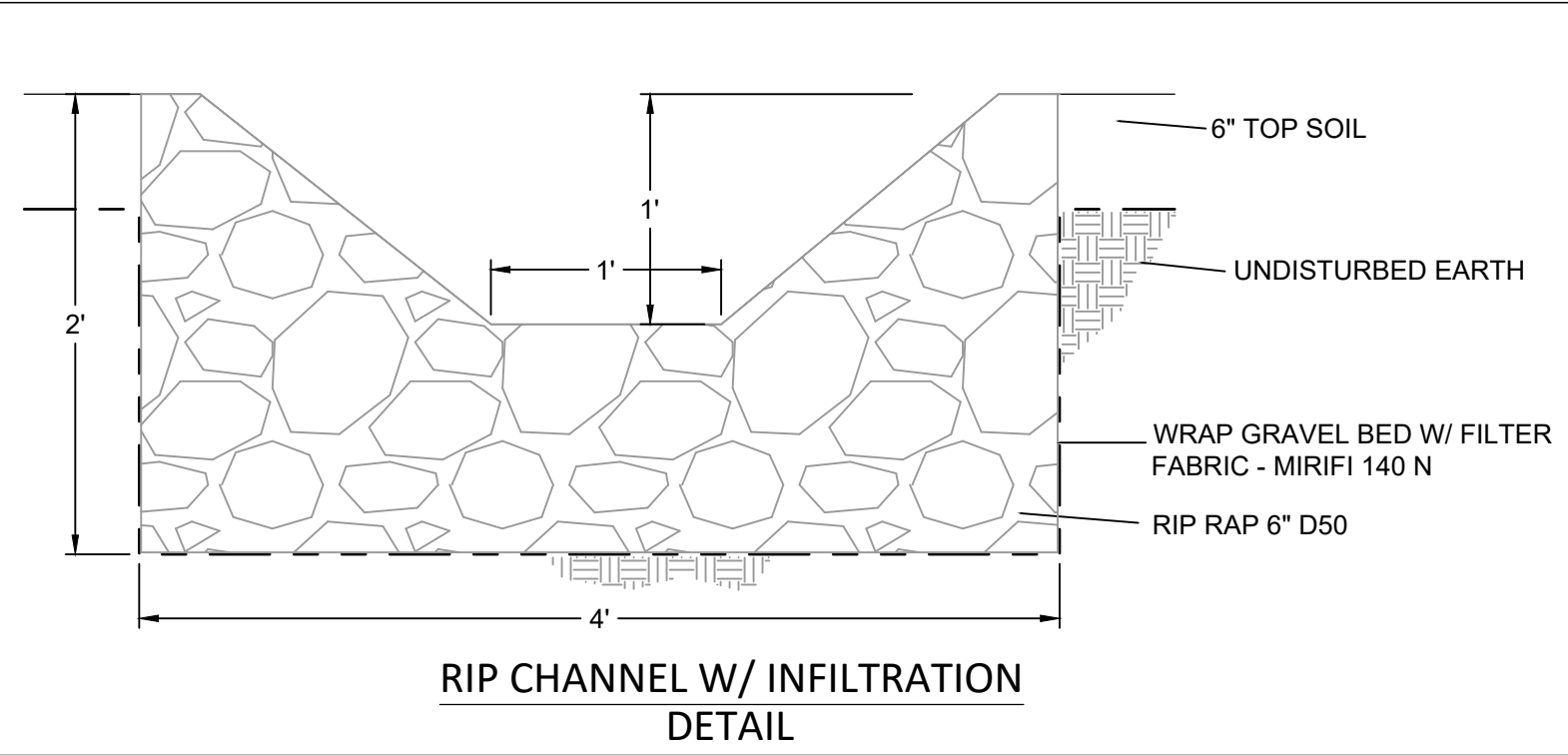
0036 Abby Road, Minturn, Colorado 81645



DESIGN NOTES & CONSTRUCTION NOTES:

1. PLANT WITH PLANTS PER LANDSCAPE ARCHITECT DWGS. NATIVE PLANTS ARE PREFERRED, BECAUSE NON-NATIVE AND INVASIVE SPECIES CAN MOVE DOWNSTREAM AND DAMAGE HABITAT. IF NON-NATIVES ARE CHOSEN, BE SURE THAT THEY WILL NOT DAMAGE DOWNSTREAM HABITAT.
2. BUILD AND VEGETATE RAIN GARDEN AS EARLY AS POSSIBLE TO ESTABLISH PLANTINGS BEFORE DIRECTING STORMWATER RUNOFF TO IT OR DIVERT STORMWATER AROUND FACILITY. PREFERABLY, THIS PERIOD WOULD LAST A MINIMUM OF 3 MONTHS OR PER LANDSCAPE ARCHITECT/DESIGNER GUIDELINES.
3. INFILTRATION AREAS (THE AREA OF THE RAIN GARDEN AS DEFINED BY THE TOP ELEVATION OF THE FACILITY) SHALL BE FENCED OFF FROM THE FIRST DAY OF EARTH MOVING UNTIL PROJECT COMPLETION TO PREVENT COMPACTION OF THE SUBGRADE, DIRT TRACKING ONTO ANY LAYER OF THE FACILITY AND STOCKPILING OF CONSTRUCTION MATERIALS THAT MAY CLOG THE SURFACE.
4. DURING EXCAVATION OF NATIVE SOILS TO THE BOTTOM OF THE FACILITY, RAINFALL MAY CAUSE FINES TO CLOG THE SURFACE OF THE FACILITY. IF THE NATIVE SOIL HAS BEEN EXPOSED TO RAINFALL, HAND RAKE THE SURFACE TO A DEPTH OF 3" TO RESTORE INFILTRATION CAPACITY.
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RAIN GARDEN
DETAIL



SHEET INDEX:

- C.1 SITE GRADING & DRAINAGE PLAN
- C.2 GARAGE DRAINAGE PLAN
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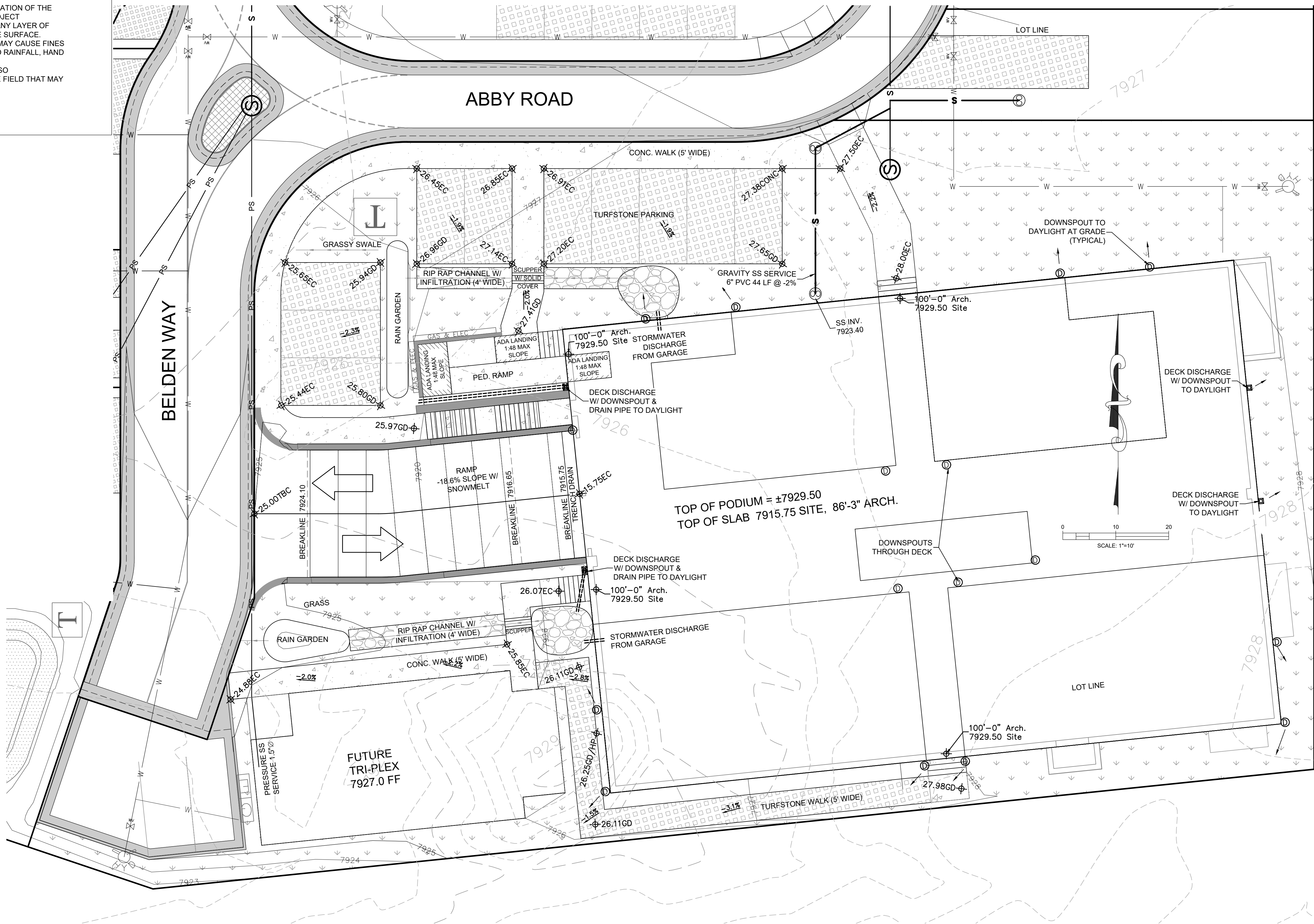
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- EXISTING 5' CONTOUR --- 7930 ---
- PROPOSED 1' CONTOUR --- 7929 ---
- PROPOSED 5' CONTOUR --- 7930 ---

LINE KEY:

- WATER --- W ---
- SEWER --- S ---

PROPOSED UTILITY SYMBOL KEY:

- WATER VAULT (W in circle)
- WATER VALVE (WV symbol)
- FIRE HYDRANT (FH symbol)
- SEWER MANHOLE (S in circle)
- UTILITY POLE (UP symbol)
- ELECTRIC TRANSFORMER (T in square)
- CABLE TV PEDESTAL (TV in square)
- ELECTRIC SPLICE VAULT (E in square)
- STREET LIGHT (SL symbol)



Belden Place - 12 Plex (Flats)
Lot 7

0036 Abby Road, Minturn, Colorado 81645

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CONSTRUCTION

DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1
9/4/24	Review comments 2

Title:
SITE GRADING
& DRAINAGE
PLAN

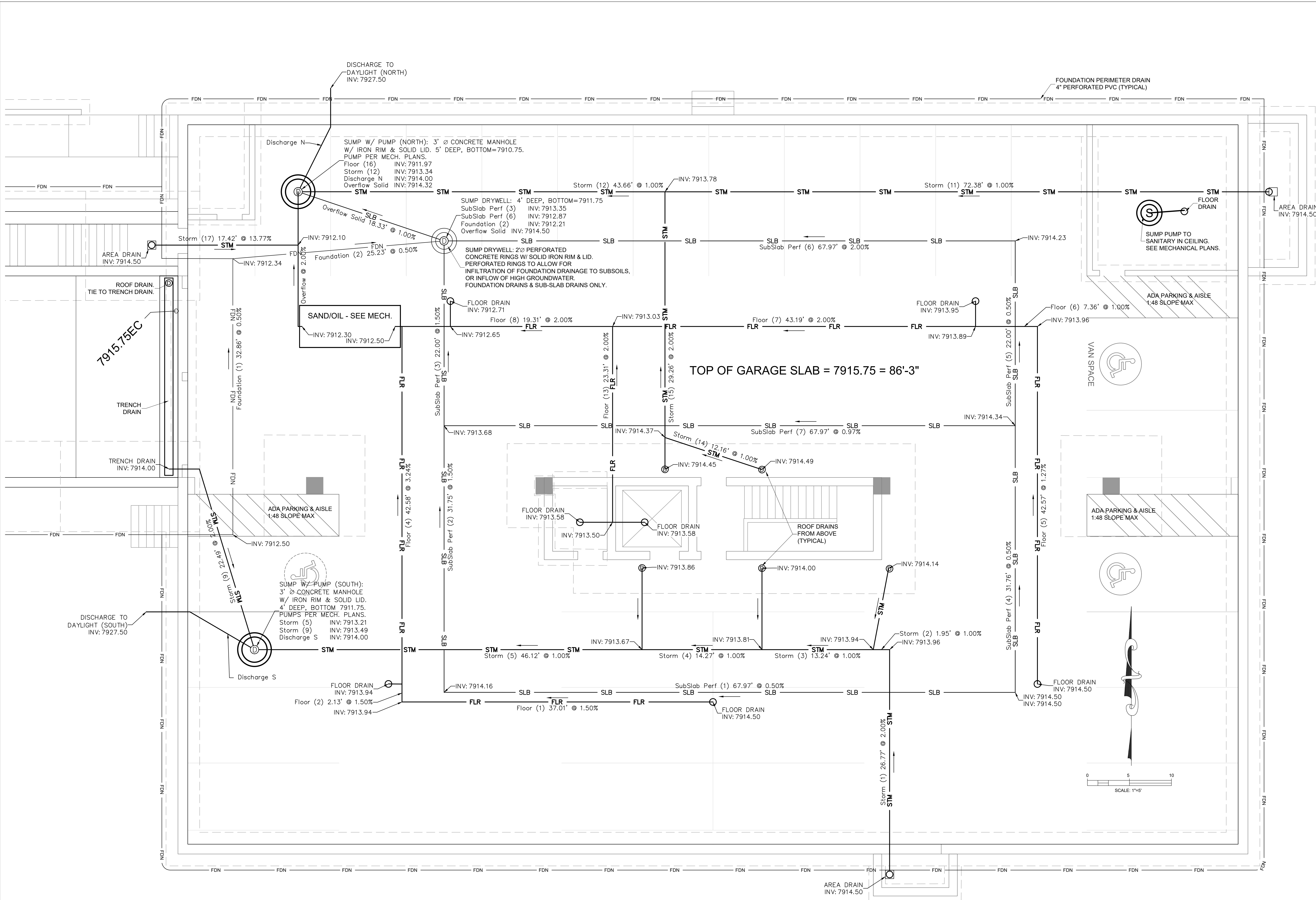
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C.1

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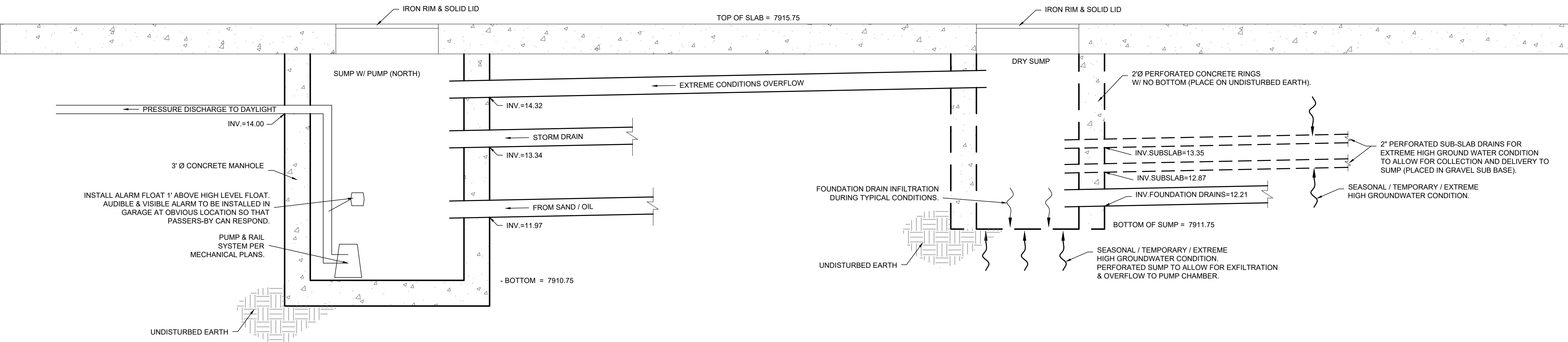
DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1
9/4/24	Review comments 2

Title:
GARAGE DRAINAGE PLAN

Sheet:

C.2

51



DRY SUMP & NORTH DRAINAGE SCHEMATIC

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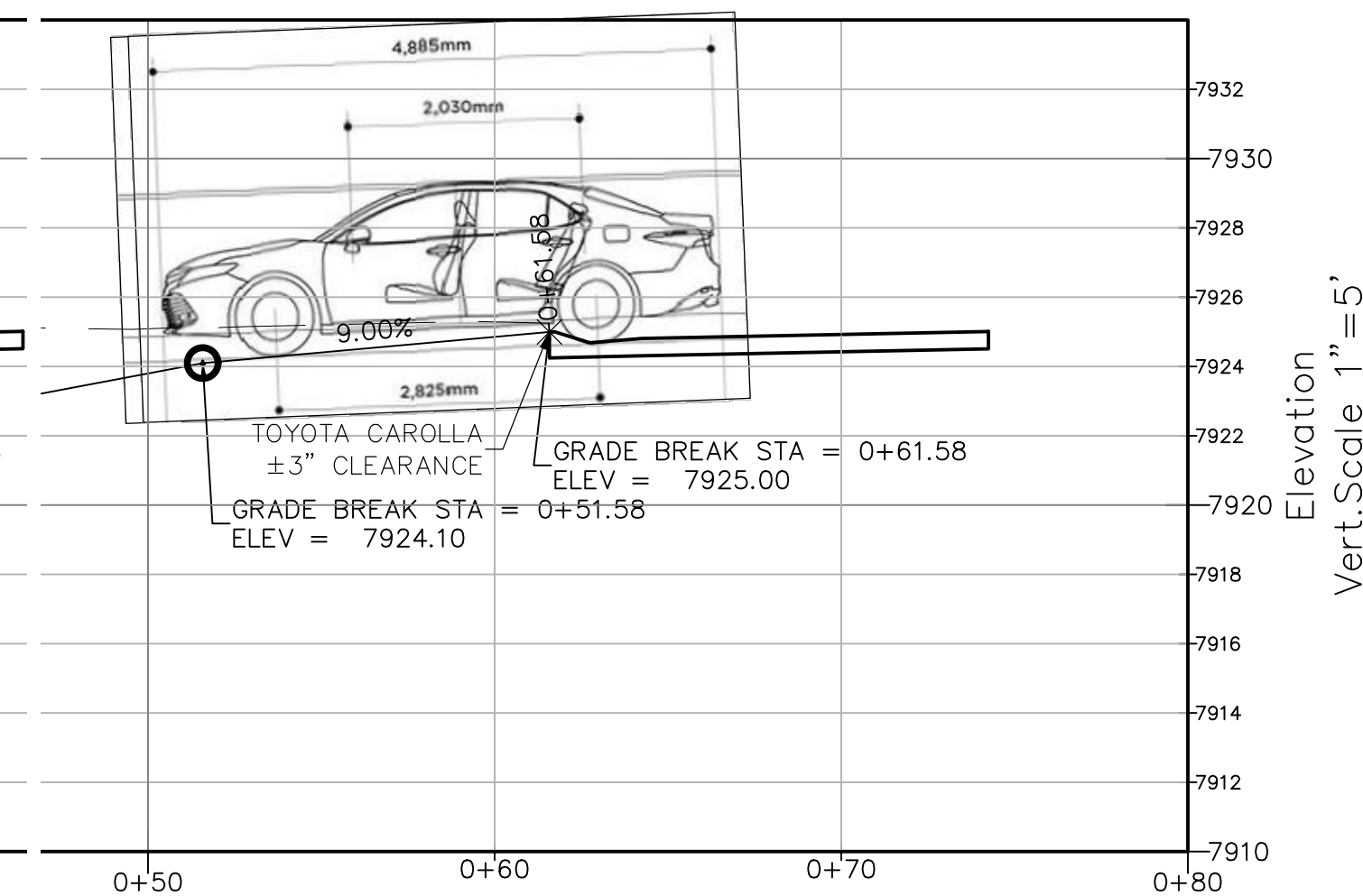
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7/29/24	Review comments 1
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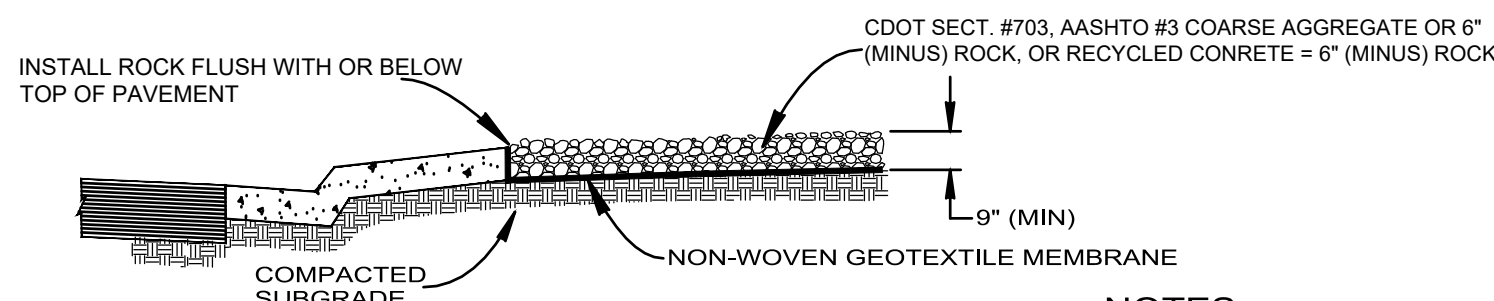
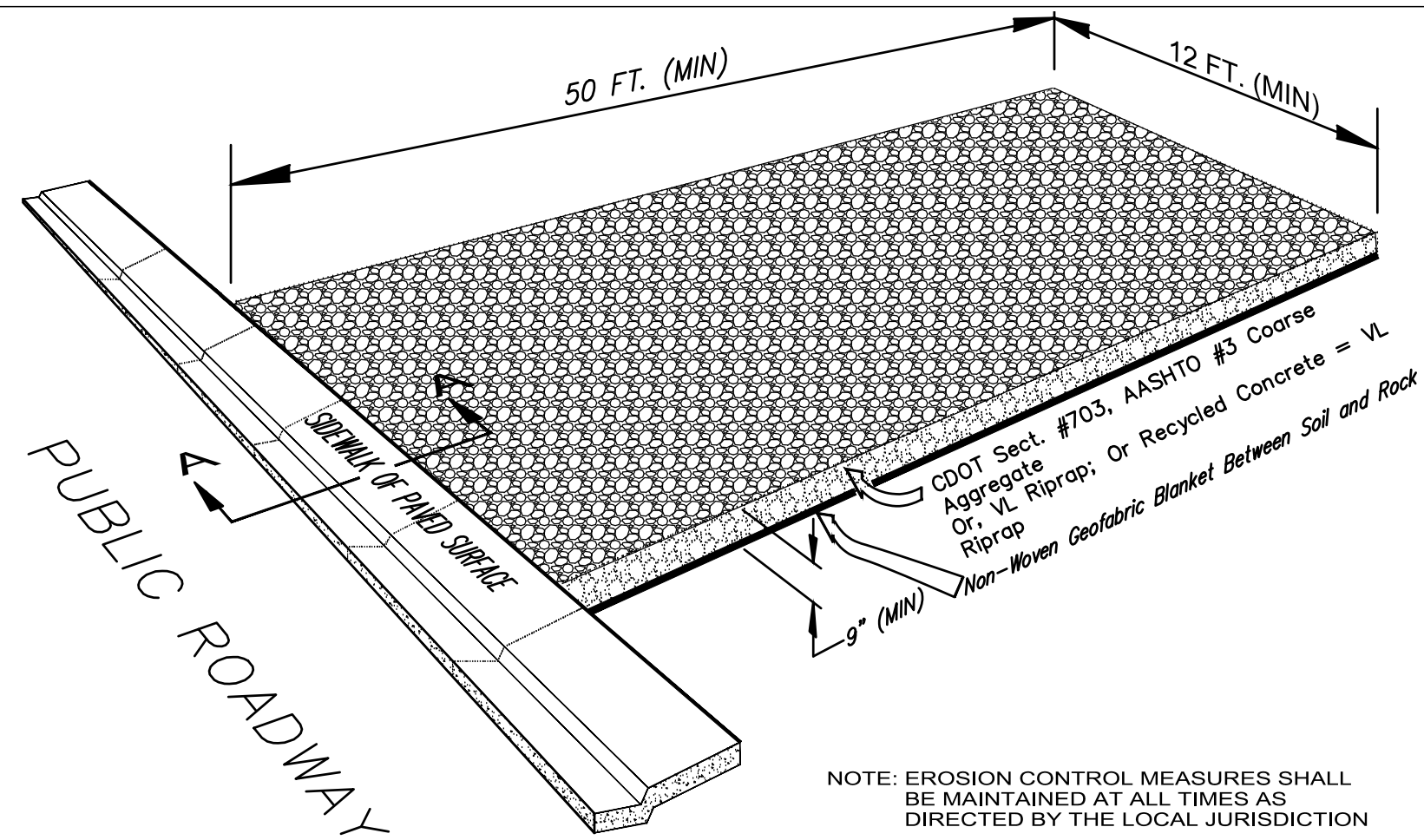
DRAINAGE
DETAILS

Sheet:

C.3

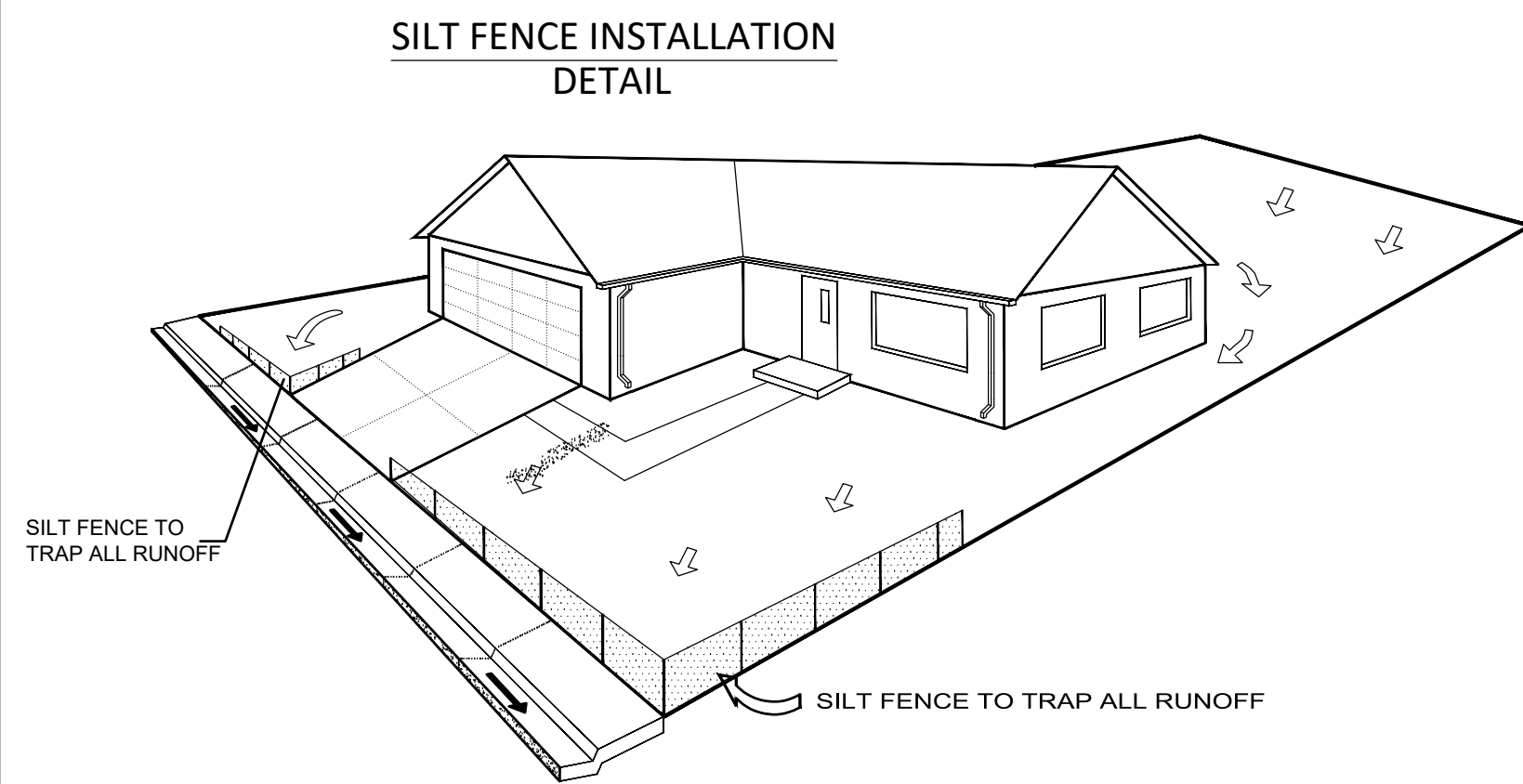


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DATE	REVISION		
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7/29/24	Review comments 1		
9/4/24	Review comments 2		
Title:	GARAGE ENTRANCE PLAN & PROFILE		
Sheet:	C.4		

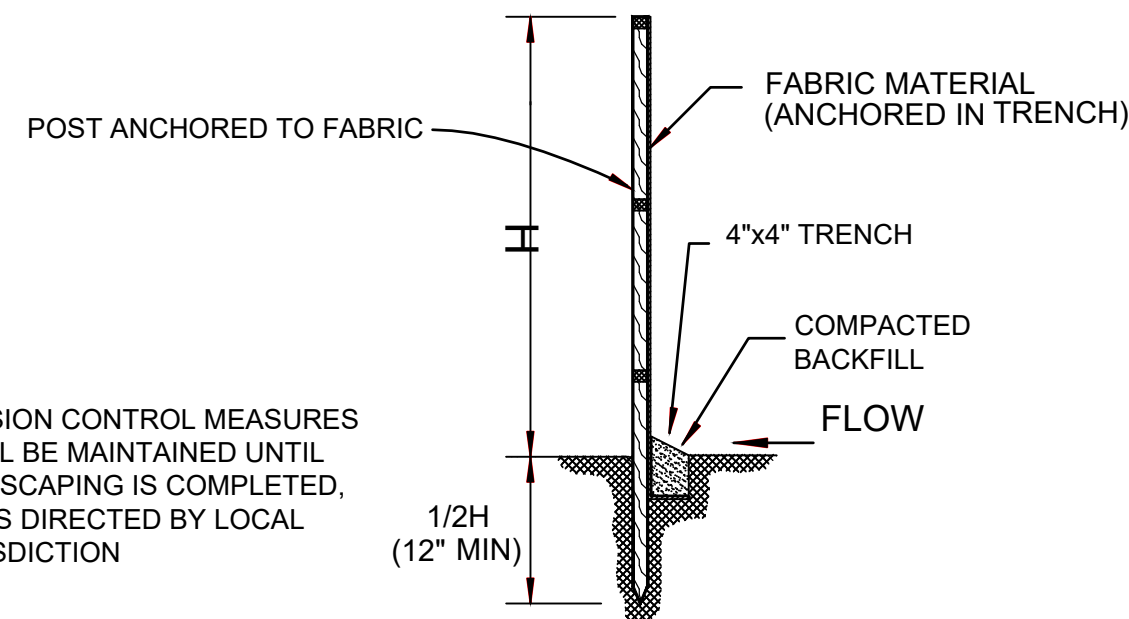


SECTION A-A
-NTS-
TEMPORARY VEHICLE TRACKING CONTROL
DETAIL

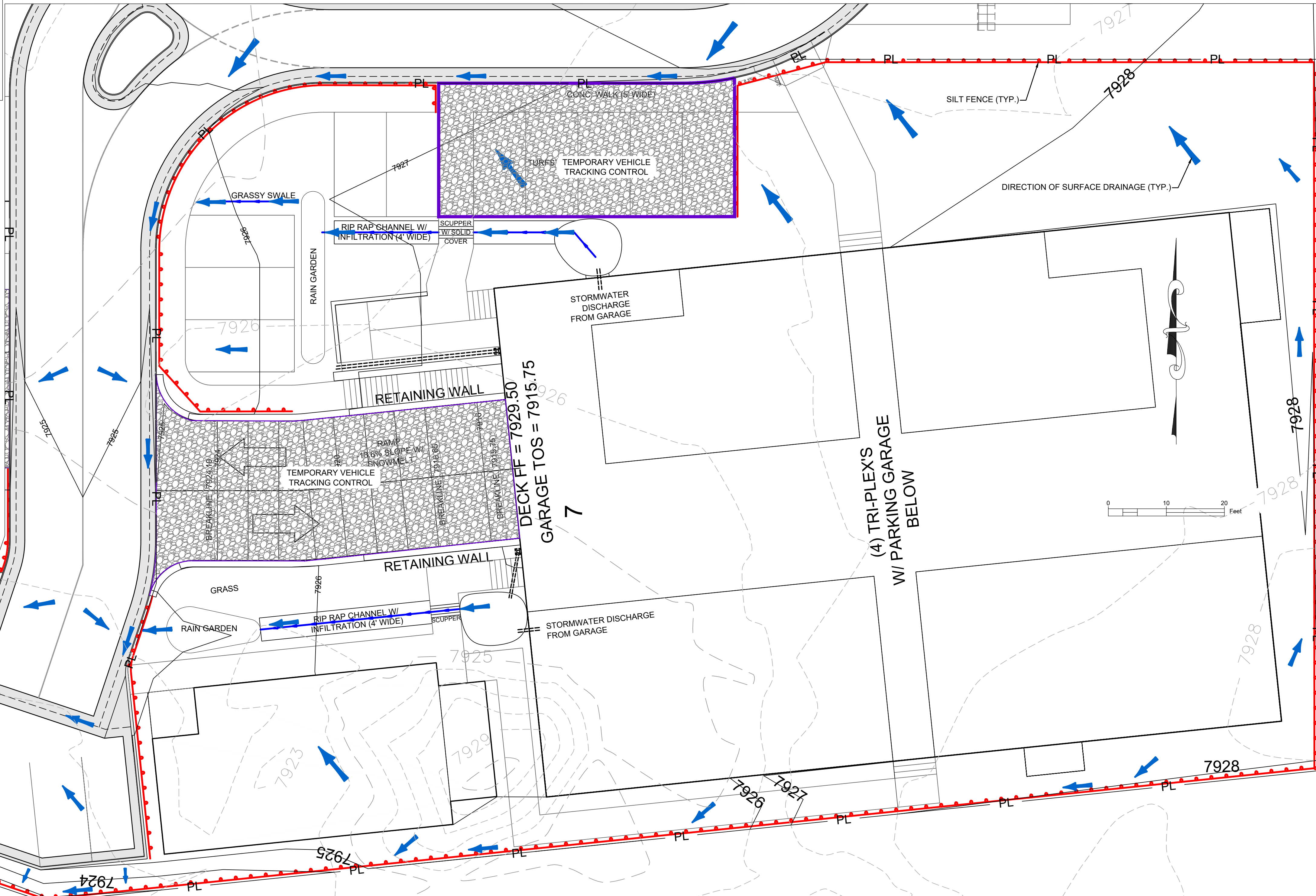
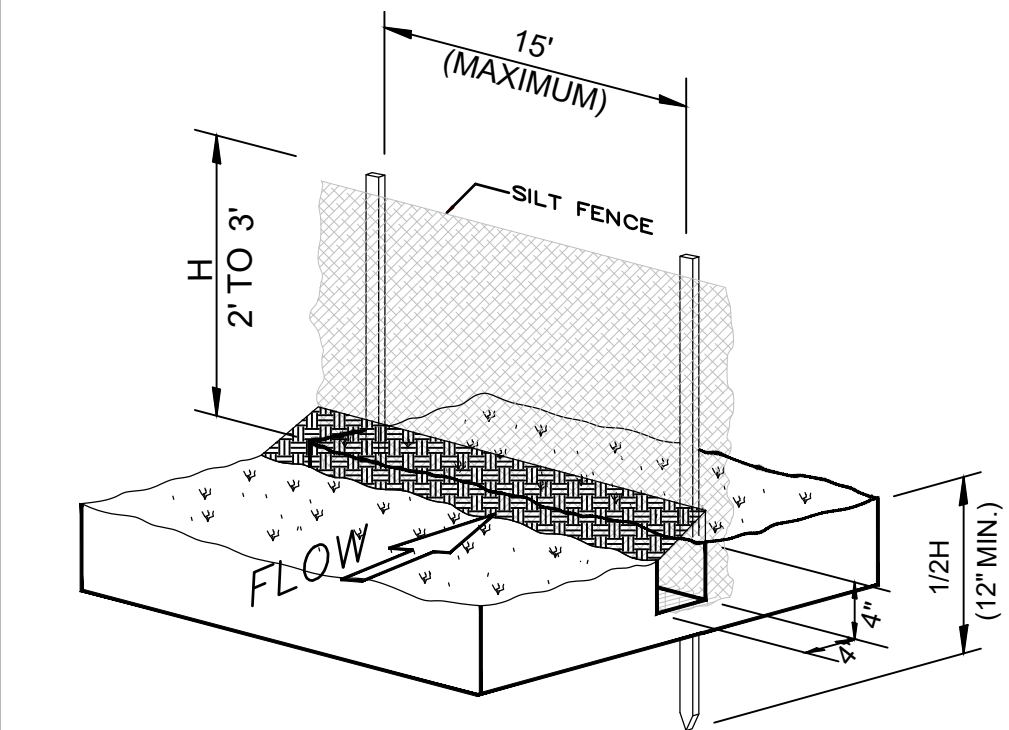
- NOTES
1. ALL ROCK TO BE REMOVED UPON COMPLETION OF CONSTRUCTION.
 2. PUBLIC ROADWAY TO BE KEPT CLEAN AND FREE OF MUD, DIRT AND DEBRIS AT ALL TIMES.



NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION



SECTION
-NTS-





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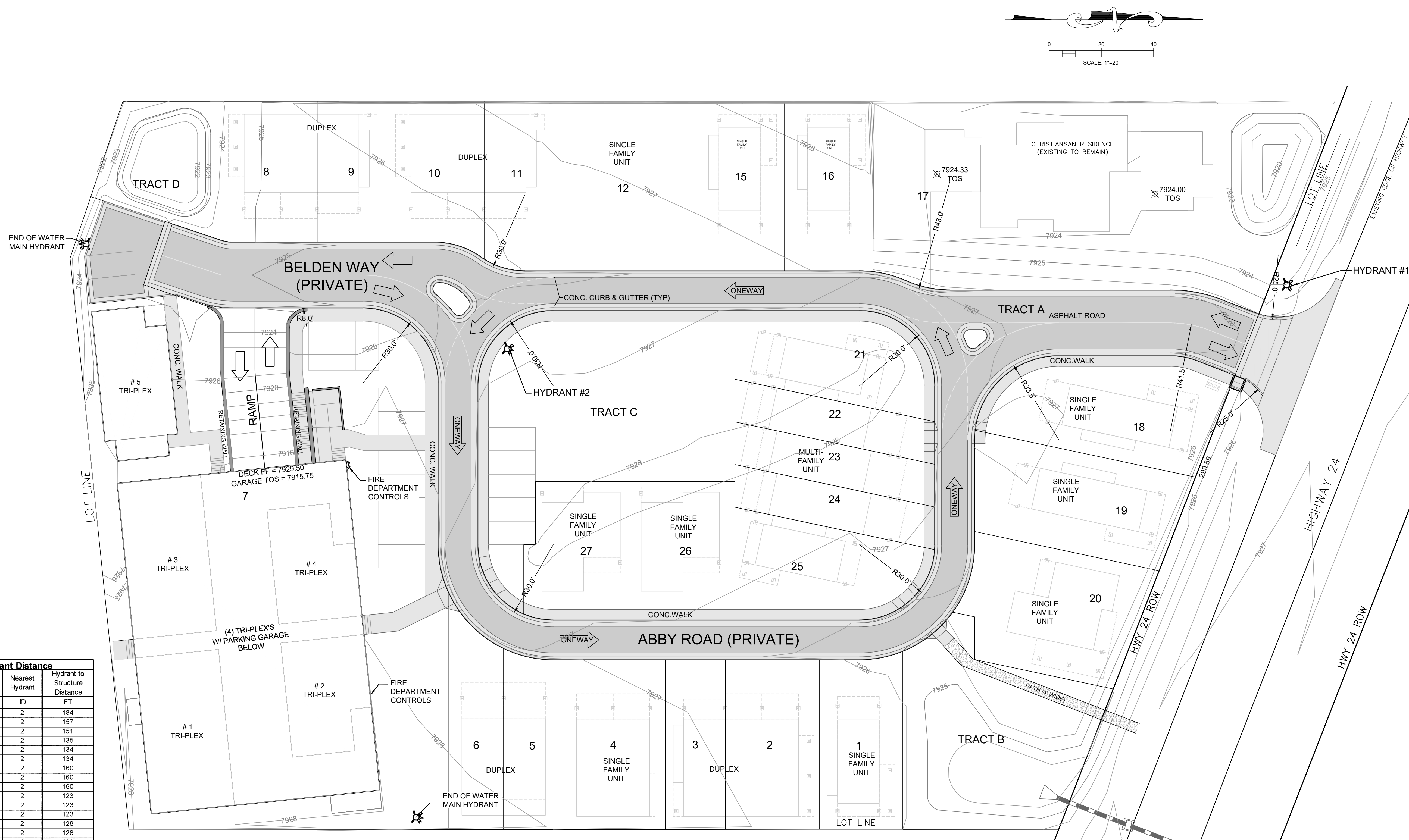
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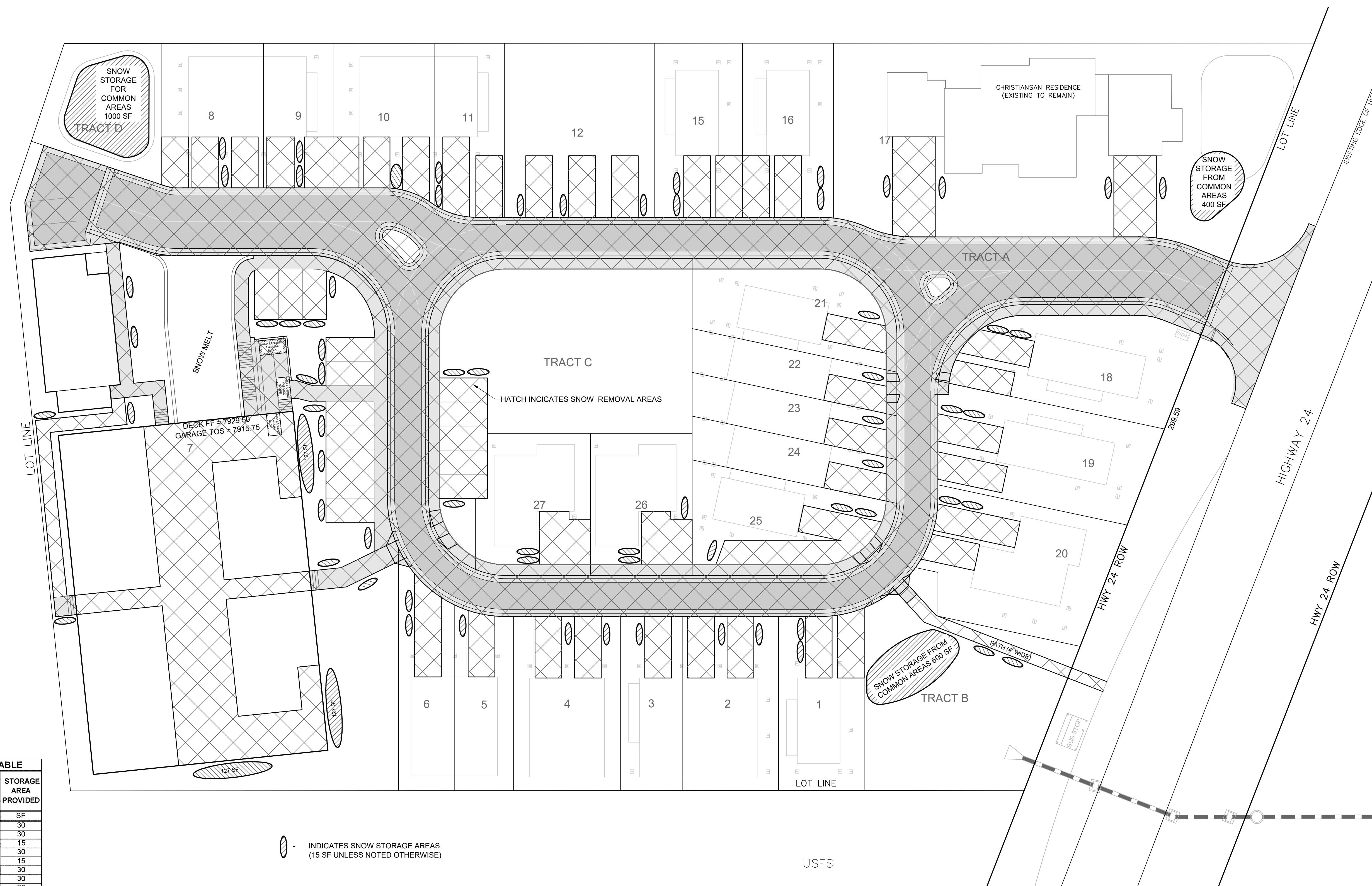
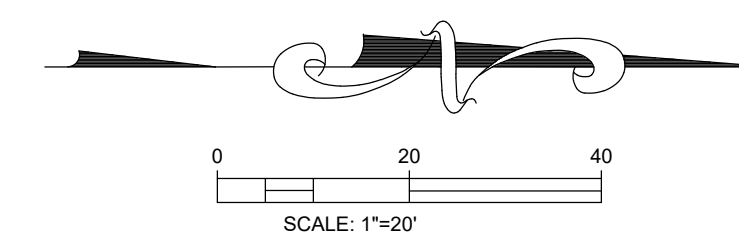
FIRE

Sheet:

F.1



Belden Fire Hydrant Distance		
Unit ID	Nearest Hydrant	Hydrant to Structure Distance
	ID	FT
Lot 1	2	184
Lot 2	2	157
Lot 3	2	151
Lot 4	2	135
Lot 5	2	134
Lot 6	2	134
Lot 7 - Unit 1	2	160
Lot 7 - Unit 2	2	160
Lot 7 - Unit 3	2	160
Lot 7 - Unit 4	2	123
Lot 7 - Unit 5	2	123
Lot 7 - Unit 6	2	123
Lot 7 - Unit 7	2	128
Lot 7 - Unit 8	2	128
Lot 7 - Unit 9	2	128
Lot 7 - Unit 10	2	91
Lot 7 - Unit 11	2	91
Lot 7 - Unit 12	2	91
Lot 7 - Unit 13	2	129
Lot 7 - Unit 14	2	129
Lot 7 - Unit 15	2	129
Lot 8	2	89
Lot 9	2	78
Lot 10	2	51
Lot 11	2	50
Lot 12	2	48
Lot 15	2	93
Lot 16	2	125
Lot 17	1	46
Lot 18	1	55
Lot 19	1	94
Lot 20	1	130
Lot 21	2	94
Lot 22	2	94
Lot 23	2	97
Lot 24	2	103
Lot 25	2	115
Lot 26	2	75
Lot 27	2	56



LOT SNOW STORAGE TABLE			
LOT ID	REMOVAL AREA	STORAGE AREA REQUIRED 5%	STORAGE AREA PROVIDED
	SF	SF	SF
1	477	24	30
2	460	23	30
3	230	12	15
4	460	23	30
5	236	12	15
6	337	17	30
8	568	28	30
9	406	20	30
10	591	30	30
11	519	26	30
12	690	35	45
15	460	23	30
16	460	23	30
17	1086	54	60
18	452	23	30
19	495	25	30
20	501	25	30
21	234	12	15
22	228	11	15
23	228	11	15
24	228	11	15
25	726	36	45
26	356	18	30
27	356	18	30

SITE SNOW STORAGE TABLE			
REMOVAL AREA ID	REMOVAL AREA	STORAGE AREA REQUIRED 5%	STORAGE AREA PROVIDED
	SF	SF	SF
ROAD, WALK & PATH	20615	1031	2000
GUEST PARKING	810	41	45

REMOVAL AREA ID		STORAGE	STORAGE
	SF	SF	SF
LOT 7 PARKING WALKS	4565	228	285
LOT 7 PODIUM	4804	240	381

[illegible]

PLANT LEGEND:

DECIDUOUS TREES

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY
MAH	<i>Malus</i> 'Honeycrisp'	Honeycrisp Apple	as shown	2" Cal	4
POT	<i>Populus tremuloides</i>	Quaking Aspen	as shown	2" Cal	9
SAB	<i>Sorbus aucuparia</i> 'Black Hawk'	Black Hawk European Mountain Ash	as shown	2" Cal	6

EVERGREEN TREES

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY
PPB	<i>Picea pungens</i> 'Baby Blue Eyes'	Baby Blue Eyes Spruce	as shown	6'	11

ORNAMENTAL TREES

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY
AMG	<i>Amelanchier x grandiflora</i>	Autumn Brilliance Serviceberry	as shown	8' clump	21
CMT	<i>Crataegus x mordenensis</i> 'Toba'	Toba Hawthorn	as shown	2" Cal	5
MAS	<i>Malus</i> x 'Spring Snow'	Spring Snow Crabapple	as shown	2" Cal	8
MAT	<i>Malus</i> 'Thunderchild'	Thunderchild Crabapple	as shown	2" Cal	5
QUG	<i>Quercus gambelii</i>	Gambel Oak	as shown	8' clump	11

BELDEN PLACE P.U.D.
PRELIMINARY SUBMITTAL
Minturn, Colorado

PLANT LEGEND:

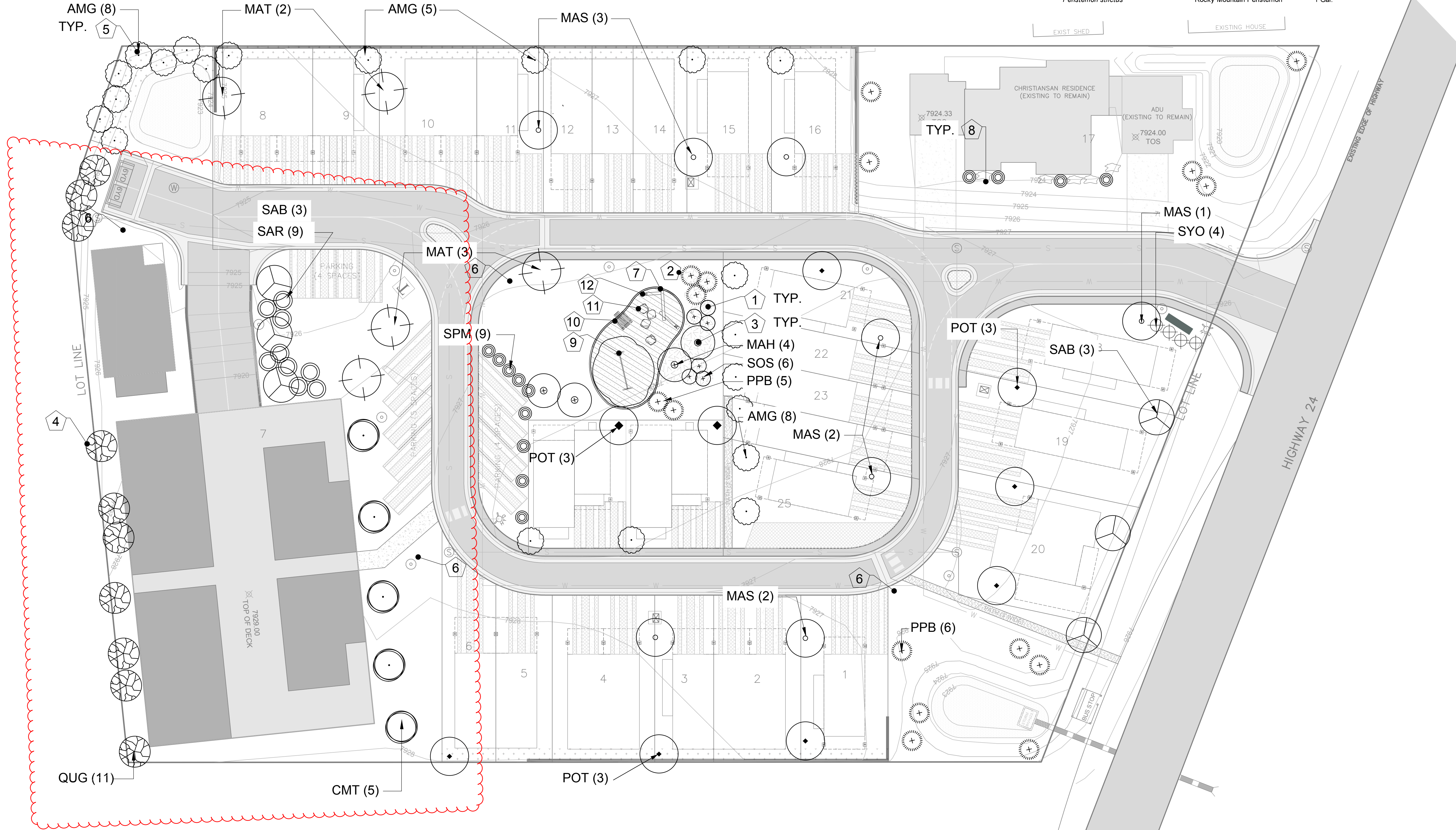
DECIDUOUS SHRUBS

ABB.	BOTANIC	COMMON	SPACING	SIZE	QTY	*Plus a mini
SAR	<i>Salix repens</i>	Creeping Willow	as shown	5 Gal.	9	
SOS	<i>Sorbaria sorbifolia</i>	Ash-leaf Spirea	as shown	5 Gal.	6	
SPM	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Lilac	as shown	5 Gal.	9	
SYO	<i>Symphoricarpos occidentalis</i>	Western Snowberry	as shown	5 Gal.	4	

PERENNIALS

*This list will be used as a guide for planting

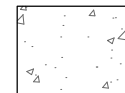
BOTANIC	COMMON	SIZE
<i>Ajuga reptans</i>	Bronze Carpet Bugle	4"
<i>Fragaria frel</i> 'Lipstick'	Lipstick Strawberry	4"
<i>Potentilla neumanniana</i>	Creeping Potentilla	4"
<i>Viola labradorica</i>	Labrador Violet	4"
<i>Acquilegia hybrid</i>	Rocky Mountain Columbine	1 Gal.
<i>Geranium macrorrhizum</i> 'Bevan's Variety'	Bevan's Geranium	1 Gal.
<i>Hemerocallis</i> 'Little Business'	Little Business Daylily	1 Gal.
<i>Iris missouriensis</i>	Rocky Mountain Iris	1 Gal.
<i>Liatis spicata</i>	Liatis	1 Gal.
<i>Leucanthemum superbum</i> 'Becky'	Shasta Daisy	1 Gal.
<i>Penstemon strictus</i>	Rocky Mountain Penstemon	1 Gal.



BELDEN PLACE P.U.D.
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Minturn, Colorado

NOT FOR CONSTRUCTION

HATCH LEGEND:

-  FIBAR ENGINEERED PLAYGROUND SURFACE
-  CONCRETE DRIVEWAY RIBBON
-

MATERIAL & DETAIL LEGEND:

-  1 SHRUB PLANTING, RE: 1, SHEET C.122
-  2 TYPICAL MULCHING UNDER PLANTED MATERIALS RE: 9, SHEET C.122
-  3 TREE PLANTING, RE: 3, SHEET C.122
-  4 EXISTING TREE PROTECTION, RE: 4, SHEET C.122
-  5 TREE ON SLOPE, RE: 5, SHEET C.122
-  6 DOG WASTE STATION, RE: 6, SHEET C.122
-  7 CONCRETE EDGER, RE: 7, SHEET C.122
-  8 METAL EDGER, RE: 8, SHEET C.122
-  9 TIRE SWING, RE: 9, SHEET C.122
-  10 ADA PICNIC TABLE, RE: 10, SHEET C.122
-  11 BOULDER, RE: 11, SHEET C.122
-  12 BALANCE LOGS RE: 12, SHEET C.122

GENERAL NOTES:

- CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
- CONTRACTOR TO CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO BEFORE DIGGING, INCLUDING BUT NOT LIMITED TO, TRENCHING, SHRUB AND TREE PLANTING PITS. IF UTILITIES OCCUR WITHIN (3) THREE FEET OF PROPOSED FOOTINGS, THE CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE OWNER.
- CONTRACTOR IS RESPONSIBLE FOR FULL ON-SITE INVESTIGATIONS AS NEEDED IN ORDER TO GAIN A FULL UNDERSTANDING OF EXISTING CONDITIONS PRIOR TO CONSTRUCTION. FAILURE TO INSPECT THE SITE PRIOR TO CONSTRUCTION SHALL NOT BE CAUSE FOR REQUESTING ADDITIONAL MONIES BY THE CONTRACTOR.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR FOR SAFETY PRECAUTIONS OR PROBLEMS UTILIZED IN CONNECTION WITH THE WORK, AND HE/SHE WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- VERIFY ALL CONDITIONS AT THE JOB SITE AND NOTIFY LANDSCAPE ARCHITECT AND THE OWNER'S REP. IMMEDIATELY OF ANY DIMENSIONAL ERRORS, OMISSIONS OR DISCREPANCIES PRIOR TO ANY DEMOLITION OR CONSTRUCTION.

SIGHT TRIANGLE NOTES:

PEDESTRIAN SIGHT TRIANGLES: NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THE PEDESTRIAN SIGHT TRIANGLE.

CORNER SIGHT TRIANGLES: NO ITEMS TALLER THAN 30" MAY BE PLACED WITHIN THE CORNER SIGHT TRIANGLE, EXCEPT FOR TRAFFIC CONTROL DEVICES AND EQUIPMENT, TREES MUST BE LIMBED TO 8 FEET AT ADEQUATE MATURITY. TREES SHALL BE PLANTED A MINIMUM OF 10 FEET FROM LIGHT OR UTILITY POLES.

ROADWAY SIGHT TRIANGLES: NO ITEMS THAT ARE WIDER THAN 18" MAY BE TALLER THAN 30" WITHIN THE ROADWAY SIGHT TRIANGLE EXCEPT FOR STREET TREES AND TRAFFIC CONTROL DEVICES AND EQUIPMENT.

TREE PROTECTION ZONE (TPZ) NOTES:

- CONTRACTOR SHALL VERIFY FINAL BOUNDARIES OF TPZ PRIOR TO COMMENCEMENT OF CONSTRUCTION/DEMOLITION ACTIVITIES. EXCESSIVE BRANCH PRUNING ON EXISTING TREES FOR CONSTRUCTION CLEARANCE WILL NOT BE PERMITTED. PRUNING FOR BUILDING CLEARANCE SHALL BE MINIMIZED. DUE TO SCOPE OF CONSTRUCTION AND SIZE OF EX. ROW TREES, USE CHAIN LINK FENCING TO ESTABLISH TPZ.
- THE TREE LAWN WITHIN THE BOUNDARY OF THE TREE DRIPLINE SHALL NOT BE ROTOTILLED AT ANY TIME. ROTOTILLING IS ONLY PERMITTED IN AREAS OUTSIDE OF EXISTING TREE DRIPLINE WHERE CONCRETE & HARDSCAPE ARE REMOVED.

LANDSCAPE NOTES:

- ALL NEW LANDSCAPE AND IRRIGATION SHALL BE UNDER WARRANTY FOR A PERIOD OF (1) ONE YEAR. THE WARRANTY PERIOD SHALL COMMENCE ONCE ALL PUNCH LIST ITEMS ARE SATISFACTORY COMPLETED AND A LETTER OF FINAL COMPLETION IS PROVIDED FROM THE OWNER'S REPRESENTATIVE. ALL LANDSCAPE AND IRRIGATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1 YEAR AFTER THE FINAL COMPLETION IS PROVIDED IN WRITING.
- PLANT MATERIAL AND BED LOCATIONS TO BE STAKED BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED.
- ROUGH GRADING TO PLUS OR MINUS ONE TENTH OF A FOOT BY GENERAL CONTRACTOR. LANDSCAPE CONTRACTOR TO PROVIDE FINISH GRADING IN ALL LANDSCAPE AREAS. LANDSCAPE CONTRACTOR TO APPROVE ROUGH GRADES PRIOR TO MOBILIZATION. MOBILIZATION ON THE PART OF THE LANDSCAPE CONTRACTOR WILL INDICATE THAT ROUGH GRADING IS ACCEPTABLE TO THE LANDSCAPE CONTRACTOR, AND THEREFORE BE RESPONSIBLE FOR PROVIDING ALL FINISHED GRADES TO MEET THE CIVIL GRADING PLANS.
- TREES AND SHRUBS WILL BE INSPECTED ON-SITE. LANDSCAPE PLANT MATERIALS MAY BE REJECTED AT ANY TIME DUE TO ISSUES OF QUALITY.
- ALL NEW LANDSCAPE AREAS SHALL BE IRRIGATED BY A COMMERCIAL GRADE, FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. TREES, SHRUBS, AND DECORATIVE GRASSES SHALL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS; THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE A RAIN SENSOR SHUTOFF INSTALLED. IRRIGATION TO BE DESIGN/BUILD. CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ARCHITECT, LANDSCAPE ARCHITECT, AND MECHANICAL AND FOR GENERATION OF AN IRRIGATION PLAN FOR REVIEW WITH AS BUILT PLAN AS REQUIRED.
- ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULE AND REGULATIONS.
- TRUNK-WRAP TAPE: TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL, 4 INCHES (102 MM) WIDE MIN.
- WRAPPING TREE TRUNKS: WRAP TREES WITH TRUNK-WRAP TAPE. START AT BASE OF TRUNK AND SPIRAL COVER TRUNK TO HEIGHT OF FIRST BRANCHES. OVERLAP WRAP, EXPOSING HALF THE WIDTH, AND SECURELY ATTACH WITHOUT CAUSING GIRDLING. DO NOT USE STAPLES. INSPECT TREE TRUNKS FOR INJURY, IMPROPER PRUNING, AND INSECT INFESTATION AND TAKE CORRECTIVE MEASURES REQUIRED BEFORE WRAPPING. DO NOT WRAP ROUGH BARK, POPULUS OR GLEDITSIA TREES. REMOVE WRAP IN SPRING.
- 8.1.

NO TREE SHALL BE WRAPPED AFTER MAY 21 OR BEFORE NOVEMBER 1.

8.2.

ALL DECIDUOUS TREES SHALL BE WRAPPED BY NOV. 15. REMOVE TREE WRAP BY MAY 15.

8.3.

CONTRACTOR SHALL BE RESPONSIBLE FOR WRAPPING AND UNWRAPPING TREES DURING THE WARRANTY PERIOD.
- FIBER MULCH AT PLANTING BEDS: ORGANIC MULCH FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, CONSISTING OF SHREDDED REDWOOD MULCH NOT LARGER THAN FOUR INCHES (4") IN LENGTH. SUBMIT 1.0 CF SAMPLE FOR APPROVAL.

SOIL PREPARATION:

SOIL SHALL BE AMENDED BASED ON THE SOIL TEST RECOMMENDATIONS (TO ADDRESS SPECIFIC DEFICIENCIES & ISSUES IN EXISTING SOIL). THE FOLLOWING INCLUDES THE SOIL TEST REQUIREMENTS AND RECOMMENDATIONS TO BE USED IN CONJUNCTION WITH THE SOIL TEST RESULTS:

- SOIL ANALYSIS, BULK DENSITY TESTING AND REMEDIATION REQUIRED. SOIL ANALYSIS FROM A LOCAL ACCREDITED SOIL ANALYSIS LABORATORY WITH EXPERIENCE IN LOCAL URBAN SOILS SHALL BE REQUIRED WHEN PLANTS ARE TO BE INSTALLED IN GREEN SPACE. ALL SOIL REMEDIATION SHALL BE BASED ON THE SOIL ANALYSIS.

1.1.

MINIMUM SOIL ANALYSIS MUST DETERMINE SOIL TEXTURE AND STRUCTURE, PH BALANCE, SOIL SALINITY, FREE LIME, ORGANIC MATTER (OM) CONTENT, PLANT AVAILABLE NUTRIENTS AND COMPACTION.

1.2.

DEPTH OF LANDSCAPE SOIL ANALYSIS SHALL BE 24IN FOR TREES AND 8IN FOR ALL OTHER AREAS

1.3.

SOIL REMEDIATION REQUIRED BASED ON SOIL ANALYSIS.
- COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:

1.1.

ORGANIC MATTER: 25% MINIMUM.

1.2.

SALT CONTENT: 5.0 MMHOS/CM MAXIMUM.

1.3.

PH: 8.5 MAXIMUM.

1.4.

CARBON TO NITROGEN RATIO OF 10:1 TO 20:1.

1.5.

PARTICLE SIZE NO PARTICLE SMALLER THAN SILT OR CLAY SIZE, OR LARGER THAN ½" DIAMETER

1.6.

ACCEPTABLE COMPOST PRODUCT: CLASS I COMPOST, SUCH AS ECOGRO OR BIO-COMP, AS PROVIDED BY A1 ORGANICS, EATON, CO, OR APPROVED EQUAL.
- FINISH GRADE TO BE BELOW THE EDGE OF PAVEMENT PRIOR TO SODDING OR PLANTING:

1.1.

SEEDED/SODDED AREAS: ALLOW 1 INCH FOR SOD.

1.2.

PLANTED AREAS: ALLOW 3 INCHES FOR MULCH.
- AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO DEPTH OF 6" MINIMUM UNTIL SOIL IS WELL PULVERIZED AND THOROUGHLY MIXED.

Belden Place PUD

South Minturn Addition
Lot 7
Minturn, Colorado

TIMBERLINE ENGINEERING, LLC

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Title:

LANDSCAPE
NOTES

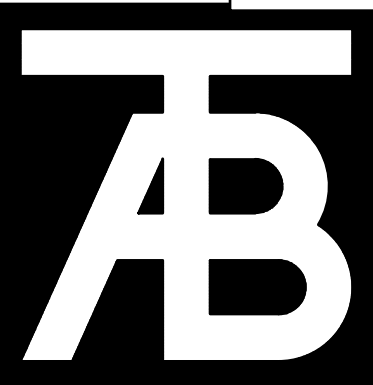
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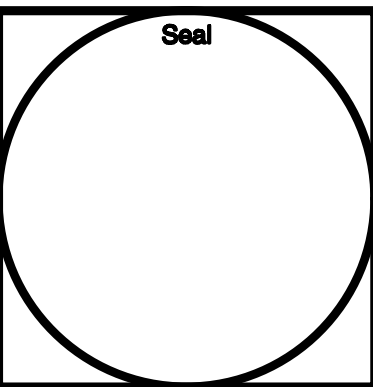
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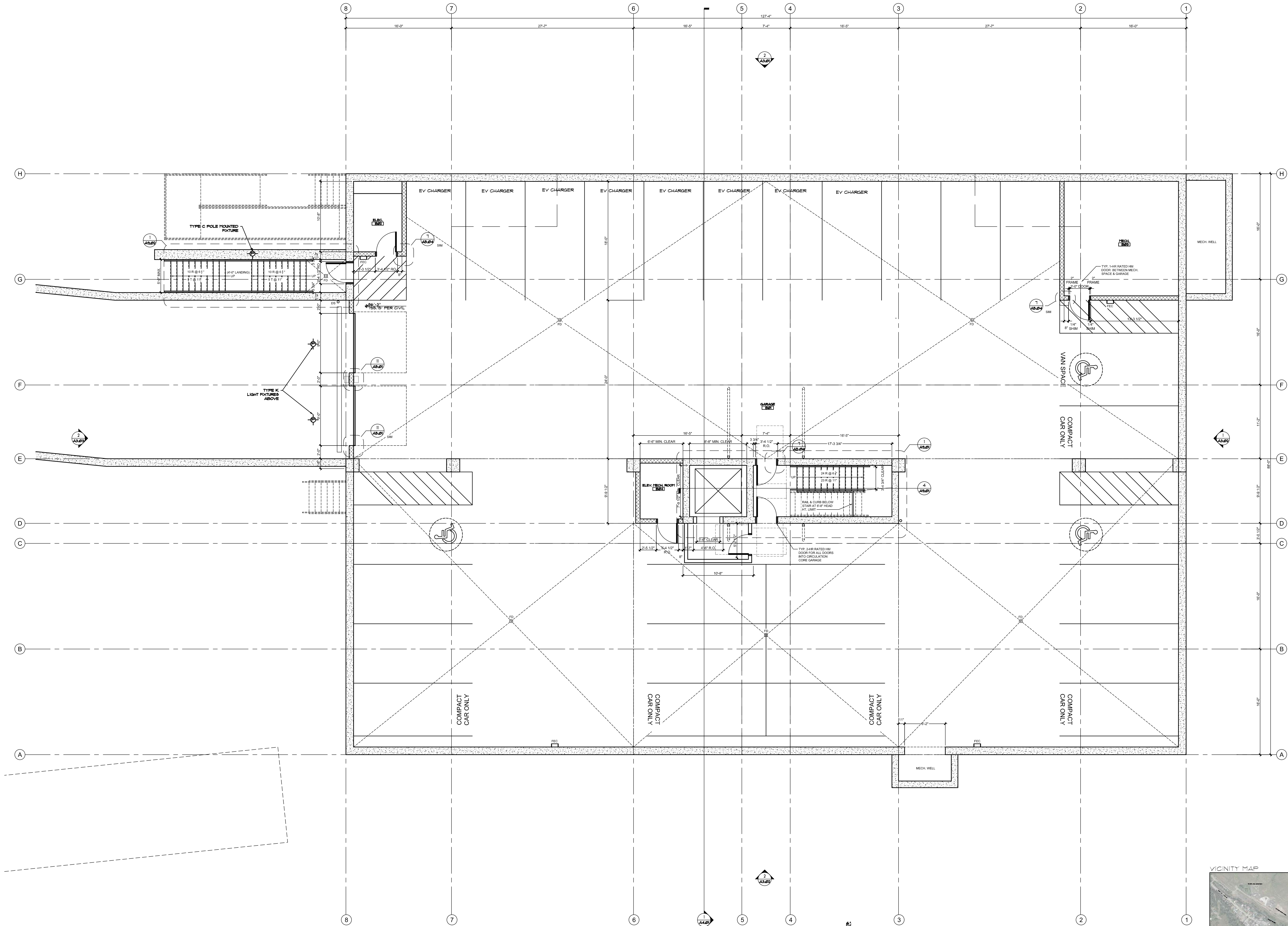
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Lot 7
0036 Abby Road, Mintum, Colorado 81645

Revisions:

Issue Dates:
CDs - 12/12/2023

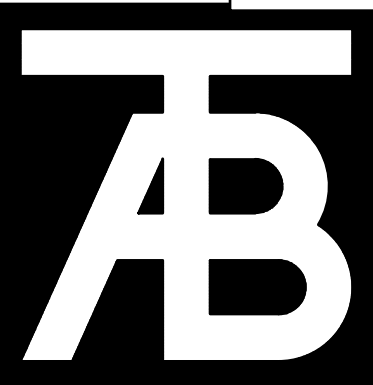
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Garage Floor Plan - Dimensions

Project No:
2136
Sheet No:
A2.01B



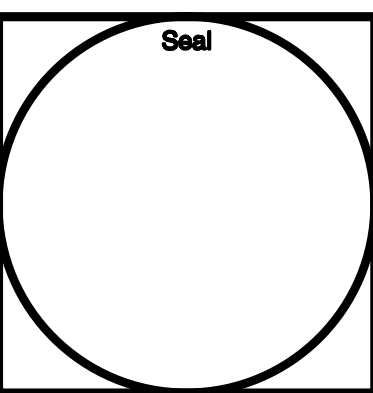
GARAGE FLOOR PLAN - DIMENSIONS
SCALE: 3/16"=1'-0"





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0006 Abby Road, Mintum, Colorado 81645

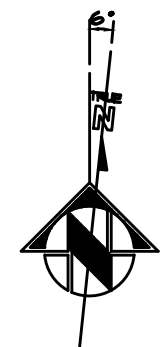
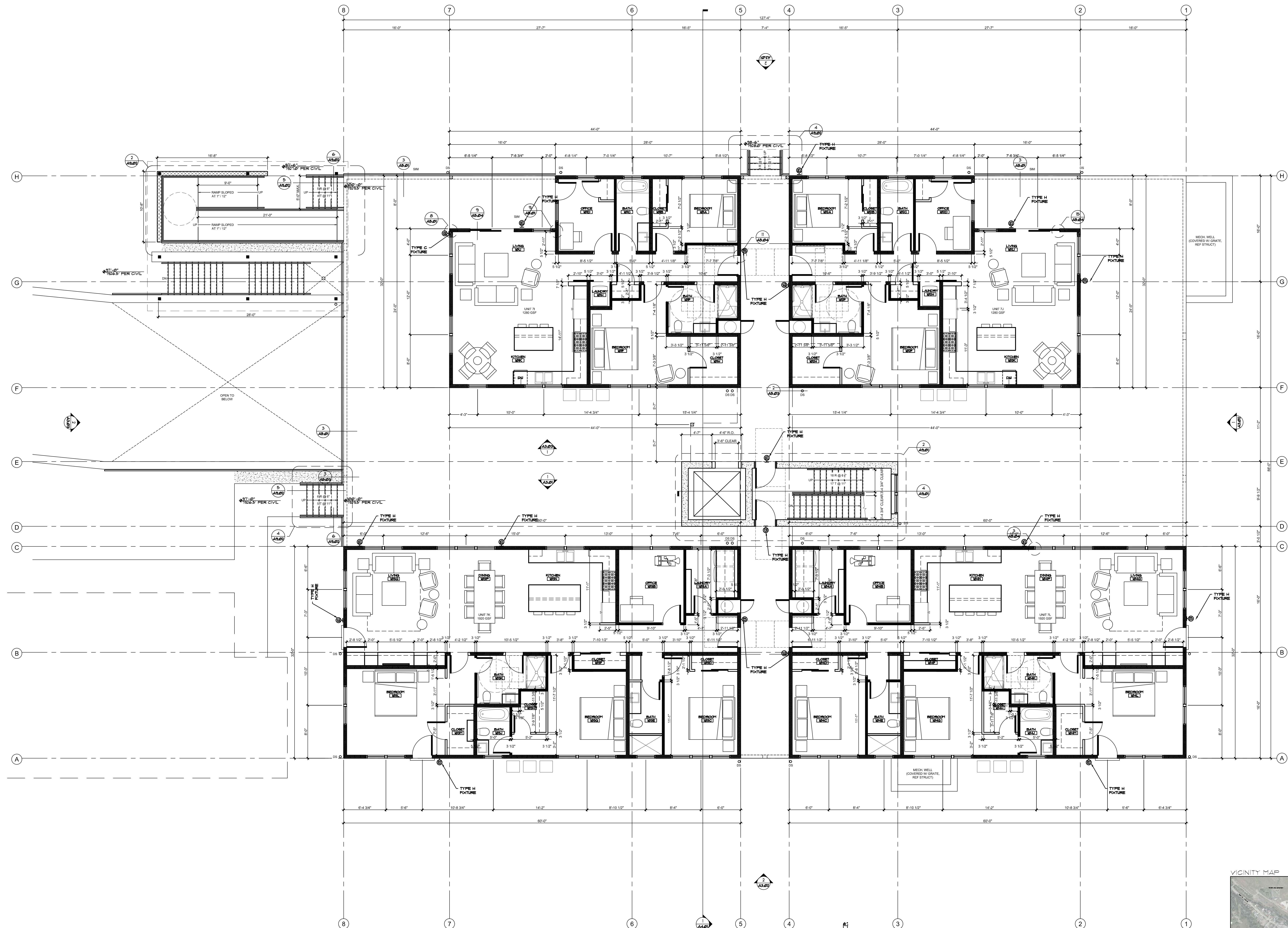
Revisions:

Issue Date:
CDs - 12/12/2009

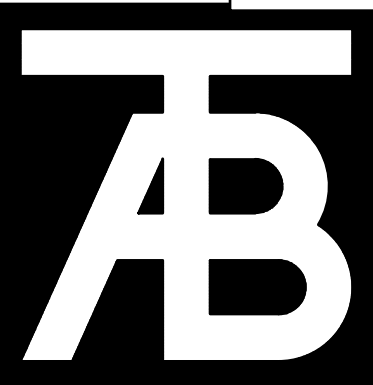
Project Title:
First Floor Plan - Dimensions

Project No:
2136

Sheet No:
A2.02B



1 FIRST FLOOR PLAN - DIMENSIONS
A2.02B SCALE: 3/16"=1'-0"

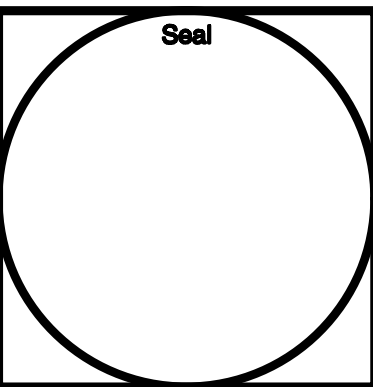


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Electrical Engineer:



Belden Place - 12 Plex (Flats) Lot 7

0036 Abby Road, Mintum, Colorado 81645

Revisions:

Issue Date:

CDs - 12/12/2023

Sheet Title:

**Second
Floor
Plan -
Dimensions**

Project No:

2136

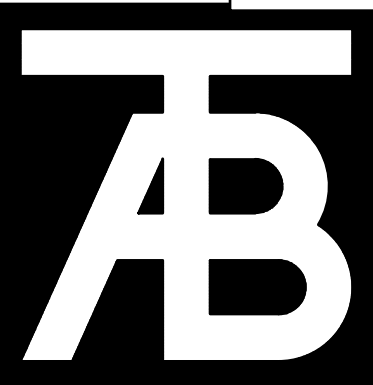
Sheet No:

A2.03B



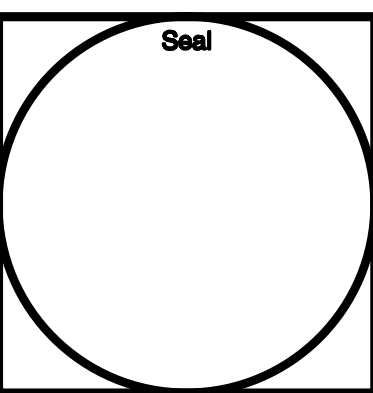
SECOND FLOOR PLAN - DIMENSIONS
SCALE: 3/16"=1'-0"





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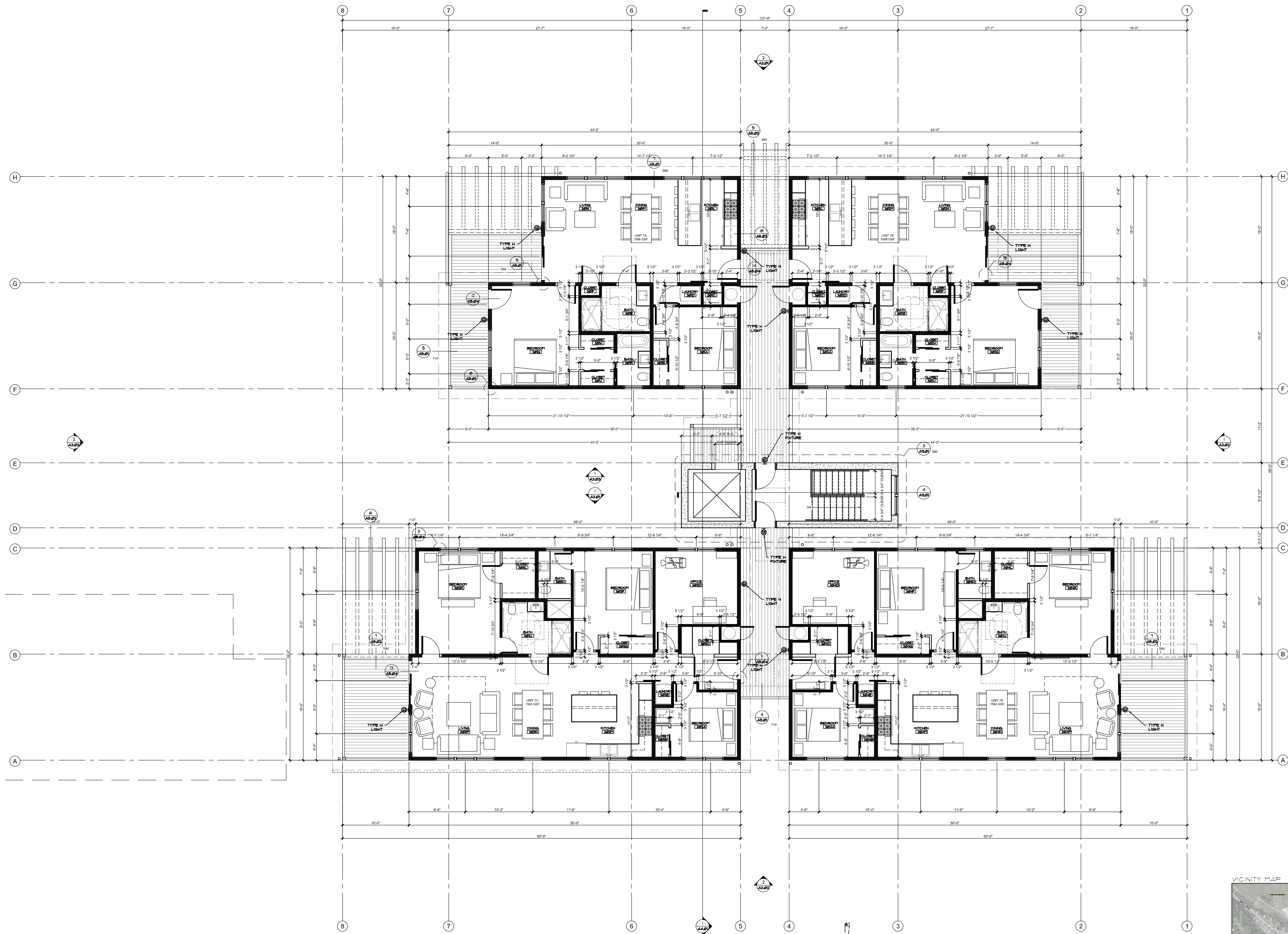
Belden Place - 12 Plex (Flats)
Lot 7
0036 Abby Road, Mintum, Colorado 81645

Revisions:

Issue Date:
CDs - 12/12/2023

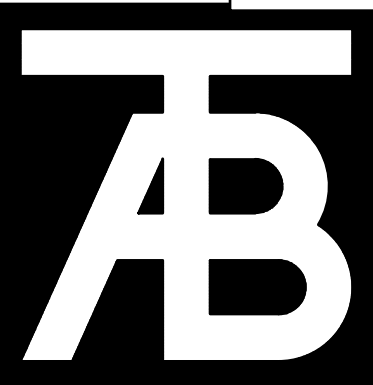
Sheet Title:
Third Floor Plan - Dimensions

Project No:
2136
Sheet No:
A2.04B



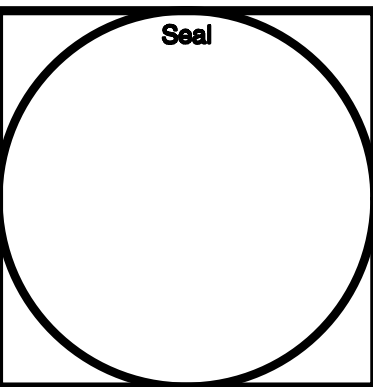
THIRD FLOOR PLAN - DIMENSIONS
SCALE: 3/16"=1'-0"





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Belden Place - 12 Plex (Flats)
Lot 7
0036 Abby Road, Mintum, Colorado 81645

Revisions:

Issue Date:
006 - 12/12/2023

Sheet Title:
Roof Plan - Dimensions

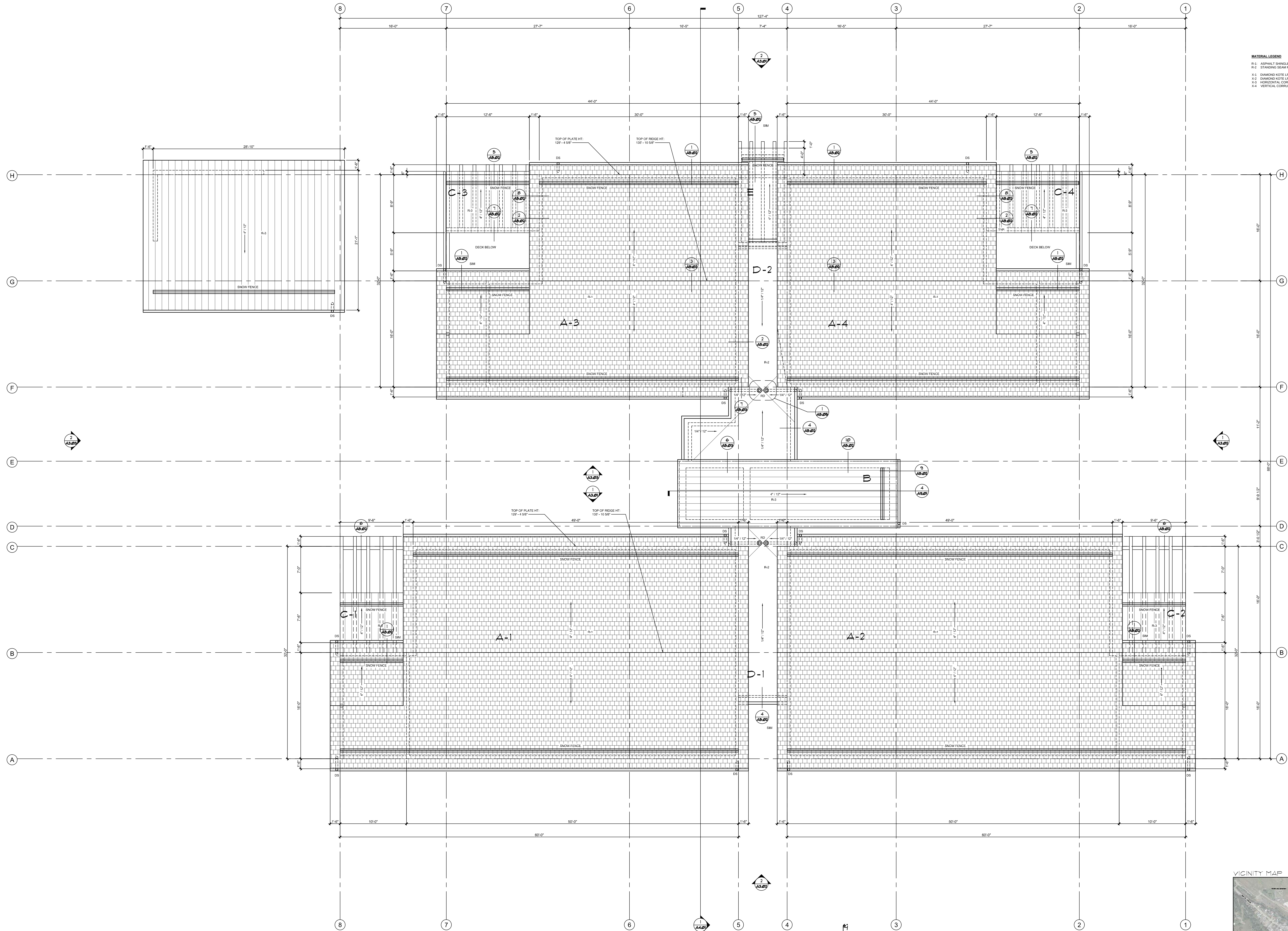
Project No:

2136

Sheet No:

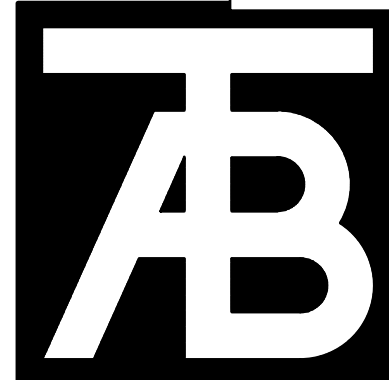
A2.05B

MATERIAL LEGEND
R-1 ASPHALT SHINGLE ROOF
R-2 STANDING SEAM METAL ROOF
X-1 DIAMOND ROTE LP SMARTSIDE LAP SIDING
X-2 DIAMOND ROTE LP SMARTSIDE VERTICAL SIDING
X-3 HORIZONTAL CORRUGATED METAL SIDING
X-4 VERTICAL CORRUGATED METAL SIDING



1
Roof Plan - Dimensions
SCALE: 3/16"=1'-0"



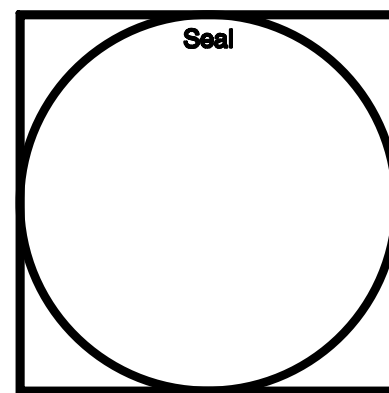


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Belden Place - 12 Plex (Flats)
Lot 7
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Revisions:

REVIEW CORN 01/06/2024

Issue Dates:
CDE - 12/12/2023

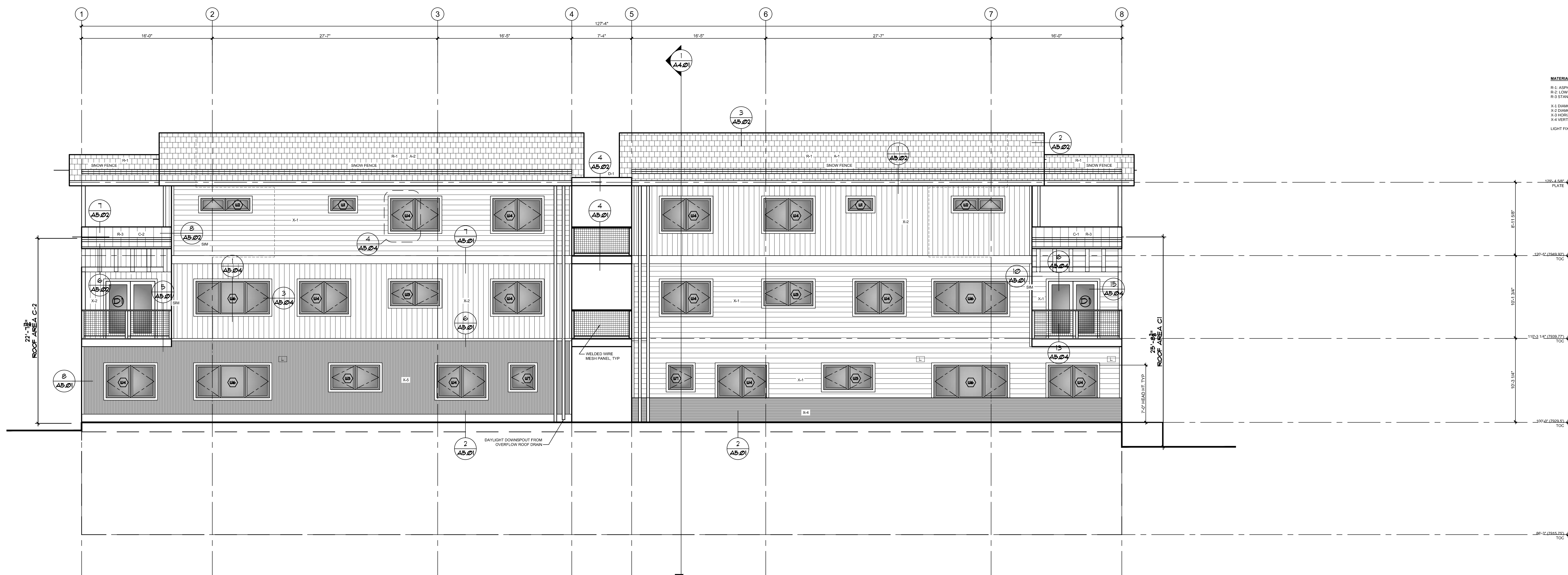
Sheet Title:
Exterior Elevations

Project No:
2136

Sheet No:
A3.01

MATERIAL LEGEND

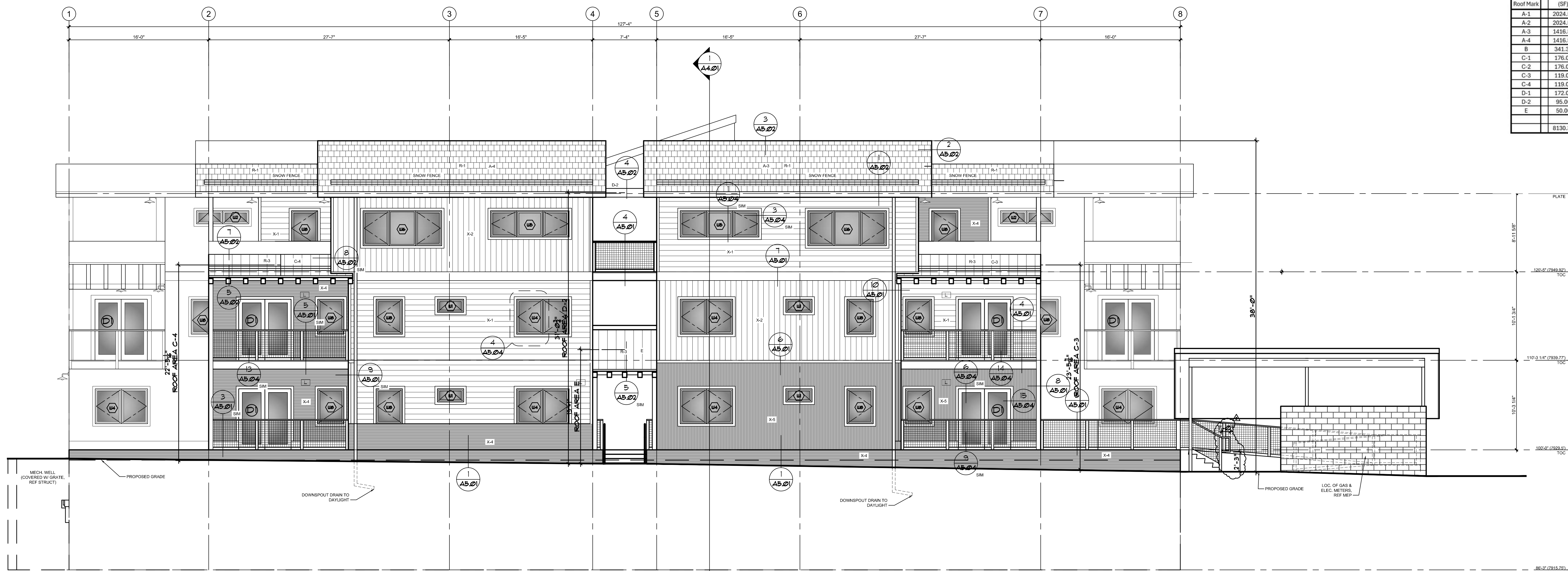
R-1 ASPHALT SHINGLE ROOF
R-2 L.V. SLOPE EXPOSED
R-3 STANDING SEAM METAL ROOF
X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING
X-3 HORIZONTAL CORRUGATED METAL SIDING
X-4 VERTICAL CORRUGATED METAL SIDING
LIGHT FIXTURES (L)



1 EXTERIOR ELEVATION - NORTH (REAR UNITS)
SCALE: 3/16"=1'-0"

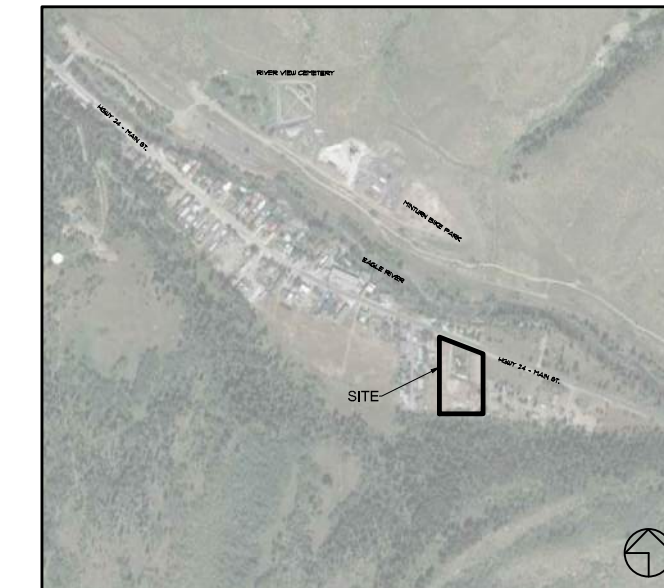
ROOF AREA DIMENSIONS (HEIGHT) SHOWN ON
ELEVATION WITH MOST RESTRICTIVE HEIGHT

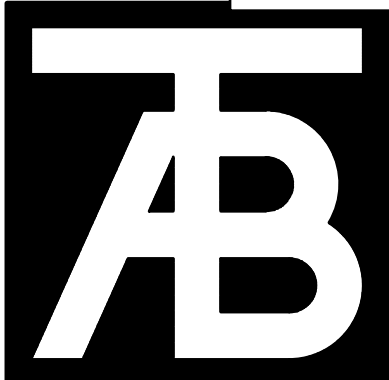
Roof Mark	Roof Area (SF)	Roof Area %	Avg Hgt. (Ft)	Weighted Avg. (Ft)
A-1	2024.50	24.90	35.53	884.72
A-2	2024.50	24.90	33.52	834.67
A-3	1416.50	17.42	35.03	610.31
A-4	1416.50	17.42	33.52	564.00
B	341.34	4.20	34.00	142.74
C-1	176.00	2.16	25.70	55.63
C-2	176.00	2.16	22.65	49.03
C-3	119.00	1.46	23.45	34.32
C-4	119.00	1.46	22.42	32.82
D-1	172.00	2.12	31.48	66.60
D-2	95.00	1.17	31.06	36.29
E	50.00	0.61	13.08	8.04
	8130.34	100.00	341.44	3339.17
				33' 4 11/16"



2 EXTERIOR ELEVATION - NORTH
SCALE: 3/16"=1'-0"

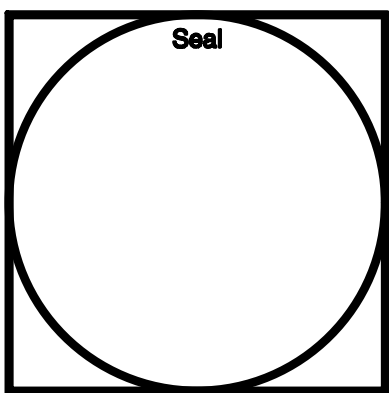
VICINITY MAP





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Belden Place - 12 Plex (Flats)
Lot 7
0036 Abby Road, Minturn, Colorado 81645

Revisions:
REVIEW COM-1 07/08/2024

Issue Dates:
CDs - 12/12/2023

Sheet Title:
Exterior Elevations

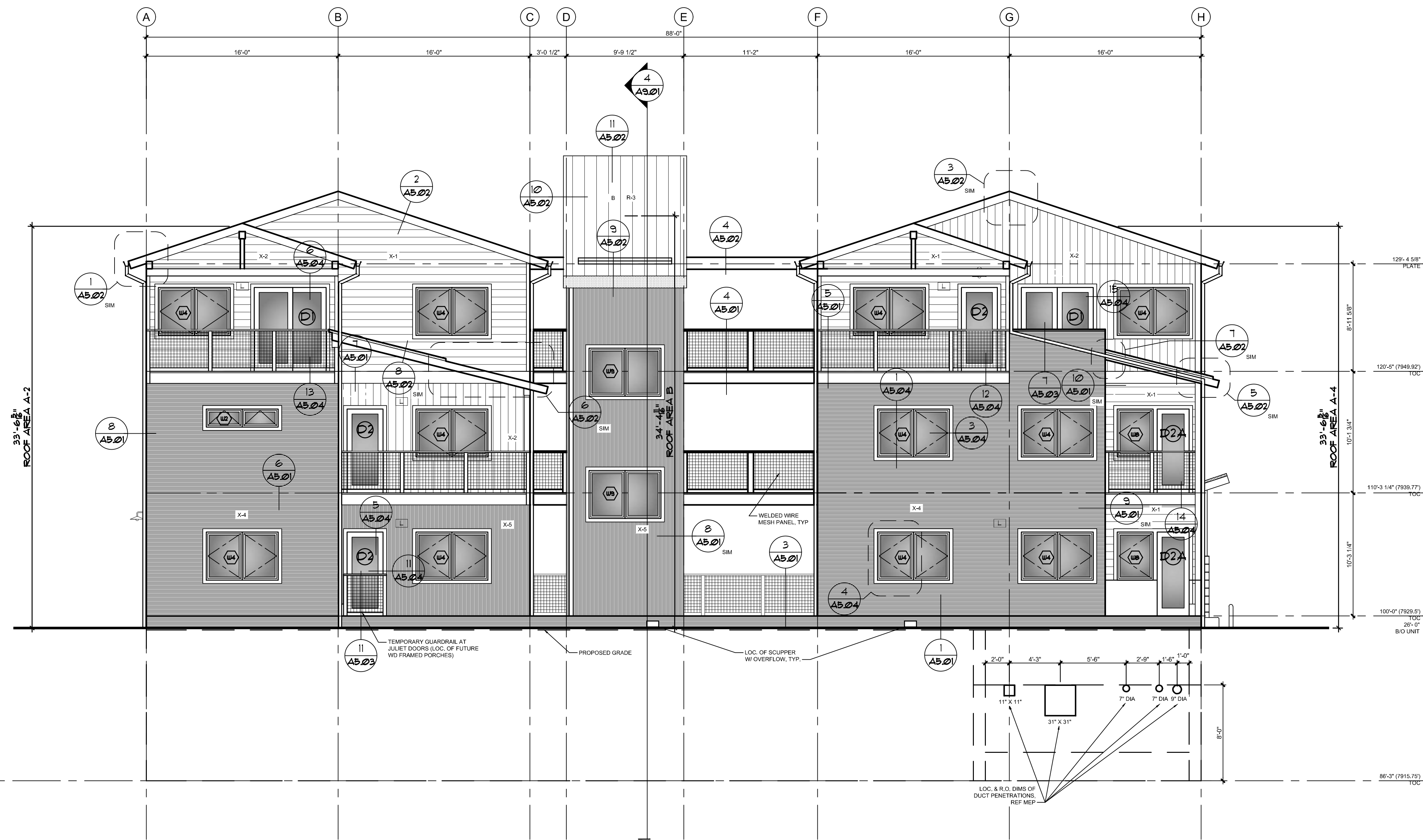
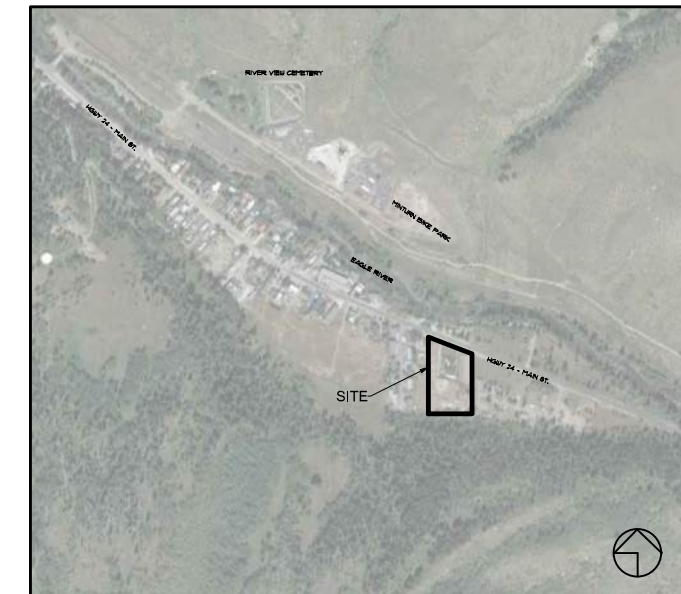
Project No:
2136
Sheet No:
A3.02

MATERIAL LEGEND
R-1 ASPHALT SHINGLE ROOF
R-2 LOW SLOPE EPDM
R-3 STANDING SEAM METAL ROOF
X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING
X-3 HORIZONTAL CORRUGATED METAL SIDING
X-4 VERTICAL CORRUGATED METAL SIDING
LIGHT FIXTURES (L)

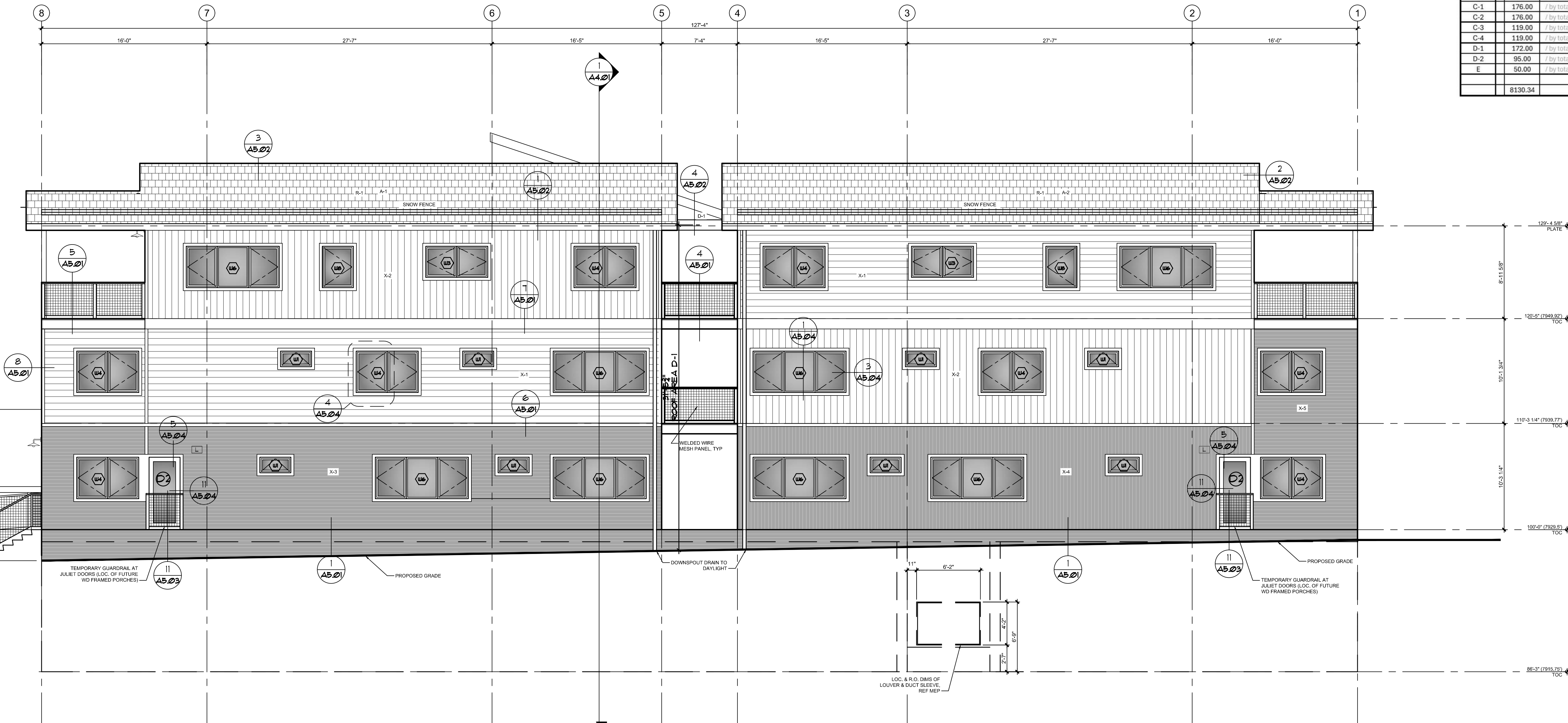
ROOF AREA DIMENSIONS (HEIGHT) SHOWN ON
ELEVATION WITH MOST RESTRICTIVE HEIGHT

Roof Mark	Roof Area (SF)	Roof Area %	Avg Hgt. (Ft)	Weighted Avg (Ft)
A-1	2024.50	by total	24.90	35.53
A-2	2024.50	by total	24.90	35.52
A-3	1416.50	by total	17.42	35.03
A-4	1416.50	by total	17.42	33.52
B	341.34	by total	4.20	34.00
C-1	176.00	by total	2.16	25.70
C-2	176.00	by total	2.16	22.65
C-3	119.00	by total	1.46	23.45
C-4	119.00	by total	1.46	22.42
D-1	172.00	by total	2.12	31.48
D-2	95.00	by total	1.17	31.06
E	50.00	by total	0.61	13.08
	8130.34	100.00	341.44	3339.17
				33' 4 11/16"

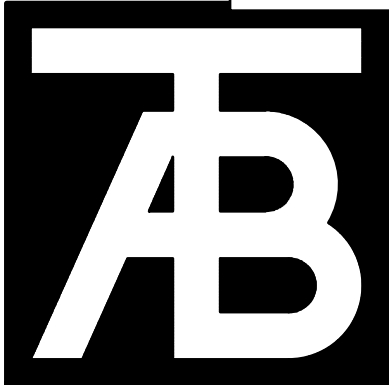
VICINITY MAP



1 EXTERIOR ELEVATION - EAST
SCALE: 3/16"=1'-0"



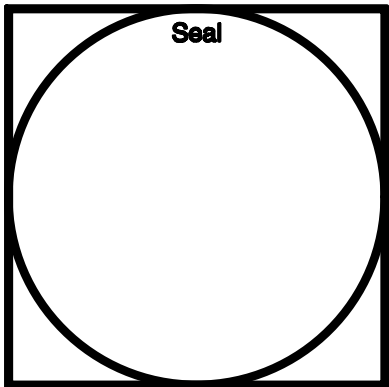
2 EXTERIOR ELEVATION - SOUTH
SCALE: 3/16"=1'-0"



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Belden Place - 12 Plex (Flats)
Lot 7
0036 Abby Road, Mintum, Colorado 81645

Revisions:

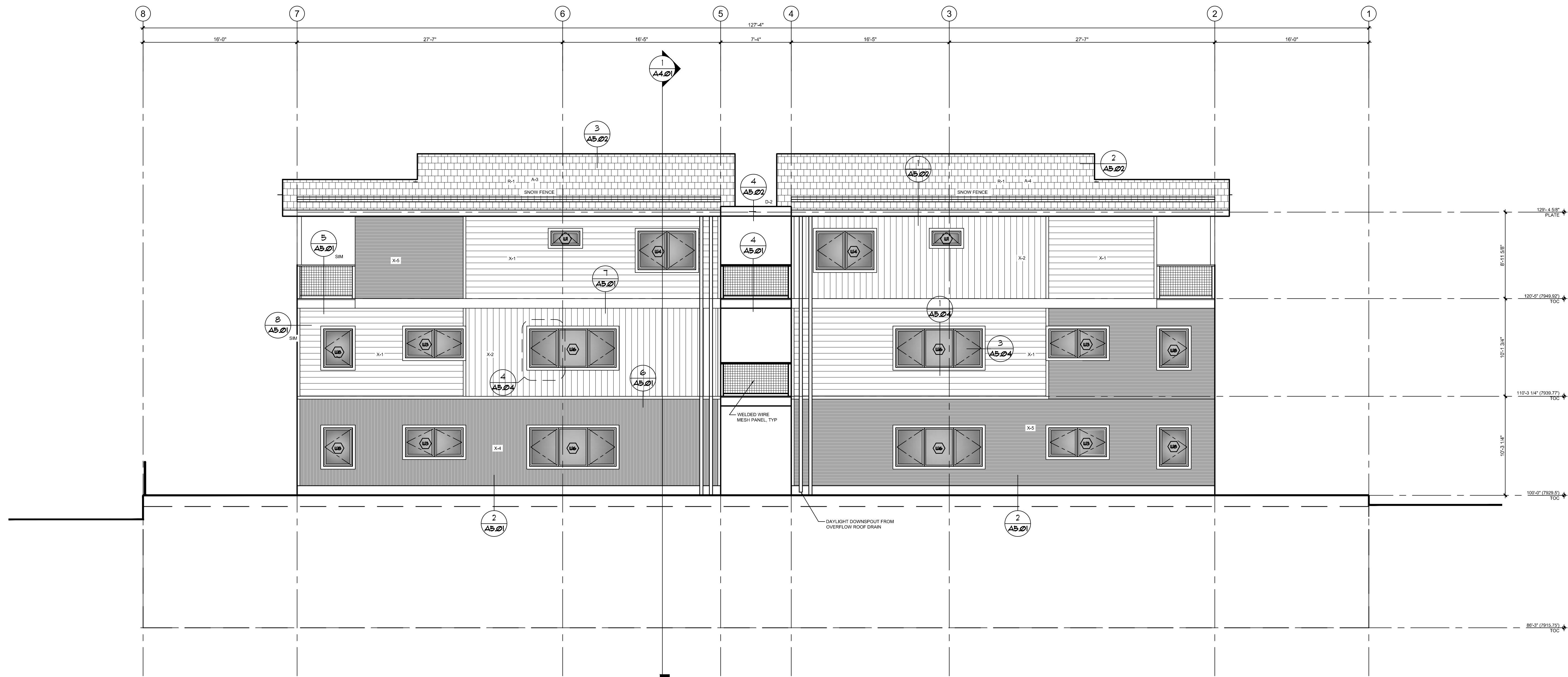
Issue Dates:
CDs - 12/12/2023

Sheet Title:
Exterior Elevations

Project No:
2136
Sheet No:
A3.03

MATERIAL LEGEND

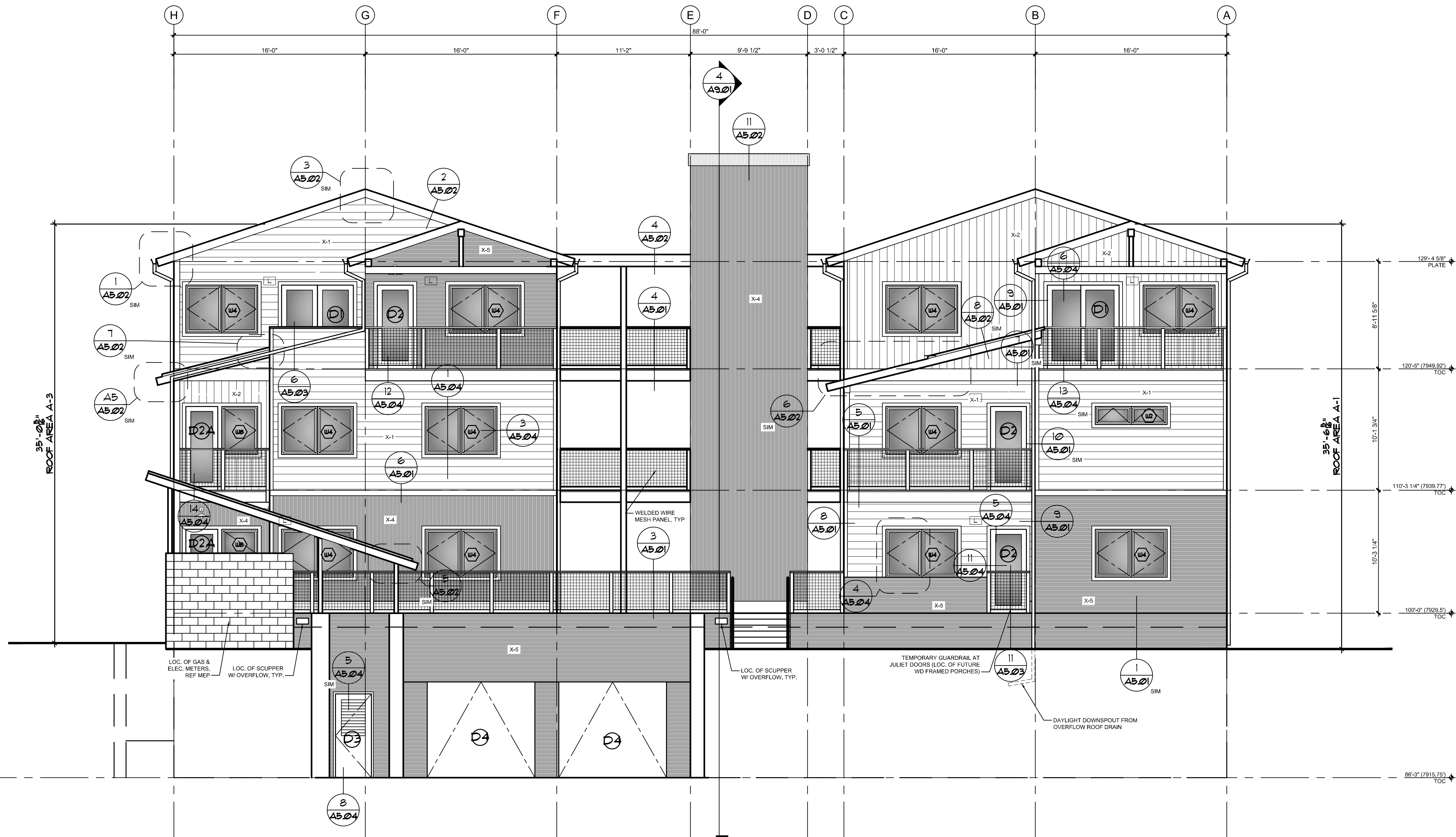
R-1 ASPHALT SHINGLE ROOF
R-2 LOW SLOPE FROM
R-3 STANDING SEAM METAL ROOF
X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING
X-3 HORIZONTAL CORRUGATED METAL SIDING
X-4 VERTICAL CORRUGATED METAL SIDING
LIGHT FIXTURES [L]



1 EXTERIOR ELEVATION - SOUTH (FRONT UNITS)
SCALE: 3/16"=1'-0"

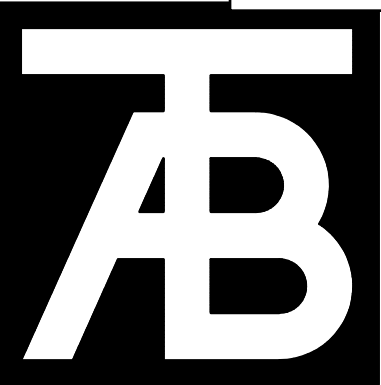
ROOF AREA DIMENSIONS (HEIGHT) SHOWN ON ELEVATION WITH MOST RESTRICTIVE HEIGHT

Roof Mark	Roof Area (SF)	Roof Area %	Avg Hgt (Ft)	Weighted Avg (Ft)	
A-1	2024.50	<i>/ by total</i>	24.90	X 35.53	884.72
A-2	2024.50	<i>/ by total</i>	24.90	X 33.52	684.67
A-3	1416.50	<i>/ by total</i>	17.42	X 35.03	610.31
A-4	1416.50	<i>/ by total</i>	17.42	X 33.52	478.00
B	341.34	<i>/ by total</i>	4.20	X 34.00	142.74
C-1	176.00	<i>/ by total</i>	2.16	X 25.70	55.63
C-2	176.00	<i>/ by total</i>	2.16	X 22.85	49.93
C-3	119.00	<i>/ by total</i>	1.46	X 23.45	34.22
C-4	119.00	<i>/ by total</i>	1.46	X 22.42	32.82
D-1	172.00	<i>/ by total</i>	2.12	X 31.48	66.60
D-2	95.00	<i>/ by total</i>	1.17	X 31.06	36.29
E	50.00	<i>/ by total</i>	0.61	X 13.08	8.04
	8130.34	100.00	341.44	3339.17	33.39
					33' 4 11/16"



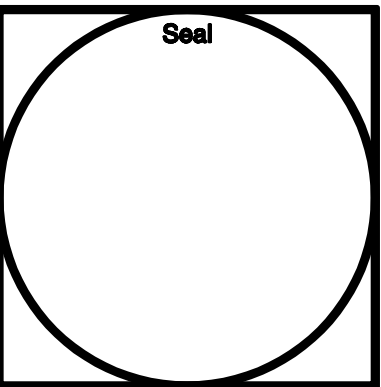
2 EXTERIOR ELEVATION - WEST
SCALE: 3/16"=1'-0"





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Electrical Engineer:



Belden Place - 12 Plex (Flats)
Lot 7
0036 Abby Road, Mintum, Colorado 81645

Revisions:

Issue Dates:
CDs - 12/12/2023

Sheet Title:
Renders

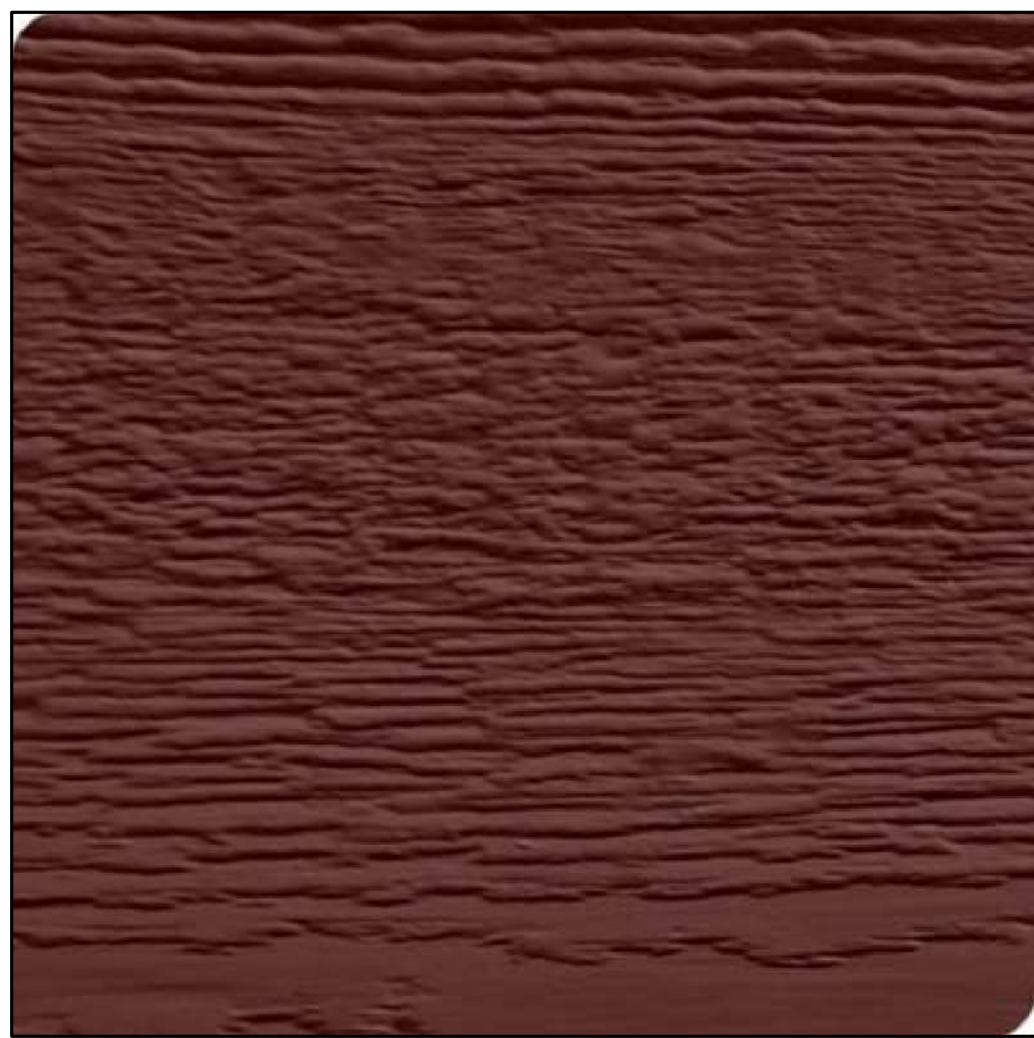
Project No:
2136
Sheet No:
A3.04

*** NOTE: RENDERS ARE FOR VISUAL REPRESENTATION.
PLEASE SEE ELEVATIONS FOR ACCURATE MATERIAL
PALETTE ***





LAP SIDING EXAMPLE
MATERIAL EXAMPLE ONLY
NOT FOR COLOR



VERTICAL SIDING EXAMPLE
MATERIAL EXAMPLE ONLY
NOT FOR COLOR

SW 7069
Iron Ore
Interior / Exterior

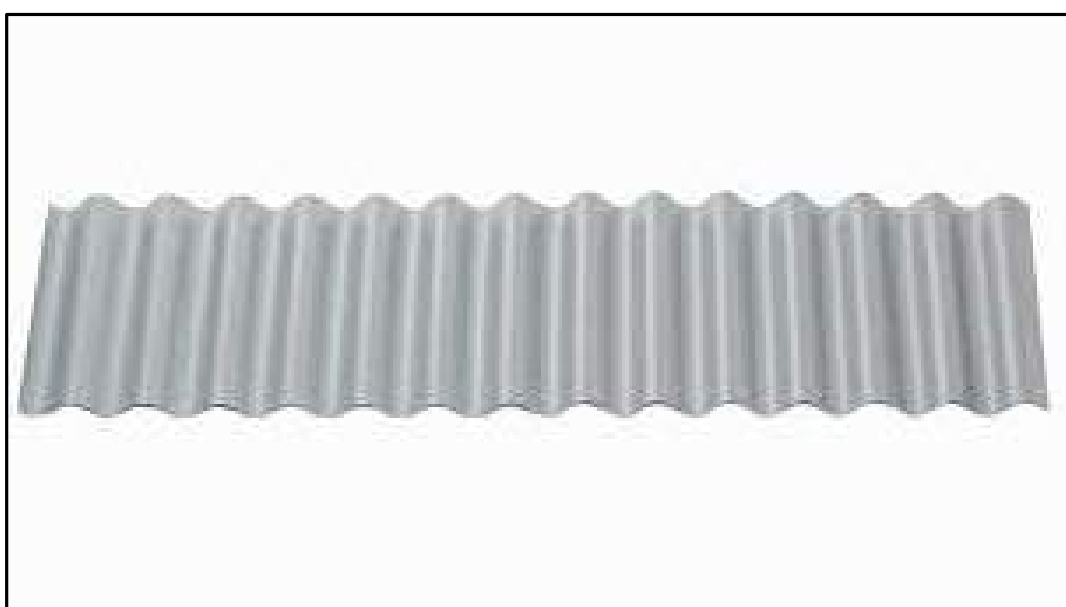
X-1
① LAP SIDING

SIMILAR TO DIAMOND KOTE LP
8" LAP SIDING
COLOR: ELKHORN

X-2
② VERTICAL SIDING

SIMILAR TO DIAMOND KOTE LP
VERTICAL GROOVED SIDING
COLOR: BORDEAUX

PAINTED ITEMS:
SHERWIN WILLIAMS 7069 -
IRON ORE
TRIM, WOOD BEAMS, GUTTERS
AND OTHER METALS



X-3
④-⑤ HORIZONTAL CORRUGATED PANELS

X-4
VERTICAL CORRUGATED PANELS

SIMILAR TO WESTERN STATES METAL
ROOFING - GALVANIZED 1/8"
CORRUGATED PANELS



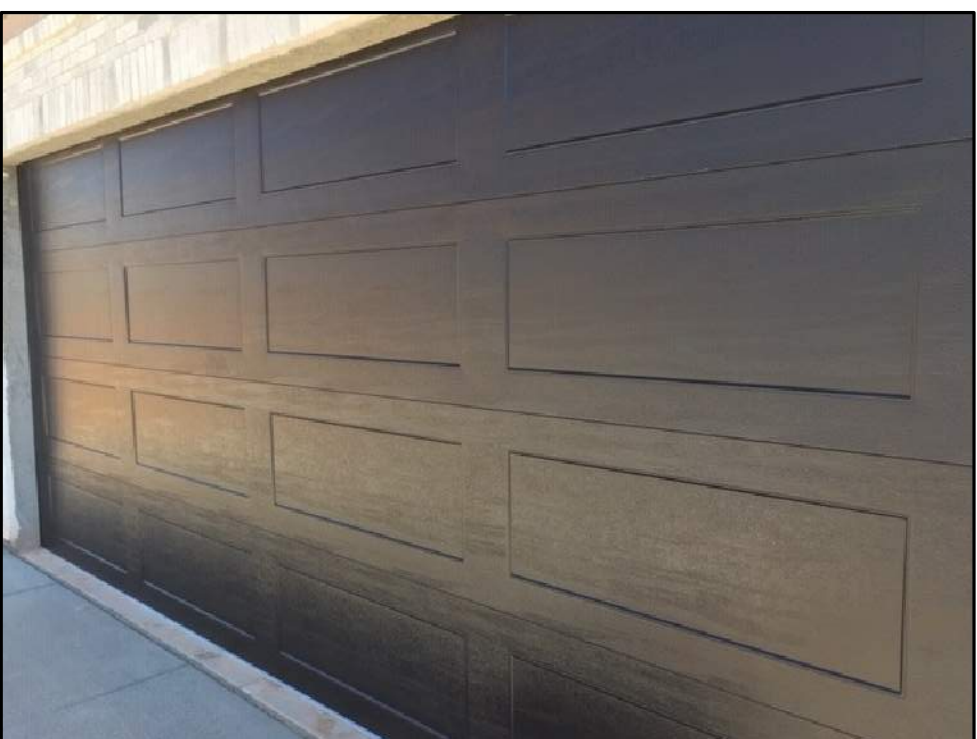
R-1
①A ROOFING

SIMILAR GAF DESIGNER SHINGLES
WOODLAND "CASTLEWOOD GRAY"



R-3
①B ROOFING

SIMILAR WESTERN STATES
2" STANDING SEAM - 12" WIDTH
COLOR: GALVANIZED TO MATCH
CORRUGATED PANELS

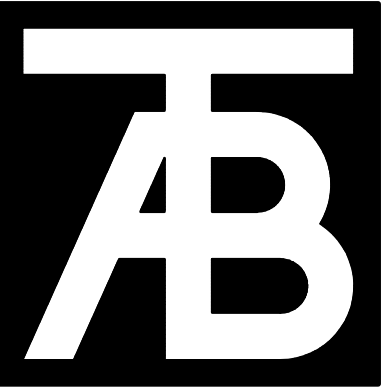


⑧ GARAGE DOOR

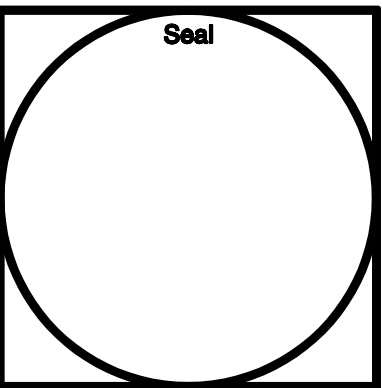
SIMILAR RAYNOR ASPEN SERIES
TEXTURED PANELS
COLOR: SLATE GRAY

NOTE:

- WINDOWS SIMILAR TO: SIERRA
PACIFIC "BLACK" WOOD CLAD
WINDOWS



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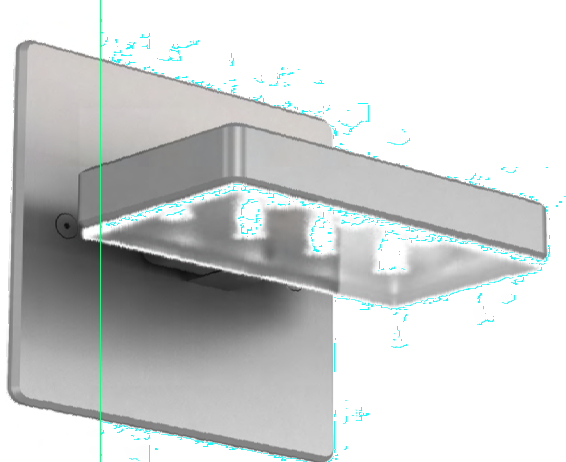


Belden Place - 12 Plex (Flats)
Lot 7
0036 Abby Road, Minturn, Colorado 81645

Revisions:

Issue Dates:
CDs - 12/12/2023
Sheet Title:
Materials

Project No:
2136
Sheet No:
A3.05



Uplight Position

Uplight Rendering

Lumière

EON 303-W1-LEDB1

Ceiling / Wall Mount
Direct / Indirect

Typical Applications

- Hospitality • Commerical Landscape • Outdoor Area/Site • Residential • Architectural

Product Certification



Product Features



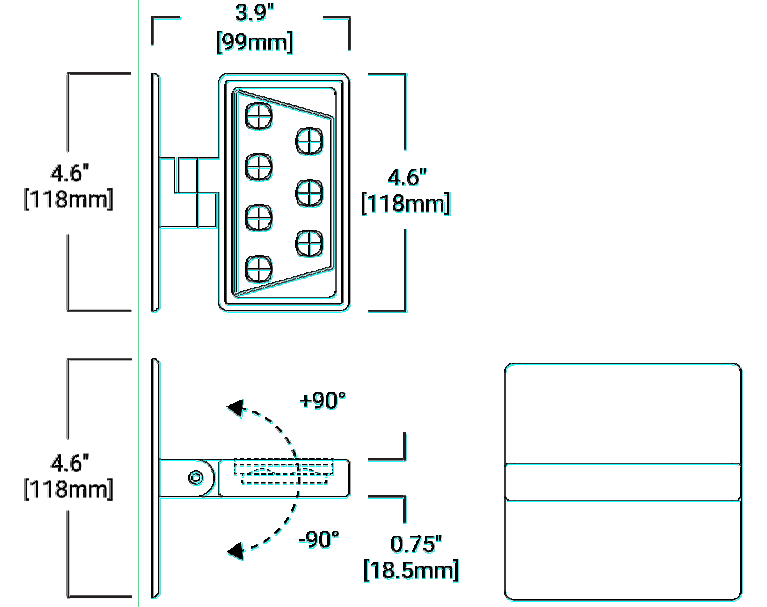
Interactive Menu

- Order Information page 2
- Product Specifications page 2
- Lumen Maintenance page 3
- Product Warranty

Top Product Features

- Adjustable direct or indirect luminaire - 180° Adjustable at knuckle
- 2700K, 3000K or 3500K or 4000K Color Temperature and Amber (585-595nm)
- Forward/Lateral Throw or Flood Optics with diffuse glass sealed lens
- Patented AccuLED Optics™ System
- Universal Input LED Driver Included (120 - 277V, 50/60 Hz)
- ELV or 0-10 Dimming

Dimensions



TECHNICAL DATA
50°C Maximum Temperature Rating
External Supply Wiring 90°C Minimum

1 LIGHT FIXTURE - TYPE C AND H

VIA WET

WALL
DIRECT
STATIC WHITE



5

Project:
Type:

DESCRIPTION

Via Wet offers architectural lighting for wet locations in both exterior and interior applications. With a simple 3 1/2" high by 4 1/2" wide profile of extruded aluminum, Via Wet can be installed in recessed, ceiling, wall, or pendant mounting. Fully sealed, Via Wet is suitable for extreme weather condition, -20°F/-4°F to 41°F/104°F. A choice of output options provides up to 1000 lumens per foot section.

SECTION: For latest information on dimensions, click image.



IMPORTANT: Fixture must be installed with lens facing down.

Order Guide

Up to 89 lm/W performance

LUMINAIRE ID	DISTRIBUTION	PROTECTIVE OPTIC	OPTIC	LIGHT SOURCE	CRI	LUMEN PACKAGE
VIAWETW	D			SW		
VIAWETW - Via Wet Wall	D: Direct	TMD: Tempered Clear Glass PVC: Clear Polycarbonate	HLD: High-Efficiency Luminaire Optic HMD: Precision Micro-Prism Optic	SW: Static White	80CRI: 80 CRI 90CRI: 90 CRI	500LMF: Low output 500 lm/ft 750LMF: Medium output 750 lm/ft 1000LMF: High output 1000 lm/ft

COLOR TEMP.	LUMINAIRE LENGTH	VOLTAGE	DRIVER ¹	ELECTRICAL
27K - 2700K 30K - 3000K 35K - 3500K 40K - 4000K 50K - 5000K	REF - Specify nominal length (ft) in 1 foot increments. Standard nominal lengths: Single units: 3' and 4' Continuous fixture lengths over 4'	120V - 120V 277V - 277V UNV - 120V/277V 347V ² - 347V	D3: 7% 0.12V DA: 1.2A LTD3: Low-temperature 10% SMD LTD4: Low-temperature 10% SMD	IC: 1 circuit IMC: Multi circuit EC: Emergency-powered fixture NL: Night light fixture DL: Daylight fixture CTD***: Capacitor transfer device fixture
Specify total number of circuits (e.g., including any circuits required for special section options, provide drawing or typical section options). ***Minimum 4' fixture. ***Not available with 3' length. ***Not available for environments where the ambient temperature falls below 40°C (104°F).				

ELECTRICAL SECTIONS (optional) 1-6	POWER FEED	MOUNTING	FINISH	OPTION
RECWR - Emergency-powered section ENLWR - Night light section HDLWR - Daylight section CTDWR - Capacitor transfer device section NA: None	EF: End feed BF: Back feed	HMB: Horizontal mounting bracket	W: Matte white AL: Aluminum CF: Custom finish, specify RAL	NATA: Natural/Lum Finish NA: None
***Specify with individual (IMC) electrical options only. ***Provide drawing or typical section options. Consult factory for other wiring and section options. ***Specify quantity (ft) and section length in inches (IN). ***Minimum 4' section. ***Not available with 3' length. ***Not available for environments where the ambient temperature falls below 40°C (104°F).				

1/3

3033

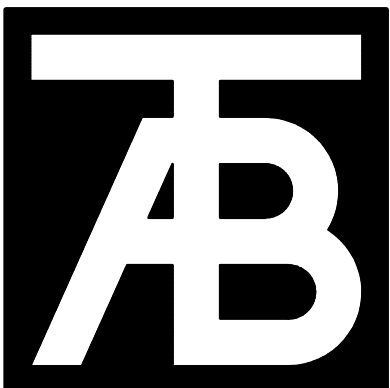
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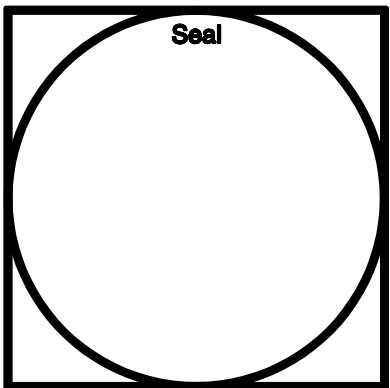


2 LIGHT FIXTURE - TYPE K



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Mechanical Engineer:
Elghom Consulting Engineers
(970) 241-8709
Electrical Engineer:

Seal



Belden Place - 12 Plex (Flats)
Lot 7
0036 Abby Road, Minturn, Colorado 81645

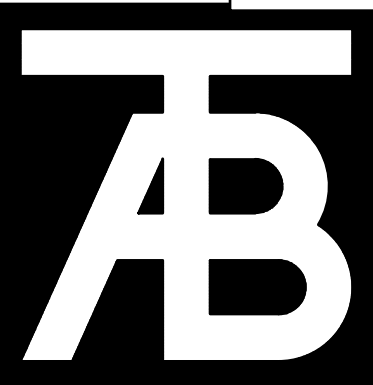
Revisions:

Issue Dates:
CDs - 12/12/2023

Sheet Title:
Light Fixtures

Project No:
2136
Sheet No:
A3.06

70

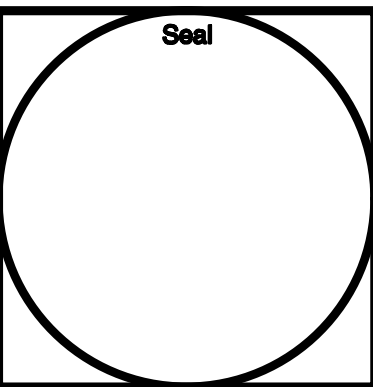


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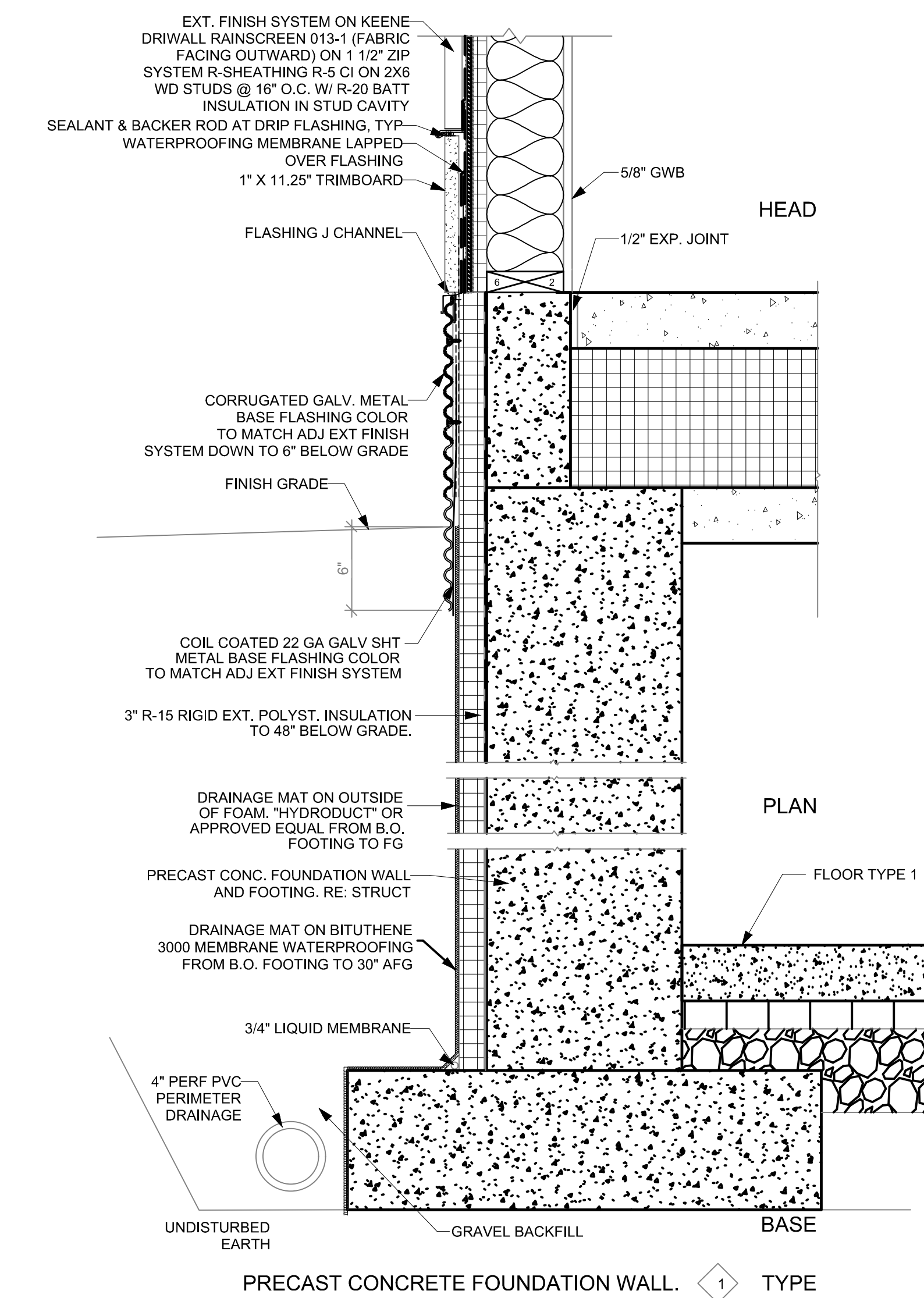
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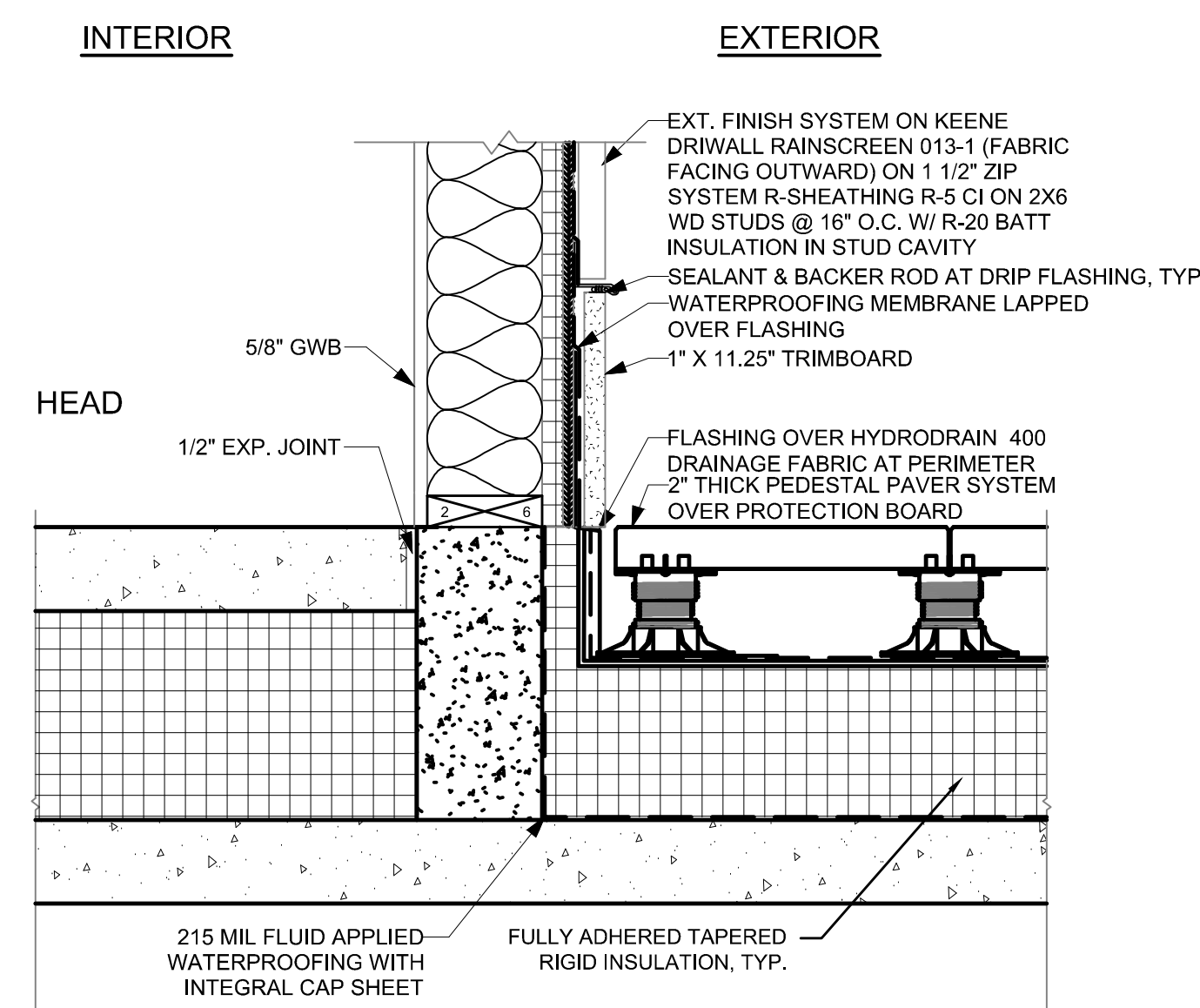
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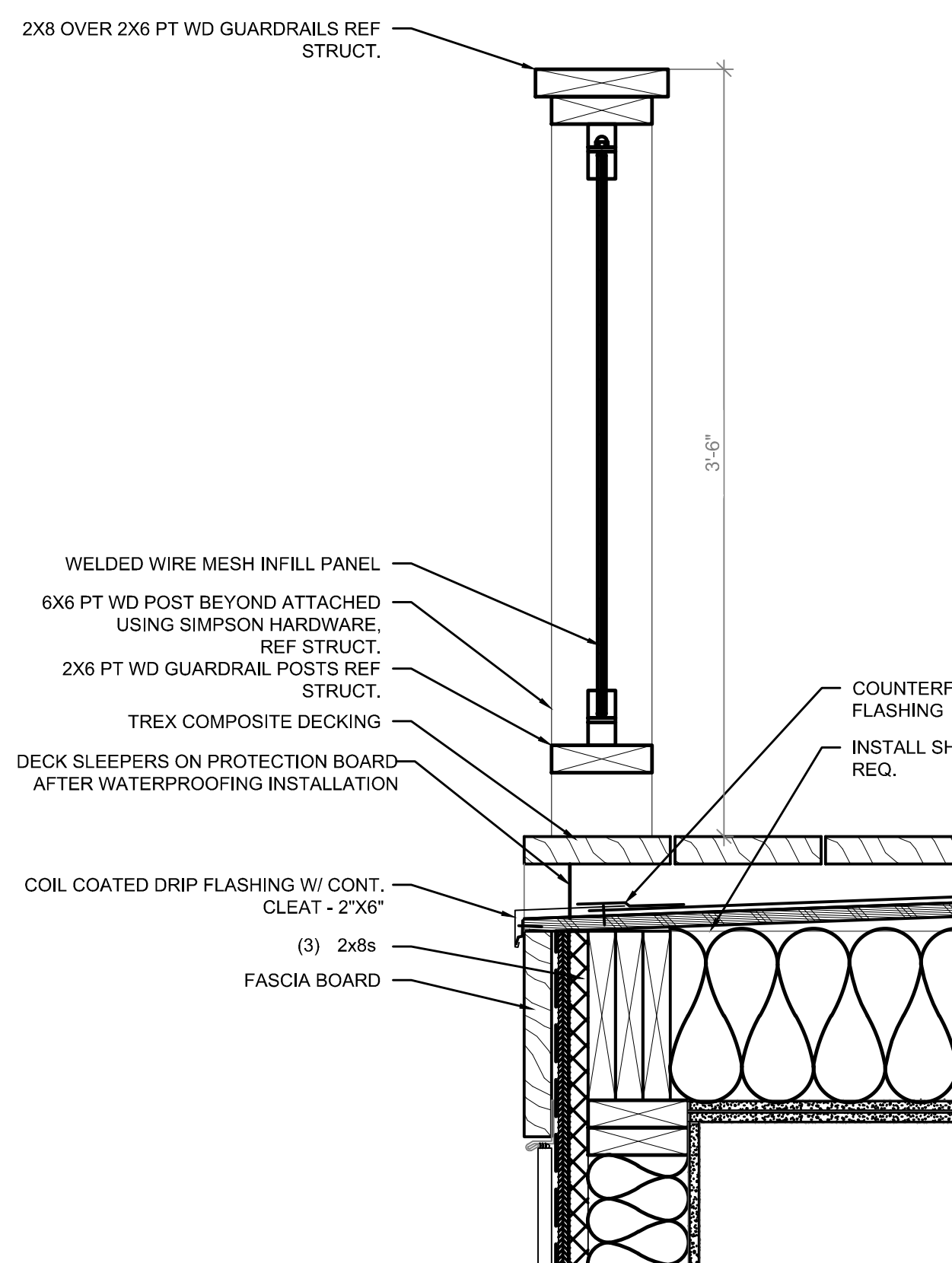


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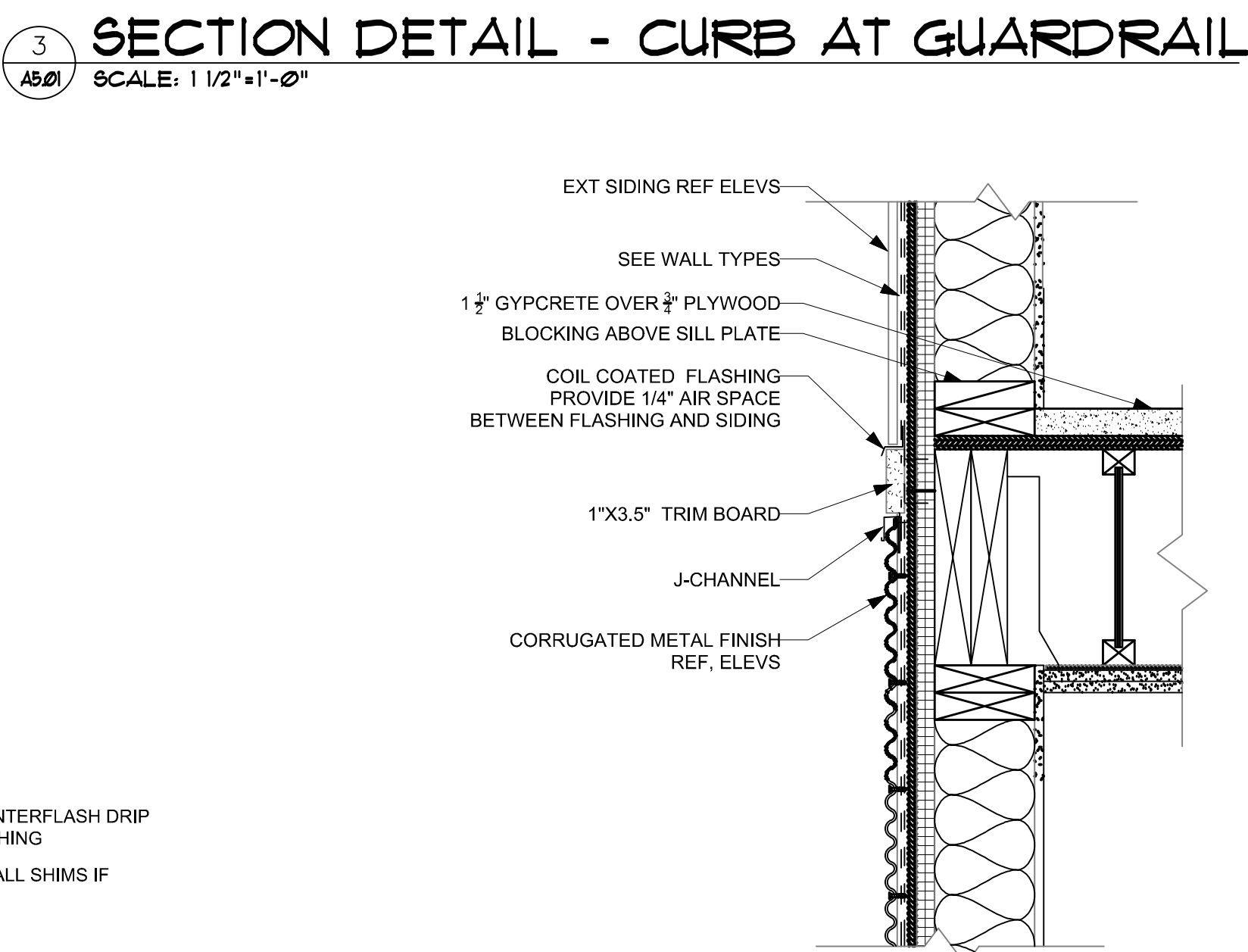


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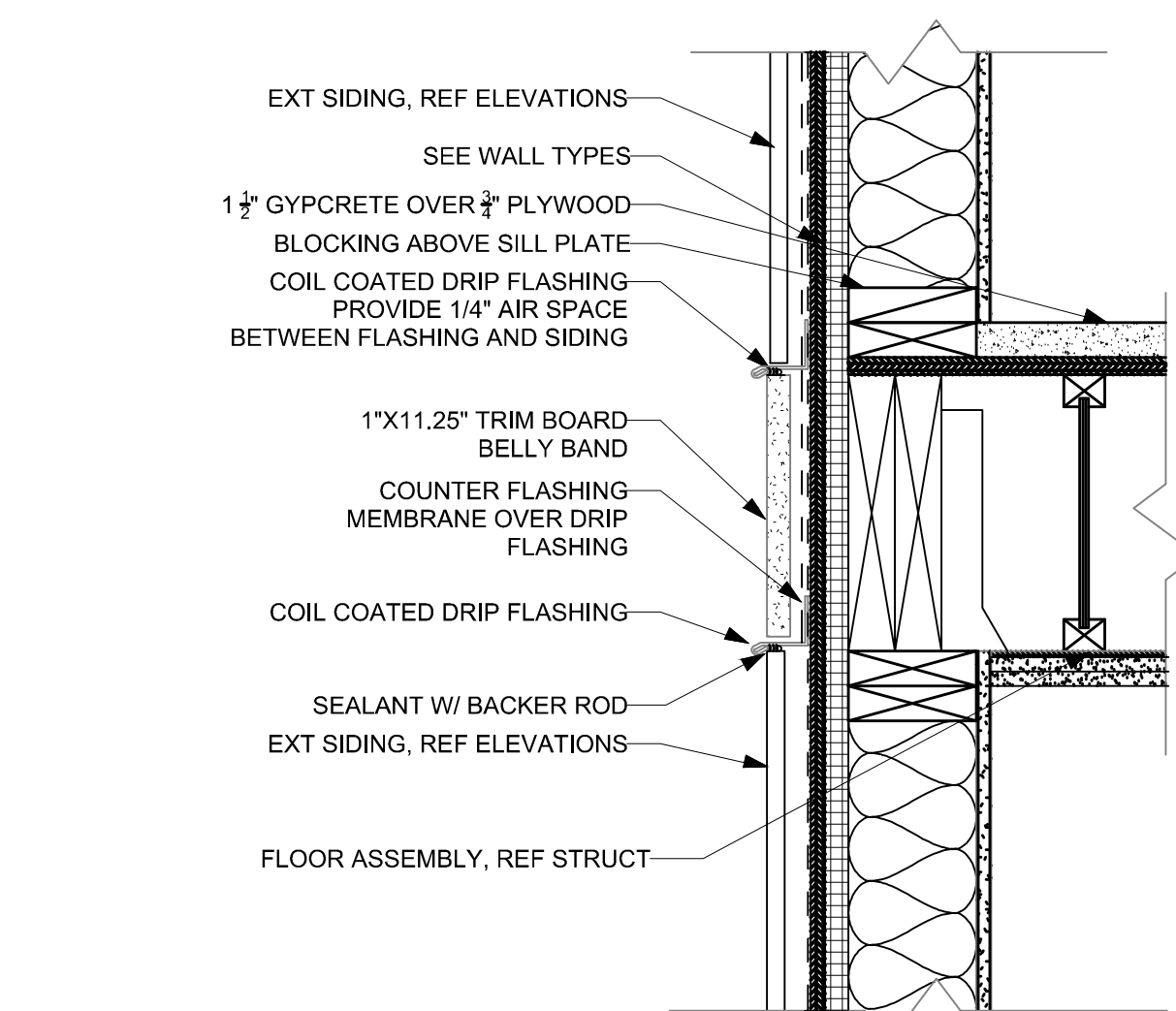
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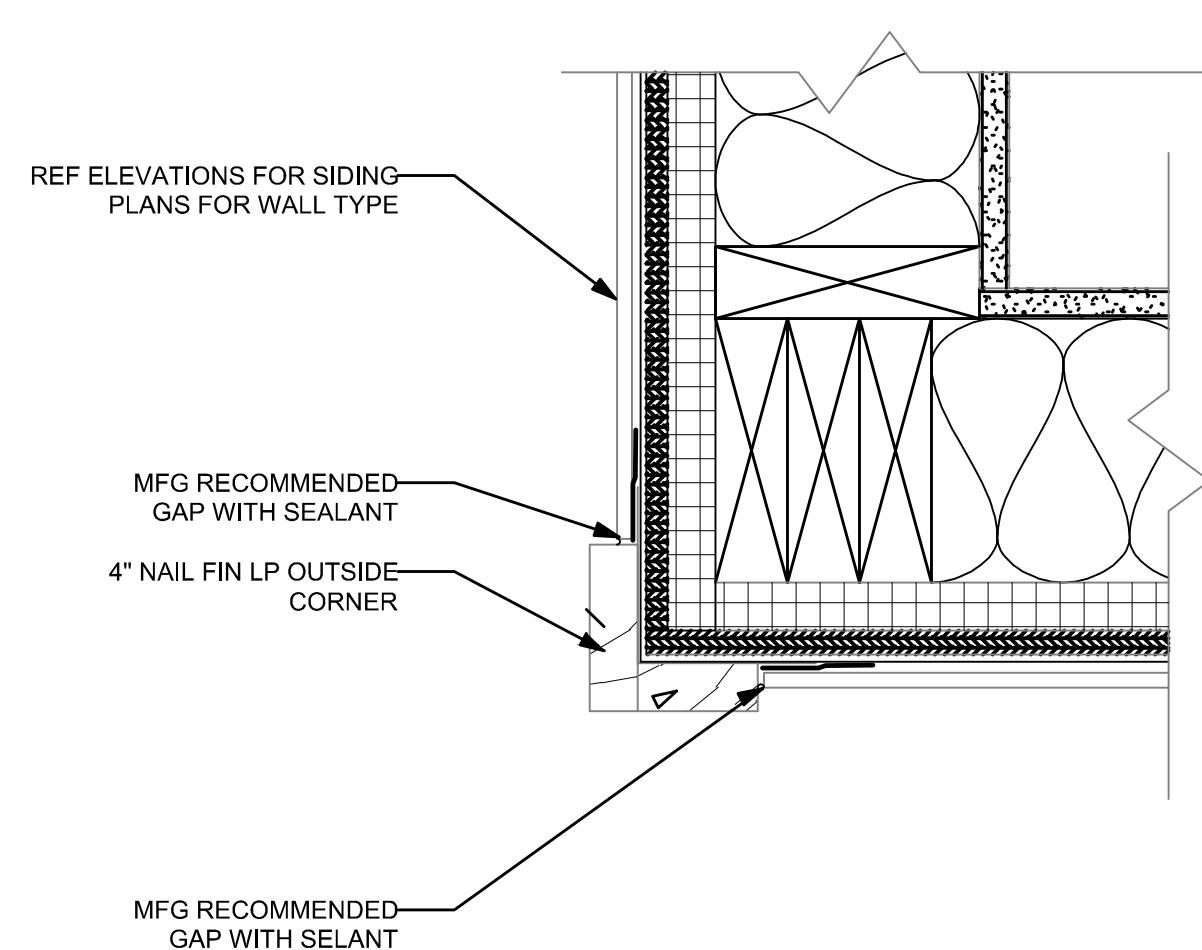
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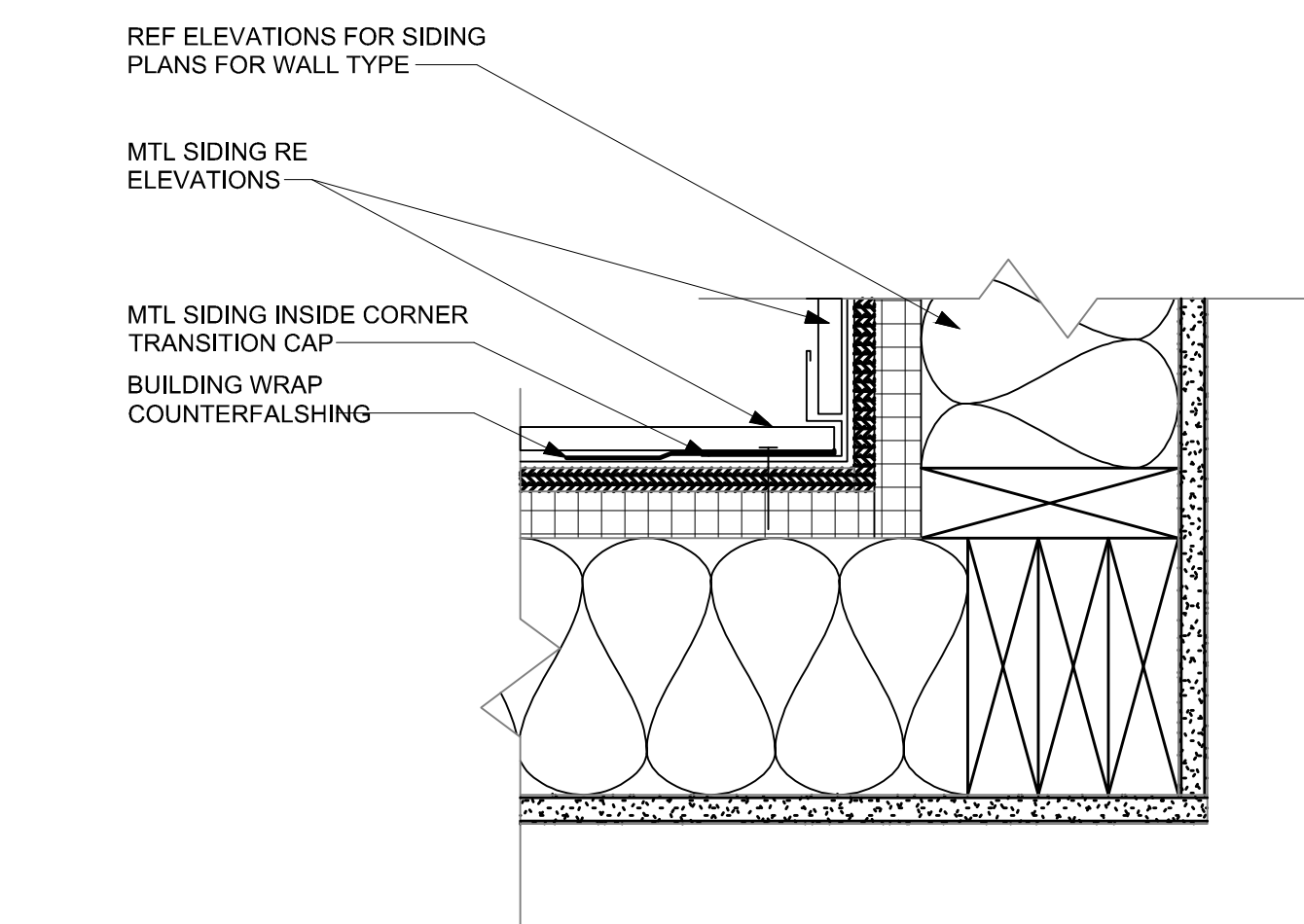
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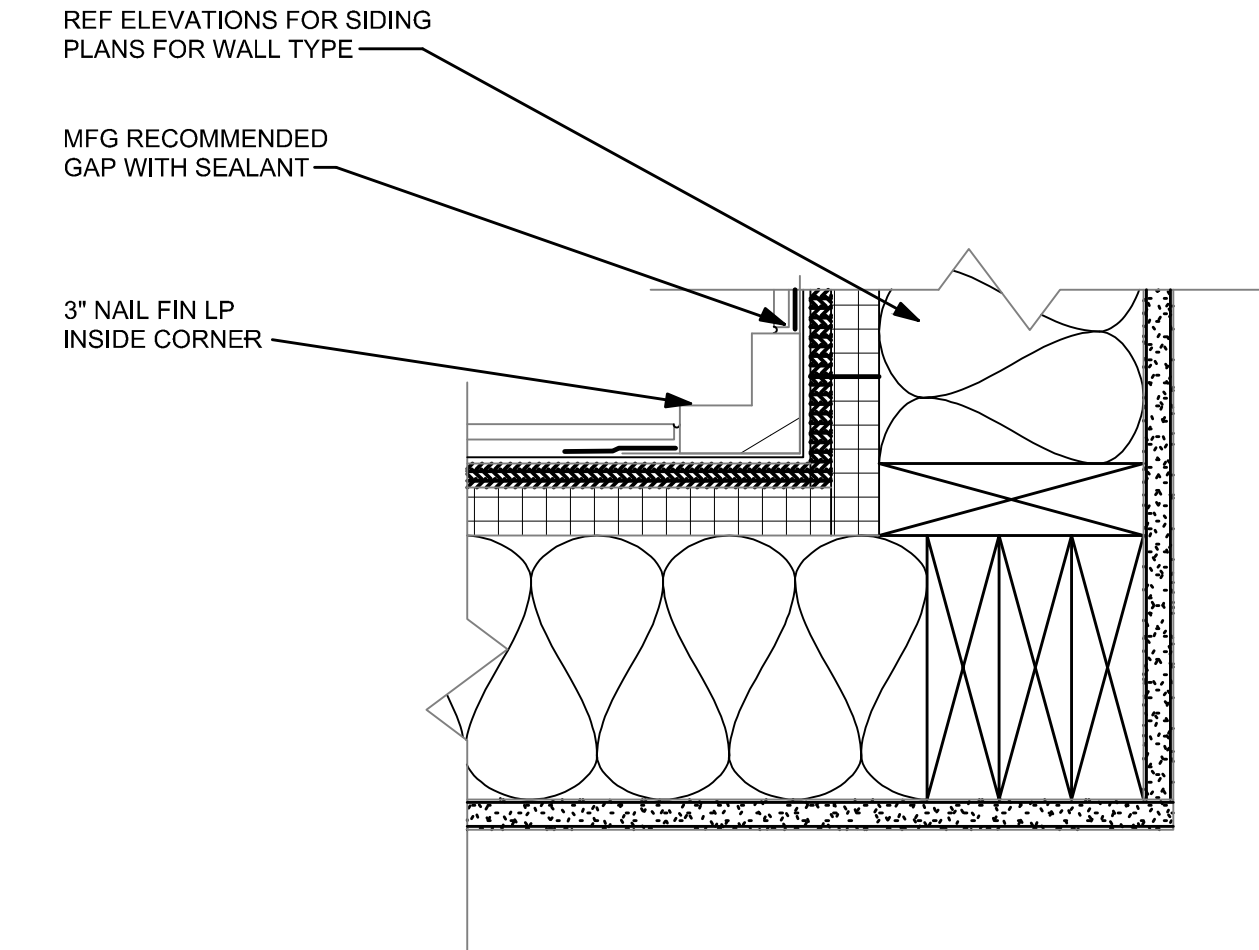
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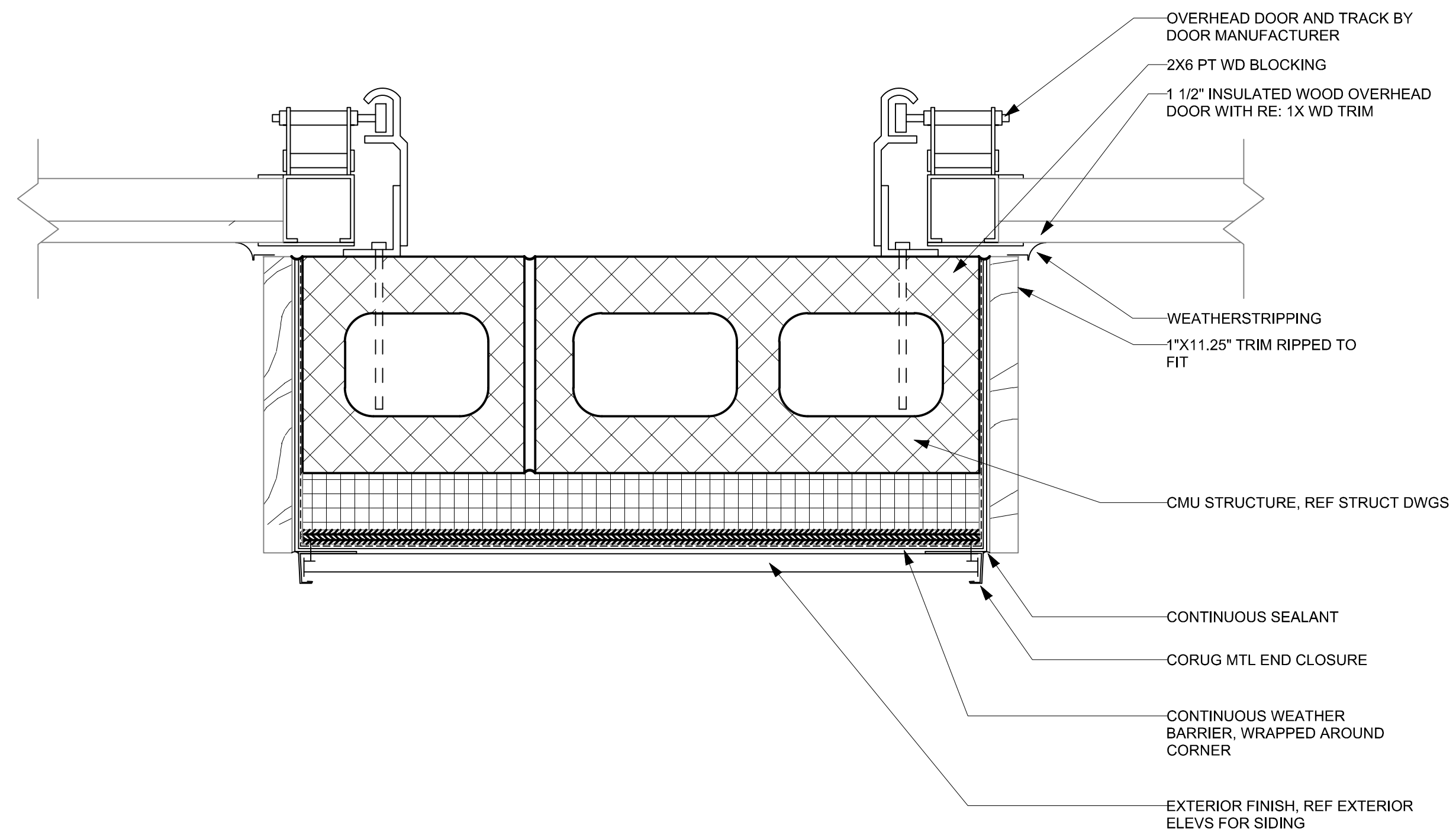
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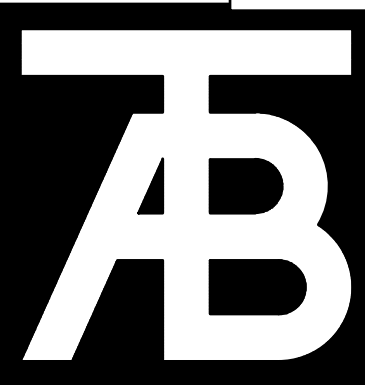
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PLAN DETAIL - CORNER TRIM
SCALE: 3"=1'-0"



PLAN DETAIL - GARAGE DOOR
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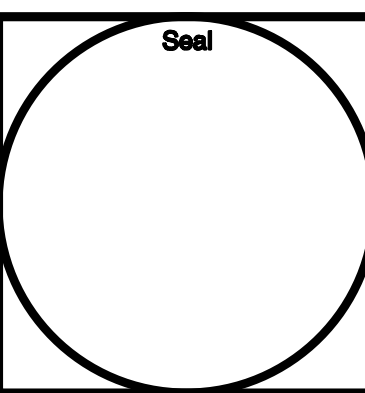


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Belden Place - 12 Plex (Flats)

Lot 7

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Revisions:

Issue Dates:
COs - 12/12/2009

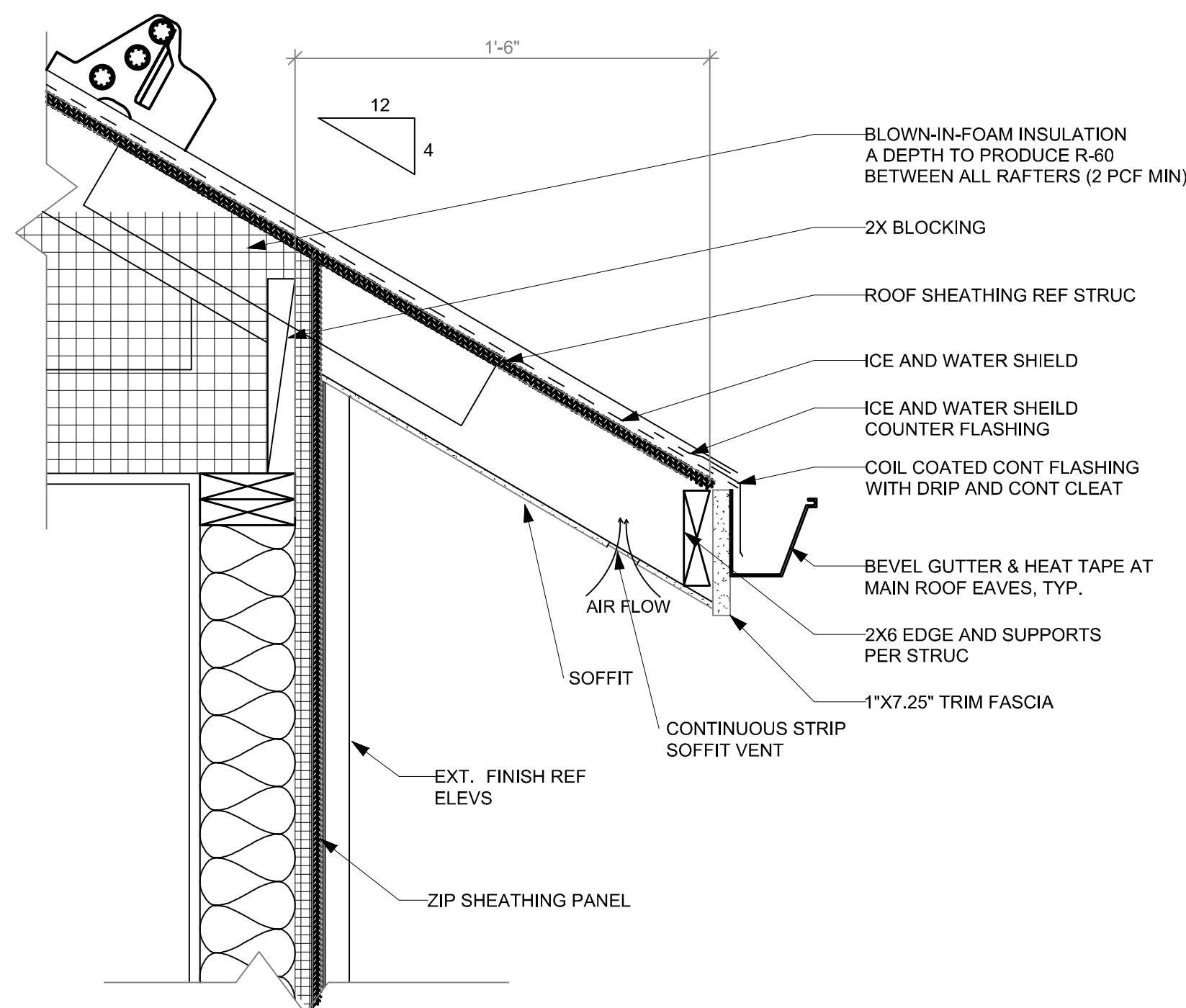
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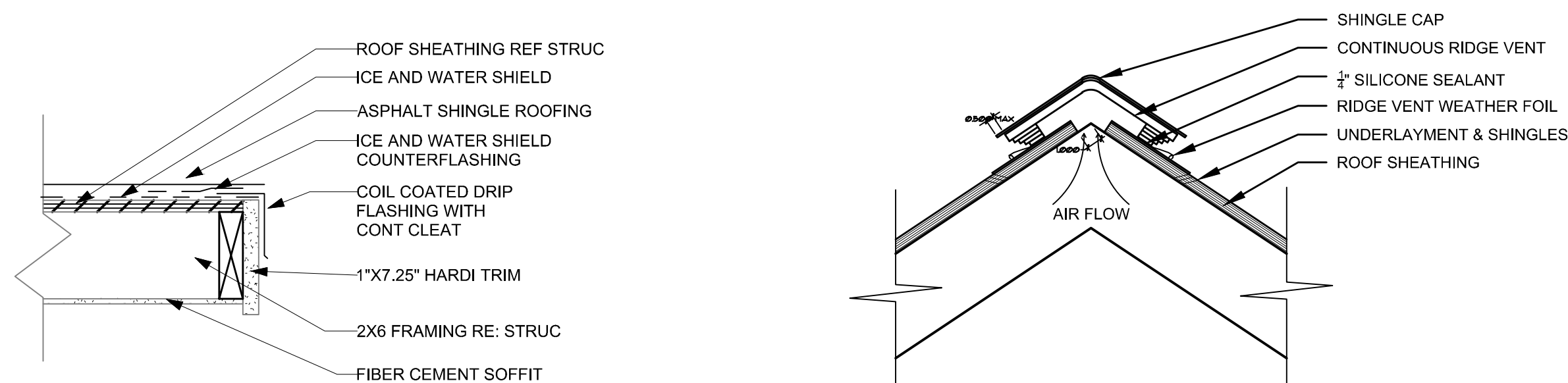
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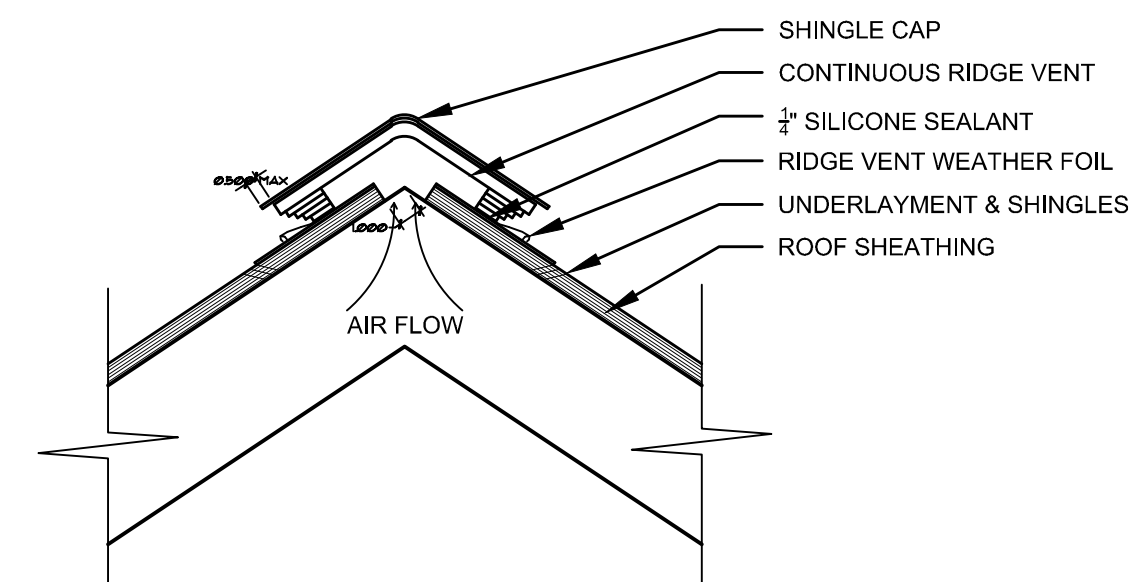
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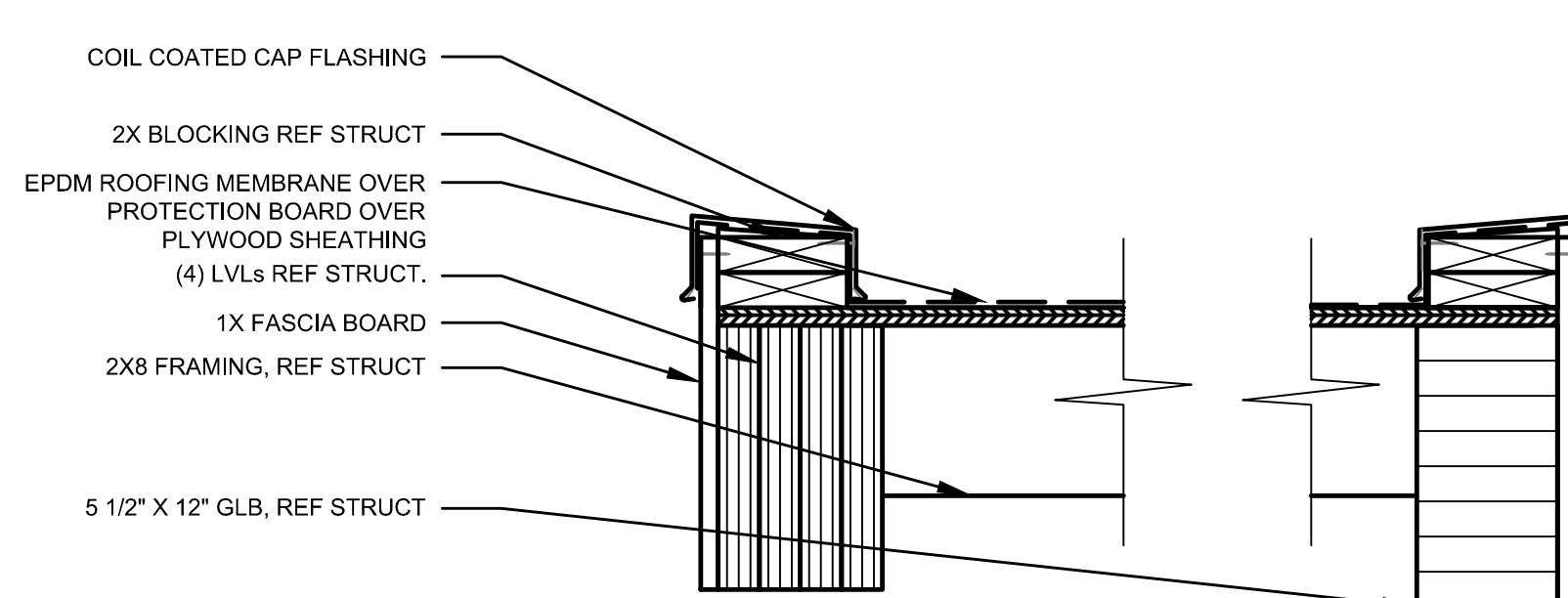
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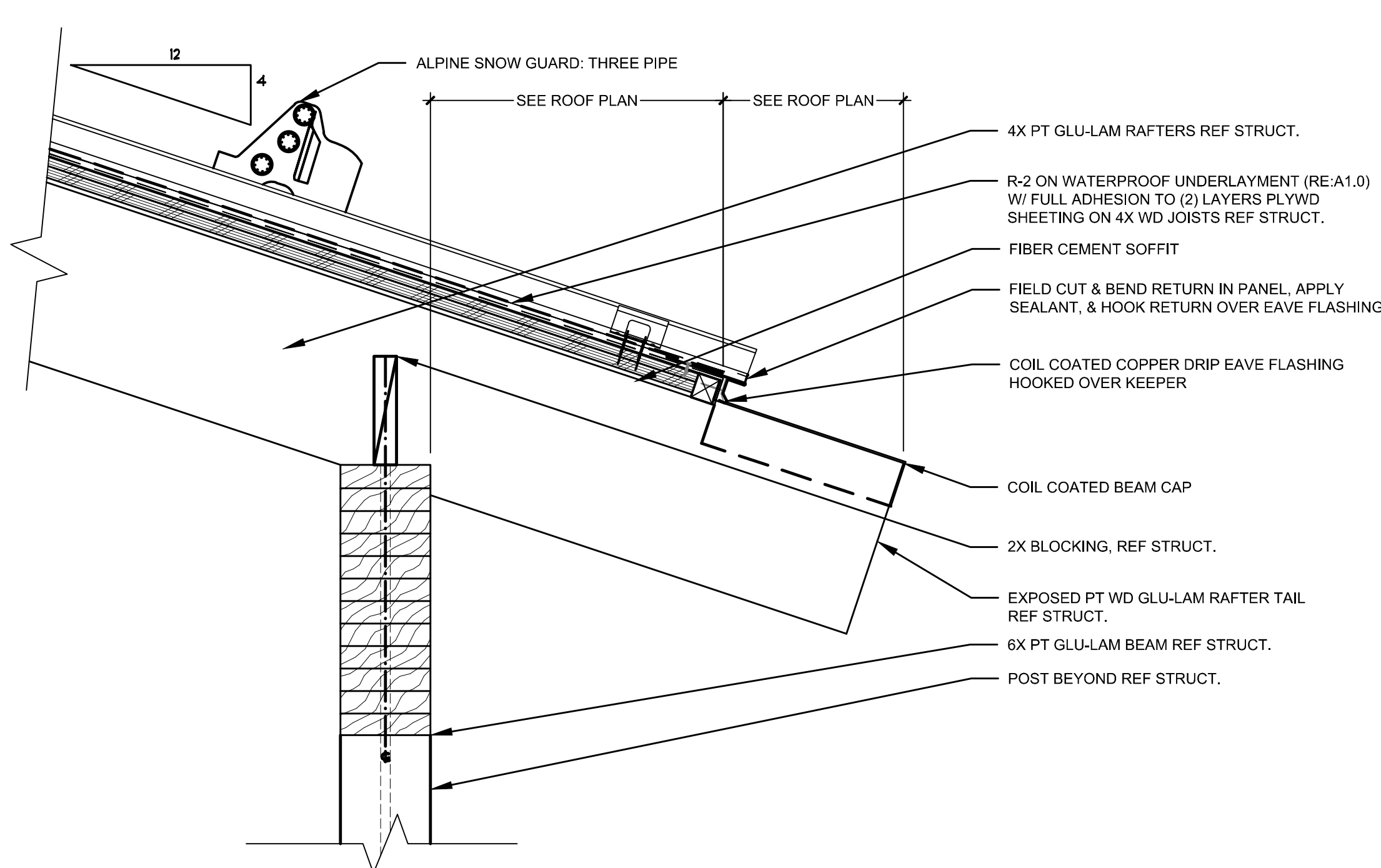
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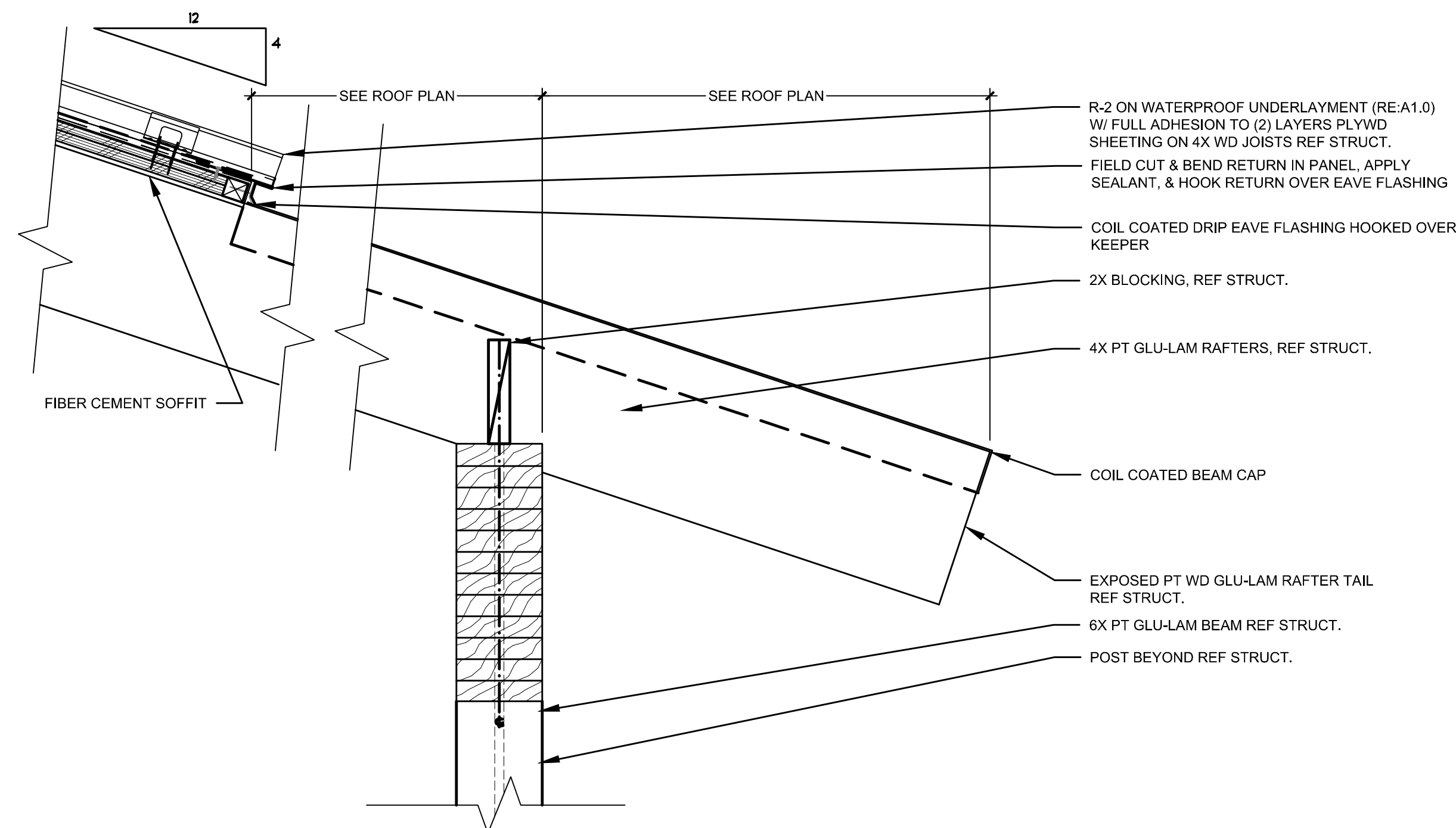
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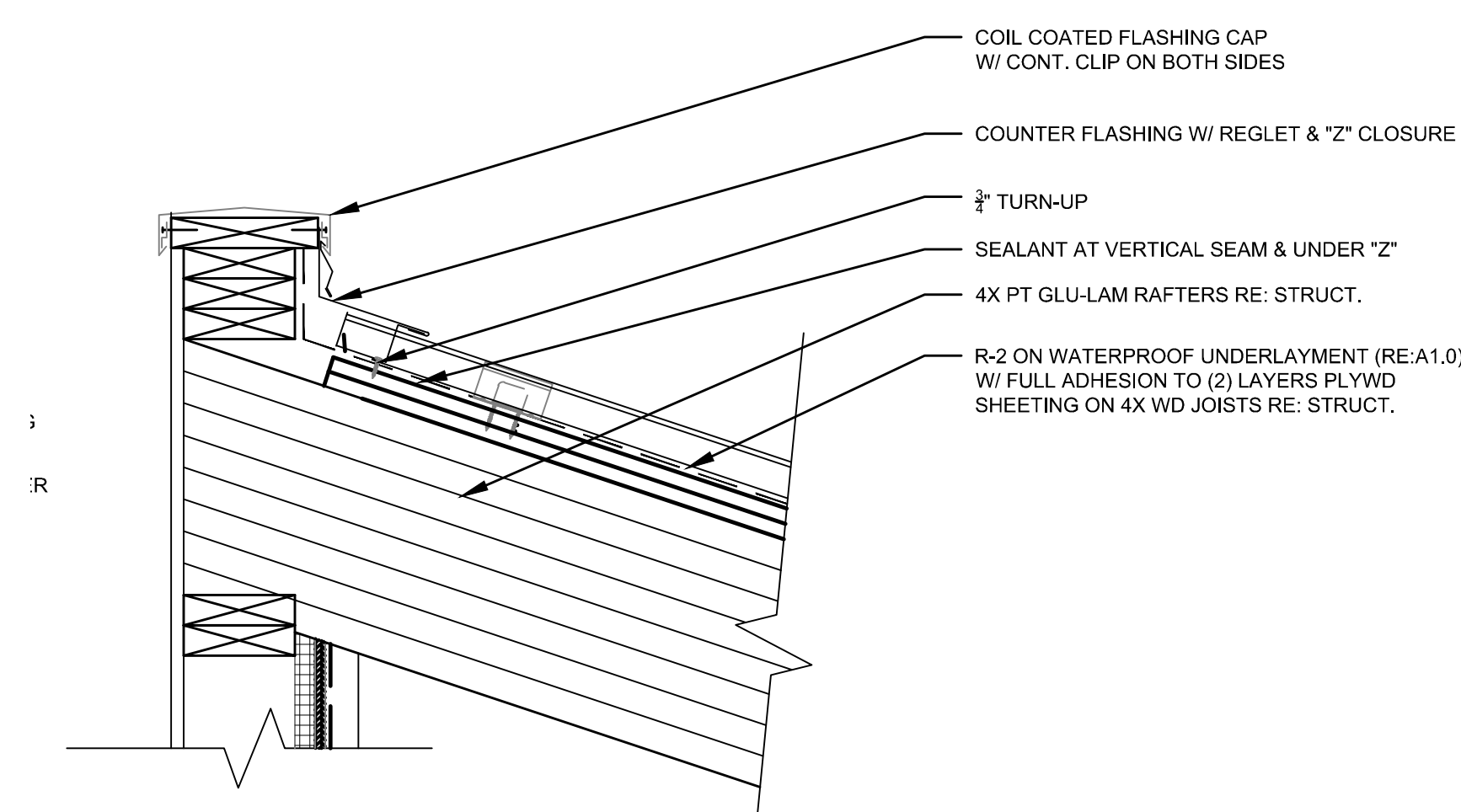
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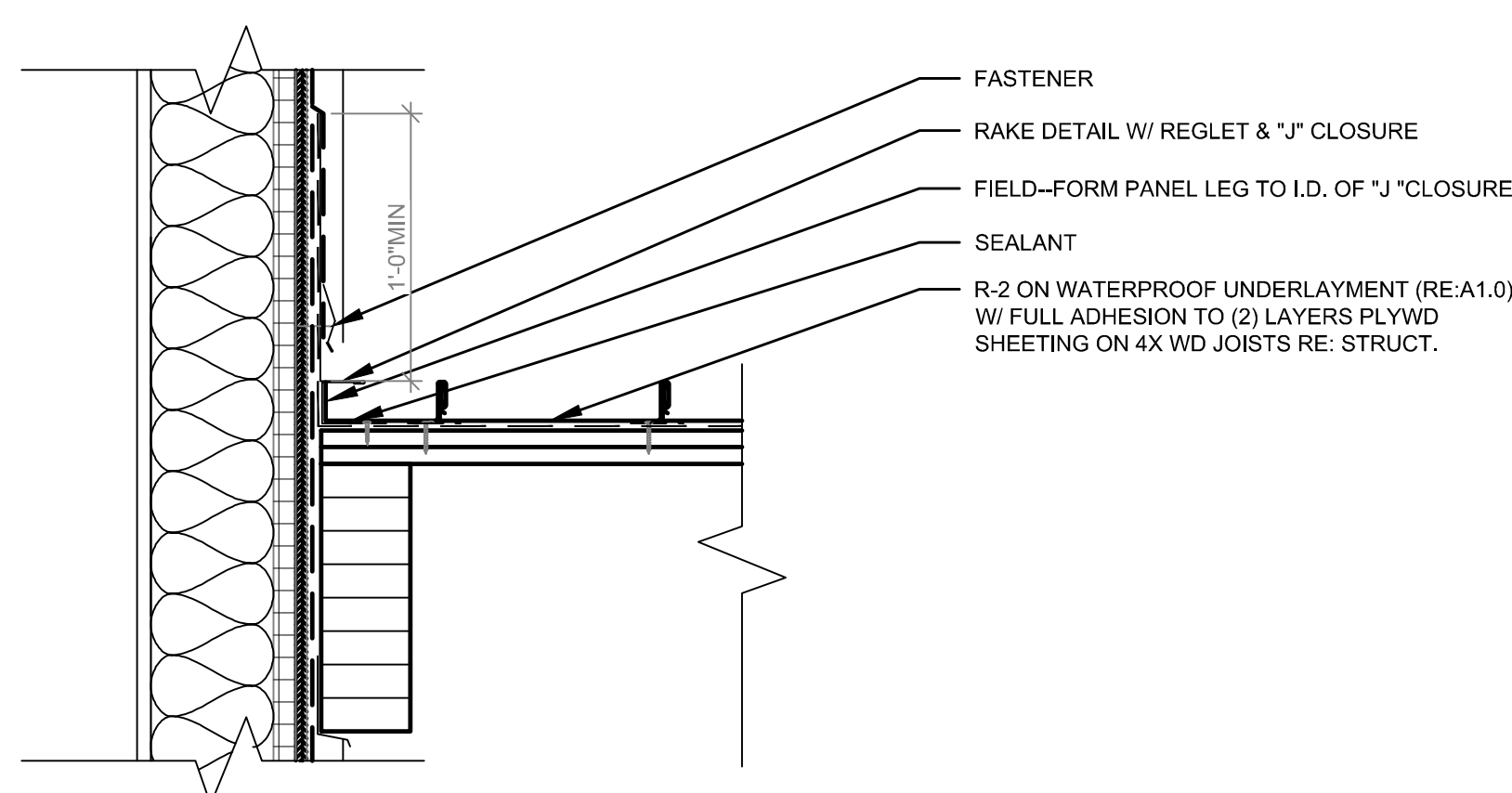
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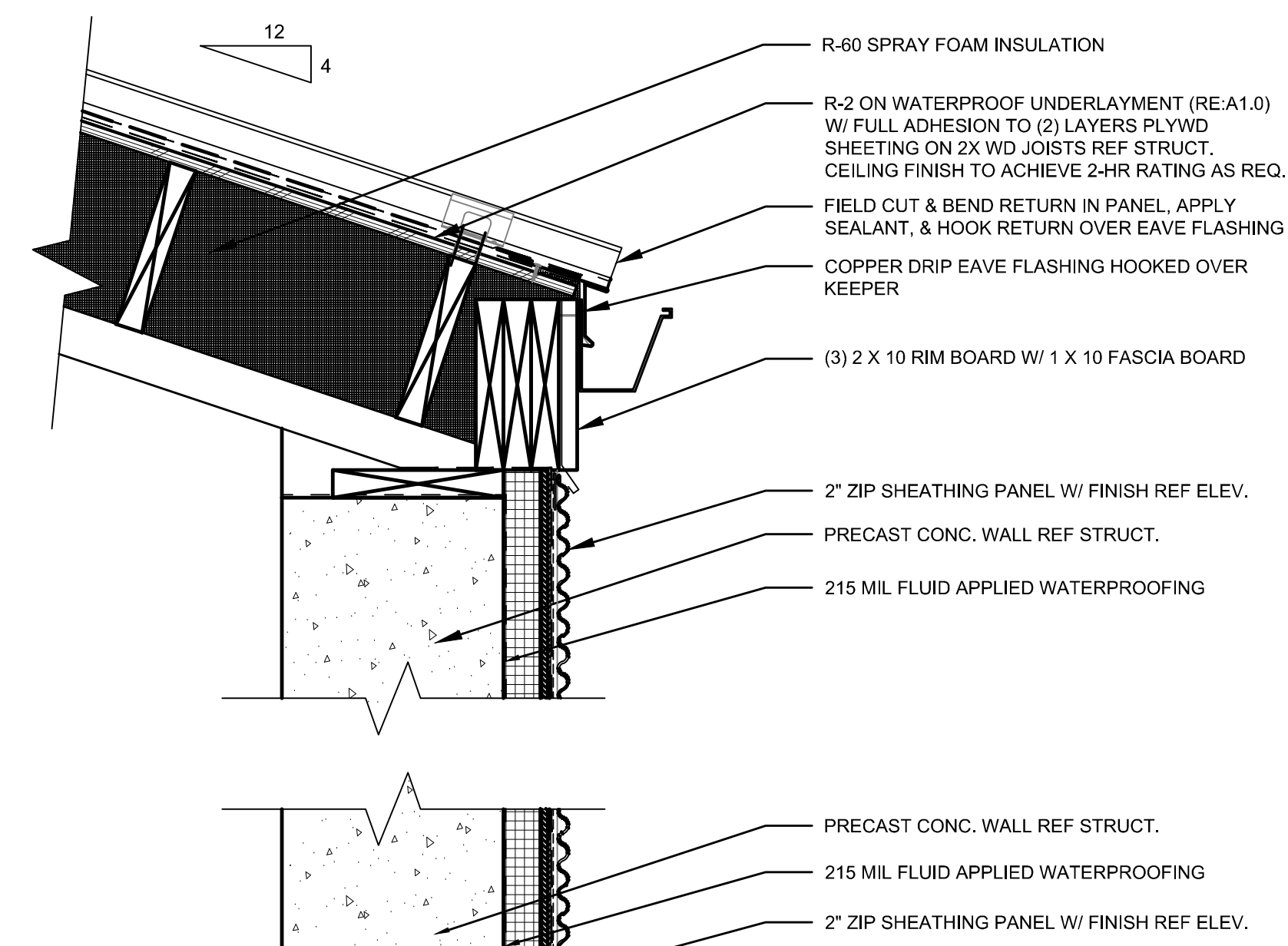
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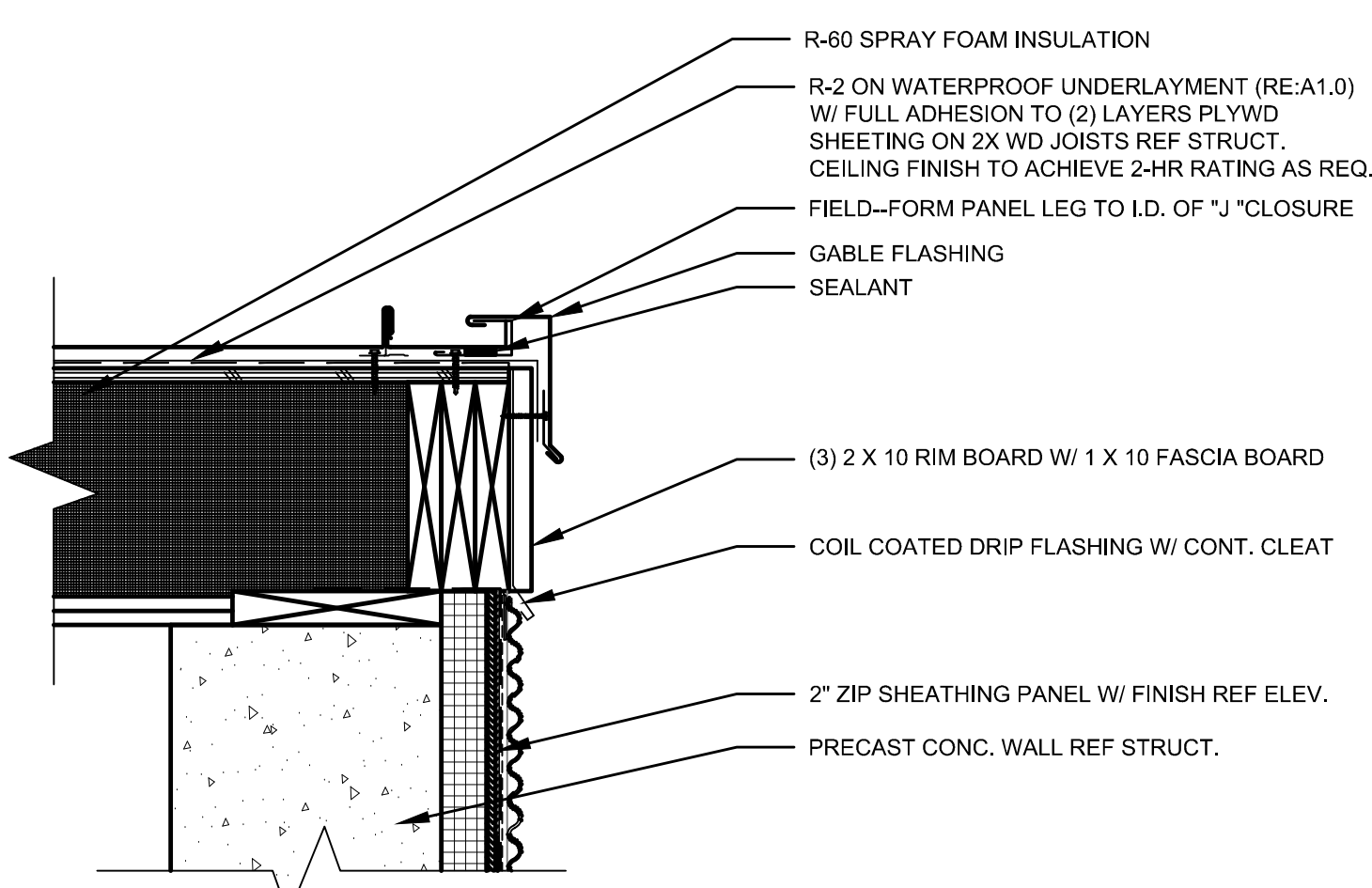
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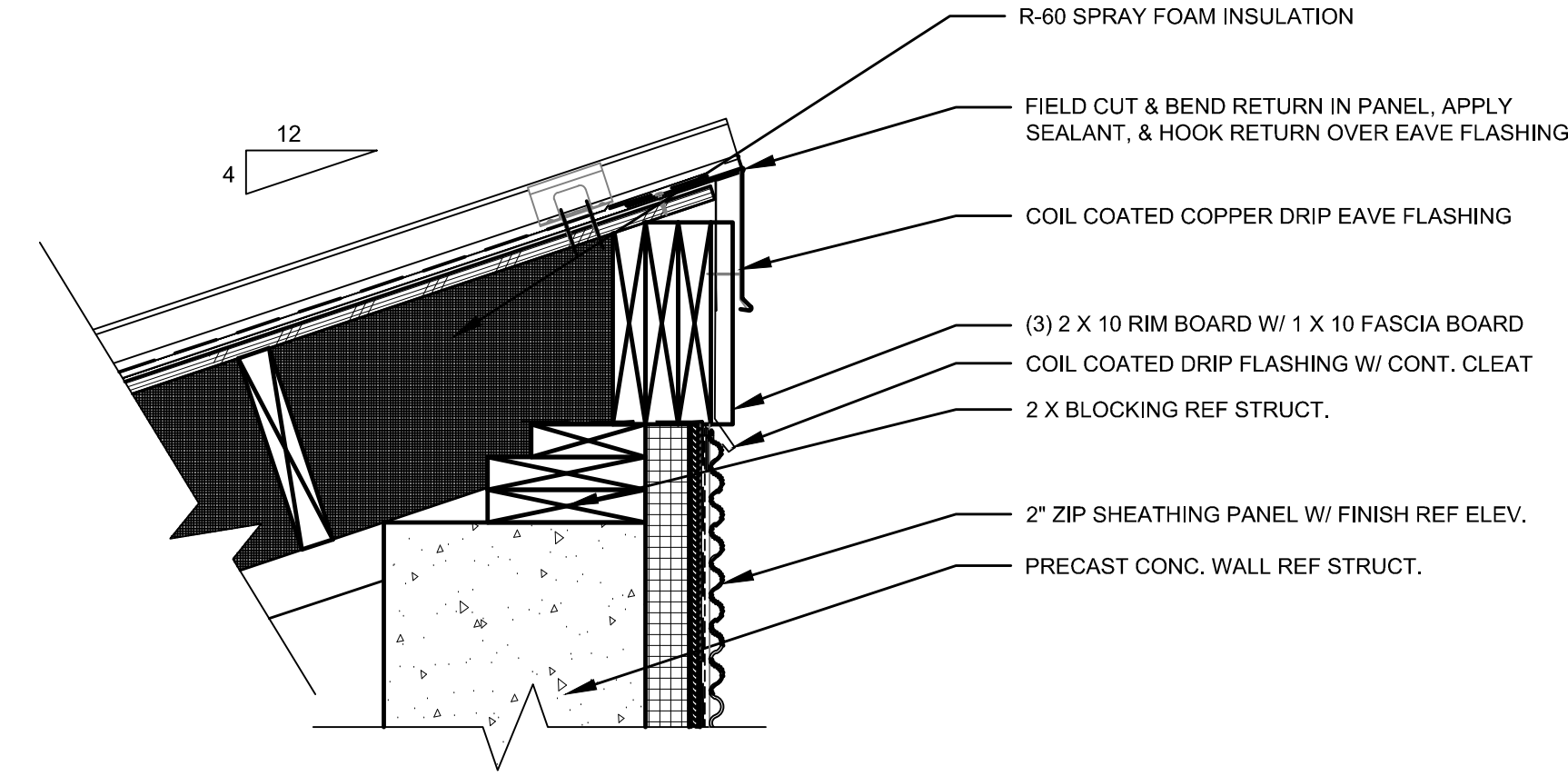
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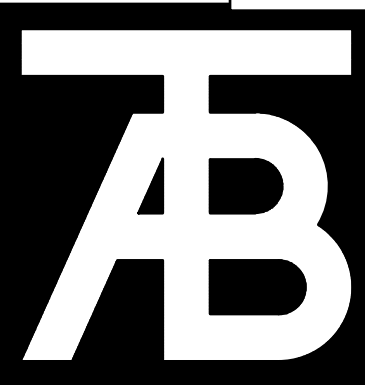
9 SECTION DETAIL - STAIR TOWER
SCALE: 1 1/2"=1'-0"



10 SECTION DETAIL - STAIR TOWER
SCALE: 1 1/2"=1'-0"



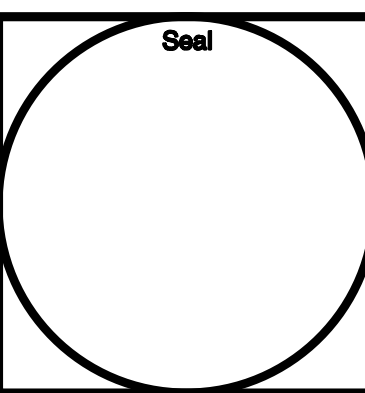
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Revisions:

Issue Dates:
C06 - 12/12/2023

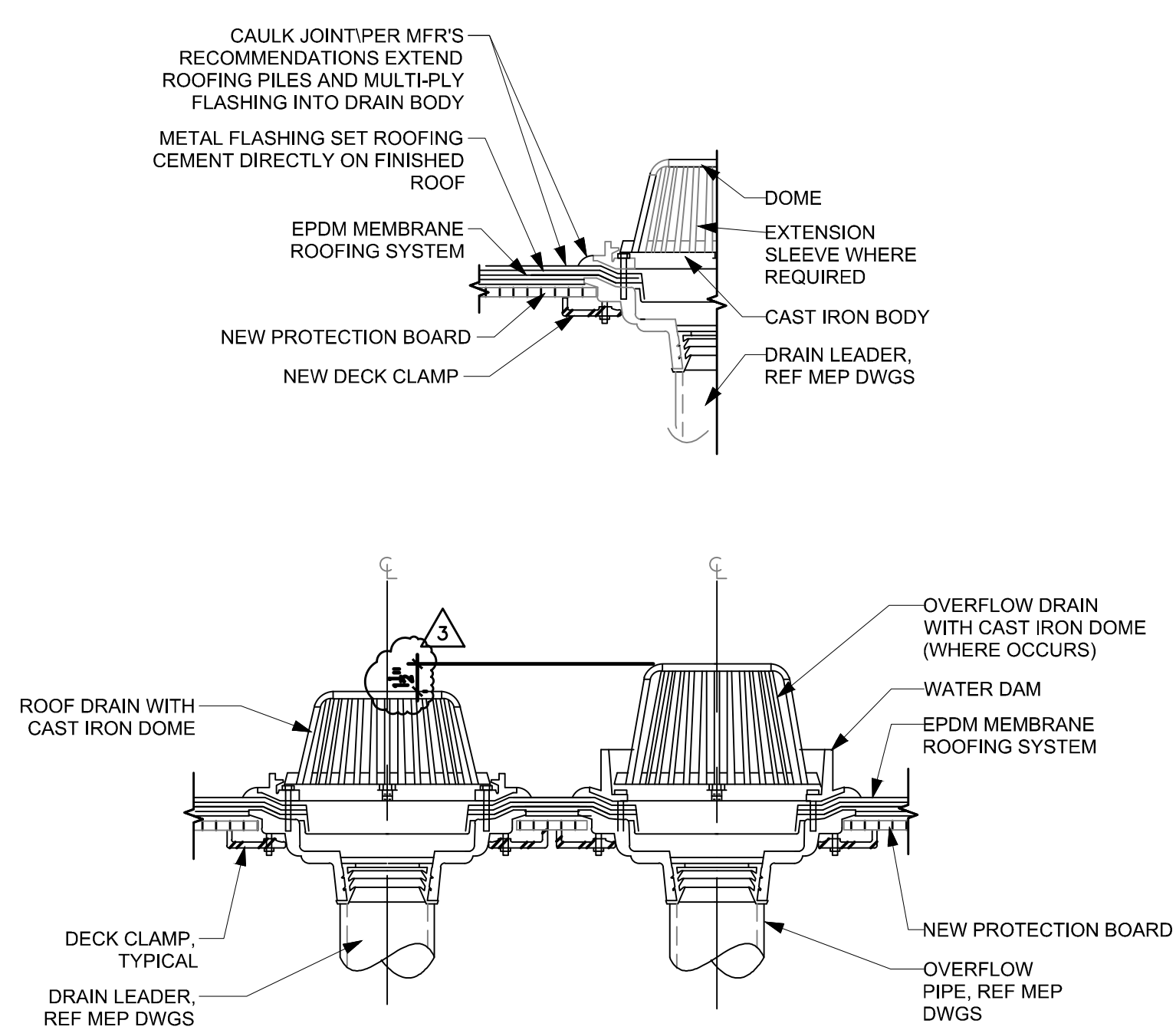
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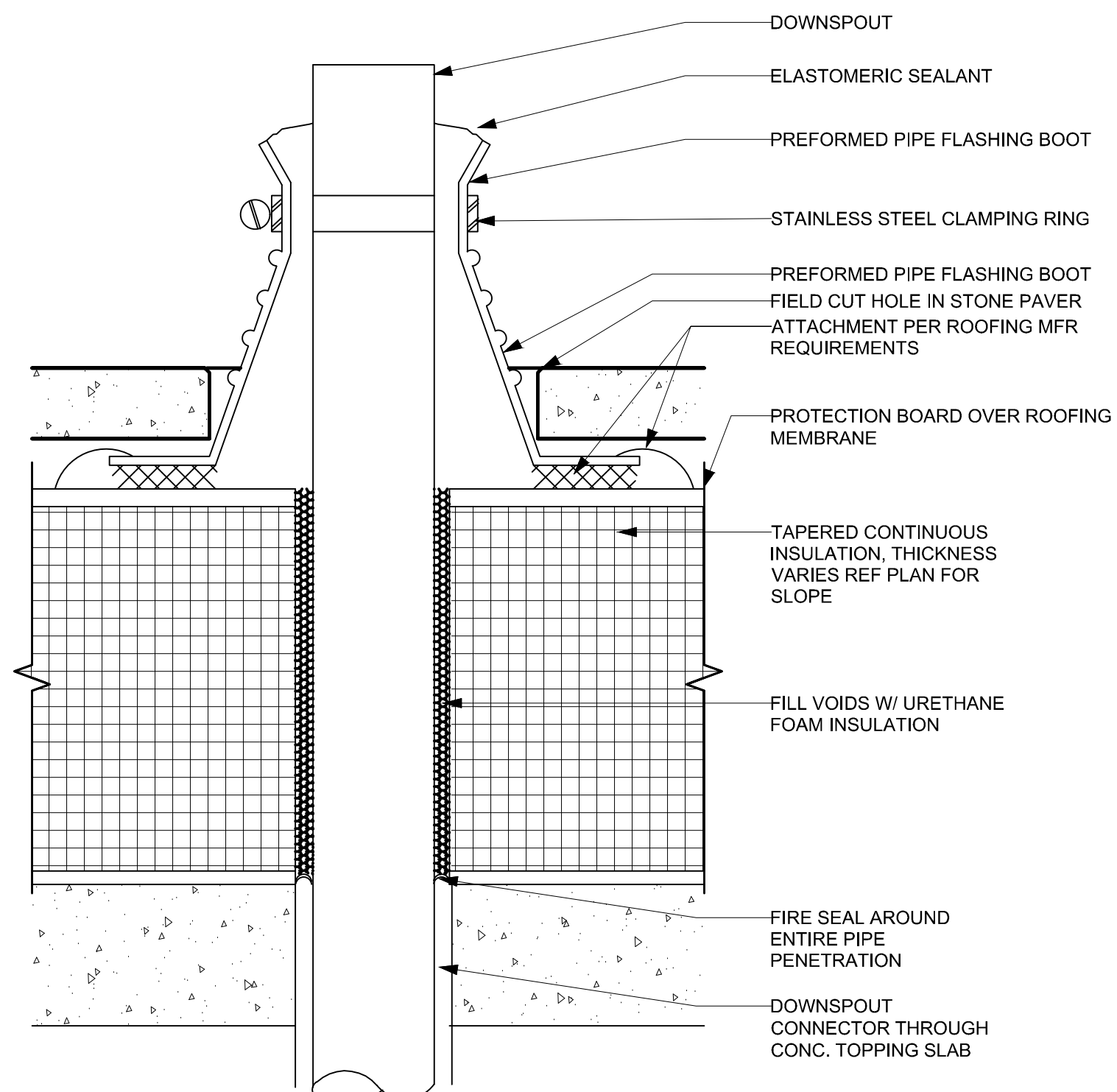
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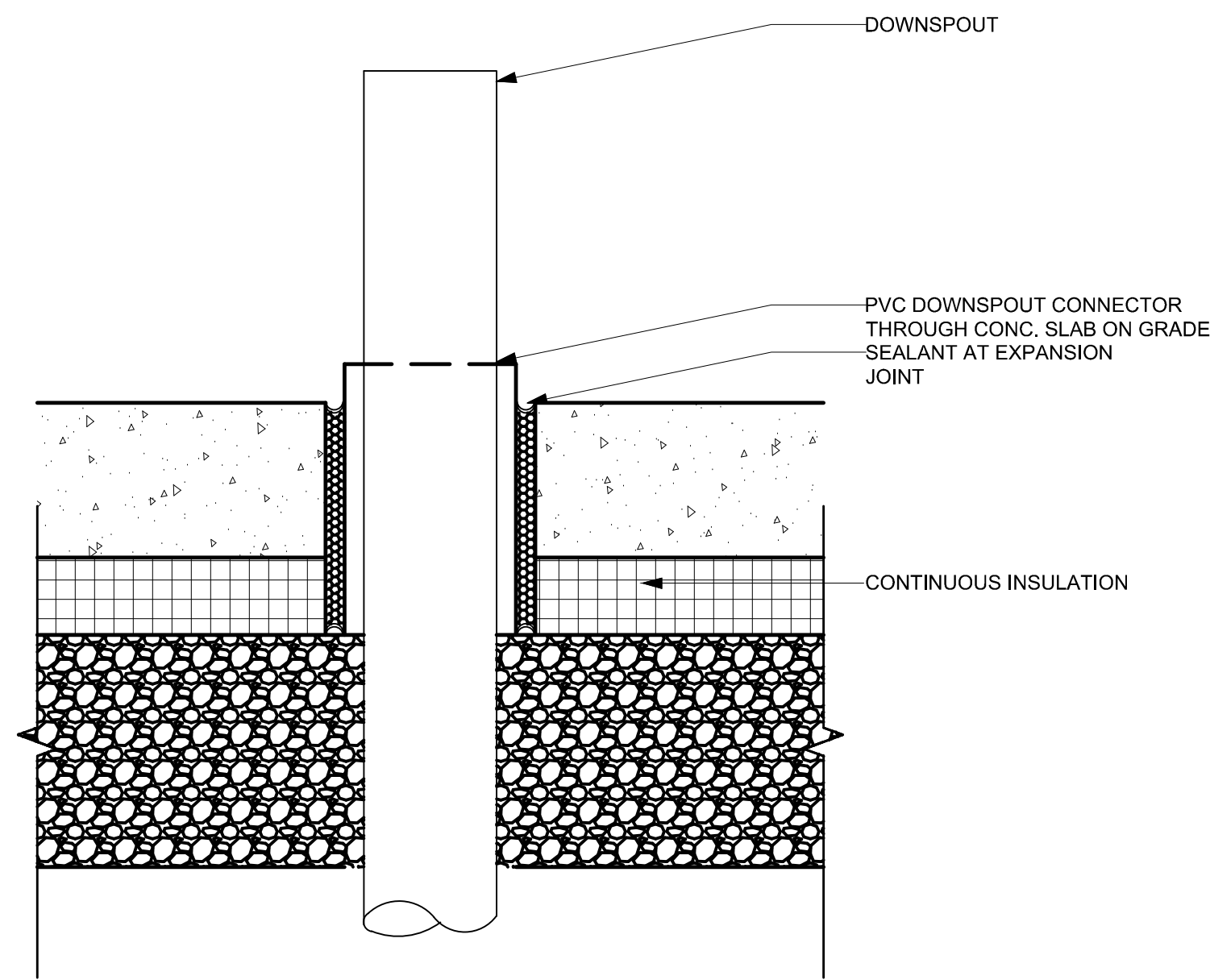
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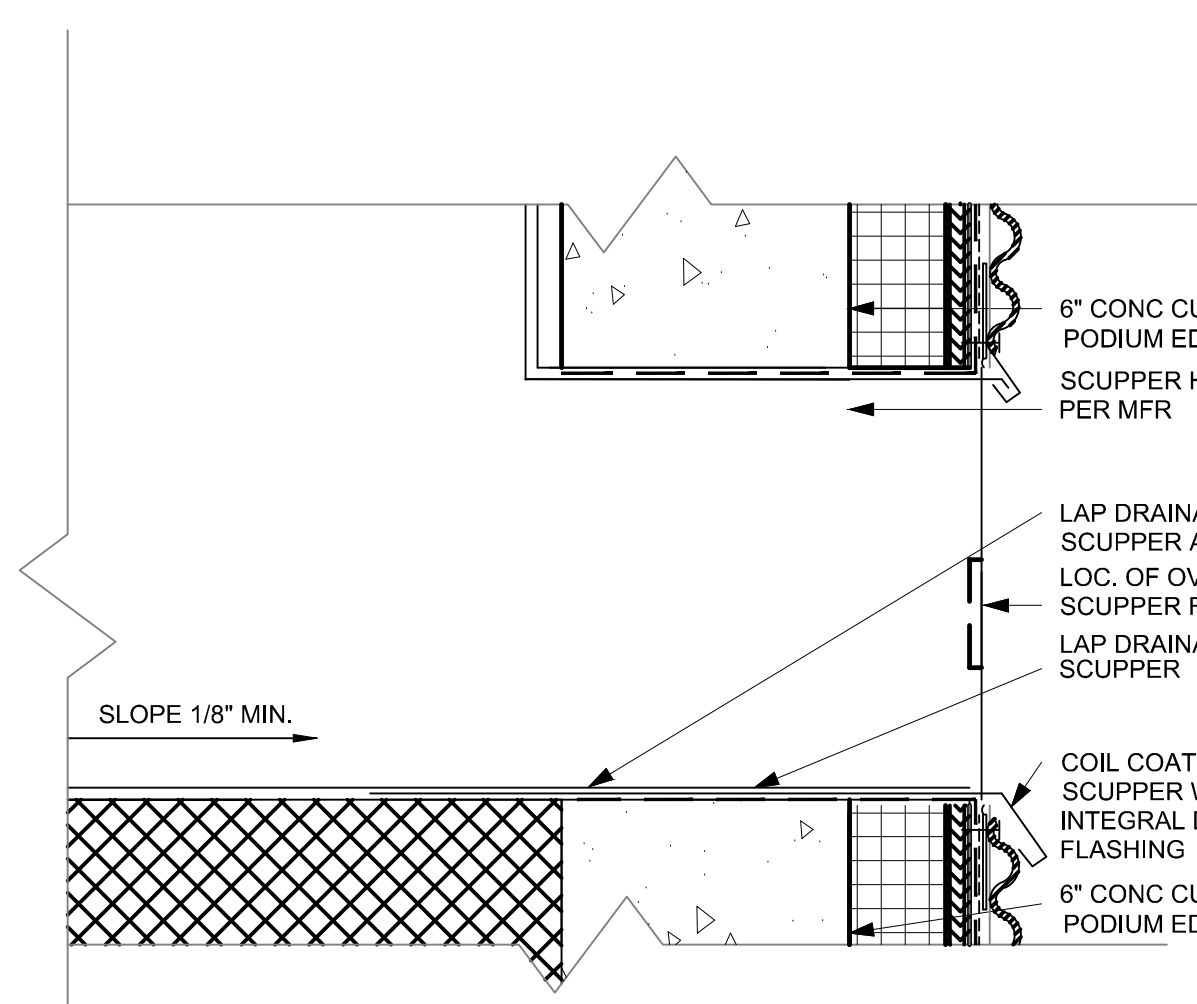
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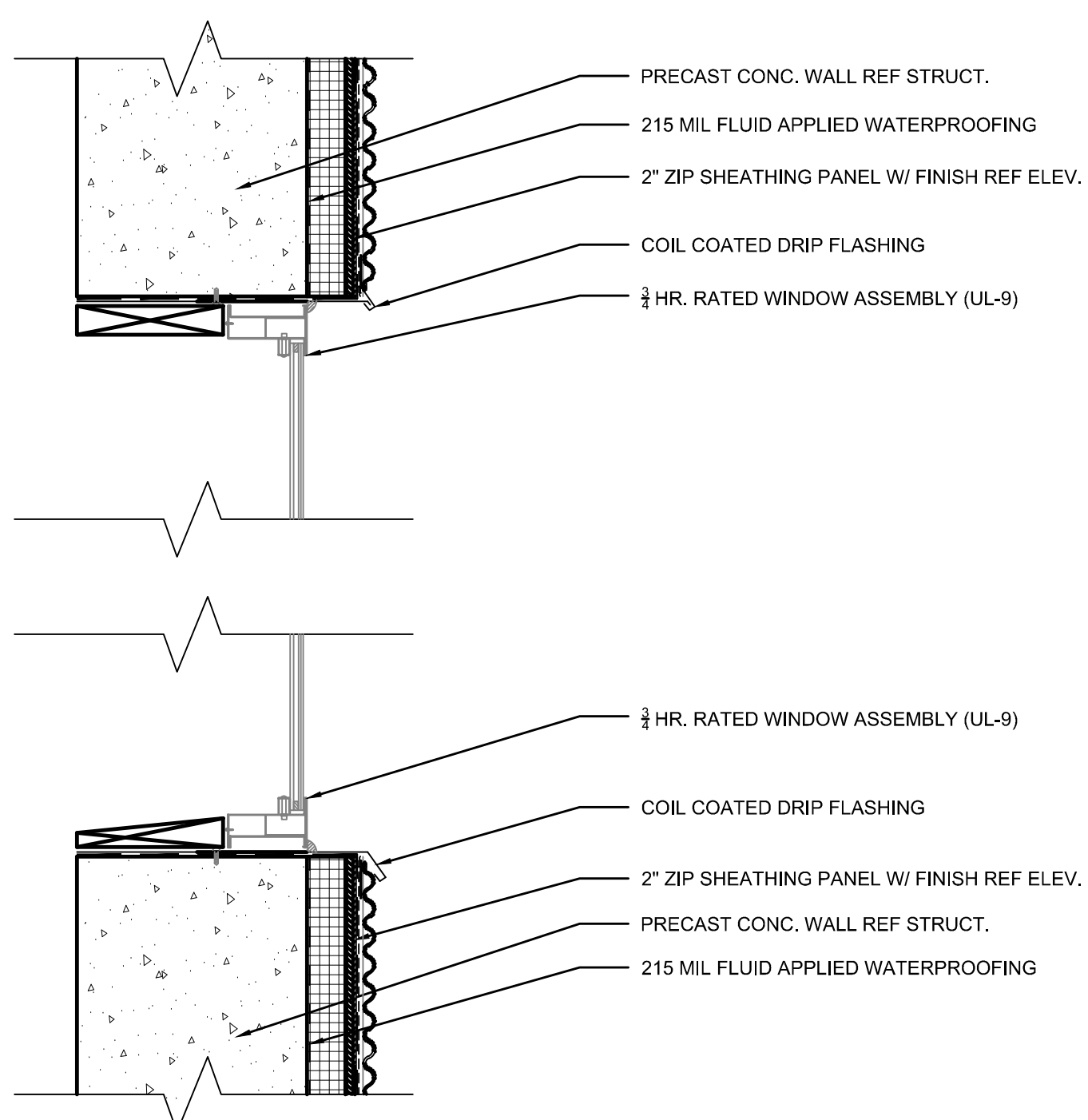
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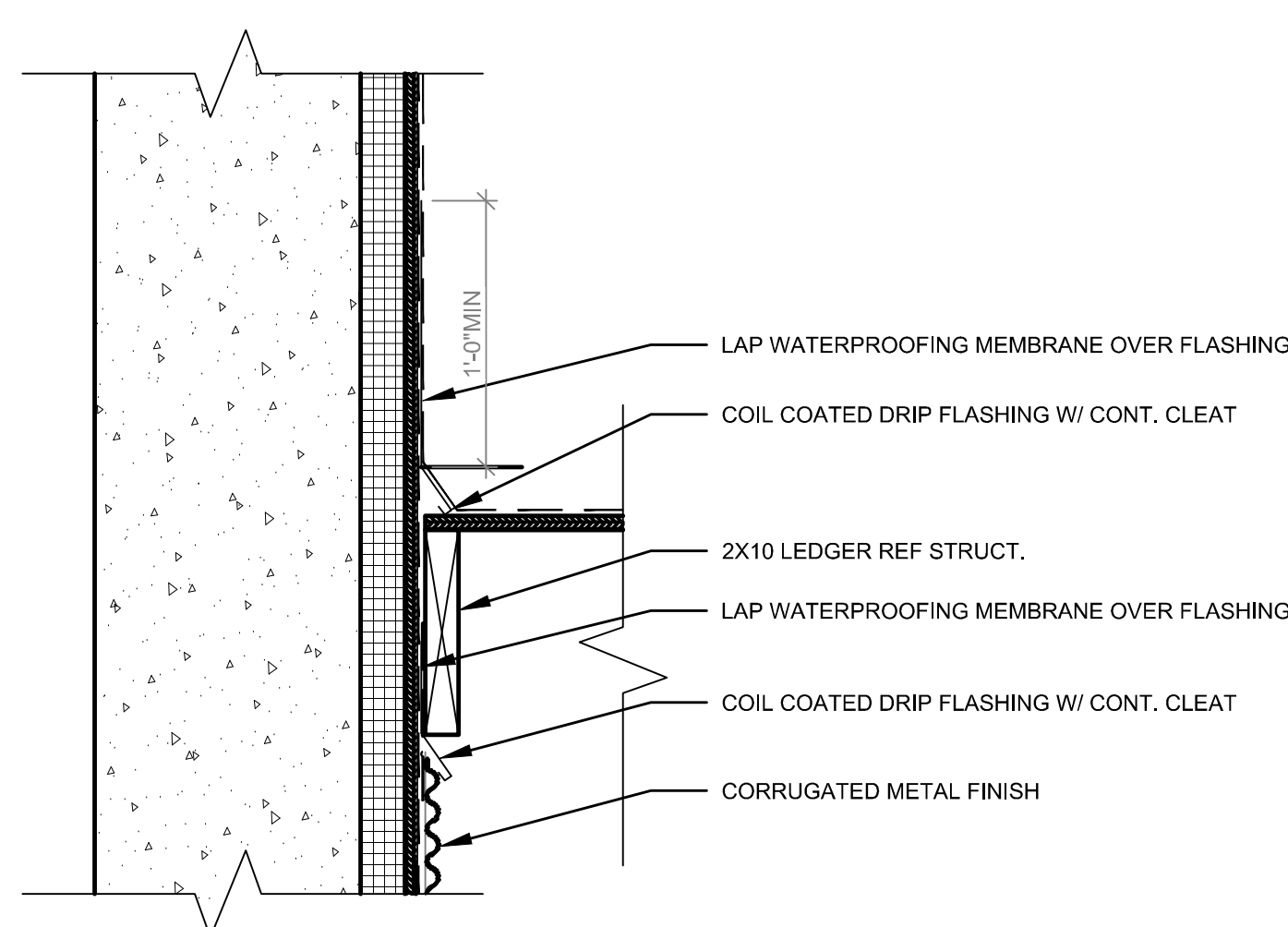
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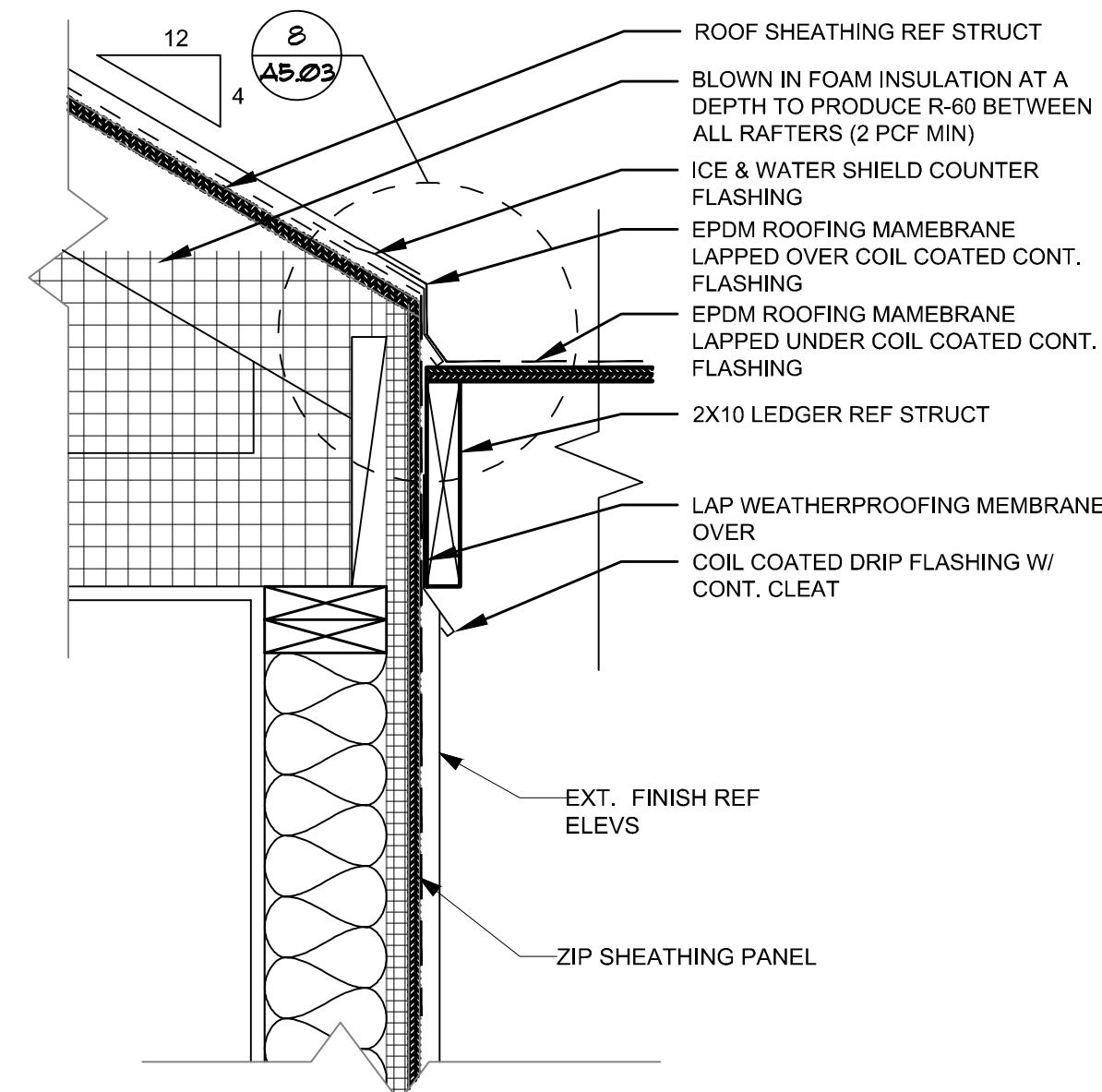
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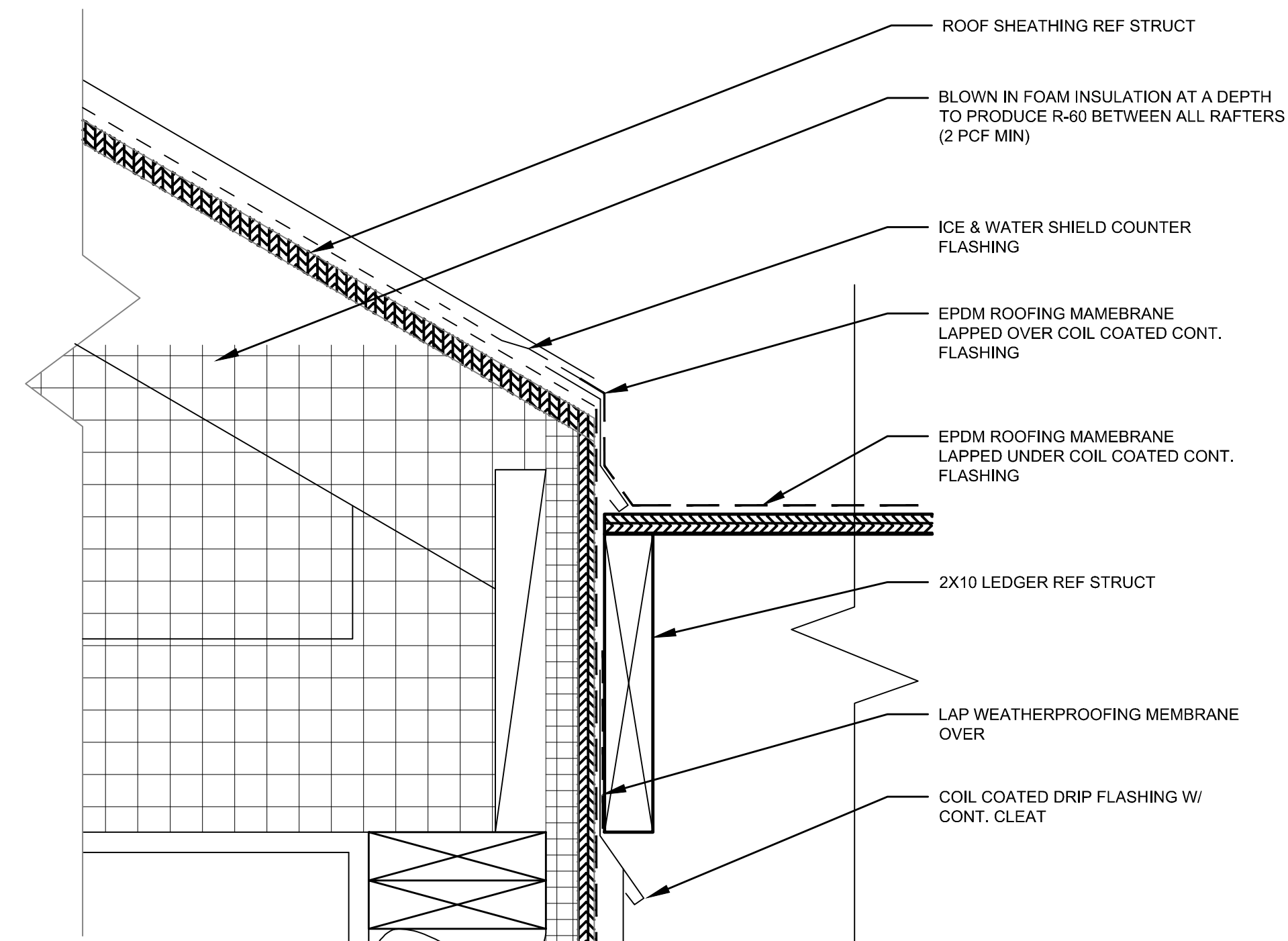
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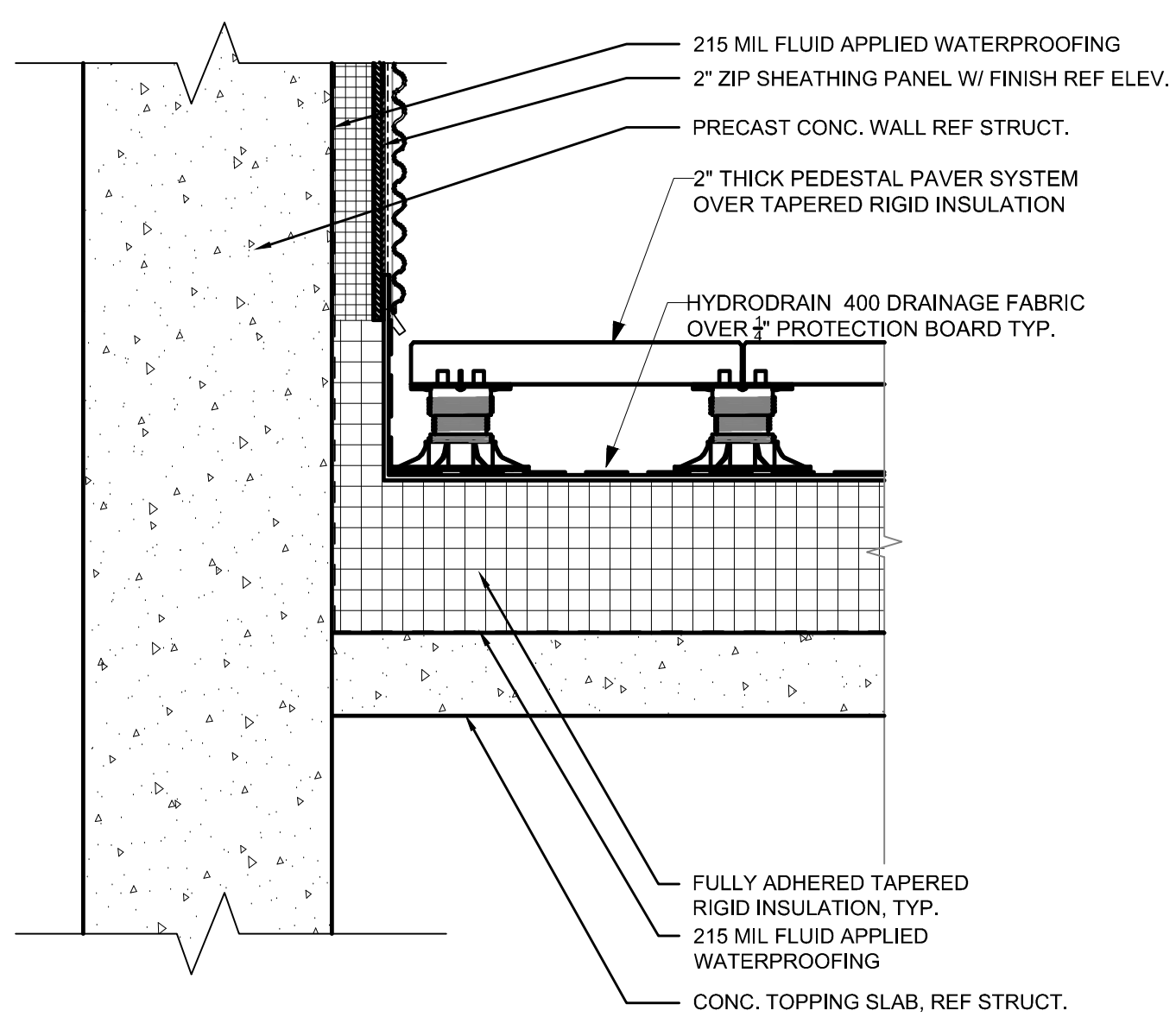
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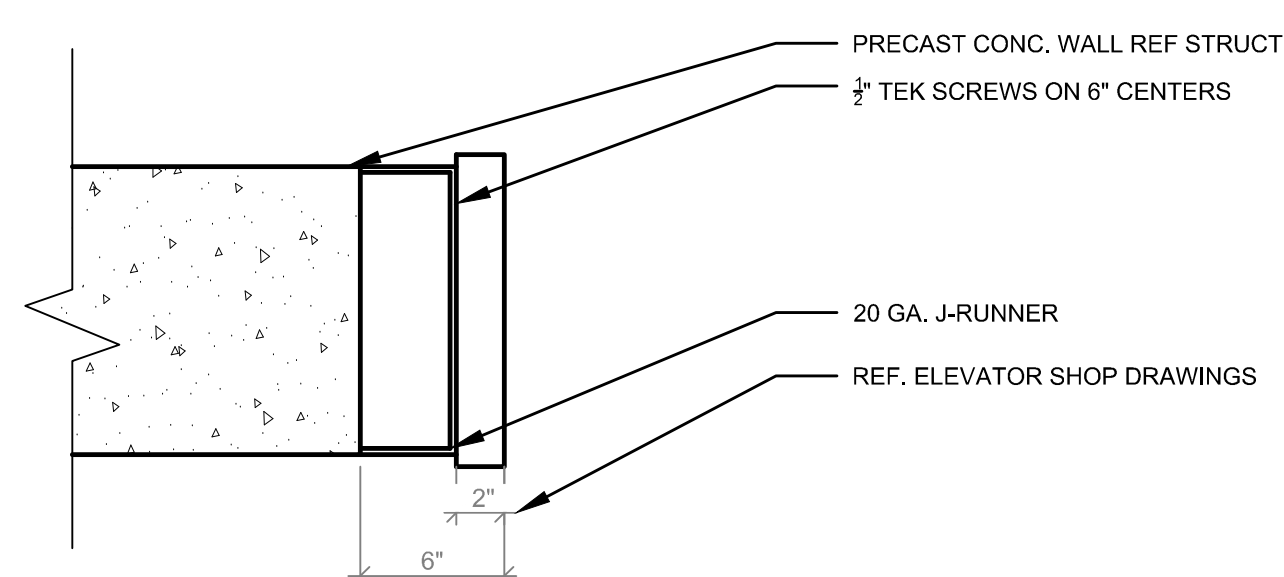
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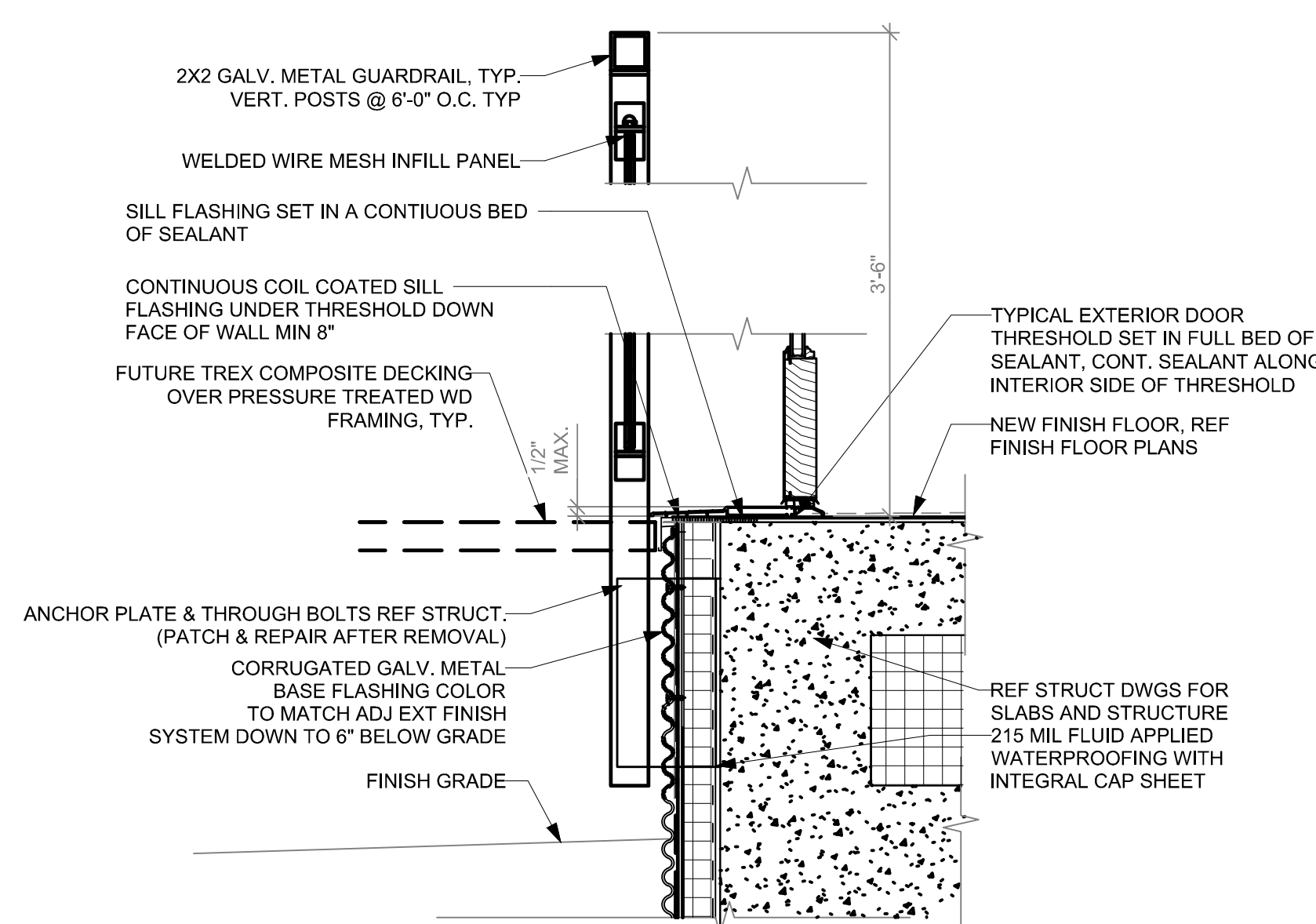
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AS.03 SCALE: 1 1/2"=1'-0"



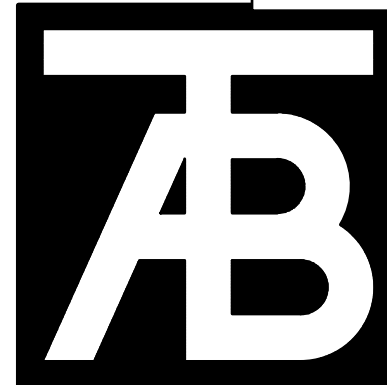
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AS.03 SCALE: 1 1/2"=1'-0"



SECTION DETAIL - TEMP. GUARDRAIL

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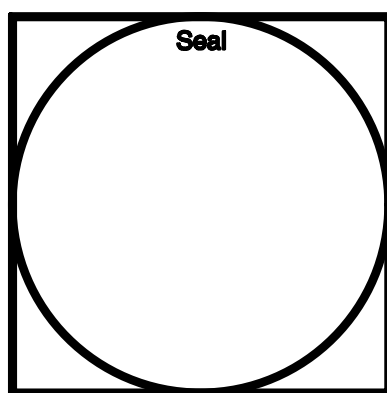


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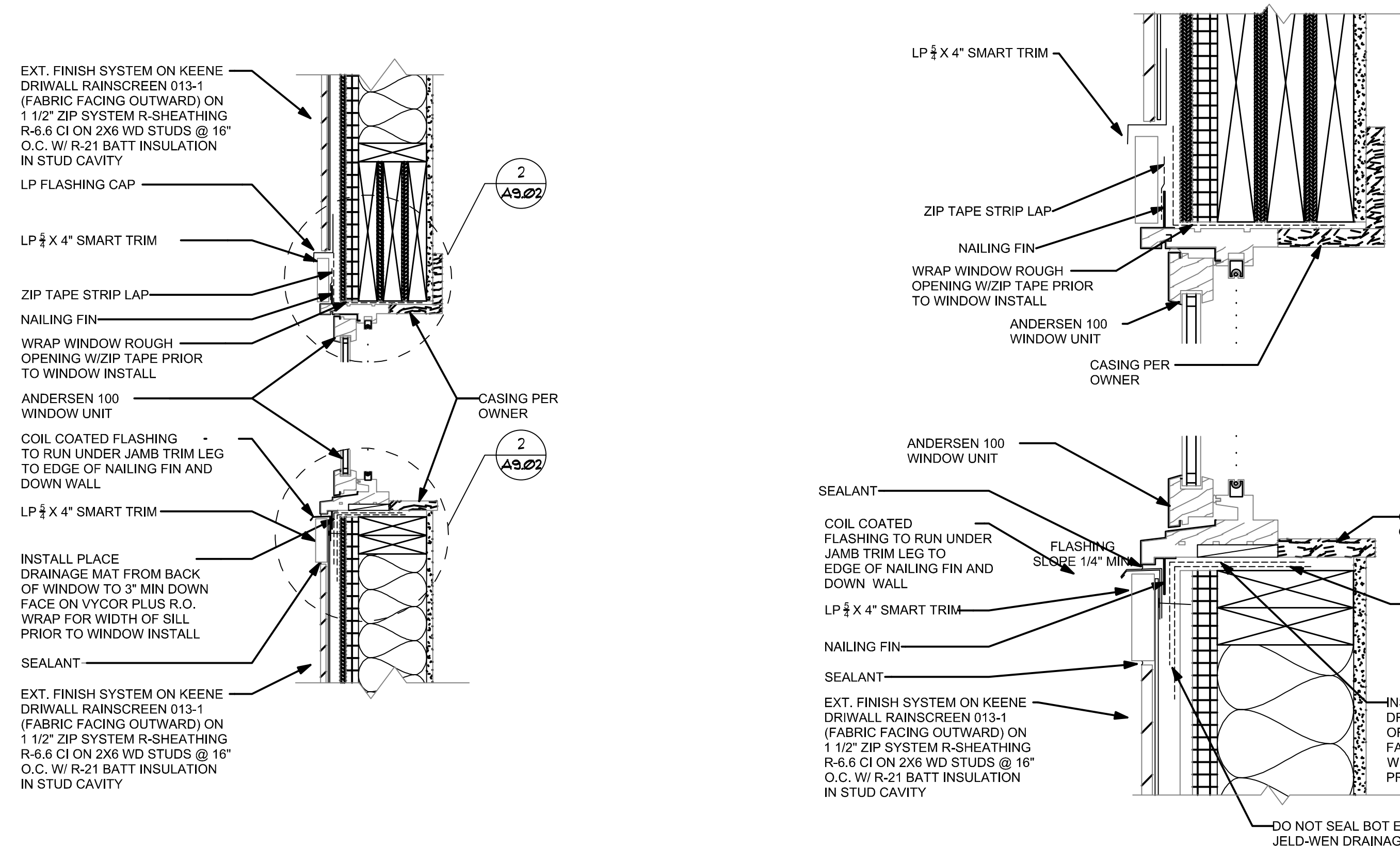
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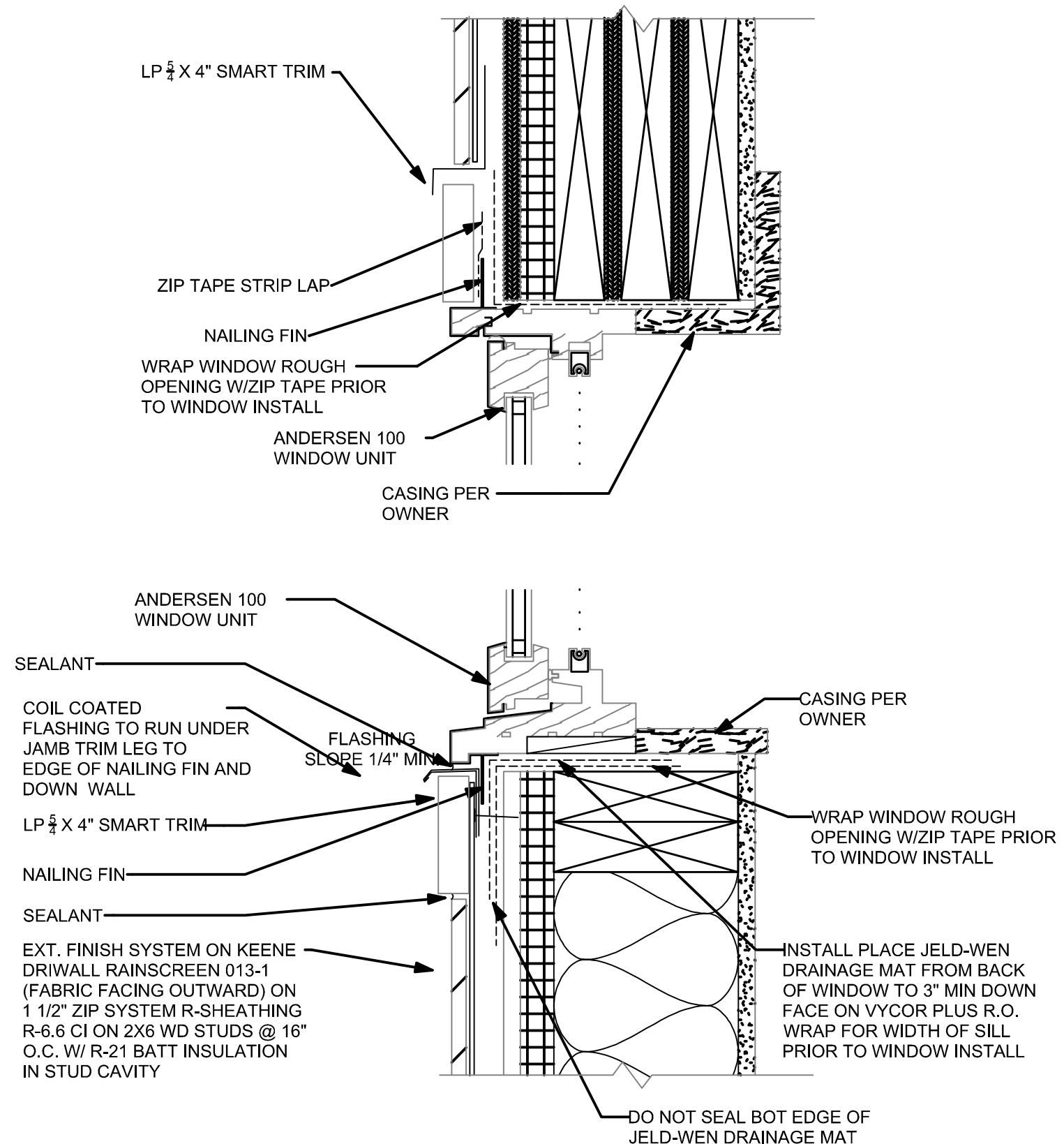
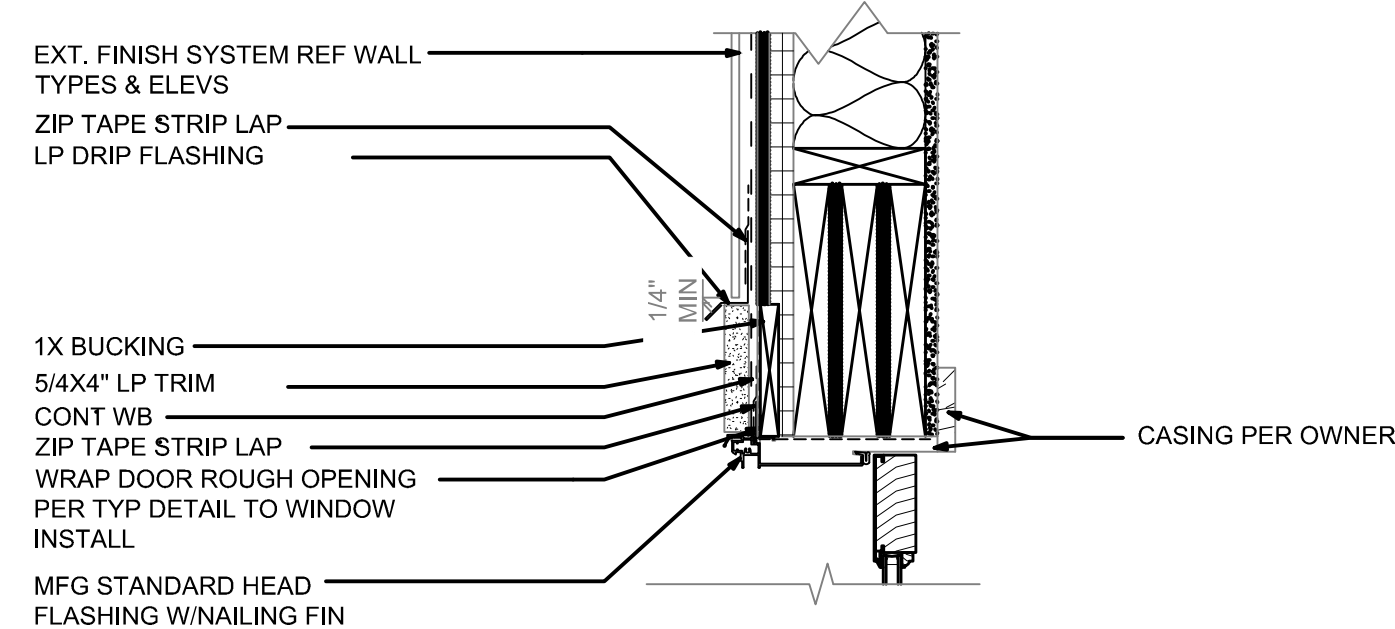
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1 WINDOW DETAIL - HEAD/SILL
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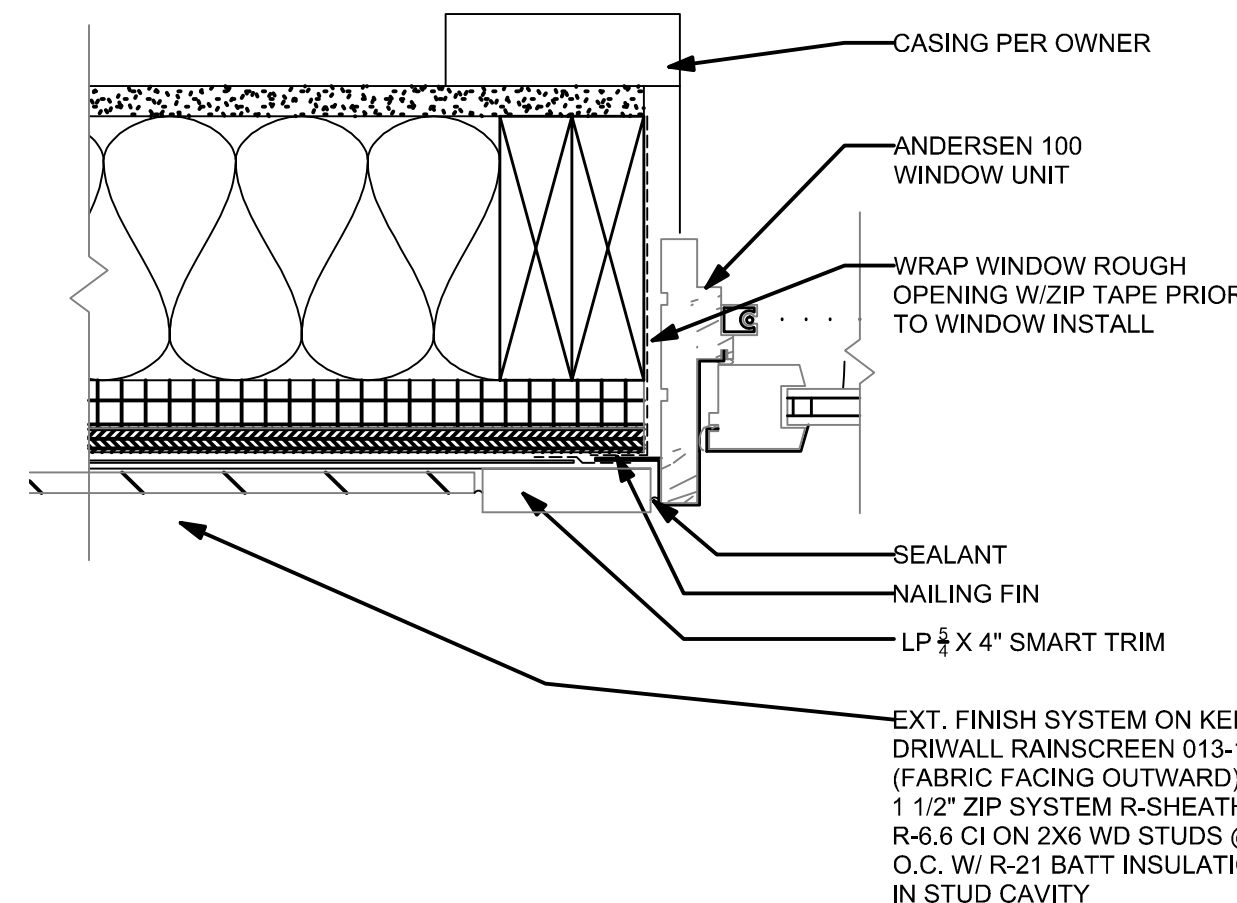
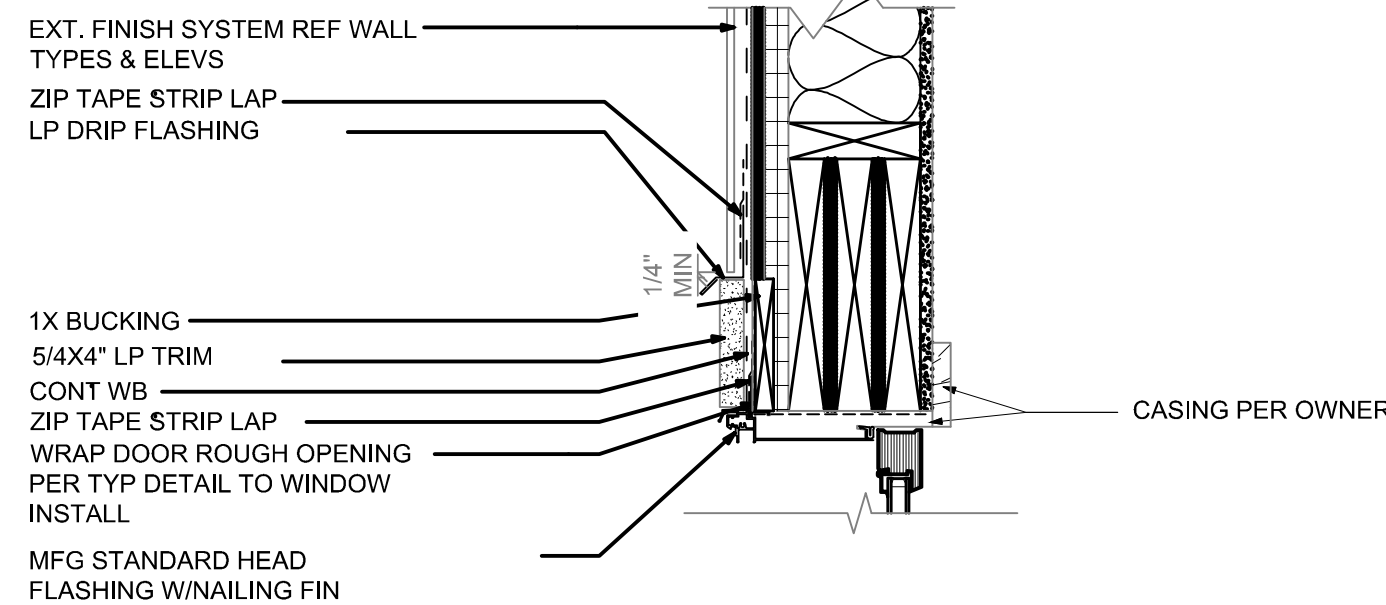
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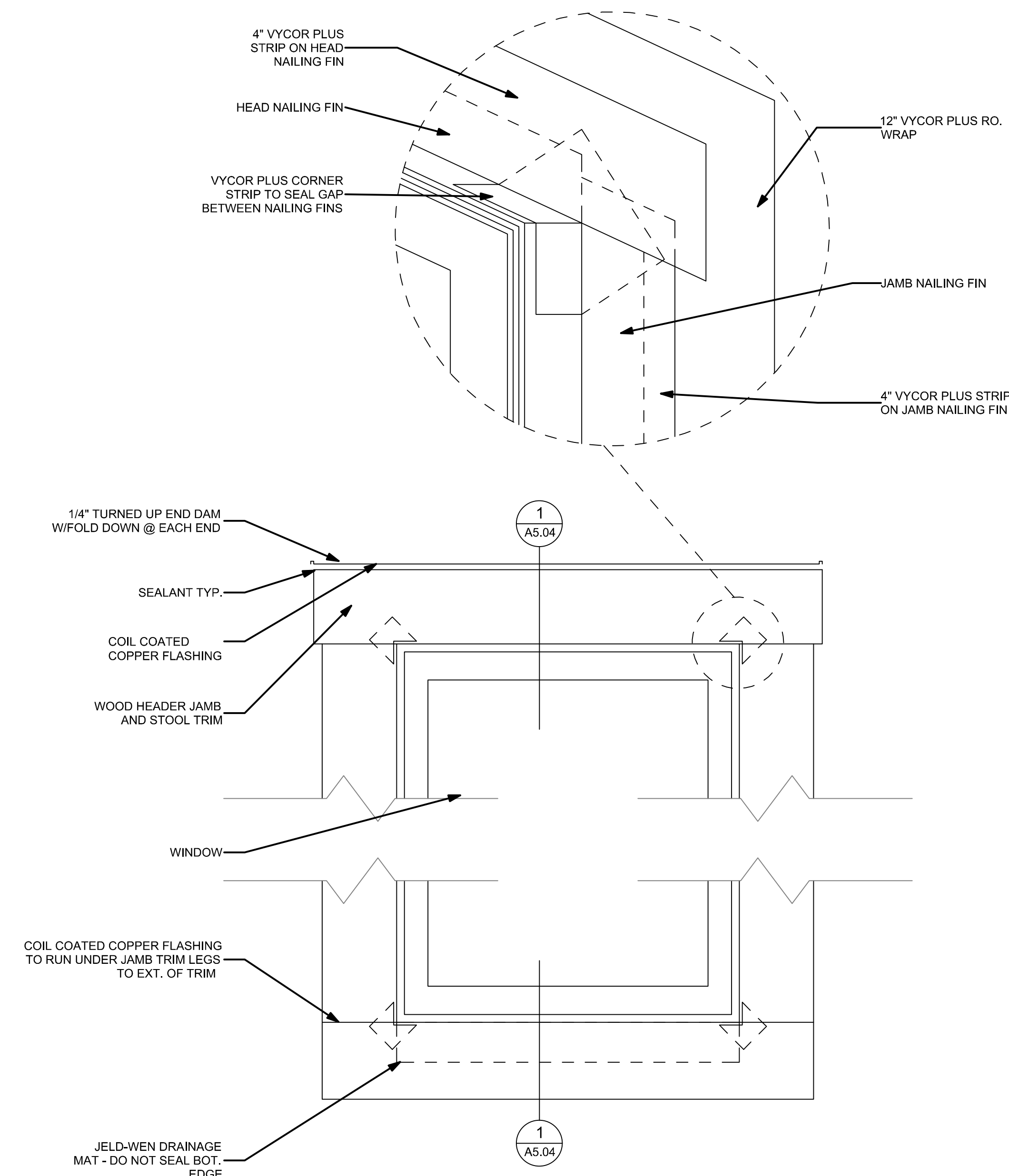
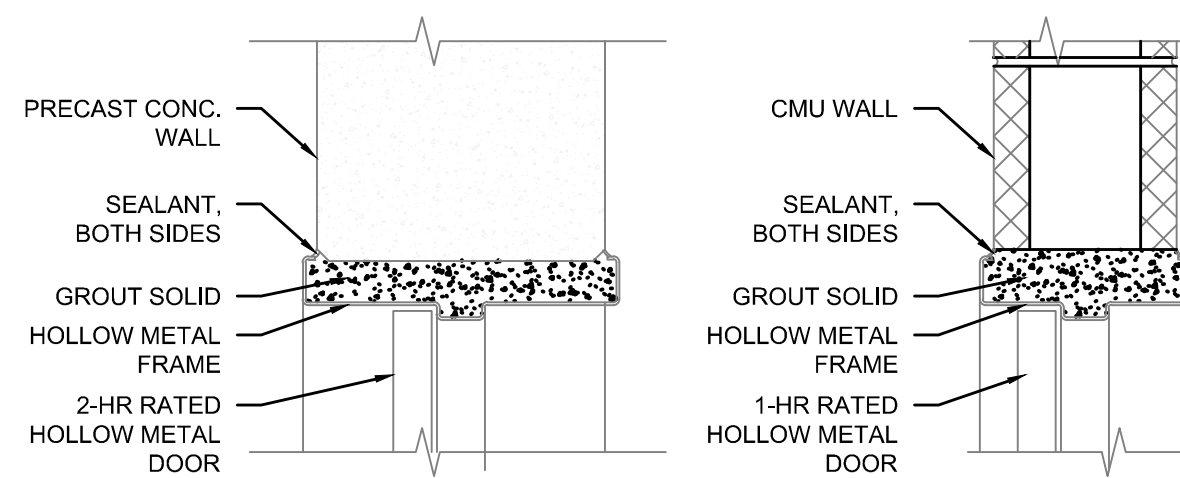
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EXTERIOR

INTERIOR

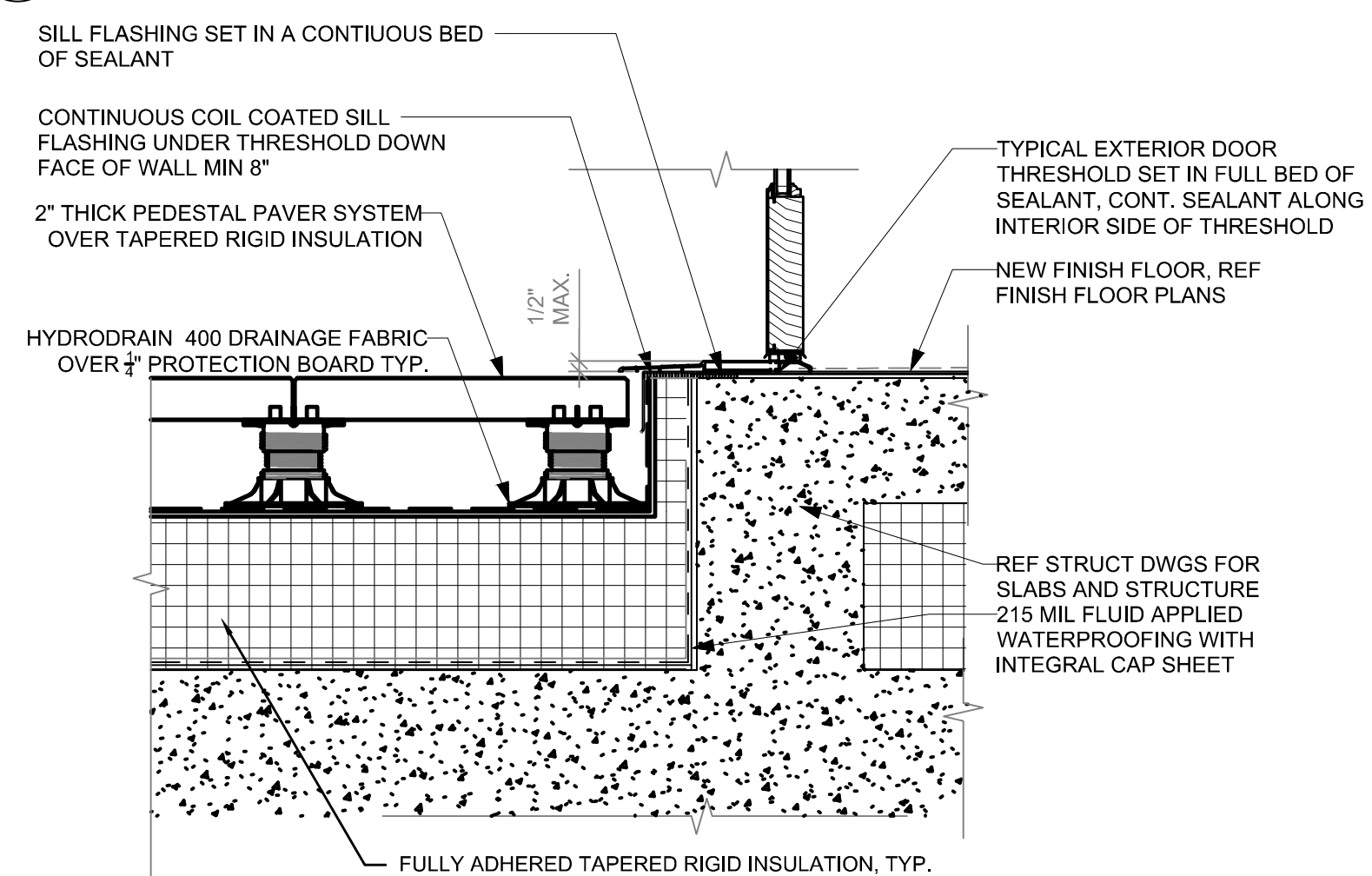


3 WINDOW DETAIL - JAMB
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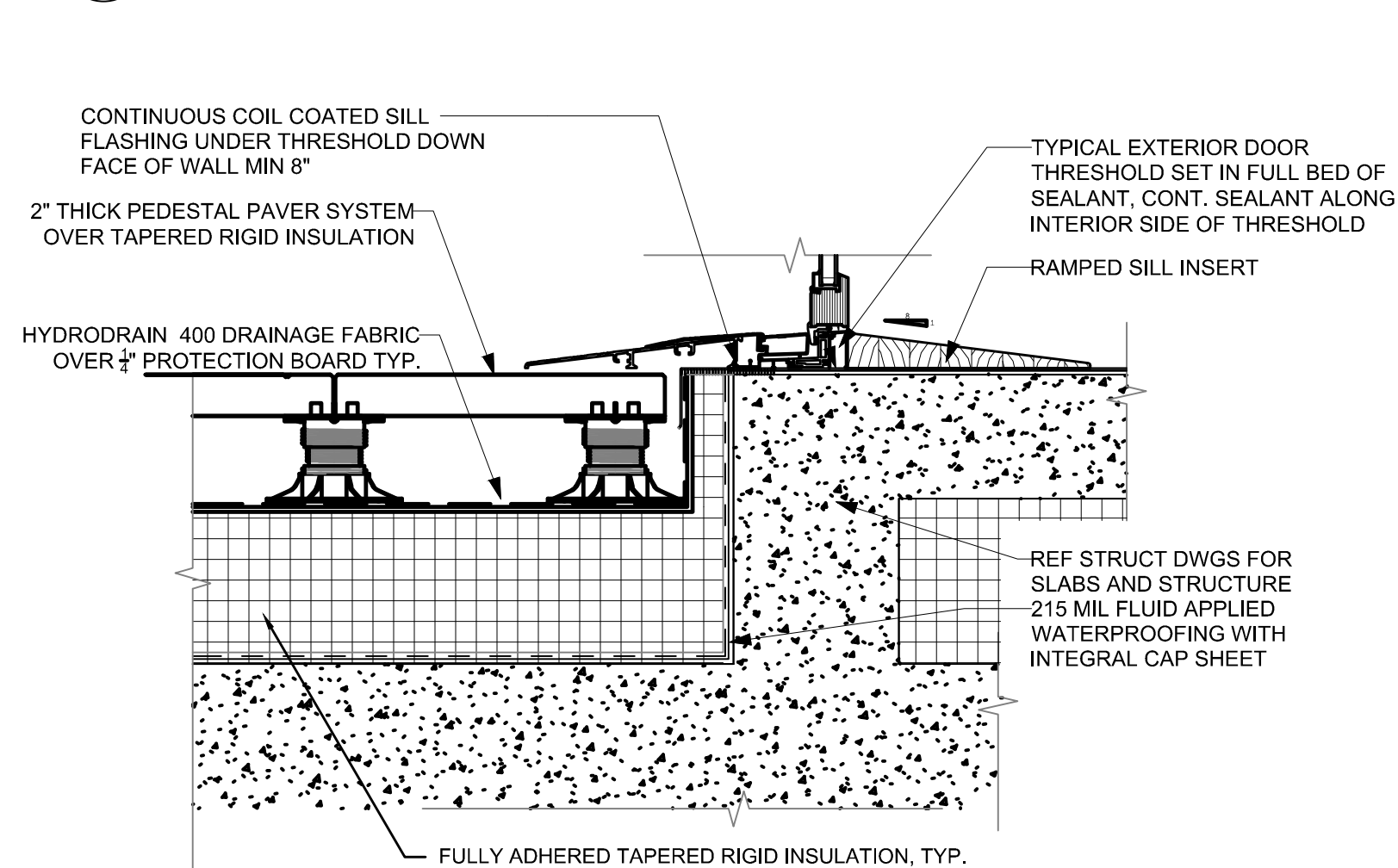


4 WINDOW DETAIL - FLASHING
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5 DOOR DETAIL - INSWING HEAD TYP.
SCALE: 1 1/2"=1'-0"



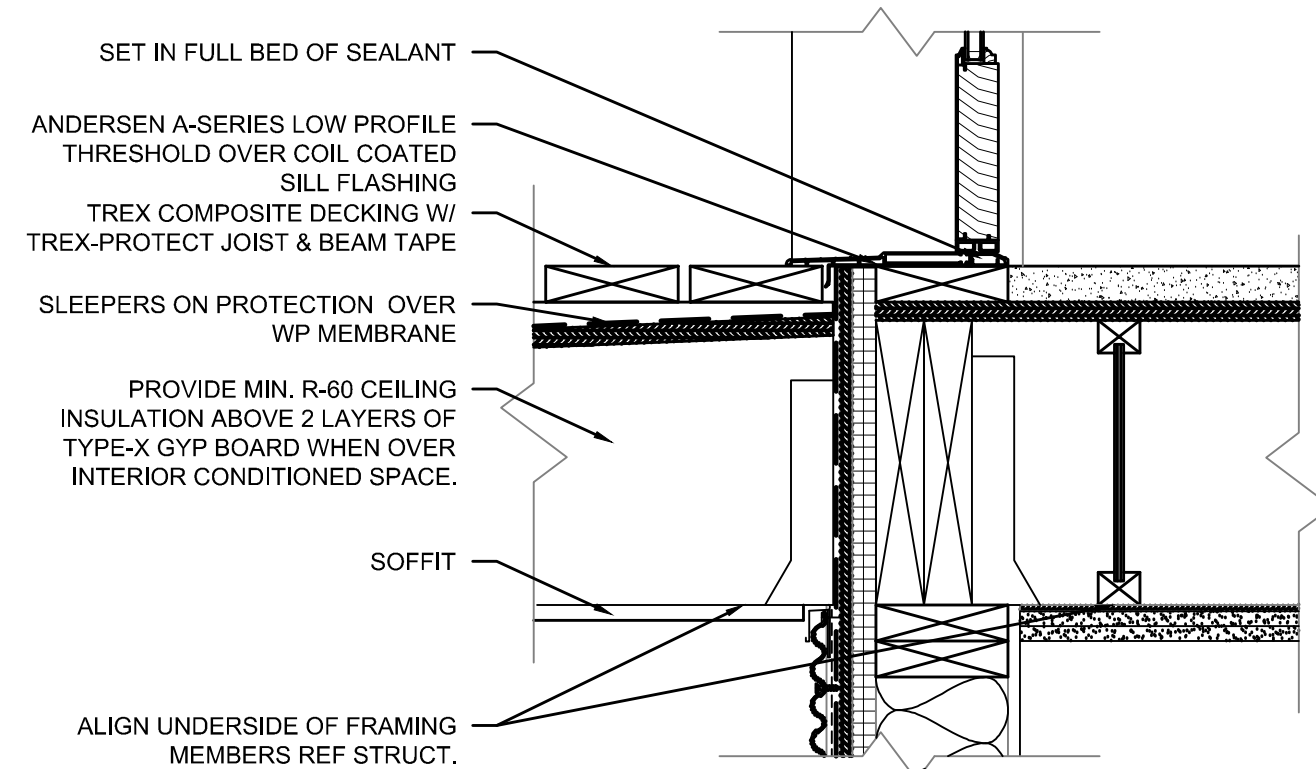
6 DOOR DETAIL - SLIDER HEAD TYP.
SCALE: 1 1/2"=1'-0"



8 DOOR DETAIL - INSWING THRESHOLD
SCALE: 1 1/2"=1'-0"

EXTERIOR

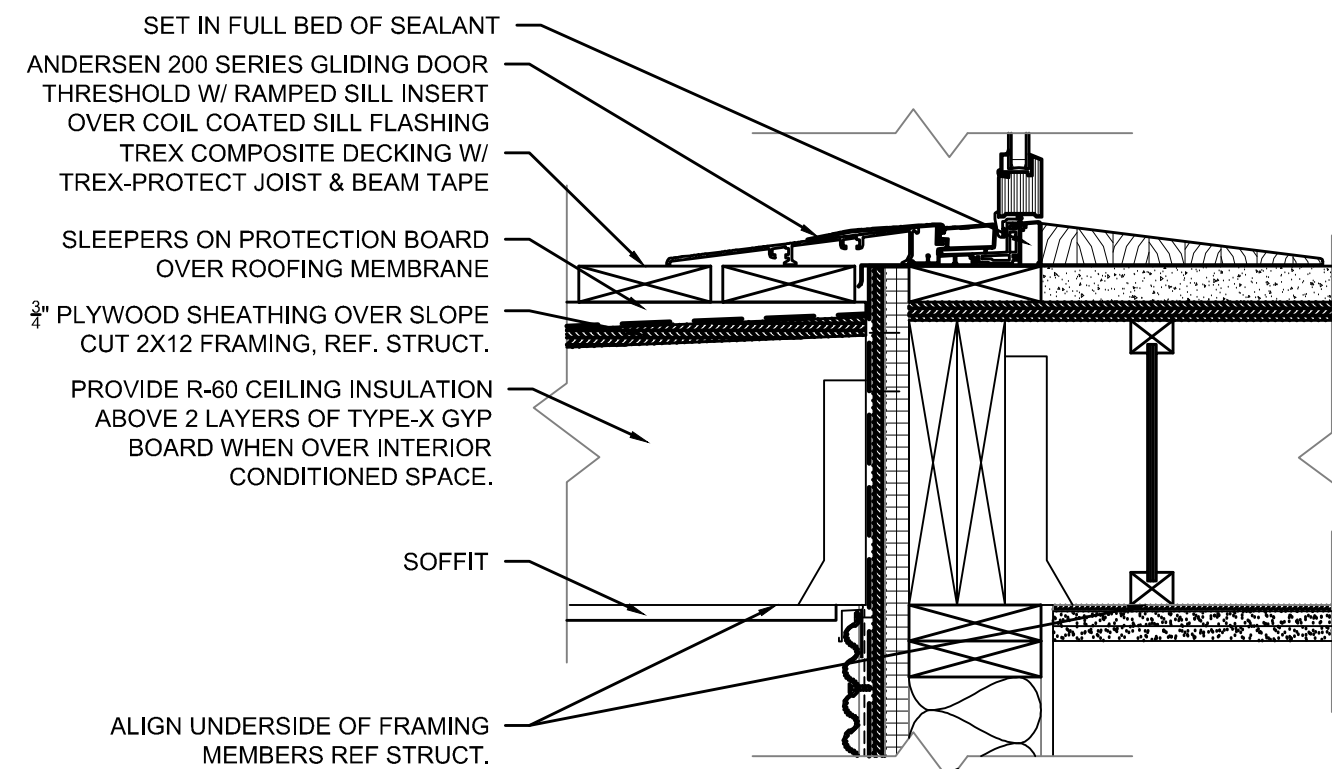
INTERIOR



9 DOOR DETAIL - SLIDER THRESHOLD
SCALE: 1 1/2"=1'-0"

EXTERIOR

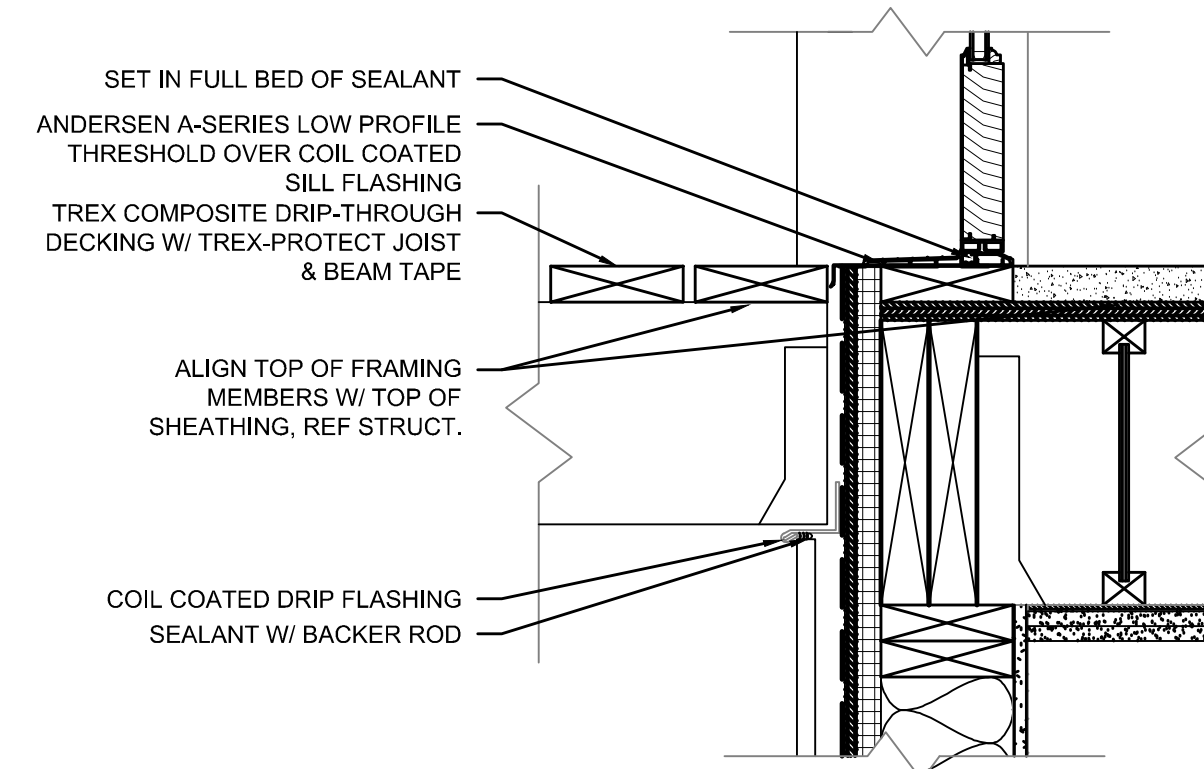
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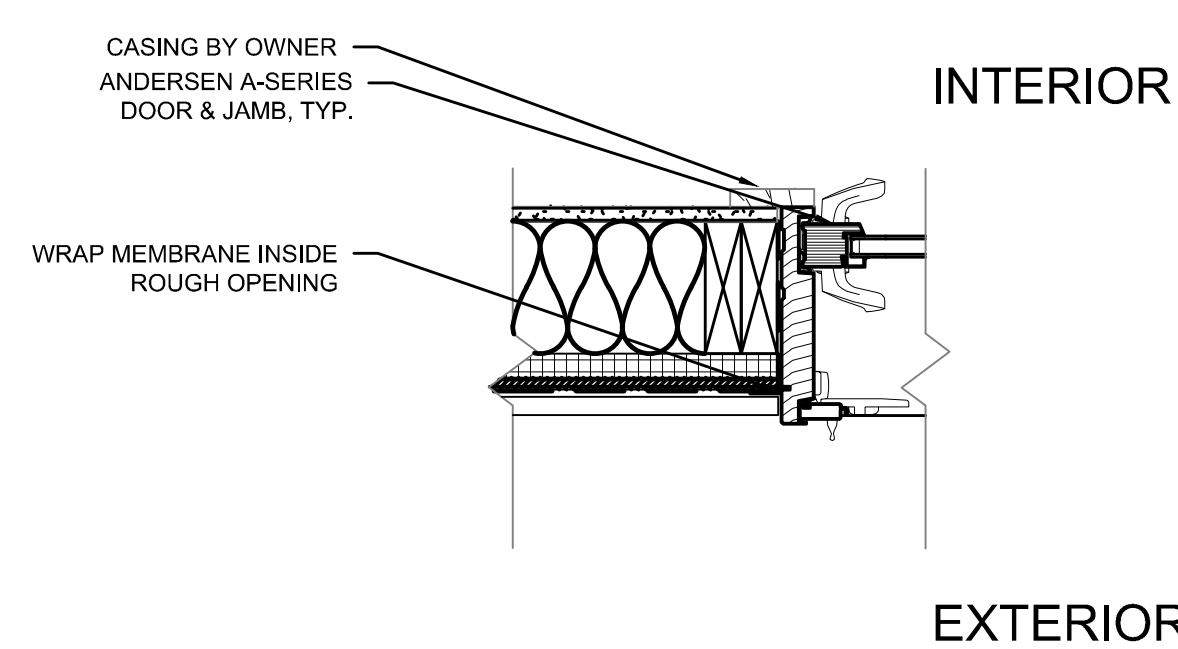
10 DOOR DETAIL - HM THRESHOLD
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EXTERIOR

INTERIOR



11 DOOR DETAIL - INSWING JAMB, TYP.
SCALE: 1 1/2"=1'-0"

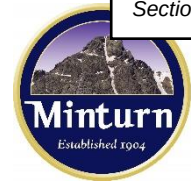


12 DOOR DETAIL - INSWING THRESHOLD
SCALE: 1 1/2"=1'-0"

13 DOOR DETAIL - SLIDER THRESHOLD
SCALE: 1 1/2"=1'-0"

14 DOOR DETAIL - INSWING THRESHOLD
SCALE: 1 1/2"=1'-0"

15 DOOR DETAIL - SLIDER JAMB, TYP.
SCALE: 1 1/2"=1'-0"



To: Minturn Town Council
 From: Michelle Metteer
 Date: September 18, 2024
 RE: Town Manager Update

Bellm Bridge Feasibility Study & Grant Opportunity

Jeff Spanel, Inter-Mountain Engineering and I met with SEH Engineering who is conducting the Bellm Bridge Feasibility Study as well as Sarah Marin, with Sustainable Strategies who is tasked with Minturn's grant application for any bridge repairs. The group reviewed the current progress of the Feasibility Study along with the timeline for the CDOT Bridge grant application.

The above group has tentatively scheduled to bring this matter before the Council at the October 2, 2024, meeting for consideration of either a repair or replacement of the bridge. The grant application process is highly competitive and the costs for either repair or replacement will be extensive – meaning, at this point, Minturn will not be able to conduct the infrastructure improvements without a loan or a grant.

HWY 24/Main Street Phase II Sidewalk Project Update

As the project nears construction, scheduled for the spring of 2025, costs continue to increase. Currently the sidewalk is estimated at \$1000 per linear foot. With this updated construction cost, the Town will only have funds for the east (river) side of the road and the sidewalk, originally scoped to be built to the entrance of the Boneyard Open Space, will end well before that location. I am scheduling Stolfus Engineering to attend an upcoming Council meeting and provide a more detailed update.

Tank #3 (New Concrete Water Tank) Project Closeout

Staff are working toward the project close out of the concrete water tank (tank #3). This includes the finalization of the State Revolving Fund (SRF) loan. The loan was originally approved for \$3M and the town has been paying on the loan at a total assumed project cost of \$3M (as required until project close out). With the total project cost coming in at \$2,265,112.96, the SRF loan, and subsequent debt repayment will be decreased by \$734,887.04. Once these internal project close-out transactions are completed, Council will have the option of decreasing the debt repayment currently billed to the utility customers or absorbing this difference to minimize any future rate increases required for new infrastructure.

First Friday Event

Success! The September First Friday, held at the Eagle River Inn, had over 200 attendees. The October First Friday event will be at Kirby Cosmos BBQ and include a pig roast. Thus far, after extensive outreach by Cindy Krieg, no other businesses have expressed interest in hosting the event, which is sponsored by the Town of Minturn, so unfortunately October may be the last First Friday.

Public Utilities Commission – Railroad Ave Pedestrian Improvements Application

The application for installing a sidewalk over the rail line at Railroad Ave and Taylor St has been submitted. Once approved, the Town can move forward with the pedestrian improvements awarded through the CDOT Revitalization grant.

Battle Mountain Settlement/Closing

All closing documents by both parties were submitted to the title companies on September 12, 2024. We anticipate the recording of the documents to be completed prior to this council meeting. Additionally, the stipulation for dismissal with prejudice will be filed with the court at which point we expect the courts' acknowledgement/stamp thereby resolving all court matters related to the lawsuit.

High Five Media Board Representation

If the Council is unable to appoint a representative, I recommend the Town relinquish its seat on the High Five Media Board.

Little Beach Park Grant Application

An application for the Phase I improvements to Little Beach Park has been submitted to Great Outdoors Colorado (GOCO) for consideration. Included with this manager's report is a copy of the application and improvements to be made if the application is approved. The Town should know later this fall if the application is awarded by GOCO however, the process is very competitive and there are not enough funds to support the number of applications submitted, so an approval is unknown.

MEMORANDUM

To: County Commissioners, City/Town Managers, Clerks in municipalities without managers

From: Bev Stables, Colorado Municipal League
Kristin Dunn, Colorado Counties, Inc.

Date: August 28, 2024

Re: 2025-2026 Bridge Funds Available

The Special Highway Committee is accepting applications for bridge funds for rehabilitation or replacement of substandard bridges. **County applications are due to CCI's offices and municipal applications are due to CML's offices, by 5:00 p.m., Friday, November 1, 2024.**

There is approximately \$15.3 million in anticipated bridge funds available for allocation between 2025 and 2026. Priority will be given to projects on bridges that have been deemed scour critical, have the lowest sufficiency ratings, and are ready for construction.

Program Guidelines

- (1) The program generally funds projects on an 80% grant and 20% local funding basis. The maximum amount of the grant is 80% of the eligible project costs.
- (2) Federally-funded bridges must be included in the STIP (Statewide Transportation Improvement Plan) and, if an applicant entity is in a metropolitan planning organization area, in the regional TIP before the project can be funded. Inclusion in the STIP and TIP can be accomplished after the Special Highway Committee's recommendation process.
- (3) All federally-funded projects are administered according to CDOT and federal procedures, including review and oversight of the consulting engineer selection process, bridge design, and construction oversight.
- (4) Any bridge grants awarded must be completed within FOUR years of the grant award.

Eligibility

Bridges that are on the Select List of the federal bridge inventory with a sufficiency rating of 50.0 or less are eligible for replacement funding. Bridges on the Select List with a sufficiency rating of greater than 50.0 are eligible for rehabilitation funds only, unless the cost of rehabilitation is documented as exceeding the cost of replacement. Generally, any bridge with a sufficiency rating of 50.0 or less is on the Select List. **Bridges must be rated as Structurally Deficient or Functionally Obsolete to qualify for funding.** You can check a bridge's eligibility by consulting the Select List which is provided with this memorandum. If you have any questions regarding the bridges on the Select List, contact Natasha Butler, CDOT Bridge Asset Manager, by emailing natasha.butler@state.co.us.

Be sure to assess the need for bridge replacement or rehabilitation on the most current data. If you have a vehicular bridge, open to the public, that has never been inspected (it must have a span of 20 feet or greater, abutment to abutment), contact Ms. Butler at CDOT to have the bridge added to the federal bridge inventory.

Application

We are asking that all local governments submit their applications electronically to the e-mail addresses provided below. If you are unable to submit electronically, please contact CCI or CML for assistance.

The following information **must** be provided in the application for each structure submitted for funding:

- A copy of the bridge inspection report
- A brief narrative discussing the need for the work
- Cost estimate
- Estimated start date and project completion date
- Photographs of the bridge
- Average daily traffic (ADT) numbers for bridge in question

The enclosed Bridge Project Cost Estimate form can be used to provide much of the required information.

If you submit more than one off-system bridge project, please indicate your priority for funding among your projects. The Special Highway Committee makes an effort to recommend funding for at least one bridge project per applicant prior to funding additional projects for a single jurisdiction.

Municipal applications should be sent to:

Bev Stables
Colorado Municipal League
bstables@cml.org
1144 Sherman Street
Denver, CO 80203-2207

County applications should be sent to:

Kristin Dunn
Colorado Counties, Inc.
kdunn@ccionline.org
800 Grant Street, Suite 500
Denver, CO 80203

Notification of Approval

The Committee anticipates that projects will be reviewed, funding recommendations made, and applicants notified by mid to late-December.

If you have any other questions concerning your applications, please call Bev Stables at 978.973.4401 or Kristin Dunn at 303.861.4076.



Project Summary Information

Project Title: Minturn's Little Beach Park Enhancement Project

Applicant Organization(s): Town of Minturn

Applicant Name(s): Michelle Metteer

Partner Organization (if applicable): NA

Partner Name (if applicable): NA

Amount Requested: \$475,291

Estimated Total Project Cost: \$790,488

Estimated Grant Period (years): 2

Brief Project Description (limit to space provided without expanding the text box; use 10 pt font)

The Town of Minturn seeks \$475,291 in GOCO Community Impact funds, with \$315,197 in match, for the Little Beach Park Enhancement Project. Little Beach Park is nestled between the Minturn cliffs and the Eagle River, is within walking distance of downtown Minturn, and serves as Minturn's only community park. At nearly 20 years old, the park faces threats, including failing structures and lack of accessibility, that also present an opportunity to leverage immediate repair needs to transform this outdated, unsafe recreational amenity into a premier riverfront asset for Minturn. With GOCO's support, the Town will finalize design through a robust bilingual community outreach process and construct new and improved park amenities that meet the needs of the community and catalyze investment in Minturn. GOCO funds will also facilitate river education through community events and interpretive signage to encourage stewardship and ensure the health of the Eagle River.

Minturn's Little Beach Park Enhancement Project – Project Narrative

Proposed Project

The Town of Minturn seeks \$475,291 in GOCO Community Impact funds, with \$315,197 in match, for the Little Beach Park Enhancement Project. Little Beach Park is nestled between the Minturn cliffs and the Eagle River, is within walking distance of downtown Minturn, and serves as Minturn's only community park. At nearly 20 years old, the park faces threats, including failing structures and lack of accessibility, that also present an opportunity to leverage immediate repair needs to transform this outdated, unsafe recreational amenity into a premier riverfront asset for Minturn. With GOCO's support, the Town will finalize design through a robust bilingual community outreach process and construct new and improved park amenities that meet the needs of the community and catalyze investment in Minturn. GOCO funds will also facilitate river education through community events and interpretive signage to encourage stewardship and ensure the health of the Eagle River.

Little Beach Park, built in 2005, has a small amphitheater, the Town's only playground, swings & a see-saw, a climbing wall, a half basketball court, picnic tables with grills, a pit toilet, and a small non-ADA accessible parking lot. The park is located along the riverbank and is connected to the amphitheater by an asphalt path. The amphitheater features a covered stage and a sloped lawn for seating. The covered stage, a timber wood structure, is located close to the river and faces north, providing performers with views of the Minturn Cliffs. Residents can access the river through a non-ADA-accessible social trail where residents fish and enjoy one of the few spots in Minturn along the river.

Minturn is a small (population 978) workforce community located almost 7 miles from I-70 along State Highway 24. While the median household income is \$101,950, residents struggle with the high cost of living. The average sales price of a residential home in the last year was \$1.35 million (REDFIN), leaving little funding for additional recreational activities. Most residents work for the ski town of Vail, and Minturn's proximity to the resort community has put additional pressure on the housing market. Further, residents living below the poverty line (4.8%) and with a disability (4.2%) lack access to amenities along the I-70 corridor and have limited access to public transit through the Eagle Valley Transit Authority American Community Survey).

The Town is requesting GOCO support to leverage DOLA funding to transform Little Beach Park as Phase II of the enhancement project. Together, state, local, and GOCO funding will revitalize the park and breathe new life into Minturn. With GOCO funding, the Town **may** construct a modern, accessible playground, demolish the pit restrooms and replace them with an ADA accessible trailer styled porta potty, improve internal circulation and ADA access for vehicles, build a full multi-use court, provide additional park seating and ADA river trail access, and stabilize the river bank while incorporating educational elements, as outlined in the 2023 [Little Beach Park Area Recreation Plan](#) (LBP Plan). GOCO funds will ensure the creation of a public space that expands the number of families with access to outdoor recreation. Project activities will draw additional attendance to existing amphitheater events and allow Minturn to expand the number of events at the amphitheater, enhance active and passive offerings, and invigorate the local economy.

While the Town has already completed large-scale public outreach and planning to determine community desires for the park, an emerging partnership with Eagle Valley Outdoor Movement (EVOM) allows Minturn to expand and strengthen communication with Latino residents. Other than addressing immediate retaining wall stabilization needs, the Town **has not** determined the final amenities for the park. Minturn will work with community partners to gather additional public input and finalize recreational opportunities, keeping *inclusiveness, equitable recreation, community vitality, youth connections, and outdoor stewardship* as guiding principles.

Community Need: GOCO funds will expand safe, equitable access to outdoor recreation for youths, residents, and visitors, plus explore how to create ADA access to a community cut off from the Eagle River. Minturn is a small, youthful, rural town with a median age of 38.1 and a sizable Latino population (19.8%). Increasing community vitality will help the Town reverse a troubling population loss and grow the local tax base. Since 2010, the population of Minturn has steadily declined by almost 15% (American Community Survey). This population loss has strained the Town's finances, which is highly dependent on sales tax.

The risk to the playground makes the need to need to leverage additional resources to preserve the community's existing recreational assets paramount. The only park Minturn residents have access to, Little Beach Park, is facing an immediate threat: a failing and unsafe retaining wall that keeps the hillside from falling into the playground. To address this health and safety risk, Minturn has applied to the Colorado Department of Local Affairs (DOLA) for Phase I of the project, repairing and stabilizing the retaining wall.

While supportive of the project, DOLA has informed Minturn that grant funding will likely be contingent on GOCO approving funding for Phase II since the Town cannot fully finance the project. DOLA does not typically award funding for parks but makes exceptions for projects requiring basic infrastructure with direct health and safety benefits. Unless GOCO awards this funding, Minturn's only playground will be in danger of being closed as the retaining wall fails. If Minturn must close its only playground, the closest park playground is Stephens Park, which is 5.1 miles from Minturn in West Vail. The loss of the playground would impact not only Minturn's residents but also the hundreds of residents who live along State Highway 24 who would also need to drive to West Vail.

Ensuring ADA-accessible youth recreational opportunities is essential as 18.7% of residents are under 18, and the community faces a deficit in park access. Located in a narrow valley, Minturn has topographical constraints that limit recreation development. Little Beach Park is the Town's only outdoor passive and active recreation facility and the Town's highest priority, as its recreational amenities no longer meet community needs. The playground area is aging, and its outdated features include wood chip surfacing, which can obscure hazards, present a choking hazard, and do not allow for wheelchairs or other mobility devices. The Colorado Intergovernmental Risk Sharing Agency (CIRSA) has cited the wooden playground as a safety risk for almost a decade.

The playground is a highly valued outdoor recreational amenity, and its location adjacent to the amphitheater provides synergistic family evenings during events such as the Summer Concert Series. Adults and older children enjoy live music, while younger children happily play at the playground. The park's proximity to downtown and residential neighborhoods offers invaluable opportunities to enhance the vitality of Minturn's commercial core and neighborhoods. These areas have struggled with population loss and an unstable tax base. Improvements to outdoor recreation offerings, amenities, and accessibility can help redress these issues.

Safeguarding the playground, transforming the park into a modern community asset, and committing to long-term maintenance are high priorities for the small community that struggles to fund capital projects. Not only is Minturn budgeting \$130,017 in matching funds, but the Town is also committing to the long-term care of the park. Recognizing the need to maintain capital investments, the residents of Minturn approved a 2018 use tax on building materials solely dedicated to a Capital Fund. To ensure that GOCO's investment in the park is protected in the future, Minturn's Town Council Resolution of Support commits to using Capital Improvement Funds for the ongoing maintenance of Little Beach Park. Residents' willingness to approve a tax on building materials they pay themselves and the Town Council's dedication of Capital Improvement Funds to Little Beach Park highlights how important recreation amenities and the park are to the community.

Project Planning Process

Community-Driven Vision: The Little Beach Park Enhancement Project grew from the larger 2023 Little Beach Park Recreation Area Plan (LBP Plan). As part of the LBP Planning process, Minturn worked with the community to examine Little Beach Park and Amphitheater, Minturn's Riverview Cemetery, the Public Works Facility and Storage Yards, and the Minturn Bike Park and Mini-Mile Trail. The LBP planning process engaged the residents and stakeholders of Minturn through an open house, pop-up events, in-person and virtual meetings, and guided tours of the area and outlined various potential improvements suggested and vetted with members of the public and stakeholders. Public engagement activities started in the late summer of 2021 and ran through the summer of 2022. The planning process paralleled the Town's Community Plan Update, benefitting from the overlap to align planning efforts. The robust planning process established a conceptual framework plan for the area, identified community-supported potential improvements, and outlined recommendations based on the input received.

The LBP Plan incorporated several phases to revitalize and upgrade Little Beach Park. Overall improvements include stabilizing the retaining wall, expanding seating, demolition and removal of the existing restroom, replacing the pit toilet with separate ADA-complaint men's and women's restrooms, providing increased access to the Eagle River, widening an asphalt access road to support ADA access to the amphitheater, expanding and improving the amphitheater, and updating and replacing the playground to include ADA equipment and rubber safety play surface. The recommended improvements from the LBP Plan are included as a two-page attachment to the application. The Town is unable to move forward with future phases of the project at this time due to resource constraints, but Minturn will explore future improvements to the amphitheater in the coming years.

Continued Engagement: Phases I and II of Minturn's proposed project are included in and guided by the LBP Plan, which the Town considers as a baseline for **possible** recreational amenities. To improve upon the already robust engagement process described above, Minturn will continue engagement through the fall of 2024 and during the design process to fine-tune recreational amenities. A burgeoning partnership with Eagle Valley Outdoor Movement (EVOM) will allow Minturn to enhance communication with Latino residents, starting with a community-wide picnic that will double as an outreach event for **all** residents at the park. EVOM will invite Latino residents using their established network and provide Spanish interpreters to ensure residents can participate equally.

Following the grant award, Minturn and EVOM will continue their partnership. EVOM and the Town will follow best management practices for bilingual outreach at public meetings. EVOM will be a member of the Project Team and help Minturn not only translate all meeting materials into Spanish but also design public outreach intentionally to facilitate accessibility and inclusivity for diverse communities. The Town and EVOM will deploy an online and paper survey in English and Spanish and hold public meetings, with Spanish translation, at 30% and 50% design for additional input. The Town will hold these meetings at varying times to ensure the public can attend. To increase public awareness of input opportunities, Minturn will advertise meetings on its website and social media accounts, and project partners and supporters will be asked to share public input events and project updates with their stakeholders.

The Town will use the suggested park improvements from the LBP Plan as the initial vision for park upgrades while seeking new voices and ideas to improve the project. Should the community raise ideas outside of the budget available for the project, the Town will seek additional funding from foundations, undertake community fundraising, and budget additional monies in the Town's FY 2025 budget. If these funding sources do not provide enough revenue, the Town will work with the community to value engineer selected priorities, keeping the community-driven amenities' vision intact.

Intended Outcomes & Benefits: The Project will immediately improve safety for youths at the existing playground. Phase I of the project is nearly shovel-ready. If awarded by DOLA in November of 2024,

repairs to the retaining wall will be under construction as soon as weather allows in June 2025. Importantly, Phase II park improvements cannot progress without Phase I. The retaining wall has deteriorated to the point that any work in the playground risks imminent failure.

Phase II of the project will quickly start after Phase I, following final community input and design. The project's second phase will deploy modern recreational amenities and provide improved ADA access to these new amenities, potentially including river access for residents who have long been cut off from the Eagle River. While the community provided significant input on recreational amenities as part of the 2023 LBP Plan, the final design and amenities of the park will be determined by this last community-driven process. Minturn, EVOM, and the design team will start community visioning conversations with what types of amenities **could** fit in the park space from the LBP Plan, such as universal playground equipment, ADA river access, a river trail with education signage, additional seating, a multi-purpose court, and improved interior road access. The community-driven design will result in expanded, equitable outdoor recreational opportunities for Minturn's youths and foster increased community vitality. Finally, the design process will explore how to create ADA access to the river trail, providing residents of the Town with an amenity they lack due to the impacts of the Eagle Mine Superfund, located one mile south of Minturn.

Minturn's expanded engagement and outreach process will increase equitable outcomes in the final project. Public meetings will be held at the park and include elements to entice resident engagement, like music and food. To ensure residents are aware of outreach events, EVOM and Minturn staff will develop collateral, including bi-lingual door hangers, social media messaging, and posts on Minturn's website, and ask community partners to share them with their stakeholders. The partnership with EVOM will benefit the project's outcomes and foster an ongoing relationship with EVOM that will allow Minturn to create new communication pathways with Latino residents, strengthening future projects.

The park is within walking distance of downtown Minturn, most residential homes, and businesses along State Highway 24. The Project will allow Minturn to enhance the community's appeal and improve the quality of life for existing residents, making it less likely for residents to leave in search of better amenities and allowing Minturn to reverse its population losses. Park investments will also generate a high quality of life, attracting visitors, businesses, and entrepreneurs. The National Recreation and Park Association's 2022 study on the Economic Impact of Local Parks found local parks spur increased sales tax at local restaurants/bars and hotels and create economic activity that goes well beyond the initial investment. Minturn's economy depends on visitors who supplement the market for local businesses. The Town is at risk of losing businesses that provide essential tax revenue, jobs, and services without ample visitation. A modern and accessible park will help sustain existing businesses, create additional reasons for families to live in Minturn, and expand regional travel to the community, helping to spur new investment and increase the tax base.

The project will also study how to provide ADA access to the Eagle River and how to improve the social trails that provide fishing access. In addition, project partners will work with Minturn to integrate bi-lingual signage about local ecosystems, water quality mitigation, and the importance of healthy rivers. River access in Minturn is rare due to the 235-acre [Eagle Mine Superfund Site](#) (one mile south of the Town), which resulted in high levels of metals in soils, surface water, and groundwater. The State of Colorado, the US EPA, and the property owner engaged in remediation and monitoring efforts, which resulted in significant water quality improvements. However, as a condition of the Eagle River Restoration Project, the Town can only access the river at three points and must maintain a natural riparian zone in all other locations. Little Beach Park is one of the three approved sites by the Department of Public Health and Environment.

Partnerships

Minturn has four committed partners: EVOM, the Eagle River Coalition (ERC), the Eagle River Fund, and the Vail Valley Mountain Trails Alliance (VVMTA). EVOM is a GOCO Generation Wild Coalition led

by the Walking Mountains Science Center, whose mission is to provide equal access to outdoor spaces and opportunities for youth and families in the Eagle Valley. EVOM will partner with the Town to gain additional public input for the project and build a replicable outreach model for Minturn to use going forward. The Town and EVOM have agreed to a scope for outreach, which the Town can share upon request. See the **Continued Engagement Section** of the application for an in-depth discussion of the partnership.

The ERC's mission is to advocate for the health of the Upper Colorado and Eagle River basins through research, monitoring, projects, and education. Minturn's partnership with ERC will support a request to the Eagle River Fund for bi-lingual signage and to secure funding for native riparian vegetation intended to provide erosion control measures by stabilizing the northern riverbank. ERC has committed to helping Minturn by coordinating and overseeing at least one community volunteer-driven river remediation project to install riparian vegetation and provide experiential education to participants.

The Eagle River Fund (ERF) is a long-term field of interest fund intended to support eligible collaborative projects that protect water quality and quantity, as well as the health of natural riparian infrastructure in the Eagle River Watershed. The project aligns with the ERF's vision to protect local waterways for decades due to the bi-lingual educational signage, improved river trail accessibility, and the opportunity to engage the community directly through a volunteer planting project envisioned to mitigate streambank erosion. While the Town will have to apply to the fund through an invitation-only process, leadership at the ERF believes the Project will be strongly competitive and has provided a letter of support detailing why they are encouraging Minturn to be included in the applications requesting ERF support in the upcoming funding cycle.

The VVMTA's mission is to connect the community to the outdoors through sustainable recreation. The VVMTA advocates for soft surface trails, manages trail stewardship programs, maintains and builds trails, coordinates and trains volunteers, educates outdoor recreational users, and creates opportunities to access the outdoors. The non-profit has committed to helping Minturn and the ERC determine the best route for a possible ADA trail to the river, strategize on improving social trails along the riverbank to promote responsible river access and coordinate volunteers to build future trails at Little Beach Park outside of this grant application.

The Town anticipates integrating all four partners into future projects, strengthening Minturn's outreach, improving outcomes for Latino residents and the Eagle River, and expanding outdoor recreational trails through community volunteer events. All four partners provided letters confirming their support and role in the project. The Town will also invite other community partners, such as the Minturn Community Fund, the [Minturn Family Enrichment Center](#), and Eagle County, to participate, support community outreach and engagement, and help guide the project.

GOCO Values

The goals and intended outcomes of Minturn's Little Beach Project strongly align with GOCO's core values. The project promotes *Outdoor Stewardship, Youth Connections, Community Vitality, and Equitable Access* for the residents, regional visitors, and businesses of the Minturn community. The Project also establishes new outreach strategies and relationships for the Town to replicate in future community projects and programs.

The Town will promote ***Outdoor Stewardship*** by working with the Eagle River Coalition (ERC) to apply to the Eagle River Fund to stabilize the northern riverbank, reduce runoff, and design and install bi-lingual educational signage in the park and along the river. The signage will focus on strategies to promote river health and the success of the Eagle River Restoration Project. Finally, the ERC will manage an educational river restoration volunteer event with support from Town staff. These events will involve working with the

community to plant native species to improve the riparian zone outside the potential ADA path and existing social trails.

To increase *Youth Connections*, Minturn will revitalize Little Beach Park, replacing unsafe and outdated outdoor recreation amenities with modern, accessible features. Youth connection to outdoor recreation is essential for Minturn since 18.7% of residents are under 18. Additionally, the significant loss in population (almost 15%) since 2010 makes investing in projects that entice families to stay or relocate to Minturn necessary for the community's long-term sustainability. By working with EVOM on additional outreach, the Town will intentionally seek out the voices of youth and families to determine final project elements, connecting youth to the outdoor amenities at Little Beach Park.

The project will increase *Community Vitality* by improving a regional park and community asset within walking distance of neighborhoods and downtown Minturn. Solidifying Little Beach Park as a regional amenity will entice more visitors to the area, supporting local businesses, drawing more attendees to special events at the amphitheater, and allowing the Town to hold more events at the park. Since outdoor amenities will be chosen through an inclusive, community-driven planning process, the project will increase the quality of life for Minturn's residents, who will select the final recreational features.

Minturn's project will emphasize building ADA recreational amenities and forge a new partnership with EVOM, creating *Equitable Access* to outdoor recreation for this project and future projects. The park lacks ADA access, and the playground equipment lacks accessible features. The Town will explore how to create additional ADA access to the playground and amphitheater through proposed improvements to the interior road and explore ADA access to the river. The new playground space will be fully accessible and inclusive for users of all abilities.

By reopening the public input process and working with EVOM, Minturn has a unique chance to discover how to promote safe outdoor recreation, responsible river access, and increase exercise among the Town's marginalized youth. The Town intends to continue the partnership with EVOM to integrate Latino voices and expand equitable access to Minturn's amenities and services.

Closing:
Minturn's Little Beach Park Project will protect the existing parkland, build vibrant new amenities for residents and rural neighbors, reinvigorate the local economy, and explore how to connect community members to the Eagle River, which they lack due to the Eagle Mine Superfund Site. The new park will provide improved ADA access to recreational amenities and increase the quality of life for families. The Town will support local businesses, entice residents to remain in Minturn, and protect and expand the local tax base. Finally, Minturn will build a long-term partnership with EVOM and create a replicable model for increasing meaningful communication with the Latino population. GOCO's investment in Minturn will immediately benefit current residents by ensuring a safer park while providing and fostering longer-term positive impacts. Little Beach Park will be transformed into a regional treasure, but the community needs GOCO's support to realize this vision.

Source of Funds (CASH)	Date Secured	GOCO Funds	Matching Funds
	12/6/24	\$475,291.00	
Town of Minturn, Colorado	9/3/24		\$131,197.00
Business and Community Donations for Additional Recreational Amenities	6/1/25		\$5,000.00
Eagle River Fund	2/1/25		\$12,000.00
DOLA EIAF Grant	12/1/24		\$147,000.00
Source of Funds (IN-KIND)			
Town of Minturn, Colorado	9/3/24		\$20,000.00
	subtotal	\$475,291.00	\$315,197.00
TOTAL SOURCE OF FUNDS			\$790,488.00

Use of Funds (IN-KIND)		Description	Matching Funds
<i>In-Kind</i>	Staff Project Management Oversight of Design and Construction		\$20,000.00
	<i>subtotal</i>		\$20,000.00
		GOCO Funds	Matching Funds
		<i>subtotal</i>	\$475,291.00
TOTAL USE OF FUNDS*			\$315,197.00
			\$790,488.00

OTHER LEVERAGED RESOURCES (OPTIONAL)

TOTAL PROJECT VALUE		\$792,733.00
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Budget Narrative - Town of Minturn Little Beach Park Enhancement Project

Source of Funds (\$5,000 Business and Community Donations for Additional Recreational Amenities)

The Town will seek donations from local business and the community throughout 2024 and 2025 to increase community ownership of the project.

Sources of Funds - DOLA EIAF Grant (\$147,000)

The Town has applied to the Colorado Department of Local Affairs (DOLA EIAF) to repair and stabilize the retaining wall. DOLA has indicated support for the project due to the urgency of the failing wall and its imminent threat to the playground. However, DOLA will not fund the grant unless GOCO awards funding to revitalize Little Beach Park. The Town sought DOLA funding for Phase I of the project, since recreation improvements (Phase II) cannot move forward before the retaining wall is secure.

Sources of Funds – Eagle River Fund (\$12,000)

The Eagle River Fund is encouraging the Town to apply for \$4,000 for plantings for an educational river remediation volunteer event and \$8,000 for bi-lingual signage.

Bi-Lingual Outreach (\$5,000 GOCO and \$5,000 TOM)

Minturn will contract with EVOM to support bi-lingual and youth public outreach efforts to finalize recreational amenities for Little Beach Park.

TBD Park Improvements (\$171,622: \$112,025 GOCO and \$59,597 TOM)

The budget sets aside \$171,622 in funding for undefined park improvements. While many of the park amenities were selected during the Little Beach Park Area Recreation Plan process, additional outreach will occur in 2024 and early 2025, that will likely result in additional recreational amenities. As part of this line item, the Town will ask residents about ADA river access and improvements to social trails along the river for fishing and river access.

If the community identifies project elements that are significantly more expensive, the Town will follow the process below to ensure that community priorities drive the final budget:

- a. Minturn will pursue funding from additional grant resources such as the Colorado Health Foundation or the Gates Foundation.
- b. Raise local funding from businesses and community donations.
- c. The Town will consider if it can increase its local match in the 2025 budget cycle.
- d. Working with the community to value engineer project elements while still maintaining the community's vision.

In-Kind Use of Funds (\$20,000 TOM)

Staff at Minturn will oversee the design and construction of the project at an estimated \$20,000.

Other Leveraged Resources (\$1,000 TOM)

The Town will hold a communitywide picnic in August to gain additional feedback on recreational amenities (\$1,000).

Other Leveraged Resources (\$720 Volunteers)

Volunteer support for the river educational restoration volunteer event. The event will have six volunteers participating for 4 hours and 30 per hour.

Other Leveraged Resources (\$525 ERC)

ERC staff will dedicate up to 15 hours of time for an educational river restoration volunteer event. Their time will include creating and posting marketing materials, managing waivers and registration, providing planting supplies like gloves and tools, consulting regarding orders and quantities of vegetation, and spearheading the event.

Vision/Design/Construction Timeline

The Town of Minturn (TOM) is already underway with additional community visioning. The Town is partnering with Eagle Valley Outdoor Movement (EVOM) and will have a member of EVOM's staff work as part of the project team. The Town will hire an Engineering and Design firm (s) that will integrate engagement into the final design. The project team expects the updated outreach/design process to be completed in October 2025, with construction underway by May 2026 and completed by October 2026.

The Town anticipates following the schedule below:

- November 2024: Fall picnic in the park with support from EVOM to obtain additional feedback.
- December 8, 2024: GOCO awards funds to TOM.
- January 2025: Contract with EVOM for Latino outreach and planning support.
- January 2025: Contract with a design and engineering firm that specializes in working with diverse communities and river mitigation projects.
- February 2025: Bid for Retaining Wall
- February 2025: Kick-off meeting with the Project Team to include EVOM.
- March 2025: Create surveys in Spanish (EVOM) and English (TOM).
- March 2025 – April 2025: Survey results gathered by TOM and EVOM.
- May 2025: Onsite meeting at Little Beach Park (TOM, EVOM, and design firm). 30% designs with potential park layouts and options included in English and Spanish. TOM and EVOM will distribute surveys and hold a public listening session.
- June 2025-August 2025: Retaining Wall stabilized.
- June 2025: Second onsite meeting at Little Beach Park (TOM, EVOM, and Design Firm) to present 60% designs. TOM and design consultant will have incorporated feedback from the first onsite meeting and surveys.
- August 2025: 90% design review of Little Beach Park with Project Team.
- October 2025: 100% design of Little Beach Park.
- November 2025: Design put out to bid.
- January 2026: TOM awards construction bid.
- *April 2026: Mobilization of construction equipment.
- *May 2026: Groundbreaking for community.
- *October 2026: Finished construction of all park elements.
- October 2026: Community celebration held at Little Beach Park

* Minturn will partner CPW to follow Best Management Practices for instream work associated with the project. As such in stream work will take place only through August 15 - September 30 annually. Additionally, Minturn will minimize heavy construction or earth moving activities during the winter months to avoid auditory disturbance for wintering elk (December 1- April 15 annually). Minturn will also include educational signage relative to human-moose conflict and monitor and treat for noxious weeds post site disturbance.

**TOWN OF MINTURN, COLORADO
RESOLUTION 50 – SERIES 2024**

**RESOLUTION AUTHORIZING AND SUPPORTING A COMMUNITY IMPACT
GRANT APPLICATION TO GREAT OUTDOORS COLORADO
FOR THE LITTLE BEACH PARK ENHANCEMENT PROJECT**

WHEREAS, the Town of Minturn ("Town") is a political subdivision of the State of Colorado, and therefore an eligible applicant for the community impact grant program offered by Great Outdoors Colorado ("GOCO"); and

WHEREAS, Great Outdoors Colorado invests a portion of Colorado Lottery proceeds to help preserve and enhance the state's parks, trails, wildlife, rivers and open spaces awarding competitive grants to local governments and land trusts and makes investments through Colorado Parks and Wildlife; and

WHEREAS, the Town will undertake a community outreach process partnering with Eagle Valley Outdoor Movement (EVOM) to undertake a bi-lingual, youth driven public outreach process to determine final amenities at Little Beach Park; and

WHEREAS, the Town is highly committed to protecting existing outdoor recreation at Little Beach Park the community's only park and expanding outdoor recreation with new and updated park equipment, amenities and services for the residents of Minturn; and

WHEREAS, the Town has been invited by GOCO Program Officer to submit a Community Impact Fund Grant Application, after having received a favorable review of the Town's concept paper, to request a total of \$475,291 in GOCO funding with a Town of Minturn cash match of \$131,197 and an in-kind match of \$20,000, community donations of \$5,000, an Eagle River Fund contribution of \$12,000, and a Colorado Department of Local Affairs grant award of \$147,000 for the design and construction of the improvements for Little Beach Park; and

WHEREAS, the Town Council will commit revenue from the Construction Use Tax via the Capital Improvement Fund for the ongoing maintenance of the park facilities.

WHEREAS, the Minturn Town Council finds that the Little Beach Enhancement Project will promote the health, safety and general welfare of the Minturn community.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN OF MINTURN, COLORADO, THAT:

Section 1. The above recitals are hereby incorporated as findings by the Town.

Section 2. The Town Council of the Town of Minturn supports the Community Impact Fund Grant Application and will authorize the expenditure of funds necessary to meet the terms and obligations of any grant awarded pursuant to a Grant Agreement with GOCO.

Section 3. If the grant is awarded, the Town Council hereby authorizes the Mayor or his designee to sign the grant agreement with Great Outdoors Colorado.

Section 4. This resolution to be in full force and effect from and after its passage and approval.

INTRODUCED, READ, APPROVED, RESOLVED, AND ADOPTED THIS 3rd DAY OF SEPTEMBER, 2024.



Earle Bidez, Mayor

Attests:



Jay Brunvand, Town Clerk/Treasurer





COLORADO PARKS & WILDLIFE
WILDLIFE REVIEW

The applicant is responsible for addressing any environmental impacts associated with the project, including securing all necessary permits, licenses, clearances, and environmental analysis necessary to comply with local, state, or federal law.

Applicant

Name: **Town of Minturn**

Email: **manager@minturn.org**

Title: **Town Manager**

Phone: **970-827-5645**

Please consult with your local Colorado Parks & Wildlife (CPW) District or Area Manager to complete the table below and associated narrative questions as appropriate.

CPW Representative

Name: **Matt**

Email: **matt.yamashita@state.co.us**

Title: **Area Wildlife Manager**

Phone: **970.947.2927**

☐ CPW representative, check this box if no significant environmental considerations exist and skip the remainder of the form.



Environmental Considerations	Not Applicable	Negligible Impacts	Minor Impacts	Significant Impacts	Insufficient Information
Plant/animal species of special concern; state/federal listed or proposed listed	☐	☒	☐	☐	☐
Unique or important habitat (<i>i.e. migration, winter-range, reproductive considerations</i>)	☐	☐	☒	☐	☐
Unique or important aquatic habitat (<i>i.e. fish passage, spawning habitat</i>)	☐	☒	☐	☐	☐
Water quality/quantity – surface and ground water considerations	☐	☒	☐	☐	☐
Stream flow characteristics	☒	☐	☐	☐	☐
River corridors/lakes/ponds/ seasonal water ways	☐	☒	☐	☐	☐
Wetlands/floodplains	☐	☒	☐	☐	☐
Storm water runoff	☐	☒	☐	☐	☐
Sedimentation	☐	☒	☐	☐	☐
Disturbances to neighboring properties	☐	☒	☐	☐	☐
Soil/erosion	☐	☒	☐	☐	☐
Introduction or promotion of non-native species	☒	☐	☐	☐	☐
Environmental disturbances during construction	☐	☐	☒	☐	☐

MITIGATION Please describe any necessary mitigation measures under consideration for impacts exceeding negligible (consider alternative design or trail route system; screening users from wildlife area, protection of critical habitat, channeling use through less sensitive habitat areas; re-vegetation of disturbed areas and control of invasive species; management of users and related activities with signs, fencing, and education programs; consideration of runoff when selecting project materials, such as uncured concrete to encourage seepage; comprehensive storm water runoff plan).

CPW recommends implementation of Best Management Practices for any instream work associated with this project. Typical work windows for applicable trout species are August 15 - September 30 annually. Additionally, it is recommended to avoid or minimize heavy construction or earth moving activities during the winter months to avoid auditory disturbance for wintering elk (December 1 - April 15 annually). CPW also recommends educational signage relative to human-moose conflict. CPW plans to work with the Town to provide information etc. in order to fulfill this recommendation. Lastly, CPW recommends the Town of Minturn also monitor and treat for noxious weeds post site disturbance.



BENEFIT Please describe any anticipated positive impacts on wildlife and/or sensitive species (consider habitat improvement such as restoration of native habitat, wetlands restoration, erosion reduction, sediment reduction, river corridor clean-up, or plantings with a diversity of species and plant types for habitat restoration, and the reduction or elimination of non-native plant species; education of users through environmental education programs, opportunities for “watchable wildlife,” and wildlife impact monitoring).

CPW anticipates this project will improved fishing access for members of the public, and also provide the opportunity for wildlife viewing.

ENVIRONMENTAL COMPLIANCE The applicant is responsible for adhering to all applicable environmental compliance regulations including, but not limited to Migratory Bird Treaty Act; concurrence with US Fish and Wildlife Service if any federally listed species of concern exist in project area; Clean Water Act section 404; US Army Corps of Engineers 404 permits; raptor buffer guidelines and incorporation of CPW recommended wildlife best management practices; CO Senate Bill 40 (33-5-101-107, CRS 1973 as amended); Colorado Historical, Prehistoric and Archeological Resources Act.

N/A



September 5, 2024

Dear Great Outdoors Colorado Board and Staff,

The Eagle Valley Outdoor Movement (EVOM), is excited to support the Town of Minturn's grant application to engage the community in a planning effort to improve a local park. EVOM is a group of organizations and community members, led by Walking Mountains Science Center, striving to provide equal access to outdoor spaces and opportunities for youth and families in the Eagle River Valley. EVOM is partnering with the Town of Minturn to ensure our Spanish speaking residents have an opportunity to learn about the planning process and provide input for future park improvements.

The project aligns with several goals of EVOM, but specifically to prioritize safe outdoor spaces within walking distance to community member's homes. This park provides opportunities for the community to come together for social and cultural connection. Creating an updated park for local youth and families to enjoy is an unbelievable benefit.

As a partner of this project we will assist the Town of Minturn to accomplish the following:

- Conduct meaningful bilingual community outreach
- Administer a bilingual community survey to gain feedback on park improvements
- Spanish translation at public planning meetings so that all community members can participate
- Increase overall community engagement

The project outlined in their grant application will increase local access to safe outdoor spaces and allow for the community to participate in the planning effort, which will result in ownership of essential gathering spaces. These efforts are important to the EVOM because spending time in nature should be within reach for all.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Gina Van Hekken', is written above the printed name.

Gina Van Hekken
 Senior Director of Strategic Initiatives
 Walking Mountains Science Center

A handwritten signature in dark ink, appearing to read 'Teresa Cierco-Lopez', is written above the printed name.

Teresa Cierco-Lopez
 EVOM Manager
 Eagle Valley Outdoor Movement



September 10, 2024

Jackie Miller
Executive Director
Great Outdoors Colorado
1900 Grant St., Suite 725,
Denver, CO 80203

RE: Eagle River Coalition supports Minturn's Little Beach Park Enhancement Project

Dear Ms. Jackie Miller,

I am writing to express our strong support for the Town of Minturn's application to the Great Outdoors Colorado (GOCO) Community Impact Grant program. The Project will support both stabilizing the retaining wall and transforming the outdated and unsafe park into a premier river amenity. Working with the Little Beach Park Area Recreation Plan (LBP Plan) as a framework, the Town will partner with Eagle County Outdoor Moves (EVOM) to expand Latino outreach before finalizing park amenities. Potential park improvements include a modern, accessible playground, demolishing the pit restrooms and replacing them with an ADA accessible trailer styled porta potty, improving internal circulation and ADA access for vehicles, a full multi-use court, additional park seating, ADA river trail access, and river mitigation with bi-lingual educational signage.

Eagle River Coalition advocates for the health of the Upper Colorado and Eagle River watersheds through research, education, and restoration projects. We protect and enhance the natural, scenic, and economic values that our rivers and tributaries provide to the residents, visitors, and wildlife of Eagle County. We support the Project because the park's location near the Eagle River and the

project's intention of integrating riparian restoration work provide powerful opportunities to educate the community and protect its natural resources. Bilingual signage will provide access to education on the importance of healthy riparian areas and enrich the experiences of users from visitors and the local community. The park is an inclusive and accessible hub for recreation, and our support recognizes that the project creates a foundation for long-term efforts of advancing water quality efforts with its path, maintaining and increasing watershed education through signage, and thereby growing community stewardship.

The Eagle River Coalition is ready to be engaged and supportive of the Minturn Little Beach Park Enhancement Project moving forward. We proudly commit to partnering with Minturn in planning activities as the Project moves forward and we will use existing communication channels to update the community on the Project as well as engagement opportunities. Please give Minturn's application the highest consideration. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "MSH Smith".

Melanie Smith

Development Director, Eagle River Coalition



EAGLE RIVER COALITION

PO Box 1477, Gypsum CO, 81637 | 970.827.5406 | eagleriverco.org



September 10, 2024

Jackie Miller
Executive Director
Great Outdoors Colorado
1900 Grant St., Suite 725,
Denver, CO 80203

RE: Expressing Support for Minturn's Little Beach Park Enhancement Project

Dear Ms. Jackie Miller,

I am writing to express our support for the Town of Minturn's application to the Great Outdoors Colorado (GOCO) Community Impact Grant program. The Project will support both stabilizing the retaining wall and transforming the outdated and unsafe park into a premier river amenity. Working with the Little Beach Park Area Recreation Plan (LBP Plan) as a framework, the Town will partner with Eagle County Outdoor Moves (EVOM) to expand Latino outreach before finalizing park amenities. Potential park improvements include a modern, accessible playground, demolishing the pit restrooms and replacing them with an ADA accessible trailer styled porta potty, improving internal circulation and ADA access for vehicles, a full multi-use court, additional park seating, ADA river trail access, and river mitigation with bi-lingual educational signage.

The Eagle River Fund is a long-term field of interest fund intended to support eligible collaborative projects that protect water quality and quantity, as well as the health of natural riparian infrastructure in the Eagle River Watershed. On behalf of the Fund, I wish to express support for the Project because it is an example of the type of project that is anticipated to present as competitive in the Eagle River Fund application process requesting financial support.



I believe the Project to be strongly competitive because it is a collaborative effort with multiple anticipated funding sources; it realizes items that have been documented as in line with Minturn community values through the Town's long-term planning processes; and it includes elements that are anticipated to benefit water quality and improve natural infrastructure. These elements – specifically the bi-lingual educational signage, improved river trail accessibility, and the opportunity to engage the community directly through a volunteer planting project envisioned to mitigate streambank erosion – are in line with the Eagle River Fund's vision to protect local waterways for decades to come.

The Eagle River Fund is supportive of the Minturn Little Beach Park Enhancement Project moving forward. We commit to encouraging the Project to be included in applications requesting Eagle River Fund support in its upcoming funding cycle. We hope that you will give Minturn's application strong consideration. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Melanie Smith". The signature is written in a cursive, flowing style.

Melanie Smith

Operations Manager, Eagle River Fund



Vail Valley Mountain Trails Alliance
PO Box 3986
Avon, CO 81620
www.vvmta.org

September 10, 2024

Jackie Miller
Executive Director
Great Outdoors Colorado
1900 Grant St., Suite 725,
Denver, CO 80203

RE: VVMTA's support for Minturn's Little Beach Park Enhancement Project

Dear Ms. Jackie Miller,

I am writing to express our strong support for the Town of Minturn's application to the Great Outdoors Colorado (GOCO) Community Impact Grant program. The Project will support both stabilizing the retaining wall and transforming the outdated and unsafe park into a premier river amenity. Working with the Little Beach Park Area Recreation Plan (LBP Plan) as a framework, the Town will partner with Eagle County Outdoor Movement (EVOM) to expand Latino outreach before finalizing park amenities. Potential park improvements include a modern, accessible playground, demolishing the pit restrooms and replacing them with an ADA accessible trailer styled porta potty, improving internal circulation and ADA access for vehicles, a full multi-use court, additional park seating, ADA river trail access, and river mitigation with bi-lingual educational signage.

The VVMTA's mission is to connect our community to the outdoors through sustainable recreation. Little Beach Park is a growing hub for the Minturn community that with this support, will provide a stronger, inclusive and accessible recreation area for the community.

The VVMTA is excited to be a partner for this project. We are committed to providing our expertise and resources to help Minturn and the Eagle River Coalition determine the best route for an ADA trail to the river, strategize on improving social trails along the riverbank to promote responsible river access, and coordinate volunteers to build future trails at Little Beach Park.

We strongly support Minturn's application. Please give Minturn's application the highest consideration. Thank you.

Sincerely,

Executive Director
ernest@vvmta.org



September 5, 2024

Jackie Miller
Executive Director
Great Outdoors Colorado
1900 Grant Street, Suite 725
Denver, CO 80203

RE: Minturn Community Fund supports Minturn's Little Beach Park Enhancement Project

Dear Ms. Miller,

I am writing to express our strong support for the Town of Minturn's application to the Great Outdoors Colorado (GOCO) Community Impact Grant program. The Project will support both stabilizing the retaining wall and transforming the outdated and unsafe park into a premier river amenity. Working with the Little Beach Park Area Recreation Plan (LBP Plan) as a framework, the Town will partner with Eagle County Outdoor Moves (EVOM) to expand Latino outreach before finalizing park amenities. The potential park improvements include a modern, accessible playground, demolishing the pit restrooms and replacing them with an ADA accessible trailer styled porta potty, improving internal circulation and ADA access for vehicles, a full multi-use court, additional park seating, ADA river trail access, and river mitigation with bi-lingual educational signage.

The Minturn Community Fund (MCF) is a non-profit organization that was founded over 20 years ago and exists to connect the people, enhance the lives, and preserve the culture of Minturn. We have partnered with the Town of Minturn since our inception and value the many collaborative projects and programs we have produced together over the years, most of which happen at Little Beach Park. The park and amphitheater are more than just amenities, they are the heart and soul of Minturn, providing a gathering place for our free summer concert series, traveling children's theater workshops, interactive drum circles, aerial arts performances, winter "rail jam" expos, Boy Scout court of honor ceremonies, and many memorial services and weddings. To say that Little Beach Park is the center of all happenings in Minturn is an understatement. It encourages grass-root, intercultural, and multi-generational connections and is truly a community gem.

The MCF is ready to be engaged and supportive of the Minturn Little Beach Park Enhancement Project moving forward. We commit to take part in planning activities as the project moves forward, use existing communication channels to update the community on the project, and will work with the Town to fundraise for additional recreational amenities. Please give Minturn's application the highest consideration.

Thank you.

Sincerely,

Diana Scherr, President of the Board



Failing Retaining Wall, Playground, and Interior Driveway



Existing Multi-Use Court



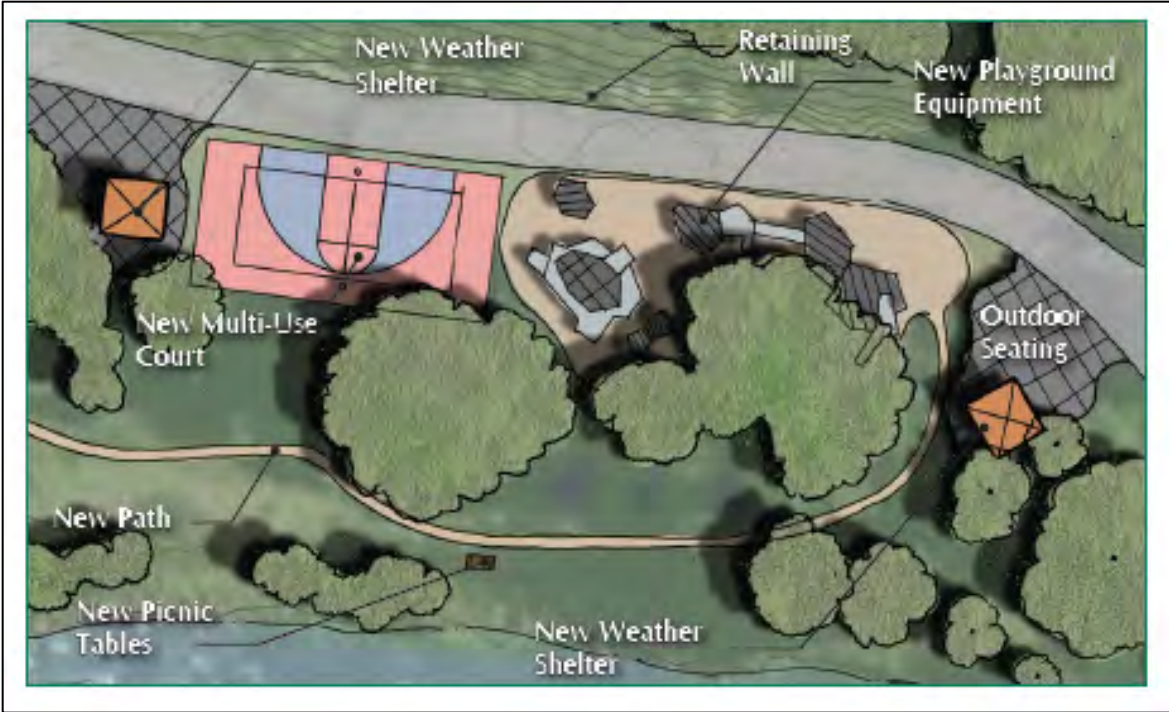
Non-Code Compliant Playground Structure



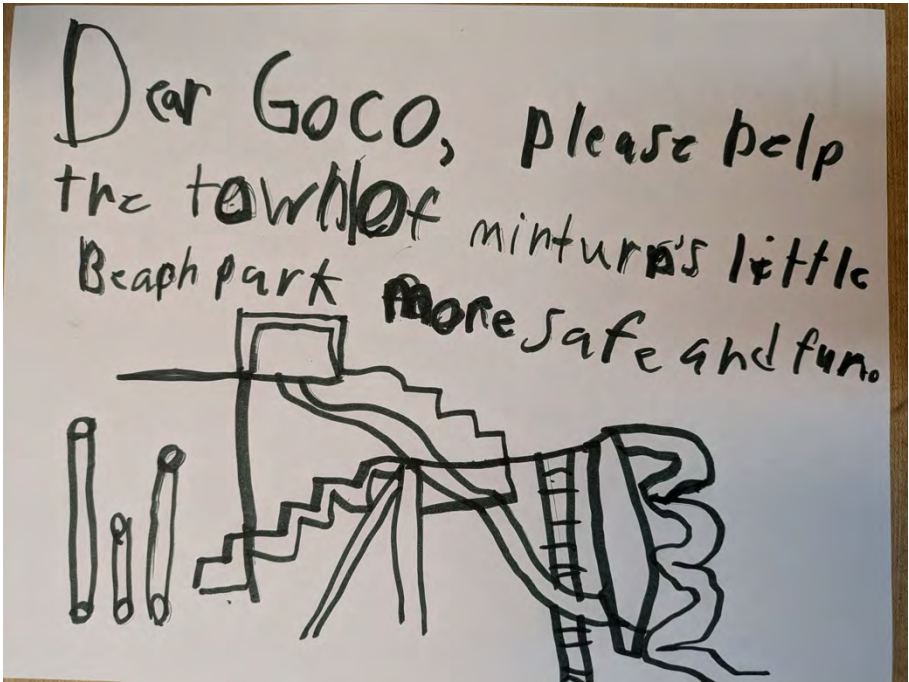
Town Manager Metteer discuss river restoration and ADA river access with the Eagle River Coalition



Small Parking Lot – Future ADA Access



Phase I and Phase II of Little Beach Park Concept Plan



MINTURN / LITTLE BEACH PARK AREA MAP





VI. Plan Recommendations

Section 8, ItemA.

Plan Recommendations for Specific Facilities

Little Beach Park

1. Eliminate the driveway and small parking lot on the north side of the Park. Convert these spaces to park uses.
2. Upgrade or replace the bathrooms with new ones.
3. Update the playground equipment.
4. Create a new multi-use court in the location of parking and the current bathrooms.
5. Add additional park amenities such as picnic tables, benches, and site furnishings.
6. Enhance access to Eagle River while promoting safety during high water times of year.
7. Confirm stability of timber retaining wall.
8. Integrate educational elements into the Park.



VI. Plan Recommendations

Section 8, ItemA.

Little Beach Amphitheater

1. Expand and add more lawn seating area.
2. Re-grade the access path from the upper parking lot to the stage so it is not as steep for service, operations, and for guests. Make it ADA accessible.
3. Develop new bathroom and concessions facilities at the top, near the main parking lot.
4. Create a main entrance that is a clear point of arrival into the amphitheater.
5. Add a green room to the back of the stage that is covered and provides shade and cover from rain.
6. Add power to the large parking lot.
7. Add power plugs on the stage.
8. Consider a loading dock on the west side of the stage.
9. Add vehicle access from the west for loading and unloading.
10. Enhance and formalize the main upper parking lot serving the Amphitheater.



August 18, 2024

The Eagle River Fire Protection District is considering asking voters to approve a 0.79 percent sales tax to help fund the District's emergency services. The proposed sales tax, which must be approved by voters, would provide critical revenue to maintain the level of service currently provided by ERFPD and ensure that we are properly staffed with well-maintained equipment, while asking visitors and tourists to help pay for the emergency services they rely upon.

The District is primarily funded through property taxes. In accordance with the mill levy implemented by voters in 2012, the District's mill levy rate dropped this year to 6.618 from 9.32 in 2023 to account for the recent assessment increases in Eagle County. That amount of funding is being outpaced by large increases in service calls and the impact of inflation on personnel, equipment and maintenance costs. Over the past five years, service calls have risen by 24 percent as the District's population and visitation increases. ERFPD also faces challenges brought on by our aging population and increasing wildfire risk.

The District needs additional revenue to keep pace with these challenges. However, given recent increases in assessment rates, we do not want to ask homeowners and businesses for a property tax increase.

Without new revenue, the District would transition into a "diminish and suspend" strategy for its operations. That means diminishing engine company staffing, which could include periodic station closures with delayed intervention in fires and other emergencies, and suspending firefighting equipment and fire engine replacement even if required by age and condition.

Current budget projections show that the District would also need to utilize its emergency reserves starting in 2026 for general operations. The emergency reserve is intended to help pay for responses to major disasters like wildfires or floods and help the District continue operations during significant economic downturns (such as what happened in 2009). Current budget projections set the emergency reserve amount at approximately \$3.9 million, but because of increasing operating costs, these same projections also show the emergency reserve dropping below well below \$1 million by 2029, with no ability to replenish it. Using emergency reserves for general operations would not allow the District to ensure proper engine company staffing or replace firefighting equipment and fire engines when required.

That's where a sales tax can provide critical funding. The proposed sales tax, which would not apply to groceries or prescriptions, would ensure that tourists and visitors help fund emergency services and take some of the funding burden off local residents and businesses. Estimates show that approximately half of all sales taxes collected in Eagle County are paid by out-of-town visitors; it's only fair they help contribute to local emergency services.

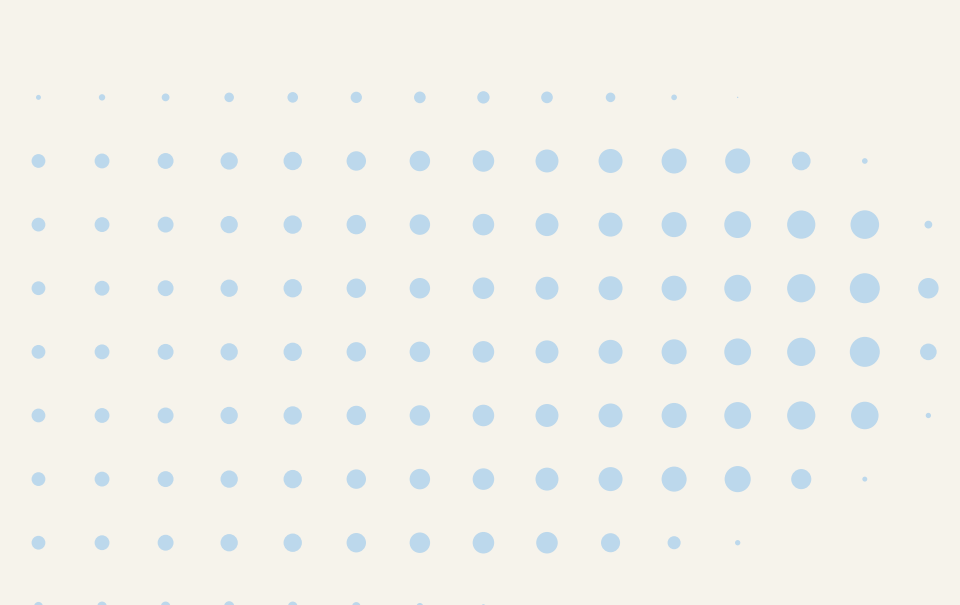
If the ERFPD board decides to move forward—and voters approve—the sales tax would provide approximately \$6.8 million per year. Those funds would be dedicated to:

- Maintaining fire equipment to extend their useful life and replacing firefighting vehicles when necessary
- Investing in up-to-date firefighter safety gear to protect our emergency personnel and ensure they are prepared to respond to any type of emergency
- Upgrading wildland firefighting equipment
- Providing adequate staffing to address increasing emergency call volume
- Improving and equipping current and future fire stations to maintain prompt response times

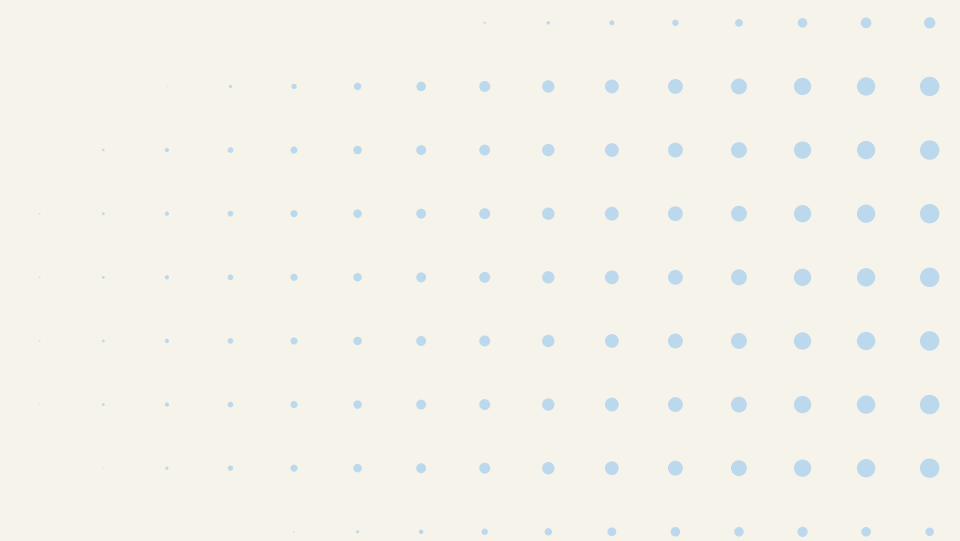
This will ensure a fiscally stable agency, with appropriate staffing and equipment and facilities that are maintained and ready to respond when called upon.

EVCCA & TOWN OF MINTURN BUSINESS PARTNERSHIP:

**Enhancing Community Well-being and
Economic Growth through Early
Childhood Education**



OVERVIEW

- The Need
 - The Proposal
 - Economic Benefits
 - Long-Term Community Benefits
 - The ROI of Early Childhood Education
 - Aligned with True North
 - Conclusion
 - Q & A
- 

THE NEED

- **Current Situation:**
 - **Limited infant and toddler care locally with no licensed care options in Minturn**
- **The Solution:**
 - **Opening the Minturn Family Enrichment Center, which will provide care for infants and toddlers in a convenient, local setting.**

THE PROPOSAL

EVCCA is seeking to enter into a business partnership with the Town of Minturn. In this partnership, EVCCA will ensure 10 childcare spots at the new Minturn Family Enrichment Center are enrolled with Minturn residents at opening. The Town of Minturn will support the opening of the Minturn FEC by providing \$100,000 in funding support for the center.



EVCCA | 2024

ECONOMIC BENEFITS

Increased Workforce Participation

- Reliable childcare allows parents, especially mothers, to return to or remain in the workforce.
- On average, mothers experience a notable increase in income after securing stable childcare.

Increased Household Income

- With local access, parents reduce time and money spent on commuting to childcare centers in neighboring towns.
- Families experience enhanced work-life balance, contributing to greater productivity and retention in the workforce.

LONG-TERM COMMUNITY BENEFITS

Higher Education and Career Outcomes:

- Children enrolled in high-quality early education programs are more likely to achieve better education and career outcomes later in life.
- Healthier, well-educated children contribute to a stronger, more prosperous local economy.

Better Health Outcomes:

- Improved physical and emotional health in children enrolled in structured early education.
- Reduces long-term community health costs through early intervention.

Building a Strong Minturn:

- Access to high-quality, affordable childcare supports thriving, strong families.
- Thriving, strong families are the foundation of a thriving, strong community.

THE ROI OF EARLY CHILDHOOD EDUCATION

Comprehensive, high-quality birth-to-five programs deliver a 13% ROI.



Every \$1 invested in quality early childhood programs can yield returns between \$4 and \$16.

ALIGNED WITH TRUE NORTH



“Leverage Minturn’s assets to benefit and maintain our funky, proud, uniquely classic mountain town where people grow roots through creating opportunities and community engagement.” (Town of Minturn 2023 – 2025 Strategic Plan)

CONCLUSION

Your support is crucial. Families and providers alone cannot carry the burden of supplying communities with the benefits of Early Childhood Education.

Local families need affordable, high-quality childcare to thrive. The long-term economic and social benefits will outweigh the initial investment.



EVCCA | 2024

THANK YOU
for your consideration

QUESTIONS?



Eagle Valley Child Care Association

July 11, 2024

Dear Town Manager and Members of the Minturn Town Council,

I hope this letter finds you well. I am writing on behalf of the Eagle Valley Child Care Association (EVCCA) to propose a business partnership with the Town of Minturn that will support the establishment of the Minturn Family Enrichment Center (MFEC). I had the pleasure of presenting this project to you at the May 15 council meeting and appreciate your consideration of our proposal.

The MFEC project is a vital initiative aimed at transforming the ECSD property located at 436 Pine Street into a high-quality early childhood education and family support facility. This center will provide essential services to families in Minturn and the surrounding areas, addressing the significant demand for accessible childcare, especially for accessible infant and toddler care.

In order to bring this project to fruition, we propose a partnership in which the Town of Minturn contributes \$100,000 towards the necessary renovations to make the MFEC facility licensing-compliant and ready for operation. In return for your generous contribution, EVCCA will guarantee that 10 childcare slots at the opening of MFEC will be reserved for families with household members who live and/or work in Minturn.

According to a recent survey, approximately 20% of households on our waitlist have adult household members who live and/or work in Minturn. With our current waitlist just over 400 families, it is clear that there is a critical need for quality childcare in our community. Your support will not only help us address this need but also contribute to the overall well-being and future prosperity of Minturn's families.

I have received multiple inquiries from Minturn families asking if there is any way they can receive priority since the center is in Minturn. As residents of the areas where our other centers are located do not receive such a priority, we cannot fairly provide this to Minturn residents. This underscores the urgency and importance of our proposed partnership, which will directly benefit Minturn families and further your strategic goal of sustaining and investing in the things that define Minturn as a proud, sturdy mountain town. While this proposal outlines a short-term business partnership, we are open to discussing a long-term arrangement that could give Minturn residents or employees access to a priority waitlist for future openings at MFEC. This would ensure ongoing support for the community's childcare needs and further strengthen our collaboration.

If you need more information before making a decision, please do not hesitate to reach out to me directly at 970-476-1615 or sarah@eaglevalleychildcare.org. I would be happy to provide additional details or answer any questions you may have. Once a decision has been made,



Eagle Valley Child Care Association

please inform us of the council's decision and any next steps we should take to formalize our partnership.

I have enclosed a brief overview of the Minturn Family Enrichment Center project for your reference. We would be happy to provide any additional information or answer any questions you may have about this initiative.

Thank you for considering our proposal. We are grateful for the opportunity to partner with the Town of Minturn in support of this important cause. We look forward to working together to make a positive impact on the lives of children and families in our community.

Best regards,

Sarah Foglesong
Executive Director
Eagle Valley Child Care Association (EVCCA)
Sarah@eaglevalleychildcare.org
970-476-1615



Minturn Family Enrichment Center

Eagle Valley Child Care Association

Addressing the Child

Section 9, Item C.

Minturn and surrounding areas face a critical shortage of affordable and accessible childcare options. The Minturn Family Enrichment Center will serve as a crucial support system for working families, offering high-quality childcare services and alleviating the burden on parents.

Empowering Families:

By providing equitable access to childcare, the center will empower families to pursue career opportunities, further their education, and contribute to the economic growth and vitality of the Eagle Valley region.

Nature-Based Early Learning:

Through outdoor exploration, gardening activities, and nature-inspired play, children will develop a deeper appreciation for the environment while fostering a sense of stewardship and environmental appreciation from an early age.

The Minturn Family Enrichment Center is a vital initiative spearheaded by the Eagle Valley Child Care Association (EVCCA) to address the pressing need for quality childcare in Minturn and surrounding areas. With an increasing number of families struggling to find affordable and accessible childcare options, this project aims to provide a lifeline to parents while nurturing the development of the youngest members of our community.

EVCCA is actively seeking partnerships with local businesses, community organizations, and philanthropic individuals who share our commitment to supporting early childhood development, strengthening family bonds, and bringing nature-based early learning to the valley. As part of our efforts, we are currently fundraising to meet our \$250,000 goal needed to perform facility renovations and bring our vision to life.

For inquiries or to explore partnership opportunities, please contact Sarah, Executive Director of Eagle Valley Child Care Association at sarah@eaglevalleychildcare.org.

Objective: The Minturn Family Enrichment Center seeks to transform the former ECSD childcare property into a state-of-the-art early childhood education and family support facility.

Projected Capacity: Upon completion, the center will accommodate up to 32 children, ranging from infants to five years old, with a focus on serving infants and toddlers.

Facility Features: This 3,800-square-foot early care and learning center will provide age-appropriate learning environments and nature-based outdoor play areas tailored to support each child's development.

Timeline: Renovations of the facility are planned, with construction slated to commence in May 2024. The Minturn Family Enrichment Center is projected to open its doors to the community in January 2025.



To: Town Council
From: Madison Harris
Date: September 13, 2024
Agenda Item: Ordinance 20 - Series 2024 An Ordinance Amending Chapter 16 - Zoning and Chapter 19 – Historic Preservation of the MMC

REQUEST:

Review and make a decision to approve, approve with modifications, or deny Ordinance 20 - Series 2024 An Ordinance Amending Chapter 16 - Zoning and Chapter 19 - Historic Preservation of the MMC.

UPDATE:

At the September 3, 2024 Council meeting, Council voted to pass Ordinance 20 - Series 2024 on first reading with the amendment that Option 3 be added back into the ordinance to help ensure flexibility. Staff has addressed this by creating a line item within all relevant zone district use tables to allow for historic properties to be exempt from the two year ownership requirement for short term rentals. As part of this, staff also included the definition of Short Term Rental to be added to Chapter 16 - Zoning.

INTRODUCTION:

The Town Council and HPC conducted a joint session on July 17, 2024 to discuss options to help give property owners certainty concerning historic preservation.

ANALYSIS:

At the June 5, 2024 meeting Council discussed balancing historic preservation, economic feasibility, and the utilization of property, particularly in the Town's downtown, commercial generating area. In response to this a work session was scheduled at the July 17, 2024 meeting.

During the work session staff brought forth nine different ideas for Council to discuss and give direction on. Staff was directed to bring back an ordinance addressing Options 1-7:

1. Option 1: Eliminate the requirement for two sets of design review guidelines
2. Option 2: Eliminating potentially redundant approval requirements
3. Option 3: Allow for historically designated structures in the downtown corridor to have the immediate ability to function as short term rentals on all floors
4. Option 4: Encourage historic preservation reinvestment as part of the Downtown Development Authority Operations Plan
5. Option 5: Require a minimum of two nominators for a structure to be nominated for historic designation
6. Option 6: Create a process whereby property owners can determine if their structure would be historically designated without necessarily "supporting" such a designation

7. Option 7: Allow residential in the Downtown Character Area on the back 50% ground floor of historically designated commercial buildings to create live/work opportunities

When discussed at HPC, they forwarded a recommendation of approval with the following changes:

- Amend the definition for alteration and the historic designation process to allow for the selection of facades (not to exceed 50% of the exterior of the structure) to be prioritized to remain the same and trigger the Certificate of Appropriateness process even if 50% of the structure is not affected.
- To add a visual example to the definition of alteration.
- To amend the intent statement of Sec. 16-6-35 - 100 Block Commercial Zones subsection (b) to add lodging as a use at the street level.
- To amend the *** clause at the end of the Old Town Character Area Use Table to specify 50% of the “proposed ground floor area”

When discussed at Planning Commission, the Planning Commission forwarded a recommendation of approval with the following changes:

- Remove Option 3: Allow for historically designated structures in the downtown corridor to have the immediate ability to function as short term rentals on all floors with the reasoning that this option does not meet the intent of the 2023 Imagine Minturn Community Plan’s guidelines for the 100 Block.

Staff presented this ordinance to the HPC at their August 20, 2024 meeting, to the Planning Commission at their August 28, 2024 meeting, and is presenting this ordinance to the Town Council for final decision. Several of these options, should they be implemented, should provide additional flexibility and stability to individual property owners within the 100 Block and throughout the rest of Town.

COMMUNITY INPUT:

Ongoing.

BUDGET / STAFF IMPACT: TBD

STRATEGIC PLAN ALIGNMENT:

PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT

ATTACHMENTS:

- Ordinance 20 - Series 2024 An Ordinance Amending Chapter 16 - Zoning and Chapter 19 – Historic Preservation of the MMC
- Public Comment received

From: [Simon Dixon](#)
To: [Michelle Metteer](#)
Cc: [lynnfeiger@gmail.com](#); [Julia Dixon \(juliaandsimondixon@gmail.com\)](#)
Subject: LETTER TO MINTURN COUNCIL
Date: Thursday, August 29, 2024 9:12:11 AM

Dear Michelle - I attended the 7th Aug Council meeting and was particularly interested in the discussions on the Historic Commission's recommendations on two properties in the 100 block and the Core Transit presentation. Unfortunately, the delay owing to the power cut meant I had to leave before I could share some thoughts, hence this letter.

- Historic Buildings - I have been coming to Minturn since 1997, have owned a property (568 Taylor St) since 2008 and have seen many changes to the town - some better, some worse. With regards to preserving the character of Minturn, it seems to me that there is a spectrum of options, ranging from giving developers free rein at one end to not allowing *any* changes to buildings at the other. Hence, some of the options proposed by Town Staff could provide the necessary flexibility that will allow the essential look and feel of downtown Minturn to be preserved whilst still permitting needed investment. If applied to 151 and 155 Main St, this appears to mean that the fronts of the buildings and roof would need to be retained, but that the rear of the lot could be developed to provide accommodation - surely an acceptable compromise. People love living in and visiting Minturn because it is an attractive, sometimes quirky, historic mountain town, and not purpose-built like Avon or Edwards or Vail. However, the people who live here also need amenities and essential stores that they can walk to. It is possible to maintain the charming look and feel of Minturn, whilst developing behind the facades, as has been done in many towns and cities here and abroad.
- Core Transit - As both the Council and Core want to increase ridership to/from Minturn, I wonder if the following suggestion has merit: When Minturn North is completed, there will be many more potential riders. If a footbridge was constructed over the river into the Meadow Mountain Business Park, this would allow easy access to the existing, but currently little-used, bus stop on Highway 24 by the Business Park entrance. This would also have the additional benefit of increasing footfall for the businesses in the area, which many would find welcome. Many current residents on Taylor Street would also be pleased to have this.

I would be grateful if the Council could take these thoughts/suggestions into account when next considering these issues.

Many thanks
 Simon Dixon (568 Taylor St)

Simon Dixon

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Mobile: +44 7747 460856

TOWN OF MINTURN, COLORADO
ORDINANCE NO. 20 – SERIES 2024

AN ORDINANCE OF THE TOWN OF MINTURN,
COLORADO AMENDING CHAPTERS 16 AND 19 OF THE
MINTURN MUNICIPAL CODE

WHEREAS, the Town of Minturn (“Town”) is a Colorado home rule municipality organized pursuant to Article XX of the Colorado Constitution and with the authority of the Town of Minturn Home Rule Charter for which the Minturn Town Council (“Town Council”) is authorized to act; and

WHEREAS, the Town of Minturn 2023-2025 Strategic Plan (hereinafter the “Strategic Plan”) seeks to “foster the authentic small town character that is Minturn,” and to “Lead Minturn to long-term viability while preserving its unique character and genuine mountain town community,” through specific strategic plan goals and policies;

WHEREAS, the Strategic Plan contains four key strategies for implementation including “Practice fair, transparent and communicative local government,” “Long-term stewardship of the natural beauty and health of Minturn’s environment,” “Sustain and invest in the things that define Minturn as a proud, sturdy mountain town to “Keep Minturn, Minturn,” and “Advance decisions/projects/initiatives that expand future opportunity and viability for Minturn;” and

WHEREAS, the Town Council has adopted Chapter 19 Historic Preservation, Minturn Municipal Code (“MMC”); and

WHEREAS, Sec. 19-1-30. – Intent, MMC, states that the “intention of this Chapter is to create a reasonable balance between private property rights and the public interest in preserving the Town’s unique historic character through the nomination of buildings, structures, sites, objects, and historic districts for preservation;” and

WHEREAS, Sec. 19-2-10. – Creation, MMC, states that “There is hereby established a Historic Preservation Commission, which shall be appointed by the Town Council, and hereinafter referred to as the (“HPC”).

WHEREAS, the HPC recognizes that Chapter 19 does not adequately provide certainty for existing and new property owners; and

WHEREAS, the HPC believes that adding language to provide more certainty will promote the intent of Chapter 19 by creating a reasonable balance between private property rights and the public interest; and

WHEREAS, at their regularly scheduled meeting of August 20, 2024, the HPC considered this ordinance and recommended approval; and

WHEREAS, at their regularly scheduled meeting of August 28, 2024, the Planning Commission considered this ordinance and recommended approval; and

WHEREAS, at their regularly scheduled meeting on September 3, 2024, the Minturn Town Council approved this ordinance on first reading; and

WHEREAS, the HPC, Planning Commission, and Town Council have determined that the text amendments to Chapter 19 of the Minturn Municipal Code as provided herein are necessary and proper.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO:

SECTION 1. The foregoing recitals are incorporated herein as if set forth in full.

SECTION 2. Chapters 16 and 19 of the Minturn Municipal Code are hereby amended to read as follows, with additions shown in double underlined text and language to be deleted shown as ~~strike through~~ text. Sections of Chapters 16 and 19 which are not expressly described in this Ordinance are deemed to continue to be in full effect without change.

CHAPTER 16 – Zoning

ARTICLE 2 – Definitions, Illustrations and Lot Standards

Sec. 16-2-20. – Definitions.

Historic property means a building, structure, site, or object which is designated by the Town Council pursuant to Chapter 19 – Historic Preservation.

Short-term rental means any residential property dwelling unit or portion thereof rented for a period of less than thirty (30) consecutive days. Rentals of entire dwelling units, individual rooms, or portions of rooms shall each be considered short-term rentals. Short-term rentals are considered lodging accommodations under Chapter 4, Article 4 of this Code.

* * *

ARTICLE 6 – Old Town Character Area

Sec. 16-6-35. – 100 Block Commercial Zones.

- (a) The 100 Block Commercial Zones are characterized by a compact retail/commercial core area bisected by Highway 24. The area consists of businesses and residences with an identity of the historic commercial core that is distinct from other parts of the community.
- (b) The purpose of this area is to provide convenient commercial services to residents and visitors and to promote the development of the Town's primary retail commercial district. Accommodation of sales tax-generating commercial uses and non-street level residential units can enhance Old Town vitality while maintaining the visual character and scale. Street level space within the 100 Block Commercial Zones shall be dedicated to lodging in historic properties and retail uses. Non-street level space within the 100 Block Commercial Zones may be used for compatible retail, office, and residential uses.
- (c) The 100 Block Commercial Zones should function as a pedestrian shopping corridor. Buildings shall orient toward sidewalks and pedestrian areas with storefront windows and main entrance doors. The scale of buildings both in terms of height and width should encourage transparency, pedestrian engagement, and facilitate pedestrian movement not

only along Highway 24 but also between Highway 24, Williams Street and Eagle Street and along all streets in the 100 Block.

- (d) The small town historic main street character will be maintained by keeping in scale with the original plat of twenty-five-foot by one hundred-foot lots and one- to two-story building frontages along Highway 24. Large monolithic buildings and "strip" retail areas are not allowed. New development in the 100 Block shall follow the standards and guidelines provided in Appendix B which seeks to ensure new structures maintain compatibility with historic structures while bringing new uses to increase vitality.

* * *

Sec. 16-6-70. – Old Town Character Area use table.

The following Table 16-2 sets forth the uses for the Old Town Character Area:

Table 16-2

Old Town Character Area Use Table

Use	All Residential Zones	Commercial Zones	100 Block: A	100 Block: B	All Mixed-Use Zones	All Recreation & Open Space Zones	All Federally Regulated Zones	Light Industry and Public Facilities Zone	PUD Holding Zone	Railroad Right-of-Way/Transportation Zone
R – Use by right C – Conditional use L – Limited use N – Not allowed										
Accessory apartments (street level)	L	C	N** * =	N** * =	L	N	—	—	—	—
Accessory apartments (second floor or above)	L	C	R	R	L	N	—	—	—	—
Accessory dwellings (street level)	L	C	N** * =	N** * =	L	N	—	—	—	—
Accessory dwellings (second floor or above)	L	C	R	R	L	N	—	—	—	—
Automotive detail shops	N	C	N	N	C	N	—	—	—	—

Automotive parts sales	N	C	N	N	C	N	—	—	—	—
Bakeries and confectioneries	N	R	R	R	R	N	—	—	—	—
Banks and financial institutions	N	R	N	N	R	N	—	—	—	—
Barbershops	N	R	R	R	R	N	—	—	—	—
Beauty Shops	N	R	R	R	R	N	—	—	—	—
Business and office services	N	R	C	C	R	N	—	—	—	—
Car washes	N	N	N	N	C	N	—	—	—	—
Cocktail lounges, taverns	N	R	R	R	C	N	—	—	—	—
Club (street level)	N	N	N	N	N	N	—	—	—	—
Club (second floor or above)	N	C	N	N	C	N	—	—	—	—
Commercial accommodations	N	R	R	R	C	N	—	—	—	—
Convenience stores	N	C	N	N	C	N	—	—	—	—
Delicatessens and specialty food stores	N	R	R	R	C	N	—	—	—	—
Drive-thru/up	N	C	N	N	N	N	—	—	—	—

establishments										
Drugstores and pharmacies	N	R	R	R	R	N	—	—	—	—
Dry cleaners	N	R	N	N	N	N	—	—	—	—
Duplexes (street level)	N	C	N ^{***} _{*=}	N ^{***} _{*=}	C	N	—	—	—	—
Duplexes (second floor or above)	N	C	R	R	C	N	—	—	—	—
Garden landscaping supply and seed stores	N	R	N	N	R	N	—	—	—	—
Gas stations	N	N	N	N	C	N	—	—	—	—
Grocery stores	N	R	C	C	C	N	—	—	—	—
Health/medical offices (street level)	N	C	N	N	C	N	—	—	—	—
Health/medical offices (second floor or above)	N	R	R	R	C	N	—	—	—	—
Institutional uses (street level)	N	N	N	N	N	N	—	—	—	—
Institutional uses (second floor or above)	N	C	N	N	C	N	—	—	—	—
Laundries	N	C	N	N	C	N	—	—	—	—

Laundromats	N	R	N	N	C	N	—	—	—	—
Liquor stores	N	R	R	R	C	N	—	—	—	—
Manufacturing, light	N	C	C	C	N	N	—	—	—	—
Multi-family dwellings (street level)	N	C	$\frac{N^{**}}{*}$	$\frac{N^{**}}{*}$	C	N	—	—	—	—
Multi-family dwellings (second floor or above)	N	C	R	R	C	N	—	—	—	—
Pawn shops	N	R	C	C	C	N	—	—	—	—
Photographic studios	N	R	C	C	R	N	—	—	—	—
*Professional activities (street level)	N	R	C	C	C	N	—	—	—	—
Professional activities (second floor or above)	N	R	R	R	R	N	—	—	—	—
*Professional offices, business offices and studios (street level)	N	C	C	C	R	N	—	—	—	—
Professional offices, business offices and studios (second floor or above)	N	R	R	R	R	N	—	—	—	—

Radio and television stores and repair shops	N	R	R	R	R	N	—	—	—	—
Restaurant	N	R	R	R	C	N	—	—	—	—
Single-family residential dwellings	R	C	N	N	R	N	—	—	—	—
Retail stores including: Apparel stores; art supply stores and galleries; bookstores; camera stores and photographic studios; candy stores; chinaware and glassware stores; florists; gift stores; hobby stores; household appliance stores; jewelry stores; leather goods stores; luggage stores; music and record stores; newsstands and tobacco stores; sporting goods stores;	N	R	R	R	R	N	—	—	—	—

stationery stores; toy stores; variety stores; yardage and dry goods stores										
<u>** Short-term rental</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>R</u>	<u>N</u>	<u>==</u>	<u>==</u>	<u>==</u>	<u>==</u>
Small appliance repair shops, excluding furniture repair	N	R	C	C	R	N	—	—	—	—
Tailors and dressmakers (street level)	N	R	N	N	R	N	—	—	—	—
Tailors and dressmakers (second floor or above)	N	R	R	R	R	N	—	—	—	—
Theaters	N	R	N	N	C	N	—	—	—	—
Theaters, meeting rooms and convention centers (street level)	N	N	N	N	N	N	—	—	—	—
Theaters, meeting rooms and convention centers (second floor or above)	N	C	N	N	C	N	—	—	—	—
Travel and ticket agencies	N	R	N	N	R	N	—	—	—	—

Refer to BD.2 in Appendix B for Active Use requirements on ground floor.

* Professional activities and offices may be allowed on the street level fronting Williams Street and Eagle River Street in the 100 Block, with conditional approval from Town Council depending on the use and parking demand.

** Historic property is exempt from the two year ownership requirement. Historic properties within the 100 Block Zones are allowed to function as short-term rentals on all floors.

*** Residential is allowed on the back 50% of the proposed ground floor area of historic properties within the 100 Block Zones while meeting all residential parking requirements.

* * *

ARTICLE 7 – South Town Character Area

Sec. 16-7-60. – South Town Character Area use table.

The following Table 16-3 sets forth the uses for the South Town Character Area.

Table 16-3
South Town Character Area Use Table

Use	All Residential Zones	All Commercial Zones	All Mixed-Use Zones	All Recreation & Open Space Zones	All Federally Regulated Zones	Light Industrial and Public Facilities Zone	PUD Holding Zone	Railroad Right-of-Way/Transportation Zone
R - Use by right C – Conditional use L – Limited use N – Not allowed								
Accessory apartments	L	L	—	—	N	—	—	—
Accessory dwellings	L	L	—	—	N	—	—	—
Automotive detail shops	N	R	—	—	N	—	—	—
Automotive parts sales	N	R	—	—	N	—	—	—
Bakeries and confectioneries	N	R	—	—	N	—	—	—
Bakeries and delicatessens with food service	N	R	—	—	N	—	—	—

Banks and financial institutions	N	R	—	—	N	—	—	—
Barbershops	N	R	—	—	N	—	—	—
Beauty shops	N	R	—	—	N	—	—	—
Business and office services	N	R	—	—	N	—	—	—
Car washes	N	C	—	—	N	—	—	—
Cocktail lounges, taverns	N	R	—	—	N	—	—	—
Commercial accommodations	N	R	—	—	N	—	—	—
Convenience stores	N	R	—	—	N	—	—	—
Delicatessens and specialty food stores	N	R	—	—	N	—	—	—
Drive-thru/ups establishments	N	C	—	—	N	—	—	—
Drugstores and pharmacies	N	R	—	—	N	—	—	—
Dry cleaners	N	R	—	—	N	—	—	—
Duplexes	R	R	—	—	N	—	—	—
Garden landscaping supply and seed stores	N	R	—	—	N	—	—	—
Gas stations	N	C	—	—	N	—	—	—

Grocery stores	N	R	—	—	N	—	—	—
Health/medical offices	N	R	—	—	N	—	—	—
Institutional uses	N	R	—	—	N	—	—	—
Laundries	N	C	—	—	N	—	—	—
Laundromats	N	R	—	—	N	—	—	—
Liquor stores	N	R	—	—	N	—	—	—
Manufacturing, light	N	C	—	—	N	—	—	—
Multi-family dwellings	C	C	—	—	N	—	—	—
Office uses	N	R	—	—	N	—	—	—
Pawn shops	N	R	—	—	N	—	—	—
Photographic studios	N	R	—	—	N	—	—	—
Professional activities	N	R	—	—	N	—	—	—
Professional offices, business offices and studios	N	R	—	—	N	—	—	—
Radio and television stores and repair shops	N	R	—	—	N	—	—	—
Restaurant	N	R	—	—	N	—	—	—
Retail uses greater than 5,000 square feet	N	C	—	—	N	—	—	—

Retail stores including: apparel stores; art supply stores and galleries; bookstores; camera stores and photographic studios; candy stores; chinaware and glassware stores; florists; gift stores; hobby stores; household appliance stores; jewelry stores; leather goods stores; luggage stores; music and record stores; newsstands and tobacco stores; sporting goods stores; stationery stores; toy stores; variety stores; yardage and dry goods stores.	N	R		N	—	—	—	—
Service businesses	N	R	—	—	N	—	—	—
Single-family residential dwellings	R	R	—	—	N	—	—	—
<u>*Short-term rental</u>	<u>R</u>	<u>R</u>	<u>—</u>	<u>—</u>	<u>N</u>	<u>—</u>	<u>—</u>	<u>—</u>
Small appliance	N	R	—	—	N	—	—	—

repair shops, excluding furniture repair								
Tailors and dressmakers	N	R	—	—	N	—	—	—
Theaters	N	R	—	—	N	—	—	—
Theaters, meeting rooms and convention centers	N	R	—	—	N	—	—	—
Travel and ticket agencies	N	R	—	—	N	—	—	—

** Historic property is exempt from the two year ownership requirement.*

* * *

ARTICLE 8 – Martin Creek Character Area

Sec. 16-8-40. – Martin Creek Character Area use table.

The following Table 16-4 sets forth the uses for the Martin Creek Character Area:

Table 16-4

Martin Creek Character Area Use Table

Use	All Residential Zones	All Commercial Zones	All Mixed-Use Zones	All Recreation & Open Space Zones	All Federally Regulated Zones	Light Industry and Public Facilities Zone	PUD Holding Zone	Railroad Right-of-Way/Transportation Zone
R - Use by right C – Conditional use L – Limited use N – Not allowed								
Accessory apartments	L	—	—	—	—	—	—	—
Accessory dwellings	L	—	—	—	—	—	—	—
Automotive detail shops	N	—	—	—	—	—	—	—

Automotive parts sales	N	—	—	—	—	—	—	—
Bakeries and confectioneries	N	—	—	—	—	—	—	—
Bakeries and delicatessens with food service	N	—	—	—	—	—	—	—
Banks and financial institutions	N	—	—	—	—	—	—	—
Barbershops	N	—	—	—	—	—	—	—
Beauty shops	N	—	—	—	—	—	—	—
Business and office services	N	—	—	—	—	—	—	—
Car washes	N	—	—	—	—	—	—	—
Cocktail lounges, taverns	N	—	—	—	—	—	—	—
Commercial accommodations	N	—	—	—	—	—	—	—
Convenience stores	N	—	—	—	—	—	—	—
Delicatessens and specialty food stores	N	—	—	—	—	—	—	—
Drive-thru/up establishments	N	—	—	—	—	—	—	—
Drugstores and pharmacies	N	—	—	—	—	—	—	—

Dry cleaners	N	—	—	—	—	—	—	—
Duplexes	N	—	—	—	—	—	—	—
Garden landscaping supply and seed stores	N	—	—	—	—	—	—	—
Gas stations	N	—	—	—	—	—	—	—
Grocery stores	N	—	—	—	—	—	—	—
Health/medical offices	N	—	—	—	—	—	—	—
Laundries	N	—	—	—	—	—	—	—
Laundromats	N	—	—	—	—	—	—	—
Liquor stores	N	—	—	—	—	—	—	—
Manufacturing, light	N	—	—	—	—	—	—	—
Multi-family dwellings	N	—	—	—	—	—	—	—
Office uses	N	—	—	—	—	—	—	—
Pawn shops	N	—	—	—	—	—	—	—
Photographic studios	N	—	—	—	—	—	—	—
Professional activities	N	—	—	—	—	—	—	—
Professional offices, business offices and studios	N	—	—	—	—	—	—	—
Radio and television stores and repair shops	N	—	—	—	—	—	—	—

Restaurant	N	—	—	—	—	—	—	—
Retail stores including: apparel stores; art supply stores and galleries; bookstores; camera stores and photographic studios; candy stores; chinaware and glassware stores; florists; gift stores; hobby stores; household appliance stores; jewelry stores; leather goods stores; luggage stores; music and record stores; newsstands and tobacco stores; sporting goods stores; stationery stores; toy stores; variety stores; yardage and dry goods stores.	N	—	—	—	—	—	—	—
Retail uses greater than 5,000 square feet	N	—	—	—	—	—	—	—
Service businesses	N	—	—	—	—	—	—	—
<u>*Short-term rental</u>	<u>R</u>	==	==	==	==	==	==	==

Single-family residential dwellings	R	—	—	—	—	—	—	—
Small appliance repair shops, excluding furniture repair	N	—	—	—	—	—	—	—
Tailors and dressmakers	N	—	—	—	—	—	—	—
Theaters	N	—	—	—	—	—	—	—
Theaters, meeting rooms and convention centers	N	—	—	—	—	—	—	—
Travel and ticket agencies	N	—	—	—	—	—	—	—

** Historic property is exempt from the two year ownership requirement.*

* * *

ARTICLE 9 – Cross Creek Character Area

Sec. 16-9-60. – Cross Creek Character Area use table.

The following Table 16-5 sets forth the uses for the Cross Creek Character Area:

Table 16-5
Cross Creek Character Area Use Table

Use	All Residential Zones	All Mixed-Use Zones	All Recreation & Open Space Zones	All Federally Regulated Zones
R – Use by right C – Conditional use L – Limited use N – Not allowed				
Accessory apartments	L	L	N	N
Accessory dwellings	L	L	N	N
Automotive detail shops	N	C	N	N

Automotive parts sales	N	C	N	N
Bakeries and confectioneries	N	R	N	N
Bakeries and delicatessens with food service	N	R	N	N
Banks and financial institutions	N	R	N	N
Barbershops	N	R	N	N
Beauty shops	N	R	N	N
Business and office services	N	R	N	N
Car washes	N	N	N	N
Cocktail lounges, taverns	N	C	N	N
Commercial accommodations	N	R	N	N
Convenience stores	N	C	N	N
Delicatessens and specialty food stores	N	R	N	N
Drive-thru/up establishments	N	N	N	N
Drugstores and pharmacies	N	R	N	N
Dry cleaners	N	R	N	N
Duplexes	R	R	N	N
Garden landscaping supply and seed stores	N	R	N	N
Gas stations	N	N	N	N
Grocery stores	N	R	N	N
Health/medical offices	N	R	N	N
Laundromats	N	C	N	N
Liquor stores	N	C	N	N
Manufacturing, light	N	N	N	N

Multi-family dwellings	C	C	N	N
Office uses	N	R	N	N
Pawn shops	N	C	N	N
Photographic studios	N	R	N	N
Professional activities	N	R	N	N
Professional offices, business offices and studios	N	R	N	N
Restaurants	N	R	N	N
Retail stores, including: apparel stores; art supply stores and galleries; bookstores; camera stores and photographic studios; candy stores; chinaware and glassware stores; florists; gift stores; hobby stores; household appliance stores; jewelry stores; leather goods stores; luggage stores; music and record stores; newsstands and tobacco stores; sporting goods stores; stationery stores; toy stores; variety stores; yardage and dry goods stores	N	R	N	N
Retail uses greater than 5,000 square feet	N	R	N	N
Service businesses	N	R	N	N
<u>*Short-term rental</u>	<u>R</u>	<u>R</u>	<u>N</u>	<u>N</u>
Single-family residential dwellings	R	R	N	N
Small appliance repair shops, excluding furniture repair	N	R	N	N
Tailors and dressmakers	N	R	N	N
Theaters	N	C	N	N
Travel and ticket agencies	N	R	N	N

* Historic property is exempt from the two year ownership requirement.

* * *

ARTICLE 12 – Game Creek Character Area

Sec. 16-12-50. – Game Creek Character Area use table.

The following Table 16-7 sets forth the uses for the Game Creek Character Area:

Table 16-7
Game Creek Character Area Use Table

Use	All Residential Zones	All Commercial Zones	All Mixed-Use Zones	All Recreation & Open Space Zones	All Federally Regulated Zones	Light Industry and Public Facilities Zone	PUD Holding Zone	Railroad Right-of-Way/Transportation Zone
R - Use by right C – Conditional use L – Limited use N – Not allowed								
Accessory apartments	L	—	—	—	—	—	—	—
Accessory dwellings	L	—	—	—	—	—	—	—
Automotive detail shops	N	—	—	—	—	—	—	—
Automotive parts sales	N	—	—	—	—	—	—	—
Bakeries and confectioneries	N	—	—	—	—	—	—	—
Bakeries and delicatessens with food service	N	—	—	—	—	—	—	—
Banks and financial institutions	N	—	—	—	—	—	—	—
Barbershops	N	—	—	—	—	—	—	—
Beauty shops	N	—	—	—	—	—	—	—
Business and office services	N	—	—	—	—	—	—	—
Car washes	N	—	—	—	—	—	—	—
Cocktail lounges, taverns	N	—	—	—	—	—	—	—

Commercial accommodations	N	—	—	—	—	—	—	—
Convenience stores	N	—	—	—	—	—	—	—
Delicatessens and specialty food stores	N	—	—	—	—	—	—	—
Drive-thru/up establishments	N	—	—	—	—	—	—	—
Drugstores and pharmacies	N	—	—	—	—	—	—	—
Dry cleaners	N	—	—	—	—	—	—	—
Duplexes	C	—	—	—	—	—	—	—
Garden landscaping supply and seed stores	N	—	—	—	—	—	—	—
Gas stations	N	—	—	—	—	—	—	—
Grocery stores	N	—	—	—	—	—	—	—
Health/medical offices	N	—	—	—	—	—	—	—
Laundries	N	—	—	—	—	—	—	—
Laundromats	N	—	—	—	—	—	—	—
Liquor stores	N	—	—	—	—	—	—	—
Manufacturing, light	N	—	—	—	—	—	—	—
Multi-family dwellings	N	—	—	—	—	—	—	—
Office uses	N	—	—	—	—	—	—	—

Pawn shops	N	—	—	—	—	—	—	—
Photographic studios	N	—	—	—	—	—	—	—
Professional activities	N	—	—	—	—	—	—	—
Professional offices, business offices and studios	N	—	—	—	—	—	—	—
Radio and television stores and repair shops	N	—	—	—	—	—	—	—
Restaurant	N	—	—	—	—	—	—	—
Retail stores including: apparel stores; art supply stores and galleries; bookstores; camera stores and photographic studios; candy stores; chinaware and glassware stores; florists; gift stores; hobby stores; household appliance stores; jewelry stores; leather goods stores; luggage stores; music and record stores; newsstands and tobacco stores;	N	—	—	—	—	—	—	—

sporting goods stores; stationery stores; toy stores; variety stores; yardage and dry goods stores.								
Retail uses greater than 5,000 square feet	N	—	—	—	—	—	—	—
Service businesses	N	—	—	—	—	—	—	—
<u>*Short-term rental</u>	<u>R</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Single-family residential dwellings	R	—	—	—	—	—	—	—
Small appliance repair shops, excluding furniture repair	N	—	—	—	—	—	—	—
Tailors and dressmakers	N	—	—	—	—	—	—	—
Theaters	N	—	—	—	—	—	—	—
Theaters, meeting rooms and convention centers	N	—	—	—	—	—	—	—
Travel and ticket agencies	N	—	—	—	—	—	—	—

* Historic property is exempt from the two year ownership requirement.

* * *

ARTICLE 14.5 – Maloit Park Character Area**Sec. 16-14.5-60. - Maloit Park Character Area use table.**

The following Table 16-9.5 sets forth the uses for the Maloit Park Character Area:

**Table 16-9.5
Maloit Park Character Area Use Table**

Use	All Residential Zones	All Commercial Zones	All Mixed-Use Zones	All Recreation & Open Space Zones	All Federally Regulated Zones	Light Industry and Public Facilities Zone	PUD Holding Zone	Railroad Right-of-Way/Transportation Zone
R - Use by right C – Conditional use L – Limited use N – Not allowed								
Accessory apartment			R	N		R		
Accessory dwelling			R	N		R		
Accessory uses customarily associated with allowable uses			R	R		R		
Arts, recreation, senior or civic centers			R	N		N		
Athletic fields			R	N		R		
Automotive detail shops			N	N		N		
Automotive parts sales			N	N		N		
Bakeries and confectionaries			N	N		N		
Bakeries and delicatessens			N	N		N		

with food service								
Banks and financial institutions			N	N		N		
Barbershops			N	N		N		
Beauty shops			N	N		N		
Business and office services			N	N		N		
Car washes			N	N		N		
Cocktail lounges, taverns			N	N		N		
Commercial accommodations			N	N		N		
Community-oriented buildings, facilities and uses			R	N		N		
Convenience stores			N	N		N		
Day care, early learning			R	N		N		
Delicatessen and specialty food stores			N	N		N		
Dormitory housing			R	N		N		
Drive thru/up establishments			N	N		N		

Drugstores and pharmacies			N	N		N		
Dry cleaners			N	N		N		
Duplex			R	N		R		
Educational or training facilities and uses			R	N		N		
Garden landscaping supply and seed stores			N	N		N		
Gas stations			N	N		N		
Grocery stores			N	N		N		
Health/medical offices			N	N		N		
Health/wellness center			R	N		N		
Laundries			N	N		N		
Laundromats			N	N		N		
Liquor stores			N	N		N		
Manufacturing, light			N	N		N		
Multi-family dwellings			R	N		R		
Office use			N	N		N		
Offices associated with community-oriented or			R	N		N		

nonprofit organizations								
Overnight lodging associated with allowable health/wellness or conference centers			R	N		N		
Parks and playgrounds			R	R		N		
Pawn shops			N	N		N		
Photographic studios			N	N		N		
Professional activities			N	N		N		
Professional offices, business offices and studios			N	N		N		
Radio and television stores and repair shops			N	N		N		
Restaurants			N	N		N		
Retail stores including: apparel stores; art supply stores and galleries; bookstores; camera stores and photographic studios; candy stores; chinaware and glassware			N	N		N		

stores; florists; gift shops; hobby stores; household appliance stores; jewelry stores; leather good stores; luggage stores; music and record stores; newsstands and tobacco stores; sporting goods stores; stationary stores; toy stores; variety stores; yardage and dry goods stores								
Retail uses greater than 5,000 sq. ft.			N	N		N		
School- related uses and facilities in accordance with Section 22-32-124, C.R.S.			R	N		N		
Senior housing, retirement communities			R	N		N		
Service businesses			N	N		N		
<u>*Short-term rental</u>			<u>R</u>	<u>N</u>		<u>R</u>		
Single-family dwellings			R	N		R		

Small appliance repair shops, excluding furniture repair			N	N		N		
Studios for arts, crafts and performing arts			R	N		N		
Tailors and dressmakers			N	N		N		
Theaters, meeting rooms and conference centers			R	N		N		
Trails, trailheads			R	R		R		
Travel and ticket agencies			N	N		N		
Utility facilities and improvements, including but not limited to water storage, transmission lines, transformers, etc.			R	R		R		
Water treatment facilities			N	N		R		
Other uses determined to be similar in nature to other			R	R		R		

permitted uses							
-------------------	--	--	--	--	--	--	--

* Historic property is exempt from the two year ownership requirement.

* * *

CHAPTER 19 – Historic Preservation

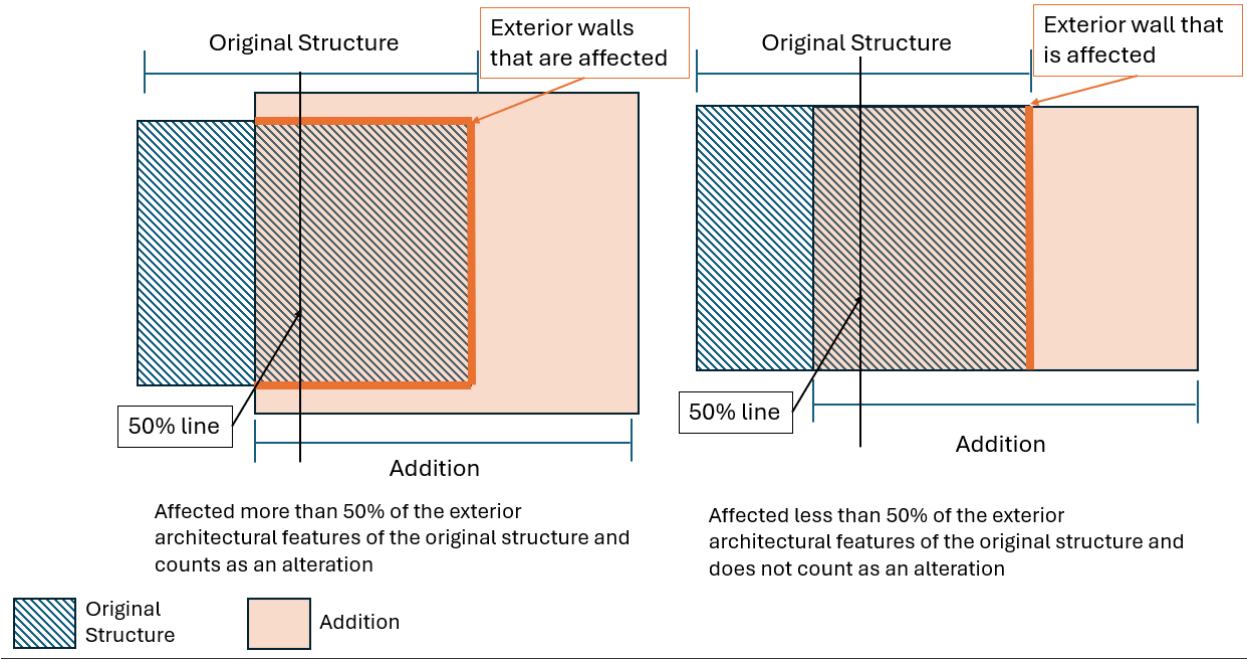
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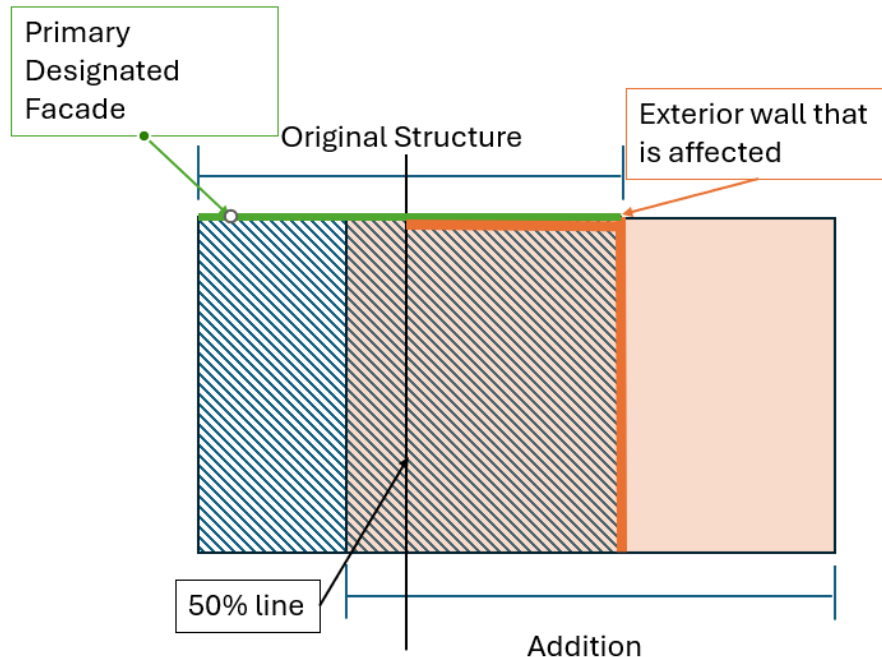
ARTICLE 1 - General

Sec. 19-1-40. – Definitions.

Alter, alters, or alterations means any act or process that changes ~~one (1) or more of the~~ fifty percent (50%) of the exterior architectural features of a building, structure, site, or object measured by square footage or a primary designated façade as chosen by HPC and Council during the designation process.

Illustrative Example:





Affected less than 50% of the exterior architectural features of the original structure, but affected the façade designated by HPC and Council and does count as an alteration

* * *

ARTICLE 4 – Designation Procedure

Sec. 19-4-10. – Application for nomination.

- (a) Applications shall be submitted to the Town of Minturn Planning Department for consideration, on a form provided by HPC.
- (b) An application for nomination for listing in the Town's Historic Register may be made by the owner or owners of the property or properties to be designated or by two or more of the following:
 - (1) ~~By the owner or owners of the property or properties to be designated;~~
 - (2) By a member ~~or members~~ of HPC;
 - (3) By a member ~~or members~~ of Town Council; and/or
 - (4) By non-owners of the property or properties to be designated, in which case the applicant must be a resident or owner of property in the Town, or have a place of business in the Town.
- (c) Where an application for nomination is submitted by someone other than the property owner or less than all of the property owners in a district nominated for designation, the staff person assigned to HPC pursuant to [Section 19-2-50](#) shall contact the owner or owners of such property or properties nominated for designation in writing, outlining the reasons and effects of listing in the Town's Historic Register, within ten (10) business ~~forty-five (45)~~ days of receipt of a complete application.

- (d) Applications determined incomplete by the Planning Department shall be returned to the applicant within forty-five (45) days of receipt of application, with a request for additional information.

* * *

Sec. 19-4-30. – HPC review.

- (a) HPC shall review the application for conformance with the established criteria for designation and with the purposes of this Article.
- (b) HPC shall recommend:
- (1) Approval;
 - (2) Approval with conditions; or
 - (3) Denial of the application.
- HPC shall set forth in writing the basis of its recommendation.
- (c) If HPC recommends approval of an application or approval of an application with conditions, HPC shall forward the application with a copy of its report and findings, as well as a recommendation of which façade(s), not to exceed 50% of the exterior architectural features, should be prioritized to remain as is, to the Town Council within thirty (30) days of determination.
- (d) If HPC recommends denial of an application, HPC shall forward the application with a copy of its report and findings to the Town Council within thirty (30) days of determination.
- (e) HPC may issue an order continuing the nomination process if HPC finds that additional information is necessary to make a decision. If the hearing is continued, the time, date, and place of the continuation shall be established and announced to those present when the current session is to be adjourned. In no case can a hearing be continued more than forty-five (45) days without the express consent of the applicant and the owner(s).

* * *

ARTICLE 5 – Alterations to Listed Properties and Historic Districts

Sec. 19-5-30. – Review criteria.

- (a) Compliance with any Historic Preservation Design Guidelines adopted by the Town Council for historic properties and/or contributing properties within historic districts.
- (b) Compliance with Appendix B – Minturn Design Standards and Guidelines as long as the alterations are keeping with the general character of the historic property ~~the Secretary of the Interior's Standards for the Treatment of Historic Properties, including the Standards for Rehabilitation.~~

* * *

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THE 3rd DAY OF SPTEMBER, 2024. 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 18th DAY OF SEPTEMBER, 2024 AT 5:30 p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By:_____
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 WEBSITE THIS 18th DAY OF SEPTEMBER, 2024.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

To: Mayor and Town Council
 From: Michelle Metteer
 Date: September 18, 2024
 Agenda Item: Taylor St Paving Discussion/Direction



REQUEST:

Council, staff, and residents to discuss the future paving of Taylor Street.

INTRODUCTION:

During the Minturn North PUD hearings, the Town Council committed to the paving of Taylor Street. Although construction use tax funds from the building of homes on the Minturn North property have not been realized, the Council committed to utilizing reserve funds to pave Taylor Street in a timely manner.

ANALYSIS:

Extensive complaints stem from Taylor Street residents pertaining to speeding, parking, and drainage (along with other complaints not related to the road). Public Works have installed speed bumps in the summers attempting to reduce speeding however the speed bumps have often been removed by disgruntled Taylor St residents. Additional requests for organizing parking along the street have been met with complaints from residents not wanting to change current behaviors. Opportunities exist to address the parking, drainage and speeding of the roadway concerns, however; most improvements would require the taking back of the right of way and the removal of historic encroachments – which would have significant impacts to some property owners. Staff looks to the Council and community to understand how much or little to impact the current conditions of Taylor Street with any repaving project.

COMMUNITY INPUT: Requested. The variable messaging board noticing this discussion was placed at the southern entrance to Taylor Street on Friday, September 13th in hopes of increasing community engagement.

BUDGET / STAFF IMPACT:

TbD – dependent on the scope of improvements approved. Funds will come from the Capital Improvements budget.

STRATEGIC PLAN ALIGNMENT:

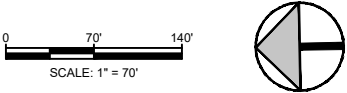
In accordance with Strategy #4 the Town will advance decisions/projects/initiatives that expand future opportunity and viability for Minturn.

RECOMMENDED ACTION OR PROPOSED MOTION: Direction to staff pertaining to desired roadway improvements on Taylor St. Staff can then scope the project and seek final Council approval before RFP solicitation.

Attachments:

- Taylor St right of way

C:\ME DROPBOX\CAD\CIVIL 3D\240001\TAYLOR AVE ROW\MINTURN NORTH C-SITE TO JEFF 5.7.24.DWG 5/10/2024 10:47 AM



SHEET REVISIONS			
NO.	DATE	DESCRIPTION	BY



**Inter-Mountain
ENGINEERING**
Civil Engineers & Surveyors

30 BENCHMARK RD., STE 216, P.O. BOX 978, AVON, CO 81620
PH: (970)949-5072 / EMAIL: INFO@INTER-MTN.NET

CLIENT: TOWN OF MINTURN

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TAYLOR AVE RIGHT OF WAY

TAYLOR AVE, MINTURN
COUNTY OF EAGLE
STATE OF COLORADO

DESIGNED BY: JA

CHECKED BY: JS

DATE ISSUED: 5/10/2024

PROJECT NO. 24-0001

SHEET NO. 1 OF 161



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.

October 2, 2024

- Ordinance __ - Series 2024 (First Reading) An Ordinance Amending the Town's Historic Register to Add 151 Main Street
- Ordinance __ - Series 2024 (First Reading) An Ordinance Amending the Town's Historic Register to Add 155 Main Street
- Resolution __ - Series 2024 A Resolution Supporting Repair/Replacement of Bellm Bridge
- 3-Year Railyard Conditional Use Permit Reviews
- Executive Session – Annual Town Manager Review
- Motion to accept the 2025 Annual Budget

October 16, 2024

- Ordinance __ - Series 2024 (Second Reading) An Ordinance Amending the Town's Historic Register to Add 151 Main Street
- Ordinance __ - Series 2024 (Second Reading) An Ordinance Amending the Town's Historic Register to Add 155 Main Street
- Resolution __ - A Resolution Approving the Updated Town of Minturn Employee Handbook
- Resolution __ - Series 2024 A Resolution Approving the 2025-2027 Minturn Strategic Plan
- Discussion/Direction – Night Sky Compliance & Holiday Lighting

November 6, 2024

- Special Presentation - Regional Housing Needs Assessment Update
- Special Presentation – Eagle Valley Land Trust – Keri Inouye

Dates to be Determined:

- Discussion/Direction – Wildlife Migration Corridor/Winter Habitat Area and Approved Windows for Construction
- Discussion/Direction – Minturn North Parcel C (Town Parcel) Future Uses (Outreach / Communications Overview Only)
- Minturn Forward/Code Rewrite