AGENDA

Town Council Regular Meeting I 5:30 PM

Wednesday, May 21, 2025

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/82926613767

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 8629 2661 3767

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. 05-07-2025 Minutes

B. 0010 Abby Road - New Single Family Residence

C. 0012 Abby Road - New Single Family Residence

D. 0014 Abby Road - New Single Family Residence

E. 1018 Mountain Drive - Addition to a Single Family Residence

4. Special Event Liquor License / Permit - Bindu Memorial Fund

   A. Special Event Liquor License - Bindu Memorial Fund

5. **APPROVAL OF REGULAR AGENDA**

   Opportunity for amendment or deletions to the agenda.

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.

8. **COUNCIL COMMENTS & COMMITTEE REPORTS**

9. **STAFF REPORTS**

   A. Manager's Report - Brunvand

   B. Manager's Report - Sickles

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.

    A. Eagle County Final Regional Housing Needs Analysis - Economic & Planning Systems

11. **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 20 - Series 2025, A Resolution Approving the Updated Town of Minturn Employee Handbook

    B. Resolution 21 - Series 2025, A Resolution Appointing a New Town Manager

    C. Ordinance 05 - Series 2025 (Second Reading) - Continuance - An Ordinance Renewing the Xcel Energy Franchise Agreement – Brunvand

12. **DISCUSSION / DIRECTION ITEMS**

    A. Letter(s) to US Senate and Congress Reps regarding FY 2026 Skinny Budget Proposal impacts to Minturn (WTP & Bellm Bridge)

    B. Water Treatment Plant Finance Options

13. **FUTURE AGENDA ITEMS**

14. **ADJOURN**

INFORMATIONAL ONLY ITEMS

Upcoming Council Meetings:

-- June 4, 2025

-- June 18, 2025

-- The July 2, 2025 Meeting is Canceled Due to the Independence Day Celebration

Upcoming Special Events:

-- June 6, 2025 - First Friday at Evoke Outdoors & 1904

-- June 5 & 6, 2025 - GoPro Mountain Games Dual Slalom & Jump Jam

-- June 21, 2025 - First Minturn Market (Market season runs 6/21 - 9/6)

-- June 26, 2025 - First Minturn Summer Concert (Concert series runs 6/26 - 828, skipping July 3rd)

OFFICIAL MINUTES
Town Council Executive Session I 4:30PM
Regular Meeting I 5:30PM

Wednesday, May 07, 2025

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/84688089613

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 846 8808 9613

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 4:34pm.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Council present: Mayor Earle Bidez, Mayor Pro Tem Eric Gotthelf, Town Council members Gusty Kanakis, Brian Rodine, Tom Priest and Kate Schifani. Note: Lynn Feiger was excused absent.

Staff present: Town Attorney Michael Sawyer, Town Clerk/Treasurer/Interim Town Manager Jay Brunvand, and interim Town Manager for Special Projects Katie Sickles.

3. EXECUTIVE SESSION

A. An Executive Session for the purposes of receiving legal advice on specific legal questions pursuant to C.R.S. 24-6-402(4)(b) and for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators pursuant to C.R.S. 24-6-402(e) related to proposed water treatment plant and possible inclusion of additional service area, Town of Minturn's water rights portfolio, and negotiations of Town Manager contract.

Motion by Tom P., second by Gusty K., to convene in Executive Session for the purposes of receiving legal advice on specific legal questions pursuant to C.R.S. 24-6-402(4)(b) and for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators pursuant to C.R.S. 24-6-402(e) related to proposed water treatment plant and possible inclusion of additional service area, Town of Minturn's water rights portfolio, and negotiations of Town Manager contract as presented. Motion passed 6-0. Note: Lynn Feiger was excused absent.

Council present: Mayor Earle Bidez, Mayor Pro Tem Eric Gotthelf, Town Council members Gusty Kanakis, Brian Rodine, Tom Priest and Kate Schifani. Note: Lynn Feiger was excused absent.

Staff present: Town Attorney Michael Sawyer, Town Clerk/Treasurer/Interim Town Manager Jay Brunvand, and interim Town Manager for Special Projects Katie Sickles.

The Council convened in Regular Session at 5:29pm.

Direction Given: Direction given to the town attorney to file a statement of opposition in water court case 25 CW3052.

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. 04-14-2025 Minutes - Special Meeting
B. 04-16-2025 Minutes
C. 05-01-2025 Minutes - Special Meeting
D. Liquor License Renewal - Minturn Country Club
E. Liquor License Renewal - Thai Kitchen
F. Liquor License Renewal - Eagle River Inn
G. Eagle County Joint Resolution proclaiming May as Wildfire Preparedness Month
H. 0018 Abby Road - New Single Family Residence
I. 0057 Miles End Lane - New Single Family Residence

Motion by Gusty K, second by Kate S, to approve the Consent Agena of May 7, 2025 as presented. Motion passed 6-0. Note: Lynn Feiger was excused absent.

5. APPROVAL OF REGULAR AGENDA
Opportunity for amendment or deletions to the agenda.

Motion by Eric G, second by Tom P, to approve the Agenda for May 7, 2025 as presented. Motion passed 6-0. Note: Lynn Feiger was excused absent.

6. DECLARATION OF CONFLICTS OF INTEREST

Mayor Earle B. stated that he would be recusing himself from Item 11A.

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.

8. COUNCIL COMMENTS & COMMITTEE REPORTS

Brian R. thanked staff and the community for the May First Friday event, it was a unique event at the newly revamped Minturn Makers Space and included live glass blowing and other art demonstrations. He said he got to meet some new people, and that his kids really enjoyed the glass blowing.

Brian R. also mentioned that the drill work as you enter town has great signage and is forcing people to slow down. He noted that he would like CDOT to support more signage and traffic calming during regular periods, not just when work is being done on the highway.

Eric G. noted that he attended the recent Climate Action Collaborative board meeting.

Earle B. mentioned that Minturn is a finalist in the VVP Success Awards and that he will be attending the event tomorrow night (Thursday, May 8th). He also noted that two Minturn businesses are finalists for Small Business of the Year: Minturn Whisky Co. and The Belden Witch.

9. STAFF REPORTS
A. Manager's Report – Brunvand

<u>Minturn Community Garden</u>
The Minturn Community Garden applications are now available for 2025! Get your plot reserved now. The Garden committee will be building new plots this year and is in need of volunteer help in the days and weeks leading up to build day. The build day is scheduled for May 17th.

<u>Community Slash Removal/Chipping Program</u>
Eagle Valley Wildland is providing a free slash removal and chipping service for the community. Minturn's pick-up day is scheduled for May 18. All slash is to be stacked and ready on that date.

Items that are accepted include:

- Trees, logs, branches up to 15 inches in diameter
- All materials must be free from wire or nails
- HIGH, neatly stacked piles
- Piles must be clear of vehicles
- Piles within 5ft of roadway (not on road or sidewalk)
- Piles smaller than 2 cubic yards should be combined with neighboring piles if practical. Items

NOT acceptable:

- No construction materials or treated lumber
- No rotten wood, root wads, stumps, dirt or rocks
- No grass clippings, trash, weeds, or bags of leaves
- No piles on the road or any paved surface
- No piles in ditches or depressions
- Do not place piles directly under power lines, near gas meters, phone/utility pedestals or mailboxes

Seasonal Street Sweeping

Minturn Public Works has begun the annual street sweeping. Please take note of the temporary signs as they are placed out, the intent is to have the signs placed where the cleaning will be completed the next day. This work will be done throughout the month of May and will culminate with the annual cleanup day. This year cleanup day is Saturday, May 31st .

Town Manager's House

I have reached out to several local contractors in an effort to get the house spruced up in anticipation of the new Town Manager's arrival. This work will include some roof repair and general R&M.

Town Hall Windows

This project was originally scheduled for the end of April. With the Town Manager interviews this has been rescheduled for June (possibly later). Once a schedule is announced we will notify.

Minturn Market

2025 marks the 28th anniversary of the Minturn market, hosted by the Town of Minturn. The original Eagle County market, and the local's favorite, Minturn Market is a true family-friendly artisan market showcasing a variety of local products – food trucks, fresh produce, baked goods, art & pottery, clothing & jewelry, pet products and much more! You'll enjoy live music, live art demonstrations, whisky and wine tastings, and a Kids Zone featuring a climbing wall, bounce house and face painting. The Minturn market takes place Saturdays, June 21st through September 6th from 9am – 2pm rain or shine, in historic downtown Minturn.

Eagle Valley Library District BOOKMOBILE

The Bookmobile will visit Minturn twice a month. During the month of May the Bookmobile will be at the Minturn Town Hall parked on Pine St. The schedule is Wednesday May 7 and 21 from

1:30-3:30pm. Routes and days are subject to change. Please call 970-328-8800 or visit evld.org for current route updates.

Additional:
Jay B. mentioned that there will be upcoming construction for the Highway 24 turning lane (being added by County Road), as well as the County Road paving and the bike path connector extension. This work is expected to start late May / early June and will continue throughout the summer. Local (Taylor St) traffic will be routed to N. Main St. across Bellm Bridge, while construction traffic (heavy equipment / trucks) will be routed to the County Rd (USFS bridge), so that we can avoid heavy trucks on Bellm Bridge. There will be single lane closures / diversions on Highway 24.

B. Manager's Report – Sickles

Note: I notified Mayor Bidez and returned to the office on April 28 with a bucket load of stuff to address including a Little Beach Park site visit before Jeff left on vacation. I will firm up May and June schedules when more information is available regarding a potential new Town Manager.

A. Water Treatment Plant (WTP) Funding sources will be discussed at the next meeting. I will schedule regular Water Committee meetings to keep Mayor Bidez and Council member Kanakis updated between regular Council meetings.
B. Bellm Bridge Design & Engineering: I am waiting for CDOT to send a final IGA for electronic signatures.
C. North Main Street Pedestrian Improvements (Railroad Ave): The bid deadline was rescheduled to May 12.
D. Tank #2 / Steel Bolted Tank repairs: On the agenda.
E. Pressure Reducing Valve (PRV) Master Meter Housing upgrades: Weather dependent and moving forward.
F. Repaving (reconstruction) of Taylor Street:
1. Town Engineer Jeff Spanel has spec'd out a concrete and asphalt pans. Asphalt is far more practical in cost.
2. The property owner at 569 Taylor is continuing discussions regarding paving and liability regarding the Minturn Mile access.
G. Little Beach Park Retaining Wall repair/replacement: Site tour with more information and thoughts on project. A PSA for Inter-Mountain Engineering is on the agenda.
H. Little Beach Park Improvements and Playground: Discussion with GOCO on May 5. I may have more information or just wait until the May 21 meeting.
I. Main St / US HWY 24 Phase II Sidewalk construction: Stolfus is working on the bid alternative plans.
J. Prepare to update the Minturn Boneyard conservation easement management plan owned by the Town of Minturn: Waiting for EVLT staff availability.
K. Belden stormwater installation project crossing the Boneyard: CDOT/Forest Service Plans and Restoration Plan under review and will be forwarded to EVLT.
L. Main Street-US Hwy 24/Cemetery Road Pedestrian Crossing: The bid deadline was rescheduled to May 12.
M. Nelson Avenue Improvement plus potential Heat Exchange: A resolution ratifying the letter submitted with a grant due April 30.

N. Safe Streets For All: Notified the IMTPR that the Town of Minturn adopted the Safe Streets For All plan.
O. Norman Street Repaving: The bid deadline was rescheduled to May 12.
P. I Attached a page from the draft Inter Mountain Transportation Planning Region Plan regarding 17.4% of workers in Lake County commute to Eagle County likely through Minturn unless working remote.

Katie S. also thanked Jay Brunvand Town Clerk, for his years of service to the Town. It's Professional Municipal Clerks Week, and Jay has been serving the Town of Minturn as Clerk and Treasurer for 27 years.

C. Planning Director's Report – Hunn

Minturn Forward Code Update Project:
The Planning Department continues to work with Western Slope Consulting (Matt Farrar) and the Planning Commission to develop and review new articles and sections of Chapters 16 (Zoning) and 17 (Subdivision) of the Minturn Municipal Code as part of the Minturn Forward Code Update Project. The new Chapters
16 & 17 will replace the existing Chapters upon adoption. To date, the following articles and sections of the new code have been completed:

Article 5 – Land Use Application Requirements & Procedures - COMPLETE

- This article sets forth the purposes, application submittal requirements, review criteria, and processes for each land use application type (i.e. rezoning, PUDs, zoning variances, conditional use permits, DRB applications).
- This is considered by staff as perhaps the most critical article in the new code. This article will correct contradictions and conflicts in the current code by standardizing language, processes, and terms while clarifying the intent of each different land use application review by the Town.
- The clarity and standardization of certain elements of the code will create efficiency for the Town and predictability for applicants.

Article 8 – Subdivision Application Requirements and Procedures - COMPLETE

- This article replaces previous Chapter 17 – Subdivisions, of the Town Code and adds clarity to the process and administrative aspects of applying for a subdivision.
- Like Article 5, this new article includes elements (text, certain processes and/or requirements) of the existing code along with new language, new provisions, and layout/format to be more user-friendly.

Article 11 – Annexation and Disconnection - COMPLETE

- This article replaces Section 16-1-70. - Annexation and disconnection procedure, of the current code.
- The new Article 11 adds significantly more details and explanations regarding the procedures, application requirements, and processes for both annexations and disconnections.
- This article is complete and awaiting final review and editing by the Town Attorney.

Article 12 – Environmental Impact Report - COMPLETE

- This article replaces the previous environmental impact report section of the code and adds clarity to the process and administrative aspects.

- This article includes existing provisions (existing code) along with new provisions that allow the Town to evaluate potential development impacts on the natural environment.
- This article will also address potential development impacts on social, fiscal, or cultural environments of the Town.

Each new article or section of code has been vetted internally (by the Planning department, the Town Attorney, and the Town Engineer) prior to presenting a draft document to the Planning Commission for review. Following Planning Commission review, the draft document is then revised and represented to the Planning Commission before moving on to additional articles and sections.

Next Steps:
Next steps in our process include creation and review of new review of Article 2 – Zone Districts (including new zone district mapping) and Article 3 – Use Regulations & Standards (allowable uses, as well as development and dimensional standards such as building setbacks, building height, and maximum lot coverage). One of the primary goals of the Minturn Forward re-code project has been to update the Town's zone districts; to consolidate zone districts and to simplify the code. Therefore, our focus on Articles 2 and 3 is highly anticipated, is more complex/time consuming than previous code sections that have been completed and will involve significant public engagement.

Staff will commence public engagement notification (newsletter, door hangers, website notification) in May, notifying residents of Minturn of open houses that will be scheduled in June. The goal of the open houses will be to:

1. Inform property owners – based on individual neighborhoods – what their existing zoning categories are, what their existing allowable uses are, and how, if at all, their zoning, uses or development standards (setbacks, building heights, lot coverage maximums) are proposed to change.
2. Gather feedback and answer questions about existing zoning and property rights, any how any proposed changes may impact individual property rights in the future.
3. Seek feedback on any changes to purposes and geographic extent of new zone districts.

Active Land Use Applications:

Eagle County School District – Maloit Park Preliminary Subdivision Plat Review

Staff has been reviewing the Eagle County School District Maloit Park Preliminary Plan for Subdivision application since late 2023. In fall 2024, the application was sent to referral agencies as well as the Town's consultant team for review. The Applicant has recently re-submitted the proposal with detailed responses to referral agency comments. Once staff determines that referral issues or comments have been adequately addressed, the subdivision application will be scheduled for a public hearing before the Planning Commission, who will make a recommendation for the Council's consideration.

Tom P. – Is there a proposed timeline yet for this project?

Scot H - If we can get the Town approvals done this summer, then the applicant still needs to submit a final plat. Scot is estimating that actual construction likely won't happen until

spring 2026, although it's possible if things move quickly that something could start happening this fall.

Midtown Village PUD Final Plan and Plat for Planned Unit Development

The town has received an application from Midtown Lofts, LLC., for Final Plan, Final Plat, and Subdivision Improvements Agreement (SIA) for the Midtown Village PUD. Midtown Village PUD received Preliminary Plan approval in January 2025. Next steps in the process include completing initial review ("completeness" review) of the application to ensure that the Applicant has addressed conditions of Preliminary Plan approval and has presented a complete application. Following that step, the Town will initiate a formal public referral review when the application will be referred to other agencies for review and comment.

Design Review Board Administration & Building Activity

In addition to a heavy case load of design review board applications for Minturn North PUD and Belden Place PUD developments, staff continue to meet with other property owners interested in new or remodel projects while working with our building official to coordinate and complete review of building permits and inspections in the field. Staff anticipate a busy spring and summer, with more DRB applications for projects like Belden Place and Minturn North PUDs, as well as individual new home projects.

Other Planning Department Activities:

- The Highlands Parcels 1 and 2 Public Engagement
  Staff have completed the first and second steps in the public process to determine the future use of the Highlands Parcels Nos. 1 and 2.
- In early January, the Town launched a webpage with background information about the parcels, as well as information about the Town's intended process – including public input – to decide how best to use those parcels. A survey was conducted (online and handwritten options) and the Town hosted an open house on Wednesday, January 29that Town Hall.
- In February, the Town hosted representatives from the Eagle County Open Space and Natural Resources Department, as well as the Eagle Valley Land Trust to guide Council through a discussion about potential open space/conservation scenarios and strategies.
- Next Steps:
  - Council directed staff to invite Jessica Foulis, Executive Director of EVLT, to another work session to continue discussions related to potential private conservation buyer scenarios.
  - Council also directed staff to work with the Town Attorney to develop a zoning strategy for the Highlands Parcels. Staff is currently working on this (zoning) effort.
  - Staff will work with Jessica Foulis to schedule a follow-up work session in May or June.

Eagle County Regional Housing Action Plan Partnership

The planning director has been participating alongside representatives from Eagle County, Avon, Eagle, Gypsum, Red Cliff, and Vail in a regional housing action plan task force

spearheaded by Eagle County and the Town of Avon. The purpose of this effort is to create a regional housing action plan – looking at alignment between land use policies and community housing goals within and across jurisdictions, as well as identifying potential funding sources to implement priorities and projects - and is based on a housing needs assessment being finalized by Economic Planning Systems (EPS). The assessment is based on community survey work and an extensive process by EPS to work with each partner jurisdiction to compile data on existing land use and development, existing housing policies and housing units/supply in each jurisdiction, as well as demographics and market trends. The partnership presented the initial results of the assessment to each of the partner jurisdictions in October and November. EPS has published a final report and will present the findings of the assessment at the Council's May 21st regular meeting.

Eagle County Wildland Urban Interface (WUI) Code Working Group
The planning director and the code enforcement officer have been participating in a regional effort spearheaded by the Eagle County Wildfire Collaborative group to understand and discuss alternatives, pros, and cons related to the potential adoption of Wildland Urban Interface (WUI) code requirements in member jurisdictions (towns, special districts, and fire districts). This group has been meeting since the start of 2024 and work completed to date includes sharing and analysis of each jurisdictions' existing land use, zoning, and building code regulations and policies to better understand where, if at all, there are commonalities across or among jurisdictions by way of fire or wildfire related terms, regulations, or design requirements for things like home construction, landscape design and materials, and access to private property.

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. 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 16 - Series 2025 - Request for Exemption from Sec. 16-17-110. - Underground utilities for 161 Main Street

Earle B. recused himself due to a conflict of interest and left the room at 5:48pm.

The owners/developers of 161 Main Street would like to request exemption from Sec. 16-17-110 - Underground utilities for the duration of infrastructure work. Sec. 16-17-110 - Underground utilities states the following: "Except as otherwise approved by the Town Council, all wires, cables or other equipment for the distribution of electric energy and telecommunications signals, with the exception of transformers, meters, junction boxes and similar equipment, shall be placed underground. Where developments are approved along or with crossing existing overhead power and communication facilities, energy and telecommunications may be obtained from these existing facilities. The service connections to these facilities shall be placed underground unless otherwise approved by the Town Council due to economic, engineering or aesthetic reasons. Utility

easements and right-of-way shall be provided as part of the development." The Applicant is requesting an exemption from Sec. 16-17-110, with the concern that if they underground as required, the placement of the transformer needed could potentially affect traffic flow on Williams Street even though it would be on their property. Per the Applicant's email: "Xcel recommends that we utilize a power pole with a pole mounted transformer located at the corner of our property as required by the utility tariff rules. However, we are concerned that this would interfere with traffic flow on Williams St. Xcel is willing to locate the pole further onto our lot and connect to their existing overhead lines mid span, however we are concerned that the town would consider this to be an "overhead utility line" even though it does not attach to our building."

Madison H:
There are essentially 2 options for this project to underground utility lines: One would be placing a pole at the rear of the property, where it would feel like it's edging out into Williams St., and the other would be placing a transformer at the rear of the property which would also feel like it's edging out into Williams St.

Applicant: Spence Neubauer, 161 Main St.
The original plan was to underground from one of the existing poles and transformers, however Xcel requires the transformer to be on the property / lot (can't cross right of way), for all new construction, and commercial requires the large transformer. The other option is to place a pole that connects to the current overhead line (wouldn't be adding new overhead lines).
The third (preferred) option, is to move the existing pole 10 ft. toward the building (on the property line), but this requires 3 new high-voltage lines (on Xcel property). The applicant would still underground from there to the property. This was displayed and demonstrated on the screen during the meeting.
If the 171 Main St. lot does ever get redeveloped, they could also tie into that transformer then.

Tom P. inquired about requirements / code regarding ground-mounted vs. pole-mounted transformers.
Spence N. responded regarding the safety / distance requirements.

Brian R. noted that during the initial meetings about this project, the only primary concern from the public was regarding the pinching of Nelson Ave / Williams St. This would help mitigate that.

Madison H. noted that if approved, Staff did suggest one condition, that conduit should be laid to allow for eventual full undergrounding (in the event of expanded development of the 100 block).

Mr. Spence Neubauer reiterated that they are undergrounding from that spot to their property (they are undergrounding the service lines).

Motion by Gusty K, second by Kate S, to approve Resolution 16 - Series 2025 to approve the request by the owners of 161 Main Street to be granted exemption from Sec. 16-17-110 - Underground utilities as presented. Motion passed 5-0. Note: Lynn Feiger was excused absent. Earle B. stood recused.

Earle B. resumed his seat at the dais.

B. Resolution 17 - Series 2025, A Resolution approving an RFP for the Water Treatment Plant Membrane Design Specification Work

Council is asked to approve Resolution 17– Series 2025 a Resolution authorizing the encumbrance of Water Works Enterprise Funds to provide detailed submittal drawings/documents of a membrane microfiltration/ultra-filtration system for the Minturn Water Treatment Plan Project. In the 4th Quarter of 2024, Minturn Town Council directed staff and consultants to proceed with the design of a membrane system water treatment plant to replace the current direct filtration WTP consisting of three slow sand filters. The Town of Minturn is soliciting firm price proposals for supplying a membrane Microfiltration / Ultrafiltration (MF/UF) system for the Minturn WTP Project based on the information provided in a Request for Proposal (RFP). Based on a thorough evaluation of the proposals that are received, the Town of Minturn, (Minturn) and HDR Engineering, Inc (HDR or Engineer) will select a MF/UF System Manufacturer (Supplier) to provide detailed submittal drawings. The successful bidder could potentially provide equipment for the project, however any funding decision after the submittal of detailed drawings will be considered later. An infrastructure & Service goal is to "Analyze grant funding & bond options for WTP" is documented in the Town of Minturn Strategic Plan 2025-2027. To determine funding needs, significant water treatment details and the cost of the new Water Treatment Plant including the completion of anticipated 90% plans, the potential supplier's detailed submissions are necessary. HDR Engineering, Inc (HDR or Engineer) has estimated the membrane system at about One Million Dollars. Detailed submittal document cost is about 10% so an encumbrance and guarantee of approximately $100,000 to be paid directly to the awarded supplier for detailed submittal documents/drawings only.

Motion by Eric G, second by Gusty K, to approve Resolution 17 - Series 2025, A Resolution approving an RFP for the Water Treatment Plant Membrane Design Specification Work as presented. Motion passed 6-0. Note: Lynn Feiger was excused absent.

C. Resolution 18 - Series 2025 - A Resolution Ratifying a Revitalizing Main Street $250,000 grant for Nelson Avenue heated street

Council is asked to approve Resolution 18 – Series 2025 a Resolution ratifying direction to apply for a Colorado Department of Transportation Revitalizing Main Street grant for Nelson Avenue Heat the Streets Sustainable Snowmelt Project. Name of Project: Town of Minturn – Nelson Avenue Heat the Street Grant: Revitalizing Main Street (RMS). The project site includes Nelson Avenue from 116 Nelson Ave down the hill to US 24/Main Street. Nelson Avenue is owned by the Town of Minturn and falls under local jurisdiction. While the project's southern boundary touches the intersection with US 24/Main Street, a state-maintained roadway under CDOT jurisdiction, no construction activities or improvements will occur within the CDOT right-of-way. All project improvements will be confined to locally owned streets. In addition, Minturn Whiskey Company, the project partner, owns adjacent property at the corner of Nelson and Main Streets. Minturn Whiskey will (outside the scope of this grant) make private improvements on its site to support the snowmelt system, including installing heat exchange infrastructure that will supply renewable thermal energy to the public snowmelt network. The project has been discussed within a Land Use application. The project is not specifically identified within the Strategic Plan 2025-

2027, however the April 30, 2025, grant cycle is likely the last CDOT/RMS funds until the State budget recovers. The project is not budgeted, however the town match of $31,564 is a discount compared to the engineer's estimate of $95,399 for street drainage improvement and paving.

The Town received a public comment email from Michael Boyd, which was read into the record by Jay Brunvand, Town Clerk, and is included below.

From: Michael Boyd
504 Eagle River Street

I would like to say the thoughts of heating this area, I believe, are of good intent and I thank council, staff and Minturn Whisky Company for putting in the time offering, proposing and reviewing this.
This would be a business agreement though and more details might need to be addressed prior to applying for a grant and deciding if this specific application is the best way to move forward.
This is a business agreement, and details need to be addressed before applying for a grant and deciding if this application is the best approach.
#1 will we have an access easement to inspect, and maintain the pumps? Location?
#2 who is responsible for these costs?
#3 will the whiskey company guarantee continuous heat when called for?
#4 will this be transferable with the property, all conditions and hot water guaranteed?
And the last and most important in the grant application that mentions geothermal technology, if complications and problems arise from this project, are we responsible to re-pay this grant or any portion of it? We as a government are applying for this grant with a partnership with a private entity.
If you choose to move forward with all the details worked out, I suggest you do the road improvements after the building is complete with a c/o and the stub outs ready to go prior to starting this because this is an extensive project/ 2 yrs? And all the equipment and building process will destroy any new street work.
I thank you for your time and I wish for Spence and Stephanie the best with this major undertaking, they are great neighbors and friends.
Sincerely,
Michael Boyd

Additional public comment:
Ms. Lynn Teach, 253 Pine St.

Ms. Teach inquired about how the installation would affect properties on upper Nelson, since some of those properties have no other access. As well as some of the businesses on Williams St. What about parking for the hotel, parking for other downtown businesses, turnaround for delivery trucks, and access for emergency vehicles? Lynn asked that Council give serious thought to how properties will be affected before deciding whether this project would be necessary.

Mr. Spence Neubauer, 161 Main St:
If this all happens, there would be a contract between the Town and the company.

Regarding how this would all work - the town had in the budget that was approved by town council to pave the street. Jeff Spanel came back at 83 or 85,000 to just pave the street. So that construction was already going to be done. So this would actually be less of a cost to the town if we get the grant, than just paving it. Let's say we never build the building and the heating is there; it does not change anything. The street is still paved. There's something underneath it. There's just some heating stuff that maybe you could hook up to later. But it doesn't ruin anything if the street gets paved with it and it's not heated. It's actually still better than it is now. The other thing is that construction management would be in line with paving that street anyway, it wouldn't complicate things. We were just trying to add a little bit to a project that was already in the pipeline and actually apply for a grant that would lower the town's cost than just paving.

Mr. Stefanie Neubauer, 161 Main St:
With our discussions, we'd also talked about putting in some contracts as far as the boiler becoming something that stays with the property, even if we don't distill so that we would always continue to give Minturn access to that heat.

Katie S:
Per Jeff Spanel, only one lane would be closed at a time, whether we do the full heating project or just repaving.

Ms. Krista Driscoll, 115 Nelson Ave:
Ms. Driscoll read a letter that she wrote in support of this, that she had sent to Stef and Spence Neubauer to submit with their grant proposals:

As residents of Minturn, Colorado, whose home is located on Nelson Avenue, we would like to voice our support for the snow melt project posed by Minturn Whisky Company in collaboration with the Town of Minturn. This project will address critical safety and accessibility challenges posed by icy conditions on the hill during winter months and create a more hospitable living environment for us and our neighbors. In the five years since we purchased our home. We've witnessed numerous vehicles attempt the hill, slide backwards, and then ramp up their speed on a second try to try to make it up the hill. The snow packed hill is also enticing to local children whom we've seen sledding in the roadway. We try to help mitigate the dangers by advising children that it's not a safe place to play and using our residential snowblower to help clear and widen the road whenever we can, but it's only a matter of time until a motorist strikes a child while trying to navigate the street.
The snow melt system, which combines geothermal technology and waste heat from Minturn Whisky Company, offers a practical, sustainable solution to these issues. By keeping the hill clear of snow and ice, the project will improve safety for residents like us as well as visitors and guests who stay at the properties in the area. Paving the roadway will also enhance its appearance during the summer months when Nelson Avenue becomes part of the local farmers market, which attracts visitors from all over the county and region. The project demonstrates an exceptional commitment to innovation and sustainability and sets an example for other rural towns by showing how local businesses and municipalities can collaborate to solve long-standing infrastructure challenges while supporting clean energy goals. We strongly urge you to support this transformative project, which will benefit not only the people of Minturn, but will protect our safety and that of our friends and neighbors and serve as a model for other communities facing similar challenges.

Motion by Tom P, second by Kate S, to approve Resolution 18 - Series 2025 - A Resolution Ratifying a Revitalizing Main Street $250,000 grant for Nelson Avenue heated street as presented. Motion passed 6-0. Note: Lynn Feiger was excused absent.

D. Resolution 19 - Series 2025 a Resolution approving a Professional Services Agreement for the Little Beach Park retaining wall.

Council is asked to approve the Professional Services Agreement (PSA) to Inter-Mountain Engineering for consulting engineering and design for Little Beach Park Retaining Wall and Access Road: Name of Project: Town of Minturn – Little Beach Park Retaining Wall/Access Road DOLA: EIAF Grant $147,000 with Town Match $153,097 Grant #: 9968 Inter-Mountain Engineering submitted the sole proposal for engineering and design. The submittal cost is within the 2025 budget.

Motion by Gusty K, second by Tom P, to approve Resolution 19 - Series 2025 a Resolution approving a Professional Services Agreement for the Little Beach Park retaining wall as presented. Motion passed 6-0. Note: Lynn Feiger was excused absent.

E. Ordinance 05 - Series 2025 (First Reading) - Continuance - An Ordinance Renewing the Xcel Energy Franchise Agreement – Brunvand

On June 1, 2005, the Town Council executed a franchise agreement between the Town of Minturn and Xcel Energy of Colorado (the "Company"), as set forth in Ordinance No. 11 – Series of 2005 (the "Agreement"). The Agreement grants the Company a non-exclusive right to use Town streets and property to provide gas and electricity service to the Town and the Town's residents (the "Utility Service"). The term of the Agreement is set to expire on June 1, 2025. Town staff is currently negotiating with the Company regarding a new franchise agreement between the Town and the Company for a renewed term. While negotiations over the final draft and approval of the Agreement are ongoing, the Town wishes to amend the Agreement with a temporary extension of ninety (90) days to allow for uninterrupted Utility Service to the Town and its residents until the new franchise agreement is completed and executed. The proposed Ordinance would approve an amendment to the Agreement to provide for this temporary ninety-day extension of the Agreement. Town staff recommends adopting the Ordinance as set forth.

Mike S:
As you are aware, the majority of Minturn is served with electrical power (and gas) by Xcel Energy. We currently have a franchise agreement with them. A franchise agreement, essentially, is consent to allow a utility to utilize the town's rights of way and certain other property to facilitate the distribution of energy within the community. We are in the process of negotiating the new franchise agreement. There are a few provisions that we've identified that need some follow-up with Xcel. It's going to take a little bit longer than the end of May, which is when the current franchise expires. So we are proposing a 90-day extension of the franchise agreement. Xcel has stated that they're okay with that. They did submit a few comments on the proposed form, so at second reading of the ordinance, we may have a few edits to the document.

You may be wondering why on earth are we using an ordinance to approve a simple extension to a franchise agreement? And the answer is that the town charter requires that all matters involving franchise agreements be done by ordinance. So, this will come back to you at second reading, I would think in the next 45 days, a version of the franchise agreement for consideration.

Brian R: Are we forced to stay with Xcel, or could we ever consider changing?

Mike S: Xcel owns the transmission equipment, so it's not really feasible to change.
I'm not personally aware of any situations where, for example, Holy Cross's bought out the transmission equipment of Xcel and people have switched. Now some municipalities have condemned or acquired through negotiation the distribution network for utilities within their communities and operate their own power utilities.
I'm not aware except under some probably pretty major circumstance of a situation where a municipality has tried to get one power provider in for another.

Tom P: What are the key points that are different in the new agreement?

Mike S: Will bring that to council once we have an agreement to present. The thing that we're primarily trying to work through with Xcel right now is the scope of property owned by the town where they can locate facilities. They have in their form a fairly expansive definition of property upon which they can put their distribution network. And as you all are aware, the town of Minturn owns a bunch of parcels of property which are not streets, they're not utility easements, they're assets that we hold that we need to make sure that there's not a claim of a right to place utility infrastructure on it without the town's both approval and compensation.

Eric G: Does this have any correlation with the Town's hopeful plans for a solar field in the future?

Mike S: Not directly, the franchise agreement has to do with distribution. A solar field would be done under a power purchase agreement.

Public Hearing Opened
No Public Comment
Public Hearing Closed

Motion by Kate S, second by Gusty K, to approve Ordinance 05 – series 2025 (First Reading) an Ordinance of the Town of Minturn, Colorado, granting a temporary extension of the franchise agreement between the town of Minturn and Xcel energy of Colorado for the use of town property to provide gas and electric utility service to the town and its residents. as presented. Motion passed 6-0. Note: Lynn Feiger was excused absent.

12. DISCUSSION / DIRECTION ITEMS

A. Tank 2 Report and Recommendations

Tank #2 / Steel Bolted Tank repairs – work with HDR Engineering and Minturn's water treatment plant operator, John Volk, to execute the repairs necessary to rehabilitate Minturn's water tank #2.

The evaluation attached identifies several

1. Alternative a) No Action or Do Nothing is the recommended short-term approach. Operate tank 2 until the Town determines they can no longer operate the tank. Once Tank 2 is offline the additional volume that can't be used by Tank 3 will now be usable, offsetting the storage loss to the system. This would be prior to any PRV, or control structures set in place between Tank 2 and Tank 3.
2. If not already, begin planning and saving for a new tank within the next 5 years.
3. If applicable, the money allocated for a tank liner/bladder system or tank rehabilitation be saved for a new tank or used for other infrastructure improvements as seen fit by the Town.
4. Seek and apply for funding for a new tank construction.
5. Alternate e), construction of a new bolted or welded steel tank is the recommended alternative to address Tank 2 deficiencies and CDPHE violations. Construct a new bolted or welded steel tank is recommended over install a liner/bladder system, plural component liner, and tank rehabilitation alternatives.
6. Alternate f) construction of a new concrete tank should not be ruled out immediately, unless time is of the essence. Due to funding cycles, there may be enough time to consider tank alternatives in more detail. A concrete tank will take more planning and constructing further out into the future than the other tanks, but the long-term savings potential and minimal maintenance requirements need strong consideration.

The proposed action is #1 or Alternative a No action with #2 start planning and saving for a new tank. The new tank located at the WTP can provide adequate storage for the Town of Minturn. However, there is a major downside if the Town must take Tank 2 offline. If a repair to the distribution system is required from the WTP to Mann Avenue the entire town could be out of water. There is one loop from 1031 Main to 811 Main. If a repair is required in that area, we can send water through the 6" line on the East side of Hwy 24. If repairs are made outside of this area the entire town is out of water. IMMEDIATE ACTION: John Volk was advised of the 3-year sanitary survey with CDPHE last week. CDPHE issued a significant deficiency for the leaking bolted tank. The inspector directed the Town to address it. A 5-year comprehensive inspection is due this year. John can have the divers patch the leaks with epoxy from inside the tank. This was done in 2020, but leaks developed after about 8 months. This is not a permanent fix but will buy a time until the next inspection. The cost is about $5,000 and I directed John to proceed with this maintenance project.

Tom P:
Of the five contractors HCR spoke with regarding a liner system for tank two, all five strongly recommended against. And would not be willing to provide a quote to install a liner system.
So where does that leave us?

Katie S. noted that the contractors won't recommend that due to the expected duration – a liner won't last and is not designed for a cold climate.

Gusty K. suggested that Council move forward with proposed action # 1 and plan for replacement in the next five years. Council agreed.

Direction Given:
Recommended action is #1 or Alternative a No action with #2 start planning and saving for a new tank.

13. FUTURE AGENDA ITEMS

A. Future Meeting Topics

14. ADJOURN

Motion by Kate, second by Kate S, to adjourn the meeting at 6:29pm.

_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

INFORMATIONAL ONLY ITEMS
Upcoming Council Meetings:

- May 21, 2025
- June 4, 2025
- June 18, 2025
- July 2, 2025 – Meeting Canceled
- July 16, 2025

To: Mayor and Council
From: Madison Harris, Planner II
Date: May 15, 2025
Agenda Item: Recent Planning Commission Recommendations and Actions

REQUEST:
Review and ratification of Planning Commission actions from their regular meeting of May 14, 2025. The following actions were taken by the Planning Commission, acting as the Minturn Design Review Board, which may be called-up for further review by the Minturn Town Council:

0010 Abby Road
- Final Plan DRB Application for New Single Family Residence

Please note that unless there are revisions or additions to the conditions proposed by staff during decision by the Planning Commission, staff will no longer be writing cover memos for items on the Consent Agenda. In this case there was an addition of a condition.

INTRODUCTION:

0010 Abby Road
At their regular meeting of May 14, 2025, the Planning Commission, acting as the Town of Minturn Design Review Board, reviewed the final plans for a new single family residence located at 0010 Abby Road. The plans approved by the DRB are for:

- **New Single Family Residence**

Site plans (exterior elevation renderings and floor plans) are attached for reference.

No neighbors spoke at the DRB hearing where the DRB discussed proposed exterior materials, as well as the proposed roof forms and massing in context to Chapter 16 – *Zoning*, and Appendix 'B' *Design Review Standards and Guidelines*, of the Town of Minturn Municipal Code (MMC).

The DRB unanimously supported the proposed construction as meeting the objectives and requirements of the MMC and design standards.

Ultimately, the DRB voted 5-0 to recommend approval of the proposal as a Final Plan review, with one condition added by the Planning Commission:

1. Prior to building permit issuance the applicant shall complete the Land Use Covenant dated August 16, 2024 (Reception No. 202409458) which states that Lots 18, 19 and 20 of Belden Place PUD cannot be developed until all approvals for the US 24 Storm Sewer Crossing are granted by CDOT and the Town of Minturn.

ANALYSIS:
In reviewing the application, the Planning Commission considered the criteria and findings required by the Minturn Municipal Code, as well as testimony of staff and the Applicant. No members of the public spoke at the DRB hearing.

The proposal meets the requirements of Chapter 16 including Appendix B - Design Guidelines and Standards.

COMMUNITY INPUT:
No members of the public spoke at the DRB hearing. Public notice was provided in accordance with the Minturn Municipal Code as a matter of posting of the official agenda and packet materials for public review prior to the hearing, and following Section 16-21-610 Public notice.

BUDGET / STAFF IMPACT:
N/A.

STRATEGIC PLAN ALIGNMENT:
The Planning Commission's review of proposed development projects and their actions to approve final plans for individual projects, acting as the Town of Minturn Design Review Board, aligns with the following key strategies:

- Integrity
- Transparency
- Collaboration

RECOMMENDED ACTION OR PROPOSED MOTION:
Approve the following application on consent:

1. 0010 Abby Road – New Single Family Residence

ATTACHMENTS:

- Staff Report
- Review letter by Inter-Mountain Engineering
- DRB Application
- Proposed exterior elevation drawings and site plans for 0010 Abby Road

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 Single Family Residence

0010 Abby Road

Hearing Date:	May 14, 2025
File Name and Process:	Single 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: 18
Address:	0010 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 four bedroom, 2,866 (gross) square foot single-family building located at 0010 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 a three-story with a basement single family residence with a maximum building height - measured via a weighted height calculation approved in the Belden Place PUD Guide – of 25 feet and 11 3/4 inches, under the maximum allowable 28-foot limit within the South Town Belden Place PUD Zone District for single-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 adequate, with four off-street spaces, two of which are provided within the garage and two at surface level in front of the garage. The plans show the three levels plus a basement.

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.

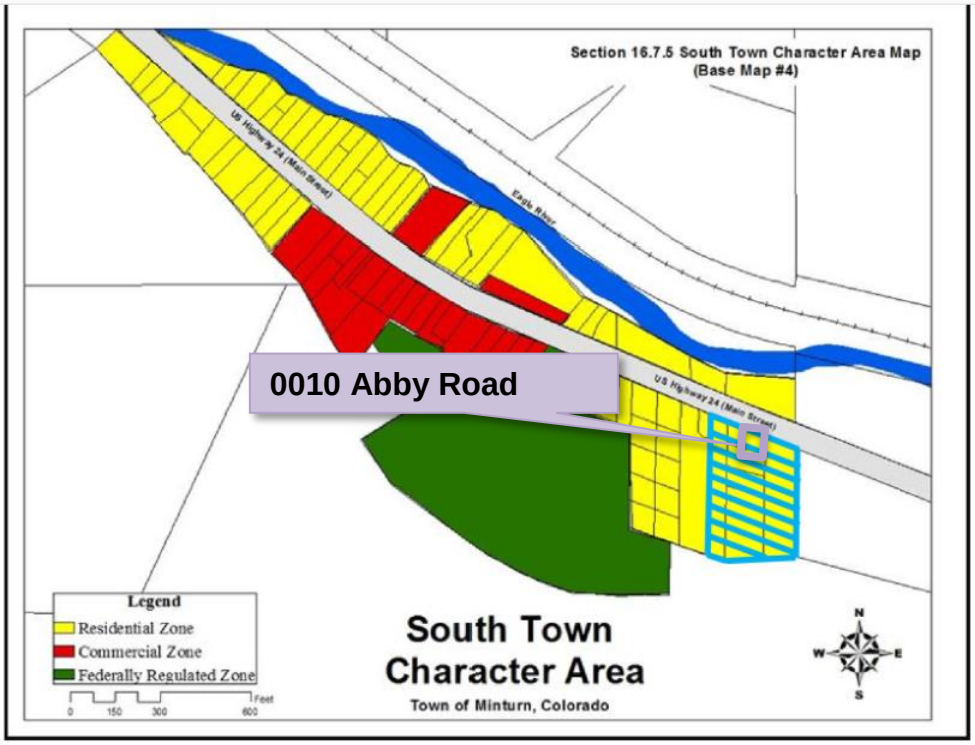
Staff suggests that the final plans for 0010 Abby Road meet the required findings ‘a,’ ‘b,’ and ‘c’ or subparagraph 3 – *Necessary findings*.

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:	3,283 sq. ft.	3,283 sq. ft. (.075 ac.)
Maximum Building Height:	28 feet	25 feet – 11 3/4 inches
Minimum Front Setback:	5 feet	5+ feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	5 feet	5+ feet
Maximum Lot Coverage:	45% (1,477.35 sq. ft.)	1,161 sq. ft. (35.36%) Proposed
Maximum Impervious Coverage:	45% (1,477.35 sq. ft.)	1,340 sq. ft. (40.82%) Proposed

Minimum Snow Storage Area:	5% of Lot Area (3,283sq. ft. x .05 = 164.15 sq. ft.)	185 sq. ft.
Parking:	3 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

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

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

Mass and Form
The following excerpt from the Design Guidelines is applicable to the proposed home design:
"c. Massing and Scale

> *"**A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment.** Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.*
>
> *"Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures."*
>
> *-Town of Minturn Design Guidelines*

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

V. Items of Note:

Items of Note

Staff has identified no items of note.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0010 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.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

April 22, 2025

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

Re: 0010 Abby Road
Lot 18 Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Belden Place; Lot 18 – 0010 Abby Road, Single Family, Minturn Colorado"* *"Design Review Board Revised" 3/12/2025"*, by TAB Associates The current DRB resubmittal for Lot 18 has been updated to include revised Civil Engineering drawings prepared by Timberline Engineering, Inc. dated April 17, 2025. These Plans constitute the April 17,2025 resubmittal.

Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

Development Restriction:
Pursuant to the Land Use Covenant dated August 16, 2024 (Reception No. 202409458); Lots 18, 19 and 20 of Belden Place PUD cannot be developed until all approvals for the US 24 Storm Sewer Crossing are granted by CDOT and the Town of Minturn.

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:
Paragraphs a through e:
~~Sheet 3 of 5 of the *"Final Plat: Belden Place PUD"* has been included as the Boundary Survey. The Plat and associated title commitment were reviewed by the Town and fulfill the requirements as the Boundary Survey for this application.~~

~~a. A note needs to be added to Sheet 3 of 5 incorporating the complete *"Final Plat, Belden Place PUD"* by reference as part of the Application.~~

3/24/2025: Sheet 3 of the *"Final Plat: Belden Place PUD"* has been included in the Plans. The Plat fulfils the requirement for a boundary survey.

Madison Harris
Re: 0010 Abby Road
Lot 18, Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Paragraphs f through l:

~~Sheets C.110 and C.111 of the *"Belden Place PUD – Final Plan Submittal"* prepared by Timberline Engineering have been included in the application. These plans are the basis of the design and fulfil the requirements of paragraph f through i.~~

a. ~~A note needs to be added to Sheet C.111 incorporating the complete *"Belden Place PUD – Final Plan Submittal"* by reference.~~
3/24/2025: Sheets C110 and C111 of the *"Belden Place PUD – Final Plan Submittal"* have been included in the Plans. These plans are the basis of the design and fulfil the requirements of paragraph f through i

b. ~~Both Sheets are titled *"Belden Place – 12 Plex (Flats)".* The title should reflect the correct description of this application.~~ 3/24/2025: Resolved.

Section (C) (3) Site Plan:

Sheet C1 of the Plans "*Belden Place – Unit 18 – Single Family Residence"* prepared by Timberline Engineering (dated February 4, 2025) presents the proposed site plan. The following elements from the MMC should be added:

a. The Site Plan generally complies with MMC requirements.

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

~~Sheet C1 of the Plans "*Belden Place – Unit 18 – Single Family Residence* prepared by Timberline Engineering (dated February 14, 2025) presents the proposed site grading. The following elements from the MMC should be added:~~

~~a. The Erosion Control Plan indicates a swale along the rear property line. A swale is not shown on the Grading Plan. Please revise the Grading Plan to include the swale. 3/24/25: The drainage swale is shown on the Grading Plan; however, the slope noted to be a 1% grade. Section 1804.4 of the IBC requires a minimum grade of 2% in drainage swales.~~
4/22/2025 Resolved.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. The Town and Inter-Mountain Engineering are relying on the design professional's work and review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project. Please feel free to contact us if you have additional questions.

Respectfully,
Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Scot Hunn, Arnold Martinez

DESIGN REVIEW APPLICATION

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

Project Name:
Belden Place - Single Family Unit Lot 18

Project Location
Street Address: 0010 Abby Road

Zoning: PUD
Parcel Number(s): 2103-351-13-001

Application Request:
Design review for a single family homes. 210335113001

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: 3,283 sf	Type of Residence (Single Family, ADU, Duplex) Single Family	# of Bedrooms 4	# On-site Parking Spaces 4
# of Stories: 3 + Basement	Snow storage sq ft: 185	Building Footprint sq ft: 1,161	Total sq ft Impervious Surface: 1,340

Signature:
Greg Macik

Fee Paid:_____ **Date Received:**_____ **Planner:**_____

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS
(TO BE INCLUDED WITH APPLICATION)

Applicant **Staff**

☐ ☐ **Application Fee** (Non-Refundable application fee shall be collected)
- Design Review Board - $200.00

☐ ☐ **Letter of Intent**
-- What is the purpose of the project including;
- Relevant Background
- Current Status of the Site
- All Proposed Uses and Structures
- How the Proposal Differs from what already exists
- Information regarding Easements or Dedicated Tracts, etc.

☐ ☐ **Vicinity Map**
-- Directional Map indicating how to get to the Property involved in the request.
- Zoning of Property

☐ ☐ **Improvement Location Certificate of Survey (ILC or ILS)**

☐ ☐ **Site Plan showing Precise Nature of the Proposed Use – To Scale**
- Scaled Drawings of Proposed Design of Structure
  - Plan View and Sections
- Building Heights – all 4 directions N/S/E/W
- topography
- Building Location
- Setbacks
- River or Creek Setbacks
- Parking Plan
- Traffic Circulation
  - Location and Width of Existing and Proposed Access Points
  - Location of Existing Driveways and Intersections
- Landscaped Area – Plan
- Approximate Location of Existing Wooded Areas and Rock Outcrops
- Location and Type of Existing and Proposed Easements
- Utility Easements
- Drainage Features

☐ ☐ **Preliminary Building Plans and Elevations**
- Indicates Dimensions
- General Appearance
- Scale
- Interior Plan for the Buildings

☐ ☐ **Elements needed on the Site Plan**

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

☐ ☐ **Architecture Details – Materials Board**

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

PLANNING COMMISSION
DESIGN REVIEW PROCESS

Applicants requesting a Design Review Board, Planning and Zoning Commission, and/or Town Council Review must submit to a pre-submittal conference and complete a formal application. The pre-submittal review process is completed within a period of 14 working days depending on the day of pre-submittal. The pre-submittal review provides valuable information regarding Town requirements for the formal application.

The Town Planner shall have the following powers and duties:

- **Zoning Compliance** – To review, consider, and approve, approve with conditions, or deny applications for building permits, limited use permits, conditional use permits, and temporary use permits based on compliance with this Section.
- **Process Applications** – To receive applications for development permits for processing pursuant to the terms of Section 16 of the Minturn Municipal Code.

Planning Commission as Design Review Board

Powers and Duties
The Planning Commission is hereby established as the Town of Minturn Design Review Board. The Design Review Board shall have the following powers and duties under the provisions of this Code.

1. To prepare, or cause to be prepared or amended, the Design Review Standards and Guidelines or any element or portion thereof, for adoption by the Town Council.

2. To hear, review, consider and approve, approve with conditions, or disapprove applications for Design Review Approval.

3. To hear and decide upon appeals on design review decisions made by the Zoning Administrator.

Board Procedure
The Town staff will forward applications (other than minor design applications), and recommendations, to the DRB.

The DRB shall review the application and supporting material submitted by the applicant, as well as the staff recommendation. After review, the DRB, through a formal motion, seconded and passed by a majority of the members present, shall take one of the following courses of action:

1. **Table the application**. The application may be tabled for a period not to exceed thirty (30) days if the application is incomplete or if the DRB determines that changes are required to bring the application into compliance with design standards and guidelines or other regulations of the Town. The Board may specify additional requirements for the applicant is to bring to the future meeting. These requirements may include additional information necessary to determine whether the application complies with all zoning, building, design codes adopted by the Town, and may include plans, reports, surveys or other documents completed by registered architects, surveyors, engineers or other professionals in order to indicate conformance with such codes. The DRB may also table the application if it determines that changes in the application are required which would bring the proposed project into compliance with zoning, building, design codes, and other regulations of the Town.

2. **Conceptual/Preliminary approval.** The DRB may grant conceptual approval to applicants who in a general fashion appear to meet design and other regulations of the Town but submit applications inadequate to warrant final approval. Conceptual approvals are also appropriate where a complete application has not been submitted, or where an applicant wishes to obtain a preliminary review of a sketch plan. A conceptual approval does not deem final approval of an application, nor does it deem that an application conforms to design or other regulations, nor shall it bind the DRB to grant final approval to a completed or final application.

3. **Disapproval of application.** If an application is found to conflict with the purposes and/or any one (1) or more of the design guidelines, codes or any other regulations of the Town, the DRB shall disapprove the application. Any disapproval shall be in writing and shall specifically describe the reasons upon which the disapproval is based.

4. **Approval of application.** If the application is complete and is found to comply with the design standards codes and other regulations of the Town, the DRB shall approve the project. The DRB shall keep a record of all such approvals, and the applicant should keep a copy of the approval. The DRB may approve an application with conditions or modifications. The DRB shall not approve an application that does not meet the requirements of the Town or any other provision required to ensure compliance with the design standards and guidelines, codes and other regulations of the Town.

If a motion for approval, for conceptual approval, or to table an application results in a tie vote, the motion will fail.

DESIGN REVIEW CRITERIA

1. SITE DESIGN

Site planning involves the design and location of buildings and other improvements on a property. General principles include the maximization of site attributes such as views and solar orientation while minimizing adverse impacts to adjacent properties and natural features. Design of the building(s) shall consider the following criteria:

a. Natural Features

(1) Topography

A building site that is flat or gently sloping at less than 10% shall comply with applicable minimum standards for setbacks as defined in Chapter 16.

A building site that slopes at greater than 10% is urged to consider "stepping" the structure rather than grading the site to allow for traditional building layout. The intent is to avoid large cuts and/or fills as well as retaining walls, and to avoid the need for additional erosion control measures.

Setbacks may be increased for lots that slope greater than 30%.

(2) Water Bodies

Setbacks from water bodies shall include consideration of the Eagle River, tributary creeks, ponds, and wetlands. In addition to the regulatory setbacks, the Town of Minturn encourages conformance with the Eagle River Watershed Plan and sensitive design to protect the riparian areas and to utilize the water bodies for passive recreational purposes. The Town discourages "turning your back" on the Eagle River, one of Minturn's greatest assets.

Site grading and drainage plans shall be submitted with design review applications that are adjacent to or within fifty (50) feet of a water body.

b. Orientation

The orientation of improvements shall consider adjacent properties as well as snow storage, snow shedding, and solar orientation. Another important component of orientation is drainage impact to adjacent properties, water bodies and streets.

Snow Storage, Snow Shedding and Solar Orientation

The atmospheric and weather-related elements common of the Town of Minturn justify the added dimension of sitting improvements to minimize the impact of the environment.

Adequate snow storage area(s) or provisions for removal shall be provided. The total area may be broken up or provided as a whole. Location within the required setbacks shall be permitted provided it does not impede adequate and safe access to the structure(s). Landscape areas may also be used for snow storage purposes.

Snow shedding shall be considered in the use of material and pitch of the roof, as well as the location of windows, door and walkways. In no case shall snow shedding be permitted to occur onto an adjacent property.

Solar orientation shall be considered in the siting of the structures as well as in the landscaping of the lot or parcel. Orientation of the structure, as well as placement of trees, can be utilized to block prevailing winds in the winter and to provide shade in the summer. The structure should be placed on the lot in a manner that will not cast substar

shadows over adjacent properties. Walkway and driveway location shall consider snowmelt in de location. These considerations include locating driveways, walkways, and structures, so that they are sheltered from the wind, and oriented to the east or south, where possible, to aid quicker snow and ice melt.

The front of the structure and its primary entrance shall be oriented to the street.

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.

2. ARCHITECTURAL ELEMENTS

a. Roof Pitch and Form

Roofs are a very prominent visual element and can be used to provide strong unifying characteristics between buildings. The use of consistent roof form, materials, slope and direction can create a cohesive appearance to a neighborhood even when the architectural styles vary. Roof pitch and form are an important element of building design in the Town.

The incorporation of dormers into the roof form can be utilized to provide individual identity and to create and delineate upper living areas or lofts. Dormer roofs shall be similar in slope and material with the primary roof form. See Illustration.

Roofs shall be designed with consideration to snow accumulation and shedding. Entryways, garages and pedestrian areas shall be protected from potential snow shedding.

Chimneys may also be utilized as a unifying element. The size, location, and shape of chimney can be mimicked to provide a common feature in adjacent structures that have different architectural styles.

b. Facade

Vast expanses of a blank facade are not considered appropriate in Minturn due the mass and scale of the existing buildings in the Town. Therefore, facades must be interrupted every 15' at minimum. This interruption can occur through the use of projections and recessions for doors and windows, balconies or porches or any other element that creates visual interest. The use of architectural elements such as horizontal and vertical architectural details and floor articulation (delineation of 'floors' in a building) can be utilized to create a vertical human scale to the structure.

Windows and doors offer the opportunity to provide individual character and refinement of scale by introducing openings and patterns on otherwise blank walls. Consideration should be given to locating doors and windows in order to establish symmetry on primary facades, while being responsive to interior functions and views. The location of windows and doors can also be utilized as a unifying element with adjacent structures.

In order to maintain a smaller scale and to avoid the use of vast expanses of large windows, window openings should be composed of multiple panes of glass that are consistent with the scale of the building. Mirrored or reflective glass is prohibited.

Shutters and window boxes are encouraged to create visual interest and to reinforce the Town ambiance.

c. Building Details

The requirement for a simple building form allows for the introduction of building details to create character and interest. These details may include elements such as accents to doors and windows, porches, gates, dormers and chimneys.

3. MATERIALS AND SCREENING

a. Materials

The use of building materials is essential to the design and appearance of a structure, therefore the use of materials is indicative of the adjacent community character. Materials shall be consistent with adjacent properties and the natural environment. The Town of Minturn does not seek to limit or prohibit the use of specific building materials

however the use of non-reflective materials are strongly encouraged. Highly reflective roofing m allowed.

The historic character of Minturn is exhibited in the use of wood siding and native stone, therefore the use of these particular materials are encouraged. Many modern equivalents can be found which mimic the natural materials, and the Design Review Board may approve such materials if their appearance is found to be compatible with adjacent material and consistent with the intent of these standards and guidelines.

b. Streetscape and Landscape Design

Small towns evoke many images, but one that appears to be consistent with many residents is the neighborliness of the area. Porches, plaza, parks and simply strolling down the street allow neighbors and visitors to meet and greet each other and to get to know one another. The Town encourages the man-made elements that promote these activities, and in some instances the Design Review Board shall require the provision of streetscape improvements to encourage and reinforce the small town atmosphere.

Porches and awnings are encouraged for all residential design as these elements create and encourage a human scale that is consistent with the small town image. Commercial structures, particularly those that are located in renovated residential units, shall maintain these elements and incorporate the use of pedestrian walkways, street furniture such as benches and trashcans where possible. Commercial developments that exceed 2500 square feet of gross leasable area shall be required to provide a plaza area that incorporates these elements.

Landscape standards are defined in Section 16.17.14, 15 and 16 and shall be reviewed with all applications for design review. Compliance with the minimum standards defined within those sections shall be required. The Design Review Board shall review the list of plant material to be utilized, particularly for determination of irrigation requirements. Exhibit B lists plant materials that are suitable for use in the Town, drought-resistant and therefore their use is encouraged. Other plant materials listed that require substantial water and therefore the Design Review Board may require the provision of an irrigation system and the provision of collateral to assure its completion.

c. Screening

Both residential and commercial areas within the Town shall be required to screen certain visually obtrusive areas, including, but not limited to, refuse storage, general storage, loading areas, mechanical equipment and parking areas.

The screening may occur with landscaping, compliant with Section 16.17.14. 15 and 16, or these uses may be screened with fencing or by containing the uses within a structure or parapet walls. Fences shall not exceed 3-feet in height for opaque fences and 4 feet in height for fences with you can see through. Higher fences may be used to screen the sides and rear of the lot but should not exceed 6 feet in height. In no case shall a fence or screening structure obstruct a driver's view of an intersection.

Additional information regarding the Design Review processes and guidelines including the Character Areas can be found in Chapter 16, Appendix B of the Minturn Town Code.

BELDEN PLACE

Lot 18 - 0010 Abby Road

Single Family

Minturn, CO 81645

TABLE OF CONTENTS

A0.0	COVER SHEET
A0.02	PUD GUIDE
P0.01	PLAT
C1.110	SURVEY
C1.111	SITE PLAN
C1	SITE PLAN
C2	UTILITY PLAN & EROSION CONTOL PLAN
C3	EROSION CONTROL DETAILS
A1.1	LANDSCAPE PLAN
A2.1	BASEMENT & GROUND PLANS
A2.2	MAIN, UPPER, & ROOF PLANS
A3.1	EXTERIOR ELEVATIONS
A3.2	MATERIALS
A3.3	RENDERINGS
A4.1	BUILDING SECTIONS
A5.1	DETAILS
A5.2	DETAILS
A5.3	DETAILS

DESIGN REVIEW BOARD REVISED
03/12/2025

VICINITY MAP

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0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer
Electrical Engineer

Seal

Belden Place - Singel Family
Lot 18 - 0010 Abby Road
Minturn, Colorado

Revisions:		
No	Description	Date
1	DRB Rev	3/12/25

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Cover

Project No:
2215

Sheet No:
A0.0

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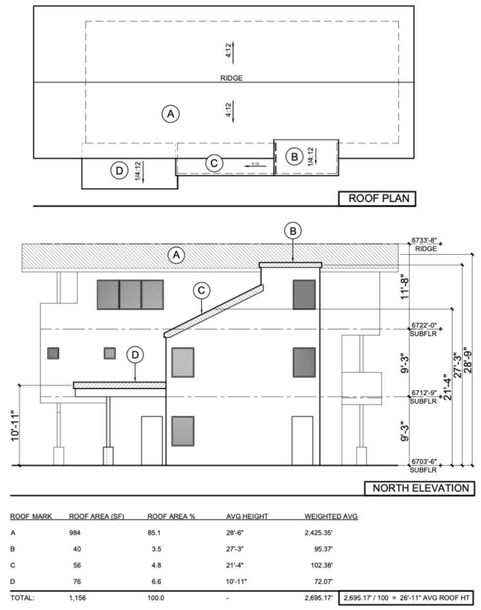
BELDEN PLACE PUD GUIDE INFORMATION
The following is an abrieviated verision of information found in the PUD guide.

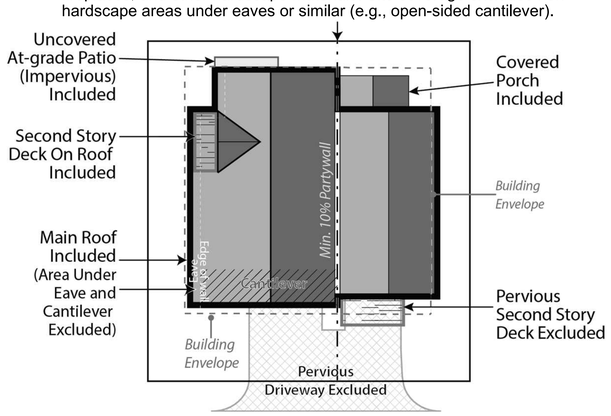
Building Height. Determining building height uses a weighted height calculation as measured from final/finished grade. Max heights - 28' for single famil and duplex, 35' for Row Houses and Flats.



ROOF MARK	ROOF AREA (SF)	ROOF AREA %	AVG HEIGHT	WEIGHTED AVG
A	984	85.1	28'-6"	2,425.35'
B	40	3.5	27'-3"	95.37'
C	56	4.8	21'-4"	102.38'
D	76	6.6	10'-11"	72.07'
TOTAL:	1,156	100.0	-	2,695.17'

2,695.17' / 100 = 26'-11" AVG ROOF HT

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
(1) Residences with the same architectural elevations and coloring shall not be placed adjacent to each other or directly across the street from one another.
(2) Each residential unit type shall have at least two (2) elevations to provide stylistic diversity. This may include:
i. Roof forms/lines and profiles
ii. Varied window and door styles
iii. Varied entry treatments and locations including porches, columns, etc.
iv. Two or three story homes
v. Second or third story decks or balconies

b. Building Form
(1) 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.
(2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
(3) 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
(1) Structures shall have at least two (2) elevations to provide stylistic diversity.
(2) Units may be multi-stories.
(3) Units may be divided horizontally (townhomes) or vertically (flats).
(4) Second story decks or balconies permitted.
(5) 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
(1) 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.
(2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
(3) 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:
(1) Artificial wood shingle (to mimic wood shake shingle). Treated wood shake shingles or any other combustible material is prohibited.
(2) Standing seam metal.
(3) Asphalt shingles.
(4) Imitation (composite or similar); or, real slate tiles.
(5) Non-reflective solar tiles that mimic the above-mentioned products
(6) Any other recommended FireWise materials similar to the above-mentioned products.

b. Siding materials are limited to the following:
(1) Metal
(2) Wood
(3) Composite siding
(4) Fiber cement board (commonly known as “Hardie Board”)
(5) Stucco.
(6) Any other recommended FireWise materials similar to the above-mentioned products.
(7) All siding materials to have non-reflective finishes.

c. Doors and Windows:
(1) Structures with multiple garage doors must always have identical, matching doors.
(2) 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.
(3) 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:
1. 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.*
2. All landscaping proposed on the approved Landscaping Plan shall be installed initially with expectations for maintenance.
3. No exposed soil is permitted. Soil must be covered in groundcover that may consist of seed (includes wildflower seed), cobble, perennials, mulch, or similar.
4. All dead materials must be replaced during the same season death occurs.

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Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer
Electrical Engineer

Seal

Belden Place - Singel Family
Lot 18 - 0010 Abby Road
Minturn, Colorado

Revisions:

No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
PUD GUIDE

Project No:
2215

Sheet No:
A0.2

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

LOT 28
SOUTH MINTURN ADDITION
RECEPTION No. 163447

EASEMENT
(SEE DEDICATION TO TOWN A3 SHEET 1)

UNITED STATES OF AMERICA
RECEPTION No. 186352

UNITED STATES OF AMERICA
RECEPTION No.246983

TRACT D
1,956 S.F.
0.045 Acres
(0031)

UTILITY, DRAINAGE, SNOW STORAGE AND PEDESTRIAN EASEMENT (SEE NOTE 8b, SHEET 1)

LOT 8
2,049 S.F.
0.047 Acres
(0029)

LOT 9
1,404 S.F.
0.032 Acres
(0027)

LOT 10
2,092 S.F.
0.048 Acres
(0025)

LOT 11
1,668 S.F.
0.038 Acres
(0023)

LOT 12
3,641 S.F.
0.084 Acres
(0019)

EASEMENT ENCROACHMENT AREA SEE NOTE 5(IV) SHEET 1

LOT 15
2,146 S.F.
0.049 Acres
(0015)

BUILDING ENVELOPE (TYPICAL)

LOT 16
2,212 S.F.
0.051 Acres
(0013)

LOT 17
12,033 S.F.
0.276 Acres
(0011)

BUILDING ENVELOPE

UTILITY, DRAINAGE, SNOW STORAGE AND LANDSCAPE EASEMENT (SEE NOTE 8c SHEET 1) NO BUILD AREA

BELDEN WAY
(SEE DEDICATION A2 & NOTE 9)

TRACT A
15,682 S.F
0.820 ACRES

SEE SHEETS 4 & 5 FOR ADDITIONAL NEW EASEMENTS

TRACT C
7,145 S.F.
0.164 Acres
(0037)

UTILITY, DRAINAGE, SNOW STORAGE AND PEDESTRIAN EASEMENT (SEE NOTE 8b SHEET 1)

LOT 7
27,233 S.F.
0.625 Acres
(0036)

LOT 21
2,454 S.F.
0.056 Acres
(0009)

LOT 22
1,251 S.F.
0.029 Acres
(0011)

LOT 23
1,251 S.F.
0.029 Acres
(0013)

EASEMENT ENCROACHMENT AREA 1.00

LOT 24
1,251 S.F.
0.029 Acres
(0015)

LOT 25
2,504 S.F.
0.057 Acres
(0017)

5' PEDESTRIAN EASEMENT CREATED& DEDICATED WITH THIS PLAT (SEE A4 SHEET 1)

LOT 26
2,014 S.F.
0.046 Acres
(0023)

LOT 27
2,162 S.F.
0.050 Acres
(0025)

5' PEDESTRIAN EASEMENT CREATED WITH THIS PLAT

LOT 18
3,283 S.F.
0.075 Acres
(0010)

SIGN EASEMENT CREATED WITH THIS PLAT (SEE NOTE 8d)

LOT 19
3,018 S.F.
0.069 Acres
(0012)

LOT 20
3,116 S.F.
0.072 Acres
(0014)

U.S. HIGHWAY 24
80' RIGHT-OF-WAY
PROJECT TAP M890-001

ABBY ROAD
(SEE DEDICATION A2 & NOTE 9)

LOT 4
2,603 S.F.
0.060 Acres
(0024)

LOT 5
1,459 S.F.
0.034 Acres
(0026)

LOT 6
1,629 S.F.
0.037 Acres
(0028)

LOT 3
1,496 S.F.
0.034 Acres
(0022)

LOT 2
2,341 S.F.
0.054 Acres
(0020)

LOT 1
2,098 S.F.
0.048 Acres
(0018)

TRACT B
4,713 S.F.
0.108 Acres
(0016)
UTILITY, DRAINAGE, SNOW STORAGE AND PEDESTRIAN EASEMENT (SEE NOTE 8b SHEET 1)
EASEMENT (SEE DEDICATION TO TOWN A3 SHEET 1)

20 0 10 20 40 80
1 INCH = 20 FEET

L27 = S00°00'00"W 4.50

CURVE TABLE

CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Brng	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"

THIS SHEET IS A PORTION OF THE FINAL PLAT, REFER TO COMPLETE – FINAL PLAT, BELDEN PLACE PUD

= PLATTED BUILDING ENVELOPE
= PEDESTRIAN EASEMENT
= EASEMENT ENCROACHMENT AREA SEE NOTE 5(IV)

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.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR 34998 07-09-2024

PRELIMINARY

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

LOT 28

N 00°02'00" W

467.44'

EXIST SHED

EXISTING HOUSE

OVERHEAD UTILITY LINE WAS USED TO FEED PREVIOUS ON-SITE BUILDINGS. THIS NO LONGER FEEDS ANY RESIDENCES OR STRUCTURES. OVERHEAD UTILITIES & POLES TO BE REMOVED. DOES NOT FEED OTHER PROPERTIES.

LOT 29
0.65 ACRES
1207

N71°43'55"W
64.04'

POLE & OVERHEAD UTILITIES TO BE REMOVED UPON INSTALLATION OF NEW UNDERGROUND. CHRISTIANSAN RESIDENCE TO BE RE-TIED TO NEW SYSTEM.

CHRISTIANSAN RESIDENCE (EXISTING TO REMAIN)

OVERHEAD UTILITIES TO REMAIN

WATER SERVICE TO REMAIN

463.99'

S 00°02'00" E

EXISTING GAS LINE TO BE ABANDONED IN PLACE USING XCEL ENERGY SPECIFICATIONS. GAS LINE TO BE REMOVED WHERE ENCOUNTERED DURING CONSTRUCTION OF NEW FACILITIES.

VISTA BARRANCO LANE

255.00'

EXISTING SEWER TO BE REMOVED DURING INSTALATION OF NEW SEWER MAIN.

TO BE REMOVED

SHED

CHRISTIANSAN SEWER TO BE RE-ATTACHED TO NEW SS SYSTEM UPON COMPLETION.

MH0060
7919.62 RIM (DISTRICT)
7926.14 RIM (SITE)
DATUM Δ = + 6.52'

EXISTING FH #41 TO BE REMOVED

FH41

LOT 1

LOT 2

LOT 3

SINGLE STORY HOUSE REMOVED 2020

SINGLE STORY HOUSE TO BE REMOVED

DURAN SUBDIVISION
RECEPTION No. 553188

S 74°48'00" E
130.24'

LOT 31
0.67 ACRES
1251

BUILDINGS REMOVED PRIOR TO 2019 (TYPICAL)

ALL EXISTING FENCES TO BE REMOVED

OVERHEAD UTILITIES TO BE REMOVED.

EXISTING WATER SERVICE TO BE REMOVED/ABANDONED AT MAIN PER MINTURN SPECIFICATIONS.

OVERHEAD ELEC & POLES TO BE REMOVED. DOES NOT FEED OTHER PROPERTIES.

207.89'

S 00°02'00" E

194.27'

N 00°02'00" W

LOT LINE

S 84°06'47" W
640.47'

HIGHWAY 24

HWY 24 ROW

EXISTING SEWER SERVICE TO BE REMOVED/ABANDONED AT MANHOLE PER ERWSD SPECIFICATIONS.

MH0020

EXISTING WATER SERVICE TO BE REMOVED/ABANDONED AT MAIN PER MINTURN SPECIFICATIONS.

S 65°46'59" E
99.96'

LOT 32
0.81 ACRES
1251

EXISTING GAS LINE TO BE ABANDONED IN PLACE USING XCEL ENERGY SPECIFICATIONS. GAS LINE TO BE REMOVED WHERE ENCOUNTERED DURING CONSTRUCTION OF NEW FACILITIES.

OVERHEAD ELEC, LIGHTS & POLES TO BE REMOVED. DOES NOT FEED OTHER PROPERTIES.

356.38'

S 00°02'00" E

LOT LINE

UNITED STATES OF AMERICA
RECEPTION No.246983

EXISTING GROUND MOUNT TRANSFORMER TO REMAIN. TRANSFORMER IS NOT TIED TO BELDEN SITE.

EXISTING OVERHEAD UTILITIES & POLES ALONG FRONTAGE TO REMAIN.

USFS

LOT 59
SOUTH MINTURN
ADDITION

EXIST SHED

LOT LINE

14" TREE (TYP)

AMENDED PARCEL
RECEPTION No. 201306047

MINTURN
BONEYARD

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
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL

0 20 40
SCALE: 1"=20'

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Carbondale, Colorado
timberlineengineering@gmail.com

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Belden Place - 12 Plex (Flats)
Lot 7

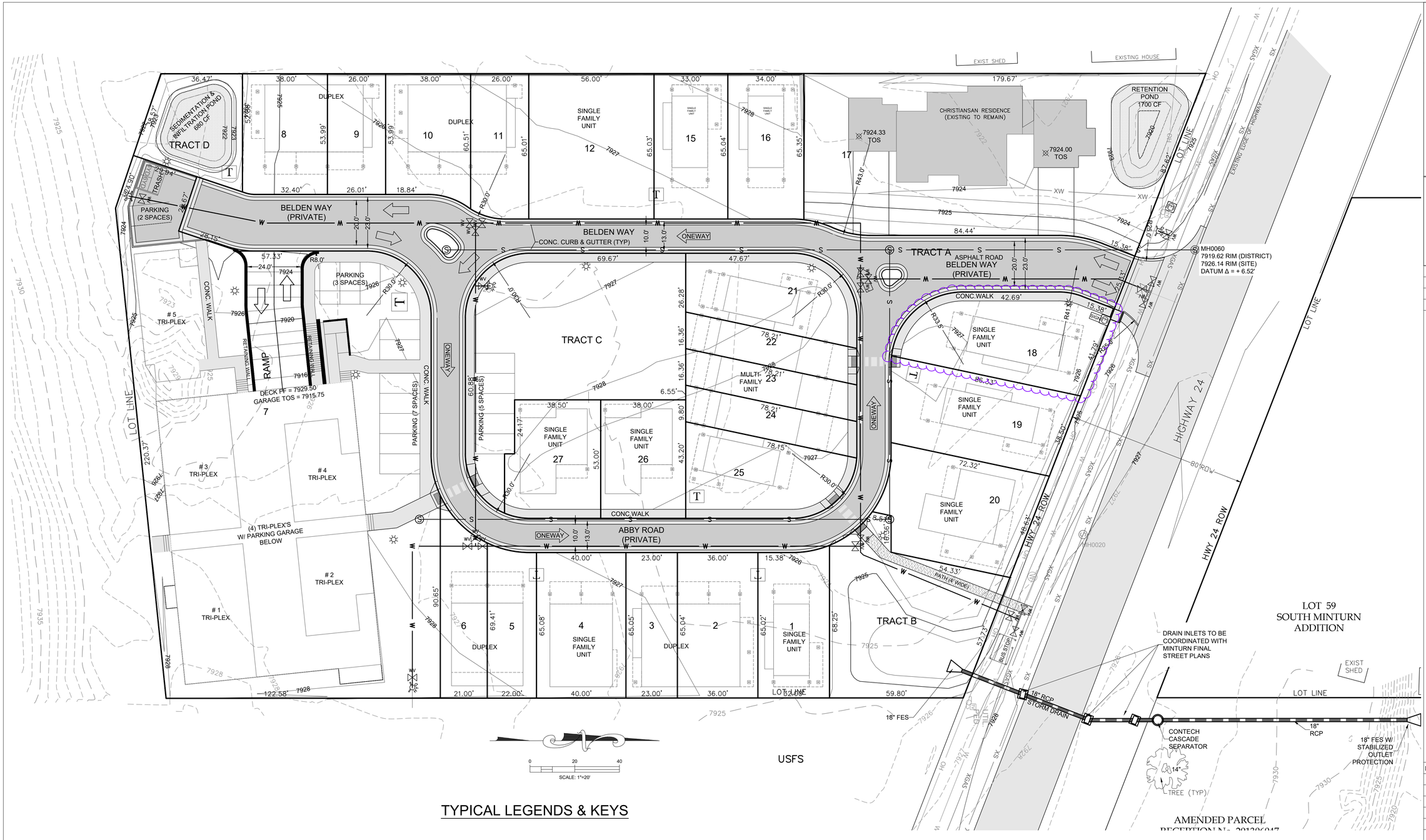
0036 Abby Road, Minturn, Colorado 81645

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
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
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
- STREET LIGHT

INDICATES DIRECTION OF TRAFFIC FLOW

LINE KEY:

WATER	W
SEWER	S

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

REFER TO COMPLETE – FINAL PLAT, BELDEN PLACE PUD

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

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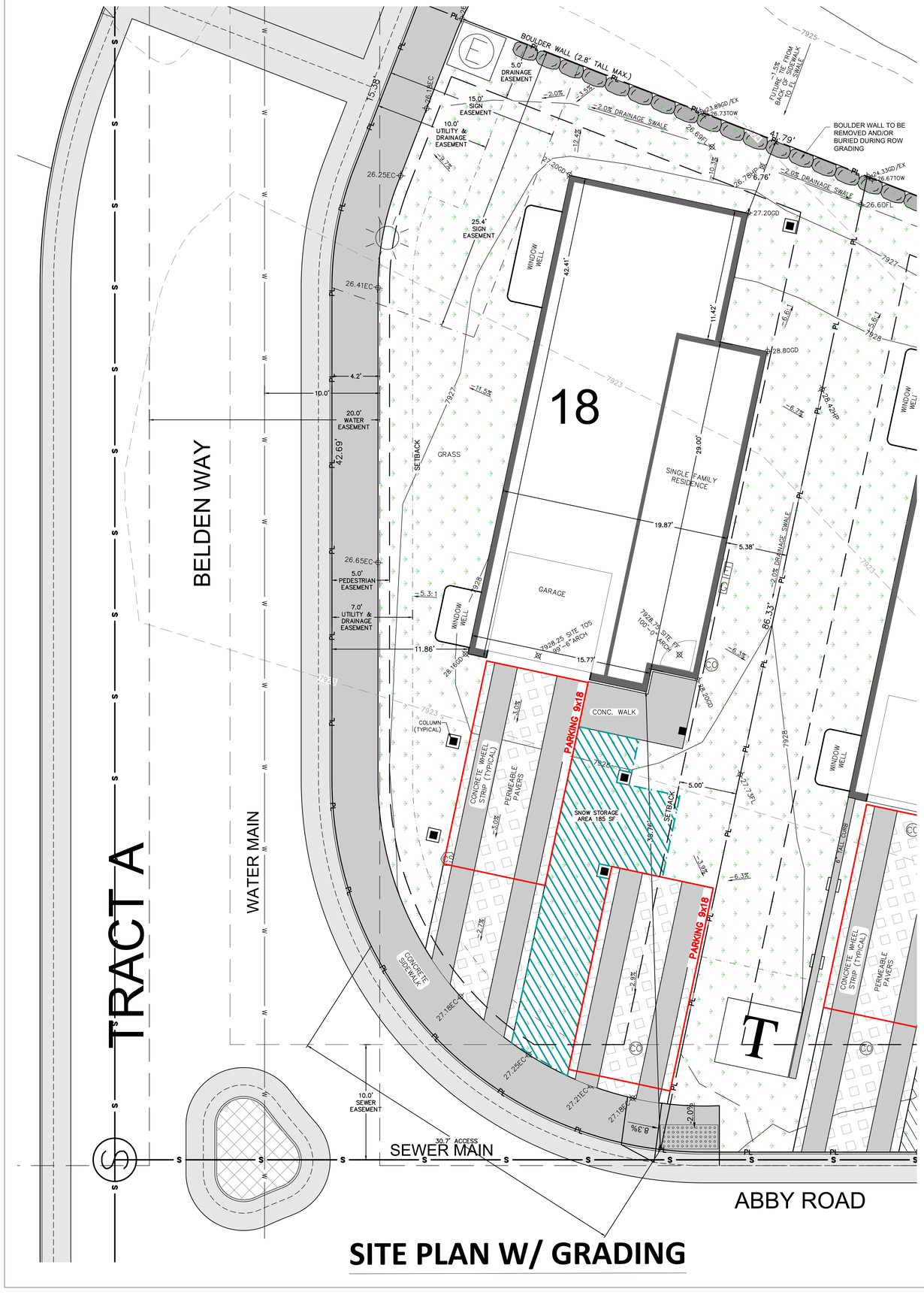
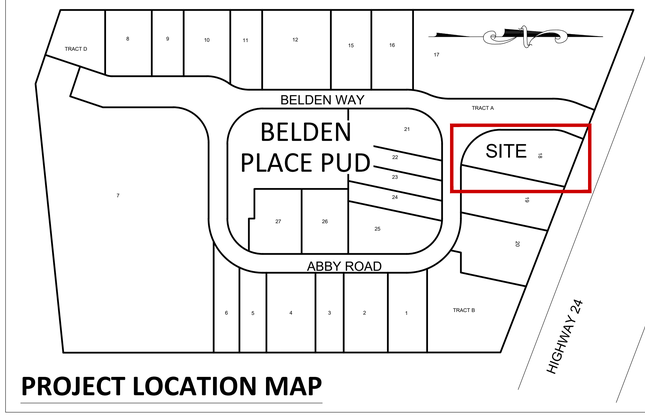
DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

Title: PROPOSED SITE PLAN

Sheet: C.111





PROJECT LOCATION MAP

UNIT 18

SHEET INDEX:

C.1 SITE PLAN W/ GRADING
C.2 UTILITY PLAN & EROSION CONTROL PLAN
C.3 EROSION CONTROL DETAILS

CONTACTS

Owner/contractor:	Peter Murray Group Brian Claydon 970 390-3489
Architect:	TAB Associates, Inc. 56 Edwards Village Boulevard Edwards, CO 81632 970 766-1470
Structural Engineer:	KRM Consultants, Inc. PO Box 4572 Vail, CO 81658 970 949-9391
Geotechnical Engineer:	Kumar & Associates, Inc. 5020 County Road 154 Glenwood Springs, CO 81601 970 345-7988
Water:	Town of Minturn Public Works Arnold Martinez 970 445-2416
Sewer:	Eagle River Water & Sanitation District 970 477-5451
Electric & Gas:	Excel Energy Electrical Emergency 800 895-1999 Gas Emergency 800 895-2999
Call before you dig:	811

LINE KEY:

WATER	W
SEWER	S
ELECTRIC	UEL
GAS	GAS
TELEPHONE	TEL
CATV	CTV
PROPERTY LINE	PL

CONTOUR LEGEND:

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

PROPOSED UTILITY SYMBOL KEY:

- WATER VAULT
- WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT
- WATER SERVICE CURB STOP
- SANITARY SEWER CLEANOUT
- STREET LIGHT

ABBREVIATION KEY

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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

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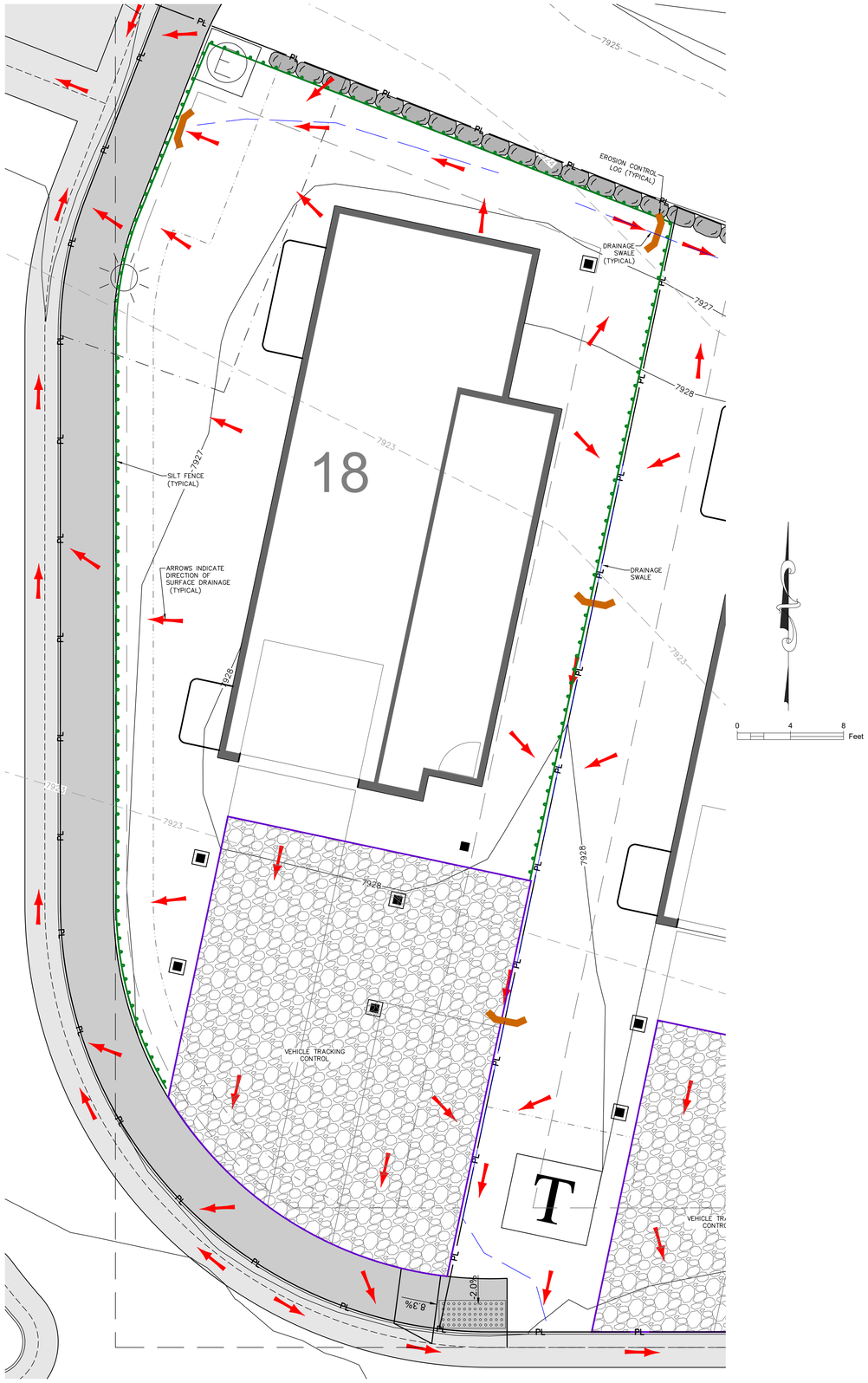
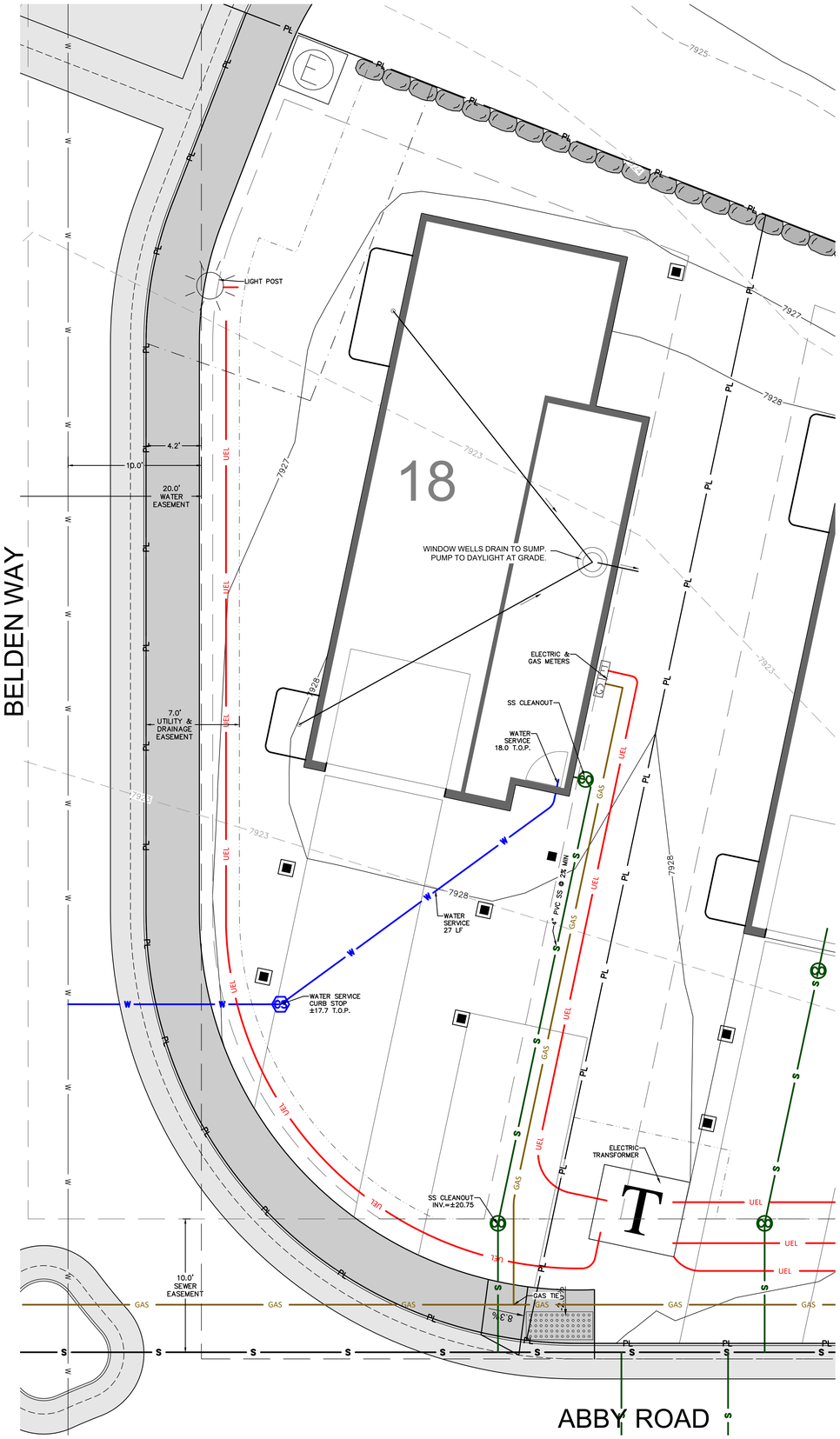
2/4/25	DRB Coordination
3/17/25	DRB Updates
4/17/25	DRB Updates 2

Title: SITE PLAN

Sheet: C.1



EROSION CONTROL PLAN



UTILITY PLAN

NOTES:
1. WATER SERVICE LINES SHALL BE TYPE K COPPER
2. WATER SERVICE CONNECTIONS ARE TO BE COMPRESSION OR SILVER-SOLDERED

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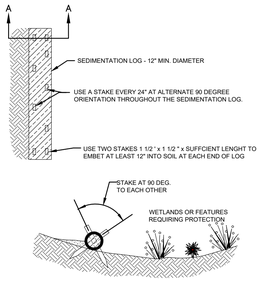
DATE	REVISION
2/4/25	DRB Coordination
3/17/25	DRB Updates
4/17/25	DRB Updates 2

Title: UTILITY PLAN & EROSION CONTROL PLAN

Sheet: C.2



SECTION A - A

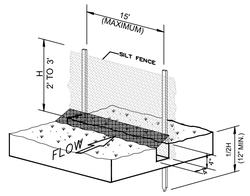
SEDIMENT CONTROL LOG INSTALLATION NOTES

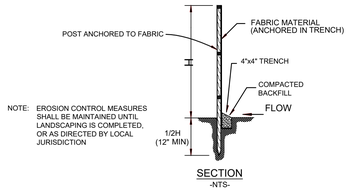
1. SEE PLAN VIEW FOR:
   - LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
2. SEDIMENT CONTROL LOGS INDICATED ON INITIAL SWMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2".

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE COVERED WITH TOP SOIL, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

EROSION CONTROL LOG DETAIL

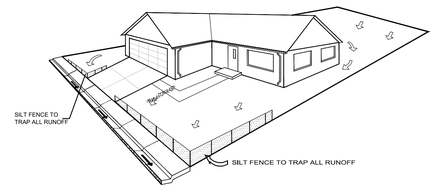




NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

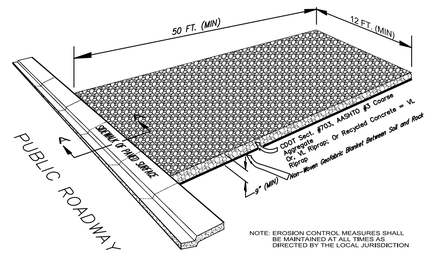
SECTION
-NTS-

SILT FENCE INSTALLATION DETAIL

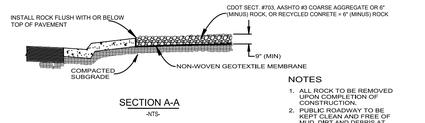


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION

SILT FENCE PLACEMENT DETAIL



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



SECTION A-A
-NTS-

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.

TEMPORARY VEHICLE TRACKING CONTROL DETAIL

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2/4/25	DRB Coordination
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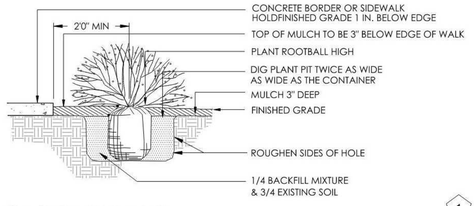
4/17/25	DRB Updates 2

Title: EROSION CONTROL DETAILS

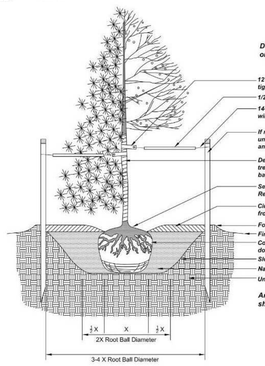
Sheet: C.3

PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING



1 SHRUB PLANTING
SCALE: 3/4" = 1'-0"

1



Do not cut single leader. Prune only damaged, dead wood, or co-dominant leaders.

12" nylon tree strap with grommets on guy wire. Do not twist straps tight around trunk.

1/2" diameter white PVC pipe section on entire length of each wire.

14-Gauge galvanized wire, double strand. Leave 1" to 2" slack in wire to allow for trunk movement.

If needed, 6' steel T-post or wood stake (install to 2' depth in undisturbed subgrade) with safety caps, set to windward side and other opposite; or other pre-approved staking method.

Deciduous Tree Fall Planting: Wrap trunk to first branch with specified tree wrap material. Secure at top with masking tape. Do not wrap rough bark trees. Remove trunk wrap in spring after last frost.

Set top of root flare (first order roots) at or 1" above finish grade. Remove excess soil from top of root ball and adventitious roots on trunk.

Circle of shredded wood mulch, 3" deep and 4" to 6" away from trunk, to outer edge of planting hole.

Form 2" high dirt saucer around pit at outside of transition zone.

Finish Grade

Completely remove all twine and wire basket. Pull burlap down minimum 2/3 of ball, cut and remove from pit.

Slope sides of planting pit as shown, roughen sides prior to backfill.

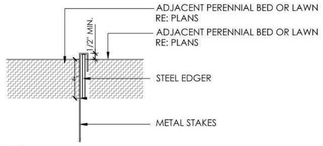
Native soil or appropriate planting media.

Undisturbed subgrade.

Any broken, crumbling, or otherwise damaged rootball should be rejected. Do not damage during planting.

3 TREE PLANTING
SCALE: N.T.S.

3



NOTES:
1. CONTRACTOR TO SUBMIT SAMPLE PRIOR TO ORDERING MATERIAL OR DELIVERING TO SITE.
2. NO EDGER REQUIRED WHEN MULCH IS ADJACENT TO PAVEMENT, BORDER, OR WALLS.
3. SET ALL EDGING 1/2" ABOVE FINISH GRADE AS SHOWN.
4. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
5. ALL JOINTS TO BE SECURELY STAKED.
6. CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

8 METAL EDGER
SCALE: 3/4" = 1'-0"

8

ORNAMENTAL TREES

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

DECIDUOUS SHRUBS

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

PLAN IS ENLARGED DETAIL AND UPDATE FROM THE PUD APPROVED PLAN. REFER TO PUD APPROVED PLAN FOR ADDITIONAL INFROMATION

NATIVE GRASS

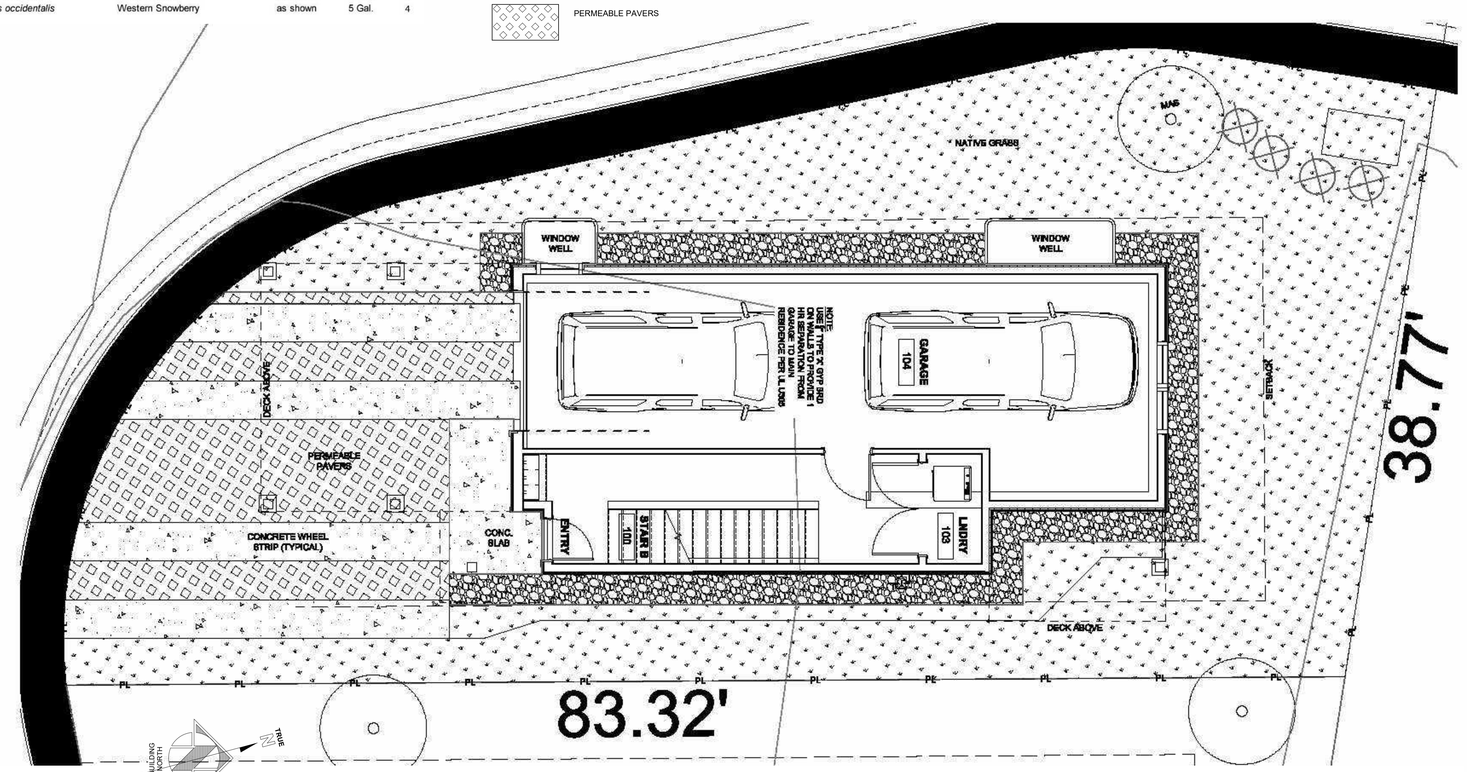
2' GRAVEL DRIP LINE MULCH

CONC. PARKING STRIP

PERMEABLE PAVERS

SITE CALCULATIONS

SITE SQFT	3,283 SQFT
BUILDING COVERAGE	1,161 SQFT
IMPERVIOUS COVERAGE (Includes Building)	1,340 SQFT
SITE COVERAGE ALLOWED	45%
SITE COVERAGE	40.8%



GENERAL NOTES:

1. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
2. 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.
3. 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.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. 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.
6. 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:

1. 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.
2. 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:

1. 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.
2. 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.
3. 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.
4. TREES AND SHRUBS WILL BE INSPECTED ON-SITE. LANDSCAPE PLANT MATERIALS MAY BE REJECTED AT ANY TIME DUE TO ISSUES OF QUALITY.
5. 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.
6. 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.
7. TRUNK-WRAP TAPE: TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL, 4 INCHES (102 MM) WIDE MIN.
8. 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.
9. 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:

1. 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.

2. 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.

2. 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.

4. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO DEPTH OF 6" MINIMUM UNTIL SOIL IS WELL PULVERIZED AND THOROUGHLY MIXED.

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Mechanical Engineer

Electrical Engineer

Seal

Belden Place - Singel Family
Lot 18 - 0010 Abby Road
Minturn, Colorado

Revisions:		
No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Landscape Plan

Project No:
2215

Sheet No:
A1.1

P:\2215 Belden Place Phase 2\01 Planning Files\05 Construction Documents\Lot 18 Revit CD\2025 0210 - 2215 Belden Lot 18 - DRB SET\2025 0210 - 2215 Belden Lot 18 - DRB Set.rvt
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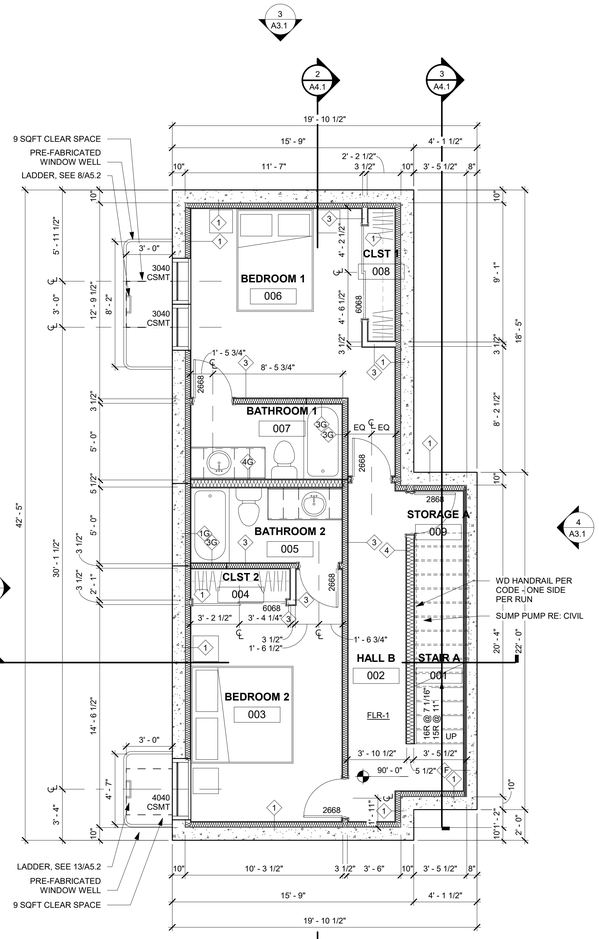
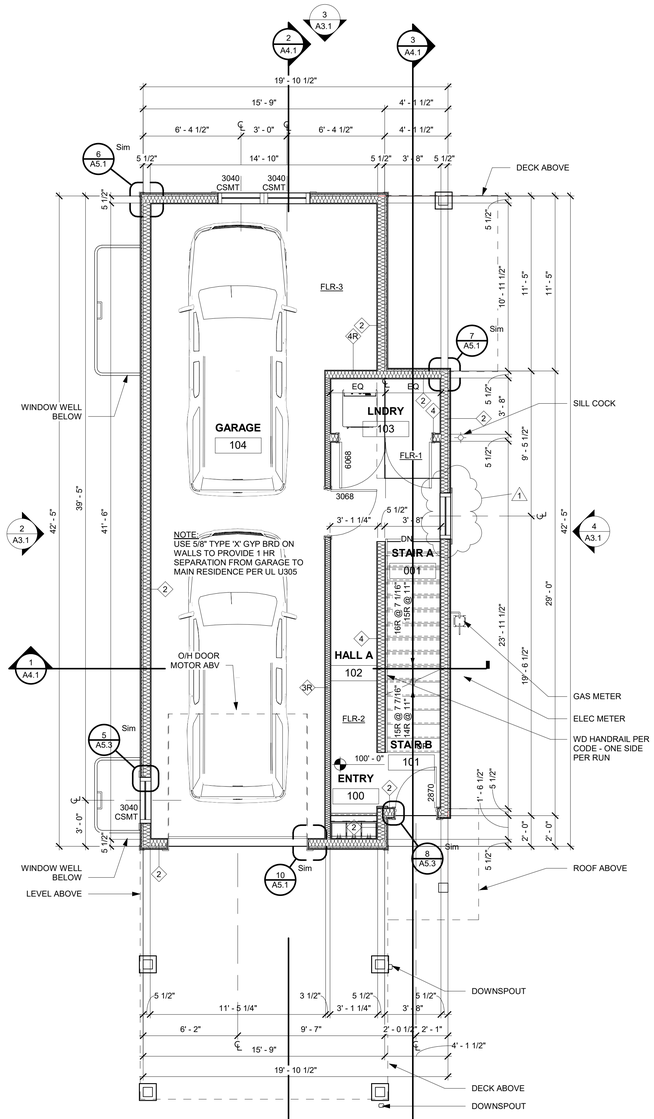
AREA SUMMARY	
PROPOSED CONDITIONED SQUARE FOOTAGE	
BASEMENT LEVEL	678 SF
GROUND LEVEL	156 SF
MAIN LEVEL	792 SF
UPPER LEVEL	727 SF
TOTAL	2,353 SF
PROPOSED UNCONDITIONED SQUARE FOOTAGE	
BASEMENT LEVEL	0
GROUND LEVEL	513 SF
MAIN LEVEL	0
UPPER LEVEL	0
TOTAL	513 SF
TOTAL COND & UNCOND	**2,866 SF**



1 A2.1 BASEMENT
1/4" = 1'-0"



2 A2.1 GROUND LEVEL
1/4" = 1'-0"

NOTES:

CLOSET NOTES:

1. SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE: 16" SHELF @ 7'-0" AFF, 16" SHELF & ROD @ 5'-6" AFF.
2. DOUBLE HANGING: DESIGNATED BY DOUBLE DASHED LINE IN CLOSETS TO BE: 16" SHELF & ROD @ 7'-0" AFF, 12" SHELF & ROD @ 3'-6" AFF.
3. SHELVES @ WALK-IN CLOSETS: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, SHELF WIDTH TO BE CLOSET WIDTH, LESS 4'-0" OR AS OTHERWISE INDICATED.
4. LINEN SHELVES: 6 SHELVES, WIDTH AS NOTED, @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.
5. STORAGE SHELVES: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.

GENERAL CLOSET NOTES:

1. ALL SHELVES & VERTICAL DIVIDERS TO BE AC PLYWOOD WITH 1x2 EDGE. SPECIES TO BE SPECIFIED BY DEVELOPER.
2. CLEATS TO BE 1x2 CLEAR PINE.
3. PROVIDE ROD SUPPORTS @ 36" OC MAX.
4. ALL TO BE STAINED TO MATCH CASE & BASE.

FLOOR PLAN GENERAL NOTES:

1. PATCH EXISTING CONSTRUCTION SCHEDULED TO REMAIN. REPAIRED SURFACES TO BE FLUSH WITH ADJACENT FINISH SURFACES. TO SAME QUALITY AS NEW CONSTRUCTION PRIOR TO INSTALLING NEW FINISHES. REFER TO THE FINISH MANUFACTURER'S GUIDELINES FOR INSTALLATION.
2. PATCH EXISTING FIRE-RATED WALLS, FLOOR CEILINGS, ETC. SO AS TO MAINTAIN THE FIRE-RADIATING. ADD FIRE-SMOKE DAMPERS WHERE NEW DUCTS CROSS. ADD FIRE STOP AT ALL
3. PATCH WALLS AT REMOVED RECEPTACLE OPENINGS SO AS TO RECEIVE SUBSEQUENT WORK.
4. PATCH AND LEVEL FLOOR SUBSTRATES TO RECEIVE NEW WORK AS SCHEDULED.
5. COORDINATE ALL FLOOR CORE DRILLING WITH EXISTING.
6. DO NOT SCALE DRAWINGS.
7. IN ROOMS WITH FLOOR DRAINS, SLOPE CONCRETE SURFACE WITHIN 18" RADIUS AT 1/4" PER FOOT TOWARD FLOOR DRAIN, UNLESS OTHERWISE INDICATED.
8. ALL SPOT ELEVATIONS SHOWN ON THE FLOOR PLANS OUTSIDE THE BUILDING RELATE TO USGS ELEVATIONS. ALL SPOT ELEVATIONS INSIDE THE BUILDING REFER TO BUILDING REFERENCE ELEVATIONS. NOTIFY ARCHITECT IMMEDIATELY SHOULD CONDITIONS BE FOUND CONTRADICTORY TO THESE DRAWINGS.
9. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO GRID LINE, FACE OF CONCRETE OR MASONRY, OR FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
11. ALL FLOOR PLAN DIMENSIONS TO MASONRY ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS. IMMEDIATELY NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED. ALL DIMENSIONS ARE GIVEN TO FACE OF WALL FRAMING. SEE WALL SECTIONS AND WALL TYPES FOR EXACT CONSTRUCTION.
2. SEE SHEET A0.1 FOR WALL TYPES INDICATED ON FLOOR PLANS
3. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ATTACHMENT OF WORK IN WALLS AND CEILINGS. LOCATIONS INCLUDE BUT NOT LIMITED TO, TOILET AND BATH ACCESSORIES, WALL AND CEILING MOUNTED ELECTRICAL EQUIPMENT, WINDOW TREATMENTS, CASEWORK, COUNTERTOPS, ETC.
4. WHERE WALL PARTITIONS ARE A CONTINUATION OF EXISTING ONES. NEW FINISH SURFACES MUST BE FLUSH AND CONTINUOUS WITH EXISTING SURFACES ON BOTH SIDES. INFILL OPENINGS IN EXISTING WALLS WITH MATERIAL TO MATCH EXISTING WALL THICKNESS, TEXTURE, AND FINISH.
5. REFERENCE S-SERIES DRAWINGS FOR STRUCTURAL NOTES AND DETAILS AND COORDINATE.
6. EXISTING BUILDING DIMENSIONS AND ELEVATIONS ARE BASED UPON EXISTING SURVEY INFORMATION. IMMEDIATELY NOTIFY ARCHITECT IF CONDITIONS ARE ENCOUNTERED THAT DO NOT AGREE WITH DIMENSIONS AND/OR ELEVATIONS SHOWN.
7. VERIFY ALL PITCHED FLOOR AREAS SHOWN WITH PITCH LINES WITH THE ARCHITECT. PROVIDE A SLAB DEPRESSION AT ALL FLOOR DRAINS WHERE PITCH LINES ARE NOT SHOWN ON DRAWINGS.
8. PROVIDE 4" RETURN FROM FACE OF ADJACENT WALL FOR ANY DOORS NOT DIMENSIONED.
9. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ITEMS NOT SHOWN ON ARCHITECTURAL DRAWINGS AND COORDINATE.
10. ALL INTERIOR WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK AND STEEL STRUCTURE (BEAM) UNLESS NOTED OTHERWISE. SEE PARTITION WALL TYPES ON SHEET A0.03
11. DATUM 100'-0" INDICATED ON ALL DRAWINGS, OTHER THAN CIVIL SERIES EQUALS XXXX.XX ON CIVIL DRAWINGS
12. ALL STEEL LOCATED BELOW AND EXPOSED TO GRADE TO BE COATED WITH BITUMINOUS DAMPROOFING.
13. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS FOR SPECIAL INSPECTIONS, 2015 IBC-1704.

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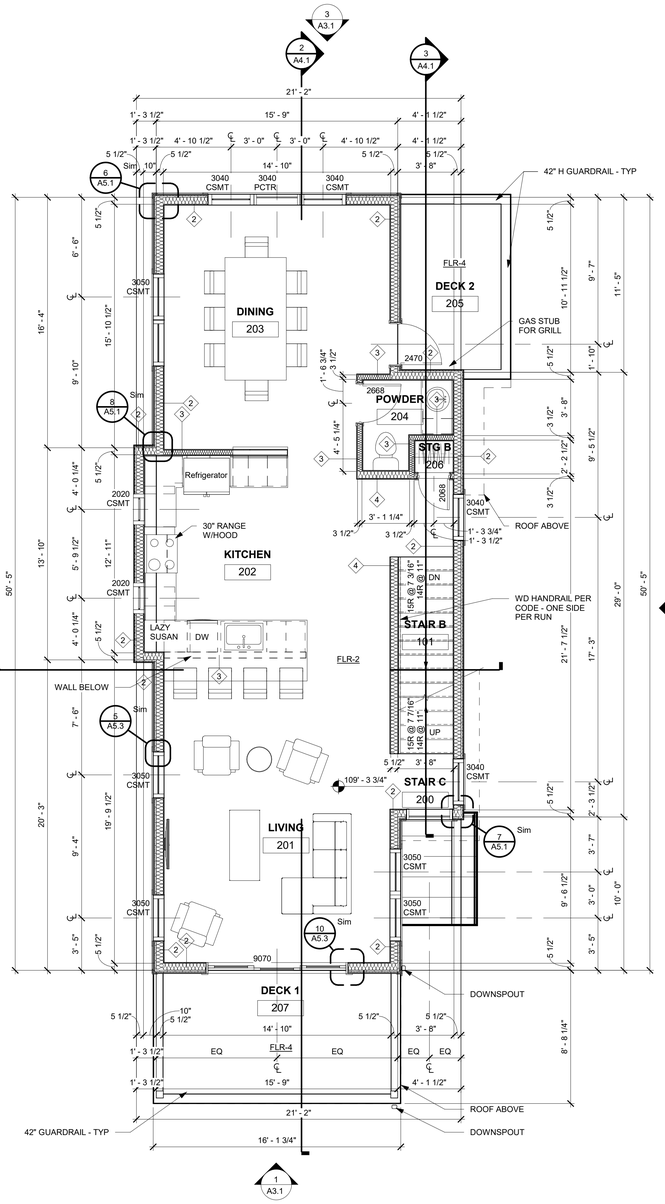
Revisions:		
No	Description	Date
1	DRB Rev	3/12/25

Issue Dates:
DRB - 02/14/2025

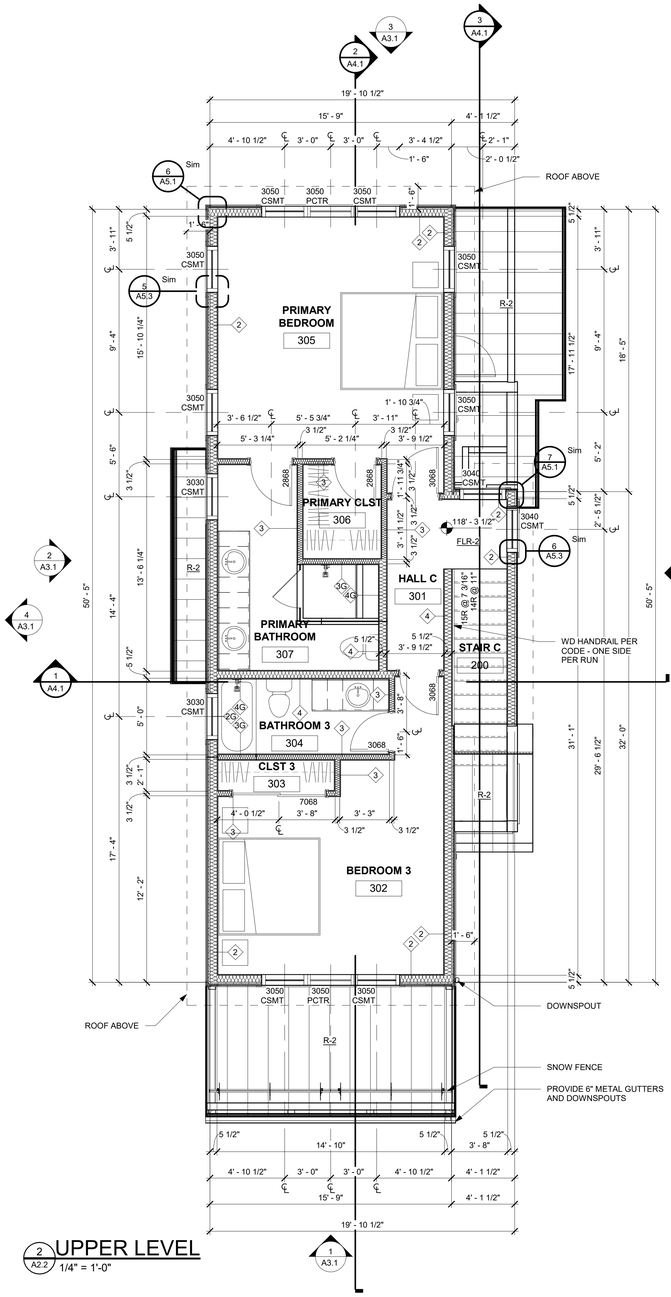
Sheet Title:
Basement & Ground Floor Plans

Project No:
2215

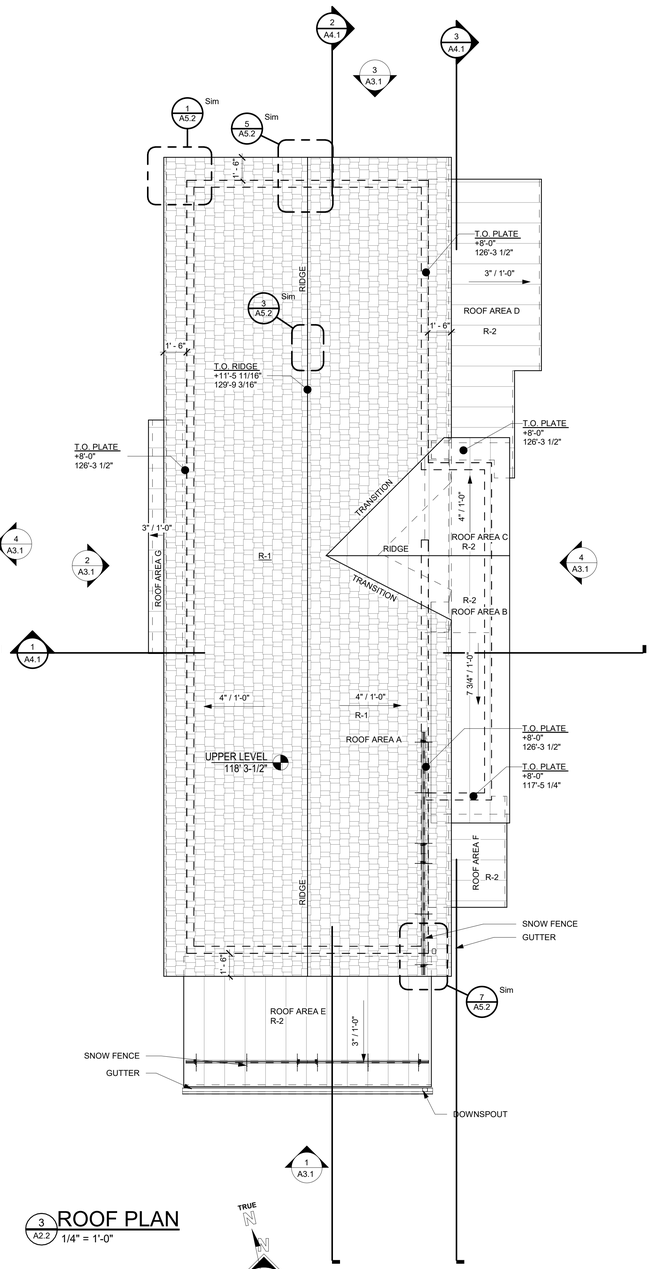
Sheet No:
A2.1



1 MAIN LEVEL
A2.2 1/4" = 1'-0"



2 UPPER LEVEL
A2.2 1/4" = 1'-0"



3 ROOF PLAN
A2.2 1/4" = 1'-0"

BUILDING NORTH

STICK RIDGE — B.O. RIDGE +20'-2 5/8" / 120'-2 5/8" (8359.22') / T.O. RIDGE 8360.68'

T.O. WALL PLATE — T.O. PLATE +10'-0" / 110'-0"

FLOOR SPOT ELEV — MAIN LEVEL / T.O. PLYWD/CONC/GYP 100'-0" (8466.5')

TRUSS RIDGE — +20'-2 5/8" / 120'-2 5/8" / T.O. RIDGE 8360.68'

TRUSS BEARING — T.O. PLATE +10'-0" / 110'-0" / +16" HEEL

NOTES:

ROOF FINISH LEGEND

NOTES:

1. HATCHED AREAS INDICATE OVERBUILT ROOF & CRICKETS, RE: STRUCTURAL
2. ALL GUTTERS & DOWNSPOUTS TO RECEIVE HEAT TAPE FOR ENTIRE LENGTH, RE: DIAGRAM ON ELECTRICAL PLANS
3. T.O. RIDGE ELEVATIONS GIVEN AT TOP OF ROOF SHEATHING
4. CONTRACTOR TO VERIFY CHIMNEY DIMENSIONS WITH FIREPLACE MANUFACTURERS' REQUIREMENTS

R-1 TAMKO ASPHALT SHINGLES, HERITAGE PREMIUM, COLOR: NATURAL TIMBER

R-2 COIL COATED MTL STANDING SEAM ROOF SEE SYSTEM NOTES SHEET A0.1

COIL COATED MTL FLASHING, GUTTERS, AND DOWNSPOUTS

OVERHANGS ARE 2'-0" FROM FACE OF FRAMING TYP. U.N.O.

CHIMNEY CAP - 6" SANDSTONE CAP

ROOF BEAMS - ROUGH SAWN TIMBER

GENERAL NOTES:

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13. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS FOR SPECIAL INSPECTIONS, 2015 IBC-1704.

CLOSET NOTES:

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3. SHELVES @ WALK-IN CLOSETS: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, SHELF WIDTH TO BE CLOSET WIDTH, LESS 4'-0" OR AS OTHERWISE INDICATED.
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3. PROVIDE ROD SUPPORTS @ 36" OC MAX.
4. ALL TO BE STAINED TO MATCH CASE & BASE.

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11. ALL FLOOR PLAN DIMENSIONS TO MASONRY ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.

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Revisions:

No	Description	Date

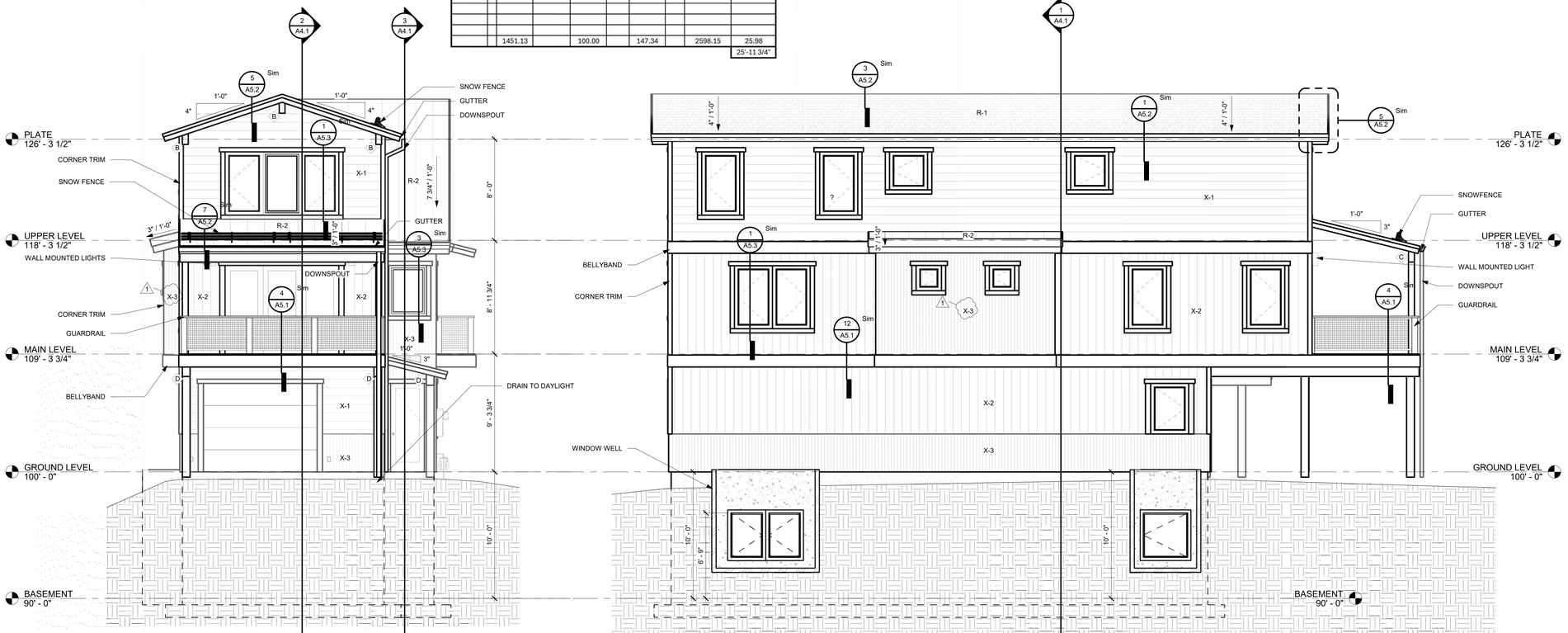
Issue Dates:
DRB - 02/14/2025

Sheet Title:
Main, Upper, & Roof Plans

Project No:
2215

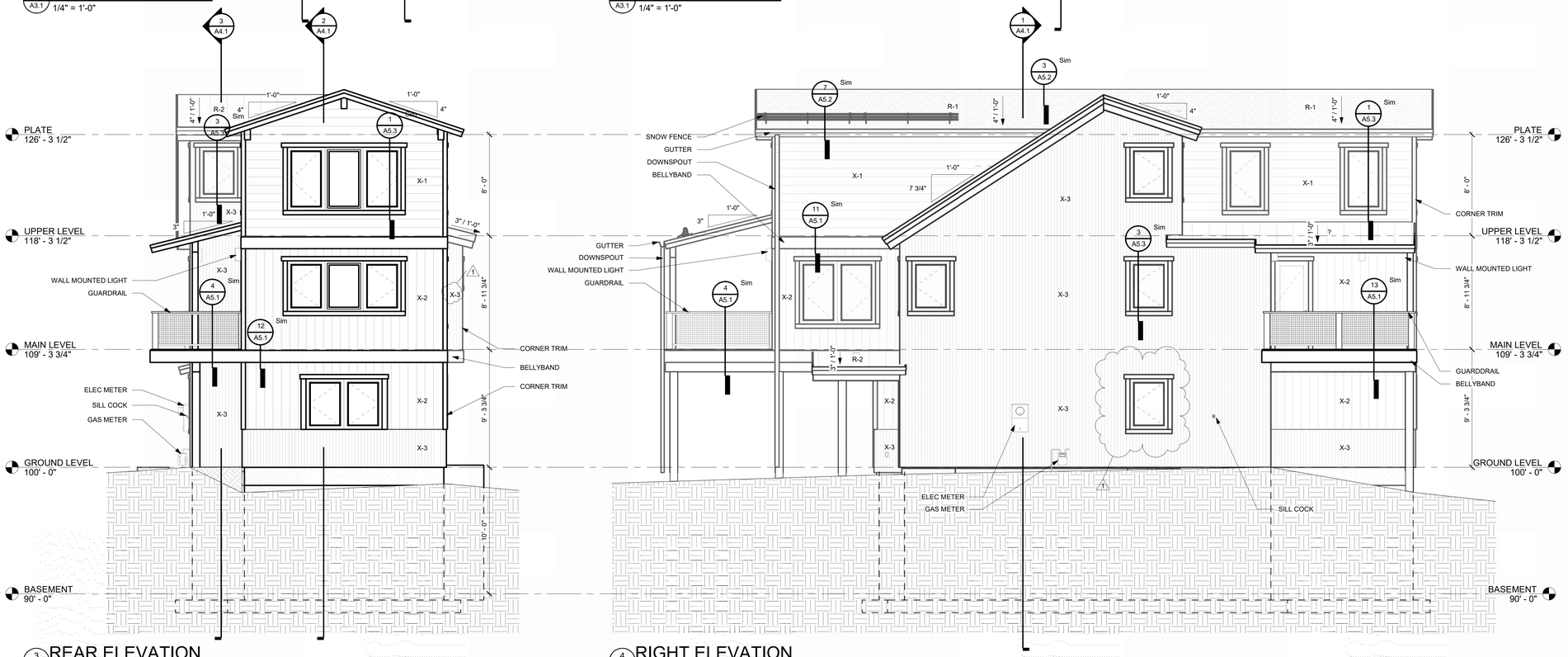
Sheet No:
A2.2

Roof Mark	Roof Area (SF)		Roof Area %		Avg Hgt (Ft)		Weighted Avg (Ft)	
A	962.12	/ by total	66.30	X	28.61	=	1896.88	
B	101.92	/ by total	7.02	X	24.14	=	169.55	
C	63.53	/ by total	4.38	X	28.49	=	124.73	
D	125.31	/ by total	8.64	X	18.80	=	162.34	
E	138.95	/ by total	9.58	X	19.26	=	184.42	
F	25.51	/ by total	1.76	X	8.91	=	15.66	
G	33.79	/ by total	2.33	X	19.13		44.56	
	1451.13		100.00		147.34		2598.15	25.98
								25'-11 3/4"



1 A3.1 FRONT ELEVATION
1/4" = 1'-0"

2 A3.1 LEFT ELEVATION
1/4" = 1'-0"



3 A3.1 REAR ELEVATION
1/4" = 1'-0"

4 A3.1 RIGHT ELEVATION
1/4" = 1'-0"

NOTES:

EXTERIOR MATERIAL LEGEND:

X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - WHITE
X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING COLOR - WHITE
X-3 VERTICAL CORRUGATED METAL SIDING COLOR - GALVALUME

R-1 ASPHALT SHINGLE ROOF
R-2 STANDING SEAM METAL ROOF

EXTERIOR ELEVATION GENERAL NOTES:

1. EXTERIOR FINISHES INDICATED ON ELEVATIONS SEE "EXTERIOR MATERIAL LEGEND" FOR MATERIALS.
2. RFERENCE ROOF PLAN FOR LOCATIONS OF ROOF COMPONENETS NOT INDICATED ON EXTERIOR ELEVATIONS.
3. REFER TO MEP AND STRUCTURAL DRAWINGS FOR ANY ADDITIONAL WORK.
4. ASSUME ALL PAINTED SURFACES WILL BE REPAINTED. THIS INCLUDES BUT IS NOT LIMITED TO: DOORS, DOOR FRAMES, WINDOW FRAMES, AND HEADERS, CEILINGS, HANDRAILS, EXPOSED MECHANICAL, CMU ACCENTS, SOFFITS, STRUCTURAL BEAMS, AND ETC.
5. PROVIDE ALLOWANCE TO SEAL AND CAULK VARIOUS WALL PENERTRATIONS ANS HOLES AROUND EXTERIOR PERIMETER OF BUIDLING, SIMILAR AREAS SUCH AS HOSE BIBS, PIPES, ETC.
6. PROVIDE ALLOWANCE TO REVIEW ALL EXPOSED ELECTRICAL CONDUIT TO DETERMINE FEASIBILITY TO REMOVE OR RELOCATE. INCLUDE IN ALLOWANCE LABOR AND MATERIALS TO REMOVE OR RELOCATE.
7. SEE CIVIL PLANS FOR NOTE TO RESEAL ALL HORIZONTAL CONCRETE AND ASPHALT JOINTS AT BUILDING.
8. WHEN A PORTION OF A WALL IS PAINTED ASSUME THE ENTIRE WALL IS PAINTED TO INSIDE OR OUTSIDE CORNERS.
9. DO NOT SCALE DRAWINGS.
10. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS NOTED OTHERWISE.

BEAMWORK LEGEND:

A 4X10
B 6X10
C 6X12
D 8X12
E 10X14
F 12X16

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Revisions:		
No	Description	Date
1	DRB Rev	3/12/25

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Exterior Elevations

Project No:
2215

Sheet No:
A3.1

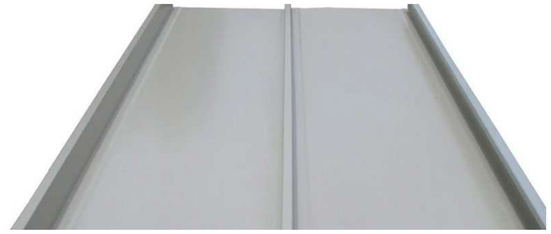
X-1 - LAP SIDING COLOR 1

X-2 - VERTICAL SIDING COLOR 1

EXTERIOR MATERIAL LEGEND:

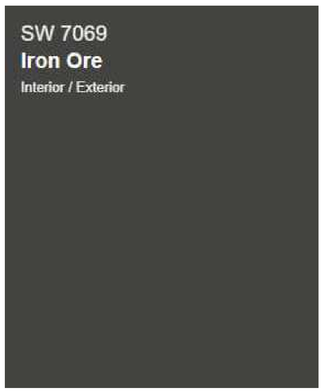
X-1	DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - WHITE
X-2	DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING COLOR - WHITE
X-3	VERTICAL CORRUGATED METAL SIDING COLOR - GALVALUME
R-1	ASPHALT SHINGLE ROOF
R-2	STANDING SEAM METAL ROOF

R-1 ROOFING
SIMILAR TO GAF DEISGNER SHINGLES
WOODLAN 'CASTLEWOOD GRAY'



R-2 ROOFING
SIMILAR OT WESTERN STATES
2" STANDING SEAM - 12" WIDTH
COLOR: GALVANIZED TO MATCH
GALVALUME METAL PANELS

X-3 GALVALUME CORRUGATED PANELS



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

GARAGE DOORS:
SIMILAR TO RAYNOR - ASPEN SERIES
RECESSED RANCH GROOVED PANELS
COLOR: WALNUT

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

GENERATION LIGHTING

8637401-12: Medium One Light Outdoor Wall Lantern

Dimensions:

Diameter:	12"	**Extends:**	17 1/8"
Width:	12"	**Extends Max:**	23 1/8"
Height:	10 5/8"	**Wire:**	6 1/2" (color/Black/White)
Weight:	1.8 lbs.	**Mounting Proc.:**	Cap Nuts
		Connection:	Mounted To Box

Collection: Barn Light

Featured in the decorative Barn Light collection

1 A19 Medium 75 watt light bulb

Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652069352

Finish: Black (12)

Bulbs:
1 - Medium A19 75w Max. 120v - Not included

Features:
- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Material List:
1 Body - Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (990W8_37401-BRL)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			1 1/4	5	4 1/8	6 1/2

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8637401EN3-12	1	785652069352	16.75	14.58	13.25	1.873	4.1	250	Yes
NJ Pallet		45		48	40	77	85.556	184		No
NV Pallet		40		48	40	77	85.556	160		No

Generation Lighting reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Generation Lighting. In compliance with U.S. copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Generation Lighting, a Visual Comfort & Co brand.

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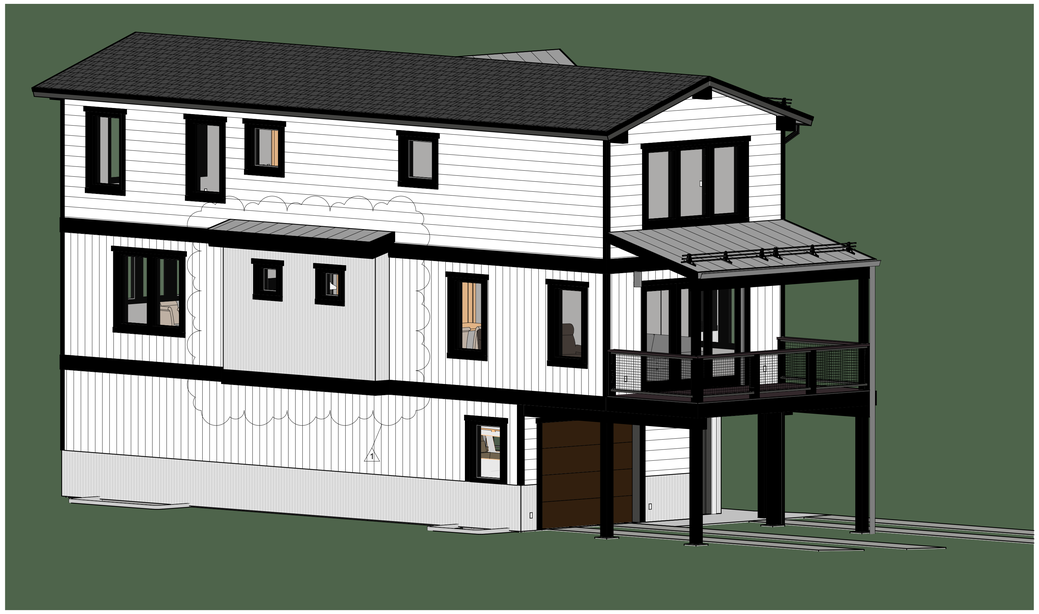
No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Materials

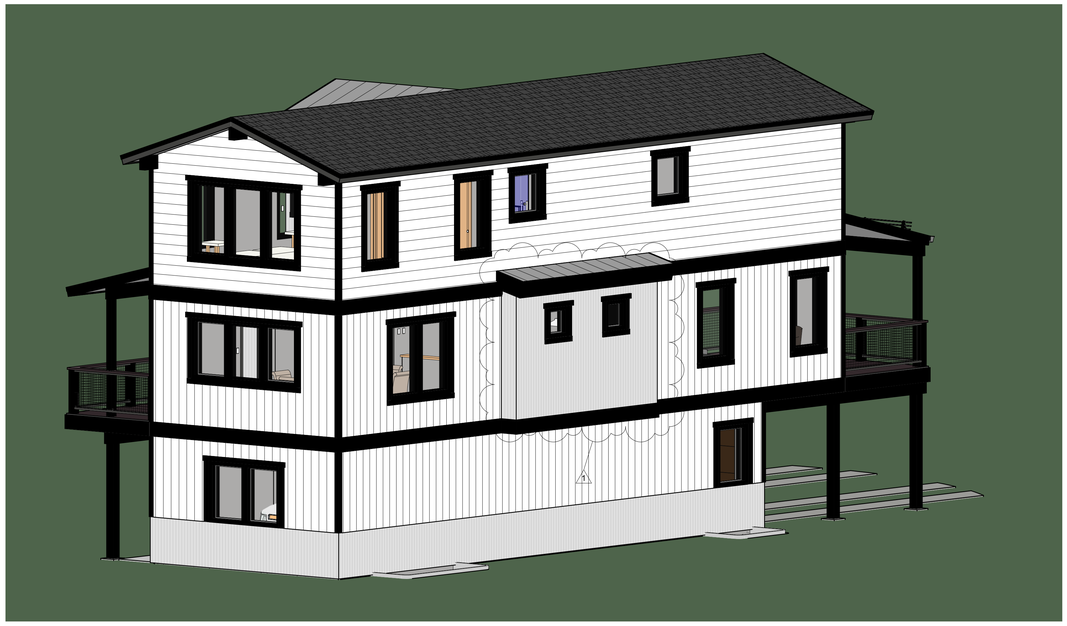
Project No:
2215

Sheet No:
A3.2



1 A3.3 SOUTHWEST ELEVATION

2 A3.3 SOUTHEAST ELEVATION



3 A3.3 NORTHWEST ELEVATION

4 A3.3 NORTHEAST ELEVATION

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Sheet Title:
Exterior Color Elevations & 3D

Project No:
2215

Sheet No:
A3.3

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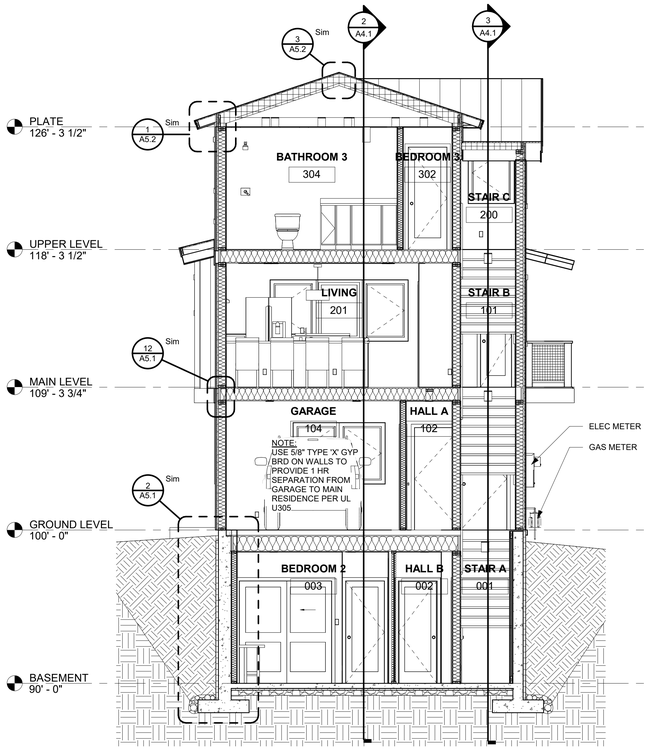
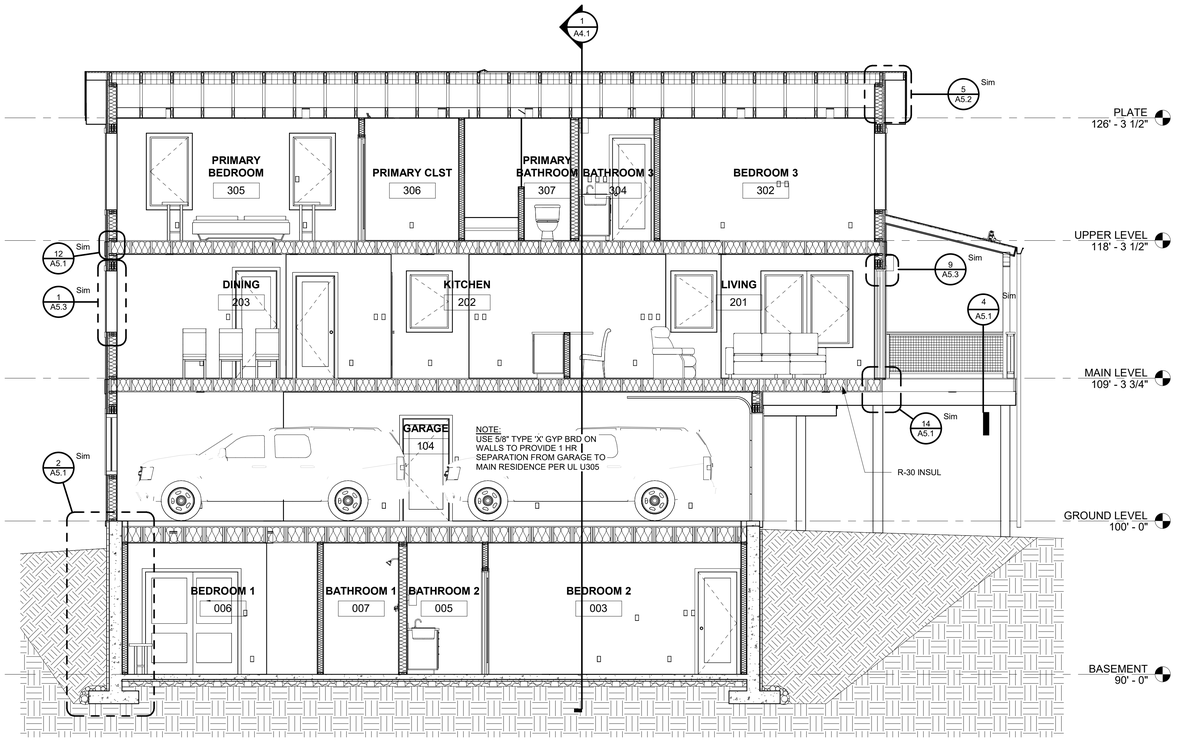
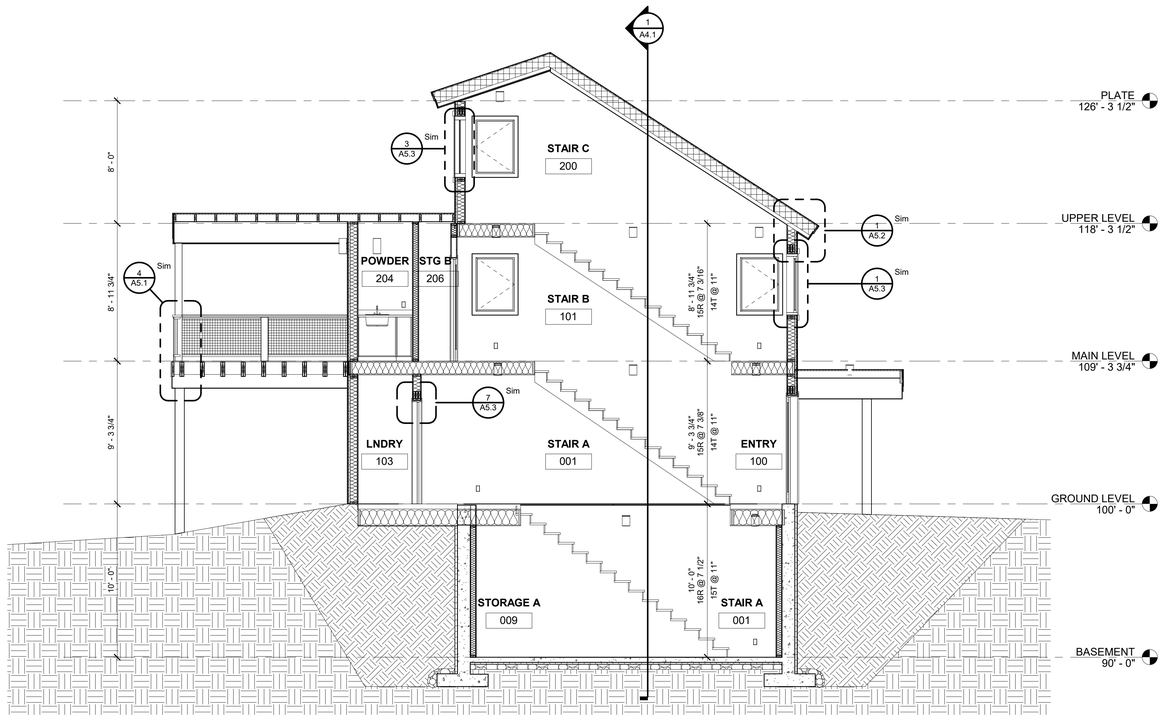


1 A4.1 SHORT SECTION
1/4" = 1'-0"



2 A4.1 LONG SECTION
1/4" = 1'-0"



3 A4.1 STAIR SECTION
1/4" = 1'-0"

NOTES:

EXTERIOR MATERIAL LEGEND:

X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING
COLOR - WHITE
X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING
COLOR - WHITE
X-3 VERTICAL CORRUGATED METAL SIDING
COLOR - GALVALUME

R-1 ASPHALT SHINGLE ROOF
R-2 STANDING SEAM METAL ROOF

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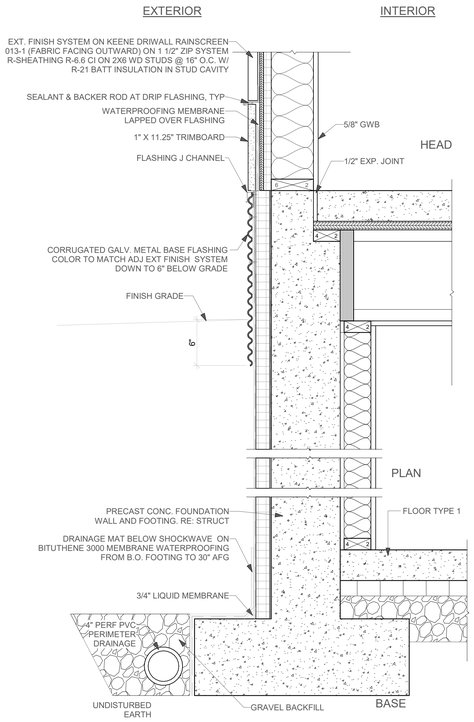
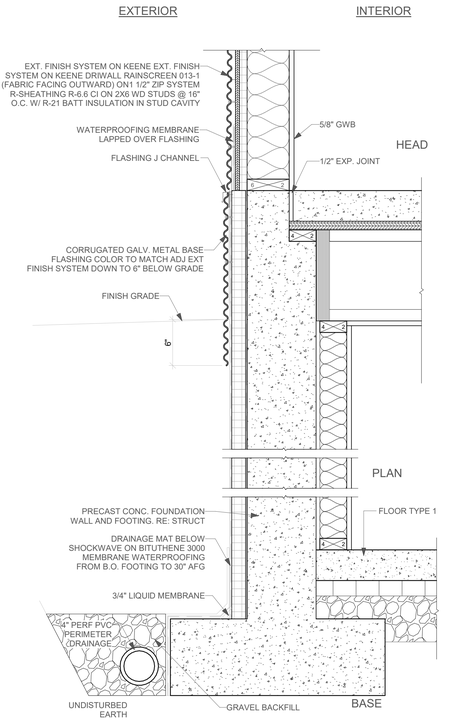
Sheet Title:
Building Sections

Project No:
2215

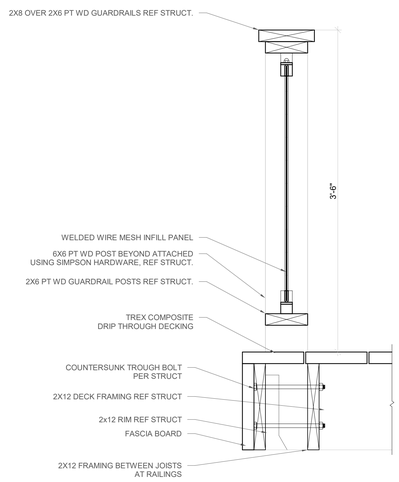
Sheet No:
A4.1



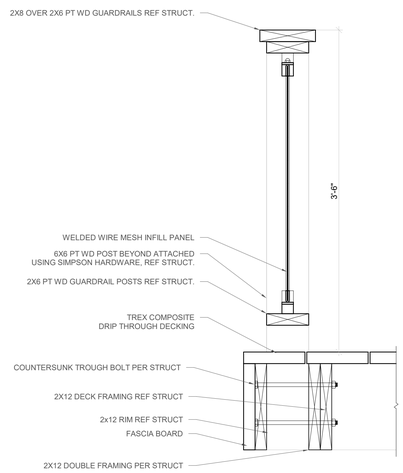
1 A5.1 FOUNDATION DETAIL - CORRUGATED SIDING
1 1/2" = 1'-0"



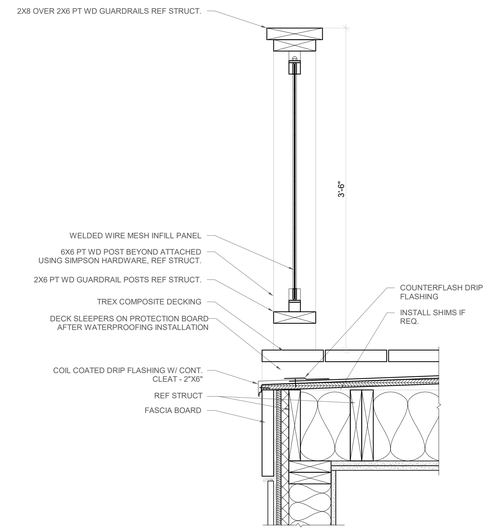
2 A5.1 FOUNDATION DETAIL - WOOD SIDING
1 1/2" = 1'-0"



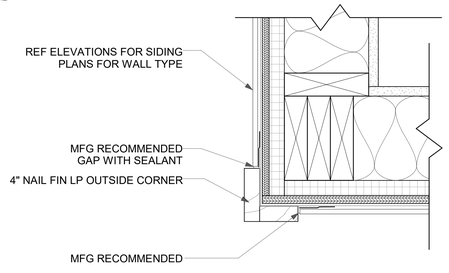
3 A5.1 DRIP THROUGH DECK - PERP STRUC
1 1/2" = 1'-0"



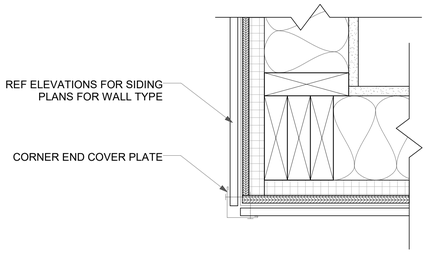
4 A5.1 DRIP THROUGH DECK - PARA STRUC
1 1/2" = 1'-0"



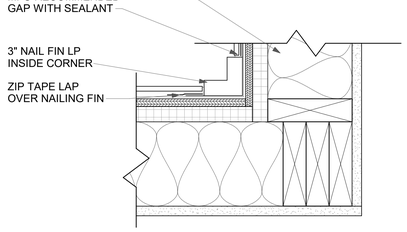
5 A5.1 WATERPROOF DECK
1 1/2" = 1'-0"



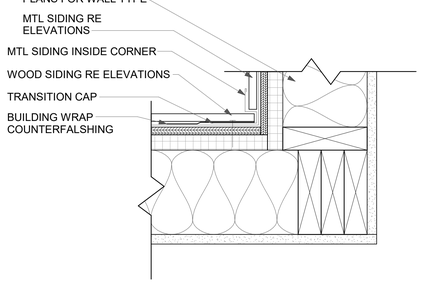
6 A5.1 PLAN DETAIL - CORNER TRIM
3" = 1'-0"



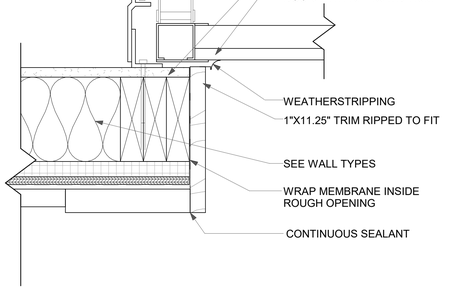
7 A5.1 PLAN DETAIL - CORNER TRIM MTL
3" = 1'-0"



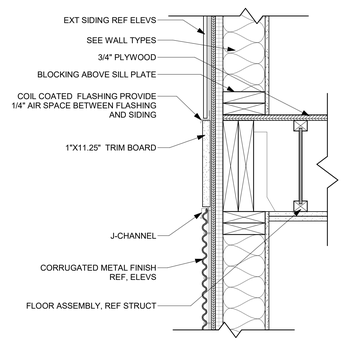
8 A5.1 PLAN DETAIL - INSIDE TRIM
3" = 1'-0"



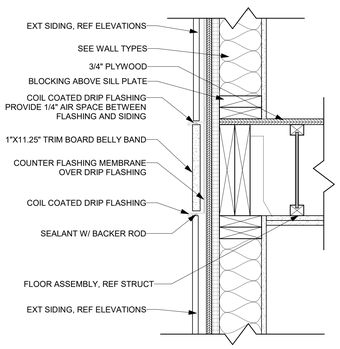
9 A5.1 PLAN DETAIL - INSIDE TRIM MTL
3" = 1'-0"



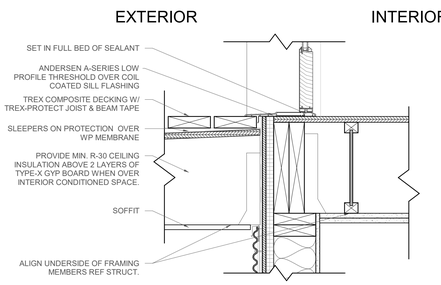
10 A5.1 GARAGE DOOR JAMB
3" = 1'-0"



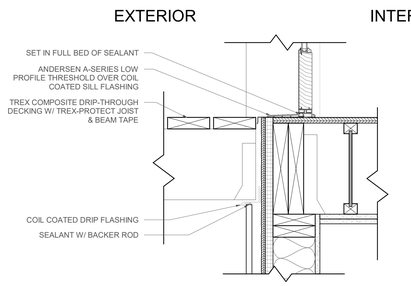
11 A5.1 FLOOR TRANSITION MTL
1 1/2" = 1'-0"



12 A5.1 FLOOR TRANSITION
1 1/2" = 1'-0"



13 A5.1 DOOR THRESHOLD @ WP DECK
1 1/2" = 1'-0"



14 A5.1 DOOR THRESHOLD @ DECK
1 1/2" = 1'-0"

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Revisions:

No	Description	Date

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Sheet Title:
Details

Project No:
2215

Sheet No:
A5.1

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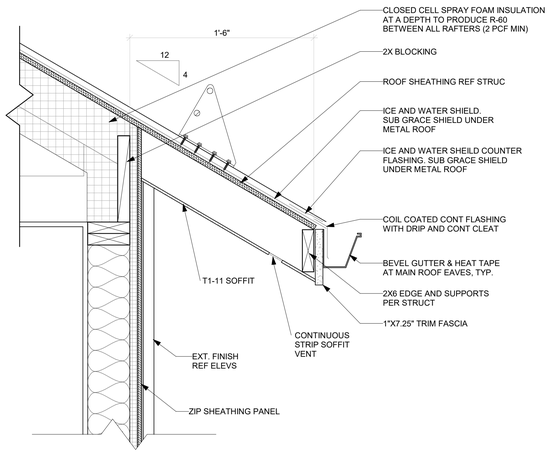
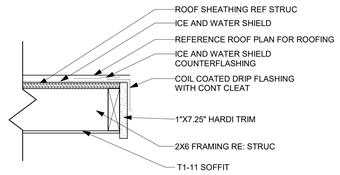
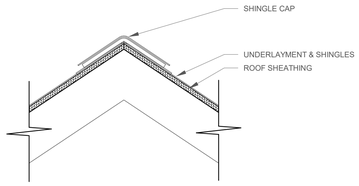


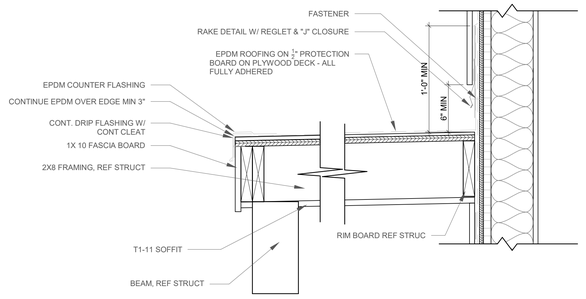
1 A5.2 FASCIA AT TRUSS
1 1/2" = 1'-0"



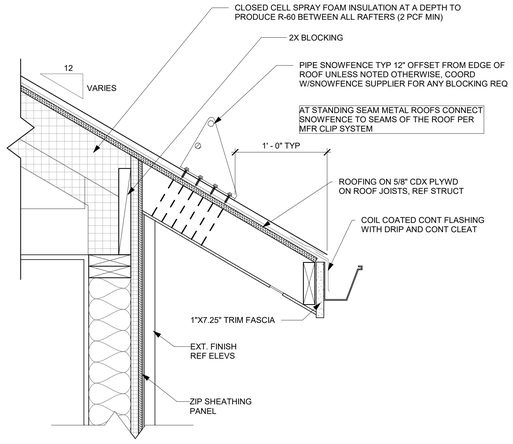
2 A5.2 TYPICAL EAVE
1 1/2" = 1'-0"



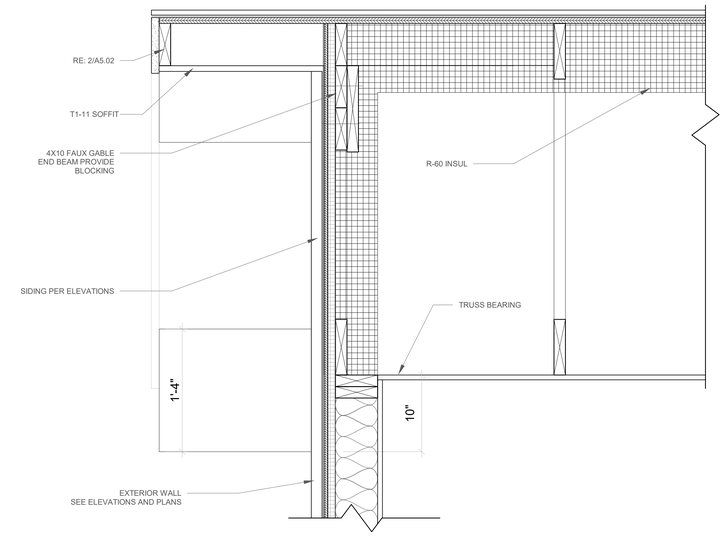
3 A5.2 TYPICAL RIDGE
1 1/2" = 1'-0"



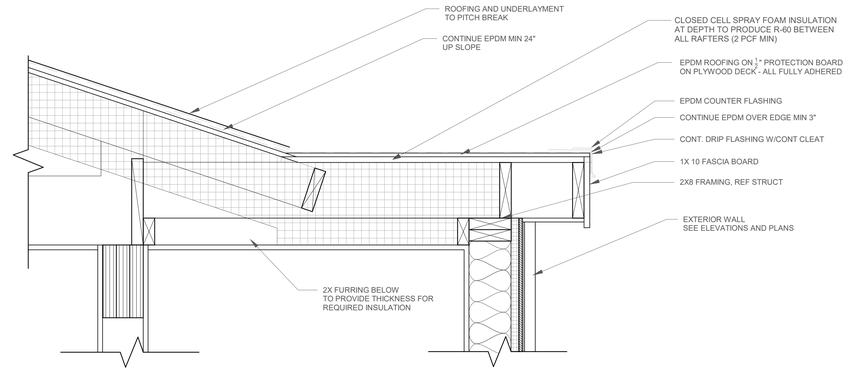
4 A5.2 COVERED WALKWAY
1 1/2" = 1'-0"



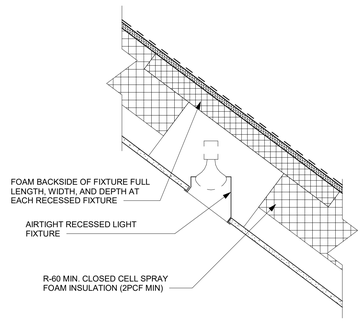
7 A5.2 ROOF SNOWFENCE
1 1/2" = 1'-0"



5 A5.2 GABLE END DETAIL
1 1/2" = 1'-0"



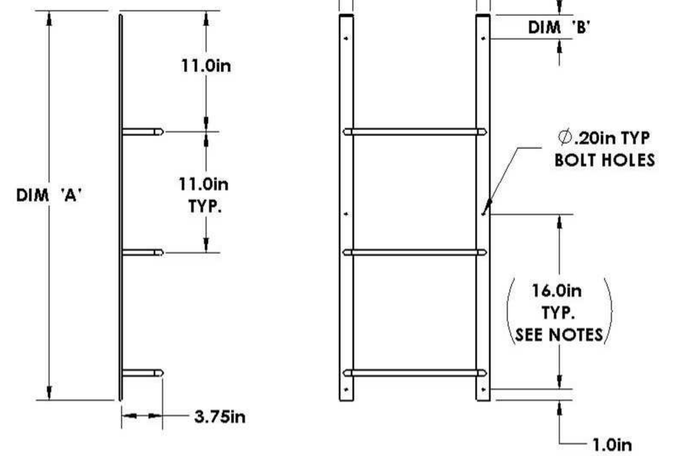
6 A5.2 STAIR ROOF - LOW SLOPE TRANSITION
1 1/2" = 1'-0"



9 A5.2 RECESSED LIGHT FIXTURE
1 1/2" = 1'-0"

WINDOW WELL SUPPLY™

STEEL EGRESS LADDER
BOLT MOUNT



Ladder Size	Dim 'A' [in]	Dim 'B' [in]
3 Rung	35.0	2.0
4 Rung	46.0	1.0
5 Rung	57.0	8.0
6 Rung	68.0	3.0
7 Rung	79.0	1.0

← TYPICAL LADDER LENGTH

PERMANENTLY FIXED LADDER

Material:	Powder-coated Steel
Rung Spacing:	11.0in
Hole Spacing:	16.0in, hole spacing may vary
Hole Diameter:	0.20in
Screw Size*:	#10 (3/16in)

REV A

8 A5.2 EGRESS LADDER
1/4" = 1'-0"

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Sheet No:
A5.2

P:\2215 Belden Place Phase 2\01 Planning Files\05 Construction Documents\Lot 18 Revit CD\2025 0210 - 2215 Belden Lot 18 - DRB SET\2025 0210 - 2215 Belden Lot 18 - DRB Set.rvt
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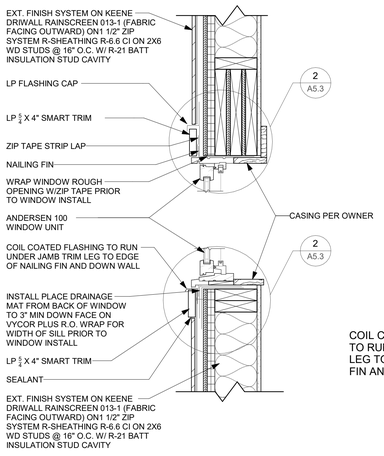
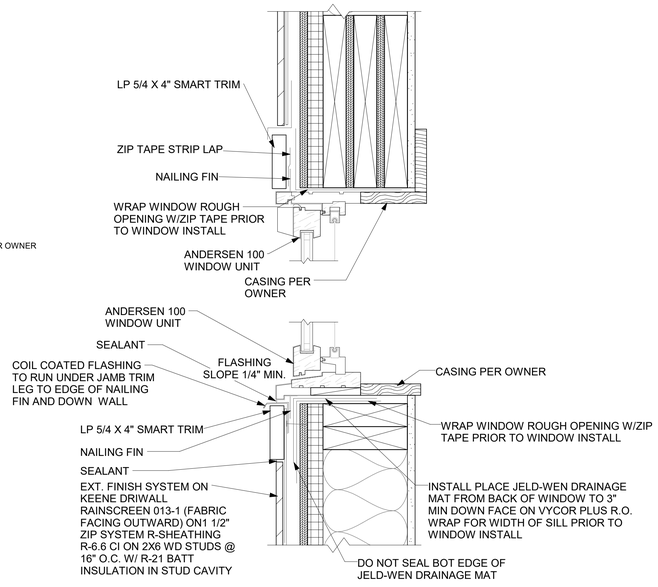
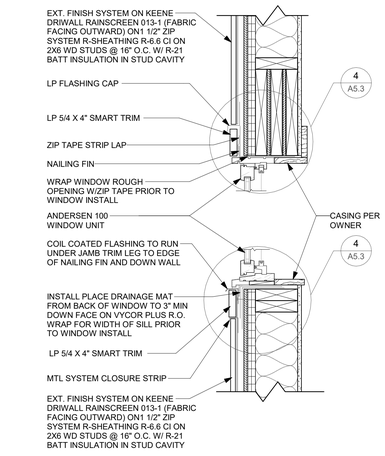


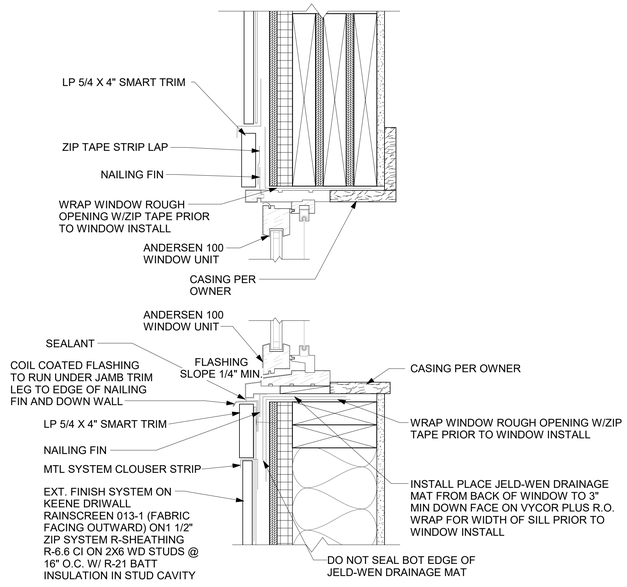
1 A5.3 WINDOW HEAD SILL
1 1/2" = 1'-0"



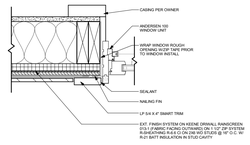
2 A5.3 WINDOW HEAD SILL - ENLARGED
3" = 1'-0"



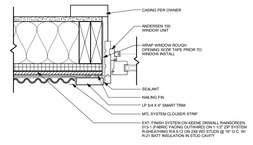
3 A5.3 WINDOW HEAD SILL MTL
1 1/2" = 1'-0"



4 A5.3 WINDOW HEAD SILL MTL - ENLARGED
3" = 1'-0"



5 A5.3 WINDOW JAMB
1 1/2" = 1'-0"



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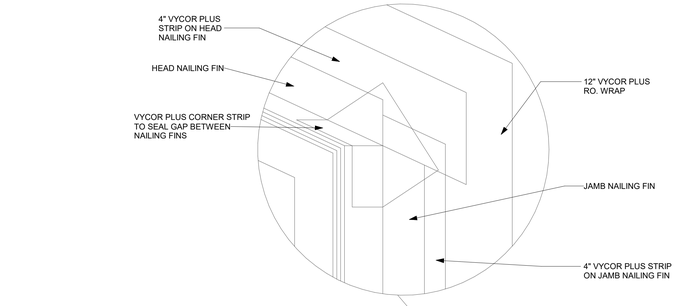
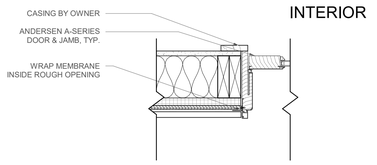
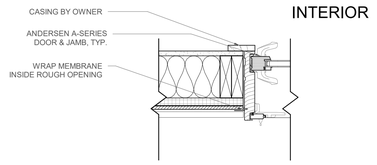
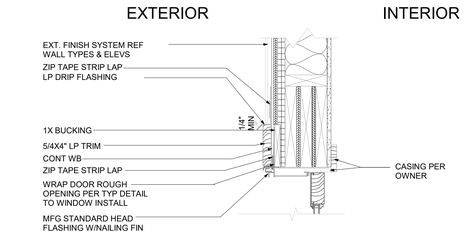




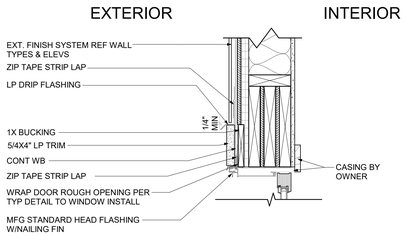
8 A5.3 DOOR JAMB - SWING
1 1/2" = 1'-0"



10 A5.3 DOOR JAMB - SLIDER
1 1/2" = 1'-0"



7 A5.3 DOOR HEAD - SWING
1 1/2" = 1'-0"



9 A5.3 DOOR HEAD - SLIDER
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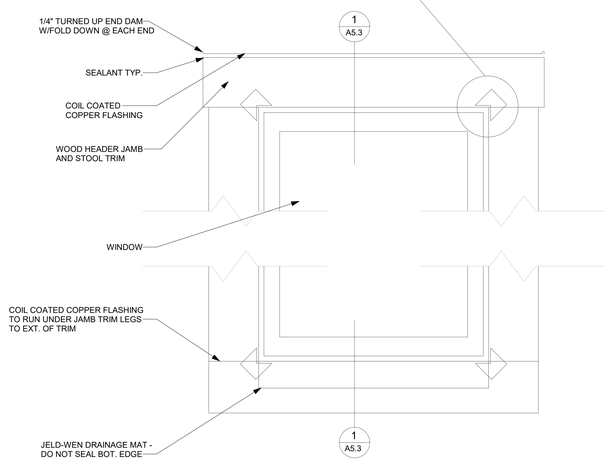

11 A5.3 WINDOW FLASHING
1 1/2" = 1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer
Electrical Engineer

Seal

Belden Place - Singel Family
Lot 18 - 0010 Abby Road
Minturn, Colorado

Revisions:		
No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Details

Project No:
2215

Sheet No:
A5.3

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To: Mayor and Council
From: Madison Harris, Planner II
Date: May 15, 2025
Agenda Item: Recent Planning Commission Recommendations and Actions

REQUEST:
Review and ratification of Planning Commission actions from their regular meeting of May 14, 2025. The following actions were taken by the Planning Commission, acting as the Minturn Design Review Board, which may be called-up for further review by the Minturn Town Council:

0012 Abby Road
- Final Plan DRB Application for New Single Family Residence

Please note that unless there are revisions or additions to the conditions proposed by staff during decision by the Planning Commission, staff will no longer be writing cover memos for items on the Consent Agenda. In this case there was an addition of a condition.

INTRODUCTION:

0012 Abby Road
At their regular meeting of May 14, 2025, the Planning Commission, acting as the Town of Minturn Design Review Board, reviewed the final plans for a new single family residence located at 0012 Abby Road. The plans approved by the DRB are for:

- **New Single Family Residence**

Site plans (exterior elevation renderings and floor plans) are attached for reference.

No neighbors spoke at the DRB hearing where the DRB discussed proposed exterior materials, as well as the proposed roof forms and massing in context to Chapter 16 – *Zoning*, and Appendix 'B' *Design Review Standards and Guidelines*, of the Town of Minturn Municipal Code (MMC).

The DRB unanimously supported the proposed construction as meeting the objectives and requirements of the MMC and design standards.

Ultimately, the DRB voted 5-0 to recommend approval of the proposal as a Final Plan review, with one condition added by the Planning Commission:

1. Prior to building permit issuance the applicant shall complete the Land Use Covenant dated August 16, 2024 (Reception No. 202409458) which states that Lots 18, 19 and 20 of Belden Place PUD cannot be developed until all approvals for the US 24 Storm Sewer Crossing are granted by CDOT and the Town of Minturn.

ANALYSIS:
In reviewing the application, the Planning Commission considered the criteria and findings required by the Minturn Municipal Code, as well as testimony of staff and the Applicant. No members of the public spoke at the DRB hearing.

The proposal meets the requirements of Chapter 16 including Appendix B - Design Guidelines and Standards.

COMMUNITY INPUT:
No members of the public spoke at the DRB hearing. Public notice was provided in accordance with the Minturn Municipal Code as a matter of posting of the official agenda and packet materials for public review prior to the hearing, and following Section 16-21-610 Public notice.

BUDGET / STAFF IMPACT:
N/A.

STRATEGIC PLAN ALIGNMENT:
The Planning Commission's review of proposed development projects and their actions to approve final plans for individual projects, acting as the Town of Minturn Design Review Board, aligns with the following key strategies:

- Integrity
- Transparency
- Collaboration

RECOMMENDED ACTION OR PROPOSED MOTION:
Approve the following application on consent:

1. 0012 Abby Road – New Single Family Residence

ATTACHMENTS:

- Staff Report
- Review letter by Inter-Mountain Engineering
- DRB Application
- Proposed exterior elevation drawings and site plans for 0012 Abby Road

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 Single Family Residence

0012 Abby Road

Hearing Date:	May 14, 2025
File Name and Process:	Single 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: 19
Address:	0012 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 four bedroom, 2,866 (gross) square foot single-family building located at 0012 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 a three-story with a basement single family residence with a maximum building height - measured via a weighted height calculation approved in the Belden Place PUD Guide – of 25 feet and 11 3/4 inches, under the maximum allowable 28-foot limit within the South Town Belden Place PUD Zone District for single-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 adequate, with four off-street spaces, two of which are provided within the garage and two at surface level in front of the garage. The plans show the three levels plus a basement.

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.

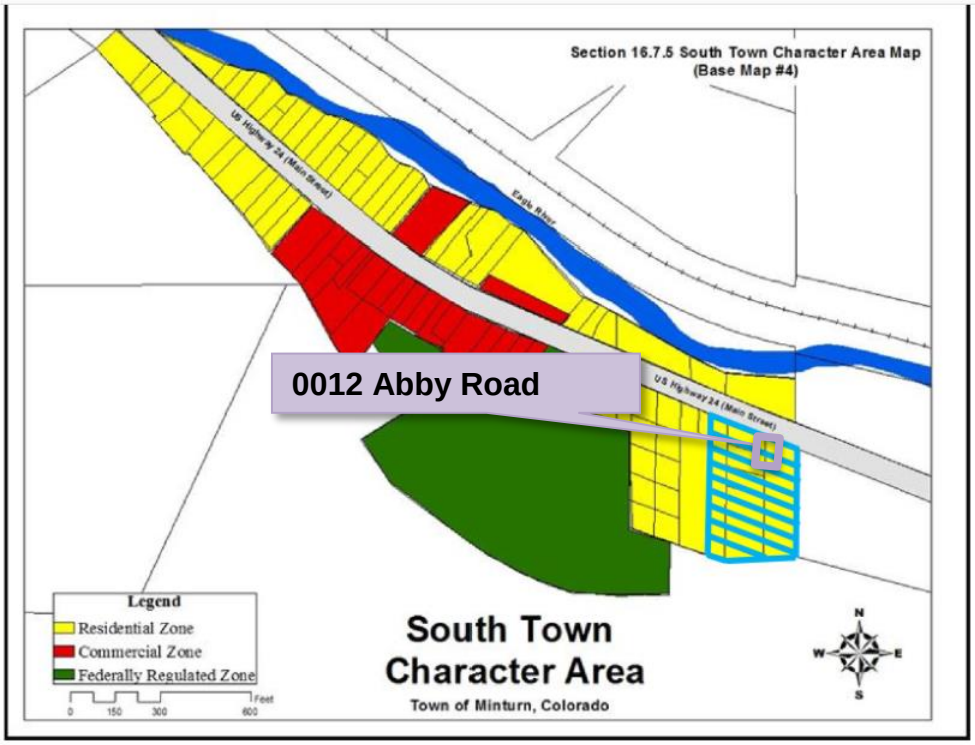
Staff suggests that the final plans for 0012 Abby Road meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

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:	3,018 sq. ft.	3,018 sq. ft. (.069 ac.)
Maximum Building Height:	28 feet	25 feet – 11 3/4 inches
Minimum Front Setback:	9.33 feet	9.33+ feet
Minimum Side Setback:	5 feet	5+ feet
Minimum Rear Setback:	5 feet	5+ feet
Maximum Lot Coverage:	45% (1,358.1 sq. ft.)	1,200 sq. ft. (39.76%) Proposed
Maximum Impervious Coverage:	45% (1,358.1 sq. ft.)	1,294 sq. ft. (42.88%) Proposed

Minimum Snow Storage Area:	5% of Lot Area (3,018 sq. ft. x .05 = 150.9 sq. ft.)	171 sq. ft.
Parking:	3 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

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

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

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

"c. Massing and Scale

> *"**A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment.** Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.*
>
> *"Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures."*
>
> *-Town of Minturn Design Guidelines*

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

V. Items of Note:

Items of Note
Staff has identified no items of note.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0012 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.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

April 22, 2025

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

Re: 0012 Abby Road
Lot 19 Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Belden Place; Lot 19 – 0012 Abby Road, Single Family, Minturn Colorado"* *"Design Review Board Revised" 3/12/2025"*, by TAB Associates. The current DRB resubmittal for Lot 19 has been updated to include revised Civil Engineering drawings prepared by Timberline Engineering, Inc. dated April 17, 2025. These Plans constitute the April 17,2025 resubmittal..

Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

Development Restriction:
Pursuant to the Land Use Covenant dated August 16, 2024 (Reception No. 202409458); Lots 18, 19 and 20 of Belden Place PUD cannot be developed until all approvals for the US 24 Storm Sewer Crossing are granted by CDOT and the Town of Minturn.

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:
Paragraphs a through e:
~~No Boundary Survey has been included.~~

a. ~~The Drawing Index Lists "Sheet C1.110; "Survey," however no Sheet C1.110 has been included in the plan set. Previous submittals for Belden Place include a reference to "Final Plat: Belden Place PUD"(reception No. 202409455) as the Boundary Survey. This plat is suitable as the Boundary Survey for this application and a reference or new survey is required.~~

3/24/2025: Sheet 3 of the *"Final Plat: Belden Place PUD"* has been included in the Plans. The Plat fulfils the requirement for a boundary survey

Madison Harris
Re: 0012 Abby Road
Lot 19, Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Paragraphs f through l:

~~No Topographical Map is included.~~

a. ~~Previous submittals for Belden Place include a reference to *"Belden Place PUD – Final Plan Submittal"* dated July 12, 2024, by Timberline Engineering. These plans were approved by the Town, reflect the basis of the design and would fulfill the requirements for a topographical map. A reference to this plan set or new survey is required.~~

3/24/2025: Sheets C110 and C111 of the *"Belden Place PUD – Final Plan Submittal"* have been included in the Plans. These plans are the basis of the design and fulfil the requirements of paragraph f through i.

Section (C) (3) Site Plan:

Sheet C1 of the Plans "*Belden Place – Unit 19 – Single Family Residence* prepared by Timberline Engineering (dated February 14, 2025) presents the proposed site plan. The following elements from the MMC should be added:

a. The Site Plan generally complies with MMC requirements.

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

Sheet C1 of the Plans "*Belden Place – Unit 19 – Single Family Residence* prepared by Timberline Engineering (dated February 14, 2025) presents the proposed site grading. The following elements from the MMC should be added:

a. ~~The Erosion Control Plan indicates a swale along the rear property line. A swale is not shown on the Grading Plan. Please revise the Grading Plan to include the swale.~~

~~3/24/25: The drainage swale is shown on the Grading Plan; however, the slope noted to be a 1% grade. Section 1804.4 of the IBC requires minimum grade of 2% in drainage swales.~~

4/22/2025 Resolved.

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

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

Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Scot Hunn, Arnold Martinez

DESIGN REVIEW APPLICATION

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

Project Name:
Belden Place - Single Family Unit Lot 19

Project Location
Street Address: 0012 Abby Road

Zoning: PUD
Parcel Number(s): 2103-351-13-018

Application Request:
Design review for a single family homes. 210335113018

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: 3018 sf	Type of Residence (Single Family, ADU, Duplex) Single Family	# of Bedrooms 4	# On-site Parking Spaces 4
# of Stories: 3 + Basement	Snow storage sq ft: --	Building Footprint sq ft: 1200	Total sq ft Impervious Surface: 1294

Signature:
Greg Macik

Fee Paid:_____ **Date Received:**_____ **Planner:**_____

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS
(TO BE INCLUDED WITH APPLICATION)

Applicant **Staff**

☐ ☐ **Application Fee** (Non-Refundable application fee shall be collected)
- Design Review Board - $200.00

☐ ☐ **Letter of Intent**
-- What is the purpose of the project including;
- Relevant Background
- Current Status of the Site
- All Proposed Uses and Structures
- How the Proposal Differs from what already exists
- Information regarding Easements or Dedicated Tracts, etc.

☐ ☐ **Vicinity Map**
-- Directional Map indicating how to get to the Property involved in the request.
- Zoning of Property

☐ ☐ **Improvement Location Certificate of Survey (ILC or ILS)**

☐ ☐ **Site Plan showing Precise Nature of the Proposed Use – To Scale**
- Scaled Drawings of Proposed Design of Structure
  - Plan View and Sections
- Building Heights – all 4 directions N/S/E/W
- topography
- Building Location
- Setbacks
- River or Creek Setbacks
- Parking Plan
- Traffic Circulation
  - Location and Width of Existing and Proposed Access Points
  - Location of Existing Driveways and Intersections
- Landscaped Area – Plan
- Approximate Location of Existing Wooded Areas and Rock Outcrops
- Location and Type of Existing and Proposed Easements
- Utility Easements
- Drainage Features

☐ ☐ **Preliminary Building Plans and Elevations**
- Indicates Dimensions
- General Appearance
- Scale
- Interior Plan for the Buildings

☐ ☐ **Elements needed on the Site Plan**

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

☐ ☐ **Architecture Details – Materials Board**

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

PLANNING COMMISSION
DESIGN REVIEW PROCESS

Applicants requesting a Design Review Board, Planning and Zoning Commission, and/or Town Council Review must submit to a pre-submittal conference and complete a formal application. The pre-submittal review process is completed within a period of 14 working days depending on the day of pre-submittal. The pre-submittal review provides valuable information regarding Town requirements for the formal application.

The Town Planner shall have the following powers and duties:

- **Zoning Compliance** – To review, consider, and approve, approve with conditions, or deny applications for building permits, limited use permits, conditional use permits, and temporary use permits based on compliance with this Section.
- **Process Applications** – To receive applications for development permits for processing pursuant to the terms of Section 16 of the Minturn Municipal Code.

Planning Commission as Design Review Board

Powers and Duties
The Planning Commission is hereby established as the Town of Minturn Design Review Board. The Design Review Board shall have the following powers and duties under the provisions of this Code.

1. To prepare, or cause to be prepared or amended, the Design Review Standards and Guidelines or any element or portion thereof, for adoption by the Town Council.

2. To hear, review, consider and approve, approve with conditions, or disapprove applications for Design Review Approval.

3. To hear and decide upon appeals on design review decisions made by the Zoning Administrator.

Board Procedure
The Town staff will forward applications (other than minor design applications), and recommendations, to the DRB.

The DRB shall review the application and supporting material submitted by the applicant, as well as the staff recommendation. After review, the DRB, through a formal motion, seconded and passed by a majority of the members present, shall take one of the following courses of action:

1. **Table the application**. The application may be tabled for a period not to exceed thirty (30) days if the application is incomplete or if the DRB determines that changes are required to bring the application into compliance with design standards and guidelines or other regulations of the Town. The Board may specify additional requirements for the applicant is to bring to the future meeting. These requirements may include additional information necessary to determine whether the application complies with all zoning, building, design codes adopted by the Town, and may include plans, reports, surveys or other documents completed by registered architects, surveyors, engineers or other professionals in order to indicate conformance with such codes. The DRB may also table the application if it determines that changes in the application are required which would bring the proposed project into compliance with zoning, building, design codes, and other regulations of the Town.

2. **Conceptual/Preliminary approval.** The DRB may grant conceptual approval to applicants who in a general fashion appear to meet design and other regulations of the Town but submit applications inadequate to warrant final approval. Conceptual approvals are also appropriate where a complete application has not been submitted, or where an applicant wishes to obtain a preliminary review of a sketch plan. A conceptual approval does not deem final approval of an application, nor does it deem that an application conforms to design or other regulations, nor shall it bind the DRB to grant final approval to a completed or final application.

3. **Disapproval of application.** If an application is found to conflict with the purposes and/or any one (1) or more of the design guidelines, codes or any other regulations of the Town, the DRB shall disapprove the application. Any disapproval shall be in writing and shall specifically describe the reasons upon which the disapproval is based.

4. **Approval of application.** If the application is complete and is found to comply with the design standards codes and other regulations of the Town, the DRB shall approve the project. The DRB shall keep a record of all such approvals, and the applicant should keep a copy of the approval. The DRB may approve an application with conditions or modifications. The DRB shall not approve an application that does not meet the requirements of the Town or any other provision required to ensure compliance with the design standards and guidelines, codes and other regulations of the Town.

If a motion for approval, for conceptual approval, or to table an application results in a tie vote, the motion will fail.

DESIGN REVIEW CRITERIA

1. SITE DESIGN

Site planning involves the design and location of buildings and other improvements on a property. General principles include the maximization of site attributes such as views and solar orientation while minimizing adverse impacts to adjacent properties and natural features. Design of the building(s) shall consider the following criteria:

a. Natural Features

(1) Topography

A building site that is flat or gently sloping at less than 10% shall comply with applicable minimum standards for setbacks as defined in Chapter 16.

A building site that slopes at greater than 10% is urged to consider "stepping" the structure rather than grading the site to allow for traditional building layout. The intent is to avoid large cuts and/or fills as well as retaining walls, and to avoid the need for additional erosion control measures.

Setbacks may be increased for lots that slope greater than 30%.

(2) Water Bodies

Setbacks from water bodies shall include consideration of the Eagle River, tributary creeks, ponds, and wetlands. In addition to the regulatory setbacks, the Town of Minturn encourages conformance with the Eagle River Watershed Plan and sensitive design to protect the riparian areas and to utilize the water bodies for passive recreational purposes. The Town discourages "turning your back" on the Eagle River, one of Minturn's greatest assets.

Site grading and drainage plans shall be submitted with design review applications that are adjacent to or within fifty (50) feet of a water body.

b. Orientation

The orientation of improvements shall consider adjacent properties as well as snow storage, snow shedding, and solar orientation. Another important component of orientation is drainage impact to adjacent properties, water bodies and streets.

Snow Storage, Snow Shedding and Solar Orientation

The atmospheric and weather-related elements common of the Town of Minturn justify the added dimension of sitting improvements to minimize the impact of the environment.

Adequate snow storage area(s) or provisions for removal shall be provided. The total area may be broken up or provided as a whole. Location within the required setbacks shall be permitted provided it does not impede adequate and safe access to the structure(s). Landscape areas may also be used for snow storage purposes.

Snow shedding shall be considered in the use of material and pitch of the roof, as well as the location of windows, door and walkways. In no case shall snow shedding be permitted to occur onto an adjacent property.

Solar orientation shall be considered in the siting of the structures as well as in the landscaping of the lot or parcel. Orientation of the structure, as well as placement of trees, can be utilized to block prevailing winds in the winter and to provide shade in the summer. The structure should be placed on the lot in a manner that will not cast substan

shadows over adjacent properties. Walkway and driveway location shall consider snowmelt in d location. These considerations include locating driveways, walkways, and structures, so that they are sheltered from the wind, and oriented to the east or south, where possible, to aid quicker snow and ice melt.

The front of the structure and its primary entrance shall be oriented to the street.

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.

2. ARCHITECTURAL ELEMENTS

a. Roof Pitch and Form

Roofs are a very prominent visual element and can be used to provide strong unifying characteristics between buildings. The use of consistent roof form, materials, slope and direction can create a cohesive appearance to a neighborhood even when the architectural styles vary. Roof pitch and form are an important element of building design in the Town.

The incorporation of dormers into the roof form can be utilized to provide individual identity and to create and delineate upper living areas or lofts. Dormer roofs shall be similar in slope and material with the primary roof form. See Illustration.

Roofs shall be designed with consideration to snow accumulation and shedding. Entryways, garages and pedestrian areas shall be protected from potential snow shedding.

Chimneys may also be utilized as a unifying element. The size, location, and shape of chimney can be mimicked to provide a common feature in adjacent structures that have different architectural styles.

b. Facade

Vast expanses of a blank facade are not considered appropriate in Minturn due the mass and scale of the existing buildings in the Town. Therefore, facades must be interrupted every 15' at minimum. This interruption can occur through the use of projections and recessions for doors and windows, balconies or porches or any other element that creates visual interest. The use of architectural elements such as horizontal and vertical architectural details and floor articulation (delineation of 'floors' in a building) can be utilized to create a vertical human scale to the structure.

Windows and doors offer the opportunity to provide individual character and refinement of scale by introducing openings and patterns on otherwise blank walls. Consideration should be given to locating doors and windows in order to establish symmetry on primary facades, while being responsive to interior functions and views. The location of windows and doors can also be utilized as a unifying element with adjacent structures.

In order to maintain a smaller scale and to avoid the use of vast expanses of large windows, window openings should be composed of multiple panes of glass that are consistent with the scale of the building. Mirrored or reflective glass is prohibited.

Shutters and window boxes are encouraged to create visual interest and to reinforce the Town ambiance.

c. Building Details

The requirement for a simple building form allows for the introduction of building details to create character and interest. These details may include elements such as accents to doors and windows, porches, gates, dormers and chimneys.

3. MATERIALS AND SCREENING

a. Materials

The use of building materials is essential to the design and appearance of a structure, therefore the use of materials is indicative of the adjacent community character. Materials shall be consistent with adjacent properties and the natural environment. The Town of Minturn does not seek to limit or prohibit the use of specific building materials

however the use of non-reflective materials are strongly encouraged. Highly reflective roofing m allowed.

The historic character of Minturn is exhibited in the use of wood siding and native stone, therefore the use of these particular materials are encouraged. Many modern equivalents can be found which mimic the natural materials, and the Design Review Board may approve such materials if their appearance is found to be compatible with adjacent material and consistent with the intent of these standards and guidelines.

b. Streetscape and Landscape Design

Small towns evoke many images, but one that appears to be consistent with many residents is the neighborliness of the area. Porches, plaza, parks and simply strolling down the street allow neighbors and visitors to meet and greet each other and to get to know one another. The Town encourages the man-made elements that promote these activities, and in some instances the Design Review Board shall require the provision of streetscape improvements to encourage and reinforce the small town atmosphere.

Porches and awnings are encouraged for all residential design as these elements create and encourage a human scale that is consistent with the small town image. Commercial structures, particularly those that are located in renovated residential units, shall maintain these elements and incorporate the use of pedestrian walkways, street furniture such as benches and trashcans where possible. Commercial developments that exceed 2500 square feet of gross leasable area shall be required to provide a plaza area that incorporates these elements.

Landscape standards are defined in Section 16.17.14, 15 and 16 and shall be reviewed with all applications for design review. Compliance with the minimum standards defined within those sections shall be required. The Design Review Board shall review the list of plant material to be utilized, particularly for determination of irrigation requirements. Exhibit B lists plant materials that are suitable for use in the Town, drought-resistant and therefore their use is encouraged. Other plant materials listed that require substantial water and therefore the Design Review Board may require the provision of an irrigation system and the provision of collateral to assure its completion.

c. Screening

Both residential and commercial areas within the Town shall be required to screen certain visually obtrusive areas, including, but not limited to, refuse storage, general storage, loading areas, mechanical equipment and parking areas.

The screening may occur with landscaping, compliant with Section 16.17.14. 15 and 16, or these uses may be screened with fencing or by containing the uses within a structure or parapet walls. Fences shall not exceed 3-feet in height for opaque fences and 4 feet in height for fences with you can see through. Higher fences may be used to screen the sides and rear of the lot but should not exceed 6 feet in height. In no case shall a fence or screening structure obstruct a driver's view of an intersection.

Additional information regarding the Design Review processes and guidelines including the Character Areas can be found in Chapter 16, Appendix B of the Minturn Town Code.

BELDEN PLACE

Lot 19 - 0012 Abby Road

Single Family

Minturn, CO 81645

TABLE OF CONTENTS

A0.0	COVER SHEET
A0.02	PUD GUIDE
P0.01	PLAT
C1.110	SURVEY
C1.111	SITE PLAN
C1	SITE PLAN
C2	UTILITY EROSION CONTROL PLANS
C3	EROSION CONTROL DETAILS
A1.1	LANDSCAPE PLAN
A2.1	BASEMENT & GROUND PLANS
A2.2	MAIN, UPPER, & ROOF PLANS
A3.1	EXTERIOR ELEVATIONS
A3.2	MATERIALS
A3.3	RENDERINGS
A4.1	BUILDING SECTIONS
A5.01	DETAILS
A5.02	DETAILS
A5.03	DETAILS

DESIGN REVIEW BOARD REVISED
03/12/2025

TRUE NORTH
BUILDING NORTH

VICINITY MAP

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer
Electrical Engineer

Seal

Belden Place - Singel Family
Lot 19 - 0012 Abby Road
Minturn, Colorado

Revisions:		
No	Description	Date
1	DRB Rev	3/12/25

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Cover

Project No:
2215

Sheet No:
A0.0

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Mktg Plans.rvt

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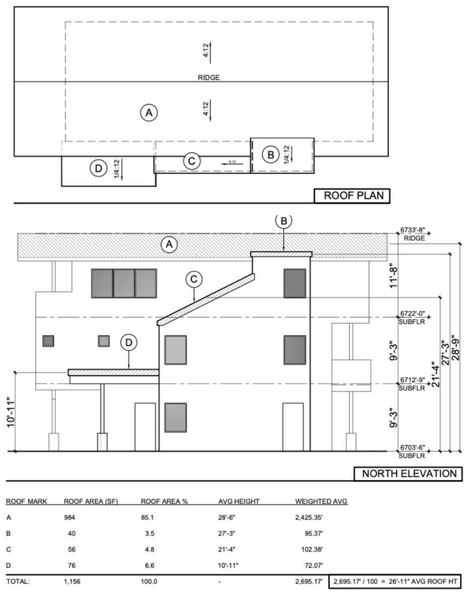
BELDEN PLACE PUD GUIDE INFORMATION
The following is an abrieviated verision of information found in the PUD guide.

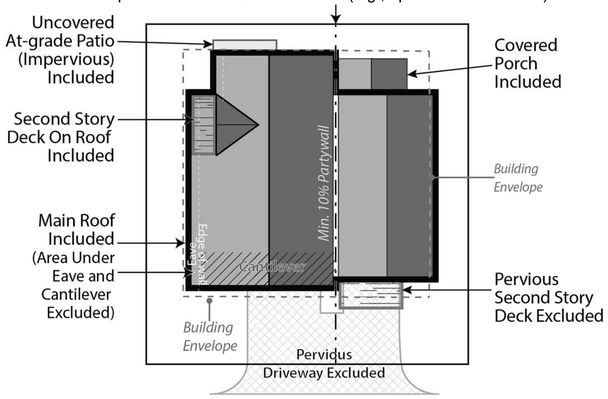
Building Height. Determining building height uses a weighted height calculation as measured from final/finished grade. Max heights - 28' for single famil and duplex, 35' for Row Houses and Flats.



ROOF MARK	ROOF AREA (SF)	ROOF AREA %	AVG HEIGHT	WEIGHTED AVG
A	984	85.1	28'-6"	2,425.35'
B	40	3.5	27'-3"	95.37'
C	56	4.8	21'-4"	102.38'
D	76	6.6	10'-11"	72.07'
TOTAL:	1,156	100.0	-	2,695.17'

2,695.17' / 100 = 26'-11" AVG ROOF HT

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
(1) Residences with the same architectural elevations and coloring shall not be placed adjacent to each other or directly across the street from one another.
(2) Each residential unit type shall have at least two (2) elevations to provide stylistic diversity. This may include:
i. Roof forms/lines and profiles
ii. Varied window and door styles
iii. Varied entry treatments and locations including porches, columns, etc.
iv. Two or three story homes
v. Second or third story decks or balconies

b. Building Form
(1) 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.
(2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
(3) 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
(1) Structures shall have at least two (2) elevations to provide stylistic diversity.
(2) Units may be multi-stories.
(3) Units may be divided horizontally (townhomes) or vertically (flats).
(4) Second story decks or balconies permitted.
(5) 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
(1) 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.
(2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
(3) 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:
(1) Artificial wood shingle (to mimic wood shake shingle). Treated wood shake shingles or any other combustible material is prohibited.
(2) Standing seam metal.
(3) Asphalt shingles.
(4) Imitation (composite or similar); or, real slate tiles.
(5) Non-reflective solar tiles that mimic the above-mentioned products
(6) Any other recommended FireWise materials similar to the above-mentioned products.

b. Siding materials are limited to the following:
(1) Metal
(2) Wood
(3) Composite siding
(4) Fiber cement board (commonly known as “Hardie Board”)
(5) Stucco.
(6) Any other recommended FireWise materials similar to the above-mentioned products.
(7) All siding materials to have non-reflective finishes.

c. Doors and Windows:
(1) Structures with multiple garage doors must always have identical, matching doors.
(2) 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.
(3) 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:
1. 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.*
2. All landscaping proposed on the approved Landscaping Plan shall be installed initially with expectations for maintenance.
3. No exposed soil is permitted. Soil must be covered in groundcover that may consist of seed (includes wildflower seed), cobble, perennials, mulch, or similar.
4. All dead materials must be replaced during the same season death occurs.

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer
Electrical Engineer

Seal

Belden Place - Singel Family
Lot 19 - 0012 Abby Road
Minturn, Colorado

Revisions:

No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
PUD GUIDE

Project No:
2215

Sheet No:
A0.2

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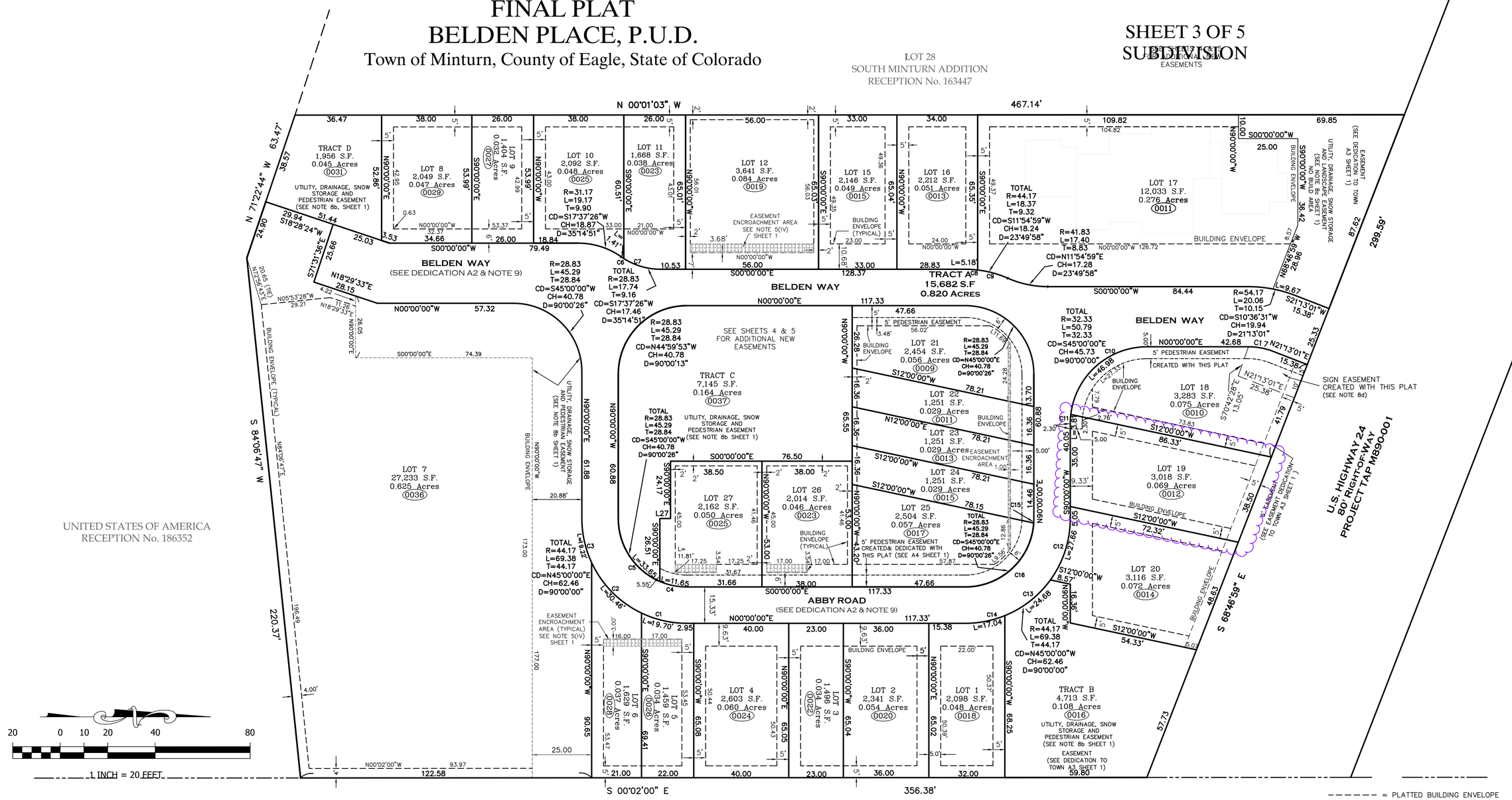
FINAL PLAT
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado



L27 = S00°00'00"W 4.50

CURVE TABLE

CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Brng	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

THIS SHEET IS A PORTION OF THE FINAL PLAT, REFER TO COMPLETE – FINAL PLAT, BELDEN PLACE PUD

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR
Matthew S. Slagle
34998
07-09-2024

PRELIMINARY

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

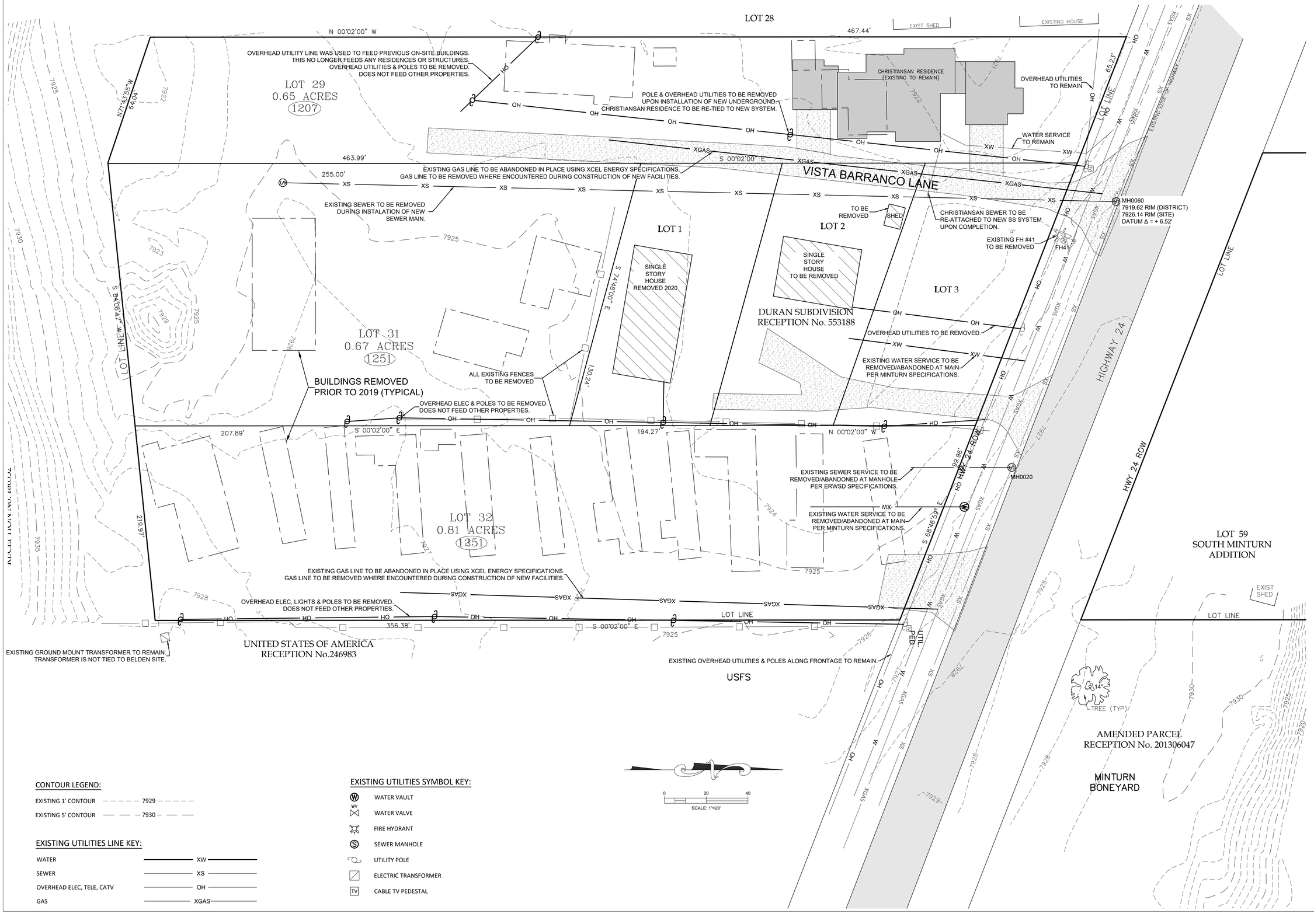
= PLATTED BUILDING ENVELOPE
= PEDESTRIAN EASEMENT
= EASEMENT ENCROACHMENT AREA SEE NOTE 5(IV)

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

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

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

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



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
- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL

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

COLORADO REGISTERED DAVID JOHN ANDERSON 39276 PROFESSIONAL ENGINEER

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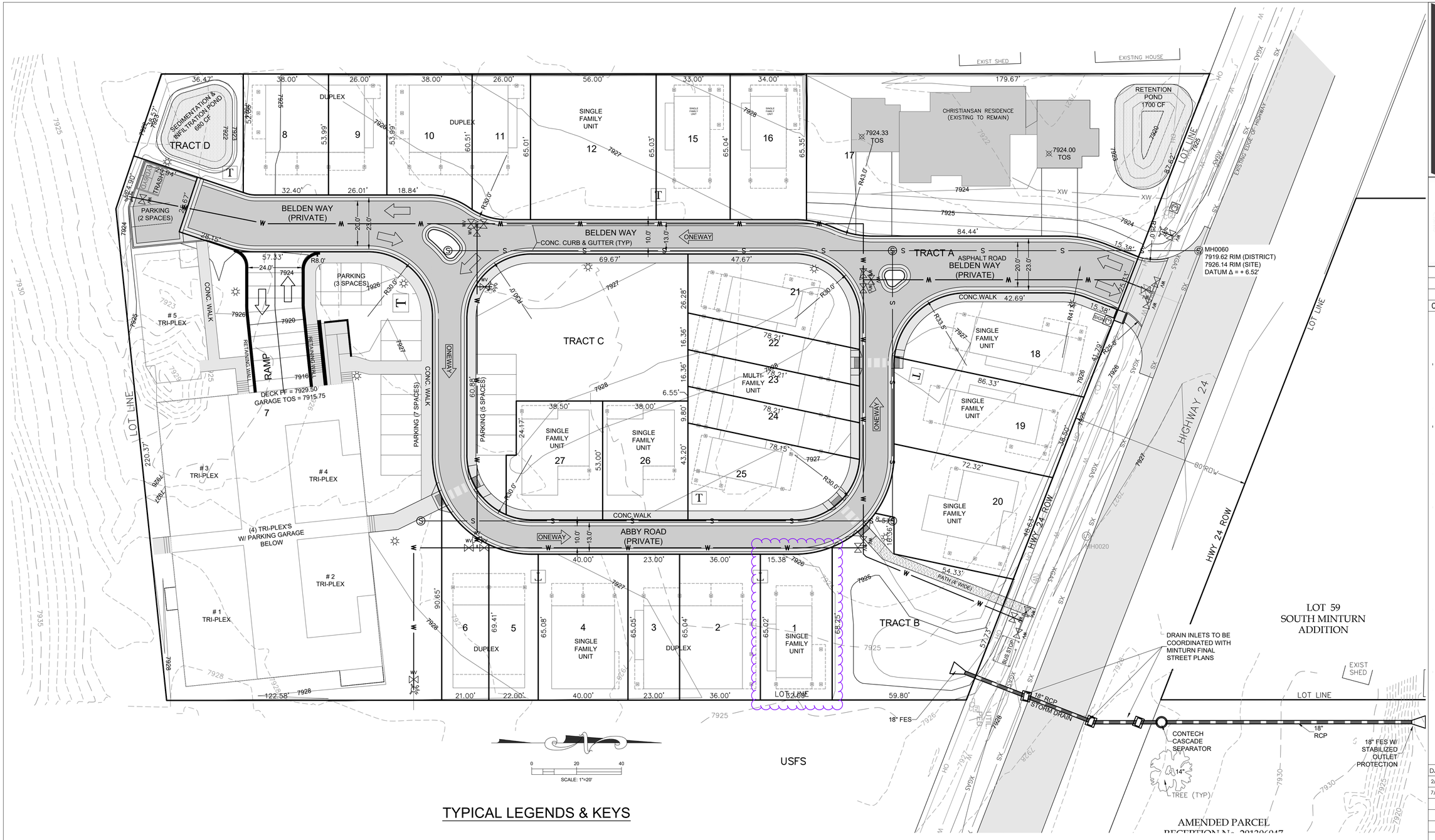
Belden Place - Singel Family
Lot 19 - 0012 Abby Road
Minturn, Colorado

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
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
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
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- WATER VALVE
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- UTILITY POLE
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- CABLE TV PEDESTAL

PROPOSED UTILITY SYMBOL KEY:

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

INDICATES DIRECTION OF TRAFFIC FLOW

LINE KEY:

- WATER — W
- SEWER — S

PARKING NOTES:

PARKING SPACES 9' X 18' MIN.

REFER TO COMPLETE – FINAL PLAT, BELDEN PLACE PUD

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

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

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Lot 19 - 0012 Abby Road
Minturn, Colorado

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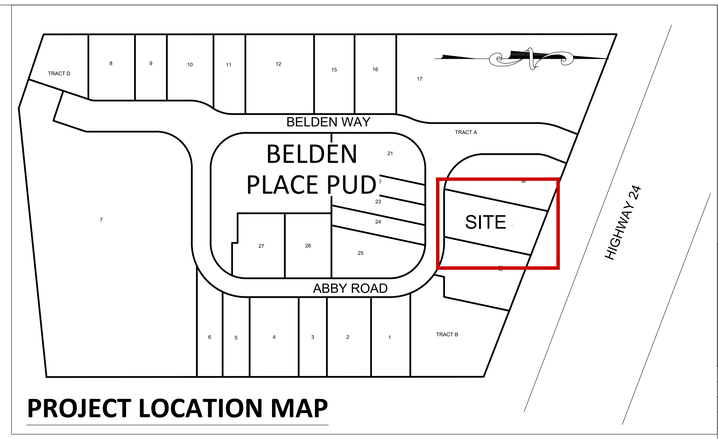
DATE	REVISION
2/15/22	Permit Set
7/29/24	Review comments 1

Title: PROPOSED SITE PLAN

Sheet: C.111

SITE PLAN W/ GRADING



PROJECT LOCATION MAP

UNIT 19

SHEET INDEX:

C.1 SITE PLAN W/ GRADING
C.2 UTILITY PLAN & EROSION CONTROL PLAN
C.3 EROSION CONTROL DETAILS

CONTACTS

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Architect:	TAB Associates, Inc. 56 Edwards Village Boulevard Edwards, CO 81632 970 766-1470
Structural Engineer:	KRM Consultants, Inc. PO Box 4572 Vail, CO 81658 970 949-9391
Geotechnical Engineer:	Kumar & Associates, Inc. 5020 County Road 154 Glenwood Springs, CO 81601 970 345-7988
Water:	Town of Minturn Public Works Arnold Martinez 970 445-2416
Sewer:	Eagle River Water & Sanitation District 970 477-5451
Electric & Gas:	Excel Energy Electrical Emergency 800 895-1999 Gas Emergency 800 895-2999
Call before you dig:	811

LINE KEY:

WATER	W
SEWER	S
ELECTRIC	UEL
GAS	GAS
TELEPHONE	TEL
CATV	CTV
PROPERTY LINE	PL

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

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- ELECTRIC TRANSFORMER
- CABLE TV PEDESTAL
- ELECTRIC SPLICE VAULT
- WATER SERVICE CURB STOP
- SANITARY SEWER CLEANOUT
- STREET LIGHT

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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
WV	= WATER VALVE
WW	= WINDOW WELL

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2/14/25	DRB Coordination
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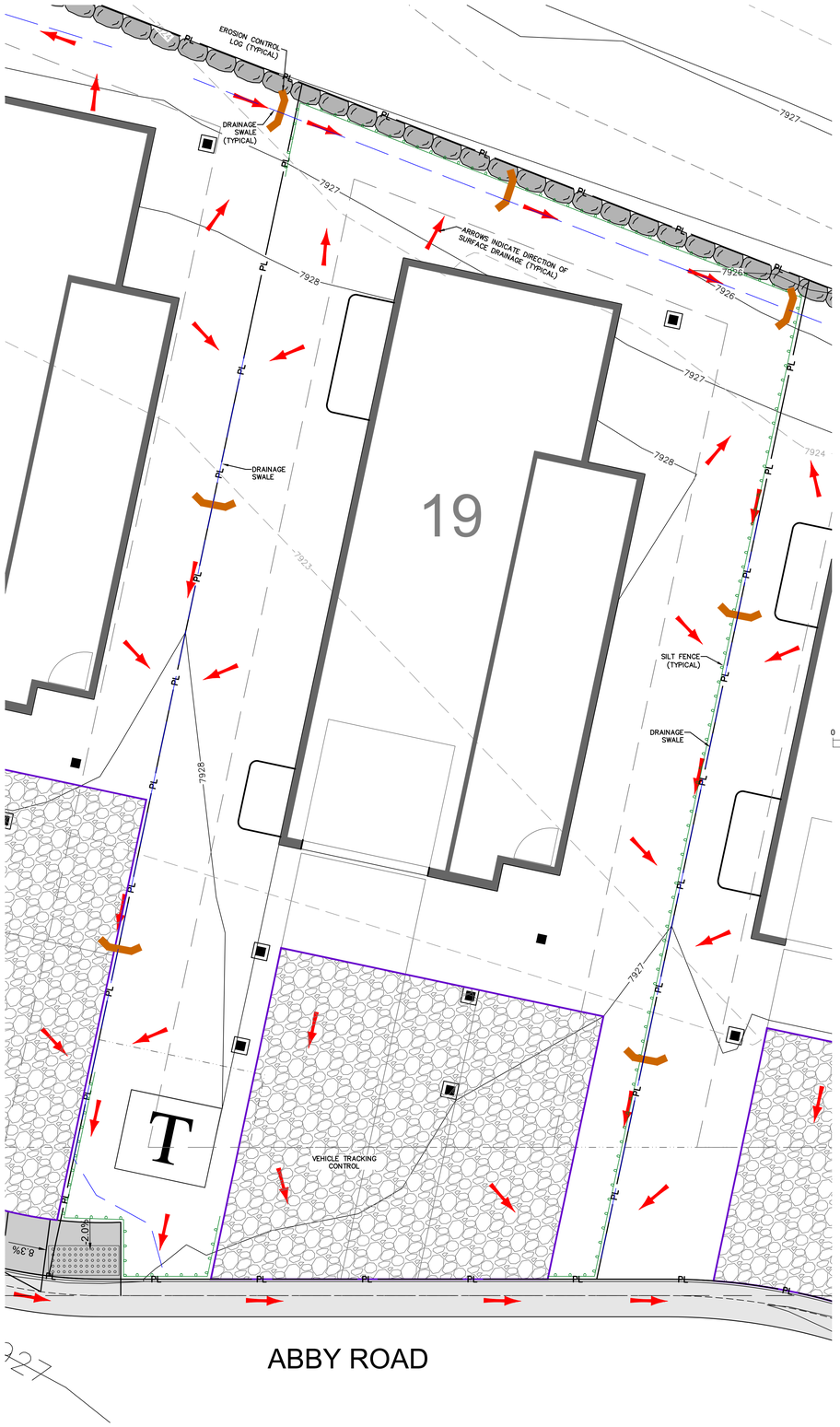
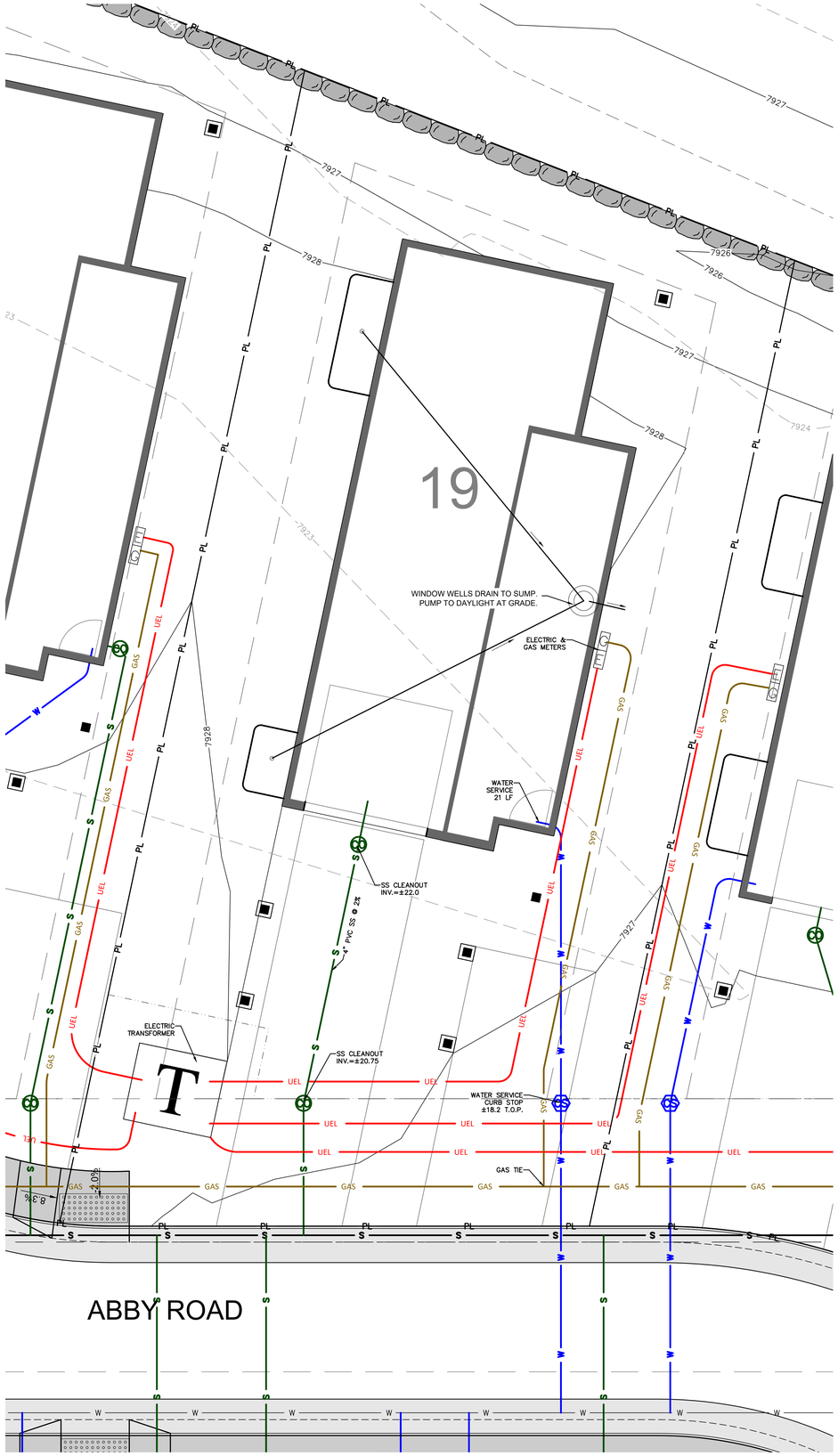
4/17/25	DRB Updates2

Title: SITE PLAN

Sheet: C.1



EROSION CONTROL PLAN



UTILITY PLAN

NOTES:
1. WATER SERVICE LINES SHALL BE TYPE K COPPER
2. WATER SERVICE CONNECTIONS ARE TO BE COMPRESSION OR SILVER-SOLDERED

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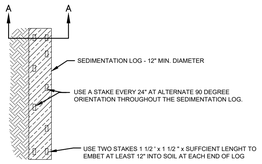
Title: UTILITY PLAN & EROSION CONTROL PLAN

Sheet: C.2



SECTION A - A

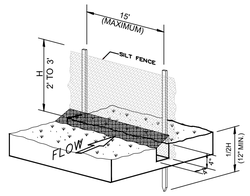
SEDIMENT CONTROL LOG INSTALLATION NOTES

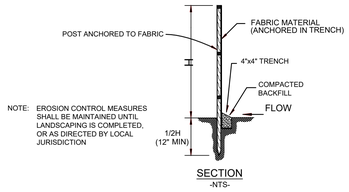
1. SEE PLAN VIEW FOR, - LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
2. SEDIMENT CONTROL LOGS INDICATED ON INITIAL SWMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2".

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE COVERED WITH TOP SOIL, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

EROSION CONTROL LOG DETAIL

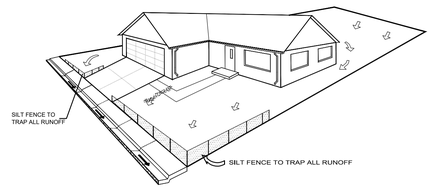




NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

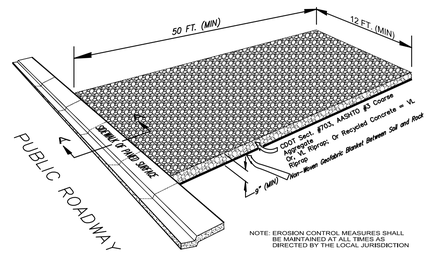
SECTION
-NTS-

SILT FENCE INSTALLATION DETAIL

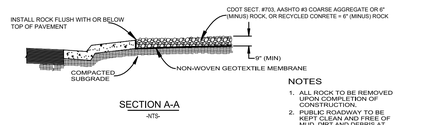


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION

SILT FENCE PLACEMENT DETAIL



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



SECTION A-A
-NTS-

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.

TEMPORARY VEHICLE TRACKING CONTROL DETAIL

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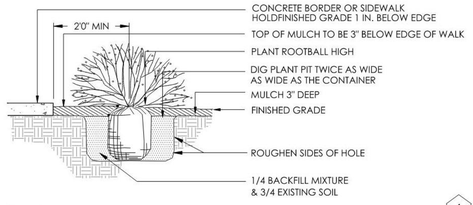
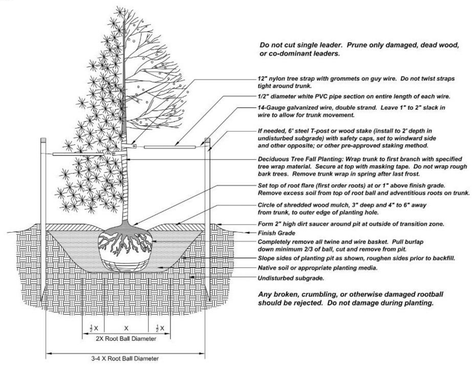
Title: EROSION CONTROL DETAILS

Sheet: C.3

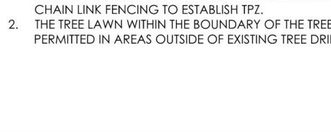
PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING



1 SHRUB PLANTING
SCALE: 3/4" = 1'-0"



3 TREE PLANTING
SCALE: N.T.S.



NOTES:
1. CONTRACTOR TO SUBMIT SAMPLE PRIOR TO ORDERING MATERIAL OR DELIVERING TO SITE.
2. NO EDGER REQUIRED WHEN MULCH IS ADJACENT TO PAVEMENT, BORDER, OR WALLS.
3. SET ALL EDGING 1/2" ABOVE FINISH GRADE AS SHOWN.
4. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
5. ALL JOINTS TO BE SECURELY STAKED.
6. CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

8 METAL EDGER
SCALE: 3/4" = 1'-0"

ORNAMENTAL TREES

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

DECIDUOUS SHRUBS

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

PLAN IS ENLARGED DETAIL AND
UPDATE FROM THE PUD APPROVED PLAN.
REFER TO PUD APPROVED PLAN
FOR ADDITIONAL INFROMATION

NATIVE GRASS

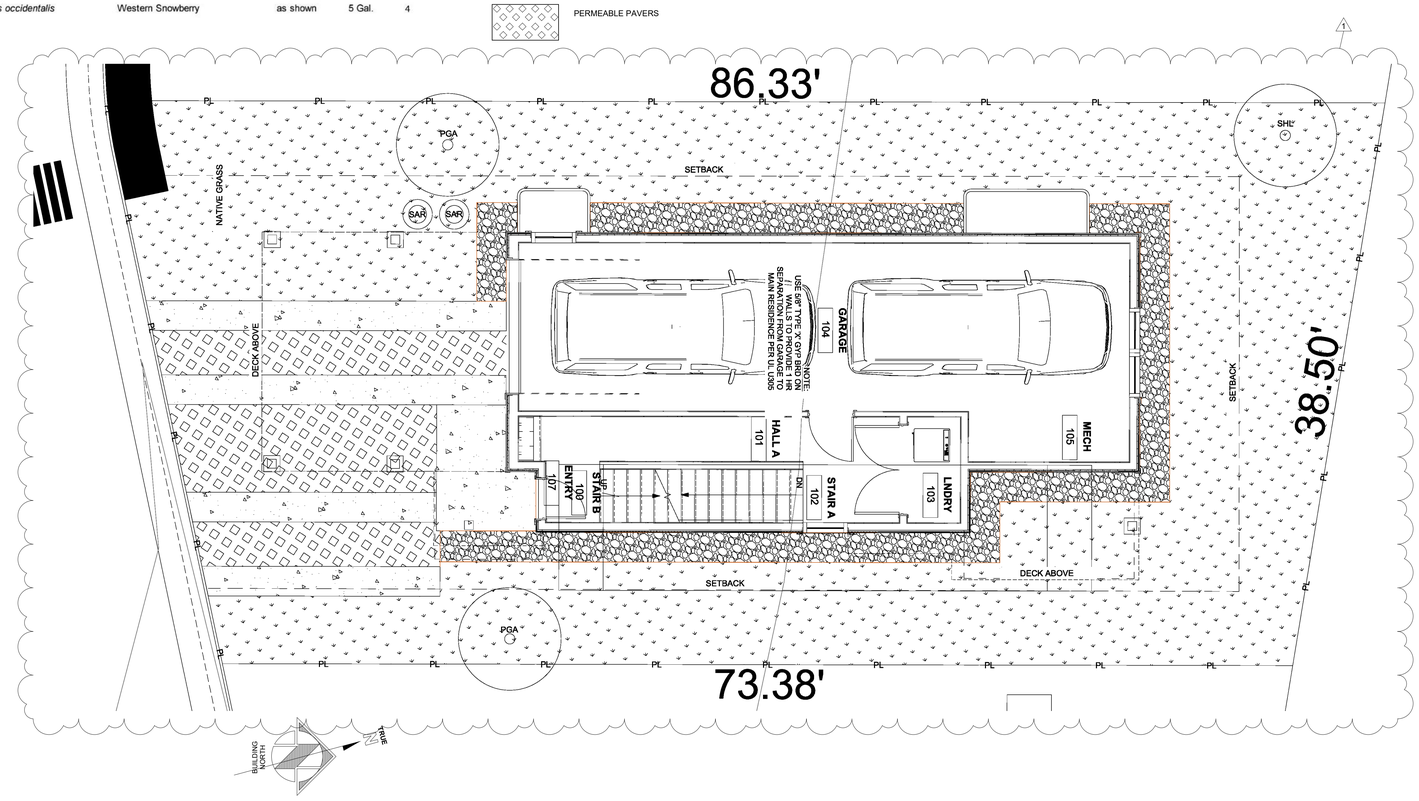
2' GRAVEL DRIP LINE MULCH

CONC. PARKING STRIP

PERMEABLE PAVERS

SITE CALCULATIONS

SITE SQFT	3,018 SQFT
BUILDING COVERAGE	1,200 SQFT
IMPERVIOUS COVERAGE (Includes Building)	1,294 SQFT
SITE COVERAGE ALLOWED	45%
SITE COVERAGE	42.9%



GENERAL NOTES:
1. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
2. 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.
3. 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.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. 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.
6. 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:
1. 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.
2. 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:
1. 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.
2. 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.
3. 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.
4. TREES AND SHRUBS WILL BE INSPECTED ON-SITE. LANDSCAPE PLANT MATERIALS MAY BE REJECTED AT ANY TIME DUE TO ISSUES OF QUALITY.
5. 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.
6. 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.
7. TRUNK-WRAP TAPE: TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL, 4 INCHES (102 MM) WIDE MIN.
8. 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.
9. 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:

1. 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.

2. 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.

2. 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.

4. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO DEPTH OF 6" MINIMUM UNTIL SOIL IS WELL PULVERIZED AND THOROUGHLY MIXED.

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Seal

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Lot 19 - 0012 Abby Road
Minturn, Colorado

Revisions:		
No	Description	Date
1	DRB Rev	3/12/25

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Landscape Plan

Project No:
2215

Sheet No:
A1.1

P:\2215 Belden Place Phase 2\01 Drawing Files\05 Construction Documents\Lot 19 Revit CD\2025 0310 - 2215 Belden Lot 19 - Updat
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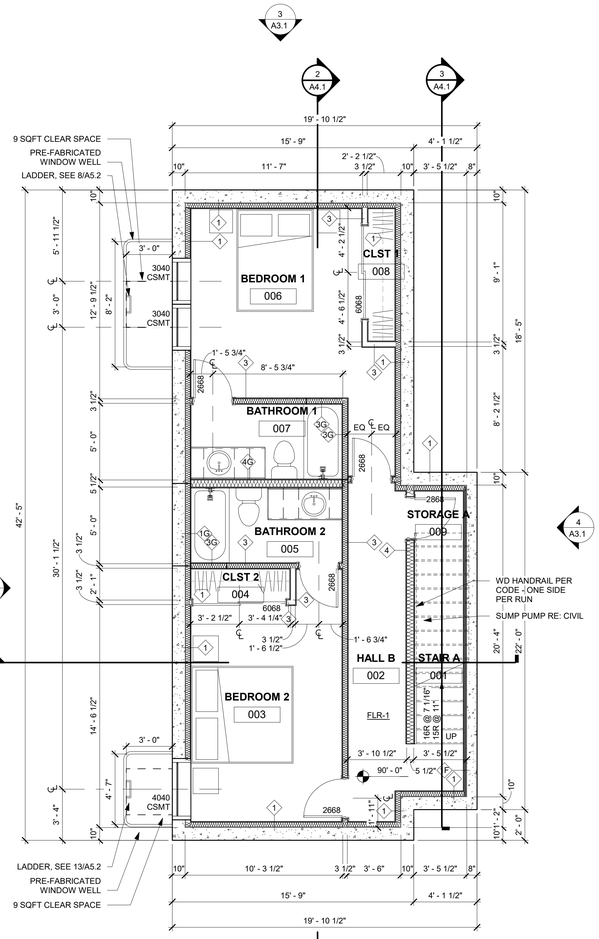
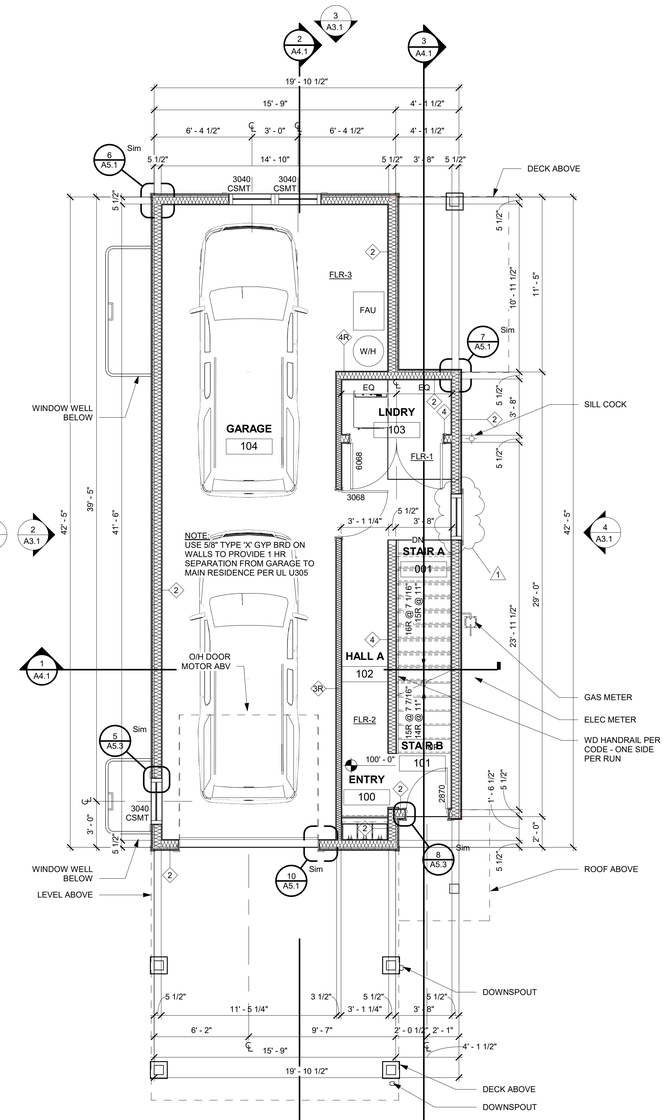
AREA SUMMARY	
PROPOSED CONDITIONED SQUARE FOOTAGE	
BASEMENT LEVEL	678 SF
GROUND LEVEL	156 SF
MAIN LEVEL	792 SF
UPPER LEVEL	727 SF
TOTAL	2,353 SF
PROPOSED UNCONDITIONED SQUARE FOOTAGE	
BASEMENT LEVEL	0
GROUND LEVEL	513 SF
MAIN LEVEL	0
UPPER LEVEL	0
TOTAL	513 SF
TOTAL COND & UNCOND	**2,866 SF**



1 A2.1 BASEMENT
1/4" = 1'-0"



2 A2.1 GROUND LEVEL
1/4" = 1'-0"

NOTES:

CLOSET NOTES:

1. SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE: 16" SHELF @ 7'-0" AFF, 16" SHELF & ROD @ 5'-6" AFF.
2. DOUBLE HANGING: DESIGNATED BY DOUBLE DASHED LINE IN CLOSETS TO BE: 16" SHELF & ROD @ 7'-0" AFF, 12" SHELF & ROD @ 3'-6" AFF.
3. SHELVES @ WALK-IN CLOSETS: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, SHELF WIDTH TO BE CLOSET WIDTH, LESS 4'-0" OR AS OTHERWISE INDICATED.
4. LINEN SHELVES: 6 SHELVES, WIDTH AS NOTED, @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.
5. STORAGE SHELVES: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.

GENERAL CLOSET NOTES:

1. ALL SHELVES & VERTICAL DIVIDERS TO BE AC PLYWOOD WITH 1x2 EDGE. SPECIES TO BE SPECIFIED BY DEVELOPER.
2. CLEATS TO BE 1x2 CLEAR PINE.
3. PROVIDE ROD SUPPORTS @ 36" OC MAX.
4. ALL TO BE STAINED TO MATCH CASE & BASE.

FLOOR PLAN GENERAL NOTES:

1. PATCH EXISTING CONSTRUCTION SCHEDULED TO REMAIN. REPAIRED SURFACES TO BE FLUSH WITH ADJACENT FINISH SURFACES. TO SAME QUALITY AS NEW CONSTRUCTION PRIOR TO INSTALLING NEW FINISHES. REFER TO THE FINISH MANUFACTURER'S GUIDELINES FOR INSTALLATION.
2. PATCH EXISTING FIRE-RATED WALLS, FLOOR CEILINGS, ETC. SO AS TO MAINTAIN THE FIRE-RADIATING. ADD FIRE-SMOKE DAMPERS WHERE NEW DUCTS CROSS. ADD FIRE STOP AT ALL
3. PATCH WALLS AT REMOVED RECEPTACLE OPENINGS SO AS TO RECEIVE SUBSEQUENT WORK.
4. PATCH AND LEVEL FLOOR SUBSTRATES TO RECEIVE NEW WORK AS SCHEDULED.
5. COORDINATE ALL FLOOR CORE DRILLING WITH EXISTING.
6. DO NOT SCALE DRAWINGS.
7. IN ROOMS WITH FLOOR DRAINS, SLOPE CONCRETE SURFACE WITHIN 18" RADIUS AT 1/4" PER FOOT TOWARD FLOOR DRAIN, UNLESS OTHERWISE INDICATED.
8. ALL SPOT ELEVATIONS SHOWN ON THE FLOOR PLANS OUTSIDE THE BUILDING RELATE TO USGS ELEVATIONS. ALL SPOT ELEVATIONS INSIDE THE BUILDING REFER TO BUILDING REFERENCE ELEVATIONS. NOTIFY ARCHITECT IMMEDIATELY SHOULD CONDITIONS BE FOUND CONTRADICTORY TO THESE DRAWINGS.
9. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO GRID LINE, FACE OF CONCRETE OR MASONRY, OR FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
11. ALL FLOOR PLAN DIMENSIONS TO MASONRY ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS. IMMEDIATELY NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED. ALL DIMENSIONS ARE GIVEN TO FACE OF WALL FRAMING. SEE WALL SECTIONS AND WALL TYPES FOR EXACT CONSTRUCTION.
2. SEE SHEET A0.1 FOR WALL TYPES INDICATED ON FLOOR PLANS
3. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ATTACHMENT OF WORK IN WALLS AND CEILINGS. LOCATIONS INCLUDE BUT NOT LIMITED TO, TOILET AND BATH ACCESSORIES, WALL AND CEILING MOUNTED ELECTRICAL EQUIPMENT, WINDOW TREATMENTS, CASEWORK, COUNTERTOPS, ETC.
4. WHERE WALL PARTITIONS ARE A CONTINUATION OF EXISTING ONES. NEW FINISH SURFACES MUST BE FLUSH AND CONTINUOUS WITH EXISTING SURFACES ON BOTH SIDES. INFILL OPENINGS IN EXISTING WALLS WITH MATERIAL TO MATCH EXISTING WALL THICKNESS, TEXTURE, AND FINISH.
5. REFERENCE S-SERIES DRAWINGS FOR STRUCTURAL NOTES AND DETAILS AND COORDINATE.
6. EXISTING BUILDING DIMENSIONS AND ELEVATIONS ARE BASED UPON EXISTING SURVEY INFORMATION. IMMEDIATELY NOTIFY ARCHITECT IF CONDITIONS ARE ENCOUNTERED THAT DO NOT AGREE WITH DIMENSIONS AND/OR ELEVATIONS SHOWN.
7. VERIFY ALL PITCHED FLOOR AREAS SHOWN WITH PITCH LINES WITH THE ARCHITECT. PROVIDE A SLAB DEPRESSION AT ALL FLOOR DRAINS WHERE PITCH LINES ARE NOT SHOWN ON DRAWINGS.
8. PROVIDE 4" RETURN FROM FACE OF ADJACENT WALL FOR ANY DOORS NOT DIMENSIONED.
9. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ITEMS NOT SHOWN ON ARCHITECTURAL DRAWINGS AND COORDINATE.
10. ALL INTERIOR WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK AND STEEL STRUCTURE (BEAM) UNLESS NOTED OTHERWISE. SEE PARTITION WALL TYPES ON SHEET A0.03
11. DATUM 100'-0" INDICATED ON ALL DRAWINGS, OTHER THAN CIVIL SERIES EQUALS XXXX.XX ON CIVIL DRAWINGS
12. ALL STEEL LOCATED BELOW AND EXPOSED TO GRADE TO BE COATED WITH BITUMINOUS DAMPROOFING.
13. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS FOR SPECIAL INSPECTIONS, 2015 IBC-1704.

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Revisions:

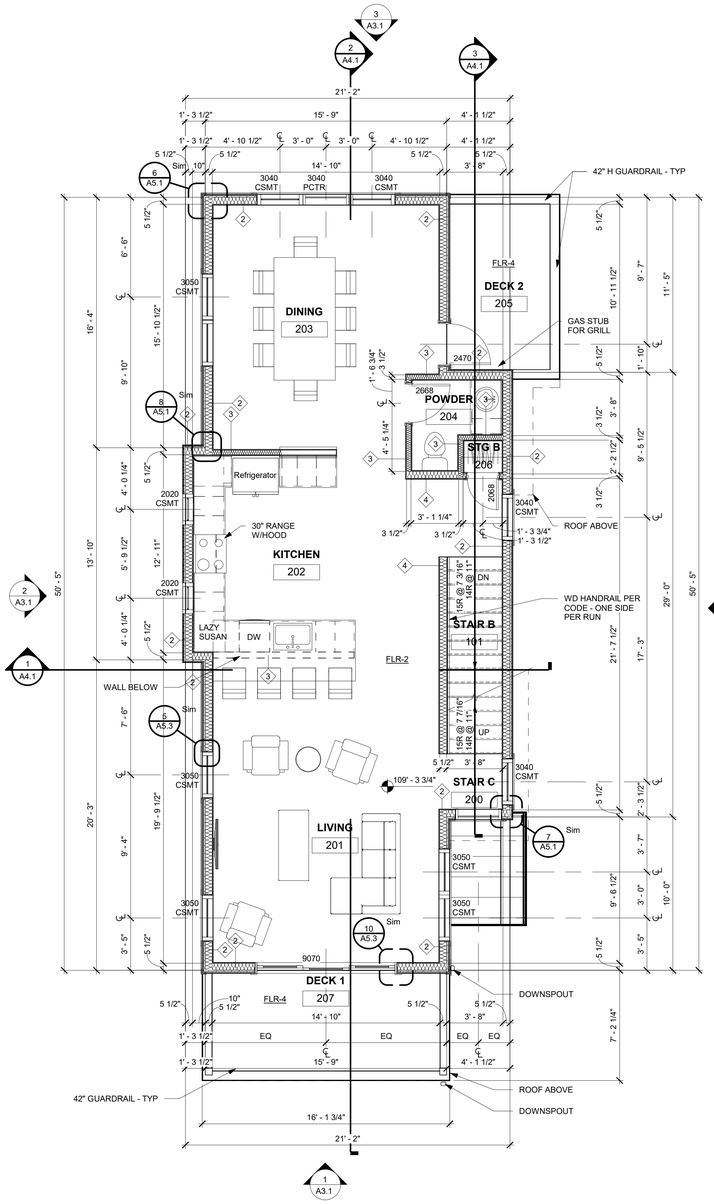
No	Description	Date
1	DRB Rev	3/12/25

Issue Dates:
DRB - 02/14/2025

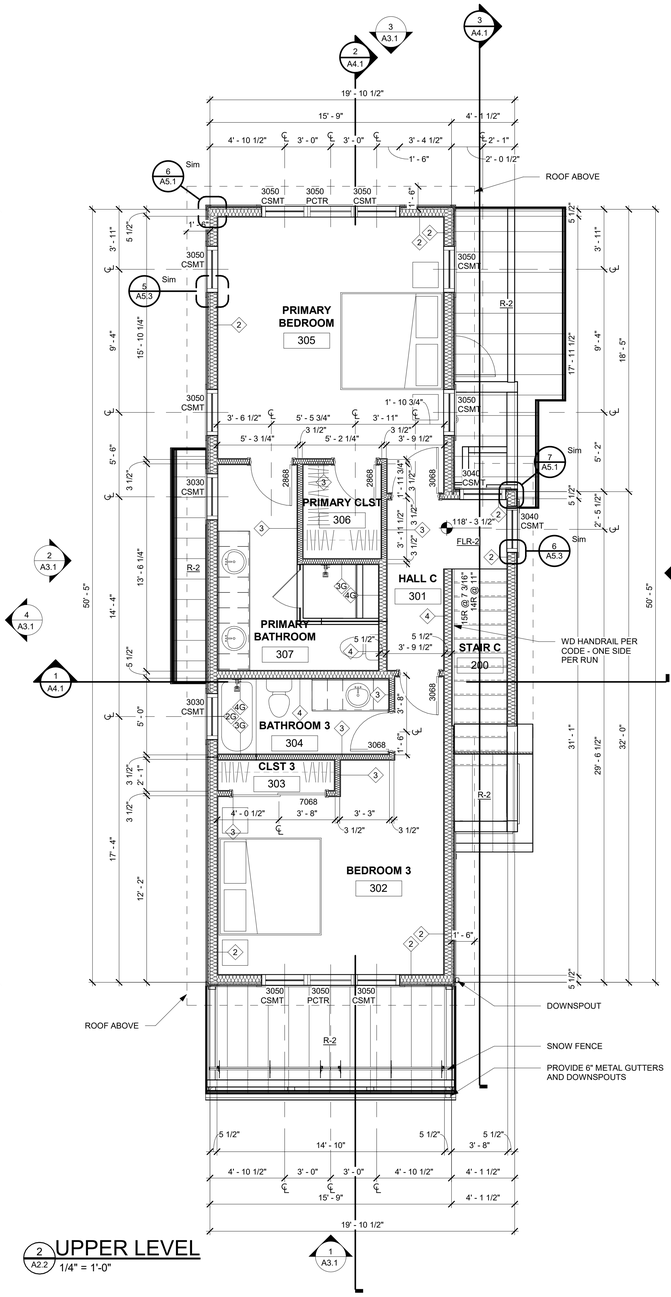
Sheet Title:
Basement & Ground Floor Plans

Project No:
2215

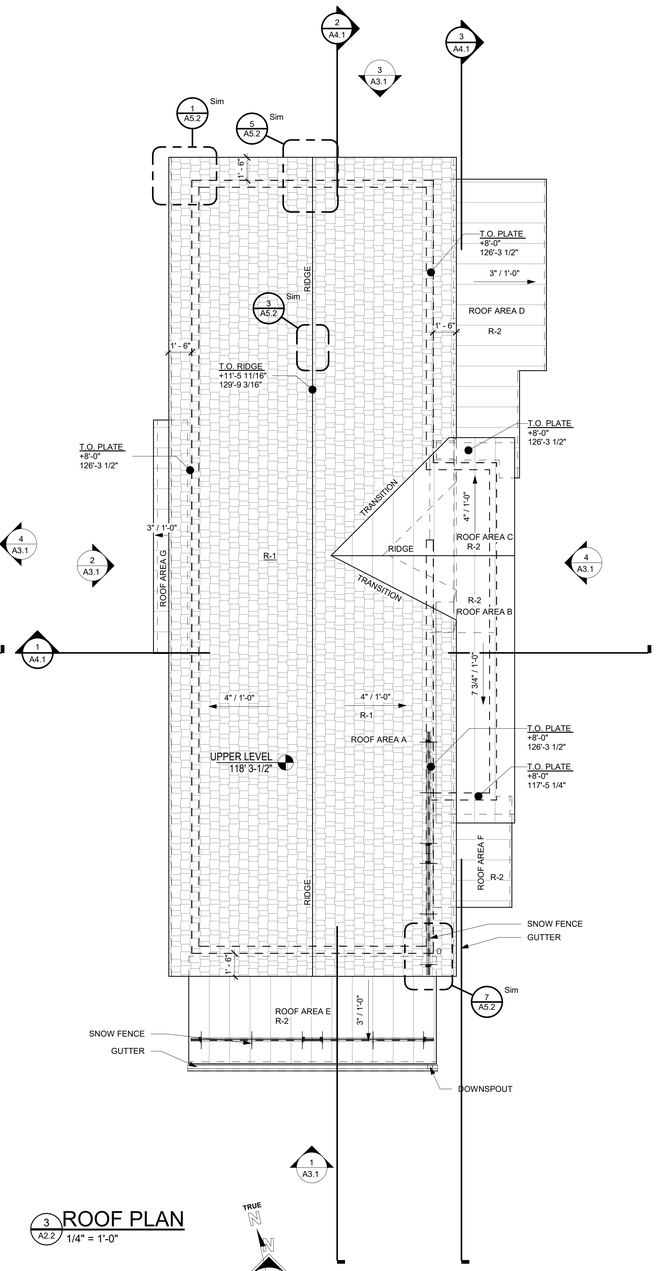
Sheet No:
A2.1



1 A2.2 MAIN LEVEL
1/4" = 1'-0"



2 A2.2 UPPER LEVEL
1/4" = 1'-0"



3 A2.2 ROOF PLAN
1/4" = 1'-0"

TRUE NORTH
BUILDING NORTH

STICK RIDGE — B.O. RIDGE +20'-2 5/8" (120'-2 5/8" (8359.22') T.O. RIDGE 8360.68')

T.O. WALL PLATE — T.O. PLATE +10'-0" (110'-0")

FLOOR SPOT ELEV — MAIN LEVEL T.O. PLYWD/CONC/GYP 100'-0" (8466.5')

TRUSS RIDGE — +20'-2 5/8" (120'-2 5/8" T.O. RIDGE 8360.68')

TRUSS BEARING — T.O. PLATE +10'-0" (110'-0" +16" HEEL)

NOTES:

ROOF FINISH LEGEND

NOTES:

1. HATCHED AREAS INDICATE OVERBUILT ROOF & CRICKETS, RE: STRUCTURAL
2. ALL GUTTERS & DOWNSPOUTS TO RECEIVE HEAT TAPE FOR ENTIRE LENGTH, RE: DIAGRAM ON ELECTRICAL PLANS
3. T.O. RIDGE ELEVATIONS GIVEN AT TOP OF ROOF SHEATHING
4. CONTRACTOR TO VERIFY CHIMNEY DIMENSIONS WITH FIREPLACE MANUFACTURERS' REQUIREMENTS

R-1 TAMKO ASPHALT SHINGLES, HERITAGE PREMIUM, COLOR: NATURAL TIMBER

R-2 COIL COATED MTL STANDING SEAM ROOF SEE SYSTEM NOTES SHEET A0.1

COIL COATED MTL FLASHING, GUTTERS, AND DOWNSPOUTS

OVERHANGS ARE 2'-0" FROM FACE OF FRAMING TYP. U.N.O.

CHIMNEY CAP - 6" SANDSTONE CAP

ROOF BEAMS - ROUGH SAWN TIMBER

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS. IMMEDIATELY NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED. ALL DIMENSIONS ARE GIVEN TO FACE OF WALL FRAMING. SEE WALL SECTIONS AND WALL TYPES FOR EXACT CONSTRUCTION
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4. WHERE WALL PARTITIONS ARE A CONTINUATION OF EXISTING ONES. NEW FINISH SURFACES MUST BE FLUSH AND CONTINUOUS WITH EXISTING SURFACES ON BOTH SIDES. INFILL OPENINGS IN EXISTING WALLS WITH MATERIAL TO MATCH EXISTING WALL THICKNESS, TEXTURE, AND FINISH.
5. REFERENCE S-SERIES DRAWINGS FOR STRUCTURAL NOTES AND DETAILS AND COORDINATE.
6. EXISTING BUILDING DIMENSIONS AND ELEVATIONS ARE BASED UPON EXISTING SURVEY INFORMATION. IMMEDIATELY NOTIFY ARCHITECT IF CONDITIONS ARE ENCOUNTERED THAT DO NOT AGREE WITH DIMENSIONS AND/OR ELEVATIONS SHOWN.
7. VERIFY ALL PITCHED FLOOR AREAS SHOWN WITH PITCH LINES WITH THE ARCHITECT. PROVIDE A SLAB DEPRESSION AT ALL FLOOR DRAINS WHERE PITCH LINES ARE NOT SHOWN ON DRAWINGS.
8. PROVIDE 4" RETURN FROM FACE OF ADJACENT WALL FOR ANY DOORS NOT DIMENSIONED.
9. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ITEMS NOT SHOWN ON ARCHITECTURAL DRAWINGS AND COORDINATE.
10. ALL INTERIOR WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK AND STEEL STRUCTURE (BEAM) UNLESS NOTED OTHERWISE. SEE PARTITION WALL TYPES ON SHEET A0.03
11. DATUM 100'-0" INDICATED ON ALL DRAWINGS, OTHER THAN CIVIL SERIES EQUALS XXXX.XX ON CIVIL DRAWINGS
12. ALL STEEL LOCATED BELOW AND EXPOSED TO GRADE TO BE COATED WITH BITUMINOUS DAMPROOFING.
13. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS FOR SPECIAL INSPECTIONS, 2015 IBC-1704.

CLOSET NOTES:

1. SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE: 16" SHELF @ 7'-0" AFF, 16" SHELF & ROD @ 5'-6" AFF.
2. DOUBLE HANGING: DESIGNATED BY DOUBLE DASHED LINE IN CLOSETS TO BE: 16" SHELF & ROD @ 7'-0" AFF, 12" SHELF & ROD @ 3'-6" AFF.
3. SHELVES @ WALK-IN CLOSETS: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, SHELF WIDTH TO BE CLOSET WIDTH, LESS 4'-0" OR AS OTHERWISE INDICATED.
4. LINEN SHELVES: 6 SHELVES, WIDTH AS NOTED, @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.
5. STORAGE SHELVES: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.

GENERAL CLOSET NOTES:

1. ALL SHELVES & VERTICAL DIVIDERS TO BE AC PLYWOOD WITH 1x2 EDGE. SPECIES TO BE SPECIFIED BY DEVELOPER.
2. CLEATS TO BE 1x2 CLEAR PINE.
3. PROVIDE ROD SUPPORTS @ 36" OC MAX.
4. ALL TO BE STAINED TO MATCH CASE & BASE.

FLOOR PLAN GENERAL NOTES:

1. PATCH EXISTING CONSTRUCTION SCHEDULED TO REMAIN. REPAIRED SURFACES TO BE FLUSH WITH ADJACENT FINISH SURFACES. TO SAME QUALITY AS NEW CONSTRUCTION PRIOR TO INSTALLING NEW FINISHES. REFER TO THE FINISH MANUFACTURER'S GUIDELINES FOR INSTALLATION.
2. PATCH EXISTING FIRE-RATED WALLS, FLOOR CEILINGS, ETC. SO AS TO MAINTAIN THE FIRE-RADIATING. ADD FIRE-SMOKE DAMPERS WHERE NEW DUCTS CROSS. ADD FIRE STOP AT ALL
3. PATCH WALLS AT REMOVED RECEPTACLE OPENINGS SO AS TO RECEIVE SUBSEQUENT WORK.
4. PATCH AND LEVEL FLOOR SUBSTRATES TO RECEIVE NEW WORK AS SCHEDULED.
5. COORDINATE ALL FLOOR CORE DRILLING WITH EXISTING.
6. DO NOT SCALE DRAWINGS.
7. IN ROOMS WITH FLOOR DRAINS, SLOPE CONCRETE SURFACE WITHIN 18" RADIUS AT 1/4" PER FOOT TOWARD FLOOR DRAIN, UNLESS OTHERWISE INDICATED.
8. ALL SPOT ELEVATIONS SHOWN ON THE FLOOR PLANS OUTSIDE THE BUILDING RELATE TO USGS ELEVATIONS. ALL SPOT ELEVATIONS INSIDE THE BUILDING REFER TO BUILDING REFERENCE ELEVATIONS. NOTIFY ARCHITECT IMMEDIATELY SHOULD CONDITIONS BE FOUND CONTRADICTORY TO THESE DRAWINGS.
9. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO GRID LINE, FACE OF CONCRETE OR MASONRY, OR FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
11. ALL FLOOR PLAN DIMENSIONS TO MASONRY ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.

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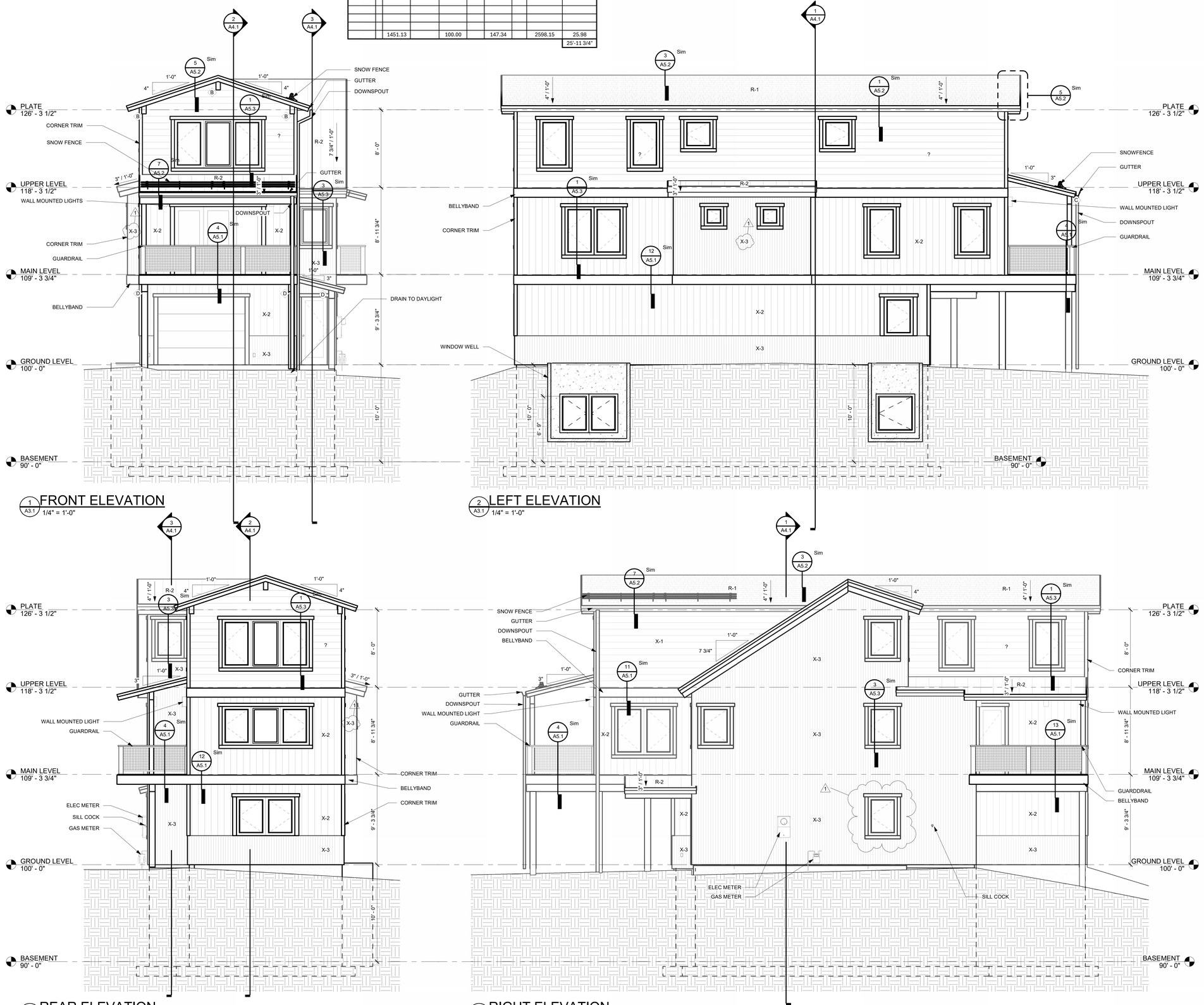
DRB - 02/14/2025

Sheet Title:
Main, Upper, & Roof Plans

Project No:
2215

Sheet No:
A2.2

Roof Mark	Roof Area (SF)		Roof Area %		Avg Hgt (Ft)		Weighted Avg (Ft)	
A	962.12	/ by total	66.30	X	28.61	=	1896.68	
B	101.92	/ by total	7.02	X	24.14	=	169.55	
C	63.53	/ by total	4.38	X	28.49	=	124.73	
D	125.31	/ by total	8.64	X	18.80	=	162.34	
E	138.95	/ by total	9.58	X	19.26	=	184.42	
F	25.51	/ by total	1.76	X	8.91	=	15.66	
G	33.79	/ by total	2.33	X	19.13		44.56	
	1451.13		100.00		147.34		2598.15	25.98
								25'-11 3/4"



1 A3.1 FRONT ELEVATION
1/4" = 1'-0"

2 A3.1 LEFT ELEVATION
1/4" = 1'-0"

3 A3.1 REAR ELEVATION
1/4" = 1'-0"

4 A3.1 RIGHT ELEVATION
1/4" = 1'-0"

NOTES:

EXTERIOR MATERIAL LEGEND:

X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - FRENCH GREY
X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING COLOR - FRENCH GREY
X-3 VERTICAL CORRUGATED METAL SIDING COLOR - OLD TOWN GRAY

R-1 ASPHALT SHINGLE ROOF
R-2 STANDING SEAM METAL ROOF

EXTERIOR ELEVATION GENERAL NOTES:

1. EXTERIOR FINISHES INDICATED ON ELEVATIONS SEE "EXTERIOR MATERIAL LEGEND" FOR MATERIALS.
2. RFERENCE ROOF PLAN FOR LOCATIONS OF ROOF COMPONENETS NOT INDICATED ON EXTERIOR ELEVATIONS.
3. REFER TO MEP AND STRUCTURAL DRAWINGS FOR ANY ADDITIONAL WORK.
4. ASSUME ALL PAINTED SURFACES WILL BE REPAINTED. THIS INCLUDES BUT IS NOT LIMITED TO: DOORS, DOOR FRAMES, WINDOW FRAMES, AND HEADERS, CEILINGS, HANDRAILS, EXPOSED MECHANICAL, CMU ACCENTS, SOFFITS, STRUCTURAL BEAMS, AND ETC.
5. PROVIDE ALLOWANCE TO SEAL AND CAULK VARIOUS WALL PENERTRATIONS ANS HOLES AROUND EXTERIOR PERIMETER OF BUIDLING, SIMILAR AREAS SUCH AS HOSE BIBS, PIPES, ETC.
6. PROVIDE ALLOWANCE TO REVIEW ALL EXPOSED ELECTRICAL CONDUIT TO DETERMINE FEASIBILITY TO REMOVE OR RELOCATE. INCLUDE IN ALLOWANCE LABOR AND MATERIALS TO REMOVE OR RELOCATE.
7. SEE CIVIL PLANS FOR NOTE TO RESEAL ALL HORIZONTAL CONCRETE AND ASPHALT JOINTS AT BUILDING.
8. WHEN A PORTION OF A WALL IS PAINTED ASSUME THE ENTIRE WALL IS PAINTED TO INSIDE OR OUTSIDE CORNERS.
9. DO NOT SCALE DRAWINGS.
10. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS NOTED OTHERWISE.

BEAMWORK LEGEND:

A 4X10
B 6X10
C 6X12
D 8X12
E 10X14
F 12X16

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Sheet Title:
Exterior Elevations

Project No:
2215

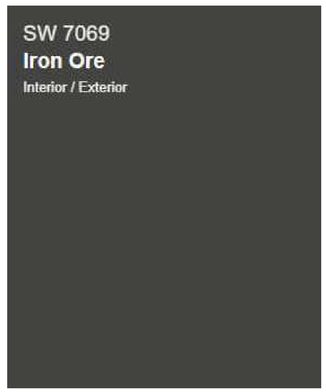
Sheet No:
A3.1

X-1 - LAP SIDING COLOR 1

X-2 - LAP SIDING COLOR 2

X-5 OLD TOWN GREY CORRUGATED PANELS

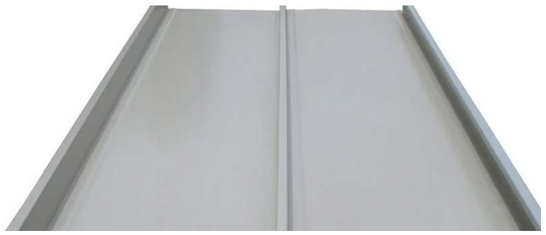
X-6 STONE VENEER
SIMILAR TO GALLEGOS - #366
COURTLAND LOW RISE



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

GARAGE DOORS:
SIMILAR TO RAYNOR - ASPEN SERIES
RECESSED RANCH GROOVED PANELS
COLOR: WALNUT

R-1 ROOFING
SIMILAR TO GAF DEISGNER SHINGLES
WOODLAN 'CASTLEWOOD GRAY'



R-2 ROOFING
SIMILAR OT WESTERN STATES
2" STANDING SEAM - 12" WIDTH
COLOR: GALVANIZED TO MATCH
OLD TOWN GREY METAL PANELS

EXTERIOR MATERIAL LEGEND:

X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING
COLOR - FRENCH GREY
X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING
COLOR - FRENCH GREY
X-3 VERTICAL CORRUGATED METAL SIDING
COLOR - OLD TOWN GRAY

R-1 ASPHALT SHINGLE ROOF
R-2 STANDING SEAM METAL ROOF

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

GENERATION LIGHTING

8637401-12: Medium One Light Outdoor Wall Lantern

Dimensions:

Diameter: 12"
Width: 12"
Height: 10 5/8"
Weight: 1.8 lbs.
Extends: 17 1/8"
Extends Max: 23 1/8"
Wire: 6 1/2" (color/Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:
1 - Medium A19 75w Max. 120v - Not included

Features:
- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database.

Collection: Barn Light

Featured in the decorative Barn Light collection

1 A19 Medium 75 watt light bulb

Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652069352

Finish: Black (12)

Material List:
1 Body - Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (990W8_37401-BRL)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			1 1/4	5	4 1/8	6 1/2

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8537401EN3-12	1	785652069352	16.75	14.56	13.25	1.873	4.1	250	Yes
NJ Pallet		45		48	40	77	85.556	184		No
NY Pallet		40		48	40	77	85.556	160		No

Generation Lighting reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Generation Lighting. In compliance with U.S. copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Generation Lighting, a Visual Comfort & Co brand.

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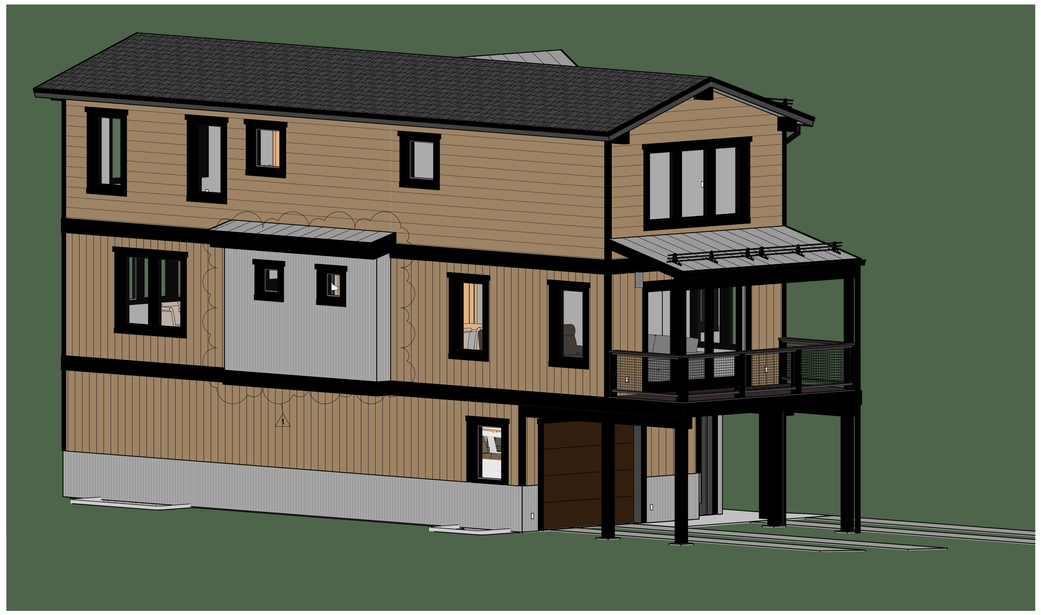
No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Materials

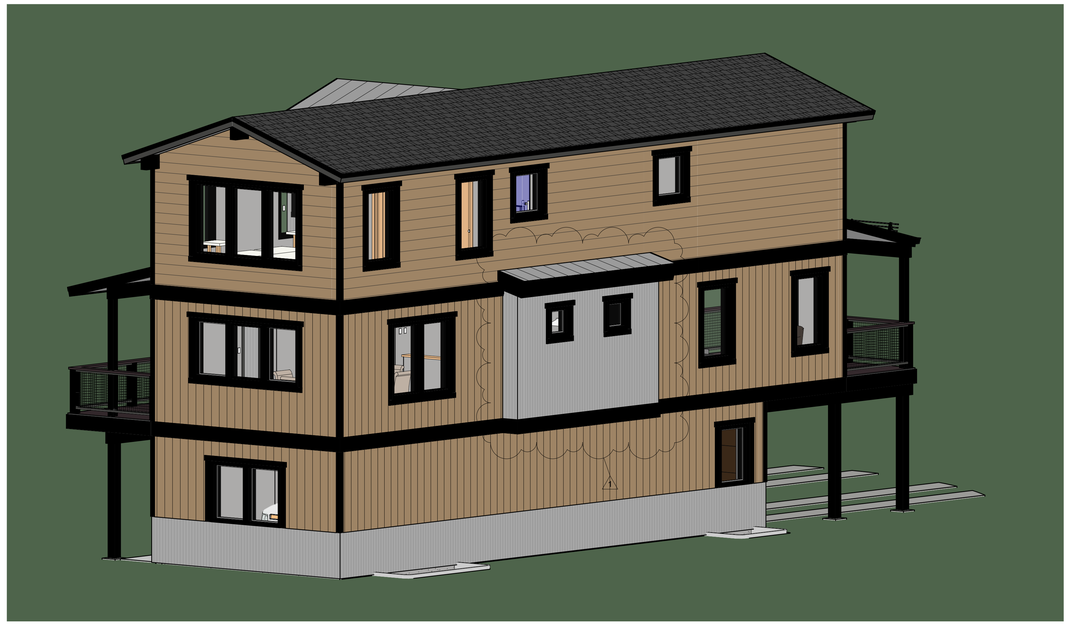
Project No:
2215

Sheet No:
A3.2



1 A3.3 SOUTHWEST ELEVATION

2 A3.3 SOUTHEAST ELEVATION



3 A3.3 NORTHWEST ELEVATION

4 A3.3 NORTHEAST ELEVATION

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Sheet Title:
Exterior Color Elevations & 3D

Project No:
2215

Sheet No:
A3.3

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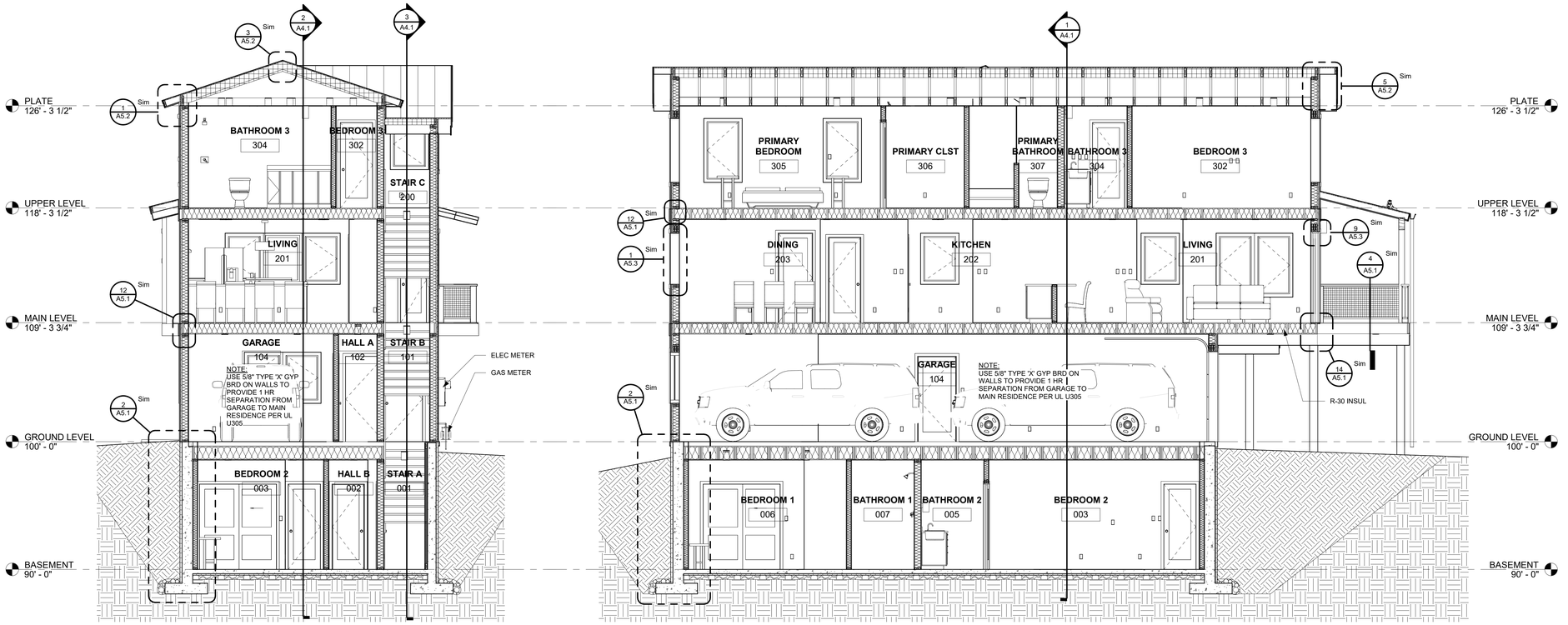
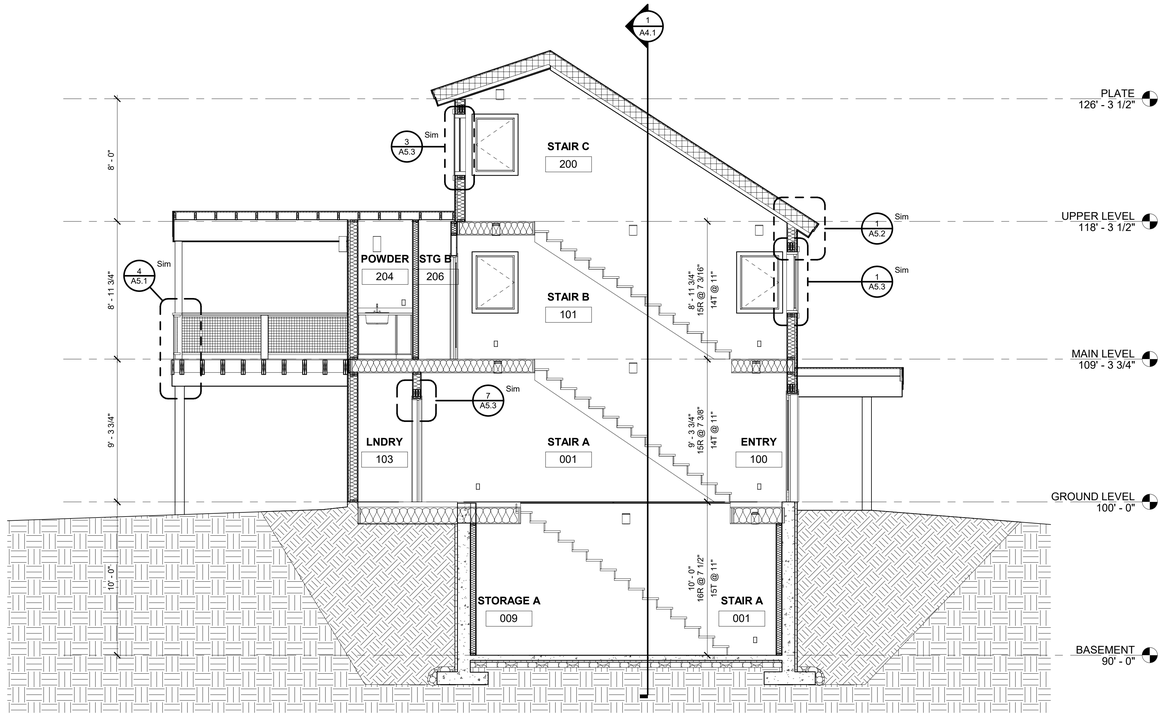
3/12/2025 3:06:34 PM



1 A4.1 SHORT SECTION
1/4" = 1'-0"

2 A4.1 LONG SECTION
1/4" = 1'-0"



3 A4.1 STAIR SECTION
1/4" = 1'-0"

NOTES:

EXTERIOR MATERIAL LEGEND:

X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING
COLOR - FRENCH GREY
X-2 DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING
COLOR - FRENCH GREY
X-3 VERTICAL CORRUGATED METAL SIDING
COLOR - OLD TOWN GRAY

R-1 ASPHALT SHINGLE ROOF
R-2 STANDING SEAM METAL ROOF

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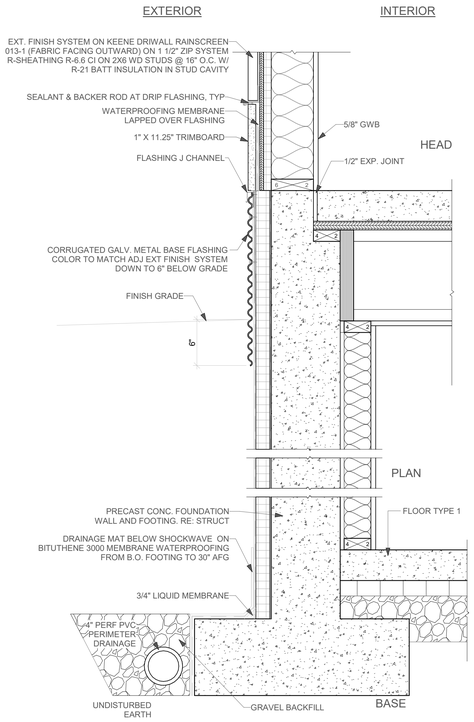
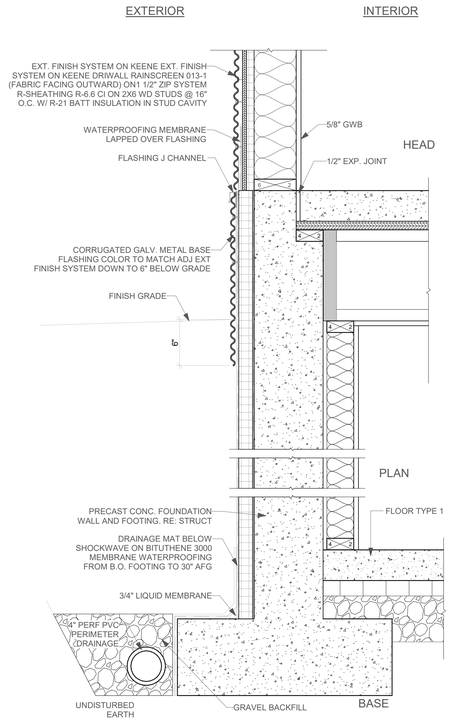
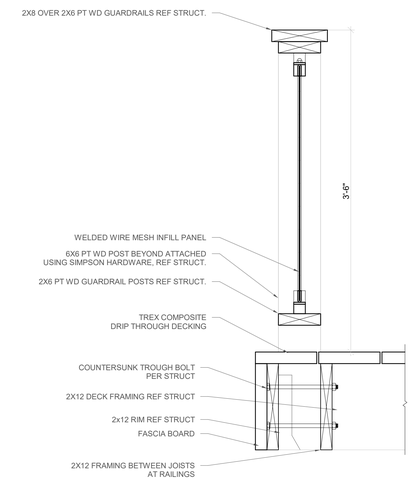


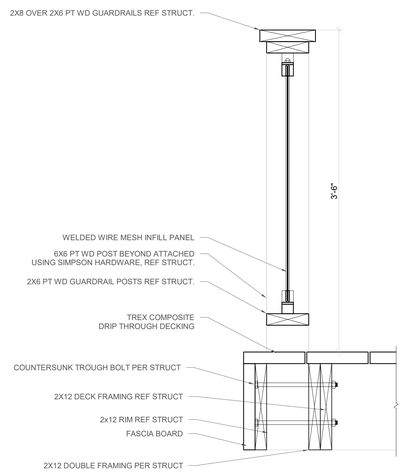
1 A5.1 FOUNDATION DETAIL - CORRUGATED SIDING
1 1/2" = 1'-0"



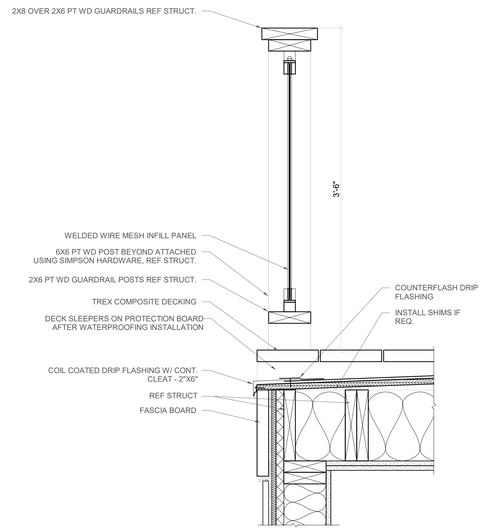
2 A5.1 FOUNDATION DETAIL - WOOD SIDING
1 1/2" = 1'-0"



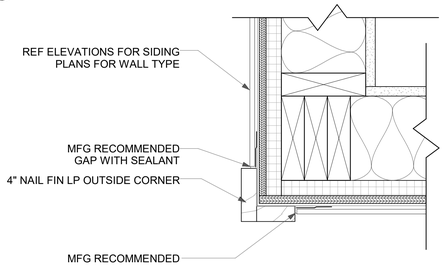
3 A5.1 DRIP THROUGH DECK - PERP STRUC
1 1/2" = 1'-0"



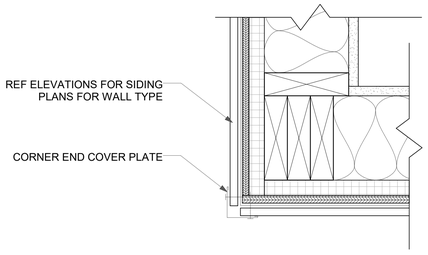
4 A5.1 DRIP THROUGH DECK - PARA STRUC
1 1/2" = 1'-0"



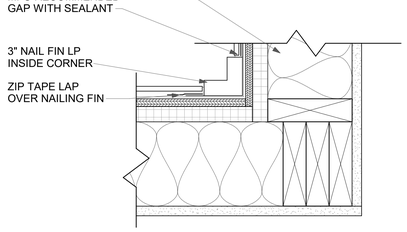
5 A5.1 WATERPROOF DECK
1 1/2" = 1'-0"



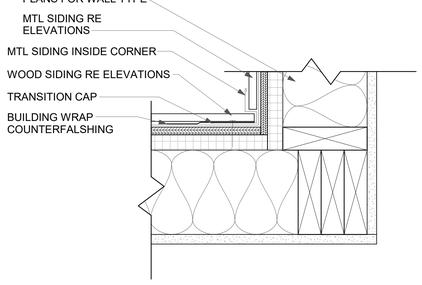
6 A5.1 PLAN DETAIL - CORNER TRIM
3" = 1'-0"



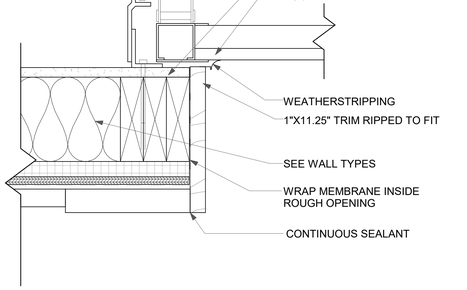
7 A5.1 PLAN DETAIL - CORNER TRIM MTL
3" = 1'-0"



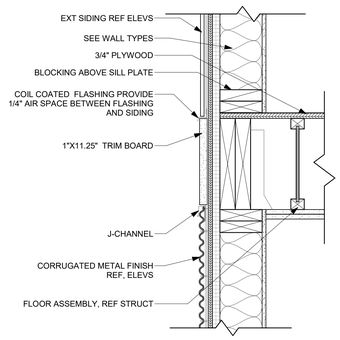
8 A5.1 PLAN DETAIL - INSIDE TRIM
3" = 1'-0"



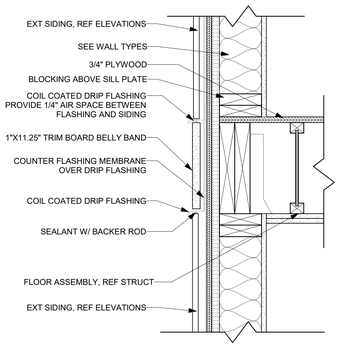
9 A5.1 PLAN DETAIL - INSIDE TRIM MTL
3" = 1'-0"



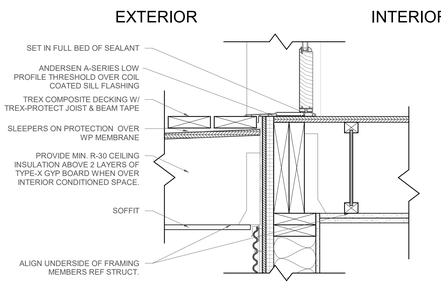
10 A5.1 GARAGE DOOR JAMB
3" = 1'-0"



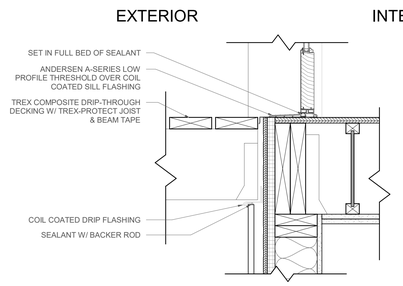
11 A5.1 FLOOR TRANSITION MTL
1 1/2" = 1'-0"



12 A5.1 FLOOR TRANSITION
1 1/2" = 1'-0"



13 A5.1 DOOR THRESHOLD @ WP DECK
1 1/2" = 1'-0"



14 A5.1 DOOR THRESHOLD @ DECK
1 1/2" = 1'-0"

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Lot 19 - 0012 Abby Road
Minturn, Colorado

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No	Description	Date

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DRB - 02/14/2025

Sheet Title:
Details

Project No:
2215

Sheet No:
A5.1

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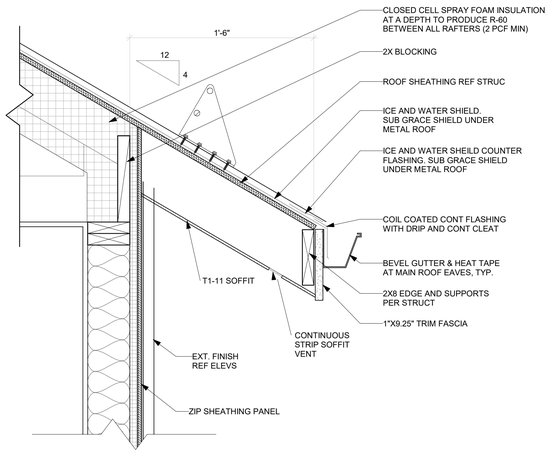
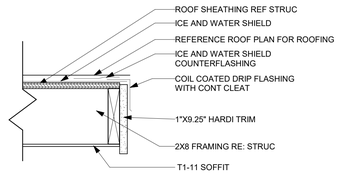
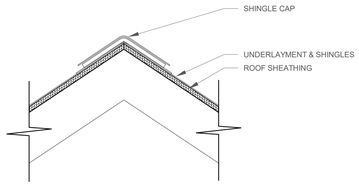


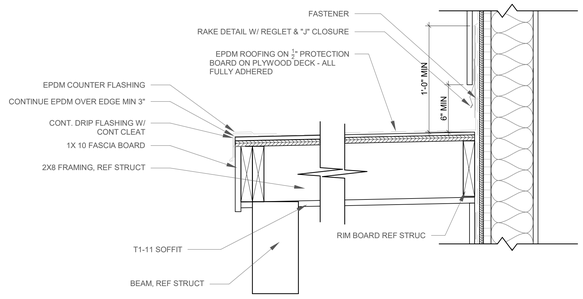
1 A5.2 FASCIA AT TRUSS
1 1/2" = 1'-0"



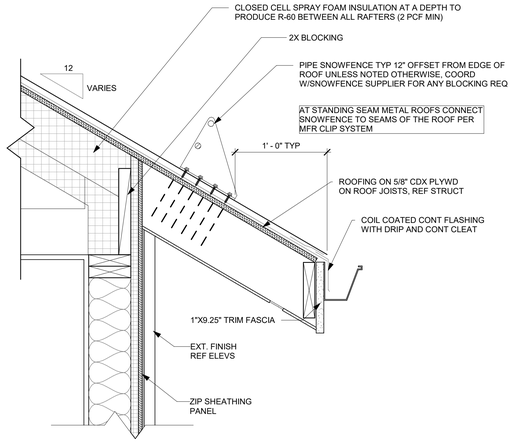
2 A5.2 TYPICAL EAVE
1 1/2" = 1'-0"



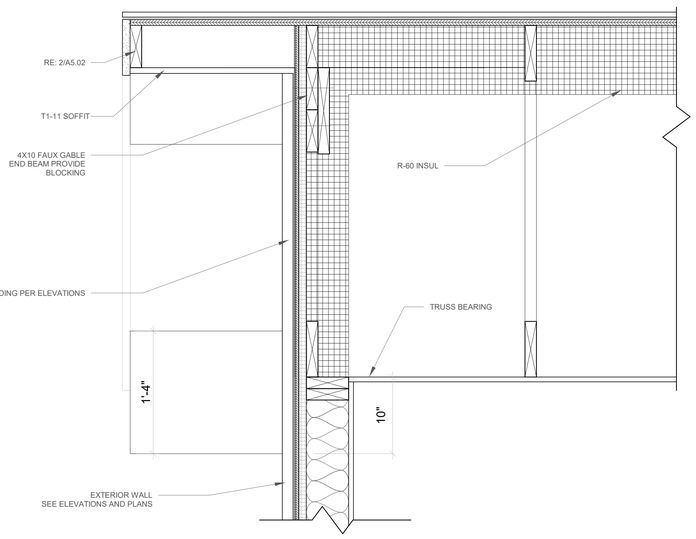
3 A5.2 TYPICAL RIDGE
1 1/2" = 1'-0"



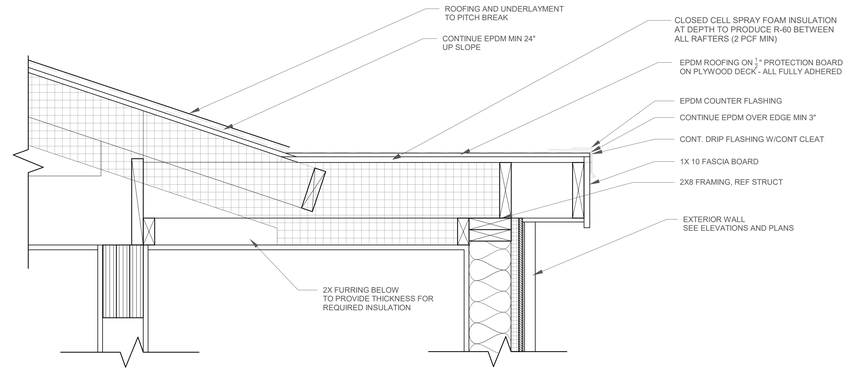
4 A5.2 COVERED WALKWAY
1 1/2" = 1'-0"



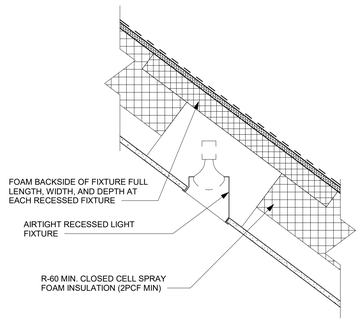
7 A5.2 ROOF SNOWFENCE
1 1/2" = 1'-0"



5 A5.2 GABLE END DETAIL
1 1/2" = 1'-0"



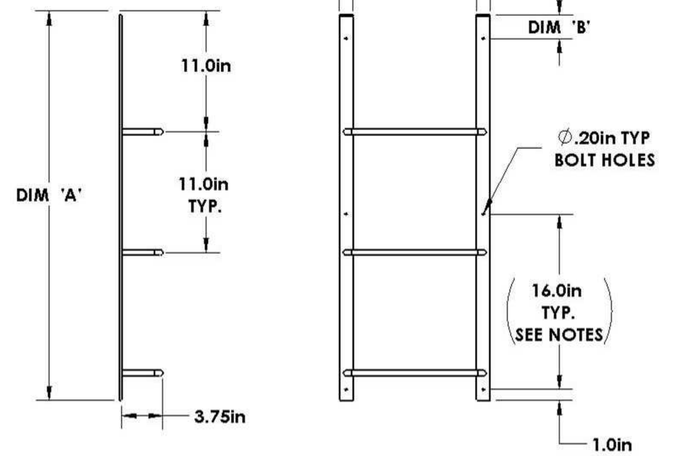
6 A5.2 STAIR ROOF - LOW SLOPE TRANSITION
1 1/2" = 1'-0"



9 A5.2 RECESSED LIGHT FIXTURE
1 1/2" = 1'-0"

WINDOW WELL SUPPLY™

STEEL EGRESS LADDER
BOLT MOUNT



Ladder Size	Dim 'A' [in]	Dim 'B' [in]
3 Rung	35.0	2.0
4 Rung	46.0	1.0
5 Rung	57.0	8.0
6 Rung	68.0	3.0
7 Rung	79.0	1.0

← TYPICAL LADDER LENGTH

Material:	Powder-coated Steel
Rung Spacing:	11.0in
Hole Spacing:	16.0in, hole spacing may vary
Hole Diameter:	0.20in
Screw Size*:	#10 (3/16in)

PERMANENTLY FIXED LADDER

REV A

8 A5.2 EGRESS LADDER
1/4" = 1'-0"

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DRB - 02/14/2025

Sheet Title:
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Project No:
2215

Sheet No:
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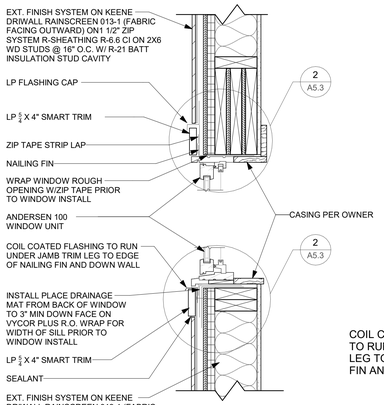
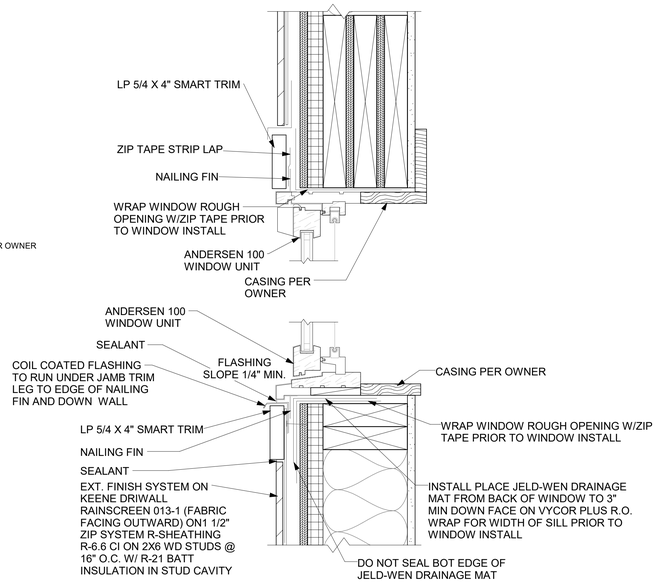
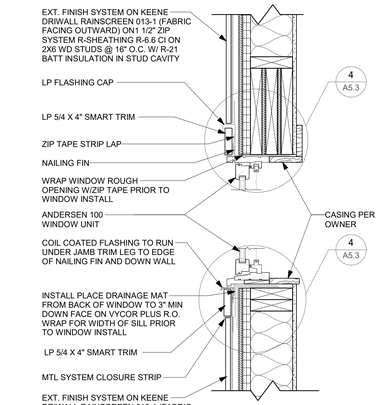


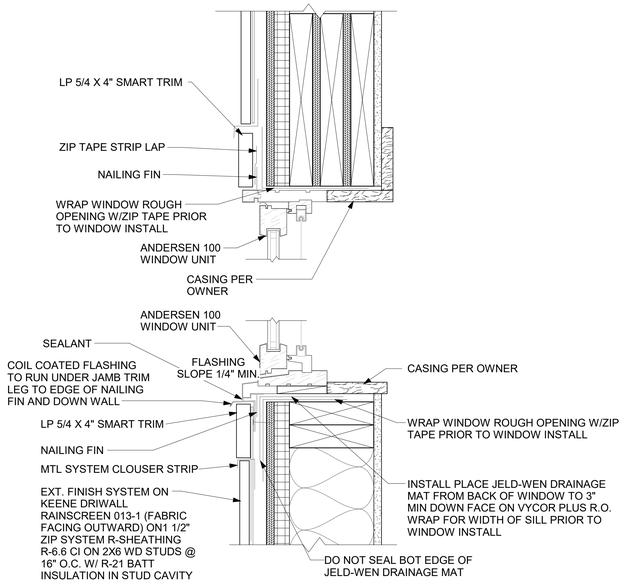
1 A5.3 WINDOW HEAD SILL
1 1/2" = 1'-0"



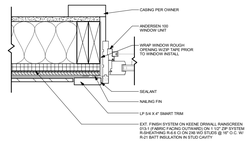
2 A5.3 WINDOW HEAD SILL - ENLARGED
3" = 1'-0"



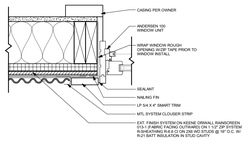
3 A5.3 WINDOW HEAD SILL MTL
1 1/2" = 1'-0"



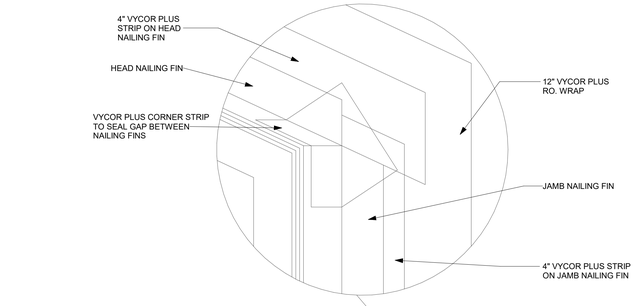
4 A5.3 WINDOW HEAD SILL MTL - ENLARGED
3" = 1'-0"

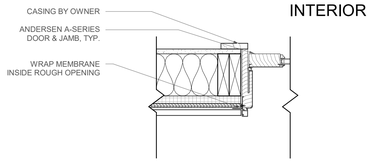


5 A5.3 WINDOW JAMB
1 1/2" = 1'-0"

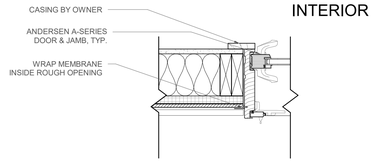


6 A5.3 WINDOW JAMB MTL
1 1/2" = 1'-0"

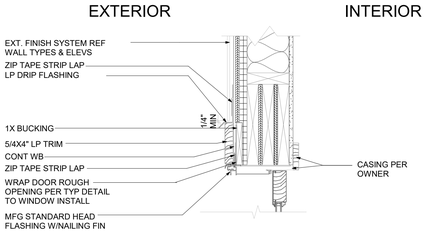




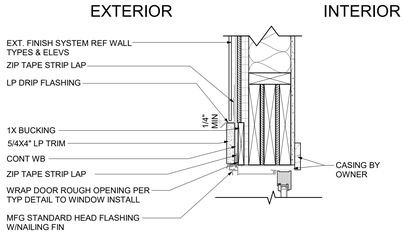
8 A5.3 DOOR JAMB - SWING
1 1/2" = 1'-0"



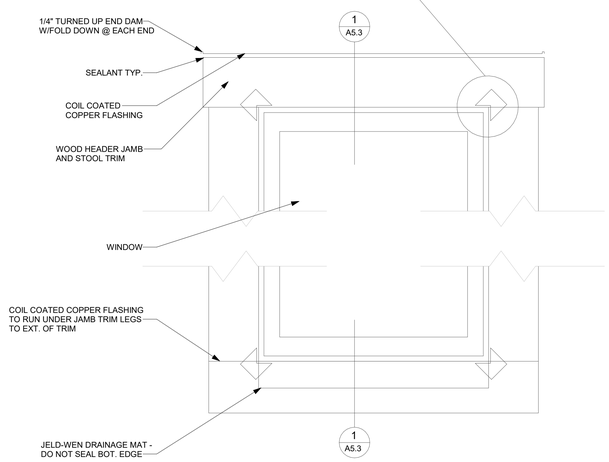
10 A5.3 DOOR JAMB - SLIDER
1 1/2" = 1'-0"



7 A5.3 DOOR HEAD - SWING
1 1/2" = 1'-0"



9 A5.3 DOOR HEAD - SLIDER
1 1/2" = 1'-0"



11 A5.3 WINDOW FLASHING
1 1/2" = 1'-0"

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Revisions:		
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DRB - 02/14/2025

Sheet Title:
Details

Project No:
2215

Sheet No:
A5.3

P:\2215 Belden Place Phase 2\01 Drawing Files\05 Construction Documents\Lot 19 Revit CD\2025 0131 - 2215 Belden Lot 19 - DRB Set.rvt
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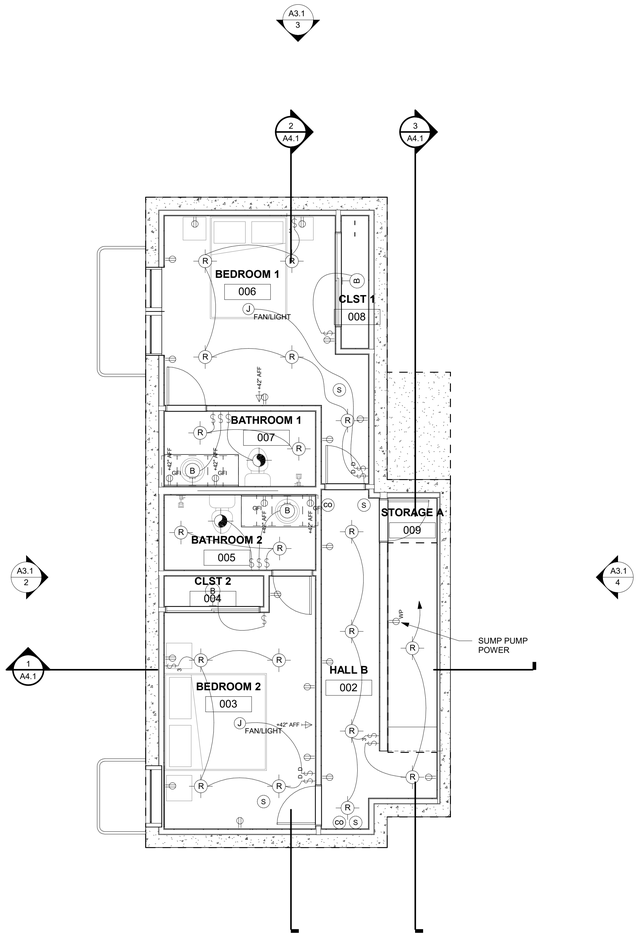
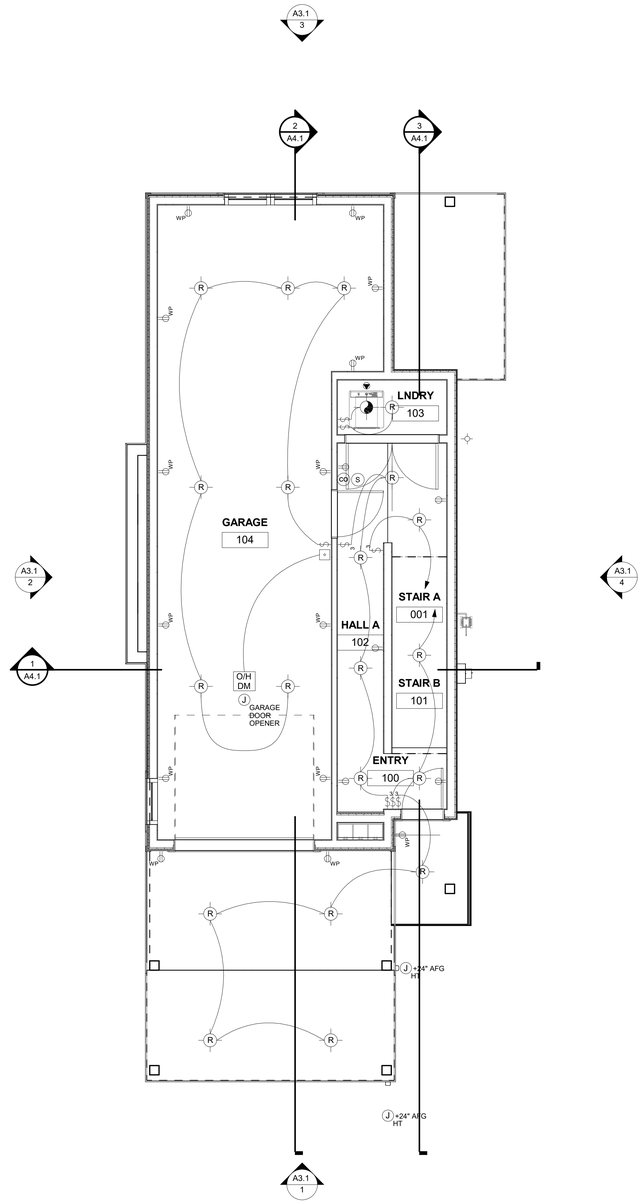
ELECTRICAL LEGEND

(B)	WALL MTD. LIGHT FIXTURE		LED TAPE LIGHT 3 WATTS PER FT.
(P)	PENDANT LIGHT FIXTURE		SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
(R)	RECESSED LIGHT FIXTURE		UNDER CABINET SURFACE MOUNTED HALOGEN LIGHT FIXTURE OR FLUOR. ABOVE CLOSET DOOR
(S)	SURFACE LIGHT FIXTURE		
(H)	HEAT LAMP FIXTURE		
(R)	RECESSED CEILING SPOTLIGHT		
(B)	WALL MTD. LOW-VOLTAGE		
$	SWITCH	$ K	KEY OPERATED SWITCH
$ 3	3-WAY SWITCH	$ M	MANUAL START SWITCH
$ 4	4-WAY SWITCH	$ P	PILOT LIGHT SWITCH
$ D	DIMMER SWITCH	$ LV	LOW VOLTAGE SWITCH
$ GFI	GFI SWITCH	$ VS	VARIABLE SPEED SWITCH
$ T	TIMED SWITCH	$ TO	THERMAL OVERLOAD SWITCH
$ WP	WATERPROOF SWITCH	$ MC	MOMENTARY CONTACT SWITCH
EO	ELECTRIC OPERATOR	(T)	THERMOSTAT
	DUPLEX OUTLET		BELL
	SINGLE OUTLET		GARAGE OPENER/ BELL BUTTON
	SWITCHED DUPLEX OUTLET		TELEPHONE
$	GFI OUTLET		COMPORT- CONNECT W/ 1" CONDUIT HOMERUN FROM TELEPHONE BOX TO OFFICE
$ WP	WATERPROOF OUTLET		
	FLOOR OUTLET		TELEVISION
	FOUR PLEX OUTLET		PANEL
(J)	JUNCTION BOX		MOTOR DISCONNECT
(J) HT	JUNCTION BOX FOR HEAT TAPE		EXHAUST FAN
(J) FAN/LIGHT	REINFORCED JUNCTION BOX W/ BLOCKING FOR FAN		STEP LIGHT
	220V SPECIAL OUTLET		SPEAKERS
(S)	SMOKE DETECTOR INTERCONNECTED AND HARDWIRED	(L)(R)	MOTOR
(H)	RATE OF RISE/HEAT DETECTOR	(M)	OVERHEAD DOOR MOTOR
(CO)	CARBON MONOXIDE DETECTOR INTERCONNECTED AND HARDWIRED	O/H DM	



1 E2.1 BASEMENT
1/4" = 1'-0"



2 E2.1 GROUND LEVEL
1/4" = 1'-0"

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Sheet Title:
Basement & Ground Power and Lighting Plans

Project No:
2215

Sheet No:
E2.1

P:\2215 Belden Place Phase 2\01 Drawing Files\05 Construction Documents\Lot 19 Revit CD\2025 01\31 - 2215 Belden Lot 19 - DRB Set.rvt
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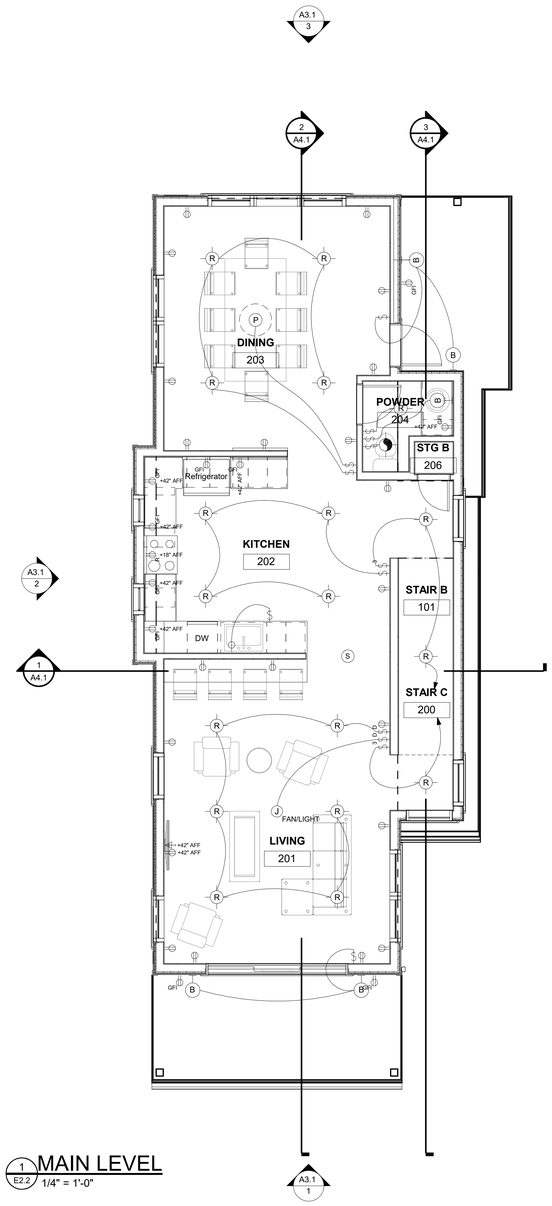
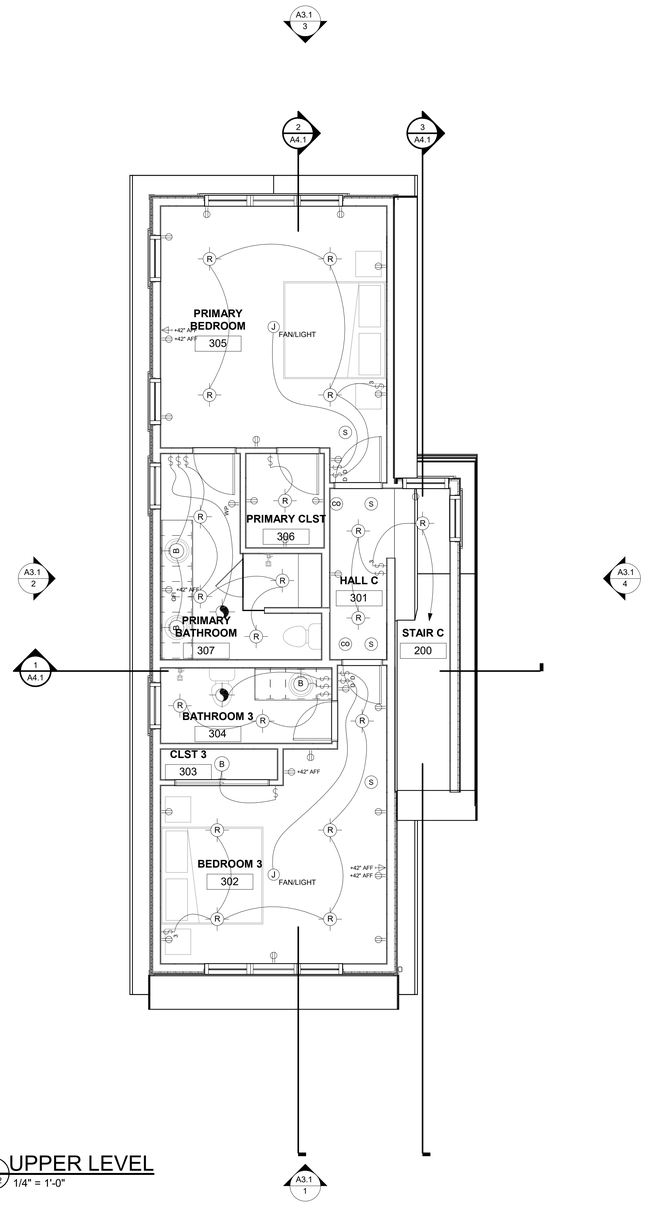
ELECTRICAL LEGEND

(B)	WALL MTD. LIGHT FIXTURE		LED TAPE LIGHT 3 WATTS PER FT.
(P)	PENDANT LIGHT FIXTURE		SURFACE MOUNTED FLUORESCENT LIGHT FIXTURE
(R)	RECESSED LIGHT FIXTURE		UNDER CABINET SURFACE MOUNTED HALOGEN LIGHT FIXTURE OR FLUOR. ABOVE CLOSET DOOR
(S)	SURFACE LIGHT FIXTURE		
(H)	HEAT LAMP FIXTURE		
(R)	RECESSED CEILING SPOTLIGHT		
(B)	WALL MTD. LOW-VOLTAGE		
$	SWITCH	$ K	KEY OPERATED SWITCH
$ 3	3-WAY SWITCH	$ M	MANUAL START SWITCH
$ 4	4-WAY SWITCH	$ P	PILOT LIGHT SWITCH
$ D	DIMMER SWITCH	$ LV	LOW VOLTAGE SWITCH
$ GFI	GFI SWITCH	$ VS	VARIABLE SPEED SWITCH
$ T	TIMED SWITCH	$ TO	THERMAL OVERLOAD SWITCH
$ WP	WATERPROOF SWITCH	$ MC	MOMENTARY CONTACT SWITCH
EO	ELECTRIC OPERATOR	(T)	THERMOSTAT
	DUPLEX OUTLET		BELL
	SINGLE OUTLET		GARAGE OPENER/ BELL BUTTON
	SWITCHED DUPLEX OUTLET		TELEPHONE
$	GFI OUTLET		COMPORT- CONNECT W/ 1" CONDUIT HOMERUN FROM TELEPHONE BOX TO OFFICE
$ WP	WATERPROOF OUTLET		
	FLOOR OUTLET		TELEVISION
	FOUR PLEX OUTLET		PANEL
(J)	JUNCTION BOX		MOTOR DISCONNECT
(J) HT	JUNCTION BOX FOR HEAT TAPE		EXHAUST FAN
(J) FAN/LIGHT	REINFORCED JUNCTION BOX W/ BLOCKING FOR FAN		STEP LIGHT
	220V SPECIAL OUTLET		SPEAKERS
(S)	SMOKE DETECTOR INTERCONNECTED AND HARDWIRED	(M)	MOTOR
(H)	RATE OF RISE/HEAT DETECTOR	O/H DM	OVERHEAD DOOR MOTOR
(CO)	CARBON MONOXIDE DETECTOR INTERCONNECTED AND HARDWIRED		



1 E2.2 MAIN LEVEL
1/4" = 1'-0"



2 E2.2 UPPER LEVEL
1/4" = 1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer
Electrical Engineer

Seal

Belden Place - Singel Family
Lot 19 - 0012 Abby Road
Minturn, Colorado

Revisions:		
No	Description	Date

Issue Dates:
DRB - 02/14/2025

Sheet Title:
Main & Upper Power and Lighting Plans

Project No:
2215

Sheet No:
E2.2

P:\2215 Belden Place Phase 2\01 Drawing Files\05 Construction Documents\Lot 19 Revit CD\2025 0131 - 2215 Belden Lot 19 - DRB Set.rvt
2/17/2025 9:50:50 AM

To: Mayor and Council
From: Madison Harris, Planner II
Date: May 15, 2025
Agenda Item: Recent Planning Commission Recommendations and Actions

REQUEST:
Review and ratification of Planning Commission actions from their regular meeting of May 14, 2025. The following actions were taken by the Planning Commission, acting as the Minturn Design Review Board, which may be called-up for further review by the Minturn Town Council:

0014 Abby Road
- Final Plan DRB Application for New Single Family Residence

Please note that unless there are revisions or additions to the conditions proposed by staff during decision by the Planning Commission, staff will no longer be writing cover memos for items on the Consent Agenda. In this case there was an addition of a condition.

INTRODUCTION:

0014 Abby Road
At their regular meeting of May 14, 2025, the Planning Commission, acting as the Town of Minturn Design Review Board, reviewed the final plans for a new single family residence located at 0014 Abby Road. The plans approved by the DRB are for:

- **New Single Family Residence**

Site plans (exterior elevation renderings and floor plans) are attached for reference.

No neighbors spoke at the DRB hearing where the DRB discussed proposed exterior materials, as well as the proposed roof forms and massing in context to Chapter 16 – *Zoning*, and Appendix 'B' *Design Review Standards and Guidelines*, of the Town of Minturn Municipal Code (MMC).

The DRB unanimously supported the proposed construction as meeting the objectives and requirements of the MMC and design standards.

Ultimately, the DRB voted 5-0 to recommend approval of the proposal as a Final Plan review, with one condition added by the Planning Commission:

1. Prior to building permit issuance the applicant shall complete the Land Use Covenant dated August 16, 2024 (Reception No. 202409458) which states that Lots 18, 19 and 20 of Belden Place PUD cannot be developed until all approvals for the US 24 Storm Sewer Crossing are granted by CDOT and the Town of Minturn.

ANALYSIS:
In reviewing the application, the Planning Commission considered the criteria and findings required by the Minturn Municipal Code, as well as testimony of staff and the Applicant. No members of the public spoke at the DRB hearing.

The proposal meets the requirements of Chapter 16 including Appendix B - Design Guidelines and Standards.

COMMUNITY INPUT:
No members of the public spoke at the DRB hearing. Public notice was provided in accordance with the Minturn Municipal Code as a matter of posting of the official agenda and packet materials for public review prior to the hearing, and following Section 16-21-610 Public notice.

BUDGET / STAFF IMPACT:
N/A.

STRATEGIC PLAN ALIGNMENT:
The Planning Commission's review of proposed development projects and their actions to approve final plans for individual projects, acting as the Town of Minturn Design Review Board, aligns with the following key strategies:

- Integrity
- Transparency
- Collaboration

RECOMMENDED ACTION OR PROPOSED MOTION:
Approve the following application on consent:

1. 0014 Abby Road – New Single Family Residence

ATTACHMENTS:

- Staff Report
- Review letter by Inter-Mountain Engineering
- DRB Application
- Proposed exterior elevation drawings and site plans for 0014 Abby Road

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 Single Family Residence

0014 Abby Road

Hearing Date:	May 14, 2025
File Name and Process:	Single 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: 20
Address:	0014 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 three bedroom, 3,462 (gross) square foot single-family building located at 0014 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 a three-story with a basement single family residence with a maximum building height - measured via a weighted height calculation approved in the Belden Place PUD Guide – of 27 feet and 1 13/16 inches, under the maximum allowable 28-foot limit within the South Town Belden Place PUD Zone District for single-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 adequate, with four off-street spaces, two of which are provided within the garage and two at surface level in front of the garage. The plans show the three levels plus a basement.

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.

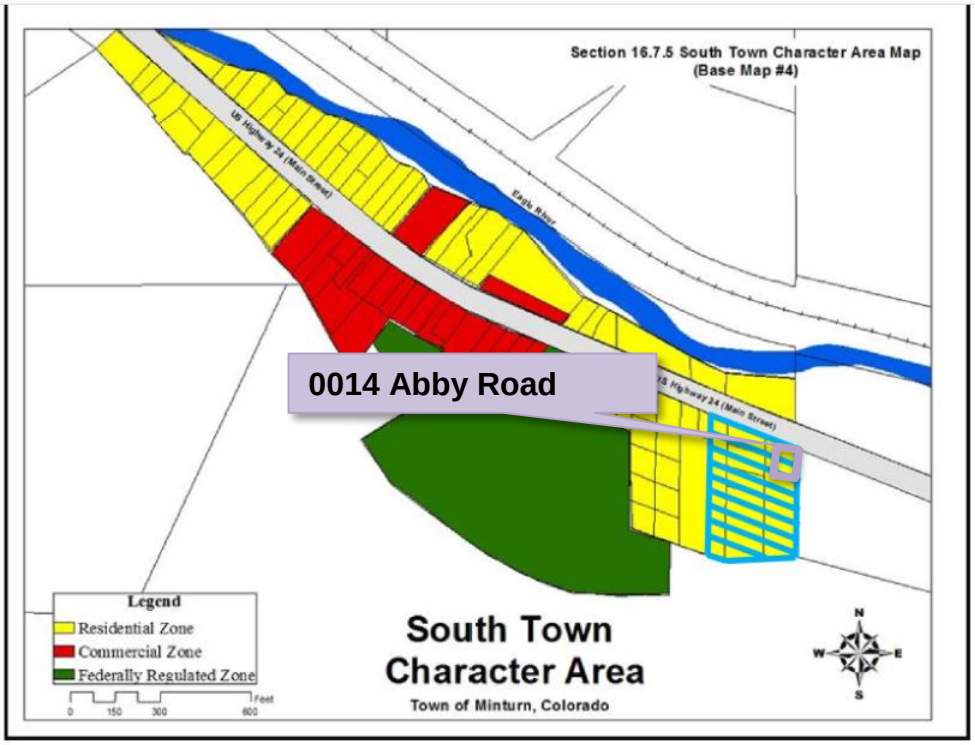
Staff suggests that the final plans for 0014 Abby Road meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

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:	3,116 sq. ft.	3,116 sq. ft. (.072 ac.)
Maximum Building Height:	28 feet	27 feet – 1 13/16 inches
Minimum Front Setback:	~10 feet (varies)	10+ feet
Minimum Side Setback:	5 feet	5 feet
Minimum Rear Setback:	5 feet	5+ feet
Maximum Lot Coverage:	50% (1,558 sq. ft.)	1,269 sq. ft. (40.73%) Proposed
Maximum Impervious Coverage:	50% (1,558 sq. ft.)	1,508 sq. ft. (48.40%) Proposed

Minimum Snow Storage Area:	5% of Lot Area (3,116 sq. ft. x .05 = 155.8 sq. ft.)	195 sq. ft.
Parking:	2 spaces	4 spaces

IV. Applicable Standards and Design Guideline Criteria:

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

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

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

"c. Massing and Scale

> *"**A simple central form with additive features shall be designed. This style creates visual interest and is appropriate for the community due to its compatibility with existing structures. Buildings and improvements should complement, rather than overpower, the adjacent natural and built environment.** Homes are encouraged to be sheltering in nature, with consistent setbacks from the street with prominent porches or overhanging eaves.*
>
> *"Building mass, form, length and height shall be designed to provide variety and visual interest while maintaining a scale that is similar or compatible to adjacent structures."*
>
> *-Town of Minturn Design Guidelines*

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

V. Items of Note:

Items of Note
Staff has identified no items of note.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 0014 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.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

April 22, 2025

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

Re: 0014 Abby Road
Lot 20, Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Belden Place; Lot 20 – 0014 Abby Road, Single Family, Minturn Colorado"* *"Design Review Board Revised" 3/12/2025"*, The current DRB resubmittal for Lot 20 has been updated to include revised Civil Engineering drawings prepared by Timberline Engineering, Inc. dated April 17, 2025. These Plans constitute the April 17,2025 resubmittal.

Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

Development Restriction:
Pursuant to the Land Use Covenant dated August 16, 2024 (Reception No. 202409458); Lots 18, 19 and 20 of Belden Place PUD cannot be developed until all approvals for the US 24 Storm Sewer Crossing are granted by CDOT and the Town of Minturn.

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:
Paragraphs a through e:
~~No Boundary Survey has been included.~~

a. ~~The Drawing Index Lists "Sheet C1.1.10; "Survey," however no Sheet C1.1.10 has been included in the plan set. Previous submittals for Belden Place include a reference to "Final Plat: Belden Place PUD"(reception No. 202409455) as the Boundary Survey. This plat is suitable as the Boundary Survey for this application and a reference or new survey is required~~. A Reference to the Final Plat has been added to the plans.

Paragraphs f through l:
No Topographical Map is included.

Madison Harris
Re: 0014 Abby Road
Lot 20, Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

a. ~~Previous submittals for Belden Place include a reference to *"Belden Place PUD – Final Plan Submittal"* dated July 12, 2024, by Timberline Engineering. These plans were approved by the Town, reflect the basis of the design and would fulfill the requirements for a topographical map. A reference to this plan set or new survey is required.~~

3/24/2025: Sheets C110 and C111 of the *"Belden Place PUD – Final Plan Submittal"* have been included in the Plans. These plans are the basis of the design and fulfil the requirements of paragraph f through i.

Section (C) (3) Site Plan:

Sheet C1 of the Plans "*Belden Place – Unit 20 – Single Family Residence* prepared by Timberline Engineering (dated February 2, 2025) presents the proposed site plan. The following elements from the MMC should be added:

a. The Site Plan generally complies with MMC requirements.

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

Sheet C1 of the Plans "*Belden Place – Unit 20 – Single Family Residence* prepared by Timberline Engineering (dated February 2, 2025) presents the proposed site grading. The following elements from the MMC should be added:

a. ~~Spot elevations should be added at the top of foundation and as necessary to demonstrate positive drainage.~~ 3/24/25 Resolved.

~~3/24/25: The drainage swale is shown on the Grading Plan; however, the slope noted to be a 1% grade. Section 1804.4 of the IBC requires minimum grade of 2% in drainage swales.~~
4.22.2025 Resolved.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. The Town and Inter-Mountain Engineering are relying on the design professional's work and review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project. Please feel free to contact us if you have additional questions.

Respectfully,
Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Scot Hunn, Arnold Martinez

DESIGN REVIEW APPLICATION

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

Project Name:
Belden Place - Single Family Unit Lot 20

Project Location
Street Address: 0014 Abby Road

Zoning:	Parcel Number(s):
PUD	2103-351-13-019

Application Request:
Design review for a single family homes. 210335113001

Applicant:
Name: Greg Macik, TAB Associates, Inc.

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

Phone:	Email:
970-766-1470 x107	greg@tabassociates.com

Property Owner:
Name: Alison Perry, Miners Base Camp LLC

Mailing Address: PO Box 1134 Minturn, CO 81645

Phone:	Email:
970-306-2264	perry@vailland.com

Required Information:

Lot Size: 3116 sf	Type of Residence (Single Family, ADU, Duplex) Single Family	# of Bedrooms 3	# On-site Parking Spaces 4
# of Stories: 3 + Basement	Snow storage sq ft: 195	Building Footprint sq ft: 1400	Total sq ft Impervious Surface: 1602

Signature:
Greg Macik

Fee Paid:_____ **Date Received:**_____ **Planner:**_____

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS
(TO BE INCLUDED WITH APPLICATION)

Applicant **Staff**

☐ ☐ **Application Fee** (Non-Refundable application fee shall be collected)
- Design Review Board - $200.00

☐ ☐ **Letter of Intent**
-- What is the purpose of the project including;
- Relevant Background
- Current Status of the Site
- All Proposed Uses and Structures
- How the Proposal Differs from what already exists
- Information regarding Easements or Dedicated Tracts, etc.

☐ ☐ **Vicinity Map**
-- Directional Map indicating how to get to the Property involved in the request.
- Zoning of Property

☐ ☐ **Improvement Location Certificate of Survey (ILC or ILS)**

☐ ☐ **Site Plan showing Precise Nature of the Proposed Use – To Scale**
- Scaled Drawings of Proposed Design of Structure
  - Plan View and Sections
- Building Heights – all 4 directions N/S/E/W
- topography
- Building Location
- Setbacks
- River or Creek Setbacks
- Parking Plan
- Traffic Circulation
  - Location and Width of Existing and Proposed Access Points
  - Location of Existing Driveways and Intersections
- Landscaped Area – Plan
- Approximate Location of Existing Wooded Areas and Rock Outcrops
- Location and Type of Existing and Proposed Easements
- Utility Easements
- Drainage Features

☐ ☐ **Preliminary Building Plans and Elevations**
- Indicates Dimensions
- General Appearance
- Scale
- Interior Plan for the Buildings

☐ ☐ **Elements needed on the Site Plan**

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

☐ ☐ **Architecture Details – Materials Board**

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

PLANNING COMMISSION
DESIGN REVIEW PROCESS

Applicants requesting a Design Review Board, Planning and Zoning Commission, and/or Town Council Review must submit to a pre-submittal conference and complete a formal application. The pre-submittal review process is completed within a period of 14 working days depending on the day of pre-submittal. The pre-submittal review provides valuable information regarding Town requirements for the formal application.

The Town Planner shall have the following powers and duties:

- **Zoning Compliance** – To review, consider, and approve, approve with conditions, or deny applications for building permits, limited use permits, conditional use permits, and temporary use permits based on compliance with this Section.
- **Process Applications** – To receive applications for development permits for processing pursuant to the terms of Section 16 of the Minturn Municipal Code.

Planning Commission as Design Review Board

Powers and Duties
The Planning Commission is hereby established as the Town of Minturn Design Review Board. The Design Review Board shall have the following powers and duties under the provisions of this Code.

1. To prepare, or cause to be prepared or amended, the Design Review Standards and Guidelines or any element or portion thereof, for adoption by the Town Council.

2. To hear, review, consider and approve, approve with conditions, or disapprove applications for Design Review Approval.

3. To hear and decide upon appeals on design review decisions made by the Zoning Administrator.

Board Procedure
The Town staff will forward applications (other than minor design applications), and recommendations, to the DRB.

The DRB shall review the application and supporting material submitted by the applicant, as well as the staff recommendation. After review, the DRB, through a formal motion, seconded and passed by a majority of the members present, shall take one of the following courses of action:

1. **Table the application**. The application may be tabled for a period not to exceed thirty (30) days if the application is incomplete or if the DRB determines that changes are required to bring the application into compliance with design standards and guidelines or other regulations of the Town. The Board may specify additional requirements for the applicant is to bring to the future meeting. These requirements may include additional information necessary to determine whether the application complies with all zoning, building, design codes adopted by the Town, and may include plans, reports, surveys or other documents completed by registered architects, surveyors, engineers or other professionals in order to indicate conformance with such codes. The DRB may also table the application if it determines that changes in the application are required which would bring the proposed project into compliance with zoning, building, design codes, and other regulations of the Town.

2. **Conceptual/Preliminary approval.** The DRB may grant conceptual approval to applicants who in a general fashion appear to meet design and other regulations of the Town but submit applications inadequate to warrant final approval. Conceptual approvals are also appropriate where a complete application has not been submitted, or where an applicant wishes to obtain a preliminary review of a sketch plan. A conceptual approval does not deem final approval of an application, nor does it deem that an application conforms to design or other regulations, nor shall it bind the DRB to grant final approval to a completed or final application.

3. **Disapproval of application.** If an application is found to conflict with the purposes and/or any one (1) or more of the design guidelines, codes or any other regulations of the Town, the DRB shall disapprove the application. Any disapproval shall be in writing and shall specifically describe the reasons upon which the disapproval is based.

4. **Approval of application.** If the application is complete and is found to comply with the design standards codes and other regulations of the Town, the DRB shall approve the project. The DRB shall keep a record of all such approvals, and the applicant should keep a copy of the approval. The DRB may approve an application with conditions or modifications. The DRB shall not approve an application that does not meet the requirements of the Town or any other provision required to ensure compliance with the design standards and guidelines, codes and other regulations of the Town.

If a motion for approval, for conceptual approval, or to table an application results in a tie vote, the motion will fail.

DESIGN REVIEW CRITERIA

1. SITE DESIGN

Site planning involves the design and location of buildings and other improvements on a property. General principles include the maximization of site attributes such as views and solar orientation while minimizing adverse impacts to adjacent properties and natural features. Design of the building(s) shall consider the following criteria:

a. Natural Features

(1) Topography

A building site that is flat or gently sloping at less than 10% shall comply with applicable minimum standards for setbacks as defined in Chapter 16.

A building site that slopes at greater than 10% is urged to consider "stepping" the structure rather than grading the site to allow for traditional building layout. The intent is to avoid large cuts and/or fills as well as retaining walls, and to avoid the need for additional erosion control measures.

Setbacks may be increased for lots that slope greater than 30%.

(2) Water Bodies

Setbacks from water bodies shall include consideration of the Eagle River, tributary creeks, ponds, and wetlands. In addition to the regulatory setbacks, the Town of Minturn encourages conformance with the Eagle River Watershed Plan and sensitive design to protect the riparian areas and to utilize the water bodies for passive recreational purposes. The Town discourages "turning your back" on the Eagle River, one of Minturn's greatest assets.

Site grading and drainage plans shall be submitted with design review applications that are adjacent to or within fifty (50) feet of a water body.

b. Orientation

The orientation of improvements shall consider adjacent properties as well as snow storage, snow shedding, and solar orientation. Another important component of orientation is drainage impact to adjacent properties, water bodies and streets.

Snow Storage, Snow Shedding and Solar Orientation

The atmospheric and weather-related elements common of the Town of Minturn justify the added dimension of sitting improvements to minimize the impact of the environment.

Adequate snow storage area(s) or provisions for removal shall be provided. The total area may be broken up or provided as a whole. Location within the required setbacks shall be permitted provided it does not impede adequate and safe access to the structure(s). Landscape areas may also be used for snow storage purposes.

Snow shedding shall be considered in the use of material and pitch of the roof, as well as the location of windows, door and walkways. In no case shall snow shedding be permitted to occur onto an adjacent property.

Solar orientation shall be considered in the siting of the structures as well as in the landscaping of the lot or parcel. Orientation of the structure, as well as placement of trees, can be utilized to block prevailing winds in the winter and to provide shade in the summer. The structure should be placed on the lot in a manner that will not cast substa

shadows over adjacent properties. Walkway and driveway location shall consider snowmelt in d location. These considerations include locating driveways, walkways, and structures, so that they are sheltered from the wind, and oriented to the east or south, where possible, to aid quicker snow and ice melt.

The front of the structure and its primary entrance shall be oriented to the street.

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.

2. ARCHITECTURAL ELEMENTS

a. Roof Pitch and Form

Roofs are a very prominent visual element and can be used to provide strong unifying characteristics between buildings. The use of consistent roof form, materials, slope and direction can create a cohesive appearance to a neighborhood even when the architectural styles vary. Roof pitch and form are an important element of building design in the Town.

The incorporation of dormers into the roof form can be utilized to provide individual identity and to create and delineate upper living areas or lofts. Dormer roofs shall be similar in slope and material with the primary roof form. See Illustration.

Roofs shall be designed with consideration to snow accumulation and shedding. Entryways, garages and pedestrian areas shall be protected from potential snow shedding.

Chimneys may also be utilized as a unifying element. The size, location, and shape of chimney can be mimicked to provide a common feature in adjacent structures that have different architectural styles.

b. Facade

Vast expanses of a blank facade are not considered appropriate in Minturn due the mass and scale of the existing buildings in the Town. Therefore, facades must be interrupted every 15' at minimum. This interruption can occur through the use of projections and recessions for doors and windows, balconies or porches or any other element that creates visual interest. The use of architectural elements such as horizontal and vertical architectural details and floor articulation (delineation of ‘floors’ in a building) can be utilized to create a vertical human scale to the structure.

Windows and doors offer the opportunity to provide individual character and refinement of scale by introducing openings and patterns on otherwise blank walls. Consideration should be given to locating doors and windows in order to establish symmetry on primary facades, while being responsive to interior functions and views. The location of windows and doors can also be utilized as a unifying element with adjacent structures.

In order to maintain a smaller scale and to avoid the use of vast expanses of large windows, window openings should be composed of multiple panes of glass that are consistent with the scale of the building. Mirrored or reflective glass is prohibited.

Shutters and window boxes are encouraged to create visual interest and to reinforce the Town ambiance.

c. Building Details

The requirement for a simple building form allows for the introduction of building details to create character and interest. These details may include elements such as accents to doors and windows, porches, gates, dormers and chimneys.

3. MATERIALS AND SCREENING

a. Materials

The use of building materials is essential to the design and appearance of a structure, therefore the use of materials is indicative of the adjacent community character. Materials shall be consistent with adjacent properties and the natural environment. The Town of Minturn does not seek to limit or prohibit the use of specific building materials

however the use of non-reflective materials are strongly encouraged. Highly reflective roofing m allowed.

The historic character of Minturn is exhibited in the use of wood siding and native stone, therefore the use of these particular materials are encouraged. Many modern equivalents can be found which mimic the natural materials, and the Design Review Board may approve such materials if their appearance is found to be compatible with adjacent material and consistent with the intent of these standards and guidelines.

b. Streetscape and Landscape Design

Small towns evoke many images, but one that appears to be consistent with many residents is the neighborliness of the area. Porches, plaza, parks and simply strolling down the street allow neighbors and visitors to meet and greet each other and to get to know one another. The Town encourages the man-made elements that promote these activities, and in some instances the Design Review Board shall require the provision of streetscape improvements to encourage and reinforce the small town atmosphere.

Porches and awnings are encouraged for all residential design as these elements create and encourage a human scale that is consistent with the small town image. Commercial structures, particularly those that are located in renovated residential units, shall maintain these elements and incorporate the use of pedestrian walkways, street furniture such as benches and trashcans where possible. Commercial developments that exceed 2500 square feet of gross leasable area shall be required to provide a plaza area that incorporates these elements.

Landscape standards are defined in Section 16.17.14, 15 and 16 and shall be reviewed with all applications for design review. Compliance with the minimum standards defined within those sections shall be required. The Design Review Board shall review the list of plant material to be utilized, particularly for determination of irrigation requirements. Exhibit B lists plant materials that are suitable for use in the Town, drought-resistant and therefore their use is encouraged. Other plant materials listed that require substantial water and therefore the Design Review Board may require the provision of an irrigation system and the provision of collateral to assure its completion.

c. Screening

Both residential and commercial areas within the Town shall be required to screen certain visually obtrusive areas, including, but not limited to, refuse storage, general storage, loading areas, mechanical equipment and parking areas.

The screening may occur with landscaping, compliant with Section 16.17.14. 15 and 16, or these uses may be screened with fencing or by containing the uses within a structure or parapet walls. Fences shall not exceed 3-feet in height for opaque fences and 4 feet in height for fences with you can see through. Higher fences may be used to screen the sides and rear of the lot but should not exceed 6 feet in height. In no case shall a fence or screening structure obstruct a driver's view of an intersection.

Additional information regarding the Design Review processes and guidelines including the Character Areas can be found in Chapter 16, Appendix B of the Minturn Town Code.

BELDEN PLACE
LOT 20 - 0014 ABBY ROAD
Single Family
Minturn, CO 81645

TABLE OF CONTENTS

A0.00	COVER SHEET
A0.02	PUD GUIDE INFORMATION
	FINAL PLAT
C1.110	SURVEY
C1.111	SITE PLAN
C.1	SITE GRADING & DRAINAGE PLAN
C1.120	LANDSCAPE PLAN
C1.121	LANDSCAPE NOTES
C1.122	LANDSCAPE DETAILS
A2.1	FLOOR PLANS
A2.2	FLOOR PLANS
A2.3	ROOF PLANS
A3.1	EXTERIOR ELEVATIONS
A3.2	MATERIALS
A3.3	RENDERINGS
A4.1	SECTIONS
A5.01	DETAILS
A5.02	DETAILS
A5.03	DETAILS

DESIGN REVIEW BOARD REVISED
3/12/2025

TRUE NORTH
BUILDING NORTH

VICINITY MAP

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 310
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com

Civil Engineer
Timberline Engineering
(970) 963-9869
Structural Engineer
KRM Consultants, Inc.
(970) 949-9391
Mechanical Engineer

Electrical Engineer

Seal

Lot 20
Belden Place Phase 2
Minturn, Colorado

Revisions:		
No	Description	Date
1	Revision 1	Date 1

Issue Dates:
CP-08/14/2024
DRB-2/14/2025

Sheet Title:
Cover

Project No:
2215

Sheet No:
A0.0

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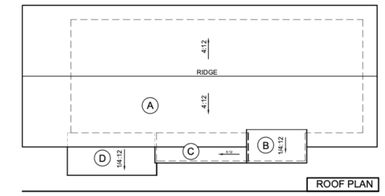
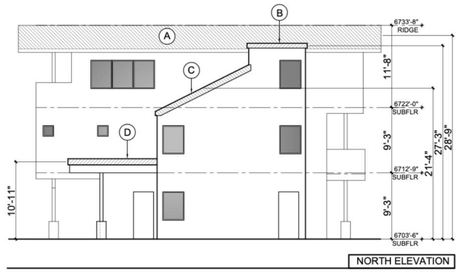
BELDEN PLACE PUD GUIDE INFORMATION
The following is an abrieviated verision of information found in the PUD guide.

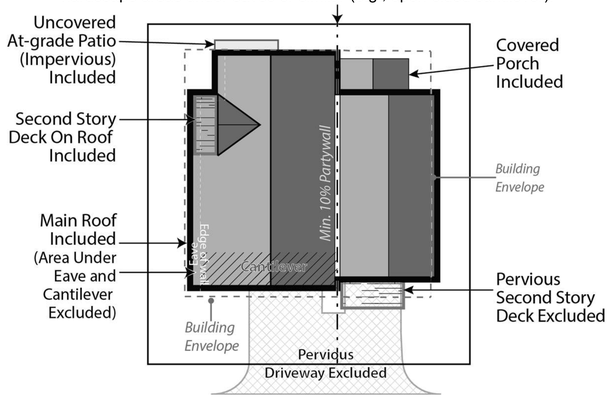
Building Height. Determining building height uses a weighted height calculation as measured from final/finished grade. Max heights - 28' for single famil and duplex, 35' for Row Houses and Flats.





ROOF MARK	ROOF AREA (SF)	ROOF AREA %	AVG HEIGHT	WEIGHTED AVG	
A	984	85.1	28'-6"	2,425.35'	
B	40	3.5	27'-3"	95.37'	
C	56	4.8	21'-4"	102.38'	
D	76	6.6	10'-11"	72.07'	
TOTAL:	1,156	100.0	-	2,695.17'	2,695.17' / 100 = 26'-11" AVG ROOF HT

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
(1) Residences with the same architectural elevations and coloring shall not be placed adjacent to each other or directly across the street from one another.
(2) Each residential unit type shall have at least two (2) elevations to provide stylistic diversity. This may include:
i. Roof forms/lines and profiles
ii. Varied window and door styles
iii. Varied entry treatments and locations including porches, columns, etc.
iv. Two or three story homes
v. Second or third story decks or balconies

b. Building Form
(1) 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.
(2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
(3) 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
(1) Structures shall have at least two (2) elevations to provide stylistic diversity.
(2) Units may be multi-stories.
(3) Units may be divided horizontally (townhomes) or vertically (flats).
(4) Second story decks or balconies permitted.
(5) 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
(1) 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.
(2) Roofs shall be designed and pitched accordingly in consideration of solar technology and/or drainage.
(3) 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:
(1) Artificial wood shingle (to mimic wood shake shingle). Treated wood shake shingles or any other combustible material is prohibited.
(2) Standing seam metal.
(3) Asphalt shingles.
(4) Imitation (composite or similar); or, real slate tiles.
(5) Non-reflective solar tiles that mimic the above-mentioned products
(6) Any other recommended FireWise materials similar to the above-mentioned products.

b. Siding materials are limited to the following:
(1) Metal
(2) Wood
(3) Composite siding
(4) Fiber cement board (commonly known as “Hardie Board”)
(5) Stucco.
(6) Any other recommended FireWise materials similar to the above-mentioned products.
(7) All siding materials to have non-reflective finishes.

c. Doors and Windows:
(1) Structures with multiple garage doors must always have identical, matching doors.
(2) 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.
(3) 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:
1. 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.*
2. All landscaping proposed on the approved Landscaping Plan shall be installed initially with expectations for maintenance.
3. No exposed soil is permitted. Soil must be covered in groundcover that may consist of seed (includes wildflower seed), cobble, perennials, mulch, or similar.
4. All dead materials must be replaced during the same season death occurs.

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The Architectural Balance
0056 Edwards Village Blvd.
Suite 310
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(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer
Structural Engineer
Mechanical Engineer
Electrical Engineer

Seal

Lot 20
Belden Place Phase 2
Minturn, Colorado

Revisions:		
No	Description	Date

Issue Dates:
CP-08/14/2024
DRB-2/14/2025

Sheet Title:
PUD Guide

Project No:
2215

Sheet No:
A0.2

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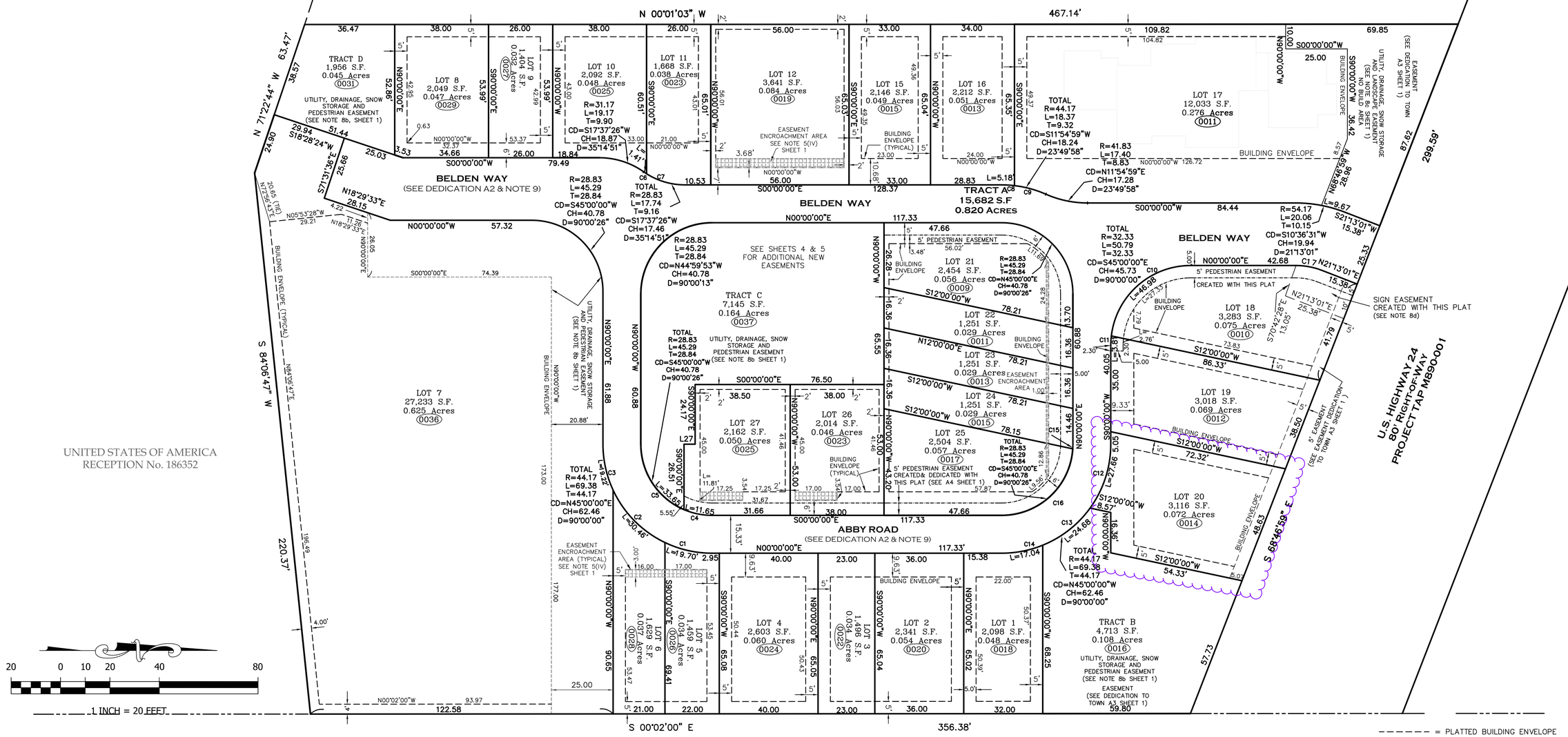
FINAL PLAT
BELDEN PLACE, P.U.D.
Town of Minturn, County of Eagle, State of Colorado



= PLATTED BUILDING ENVELOPE

= PEDESTRIAN EASEMENT

= EASEMENT ENCROACHMENT AREA SEE NOTE 5(IV)

L27 = S00°00'00"W 4.50

CURVE TABLE						
CURVE	LENGTH	RADIUS	Tangent	Chord	Chd Brng	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

THIS SHEET IS A PORTION OF THE FINAL PLAT, REFER TO COMPLETE – FINAL PLAT, BELDEN PLACE PUD

PRELIMINARY

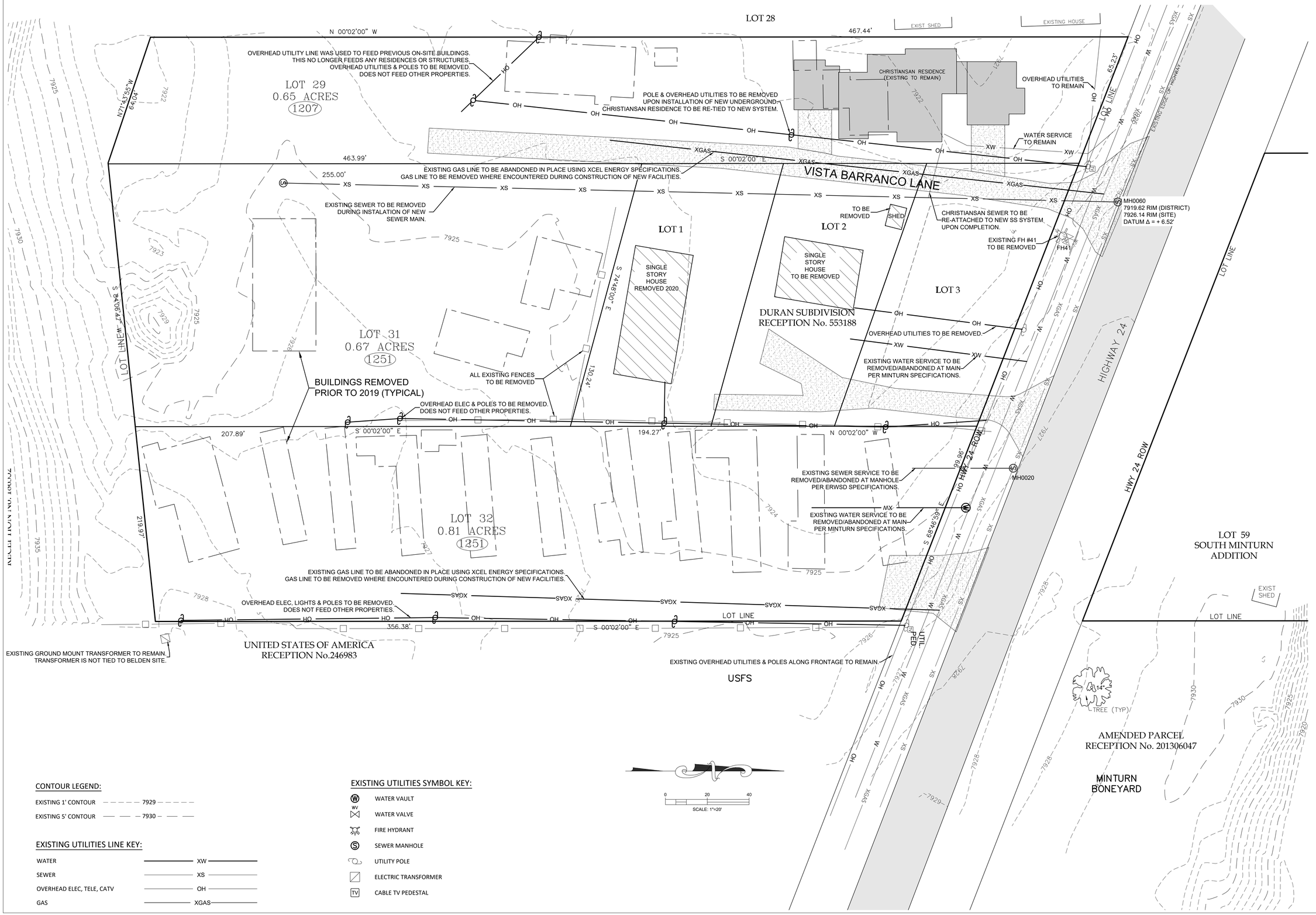
Matthew S. Slagle PLS 34998
Professional Land Surveyor
State of Colorado

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

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

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

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



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
- WV WATER VALVE
- FIRE HYDRANT
- SEWER MANHOLE
- UTILITY POLE
- ELECTRIC TRANSFORMER
- TV CABLE TV PEDESTAL

TIMBERLINE ENGINEERING llc CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
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Carbondale, Colorado
timberlineengineering@gmail.com

COLORADO REGISTERED DAVID JOHN ANDERSON 39276 PROFESSIONAL ENGINEER

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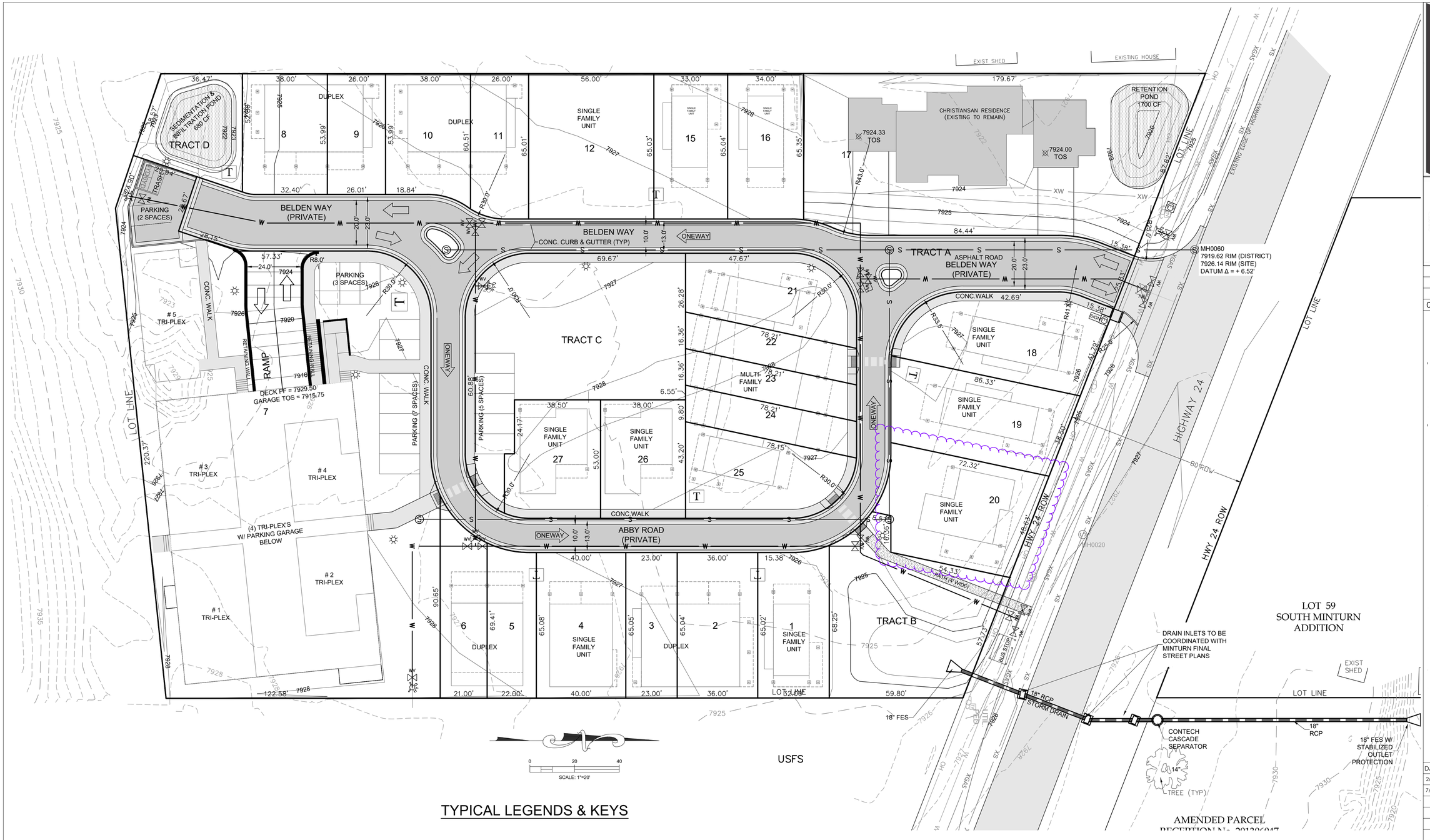
Lot 20
Belden Place Phase 2
Minturn, Colorado

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
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
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:

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- SEWER — XS
- OVERHEAD ELEC, TELE, CATV — OH
- GAS — XGAS

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- 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
- STREET LIGHT

INDICATES DIRECTION OF TRAFFIC FLOW

LINE KEY:

- WATER — W
- SEWER — S

PARKING NOTES:

PARKING SPACES 9' X 18' MIN.

REFER TO COMPLETE – FINAL PLAT, BELDEN PLACE PUD

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

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Carbondale, Colorado 81623
timberlineengineering@gmail.com

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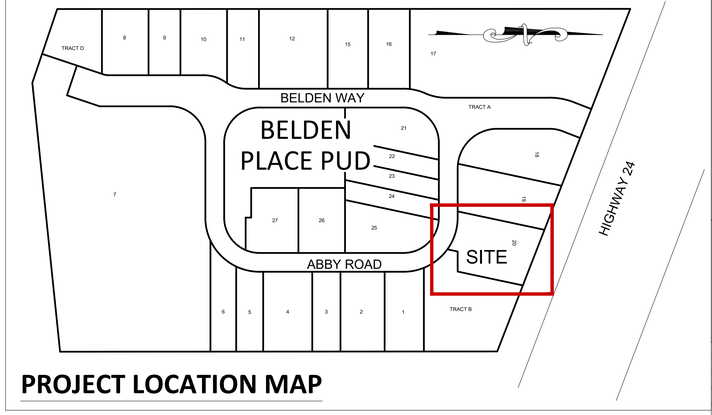
Lot 20 Belden Place Phase 2
Minturn, Colorado

NOT FOR CONSTRUCTION

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

Title: PROPOSED SITE PLAN

Sheet: C.111



PROJECT LOCATION MAP

UNIT 20

SHEET INDEX:

C.1 SITE PLAN W/ GRADING
C.2 UTILITY PLAN & EROSION CONTROL PLAN
C.3 EROSION CONTROL DETAILS

CONTACTS

Owner/contractor:	Peter Murray Group Brian Claydon 970 390-3489
Architect:	TAB Associates, Inc. 56 Edwards Village Boulevard Edwards, CO 81632 970 766-1470
Structural Engineer:	KRM Consultants, Inc. PO Box 4572 Vail, CO 81658 970 949-9391
Geotechnical Engineer:	Kumar & Associates, Inc. 5020 County Road 154 Glenwood Springs, CO 81601 970 345-7988
Water:	Town of Minturn Public Works Arnold Martinez 970 445-2416
Sewer:	Eagle River Water & Sanitation District 970 477-5451
Electric & Gas:	Excel Energy Electrical Emergency 800 895-1999 Gas Emergency 800 895-2999
Call before you dig:	811

LINE KEY:

WATER	W
SEWER	S
ELECTRIC	UEL
GAS	GAS
TELEPHONE	TEL
CATV	CTV
PROPERTY LINE	PL

CONTOUR LEGEND:

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

PROPOSED UTILITY SYMBOL KEY:

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- WATER VALVE
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- WATER SERVICE CURB STOP
- SANITARY SEWER CLEANOUT
- STREET LIGHT

ABBREVIATION KEY

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TYP	= TYPICAL
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TOW	= TOP BACK OF WALK
EL	= ELEVATION
TOP	= TOP OF PIPE
WV	= WATER VALVE
WW	= WINDOW WELL

SITE PLAN W/ GRADING

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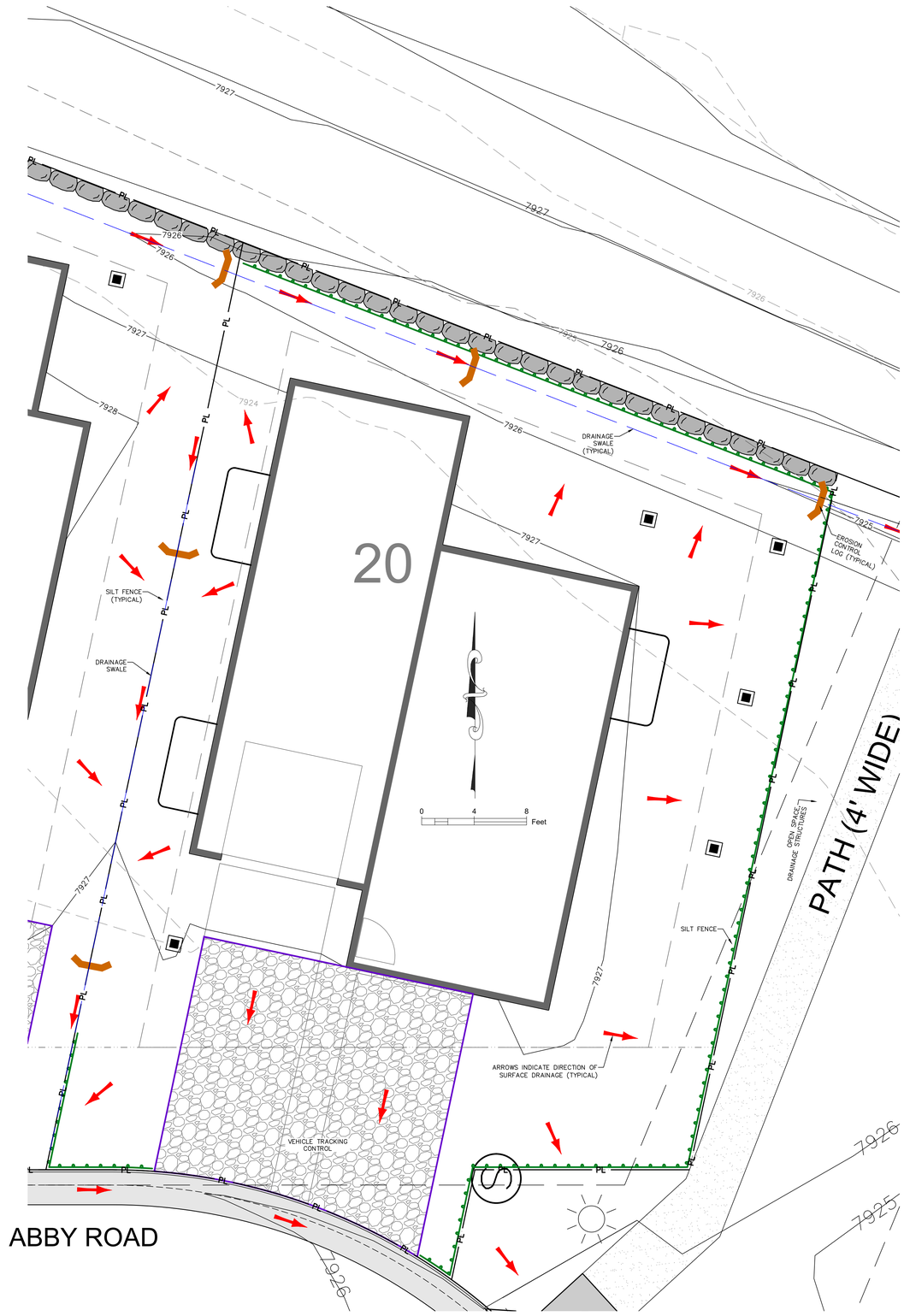
Belden Place PUD
UNIT 20 - SINGLE FAMILY RESIDENCE
Minturn, Colorado

NOT FOR CONSTRUCTION

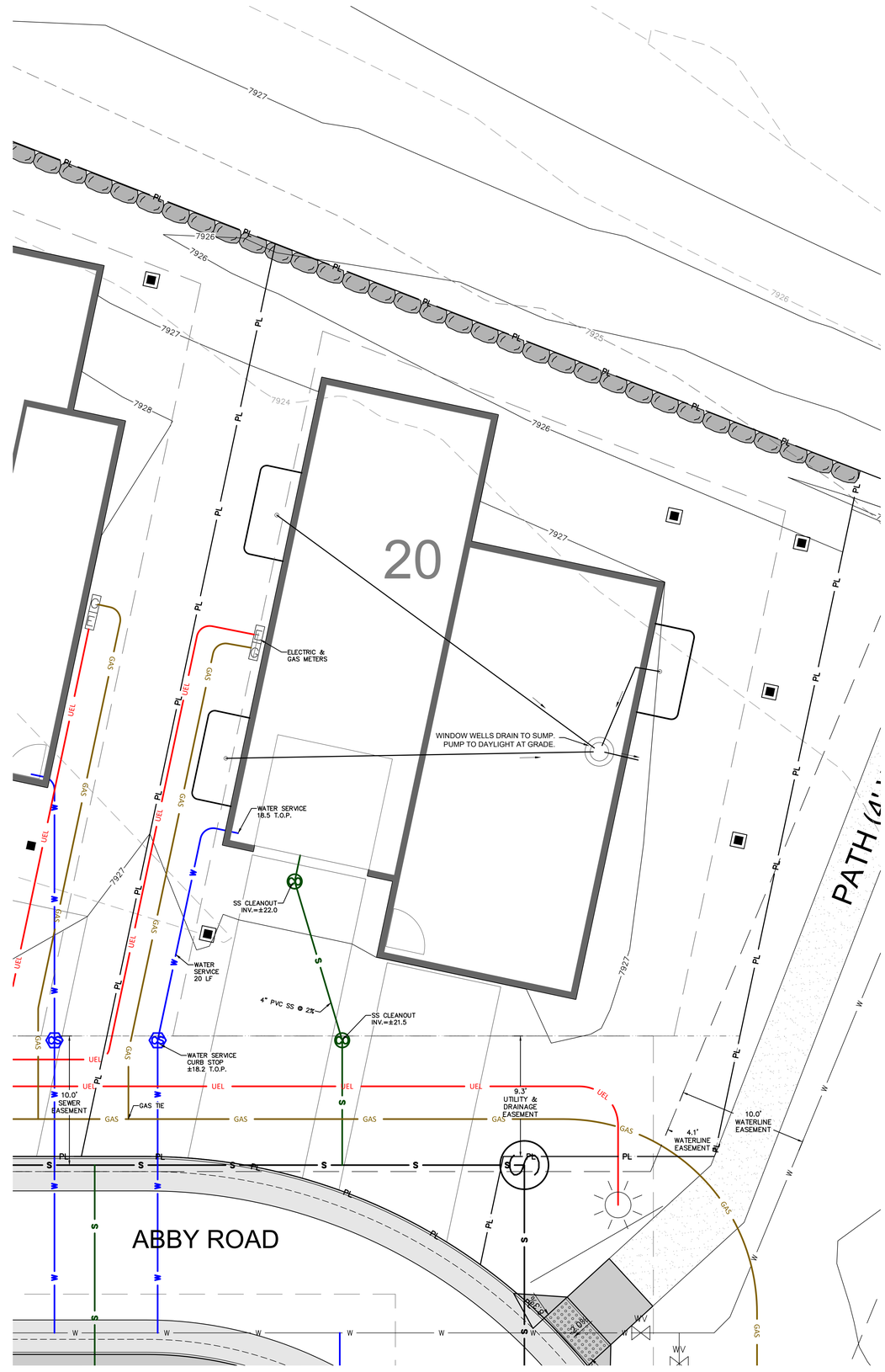
DATE	REVISION
2/6/25	DRB Coordination
3/17/25	DRB Updates
4/17/25	DRB Updates 2

Title: SITE PLAN

Sheet: C.1



EROSION CONTROL PLAN



UTILITY PLAN

NOTES:
1. WATER SERVICE LINES SHALL BE TYPE K COPPER
2. WATER SERVICE CONNECTIONS ARE TO BE COMPRESSION OR SILVER-SOLDERED

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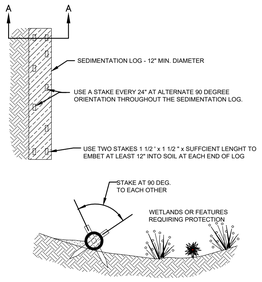
Belden Place
UNIT 20 - SINGLE FAMILY RESIDENCE
Minturn, Colorado

NOT FOR CONSTRUCTION

DATE	REVISION
2/6/25	DRB Coordination
3/17/25	DRB Updates
4/17/25	DRB Updates 2

Title: UTILITY PLAN & EROSION CONTROL PLAN

Sheet: C.2



SECTION A - A

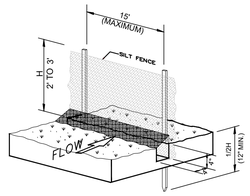
SEDIMENT CONTROL LOG INSTALLATION NOTES

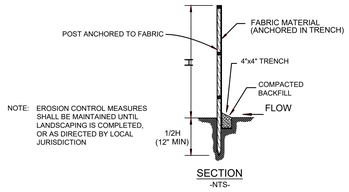
1. SEE PLAN VIEW FOR, - LOCATION AND LENGTH OF SEDIMENT CONTROL LOG.
2. SEDIMENT CONTROL LOGS INDICATED ON INITIAL SWMP PLAN SHALL BE INSTALLED PRIOR TO ANY LAND-DISTURBING ACTIVITIES.
3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR, OR COCONUT FIBER.
4. NOT FOR USE IN CONCENTRATED FLOW AREAS.
5. THE SEDIMENT CONTROL LOG SHALL BE TRENCHED INTO THE GROUND A MINIMUM OF 2".

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST OF LOG.
3. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF ANY DISTURBED AREA EXISTS AFTER REMOVAL, IT SHALL BE COVERED WITH TOP SOIL, DRILL SEEDED AND CRIMP MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

EROSION CONTROL LOG DETAIL

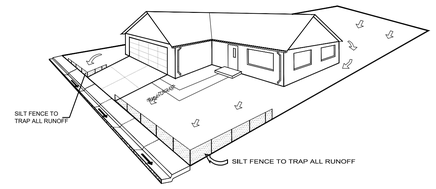




NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

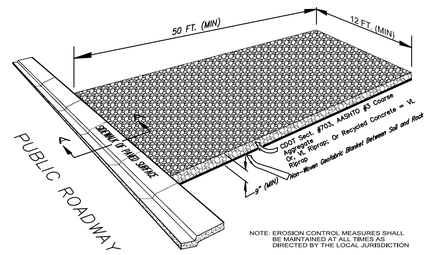
SECTION
-NTS-

SILT FENCE INSTALLATION DETAIL

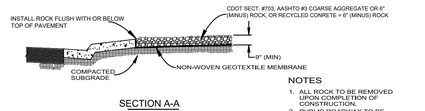


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION

SILT FENCE PLACEMENT DETAIL



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



SECTION A-A
-NTS-

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.

TEMPORARY VEHICLE TRACKING CONTROL DETAIL

TIMBERLINE ENGINEERING LLC CIVIL STRUCTURAL
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STE 104-PMB 177
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COLORADO REGISTERED DAVID JOHN ANDERSON 39276 PROFESSIONAL ENGINEER

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Belden Place
UNIT 20 - SINGLE FAMILY RESIDENCE
Minturn, Colorado

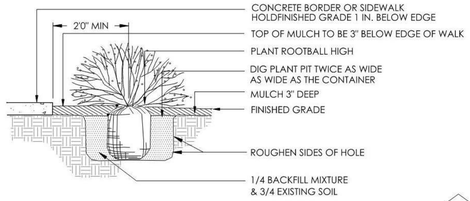
NOT FOR CONSTRUCTION

DATE	REVISION
2/6/25	DRB Coordination
3/17/25	DRB Updates
4/17/25	DRB Updates 2

Title: EROSION CONTROL DETAILS

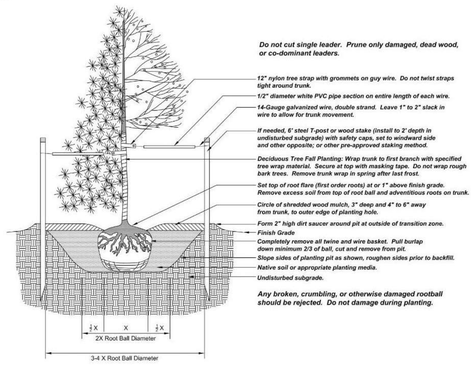
Sheet: C.3

PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING



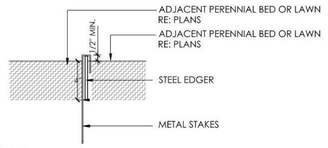
1 SHRUB PLANTING
SCALE: 3/4" = 1'-0"

1



3 TREE PLANTING
SCALE: N.T.S.

3



NOTES:
1. CONTRACTOR TO SUBMIT SAMPLE PRIOR TO ORDERING MATERIAL OR DELIVERING TO SITE.
2. NO EDGER REQUIRED WHEN MULCH IS ADJACENT TO PAVEMENT, BORDER, OR WALLS.
3. SET ALL EDGING 1/2" ABOVE FINISH GRADE AS SHOWN.
4. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE.
5. ALL JOINTS TO BE SECURELY STAKED.
6. CONTRACTOR SHALL CUT TOP EDGE(S) AS NEEDED TO BE PARALLEL WITH GRADE.

8

8 METAL EDGER
SCALE: 3/4" = 1'-0"

8

ORNAMENTAL TREES

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

DECIDUOUS SHRUBS

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

PLAN IS ENLARGED DETAIL AND
UPDATE FROM THE PUD APPROVED PLAN.
REFER TO PUD APPROVED PLAN
FOR ADDITIONAL INFORMATION

NATIVE GRASS

2' GRAVEL DRIP LINE MULCH

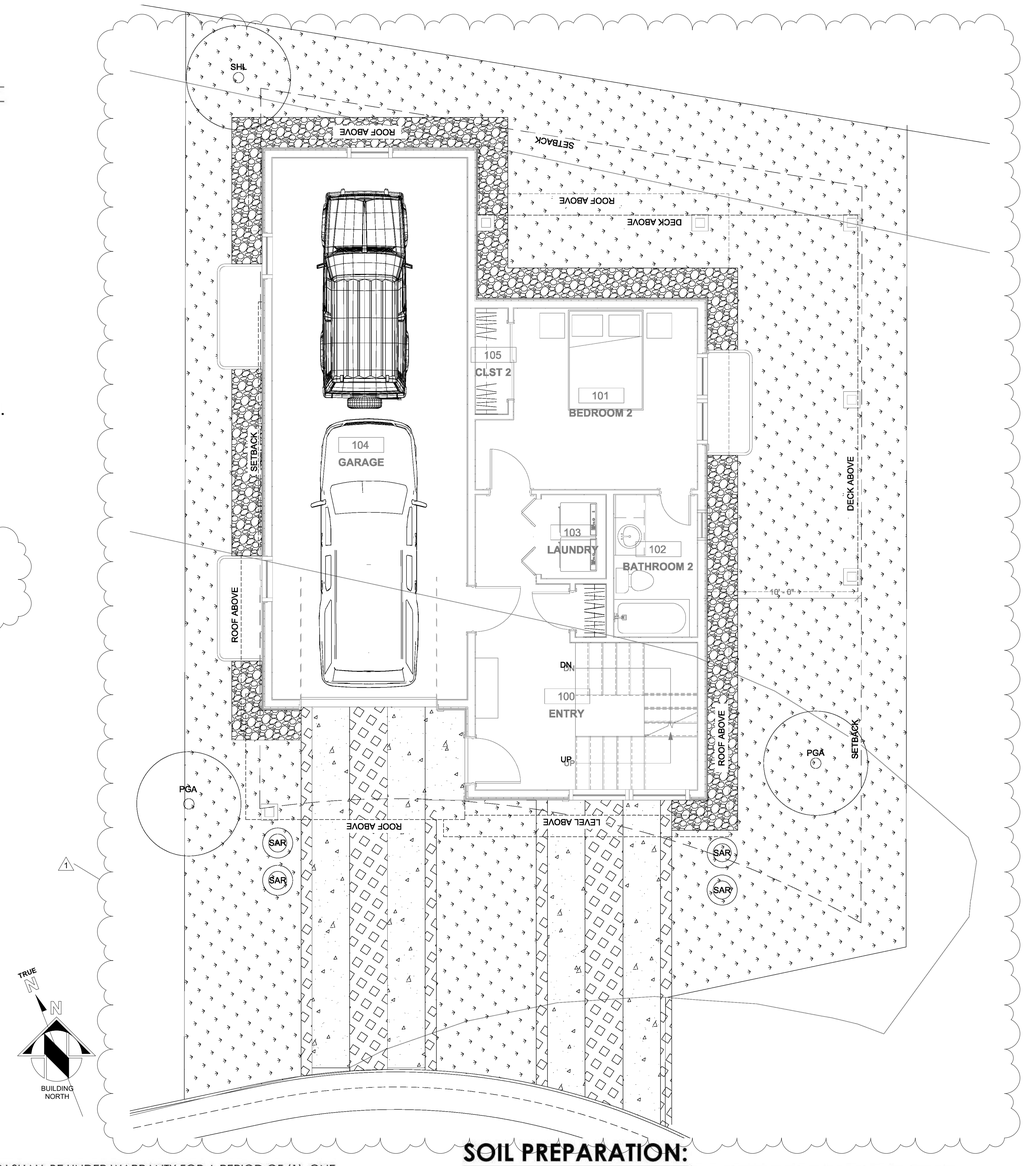
2' GRAVEL DRIP LINE MULCH

PERMEABLE PAVERS

SITE CALCULATIONS

SITE SQFT	3,116 SQFT
BUILDING COVERAGE	1,269 SQFT
IMPERVIOUS COVERAGE (Includes Building)	1,508 SQFT
SITE COVERAGE ALLOWED	50%
SITE COVERAGE	48.3%

1



GENERAL NOTES:

1. CONSTRUCTION SHALL CONFORM TO ALL APPLICABLE STATE AND LOCAL CODES AND REGULATIONS.
2. 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.
3. 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.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. 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.
6. 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:

1. 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.
2. 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:

1. 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.
2. 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.
3. 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.
4. TREES AND SHRUBS WILL BE INSPECTED ON-SITE. LANDSCAPE PLANT MATERIALS MAY BE REJECTED AT ANY TIME DUE TO ISSUES OF QUALITY.
5. 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.
6. 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.
7. TRUNK-WRAP TAPE: TWO LAYERS OF CRINKLED PAPER CEMENTED TOGETHER WITH BITUMINOUS MATERIAL, 4 INCHES (102 MM) WIDE MIN.
8. 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.
9. 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:

1. 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.

2. 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.

2. 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.

4. AFTER APPLYING SOIL CONDITIONER AND FERTILIZER, THOROUGHLY TILL AREA TO DEPTH OF 6" MINIMUM UNTIL SOIL IS WELL PULVERIZED AND THOROUGHLY MIXED.

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Civil Engineer
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(970) 963-9869
Structural Engineer
KRM Consultants, Inc.
(970) 949-9391
Mechanical Engineer

Electrical Engineer

Seal

Lot 20
Belden Place Phase 2
Minturn, Colorado

Revisions:		
No	Description	Date
1	Revision 1	Date 1

Issue Dates:
CP-08/14/2024
DRB-2/14/2025

Sheet Title:
Landscape Plan

Project No:
2215

Sheet No:
A1.1

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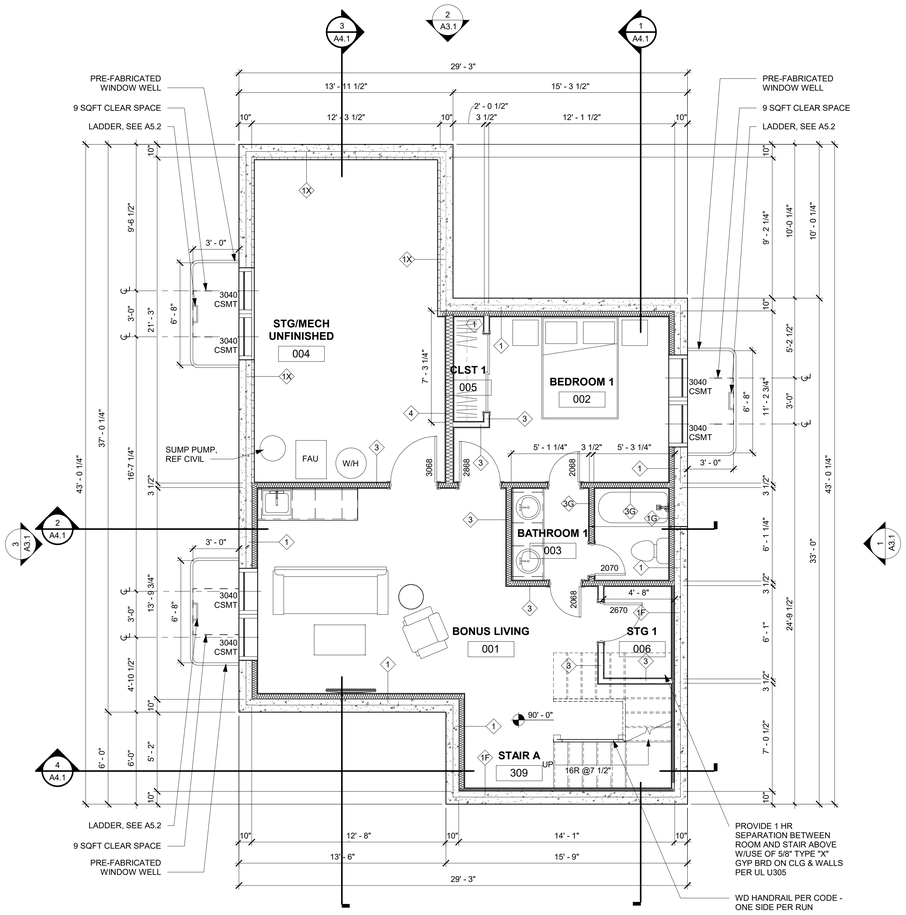
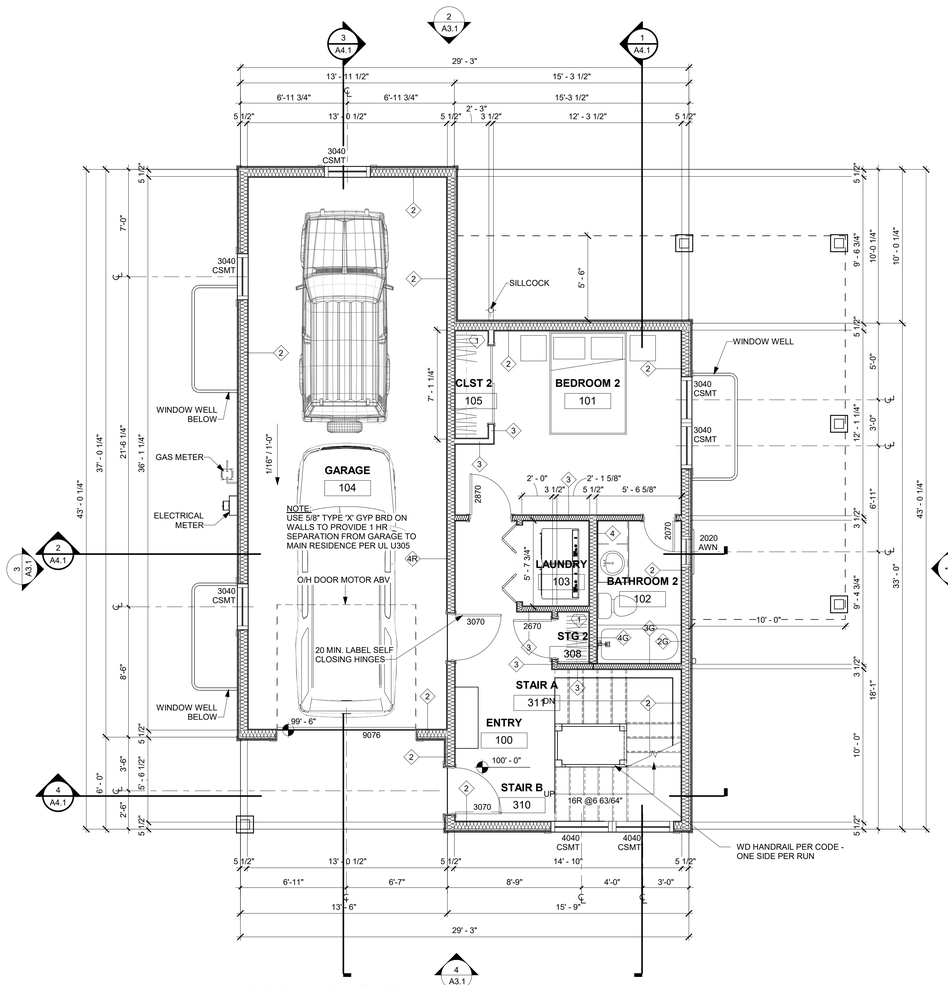


1 A2.0 BASEMENT
1/4" = 1'-0"



2 A2.0 GROUND LEVEL
1/4" = 1'-0"

CONTRACTOR TO PROVIDE THE FOLLOWING AS DEFFERED SUBMITTALS FOR BUILDING PERMIT

MECHANICAL
M1. PLEASE PROVIDE THE REQUIRED MANUAL J AND S. M1401.2
M2. PLEASE PROVIDE THE REQUIRED MANUAL D. M1601.1
M3. PLEASE PROVIDE THE CONSTRUCTION DETAILS FOR THE PROPOSED WHOLE HOUSE VENTILATION SYSTEM. M1505.4
M4. SHEET A2.1: IF ALL THE GAS FIRED APPLIANCES ARE NOT SEALED COMBUSTION AND THE KITCHEN EXHAUST HOOD IS GREATER THAN 400 CFM A MAKEUP AIR SYSTEM WILL BE REQUIRED. PLEASE PROVIDE THE CONSTRUCTION DETAILS FOR THE PROPOSED MAKEUP AIR SYSTEM IF NEEDED.

PLUMBING
P1. SHEET A2.1: LOWER FLOOR. PLEASE INDICATE HOW THE WATER HEATER AND ASSOCIATED PIPING WILL BE PROTECTED FROM FREEZING. P2603.5
PLEASE INDICATE THE REQUIRED 3' X 3' X 7' HIGH CLEAR SPACE AT THE WATER HEATER. R403.5.4 AS AMENDED.
B. INDICATE THE REQUIRED CONDENSATE DRAIN AT THE WATER HEATER THAT WILL ALLOW NATURAL DRAINAGE. R403.5.4 AS AMENDED
PLEASE NOTE THAT THAT THESE TWO COMMENTS ARE INTENDED TO PROVIDE SPACE AND DRAINAGE FOR A HEAT PUMP WATER HEATER. WE ARE NOT AWARE THAT HEAT PUMP WATER HEATERS CAN BE INSTALLED IN AN UNCONDITIONED OR CONDITIONED GARAGE.

CONTRACTOR TO PROVIDE THE FOLLOWING FOR IECC REQUIREMENTS AND COMPLETION

REQUIRED BLOWER DOOR TEST AT 3-ACH50. R402.4.1.3
A. REQUIRED DUCT TIGHTNESS TEST. R403.3.5
IV. REQUIRED DOMESTIC HOT WATER PING INSULATION. R403.5.2
VI. THE REQUIRED ITEMS THAT ARE TO BE LISTED ON THE COMPLIANCE CERTIFICATE. R401.3 AS AMENDED

PROVIDE ROUGH IN FOR ROOF MOUNTED SOLAR PV

CONTRACTOR TO COORDINATE DUCTING FROM THE FURNACE (IF PENETRATING THE GARAGE/HOUSE SEPARATION) WILL BE A MINIMUM OF 26 GAUGE AND THAT THE FURNACE HAS NO OPENINGS INTO THE GARAGE. R302.5.2. NOTE THAT WE ARE NOT AWARE OF ANY FURNACE THAT IS AIRTIGHT. HAVING THE FURNACE AND THE WATER HEATER WITHIN THE GARAGE SPACE CAN BE DIFFICULT AT BEST.

AREA SUMMARY

PROPOSED CONDITIONED SQUARE FOOTAGE	
BASEMENT LEVEL	585 SF
GROUND LEVEL	466 SF
MAIN LEVEL	895 SF
UPPER LEVEL	777 SF
TOTAL	2,723 SF
PROPOSED UNCONDITIONED SQUARE FOOTAGE	
BASEMENT LEVEL	265 SF
GROUND LEVEL	474 SF
MAIN LEVEL	0
UPPER LEVEL	0
TOTAL	739 SF
TOTAL COND & UNCOND	**3,462 SF**

TRUE N
BUILDING NORTH

NOTES:

CLOSET NOTES:

1. SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE: 16" SHELF @ 7'-0" AFF, 16" SHELF & ROD @ 5'-6" AFF.
2. DOUBLE HANGING: DESIGNATED BY DOUBLE DASHED LINE IN CLOSETS TO BE: 16" SHELF & ROD @ 7'-0" AFF, 12" SHELF & ROD @ 3'-6" AFF.
3. SHELVES @ WALK-IN CLOSETS: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, SHELF WIDTH TO BE CLOSET WIDTH, LESS 4'-0" OR AS OTHERWISE INDICATED.
4. LINEN SHELVES: 6 SHELVES, WIDTH AS NOTED, @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.
5. STORAGE SHELVES: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.

GENERAL CLOSET NOTES:

1. ALL SHELVES & VERTICAL DIVIDERS TO BE AC PLYWOOD WITH 1x2 EDGE. SPECIES TO BE SPECIFIED BY DEVELOPER.
2. CLEATS TO BE 1x2 CLEAR PINE.
3. PROVIDE ROD SUPPORTS @ 36" OC MAX.
4. ALL TO BE STAINED TO MATCH CASE & BASE.

FLOOR PLAN GENERAL NOTES:

1. PATCH EXISTING CONSTRUCTION SCHEDULED TO REMAIN. REPAIRED SURFACES TO BE FLUSH WITH ADJACENT FINISH SURFACES. TO SAME QUALITY AS NEW CONSTRUCTION PRIOR TO INSTALLING NEW FINISHES. REFER TO THE FINISH MANUFACTURER'S GUIDELINES FOR INSTALLATION.
2. PATCH EXISTING FIRE-RATED WALLS, FLOOR CEILINGS, ETC. SO AS TO MAINTAIN THE FIRE-RADIATING. ADD FIRE-SMOKE DAMPERS WHERE NEW DUCTS CROSS. ADD FIRE STOP AT ALL
3. PATCH WALLS AT REMOVED RECEPTACLE OPENINGS SO AS TO RECEIVE SUBSEQUENT WORK.
4. PATCH AND LEVEL FLOOR SUBSTRATES TO RECEIVE NEW WORK AS SCHEDULED.
5. COORDINATE ALL FLOOR CORE DRILLING WITH EXISTING.
6. DO NOT SCALE DRAWINGS.
7. IN ROOMS WITH FLOOR DRAINS, SLOPE CONCRETE SURFACE WITHIN 18" RADIUS AT 1/4" PER FOOT TOWARD FLOOR DRAIN, UNLESS OTHERWISE INDICATED.
8. ALL SPOT ELEVATIONS SHOWN ON THE FLOOR PLANS OUTSIDE THE BUILDING RELATE TO USGS ELEVATIONS. ALL SPOT ELEVATIONS INSIDE THE BUILDING REFER TO BUILDING REFERENCE ELEVATIONS. NOTIFY ARCHITECT IMMEDIATELY SHOULD CONDITIONS BE FOUND CONTRADICTORY TO THESE DRAWINGS.
9. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO GRID LINE, FACE OF CONCRETE OR MASONRY, OR FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
11. ALL FLOOR PLAN DIMENSIONS TO MASONRY ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.
12. "TB" NEW CORK TACKBOARDS OR "MB" NEW MARKERBOARDS
13. PROVIDE EXIT DOOR NUMBERS PER DOOR SIGNAGE SHEET AT ALL EXIT DOORS.

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS. IMMEDIATELY NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED. ALL DIMENSIONS ARE GIVEN TO FACE OF WALL FRAMING. SEE WALL SECTIONS AND WALL TYPES FOR EXACT CONSTRUCTION
2. SEE SHEET A0.1 FOR WALL TYPES INDICATED ON FLOOR PLANS
3. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ATTACHMENT OF WORK IN WALLS AND CEILINGS. LOCATIONS INCLUDE BUT NOT LIMITED TO, TOILET AND BATH ACCESSORIES, WALL AND CEILING MOUNTED ELECTRICAL EQUIPMENT, WINDOW TREATMENTS, CASEWORK, COUNTERTOPS, ETC.
4. WHERE WALL PARTITIONS ARE A CONTINUATION OF EXISTING ONES, NEW FINISH SURFACES MUST BE FLUSH AND CONTINUOUS WITH EXISTING SURFACES ON BOTH SIDES. INFILL OPENINGS IN EXISTING WALLS WITH MATERIAL TO MATCH EXISTING WALL THICKNESS, TEXTURE, AND FINISH.
5. REFERENCE S-SERIES DRAWINGS FOR STRUCTURAL NOTES AND DETAILS AND COORDINATE.
6. EXISTING BUILDING DIMENSIONS AND ELEVATIONS ARE BASED UPON EXISTING SURVEY INFORMATION. IMMEDIATELY NOTIFY ARCHITECT IF CONDITIONS ARE ENCOUNTERED THAT DO NOT AGREE WITH DIMENSIONS AND/OR ELEVATIONS SHOWN.
7. VERIFY ALL PITCHED FLOOR AREAS SHOWN WITH PITCH LINES WITH THE ARCHITECT. PROVIDE A SLAB DEPRESSION AT ALL FLOOR DRAINS WHERE PITCH LINES ARE NOT SHOWN ON DRAWINGS.
8. PROVIDE 4" RETURN FROM FACE OF ADJACENT WALL FOR ANY DOORS NOT DIMENSIONED.
9. SEE MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ITEMS NOT SHOWN ON ARCHITECTURAL DRAWINGS AND COORDINATE.
10. ALL INTERIOR WALLS SHALL EXTEND TO UNDERSIDE OF ROOF DECK AND STEEL STRUCTURE (BEAM) UNLESS NOTED OTHERWISE. SEE PARTITION WALL TYPES ON SHEET A0.03
11. DATUM 100'-0" INDICATED ON ALL DRAWINGS, OTHER THAN CIVIL SERIES EQUALS XXXX.XX ON CIVIL DRAWINGS
12. ALL STEEL LOCATED BELOW AND EXPOSED TO GRADE TO BE COATED WITH BITUMINOUS DAMPROOFING.
13. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS FOR SPECIAL INSPECTIONS, 2015 IBC-1704.

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Seal

Lot 20 Belden Place Phase 2
Minturn, Colorado

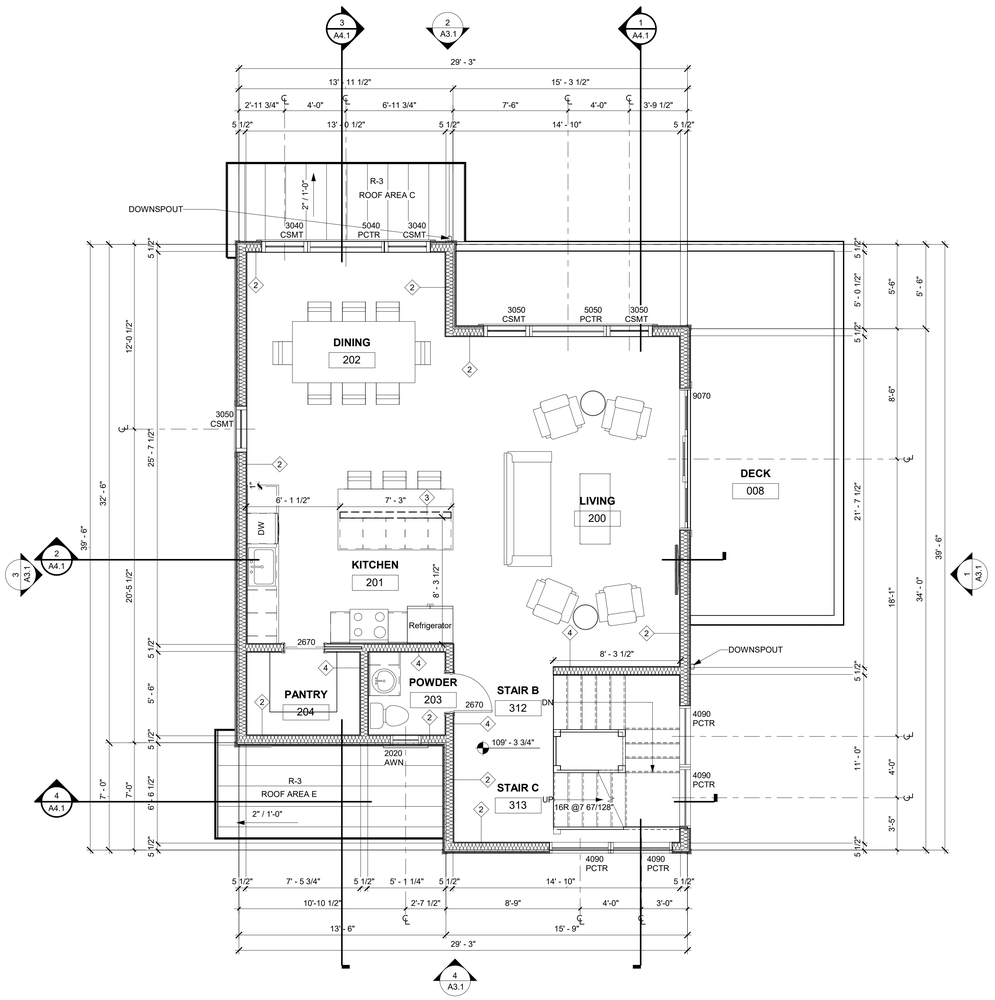
Revisions:		
No	Description	Date

Issue Dates:
CP-08/14/2024
DRB-2/14/2025

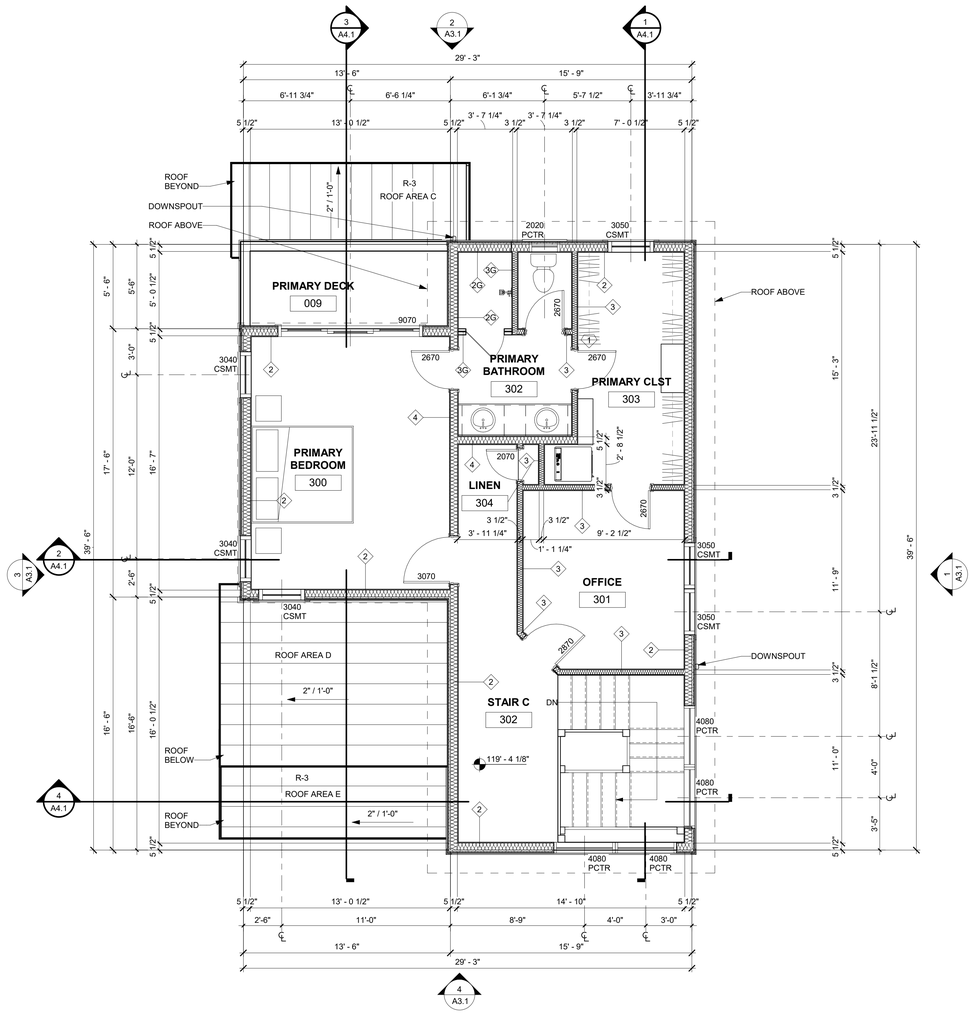
Sheet Title:
Lower Level Floor Plans

Project No:
2215

Sheet No:
A2.0



1 A2.2 MAIN LEVEL
1/4" = 1'-0"



2 A2.2 UPPER LEVEL
1/4" = 1'-0"

CONTRACTOR TO PROVIDE THE FOLLOWING AS DEFFERED SUBMITTALS FOR BUILDING PERMIT

MECHANICAL
M1. PLEASE PROVIDE THE REQUIRED MANUAL J AND S. M1401.2
M2. PLEASE PROVIDE THE REQUIRED MANUAL D. M1601.1
M3. PLEASE PROVIDE THE CONSTRUCTION DETAILS FOR THE PROPOSED WHOLE HOUSE VENTILATION SYSTEM. M1505.4
M4. SHEET A2.1: IF ALL THE GAS FIRED APPLIANCES ARE NOT SEALED COMBUSTION AND THE KITCHEN EXHAUST HOOD IS GREATER THAN 400 CFM A MAKEUP AIR SYSTEM WILL BE REQUIRED. PLEASE PROVIDE THE CONSTRUCTION DETAILS FOR THE PROPOSED MAKEUP AIR SYSTEM IF NEEDED.

PLUMBING
P1. SHEET A2.1: LOWER FLOOR. PLEASE INDICATE HOW THE WATER HEATER AND ASSOCIATED PIPING WILL BE PROTECTED FROM FREEZING. P2603.5
PLEASE INDICATE THE REQUIRED 3' X 3' X 7' HIGH CLEAR SPACE AT THE WATER HEATER. R403.5.4 AS AMENDED.
B. INDICATE THE REQUIRED CONDENSATE DRAIN AT THE WATER HEATER THAT WILL ALLOW NATURAL DRAINAGE. R403.5.4 AS AMENDED
PLEASE NOTE THAT THAT THESE TWO COMMENTS ARE INTENDED TO PROVIDE SPACE AND DRAINAGE FOR A HEAT PUMP WATER HEATER. WE ARE NOT AWARE THAT HEAT PUMP WATER HEATERS CAN BE INSTALLED IN AN UNCONDITIONED OR CONDITIONED GARAGE.

CONTRACTOR TO PROVIDE THE FOLLOWING FOR IECC REQUIREMENTS AND COMPLETION

REQUIRED BLOWER DOOR TEST AT 3-ACH50. R402.4.1.3
A. REQUIRED DUCT TIGHTNESS TEST. R403.3.5
IV. REQUIRED DOMESTIC HOT WATER PING INSULATION. R403.5.2
VI. THE REQUIRED ITEMS THAT ARE TO BE LISTED ON THE COMPLIANCE CERTIFICATE. R401.3 AS AMENDED

PROVIDE ROUGH IN FOR ROOF MOUNTED SOLAR PV

CONTRACTOR TO COORDINATE DUCTING FROM THE FURNACE (IF PENETRATING THE GARAGE/HOUSE SEPARATION) WILL BE A MINIMUM OF 26 GAUGE AND THAT THE FURNACE HAS NO OPENINGS INTO THE GARAGE. R302.5.2. NOTE THAT WE ARE NOT AWARE OF ANY FURNACE THAT IS AIRTIGHT. HAVING THE FURNACE AND THE WATER HEATER WITHIN THE GARAGE SPACE CAN BE DIFFICULT AT BEST.

AREA SUMMARY

PROPOSED CONDITIONED SQUARE FOOTAGE	
BASEMENT LEVEL	585 SF
GROUND LEVEL	466 SF
MAIN LEVEL	895 SF
UPPER LEVEL	777 SF
TOTAL	2,723 SF
PROPOSED UNCONDITIONED SQUARE FOOTAGE	
BASEMENT LEVEL	265 SF
GROUND LEVEL	474 SF
MAIN LEVEL	0
UPPER LEVEL	0
TOTAL	739 SF
TOTAL COND & UNCOND	**3,462 SF**

NOTES:

CLOSET NOTES:

1. SINGLE HANGING: DESIGNATED BY SINGLE DASHED LINE IN CLOSETS TO BE: 16" SHELF @ 7'-0" AFF, 16" SHELF & ROD @ 5'-6" AFF.
2. DOUBLE HANGING: DESIGNATED BY DOUBLE DASHED LINE IN CLOSETS TO BE: 16" SHELF & ROD @ 7'-0" AFF, 12" SHELF & ROD @ 3'-6" AFF.
3. SHELVES @ WALK-IN CLOSETS: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, SHELF WIDTH TO BE CLOSET WIDTH, LESS 4'-0" OR AS OTHERWISE INDICATED.
4. LINEN SHELVES: 6 SHELVES, WIDTH AS NOTED, @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.
5. STORAGE SHELVES: 6 - 16" SHELVES @ 1'-2" OC, 1st SHELF @ 1'-2" AFF, FULL CLOSET WIDTH.

GENERAL CLOSET NOTES:

1. ALL SHELVES & VERTICAL DIVIDERS TO BE AC PLYWOOD WITH 1x2 EDGE. SPECIES TO BE SPECIFIED BY DEVELOPER.
2. CLEATS TO BE 1x2 CLEAR PINE.
3. PROVIDE ROD SUPPORTS @ 36" OC MAX.
4. ALL TO BE STAINED TO MATCH CASE & BASE.

FLOOR PLAN GENERAL NOTES:

1. PATCH EXISTING CONSTRUCTION SCHEDULED TO REMAIN. REPAIRED SURFACES TO BE FLUSH WITH ADJACENT FINISH SURFACES. TO SAME QUALITY AS NEW CONSTRUCTION PRIOR TO INSTALLING NEW FINISHES. REFER TO THE FINISH MANUFACTURER'S GUIDELINES FOR INSTALLATION.
2. PATCH EXISTING FIRE-RATED WALLS, FLOOR CEILINGS, ETC. SO AS TO MAINTAIN THE FIRE-RADIATING. ADD FIRE-SMOKE DAMPERS WHERE NEW DUCTS CROSS. ADD FIRE STOP AT ALL
3. PATCH WALLS AT REMOVED RECEPTACLE OPENINGS SO AS TO RECEIVE SUBSEQUENT WORK.
4. PATCH AND LEVEL FLOOR SUBSTRATES TO RECEIVE NEW WORK AS SCHEDULED.
5. COORDINATE ALL FLOOR CORE DRILLING WITH EXISTING.
6. DO NOT SCALE DRAWINGS.
7. IN ROOMS WITH FLOOR DRAINS, SLOPE CONCRETE SURFACE WITHIN 18" RADIUS AT 1/4" PER FOOT TOWARD FLOOR DRAIN, UNLESS OTHERWISE INDICATED.
8. ALL SPOT ELEVATIONS SHOWN ON THE FLOOR PLANS OUTSIDE THE BUILDING RELATE TO USGS ELEVATIONS. ALL SPOT ELEVATIONS INSIDE THE BUILDING REFER TO BUILDING REFERENCE ELEVATIONS. NOTIFY ARCHITECT IMMEDIATELY SHOULD CONDITIONS BE FOUND CONTRADICTORY TO THESE DRAWINGS.
9. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS OTHERWISE NOTED.
10. ALL DIMENSIONS ARE TO GRID LINE, FACE OF CONCRETE OR MASONRY, OR FACE OF GYPSUM BOARD, UNLESS OTHERWISE NOTED.
11. ALL FLOOR PLAN DIMENSIONS TO MASONRY ARE NOMINAL DIMENSIONS, UNLESS NOTED AS ACTUAL.
12. "TB" NEW CORK TACKBOARDS OR "MB" NEW MARKERBOARDS
13. PROVIDE EXIT DOOR NUMBERS PER DOOR SIGNAGE SHEET AT ALL EXIT DOORS.

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. USE GIVEN DIMENSIONS. IMMEDIATELY NOTIFY ARCHITECT IF ADDITIONAL INFORMATION IS REQUIRED. ALL DIMENSIONS ARE GIVEN TO FACE OF WALL FRAMING. SEE WALL SECTIONS AND WALL TYPES FOR EXACT CONSTRUCTION

2. SEE SHEET A0.1 FOR WALL TYPES INDICATED ON FLOOR PLANS

3. PROVIDE ALL NECESSARY BLOCKING FOR PROPER ATTACHMENT OF WORK IN WALLS AND CEILINGS. LOCATIONS INCLUDE BUT NOT LIMITED TO, TOILET AND BATH ACCESSORIES, WALL AND CEILING MOUNTED ELECTRICAL EQUIPMENT, WINDOW TREATMENTS, CASEWORK, COUNTERTOPS, ETC.

4. WHERE WALL PARTITIONS ARE A CONTINUATION OF EXISTING ONES, NEW FINISH SURFACES MUST BE FLUSH AND CONTINUOUS WITH EXISTING SURFACES ON BOTH SIDES. INFILL OPENINGS IN EXISTING WALLS WITH MATERIAL TO MATCH EXISTING WALL THICKNESS, TEXTURE, AND FINISH.

5. REFERENCE S-SERIES DRAWINGS FOR STRUCTURAL NOTES AND DETAILS AND COORDINATE.

6. EXISTING BUILDING DIMENSIONS AND ELEVATIONS ARE BASED UPON EXISTING SURVEY INFORMATION. IMMEDIATELY NOTIFY ARCHITECT IF CONDITIONS ARE ENCOUNTERED THAT DO NOT AGREE WITH DIMENSIONS AND/OR ELEVATIONS SHOWN.

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8. PROVIDE 4" RETURN FROM FACE OF ADJACENT WALL FOR ANY DOORS NOT DIMENSIONED.

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Lot 20
Belden Place Phase 2
Minturn, Colorado

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No	Description	Date

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DRB-2/14/2025

Sheet Title:
Upper Level Floor Plans

Project No:
2215

Sheet No:
A2.2

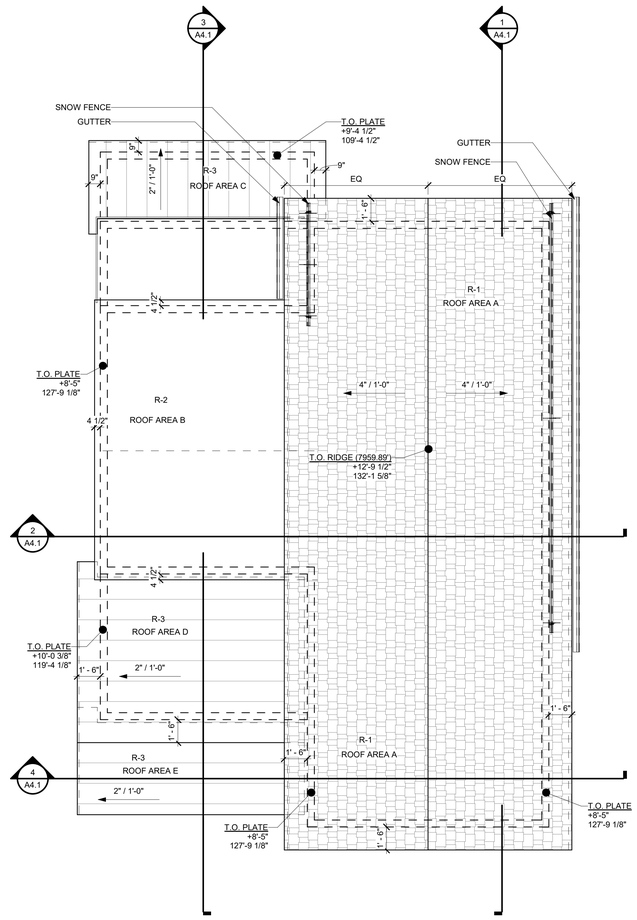
STICK RIDGE — B.O. RIDGE +20'-2 5/8" / 120'-2 5/8" (8359.22') / T.O. RIDGE 8360.68'

T.O. WALL PLATE — T.O. PLATE +10'-0" / 110'-0"

FLOOR SPOT ELEV — MAIN LEVEL / T.O. PLYWD/CONC/GYP 100'-0" (8466.5')

TRUSS RIDGE — +20'-2 5/8" / 120'-2 5/8" / T.O. RIDGE 8360.68'

TRUSS BEARING — T.O. PLATE +10'-0" / 110'-0" / +16" HEEL



1 A2.3 ROOF PLAN
1/4" = 1'-0"

PROVIDE ROUGH IN FOR ROOF MOUNTED SOLAR PV

AREA SUMMARY

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BASEMENT LEVEL	585 SF
GROUND LEVEL	466 SF
MAIN LEVEL	895 SF
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BASEMENT LEVEL	265 SF
GROUND LEVEL	474 SF
MAIN LEVEL	0
UPPER LEVEL	0
TOTAL	739 SF
TOTAL COND & UNCOND	**3,462 SF**

TRUE N / N — BUILDING NORTH

NOTES:

GENERAL NOTES:

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2. SEE SHEET A0.1 FOR WALL TYPES INDICATED ON FLOOR PLANS

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13. CONTRACTOR TO COMPLY WITH ALL REQUIREMENTS FOR SPECIAL INSPECTIONS, 2015 IBC-1704.

ROOF FINISH LEGEND

NOTES:
1. HATCHED AREAS INDICATE OVERBUILT ROOF & CRICKETS, RE: STRUCTURAL
2. ALL GUTTERS & DOWNSPOUTS TO RECEIVE HEAT TAPE FOR ENTIRE LENGTH, RE: DIAGRAM ON ELECTRICAL PLANS
3. T.O. RIDGE ELEVATIONS GIVEN AT TOP OF ROOF SHEATHING
4. CONTRACTOR TO VERIFY CHIMNEY DIMENSIONS WITH FIREPLACE MANUFACTURERS' REQUIREMENTS

R-1 RANDOM ASPHALT SHINGLES, SEE SYSTEM NOTES SHEET A0.1

R-2 60 MIL EPDM ROOF SEE SYSTEM NOTES SHEET A0.1

R-3 COIL COATED MTL STANDING SEAM ROOF SEE SYSTEM NOTES SHEET A0.1

COIL COATED MTL FLASHING, GUTTERS, AND DOWNSPOUTS

OVERHANGS ARE 1'-6" FROM FACE OF FRAMING TYP. U.N.O.

ROOF BEAMS - ROUGH SAWN TIMBER

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Seal

Lot 20
Belden Place Phase 2
Minturn, Colorado

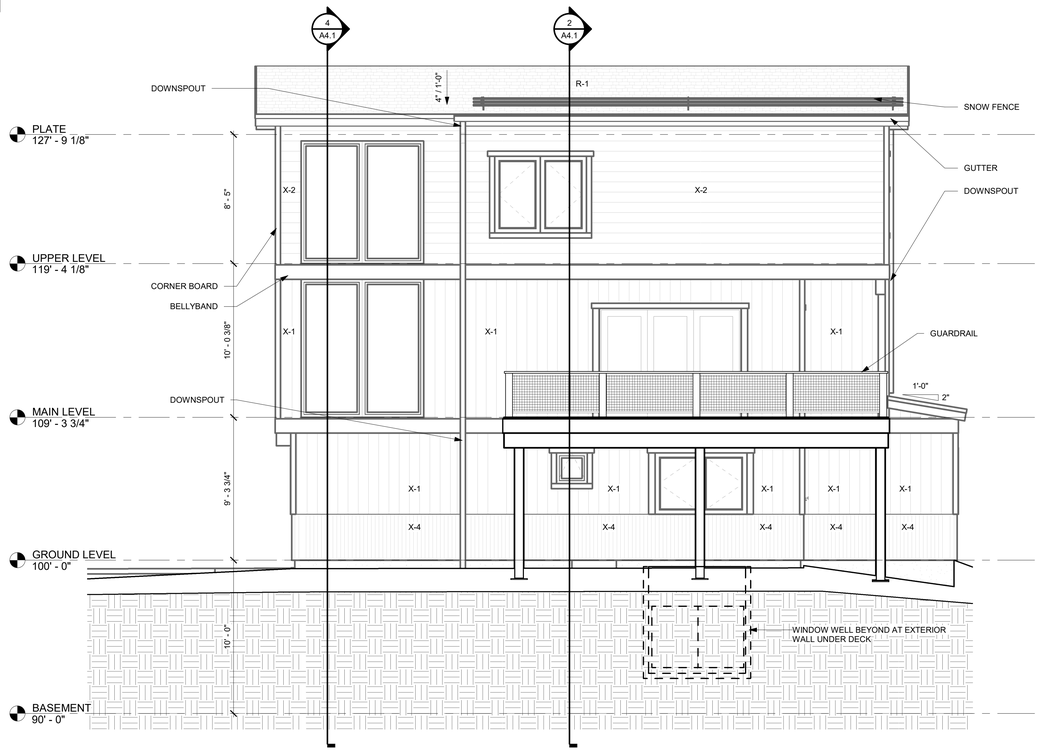
Revisions:		
No	Description	Date

Issue Dates:
CP-08/14/2024
DRB-2/14/2025

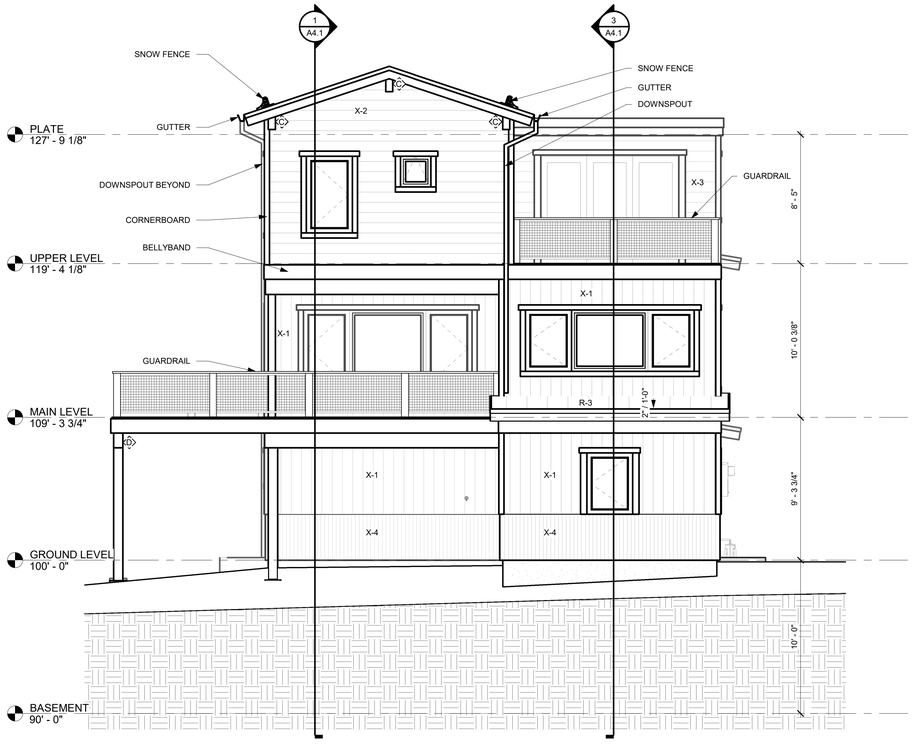
Sheet Title:
Roof Plan

Project No:
2215

Sheet No:
A2.3

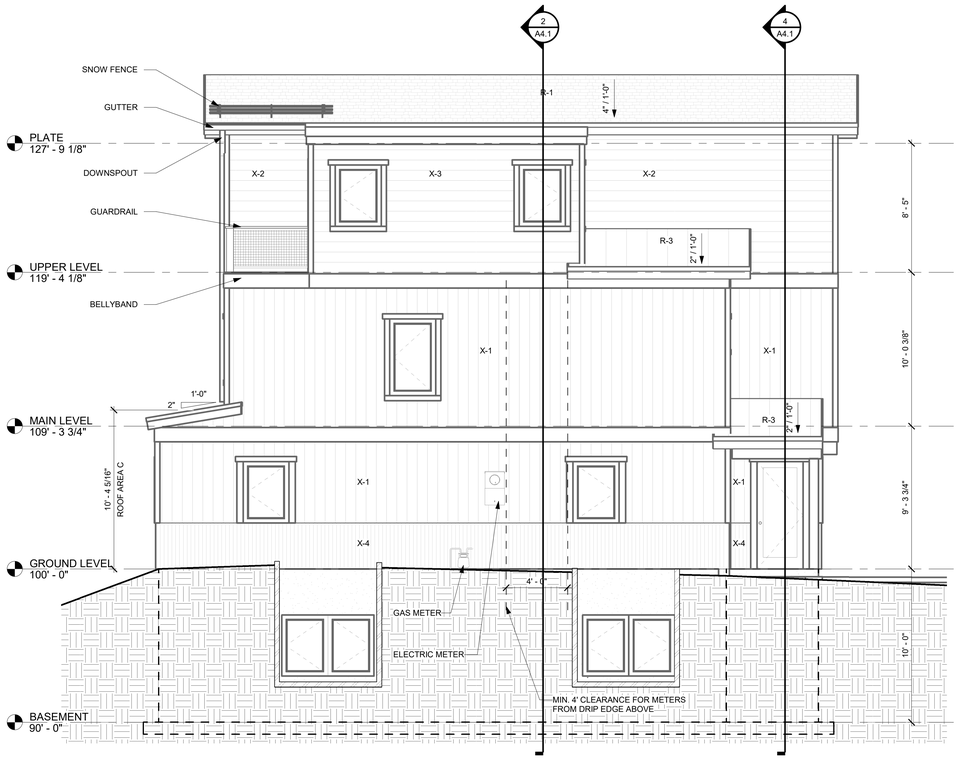


1 A3.1 RIGHT SIDE ELEVATION
1/4" = 1'-0"

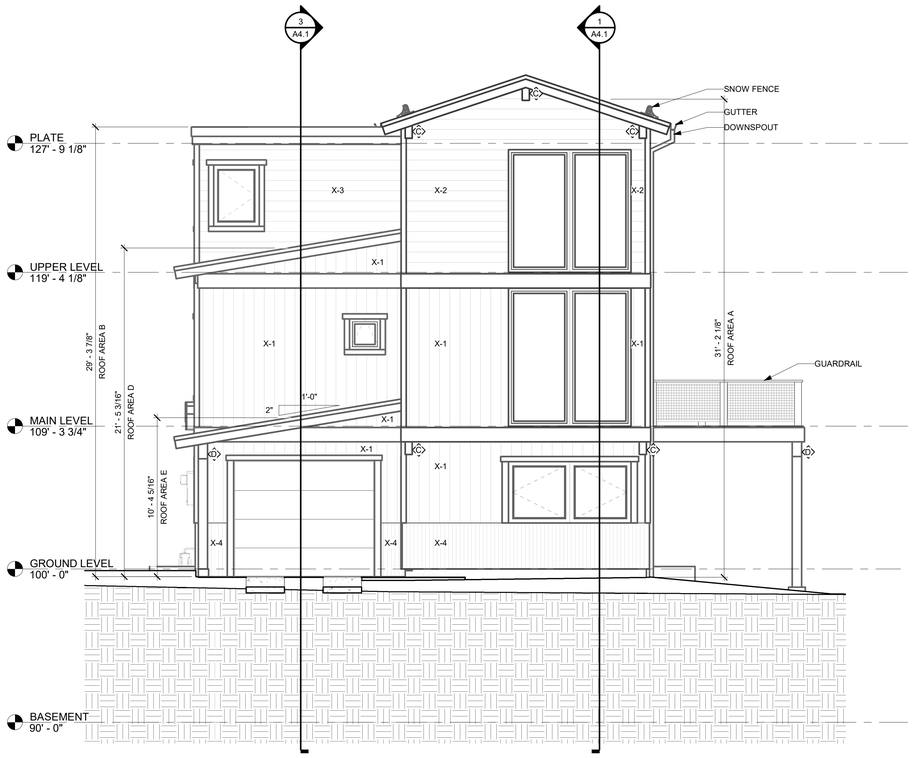


2 A3.1 REAR ELEVATION
1/4" = 1'-0"

Roof Mark	Roof Area (SF)		Roof Area %		Avg Hgt (Ft)		Weighted Avg (Ft)	
A	796.87	/ by total	57.69	X	31.18	=	1798.78	
B	254.12	/ by total	18.40	X	29.33	=	539.59	
C	78.99	/ by total	5.72	X	10.36	=	59.24	
D	161.20	/ by total	11.67	X	21.44	=	250.21	
E	90.11	/ by total	6.52	X	10.36	=	67.58	
	1381.29		100.00		102.67		2715.41	27.15
								27'-1 13/16"



3 A3.1 LEFT SIDE ELEVATION
1/4" = 1'-0"



4 A3.1 FRONT ELEVATION
1/4" = 1'-0"

NOTES:

EXTERIOR MATERIAL LEGEND:

X-1	DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING COLOR - PELICAN
X-2	DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - PELICAN
X-3	DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - CASCADE
X-4	VERTICAL CORRUGATED METAL SIDING COLOR - BURNISHED SLATE
R-1	ASPHALT SHINGLE ROOF
R-2	LOW SLOPE EPDM
R-3	STANDING SEAM METAL ROOF

EXTERIOR ELEVATION GENERAL NOTES:

1. EXTERIOR FINISHES INDICATED ON ELEVATIONS SEE "EXTERIOR MATERIAL LEGEND" FOR MATERIALS.
2. RFERENCE ROOF PLAN FOR LOCATIONS OF ROOF COMPONENETS NOT INDICATED ON EXTERIOR ELEVATIONS.
3. REFER TO MEP AND STRUCTURAL DRAWINGS FOR ANY ADDITIONAL WORK.
4. ASSUME ALL PAINTED SURFACES WILL BE REPAINTED. THIS INCLUDES BUT IS NOT LIMITED TO: DOORS, DOOR FRAMES, WINDOW FRAMES, AND HEADERS, CEILINGS, HANDRAILS, EXPOSED MECHANICAL, CMU ACCENTS, SOFFITS, STRUCTURAL BEAMS, AND ETC.
5. PROVIDE ALLOWANCE TO SEAL AND CAULK VARIOUS WALL PENERTRATIONS ANS HOLES AROUND EXTERIOR PERIMETER OF BUIDLING, SIMILAR AREAS SUCH AS HOSE BIBS, PIPES, ETC.
6. PROVIDE ALLOWANCE TO REVIEW ALL EXPOSED ELECTRICAL CONDUIT TO DETERMINE FEASIBILITY TO REMOVE OR RELOCATE. INCLUDE IN ALLOWANCE LABOR AND MATERIALS TO REMOVE OR RELOCATE.
7. SEE CIVIL PLANS FOR NOTE TO RESEAL ALL HORIZONTAL CONCRETE AND ASPHALT JOINTS AT BUILDING.
8. WHEN A PORTION OF A WALL IS PAINTED ASSUME THE ENTIRE WALL IS PAINTED TO INSIDE OR OUTSIDE CORNERS.
9. DO NOT SCALE DRAWINGS.
10. ALL ANGLES SHOWN ON THE FLOOR PLANS ARE 90 DEGREES UNLESS NOTED OTHERWISE.

BEAMWORK LEGEND:

- A 4X10
- B 6X10
- C 6X12
- D 8X12
- E 10X14
- F 12X16

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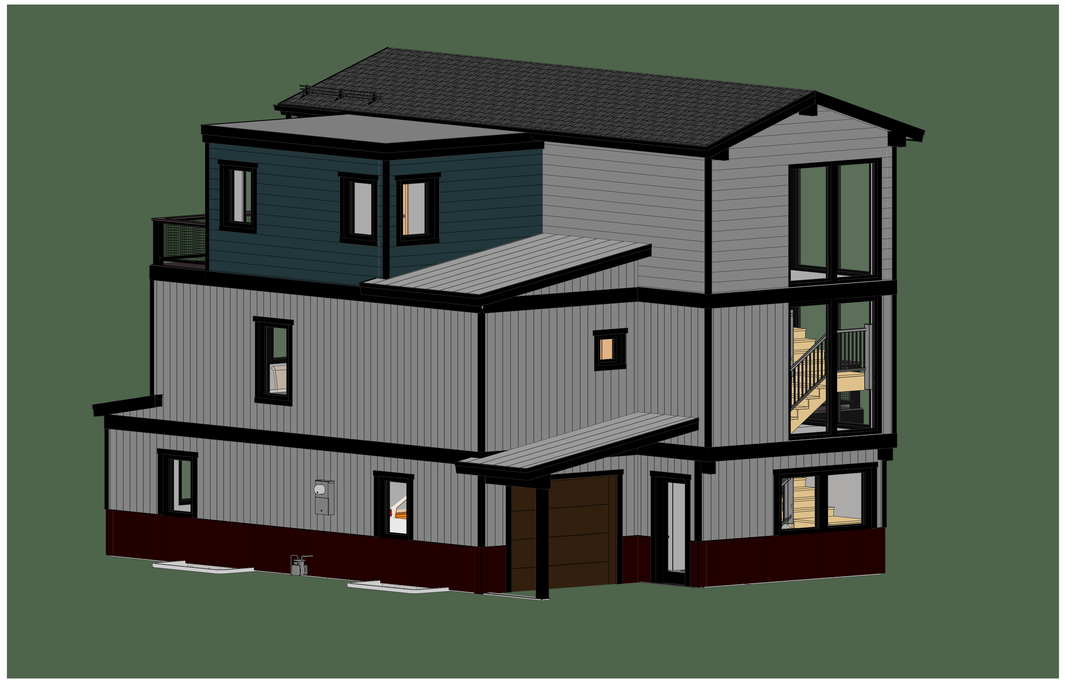
Sheet Title:
Exterior Elevations

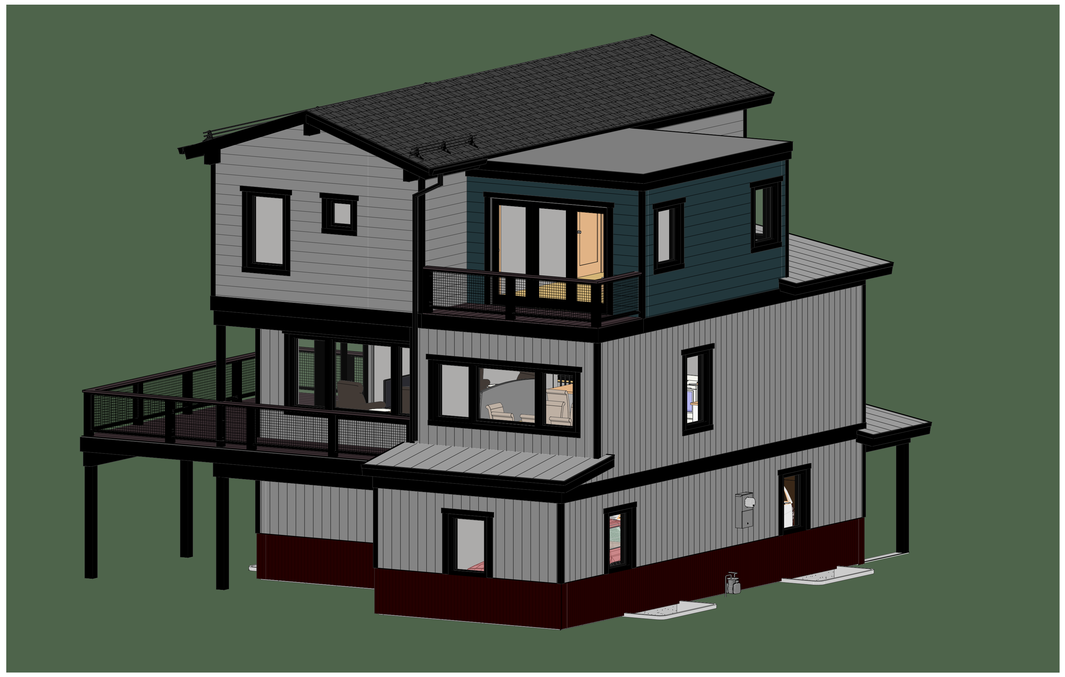
Project No:
2215

Sheet No:
A3.1

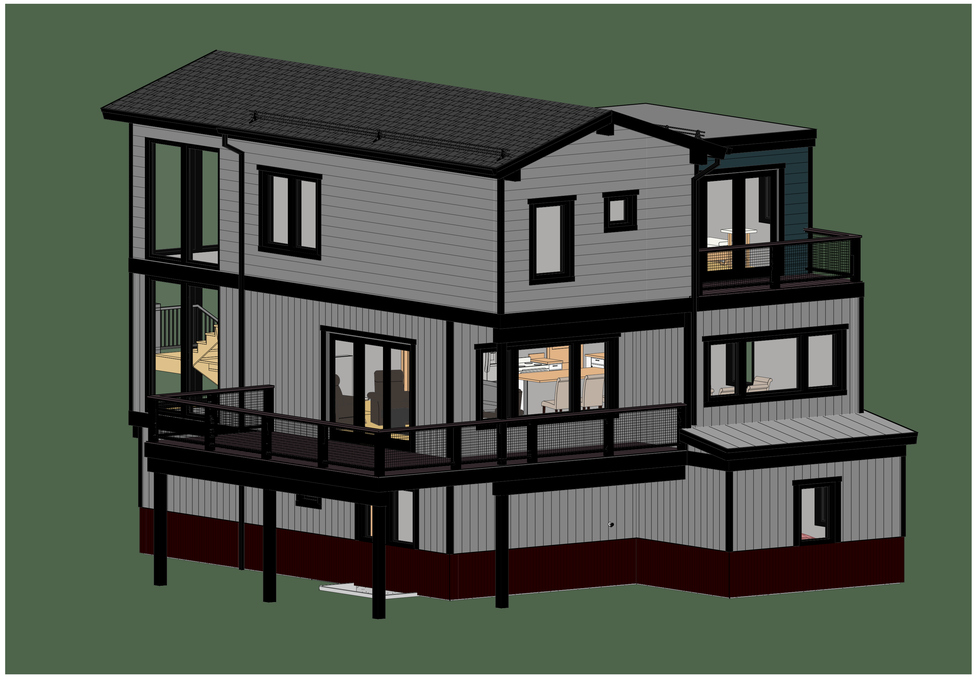


1 A3.2 3D FRONT - GARAGE

2 A3.2 3D FRONT- DECK



3 A3.2 3D BACK - MASTER



4 A3.2 3D BACK - DECK

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Sheet Title:
Exterior Color Elevations & 3D

Project No:
2215

Sheet No:
A3.2

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X-1 - VERTICAL SIDING COLOR 1

X-2 - LAP SIDING COLOR 1

X-3 - LAP SIDING COLOR 2

R-1 ROOFING
SIMILAR TO GAF DESIGNER SHINGLES
WOODLAN 'CASTLEWOOD GRAY'

EXTERIOR MATERIAL LEGEND:

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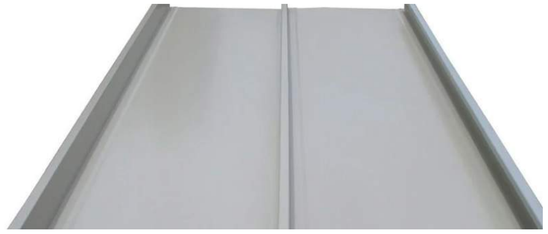

R-3 ROOFING
SIMILAR TO WESTERN STATES
2" STANDING SEAM - 12" WIDTH
COLOR: GALVANIZED TO MATCH
GALVALUME PANELS

X-4 VERTICAL CORRUGATED PANELS

BURNISHED SLATE

X-6 STONE VENEER
SIMILAR TO GALLEGOS - #366
COURTLAND LOW RISE

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

SW 7069
Iron Ore
Interior / Exterior

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

INCLUDING: CORNER TRIM AND
WINDOW/DOOR TRIM

GARAGE DOORS:
SIMILAR TO RAYNOR - ASPEN SERIES
RECESSED RANCH GROOVED PANELS
COLOR: WALNUT

GENERATION LIGHTING

8637401-12: Medium One Light Outdoor Wall Lantern

Dimensions:

Diameter: 12"
Width: 12"
Height: 10 5/8"
Weight: 1.8 lbs.

Extends: 17 1/8"
Extends Max: 23 1/8"
Wire: 6 1/2" (color/Black/White)
Mounting Proc.: Cap Nuts
Connection: Mounted To Box

Bulbs:
1 - Medium A19 75w Max 120v - Not included

Features:

- Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.
- Easily converts to LED with optional replacement lamps
- Meets Title 24 energy efficiency standards
- Title 24 compliant if used with Joint Appendix (JA8) approved light bulbs listed in the California Energy Commission Appliance database

Collection: Barn Light

Featured in the decorative Barn Light collection

1 A19 Medium 75 watt light bulb

Dark sky friendly. Designed to emit no light above the 90° horizontal plane. Photometry unavailable.

Easily converts to LED with optional replacement lamps

Meets Title 24 energy efficiency standards

UPC #:785652069352

Finish: Black (12)

Material List:
1 Body - Aluminum - Black

Safety Listing:
Safety Listed for Wet Locations

Instruction Sheets:
Trilingual (English, Spanish, and French) (090W8_37401-BRL)

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate			1 1/4	5	4 1/8	6 1/2

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship
Individual	8537401EN3-12	1	785652069352	16.75	14.56	13.25	1.873	4.1	250	Yes
NJ Pallet		45		48	40	77	85.556	184		No
NV Pallet		40		48	40	77	85.556	160		No

Generation Lighting reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any product previously manufactured and without notice. Any reproduction of this item that exhibits a product design that is the sole and exclusive property of Generation Lighting. In compliance with U.S. copyright law and international treaties, the unauthorized reproduction of this item that depicts a product design that is the sole and exclusive property of Generation Lighting, a product design that is the sole and exclusive property of Generation Lighting, a product design that is the sole and exclusive property of Generation Lighting, a Visual Comfort & Co brand.

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Seal

Lot 20
Belden Place Phase 2
Minturn, Colorado

Revisions:		
No	Description	Date

Issue Dates:
CP-08/14/2024
DRB-2/14/2025

Sheet Title:
Materials

Project No:
2215

Sheet No:
A3.3

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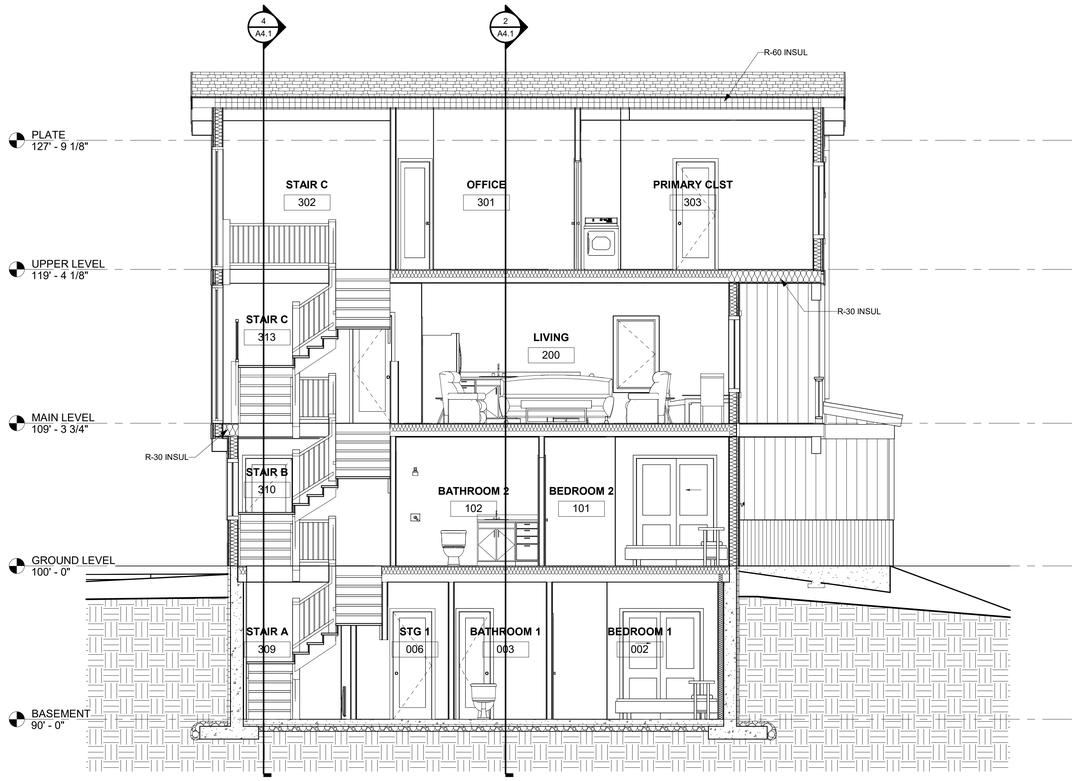
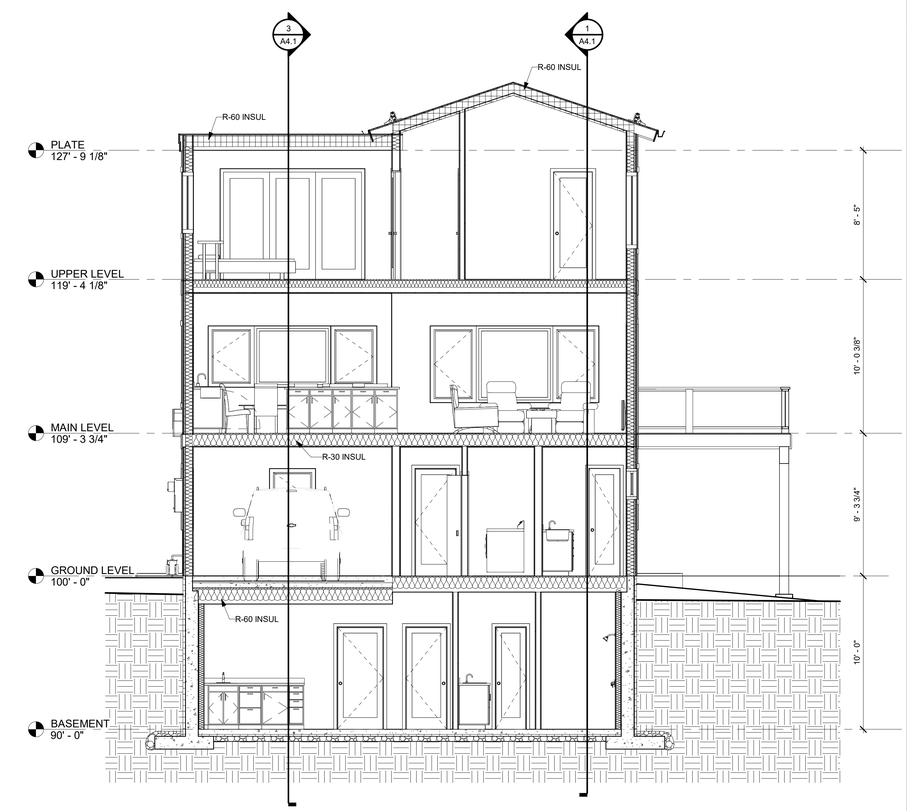
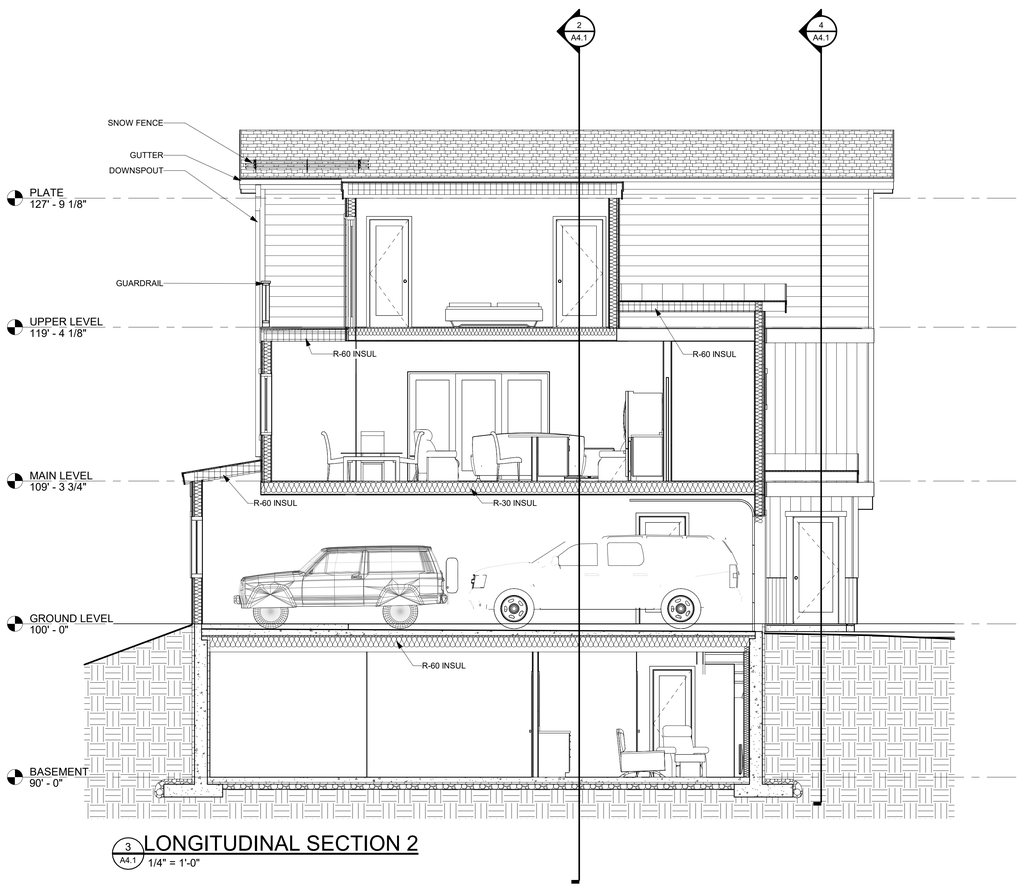


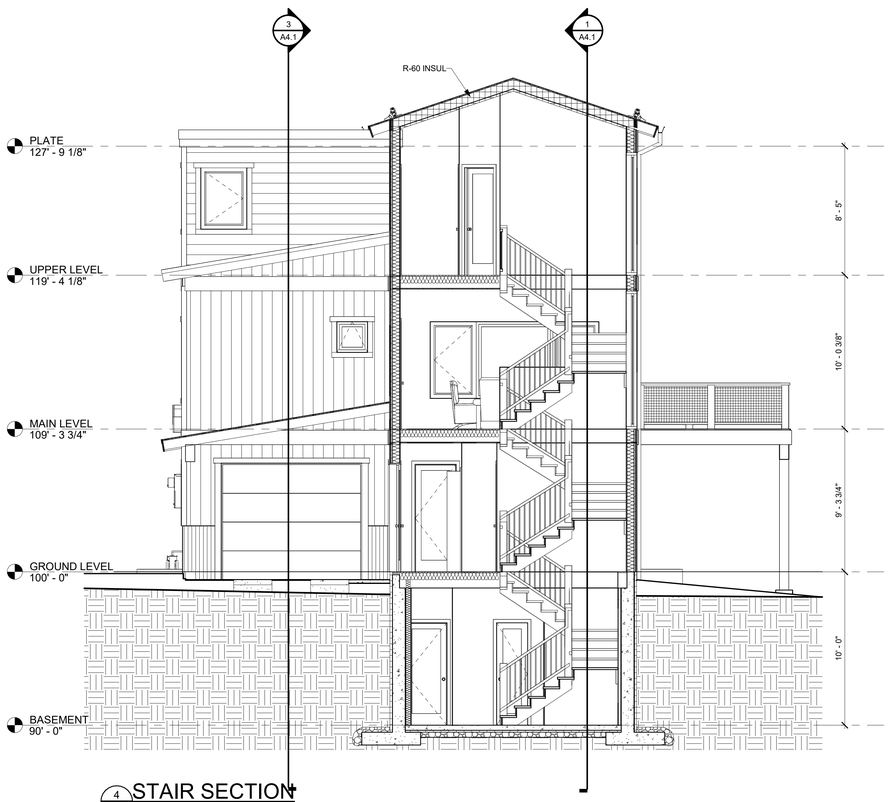
1 A4.1 LONGITUDINAL SECTION 1
1/4" = 1'-0"



2 A4.1 TRANSVERSE SECTION
1/4" = 1'-0"



3 A4.1 LONGITUDINAL SECTION 2
1/4" = 1'-0"



4 A4.1 STAIR SECTION
1/4" = 1'-0"

NOTES:

EXTERIOR MATERIAL LEGEND:

X-1	DIAMOND KOTE LP SMARTSIDE VERTICAL SIDING COLOR - PELICAN
X-2	DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - PELICAN
X-3	DIAMOND KOTE LP SMARTSIDE LAP SIDING COLOR - CASCADE
X-4	VERTICAL CORRUGATED METAL SIDING COLOR - BURNISHED SLATE
R-1	ASPHALT SHINGLE ROOF
R-2	LOW SLOPE EPDM
R-3	STANDING SEAM METAL ROOF

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Lot 20 Belden Place Phase 2
Minturn, Colorado

Revisions:		
No	Description	Date

Issue Dates:
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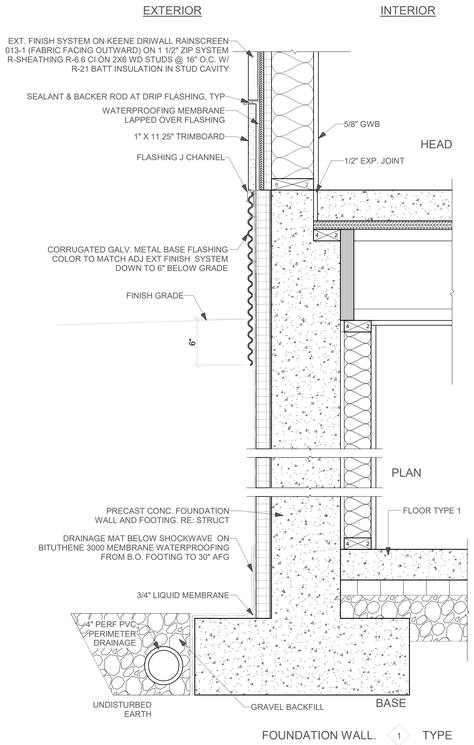
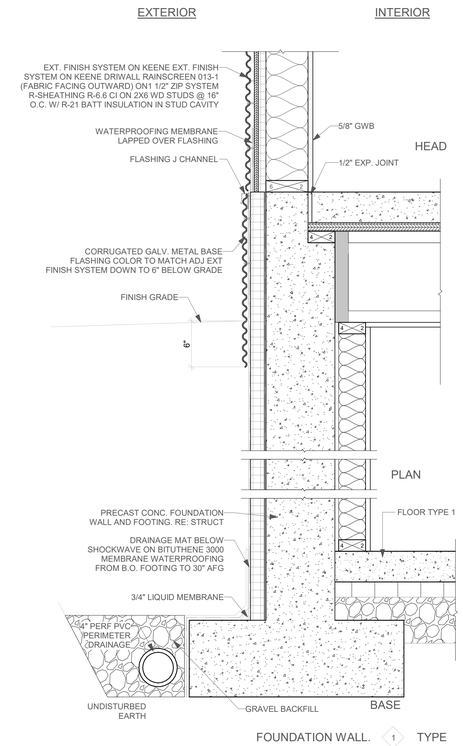
Sheet Title:
Building Sections

Project No:
2215

Sheet No:
A4.1



1 A5.1 **FOUNDATION DETAIL - WOOD SIDING**
1 1/2" = 1'-0"



2 A5.1 **FOUNDATION DETAIL - CORRUGATED SIDING**
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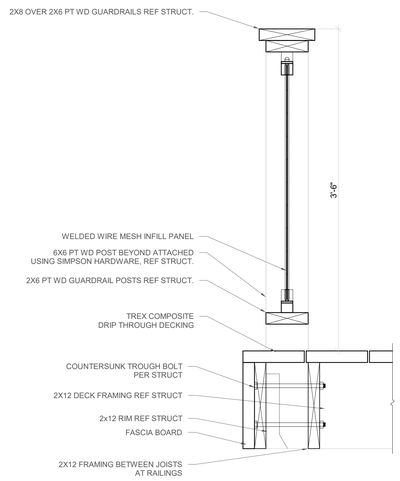
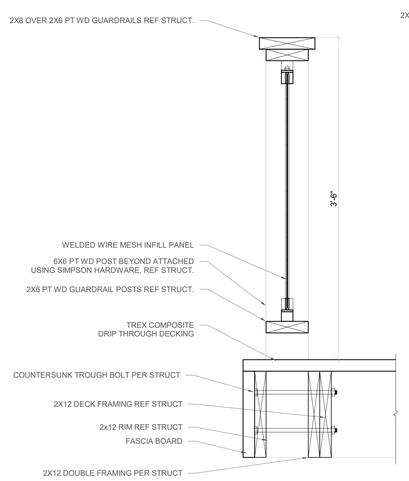
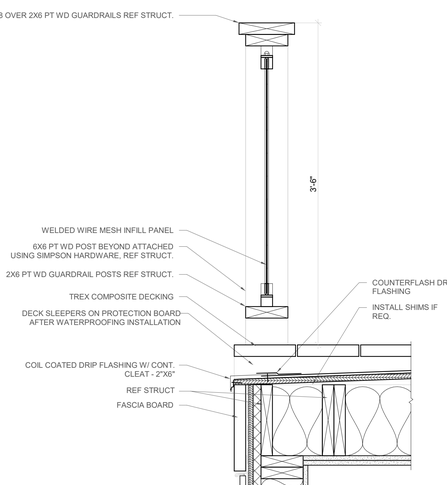


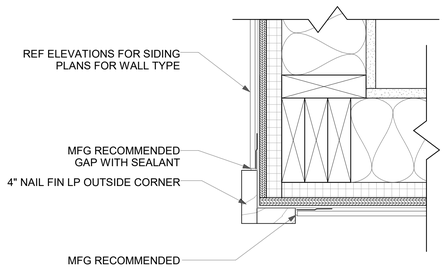
3 A5.1 **DRIP THROUGH DECK - PERP STRUC**
1 1/2" = 1'-0"



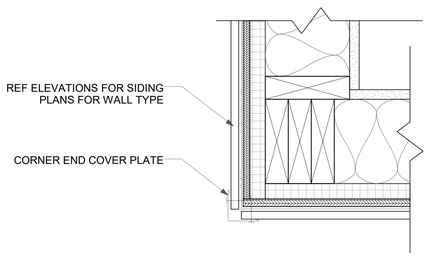
4 A5.1 **DRIP THROUGH DECK - PARA STRUC**
1 1/2" = 1'-0"



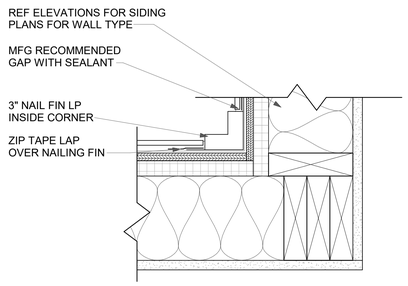
5 A5.1 **WATERPROOF DECK**
1 1/2" = 1'-0"



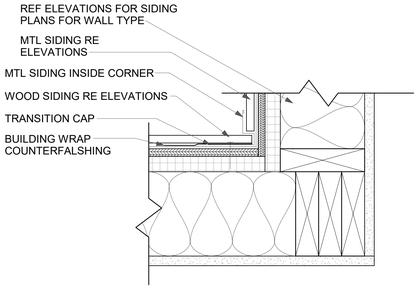
6 A5.1 **PLAN DETAIL - CORNER TRIM**
3" = 1'-0"



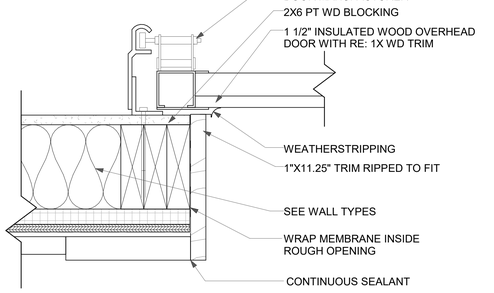
7 A5.1 **PLAN DETAIL - CORNER TRIM MTL**
3" = 1'-0"



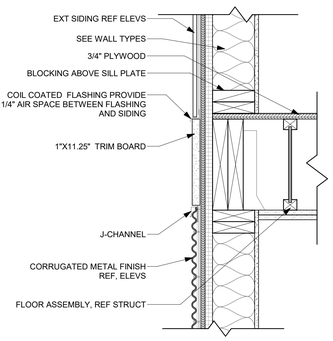
8 A5.1 **PLAN DETAIL - INSIDE TRIM**
3" = 1'-0"



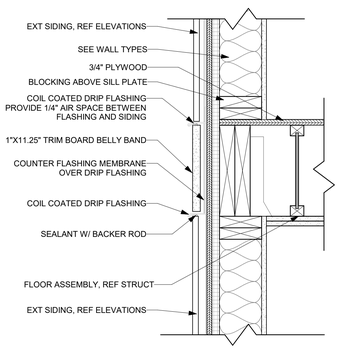
9 A5.1 **PLAN DETAIL - INSIDE TRIM MTL**
3" = 1'-0"



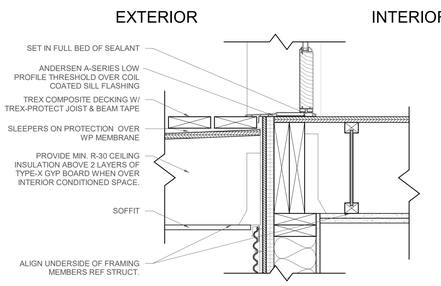
10 A5.1 **GARAGE DOOR JAMB**
3" = 1'-0"



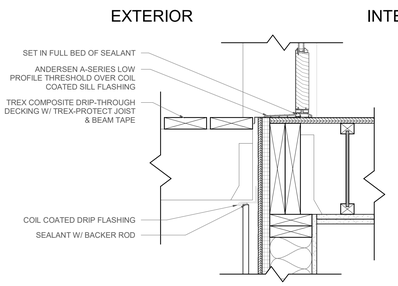
11 A5.1 **FLOOR TRANSITION MTL**
1 1/2" = 1'-0"



12 A5.1 **FLOOR TRANSITION**
1 1/2" = 1'-0"



13 A5.1 **DOOR THRESHOLD @ WP DECK**
1 1/2" = 1'-0"



14 A5.1 **DOOR THRESHOLD @ DECK**
1 1/2" = 1'-0"

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Lot 20
Belden Place Phase 2
Minturn, Colorado

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CP-08/14/2024
DRB-2/14/2025

Sheet Title:
Details

Project No:
2215

Sheet No:
A5.1

P:\2215 Belden Place Phase 2\01 Drawing Files\05 Construction Documents\Lot 20 Revit CD\2025 0210 - 2215 Lot 20 - CDs .rvt
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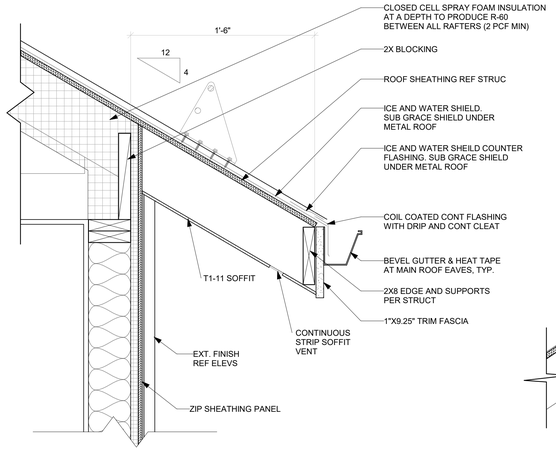
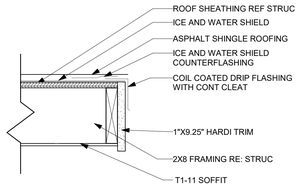
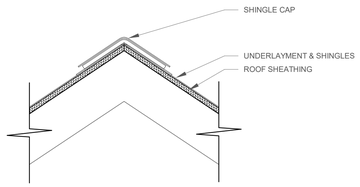


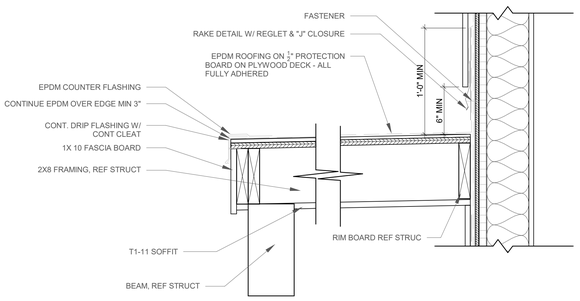
1 A5.2 FASCIA AT TRUSS
1 1/2" = 1'-0"



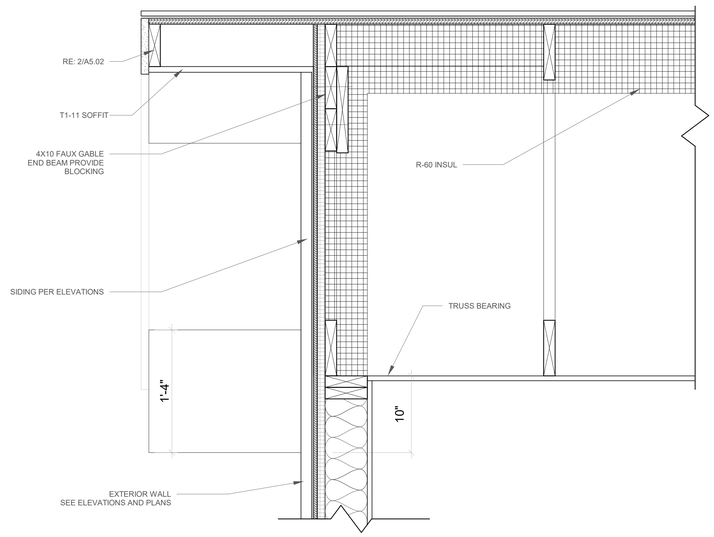
2 A5.2 TYPICAL EAVE
1 1/2" = 1'-0"



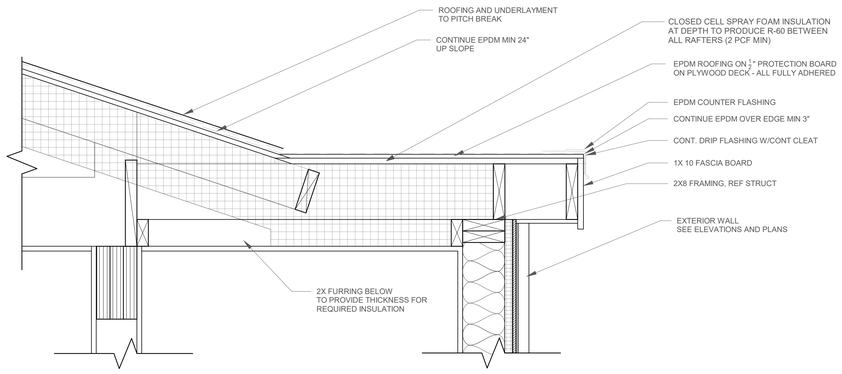
3 A5.2 TYPICAL RIDGE
1 1/2" = 1'-0"



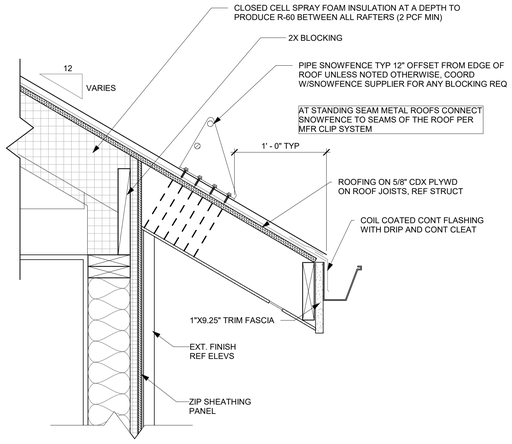
4 A5.2 COVERED WALKWAY
1 1/2" = 1'-0"



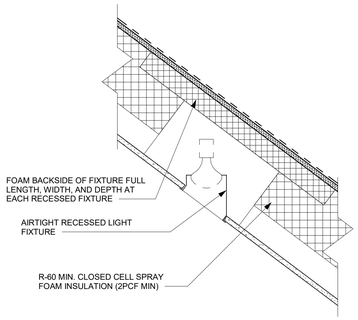
5 A5.2 GABLE END DETAIL
1 1/2" = 1'-0"



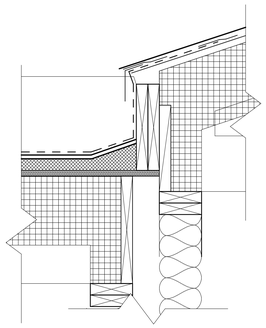
6 A5.2 STAIR ROOF - LOW SLOPE TRANSITION
1 1/2" = 1'-0"



7 A5.2 ROOF SNOWFENCE
1 1/2" = 1'-0"



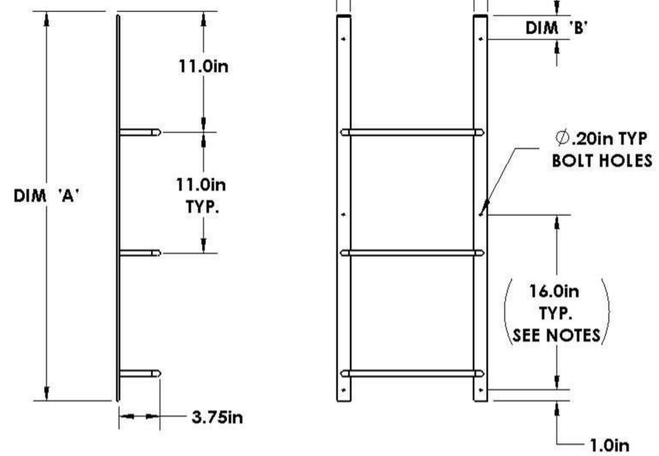
8 A5.2 RECESSED LIGHT FIXTURE
1 1/2" = 1'-0"



9 A5.2 ROOF TRANSITION DETAIL
1 1/2" = 1'-0"

WINDOW WELL SUPPLY™

STEEL EGRESS LADDER
BOLT MOUNT



Ladder Size	Dim 'A' [in]	Dim 'B' [in]
3 Rung	35.0	2.0
4 Rung	46.0	1.0
5 Rung	57.0	8.0
6 Rung	68.0	3.0
7 Rung	79.0	1.0

← TYPICAL LADDER LENGTH

PERMANENTLY FIXED LADDER

Material:	Powder-coated Steel
Rung Spacing:	11.0in
Hole Spacing:	16.0in, hole spacing may vary
Hole Diameter:	0.20in
Screw Size*:	#10 (3/16in)

REV A

10 A5.2 EGRESS LADDER
1/4" = 1'-0"

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Lot 20
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Sheet Title:
Details

Project No:
2215

Sheet No:
A5.2

P:\2215 Belden Place Phase 2\01 Drawing Files\05 Construction Documents\Lot 20 Revit CD\2025 0210 - 2215 Lot 20 - CDs - rvt
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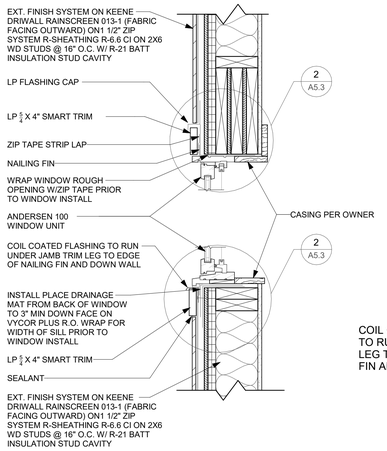
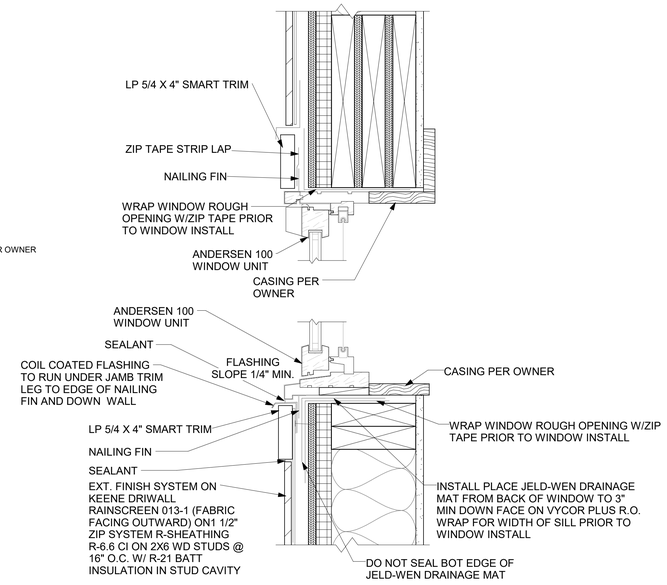
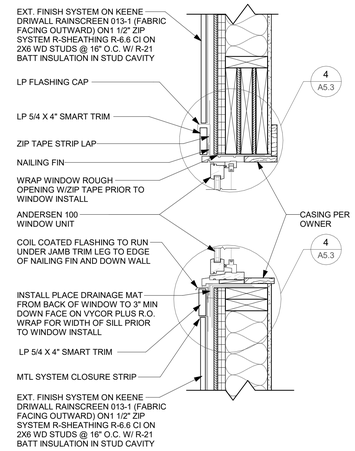


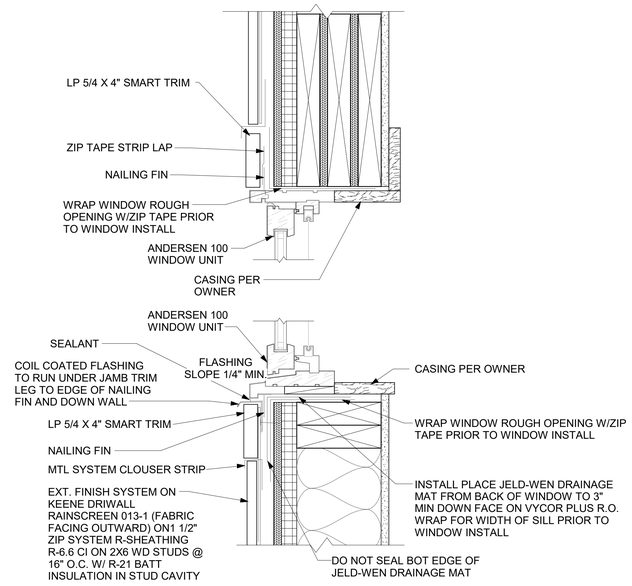
1 A5.3 WINDOW HEAD SILL
1 1/2" = 1'-0"



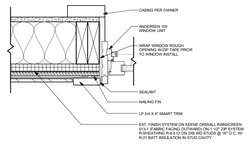
2 A5.3 WINDOW HEAD SILL - ENLARGED
3" = 1'-0"



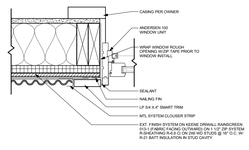
3 A5.3 WINDOW HEAD SILL MTL
1 1/2" = 1'-0"



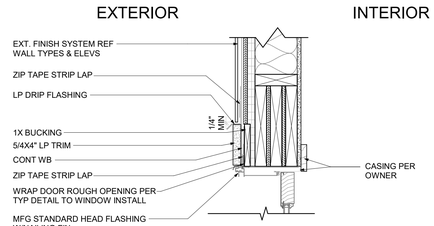
4 A5.3 WINDOW HEAD SILL MTL - ENLARGED
3" = 1'-0"



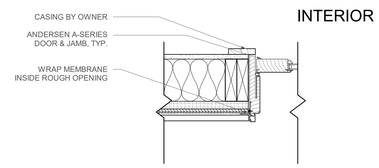
5 A5.3 WINDOW JAMB
1 1/2" = 1'-0"



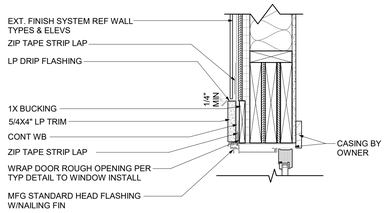
6 A5.3 WINDOW JAMB MTL
1 1/2" = 1'-0"



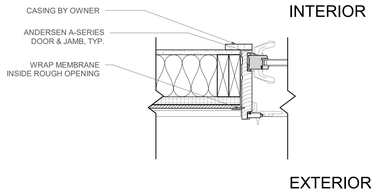
7 A5.3 DOOR HEAD - SWING
1 1/2" = 1'-0"



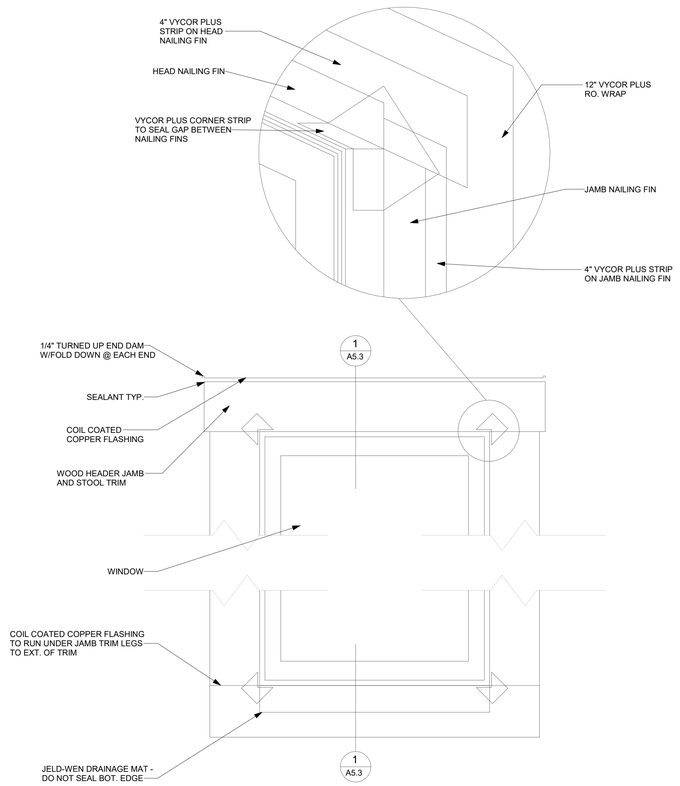
8 A5.3 DOOR JAMB - SWING
1 1/2" = 1'-0"



9 A5.3 DOOR HEAD - SLIDER
1 1/2" = 1'-0"



10 A5.3 DOOR JAMB - SLIDER
1 1/2" = 1'-0"



11 A5.3 WINDOW FLASHING
1 1/2" = 1'-0"

TAB Associates
The Architectural Balance
0056 Edwards Village Blvd.
Suite 210
Edwards, CO 81632
(970) 766-1470
fax: (970) 766-1471
email: tab@vail.net
www.tabassociates.com
Civil Engineer
Structural Engineer
Mechanical Engineer
Electrical Engineer

Seal

Lot 20
Belden Place Phase 2
Minturn, Colorado

Revisions:		
No	Description	Date

Issue Dates:
CP-08/14/2024
DRB-2/14/2025

Sheet Title:
Details

Project No:
2215

Sheet No:
A5.3

P:\2215 Belden Place Phase 2\01 Drawing Files\05 Construction Documents\Lot 20 Revit CD\2025 0210 - 2215 Lot 20 - CDs .rvt
2/13/2025 3:45:38 PM

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 Addition to a Single Family Residence

1018 Mountain Drive

Hearing Date:	May 14, 2025
File Name and Process:	Single Family Residence Addition Final Plan Review
Owner/Applicant:	Maverick Roger Conklin & Grace Kelley Clinton
Representative:	Matt Hansen, Hansen Design Build
Legal Description:	Subdivision: MINTURN MTN HOME PROPERTIES / MINTURN MHP Lot: 5-A
Address:	1018 Mountain Drive
Zoning:	South Town Character Area – Residential Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval**

Staff Report

I. Summary of Request:

The Applicants, Maverick and Grace, request Final Plan review of a 1,712 (gross) square foot addition to an existing single-family building located at 1018 Mountain Drive in the South Town Residential Zone District. The Applicant's representative, Matt Hansen, Hansen Design Build 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 and architectural plans.

Proposed Plans
The plans show a two-story addition to a single family residence with a maximum building height of 27 feet and 2 1/2 inches, under the maximum allowable 28-foot limit within the South Town Residential Zone District.

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

Parking is adequate, with four off-street spaces, two of which are provided within the garage and two at surface level in front of the garage. The plans show the two levels in the addition, three levels in the existing structure.

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.

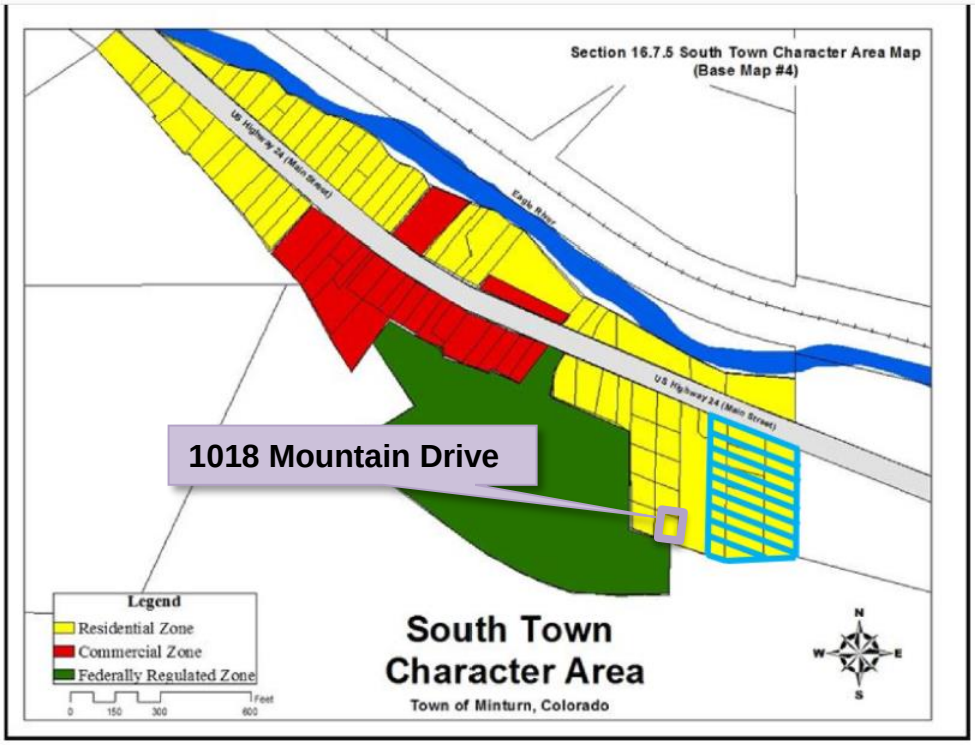
Staff suggests that the final plans for 1018 Mountain Drive meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings*.

III. Zoning Analysis:

Zoning

The subject property is located within the "South Town Character Area" Residential 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:	5,000 sq. ft.	7,832.15 sq. ft. (.179 ac.)
Maximum Building Height:	28 feet	27 feet – 2 1/2 inches
Minimum Front Setback:	20 feet	20+ feet
Minimum Side Setback:	5 feet	5* feet
Minimum Rear Setback:	10 feet	10* feet
Maximum Lot Coverage:	45% (3,524.47 sq. ft.)	1,903 sq. ft. (24.30%) Proposed
Maximum Impervious Coverage:	55% (4,307.68 sq. ft.)	2,507.82 sq. ft. (32.02%) Proposed

Minimum Snow Storage Area:	5% of Lot Area (7,832.15 sq. ft. x .05 = 391.61 sq. ft.)	400+ sq. ft.
Parking:	2 spaces	4 spaces

* A portion of the existing structure is within the setback, however, that portion is not being touched and should be considered a pre-existing non-conformity.

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 1018 Mountain Drive 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.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

April 23, 2025

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

Re: 1018 Mountain Drive
DRB Resubmittal Review
Project No. 25-0001

Dear Madison:

We reviewed the plans entitled *"1018 Mountain Drive, Minturn, CO 81645"* dated April 17, 2025 prepared by Hansen Design Build (Plans) included in the revised DRB application for 1018 Mountain Drive. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

MMC Section 16-21-615 Section C:

Section (C) (2) Boundary Survey:

Paragraphs a through l: ~~No survey or Title Commitment is included in the application materials.~~ *"Improvement Survey Plat; Lot 5-A Minturn Mountain Home Properties; Town of Minturn, County of Eagle, State of Colorado"* prepared October 9, 2024, By Peak Land Consultants was included with the resubmittal.

- **a.** ~~Note 6 states: PEAK LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS TOPOGRAPHIC MAP WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NO. V50072872 DATED SEPTEMBER 24, 2024 AT 5:00 P.M. The title commitment was not provided to compare to the survey~~. 2025.4.23 Resolved.
- **b.** The plat identifies the following encroachments:
  - **a.** The southeast corner of the existing house encroaches into the east setback.
  - **b.** The front deck and stairs encroach into the front (rear) setback.
  - **c.** An "Old Shed" encroaches on the east property line.

  2025.4.23 Applicant responded the encroachments are existing conditions which are not part of or have an impact this proposed addition.

Madison Harris
Re: 1018 Mountain Drive
DRB Resubmittal Review
Project No. 25-0001

Section (C) (3) Site Plan:
Sheet A005 of the Plans is the *"Architectural Site Plan*". The plan .should show dimensioned property lines, building dimensions, easements, setbacks, and dimensions locating the building on the property. The plan does not meet the site plan requirements of the MMC.

a. ~~The revied plan does not dimension the home or locate the building on the property. Please refer to the requirements of MMC Section 16-21-615 Section C.~~
2025.4.23 Resolved.

Section (C) (4) Grading & Drainage Plan:
Sheet A005 of the Plans is the " *Architectural Site Plan".* The plan should show proposed and finished contours, spot elevations of the building foundation and critical grading locations, arrows indicating drainage flow direction and erosion control. The plan does not meet the grading and drainage plan requirements of the MMC.

a. ~~The revised plan does not label top of foundation elevations, slope away from the building or erosion control.~~
b. ~~Grading does not appear to meet the requirements of Section 1804.4 of the IBC. The minimum recommended slope away from foundations is 5% and the minimum slope of a landscaped swale is 2%.~~
c. ~~Please refer to the requirements of MMC Section 16-21-615 Section C~~

2025.4.23 – the revised plan shows drainage arrows and slopes to demonstrate the intent of the drainage plan. The plan is sufficient for Design Review, however additional spot elevations sufficient for construction (particularly the swales) and erosion control devices will be required on the Building Permit plans.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. The Town and Inter-Mountain Engineering are relying on the design professional's work and review by Inter-Mountain Engineering in no way relieves any responsibilities of design professionals associated with the project. Please feel free to contact us if you have additional questions.

Respectfully,
Inter-Mountain Engineering (Town Engineer)

Jeffery M. Spanel PE

CC: Scot Hunn, Arnold Martinez

DESIGN REVIEW APPLICATION

TOWN OF MINTURN PLANNING AND ZONING DEPARTMENT
P.O. Box 309 302 Pine Street Minturn, Colorado 81649-0309
Phone: 970-827-5645 Fax: 970-827-5545 Email: planner1@minturn.org

Project Name:

Conklin Residence Addition

Project Location

Street Address: 1018 Mountain Dr. Minturn, CO 81645

Zoning:	Parcel Number(s):
Residential	2103-351-01-073

Application Request:

Addition of Garage and 2 bedrooms above garage. Move front door to the new mud room entry. Adjust entry stairwell. Update facade to corrugated metal siding lower and hemlock vertical 1x6 upper siding.

Applicant:

Name: Matt Hansen -Hansen Design Build

Mailing Address: PO Box 1522 Minturn, CO 81645

Phone:	Email:
970.401.1100	matt@hansendb.com

Property Owner:

Name: CONKLIN, MAVERICK ROGER - CLINTON, GRACE KELLEY

Mailing Address: PO BOX 822
MINTURN, CO 81645-0822

Phone:	Email:
845-206-8397	maverickconklin@mac.com

Required Information:

Lot Size: 7832.15 SF	Type of Residence (Single Family, ADU, Duplex): Single family	# of Bedrooms: 3	# On-site Parking Spaces: 5
# of Stories: 3	Snow storage sq ft: 3600 SF	Building Footprint sq ft: 1903 SF	Total sq ft Impervious Surface: 2507.82 SF

Signature:

Matt Hansen

Fee Paid:_____ **Date Received:**_____ **Planner:**_____

DESIGN REVIEW APPLICATION

SUBMITTAL CHECKLIST REQUIREMENTS

(TO BE INCLUDED WITH APPLICATION)

Applicant	Staff	
☑	☐	**Application Fee** (Non-Refundable application fee shall be collected)
		• Design Review Board - $200.00
☑	☐	**Letter of Intent**
		-- What is the purpose of the project including;
☐	☐	• Relevant Background
☐	☐	• Current Status of the Site
☐	☐	• All Proposed Uses and Structures
☐	☐	• How the Proposal Differs from what already exists
☐	☐	• Information regarding Easements or Dedicated Tracts, etc.
☑	☐	**Vicinity Map**
		-- Directional Map indicating how to get to the Property involved in the request.
☐	☐	• Zoning of Property
☑	☐	**Site Plan showing Precise Nature of the Proposed Use –**
☑	☐	**To Scale**
☐	☐	• Scaled Drawings of Proposed Design of Structure
☐	☐	o Plan View and Sections
☐	☐	• Building Heights – all 4 directions N/S/E/W
☐	☐	• topography
☐	☐	• Building Location and impervious coverage
☐	☐	• Setbacks
☐	☐	• Ordinary High Water Mark determined by the Town Engineer and paid for by Applicant
☐	☐	• Parking Plan
☐	☐	• Traffic Circulation
☐	☐	o Location and Width of Existing and Proposed Access Points
☐	☐	o Location of Existing Driveways and Intersections
☐	☐	• Landscaped Area – Plan including existing and proposed vegetation.
☐	☐	• Approximate Location of Existing Wooded Areas and Rock Outcrops
☐	☐	• Location and Type of Existing and Proposed Easements
☐	☐	• Utility Easements
☐	☐	• Drainage Features
☐	☐	• Snow Storage areas expressed in square feet as a percentage of the overall site area
☑	☐	**Preliminary Building Plans and Elevations**
☐	☐	• Indicates Dimensions
☐	☐	• General Appearance
☐	☐	• Scale
☐	☐	• Interior Plan for the Buildings

☑ ☐ **Elements needed on the Site Plan**

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

☑ ☐ **Architecture Details – Materials Board**

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

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

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

☐ ☐ **Grading and Drainage Plan**

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

PLANNING COMMISSION
DESIGN REVIEW PROCESS

Applicants requesting a Design Review Board, Planning and Zoning Commission, and/or Town Council Review must submit to a pre-submittal conference and complete a formal application. The pre-submittal review process is completed within a period of 14 working days depending on the day of pre-submittal. The pre-submittal review provides valuable information regarding Town requirements for the formal application.

The Town Planner shall have the following powers and duties:

- **Zoning Compliance** – To review, consider, and approve, approve with conditions, or deny applications for building permits, limited use permits, conditional use permits, and temporary use permits based on compliance with this Section.
- **Process Applications** – To receive applications for development permits for processing pursuant to the terms of Section 16 of the Minturn Municipal Code.

Planning Commission as Design Review Board

Powers and Duties
The Planning Commission is hereby established as the Town of Minturn Design Review Board. The Design Review Board shall have the following powers and duties under the provisions of this Code.

1. To prepare, or cause to be prepared or amended, the Design Review Standards and Guidelines or any element or portion thereof, for adoption by the Town Council.

2. To hear, review, consider and approve, approve with conditions, or disapprove applications for Design Review Approval.

3. To hear and decide upon appeals on design review decisions made by the Zoning Administrator.

Board Procedure
The Town staff will forward applications (other than minor design applications), and recommendations, to the DRB.

The DRB shall review the application and supporting material submitted by the applicant, as well as the staff recommendation. After review, the DRB, through a formal motion, seconded and passed by a majority of the members present, shall take one of the following courses of action:

1. **Table the application**. The application may be tabled for a period not to exceed thirty (30) days if the application is incomplete or if the DRB determines that changes are required to bring the application into compliance with design standards and guidelines or other regulations of the Town. The Board may specify additional requirements for the applicant is to bring to the future meeting. These requirements may include additional information necessary to determine whether the application complies with all zoning, building, design codes adopted by the Town, and may include plans, reports, surveys or other documents completed by registered architects, surveyors, engineers or other professionals in order to indicate conformance with such codes. The DRB may also table the application if it determines that changes in the application are required which would bring the proposed project into compliance with zoning, building, design codes, and other regulations of the Town.

2. **Conceptual/Preliminary approval.** The DRB may grant conceptual approval to applicants who in a general fashion appear to meet design and other regulations of the Town but submit applications inadequate to warrant final approval. Conceptual approvals are also appropriate where a complete application has not been submitted, or where an applicant wishes to obtain a preliminary review of a sketch plan. A conceptual approval does not deem final approval of an application, nor does it deem that an application conforms to design or other regulations, nor shall it bind the DRB to grant final approval to a completed or final application.

3. **Disapproval of application.** If an application is found to conflict with the purposes and/or any one (1) or more of the design guidelines, codes or any other regulations of the Town, the DRB shall disapprove the application. Any disapproval shall be in writing and shall specifically describe the reasons upon which the disapproval is based.

4. **Approval of application.** If the application is complete and is found to comply with the design standards codes and other regulations of the Town, the DRB shall approve the project. The DRB shall keep a record of all such approvals, and the applicant should keep a copy of the approval. The DRB may approve an application with conditions or modifications. The DRB shall not approve an application that does not meet the requirements of the Town or any other provision required to ensure compliance with the design standards and guidelines, codes and other regulations of the Town.

If a motion for approval, for conceptual approval, or to table an application results in a tie vote, the motion will fail.

DESIGN REVIEW CRITERIA

1. SITE DESIGN

Site planning involves the design and location of buildings and other improvements on a property. General principles include the maximization of site attributes such as views and solar orientation while minimizing adverse impacts to adjacent properties and natural features. Design of the building(s) shall consider the following criteria:

a. Natural Features

(1) Topography

A building site that is flat or gently sloping at less than 10% shall comply with applicable minimum standards for setbacks as defined in Chapter 16.

A building site that slopes at greater than 10% is urged to consider "stepping" the structure rather than grading the site to allow for traditional building layout. The intent is to avoid large cuts and/or fills as well as retaining walls, and to avoid the need for additional erosion control measures.

Setbacks may be increased for lots that slope greater than 30%.

(2) Water Bodies

Setbacks from water bodies shall include consideration of the Eagle River, tributary creeks, ponds, and wetlands. In addition to the regulatory setbacks, the Town of Minturn encourages conformance with the Eagle River Watershed Plan and sensitive design to protect the riparian areas and to utilize the water bodies for passive recreational purposes. The Town discourages "turning your back" on the Eagle River, one of Minturn's greatest assets.

Site grading and drainage plans shall be submitted with design review applications that are adjacent to or within fifty (50) feet of a water body.

b. Orientation

The orientation of improvements shall consider adjacent properties as well as snow storage, snow shedding, and solar orientation. Another important component of orientation is drainage impact to adjacent properties, water bodies and streets.

Snow Storage, Snow Shedding and Solar Orientation

The atmospheric and weather-related elements common of the Town of Minturn justify the added dimension of sitting improvements to minimize the impact of the environment.

Adequate snow storage area(s) or provisions for removal shall be provided. The total area may be broken up or provided as a whole. Location within the required setbacks shall be permitted provided it does not impede adequate and safe access to the structure(s). Landscape areas may also be used for snow storage purposes.

Snow shedding shall be considered in the use of material and pitch of the roof, as well as the location of windows, door and walkways. In no case shall snow shedding be permitted to occur onto an adjacent property.

Solar orientation shall be considered in the siting of the structures as well as in the landscaping of the lot or parcel. Orientation of the structure, as well as placement of trees, can be utilized to block prevailing winds in the winter and to provide shade in the summer. The structure should be placed on the lot in a manner that will not cast substa

shadows over adjacent properties. Walkway and driveway location shall consider snowmelt in de location. These considerations include locating driveways, walkways, and structures, so that they are sheltered from the wind, and oriented to the east or south, where possible, to aid quicker snow and ice melt.

The front of the structure and its primary entrance shall be oriented to the street.

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.

2. ARCHITECTURAL ELEMENTS

a. Roof Pitch and Form

Roofs are a very prominent visual element and can be used to provide strong unifying characteristics between buildings. The use of consistent roof form, materials, slope and direction can create a cohesive appearance to a neighborhood even when the architectural styles vary. Roof pitch and form are an important element of building design in the Town.

The incorporation of dormers into the roof form can be utilized to provide individual identity and to create and delineate upper living areas or lofts. Dormer roofs shall be similar in slope and material with the primary roof form. See Illustration.

Roofs shall be designed with consideration to snow accumulation and shedding. Entryways, garages and pedestrian areas shall be protected from potential snow shedding.

Chimneys may also be utilized as a unifying element. The size, location, and shape of chimney can be mimicked to provide a common feature in adjacent structures that have different architectural styles.

b. Facade

Vast expanses of a blank facade are not considered appropriate in Minturn due the mass and scale of the existing buildings in the Town. Therefore, facades must be interrupted every 15' at minimum. This interruption can occur through the use of projections and recessions for doors and windows, balconies or porches or any other element that creates visual interest. The use of architectural elements such as horizontal and vertical architectural details and floor articulation (delineation of 'floors' in a building) can be utilized to create a vertical human scale to the structure.

Windows and doors offer the opportunity to provide individual character and refinement of scale by introducing openings and patterns on otherwise blank walls. Consideration should be given to locating doors and windows in order to establish symmetry on primary facades, while being responsive to interior functions and views. The location of windows and doors can also be utilized as a unifying element with adjacent structures.

In order to maintain a smaller scale and to avoid the use of vast expanses of large windows, window openings should be composed of multiple panes of glass that are consistent with the scale of the building. Mirrored or reflective glass is prohibited.

Shutters and window boxes are encouraged to create visual interest and to reinforce the Town ambiance.

c. Building Details

The requirement for a simple building form allows for the introduction of building details to create character and interest. These details may include elements such as accents to doors and windows, porches, gates, dormers and chimneys.

3. MATERIALS AND SCREENING

a. Materials

The use of building materials is essential to the design and appearance of a structure, therefore the use of materials is indicative of the adjacent community character. Materials shall be consistent with adjacent properties and the natural environment. The Town of Minturn does not seek to limit or prohibit the use of specific building materials

however the use of non-reflective materials are strongly encouraged. Highly reflective roofing m allowed.

The historic character of Minturn is exhibited in the use of wood siding and native stone, therefore the use of these particular materials are encouraged. Many modern equivalents can be found which mimic the natural materials, and the Design Review Board may approve such materials if their appearance is found to be compatible with adjacent material and consistent with the intent of these standards and guidelines.

b. Streetscape and Landscape Design

Small towns evoke many images, but one that appears to be consistent with many residents is the neighborliness of the area. Porches, plaza, parks and simply strolling down the street allow neighbors and visitors to meet and greet each other and to get to know one another. The Town encourages the man-made elements that promote these activities, and in some instances the Design Review Board shall require the provision of streetscape improvements to encourage and reinforce the small town atmosphere.

Porches and awnings are encouraged for all residential design as these elements create and encourage a human scale that is consistent with the small town image. Commercial structures, particularly those that are located in renovated residential units, shall maintain these elements and incorporate the use of pedestrian walkways, street furniture such as benches and trashcans where possible. Commercial developments that exceed 2500 square feet of gross leasable area shall be required to provide a plaza area that incorporates these elements.

Landscape standards are defined in Section 16.17.14, 15 and 16 and shall be reviewed with all applications for design review. Compliance with the minimum standards defined within those sections shall be required. The Design Review Board shall review the list of plant material to be utilized, particularly for determination of irrigation requirements. Exhibit B lists plant materials that are suitable for use in the Town, drought-resistant and therefore their use is encouraged. Other plant materials listed that require substantial water and therefore the Design Review Board may require the provision of an irrigation system and the provision of collateral to assure its completion.

c. Screening

Both residential and commercial areas within the Town shall be required to screen certain visually obtrusive areas, including, but not limited to, refuse storage, general storage, loading areas, mechanical equipment and parking areas.

The screening may occur with landscaping, compliant with Section 16.17.14. 15 and 16, or these uses may be screened with fencing or by containing the uses within a structure or parapet walls. Fences shall not exceed 3-feet in height for opaque fences and 4 feet in height for fences with you can see through. Higher fences may be used to screen the sides and rear of the lot but should not exceed 6 feet in height. In no case shall a fence or screening structure obstruct a driver's view of an intersection.

Additional information regarding the Design Review processes and guidelines including the Character Areas can be found in Chapter 16, Appendix B of the Minturn Town Code.

HANSEN
DESIGN | BUILD

970-401-1100

Letter of Intent for Design Review Board

I. Parties involved

General Contractor/Builder/Designer

Eagle County Contractors L.L.C. DBA Hansen Design | Build P.O Box 1522 Minturn, CO 81645

Minturn building department : planner@minturn.org

Owner: CONKLIN, MAVERICK ROGER - CLINTON, GRACE KELLEY

Mailing address: PO BOX 822 MINTURN, CO 81645-0822

Project address: 1018 Mountain Dr. Minturn, CO 81645

Parcel: 2103-351-01-073

Permit # TBD

II. Description of project:

Addition of a double car garage with 2 bedrooms above garage. Roof height at 30'-0" off existing and proposed grade. Exterior work to be completed shall entail reskinning the entire home in 1x6 vertical Hemlock clear coated at the upper portion of the home & corrugated metal vertical install at the lower portion of the home. Heights vary on exterior finish materials refer to plans for heights and locations of finish work. Addition roof to be 6/12 pitch with asphalt shingle roof to match existing home. New windows to be black exterior. Existing windows to be painted black to match. Removal of all faux shutters on existing windows. Entry to home to be moved to previous bedroom /proposed mud room (See plans). Window to be installed in place of the front doors existing location (See plans). Adjust deck stairs and add 43 SF of deck. Addition of asphalt driveway from street to garage; existing driveway is gravel.

III. Calculations:

Existing footprint: 1032 SF

Proposed footprint addition/proposed: 871 SF

Total proposed SF: 1903 SF

Impervious surface proposed: 2507.82 SF

Lot Size: 7832.15 SF

Impervious surface %=32%

Existing home total livable SF: 2851 SF

Proposed Additional SF: 856 SF

Proposed Garage SF: 856 SF

_____ Date: 3.08.25

Owner: Maverick & Grace Conklin

_Matt Hansen_____ Date: **3.08.2025** _____

Eagle County Contractors L.L.C DBA HANSEN Design Build

Thank you for allowing HANSEN DESIGN | BUILD to work with town of Minturn government and building department.

Matt Hansen- Owner 970.401.1100

1018 Mountain Drive

1018 Mountain Dr, Minturn, CO 81645

DRB REVIEW

5.4.25

GENERAL NOTES- GENERAL REQUIREMENTS

ABBREVIATIONS

#	Pound OR Number
&	And
@	At
ACT	Acoustic Ceiling Tile
AD	Area Drain
AFF	Above Finished Floor
ALUM	Aluminum
ANOD	Anodized
BSMT	Basement
BYND	Beyond
BOT	Bottom
CIP	Cast In Place
CHNL	Channel
CJ	Control Joint
CLG	Ceiling
CLR	Clear
CMU	Concrete Masonry Unit
COL	Column
COMPR	Compressible
CONC	Concrete
CONT	Continuous
CPT	Carpet
CT	Ceramic Tile
CTYD	Courtyard
DBL	Double
DEMO	Demolish or Demolition
DIA	Diameter
DIM	Dimension
DIMS	Dimensions
DN	Down
DR	Door
DWG	Drawing
EA	Each
EJ	Expansion Joint
EL	Elevation
ELEC	Electrical
ELEV	Elevator or Elevation
EPDM	Ethylene Propylene Diene M-Class (Roofing)
EQ	Equal
EXIST	Existing
EXP JT	Expansion Joint
EXT	Exterior
FD	Floor Drain or Fire Department
FEC	Fire Extinguisher Cabinet
FIXT	Fixture
FLR	Floor
FM	Filled Metal
FO	Face Of
FND	Foundation
GA	Gauge
GALV	Galvanized
GWB	Gypsum Wall Board
HC	Hollow Core
HI	High
HM	Hollow Metal
HP	High Point
HR	Hour
HVAC	Heating, Ventilating, And Air Conditioning
IRGWB	Impact Resistant Gypsum Wall Board
ILO	In Lieu Of
INSUL	Insulated or Insulation
INT	Interior
LO	Low
MAX	Maximum
MO	Masonry Opening
MECH	Mechanical
MEMBR	Membrane
MIN	Minimum
MRGWB	Moisture-Resistant Gypsum Wall Board
MTL	Metal
NIC	Not In Contract
NO	Number
NOM	Nominal
OC	On Center
OH	Overhang or Opposite Hand
OPP	Opposite or Opposite Hand
OZ	Ounce
PCC	Pre-Cast Concrete
PLUMB	Plumbing
PLYD	Plywood
PT	Pressure Treated
PNT	Paint or Painted
PVC	Polyvinyl Chloride
RBR	Rubber
RCP	Reflected Ceiling Plan
RD	Roof Drain
REQD	Required
RM	Room
SIM	Similar
SPEC	Specified OR Specification
SPK	Sprinkler or Speaker
SSTL	Stainless Steel
STC	Sound Transmission Coefficient
STL	Steel
STRUCT	Structure or Structural
T&G	Tongue And Groove
TELE	Telephone
TLT	Toilet
TME	To Match Existing
TO	Top Of
TOC	Top Of Concrete
TOS	Top Of Steel
TPD	Toilet Paper Dispenser
T/D	Telephone/Data
TYP	Typical
UNO	Unless Noted Otherwise
U/S	Underside
VIF	Verify In Field
VP	Vision Panel
W/	With
WD	Wood

GRAPHIC STANDARDS

EXTERIOR ELEVATION IDENTIFICATION
1 / A4.01 — DRAWING NUMBER / SHEET NUMBER

INTERIOR ELEVATION IDENTIFICATION
99 / A7.01 / 99 — DRAWING NUMBER / SHEET NUMBER

DETAIL IDENTIFICATION
1 / A9.01 — DRAWING NUMBER / SHEET NUMBER

WALL SECTION IDENTIFICATION
1 / A5.11 — DRAWING NUMBER / SHEET NUMBER

BUILDING SECTION IDENTIFICATION
1 / A5.01 — DRAWING NUMBER / SHEET NUMBER

ENLARGED DETAIL IDENTIFICATION
AREA OF DRAWING TO BE ENLARGED
1 / A6.01 — DRAWING NUMBER / SHEET NUMBER

DOOR IDENTIFICATION
308 — DOOR NUMBER

ROOM/SPACE/AREA IDENTIFICATION
ROOM NAME — ROOM NAME
314 — ROOM NUMBER
876 SF — ROOM AREA

PARTITION TYPE IDENTIFICATION
23A — PARTITION TYPE: RE: PARTITION TYPE SCHEDULE

ACOUSTICAL PARTITION TYPE IDENTIFICATION
76H — PARTITION TYPE: RE: PARTITION TYPE SCHEDULE

STRUCTURAL GRID
A — COLUMN LETTER
1 — COLUMN REFERENCE GUIDE
COLUMN LETTER

ELEVATION DATUM IDENTIFICATION
LEVEL NAME
ELEVATION

WINDOW IDENTIFICATION
C1 — WINDOW TYPE

KEYNOTE IDENTIFICATION
? — NOTE NUMBER

REVISION IDENTIFICATION
001 / ASI — REVISION NUMBER / REVISION DESCRIPTION

SECTION MATERIAL GRAPHICS
CONCRETE
UNDISTURBED OR COMPACTED EARTH
POROUS FILL (GRAVEL)
STEEL
ALUMINUM
MASONRY - BRICK
MASONRY - CONCRETE BLOCK
RIDGID INSULATION
BATT INSULATION
GYPSUM PLASTER
PLYWOOD
FINISH WOOD

BUILDING & CODE

BUILDING CODE:	2018 IRC 2018 IECC 2018 NEC
ZONING: RESIDENTIAL	SINGLE FAMILY
OCCUPANCY:	TYPE R, DIV.3
SPRINKLERS:	NO
CLIMATE ZONE:	5A
FENSTRATION U-FACTOR:	.32
CEILING R- VALUE:	49
WD. WALL R- VALUE:	21, OR 20+5, OR 13+10
LOT SIZE SF:	7832.15 SF
PROPOSED SF:	856 SF LIOVABLE (+ 856 SF GARAGE & MECH.)
MAX. HEIGHT:	30 FT sloped, 30 FT flat
PROPOSED HEIGHT:	30 FT

RADON NOTES

RADON CONTROL PER RADON ENGINEER:
(TO COMPLY WITH IRC 2021)

1. ALL SLABS AND CRAWL SPACES TO BE DE PRESSURIZED/ VENTED AND SEALED TO PROVIDE RADON MITIGATION.

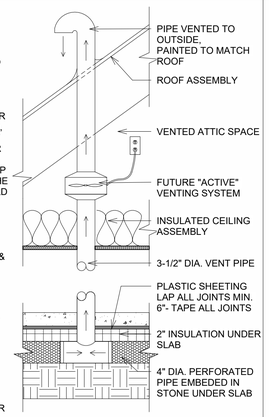
2. CRAWL SPACES TO RECEIVE EITHER A THIN 2" CONCRETE SLAB OR TAPED, SEALED AND OVERLAPPED AIR TIGHT 12 MIL. REINFORCED VAPOR BARRIER WITH A MIN. PERM. RATING OF .1 OR LOWER, OVER GROUND AND FULLY UP THE SIDE OF FOUND. WALLS OVER THE INSULATION (R VALUE PER IRC) BOARD ON THE CONC. WALLS.

3. PROVIDE EXHAUST VENTILATION UNDER THE VAPOR BARRIER TO DEPRESSURIZE THE SPACE AND REMOVE RADON GAS. EXHAUST FAN & VENT PIPE TO BE DISCHARGED AT ROOF WITH FEW TO NO ELBOWS OR TURNS. FAN TO BE LOCATED AWAY FROM SLEEPING AREAS.

4. EXACT LOCATION OF PIPES TBD BY CONSULTANT PER SITE VISIT.

5. ALL ENTRY/ EXIT ROUTES FOR PIPING SHALL BE SEALED W/ ONE PART POLYURETHANE CAULKING

6. CRAWL SPACE ACCESS DOORS SHALL BE GASKETED TO PREVENT AIR LEAKAGE



PROJECT TEAM

OWNER
MAVERICK & GRACE CONKLIN
1018 MOUNTAIN DR
MINTURN, CO 81645
P:VOICE

LANDSCAPE
NAME
ADDRESS
CITY STATE ZIP
P:VOICE

SPECIFICATIONS
NAME
ADDRESS
CITY STATE ZIP
P:VOICE

ARCHITECT
HANSEN DESIGN BUILD
PO BOX 1522
MINTURN, CO 81645
P:970.477.2990

STRUCTURAL
NAME
ADDRESS
CITY STATE ZIP
P:VOICE

SURVEY
NAME
ADDRESS
CITY STATE ZIP
P:VOICE

CONTRACTOR
NAME
ADDRESS
CITY STATE ZIP
P:VOICE

MECHANICAL
NAME
ADDRESS
CITY STATE ZIP
P:VOICE

SOILS
NAME
ADDRESS
CITY STATE ZIP
P:VOICE

CIVIL
NAME
ADDRESS
CITY STATE ZIP
P:VOICE

ELECTRICAL
NAME
ADDRESS
CITY STATE ZIP
P:VOICE

SHEET INDEX

SHEET #	SHEET NAME	Sheet Issue Date
ARCHITECTURAL		
A005	ARCHITECTURAL SITE PLAN	01/25/25
CIVIL		
C0	EXISTING SURVEY	01/25/25
C1	EXISTING SURVEY	01/25/25
LANDSCAPE		
L1	SITE PLAN	01/25/25
L2	LANDSCAPE PLAN	03/09/22
L3	LANDSCAPE DETAILS	03/09/22
ARCHITECTURAL		
A100	LOWER AND GARAGE FLOOR PLAN	01/25/25
A101	MAIN LEVEL FLOORPLAN	01/25/25
A102	UPPER LEVEL FLOORPLAN	01/25/25
A103	ROOF PLAN	01/25/25
A130	LEVEL 1 RCP	07/30/19
A131	LEVEL 2 RCP	07/30/19
A200	BUILDING ELEVATIONS	01/25/25
A201	BUILDING ELEVATIONS	01/25/25
A202	3-D VIEWS	01/24/25
A500	EXTERIOR DETAILS	07/30/19
A600	EXT. WINDOW & DOOR SCHEDULE	07/30/19
A650	INT. DOOR SCHEDULE & TYPES	07/30/19
A700	INTERIOR ELEVATIONS	07/30/19
A855	SPECIFICATIONS	03/07/25
STRUCTURAL		
S100	STRUCTURAL	07/30/19
MECHANICAL		
M000	MECHANICAL	07/30/19
ELECTRICAL		
E000	ELECTRICAL	07/30/19

VICINITY MAP

SITE LOCATION

1018 Mountain Drive

1018 Mountain Dr, Minturn, CO 81645

No.	Description	Date

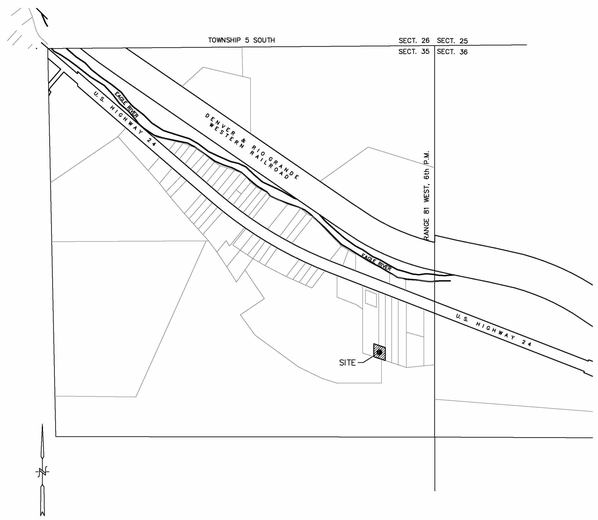
Project number	Project Number
Date	5.4.25
Drawn by	Author

COVER SHEET

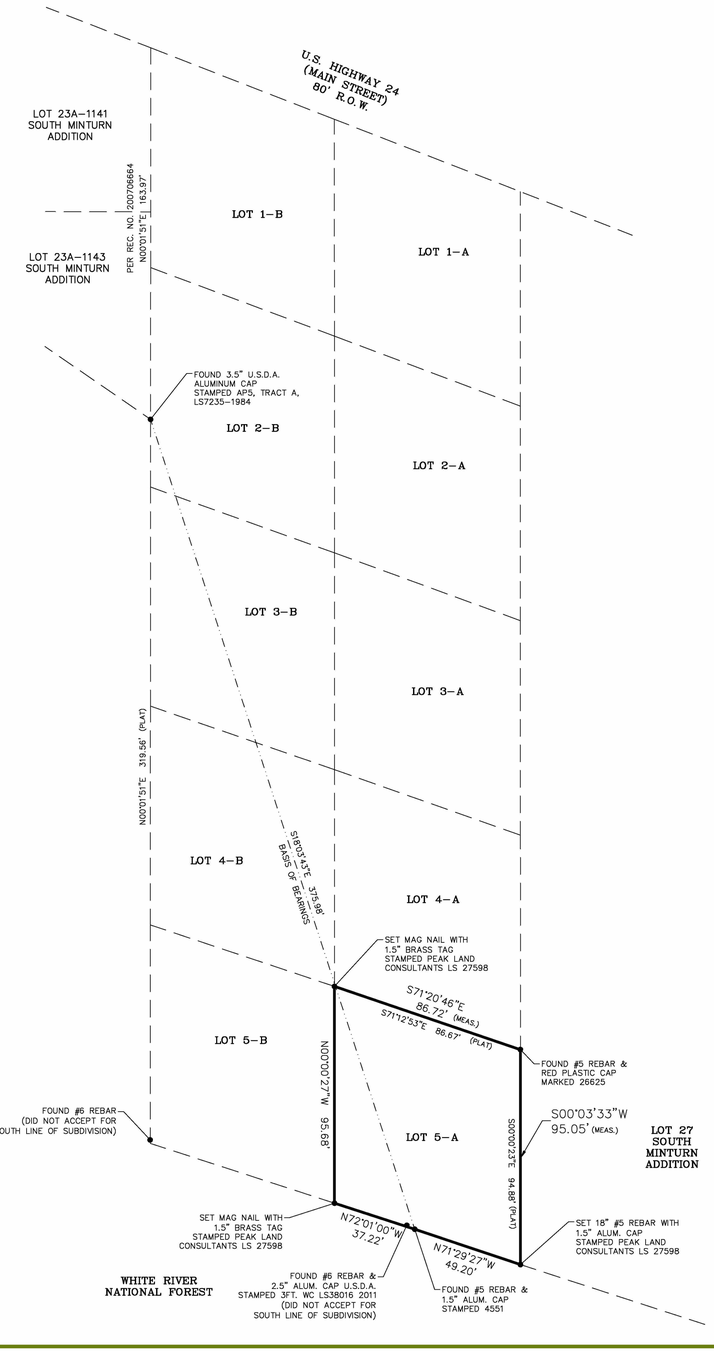
A000

5/5/2025 9:56:52 PM

IMPROVEMENT SURVEY PLAT
LOT 5-A
MINTURN MOUNTAIN HOME PROPERTIES
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 500'



GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

GENERAL NOTES

1. DATE OF SURVEY: SEPTEMBER 17, 2024
2. BASIS OF BEARINGS: LINE BETWEEN MONUMENT MARKING SOUTHEAST CORNER LOT 23A-1143 SOUTH MINTURN ADDITION, A RESUBDIVISION OF LOT 23A RECEPTION NO 200706664 EAGLE COUNTY BEING A 3" BLM BRASS CAP AND SOUTH ANGLE POINT LOT 5-A MINTURN MOUNTAIN HOMES RECEPTION NO. 455141 EAGLE COUNTY BEING #5 REBAR WITH 1.5" ALUMINUM CAP STAMPED 4551. BEARING BEING S18°03'43"E.
3. PROJECT BENCHMARK: NGS BENCHMARK "T-280" ELEVATION=7894.20 (NAVD 88) SITE ELEVATION TOP REBAR AND RED PLASTIC CAP NE CORNER LOT 7922.17.
4. BUILDING TIES ARE PERPENDICULAR OR RADIAL TO PROPERTY AND ARE INDICATED IN PARENTHESIS (XX.X').
5. LINEAL UNITS OF MEASUREMENT SHOWN ARE GIVEN IN US SURVEY FOOT.
6. THIS TOPOGRAPHIC MAP IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. IT IS NOT INTENDED TO RESOLVE ANY BOUNDARY ISSUES THAT MAY EXIST ON THIS LOT OR TO REESTABLISH ANY MISSING LOT MONUMENTS.
7. PEAK LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS TOPOGRAPHIC MAP WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NO. V50072872 DATED SEPTEMBER 24, 2024 AT 5:00 P.M..
8. NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

EXCEPTIONS:

PER SAID TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, THE FOLLOWING AFFECT THE SUBJECT PROPERTY:

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11. RIGHT OF WAY FOR THE D & RGW RAILROAD CO., AS DESCRIBED BY INSTRUMENT RECORDED NOVEMBER 6, 1929 IN BOOK 106 AT PAGE 553, 554. (NOT ABLE TO PLOT_
12. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED SEPTEMBER 22, 1977 IN BOOK 260 AT PAGE 99. (NOT ABLE TO PLOT)
13. EASEMENTS, COVENANT S, CONDITIONS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE FINA PLAT OF MINTURN MOUNTAIN HOME PROPERTIES, RECORDED APRIL 23, 1991 IN BOOK 559 AT PAGE 11
NOTE: EASEMENT VACATION RECORDED DECEMBER 16, 1999 AT RECEPTION NO. 717808 (AS SHOWN HEREON)
14. TERMS, CONDITIONS AND PROVISIONS OF DECLARATION OF PROTECTIVE CONVENANTS FOR MINTURN MOUNTAIN HOME PROPERTIES BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED SEPTEMBER 13, 1991 IN BOOK 562 AT PAGE 205. (NOT ABLE TO PLOT)
15. TERMS, CONDITIONS AND PROVISIONS OF ENCROACHMENT AGREEMENT RECORDED JULY 15, 1994 IN BOOK 645 AT PAGE 378. (LOT 1-B, DOES NOT APPLY)
16. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENTS RECORDED AUGUST 17, 1999 AT RECEPTION NO. 705701 AND 705702. (LOTS 1-A AND 2-B, DOES NOT APPLY)
17. TERMS, CONDITIONS AND PROVISIONS OF SEWER EASEMENT RECORDED DECEMBER 16, 1999 AT RECEPTION NO. 717807. (LOTS 1-A AND 1-B, DOES NOT APPLY)

SURVEYOR'S CERTIFICATE

I, BRENT BIGGS, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS IMPROVEMENT SURVEY PLAT WAS MADE BY ME AND UNDER MY SUPERVISION, IS CERTIFIED TO LAND TITLE GUARANTEE COMPANY, ANDREA L. DURBIN AND KIT A. BAZLEY AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

COLORADO REGISTERED BRENT BIGGS 27598 PROFESSIONAL LAND SURVEYOR 10/09/2024

DATE: _____

BRENT BIGGS
COLORADO P.L.S. 27598
FOR & ON BEHALF OF
PEAK LAND SURVEYING, INC.

DEPOSITED THIS _____ DAY OF _____, 2006, AT ____M. IN BOOK _____ OF THE EAGLE COUNTY SURVEYOR'S LAND SURVEY PLAT/RIGHTS-OF-WAY SURVEYS AT PAGE _____, RECEPTION No. _____.

PEAK LAND CONSULTANTS, INC.
PEAK LAND SURVEYING, INC.
970-476-9644
PO BOX 3790, VAIL, CO. 81658
101 FAWCETT RD. #215, AVON, CO. 81620

DRAWN: KPJ	REVIEWED: BB	SHEET 1 OF 2	
DATE: 10/09/24	PLC JOB#: 2529		

HANSEN DESIGN | BUILD

1018 MOUNTAIN DR. MINTURN,CO

1018 Mountain Drive

No.	Description	Date

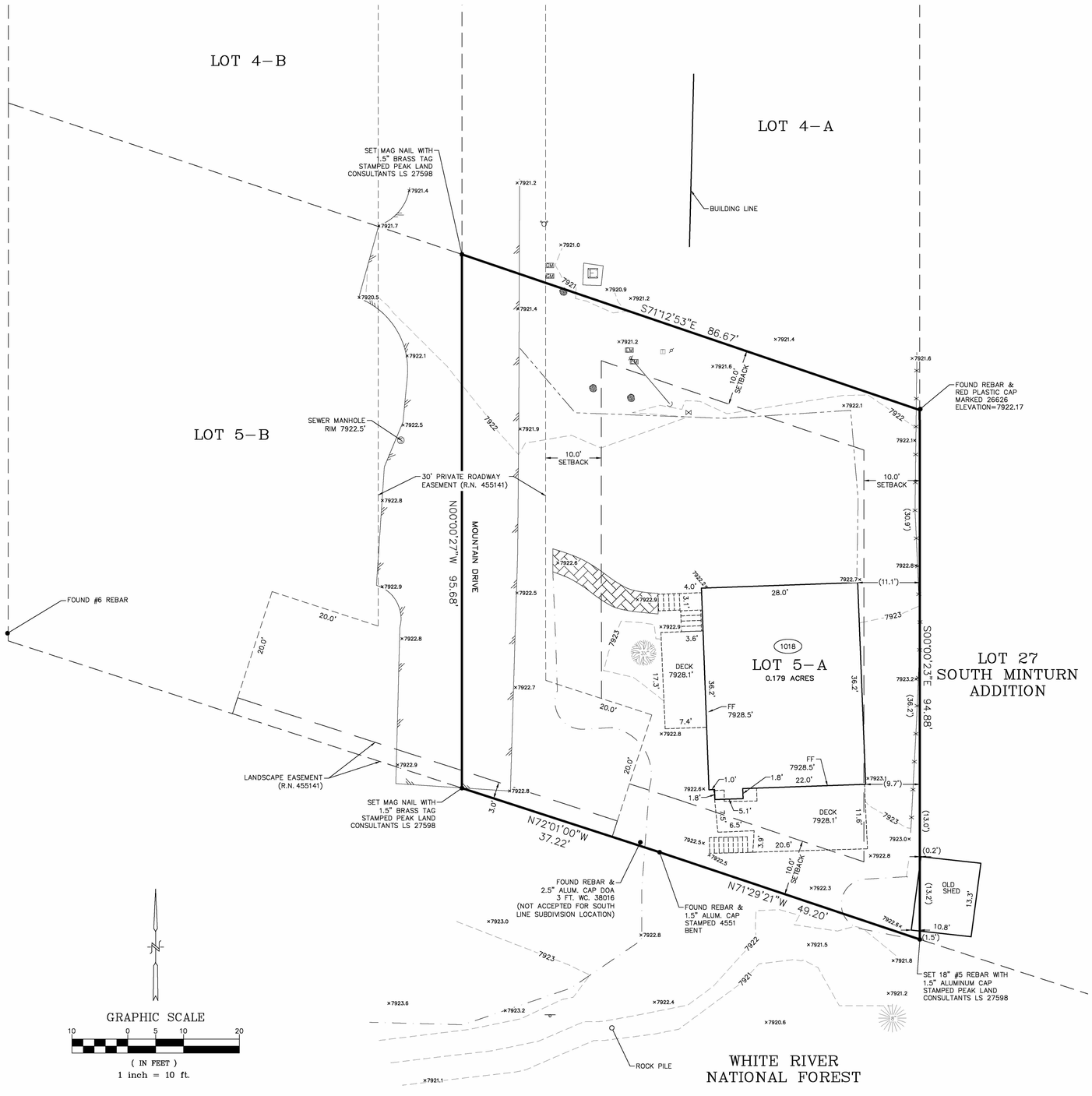
Project number	Project Number
Date	5.4.25
Drawn by	Author

IMPROVEMENT SURVEY PLAT

A003

5/5/2025 9:57:07 PM

IMPROVEMENT SURVEY PLAT
LOT 5-A
MINTURN MOUNTAIN HOME PROPERTIES
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO



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LEGEND

- DECIDUOUS TREE WITH APPROX TRUNK DIAMETER
- CONIFEROUS TREE WITH APPROX TRUNK DIAMETER
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- SIGN
- UTILITY POLE
- GUY WIRE
- TRANSFORMER
- EM ELECTRIC METER
- TELEPHONE PEDESTAL
- LARGE ROCK
- PAVERS
- EDGE ASPHALT
- EDGE OF LANDSCAPING

HANSEN DESIGN | BUILD

1018 MOUNTAIN DR. MINTURN,CO

1018 Mountain Drive

No.	Description	Date

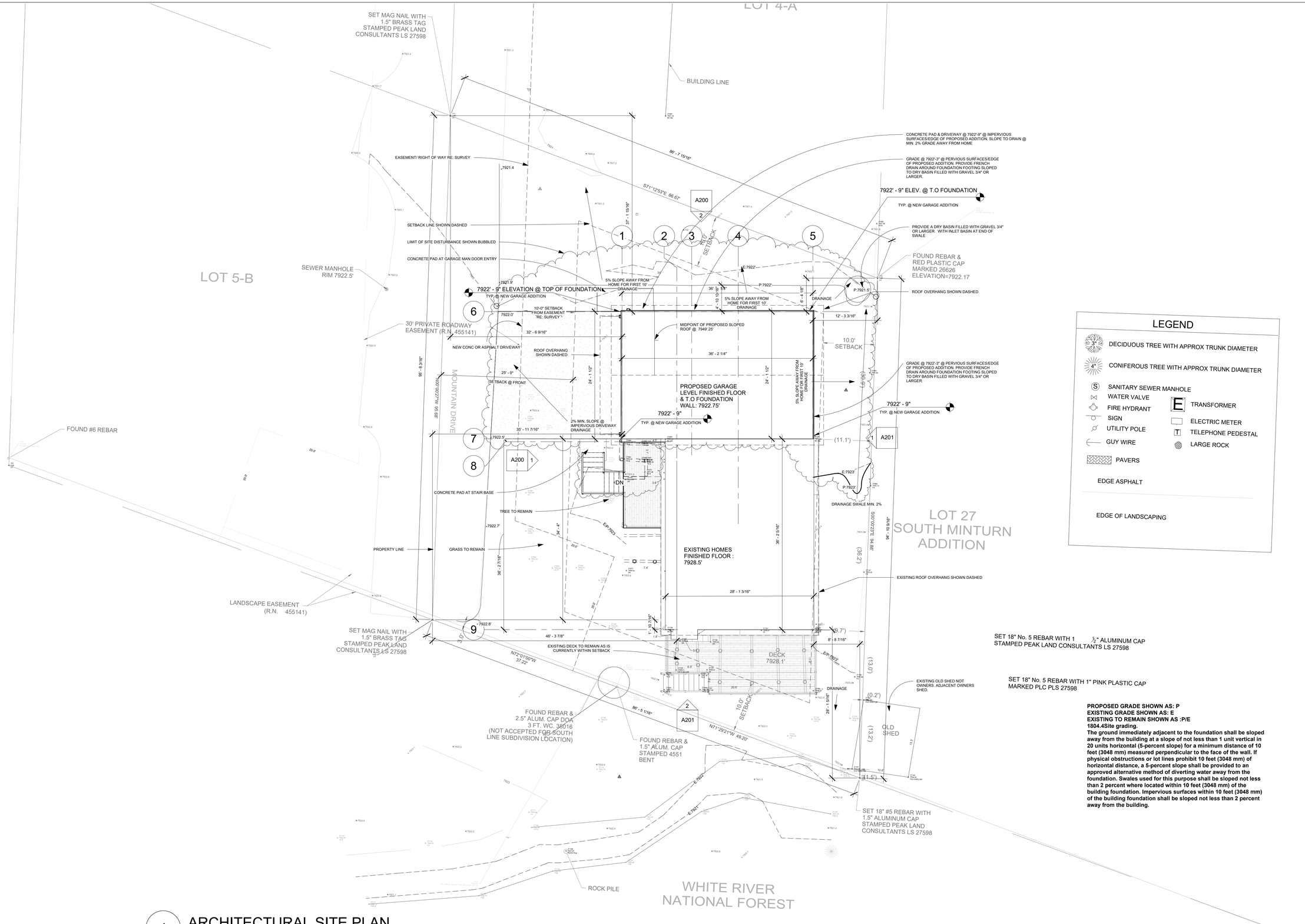
Project number	Project Number
Date	5.4.25
Drawn by	Author

EXISTING SURVEY PLAT

A004

DRAWN: KPJ	REVIEWED: BB	SHEET 2 OF 2
DATE: 10/09/24	PLC JOB#: 2529	

5/5/2025 9:57:14 PM



LEGEND

- DECIDUOUS TREE WITH APPROX TRUNK DIAMETER
- CONIFEROUS TREE WITH APPROX TRUNK DIAMETER
- SANITARY SEWER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- SIGN
- UTILITY POLE
- GUY WIRE
- TRANSFORMER
- ELECTRIC METER
- TELEPHONE PEDESTAL
- LARGE ROCK
- PAVERS
- EDGE ASPHALT
- EDGE OF LANDSCAPING

PROPOSED GRADE SHOWN AS: P
EXISTING GRADE SHOWN AS: E
EXISTING TO REMAIN SHOWN AS :P/E
1804.4Site grading.
The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 1 unit vertical in 20 units horizontal (5-percent slope) for a minimum distance of 10 feet (3048 mm) measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 feet (3048 mm) of horizontal distance, a 5-percent slope shall be provided to an approved alternative method of diverting water away from the foundation. Swales used for this purpose shall be sloped not less than 2 percent where located within 10 feet (3048 mm) of the building foundation. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped not less than 2 percent away from the building.

1 ARCHITECTURAL SITE PLAN
SCALE:1/8"=1'-0"

HANSEN DESIGN | BUILD

1018 MOUNTAIN DR. MINTURN,CO

1018 Mountain Drive

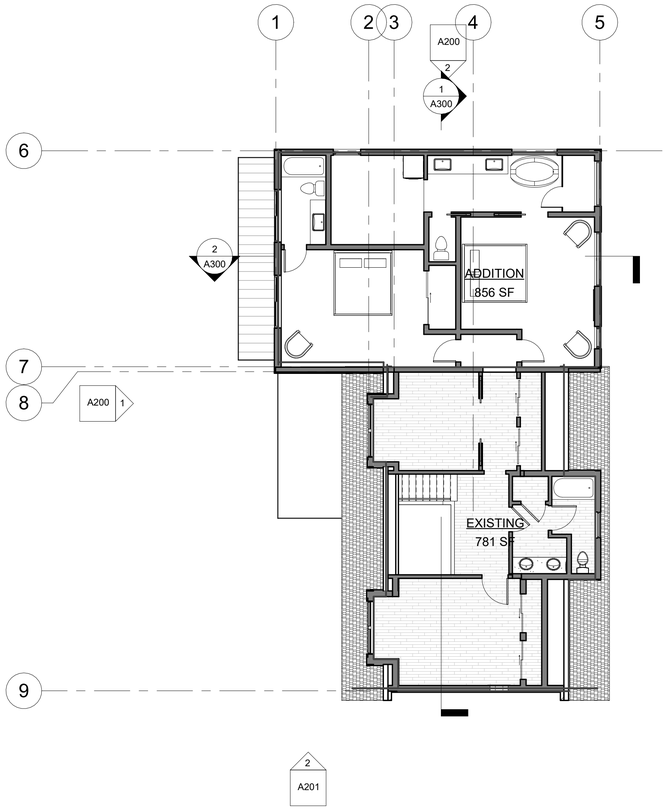
No.	Description	Date
1	Revision 1	4.7.25

Project number	Project Number
Date	5.4.25
Drawn by	Author

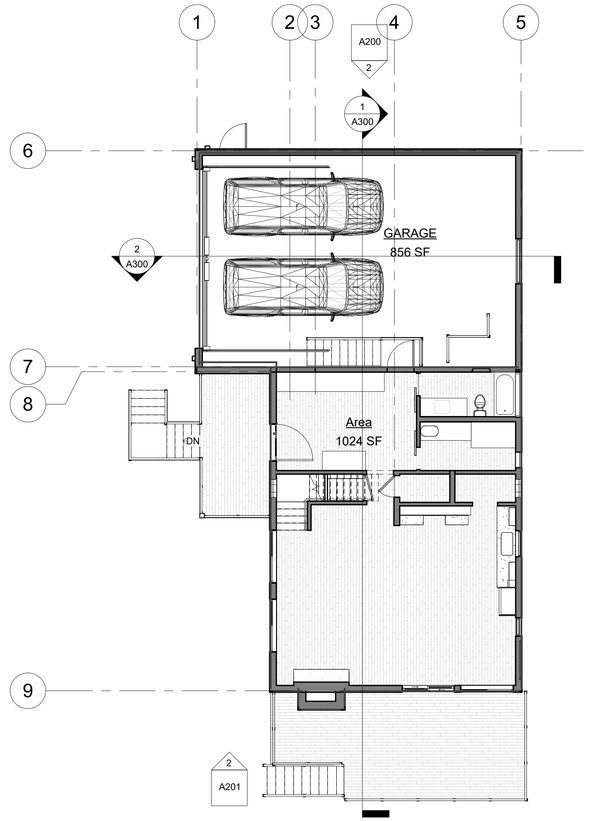
ARCHITECTURAL SITE PLAN

A005

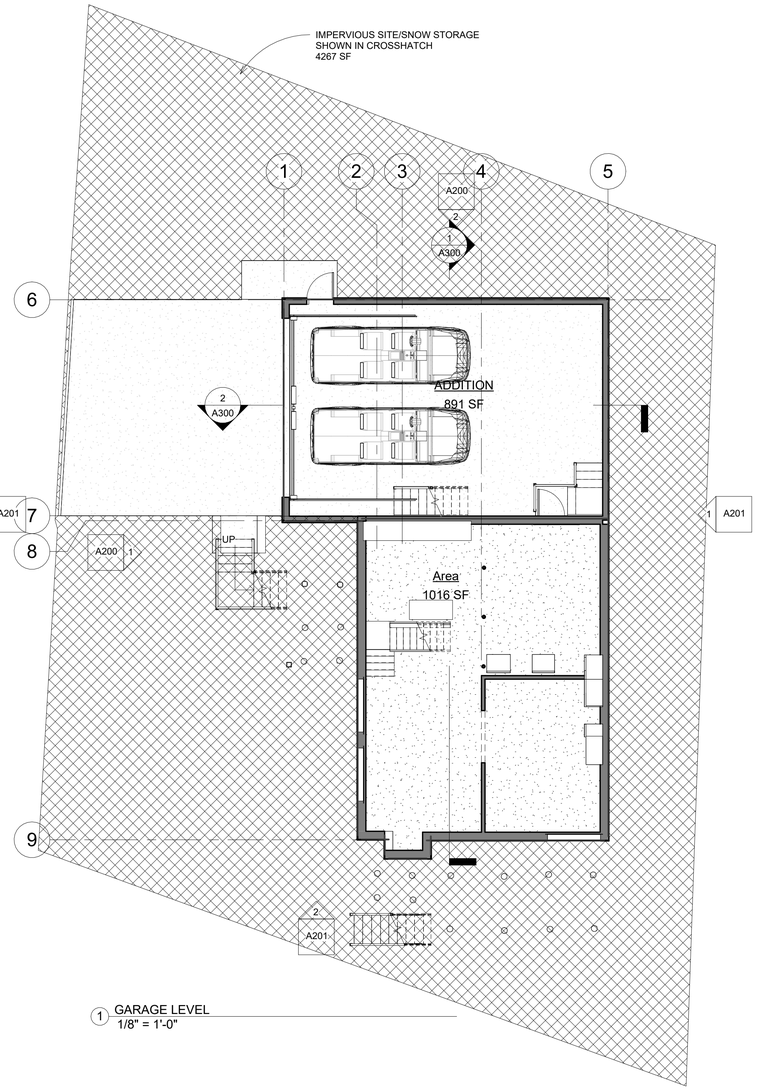
5/6/2025 6:40:27 AM



3 UPPER LEVEL
1/8" = 1'-0"



2 MAIN LEVEL
1/8" = 1'-0"



1 GARAGE LEVEL
1/8" = 1'-0"

LOT SQUARE FOOTAGE: 7832.15 SF
EXISTING HOME SF: LIVABLE: 2851
PROPOSED ADDITION TOTAL SF: LIVABLE: 856 SF
PROPOSED TOTAL SF:LIVABLE: 3707 SF
PROPOSED GARAGE: 856 SF
TOTAL PROPOSED ADDITIONAL LOT COVERAGE: 856 SF
SNOW STORAGE & IMPERVIOUS AREA: 4267 SF

HANSEN DESIGN | BUILD

1018 MOUNTAIN
DR. MINTURN,CO

1018 Mountain Drive

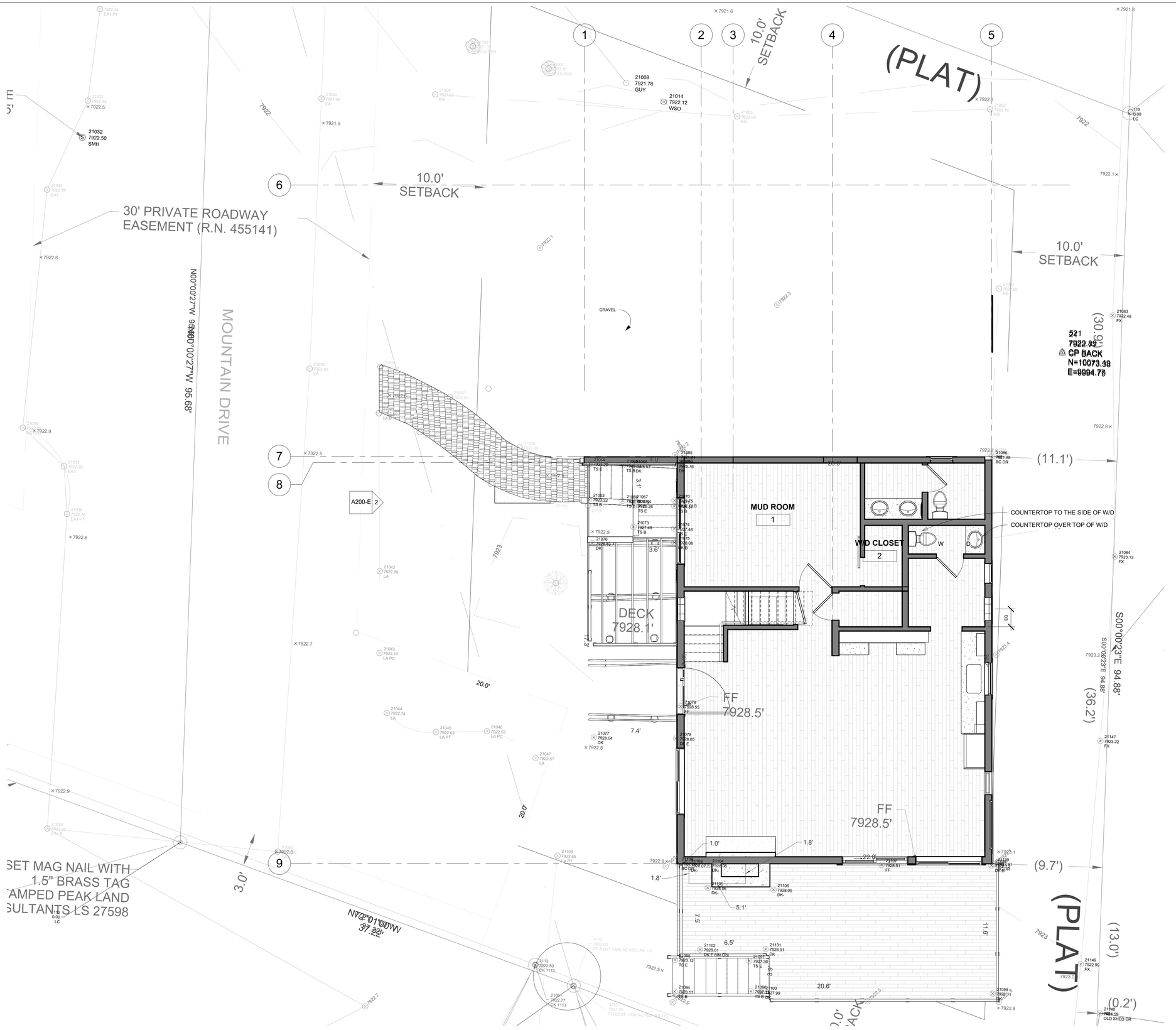
No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

GRFA CALCULATIONS

A006

5/6/2025 7:42:10 AM



HANSEN DESIGN | BUILD

1018 MOUNTAIN DR. MINTURN,CO

1018 Mountain Drive

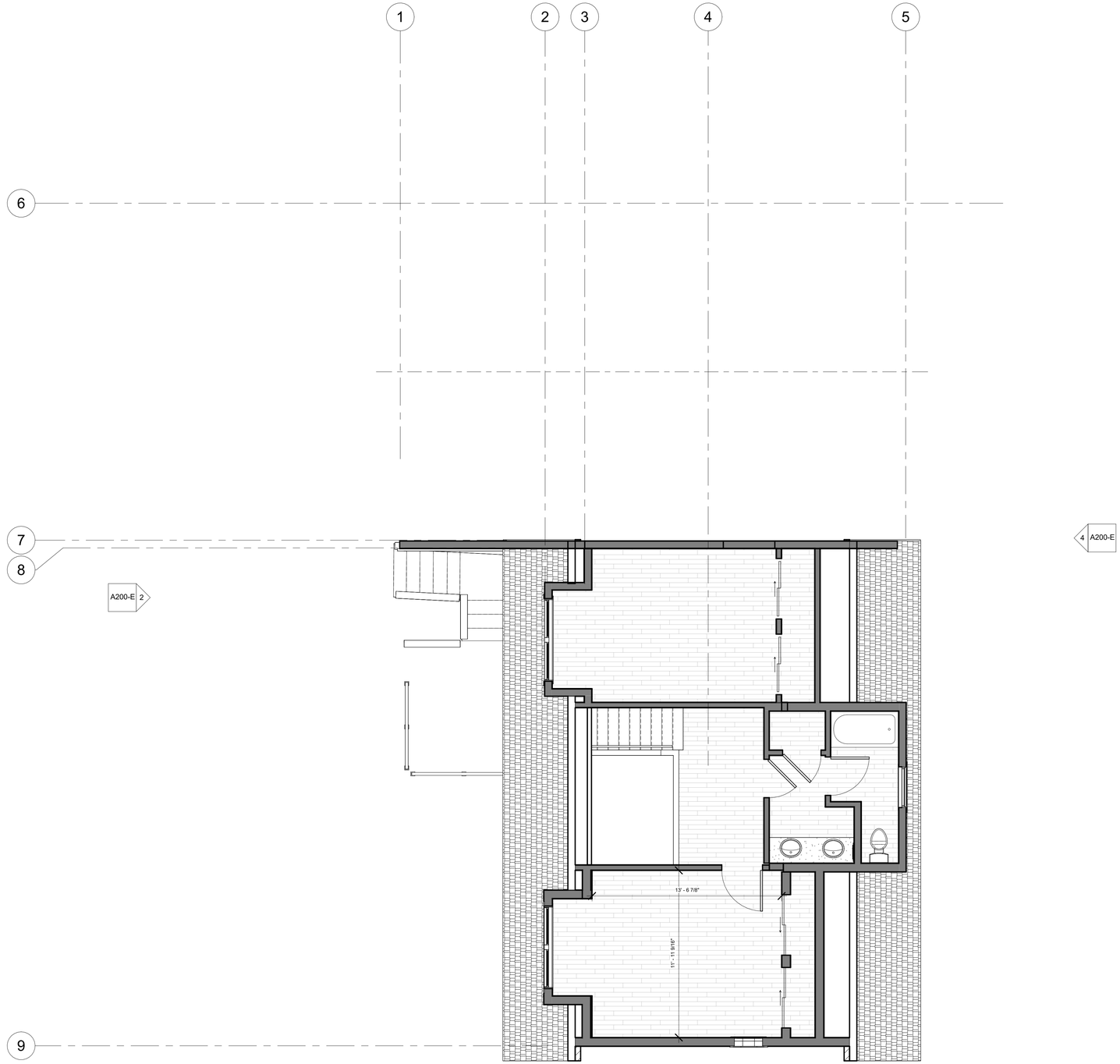
No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

MAIN LEVEL EXISTING

A101-E

5/7/2025 6:41:42 AM



HANSEN DESIGN | BUILD

1018 MOUNTAIN DR. MINTURN,CO

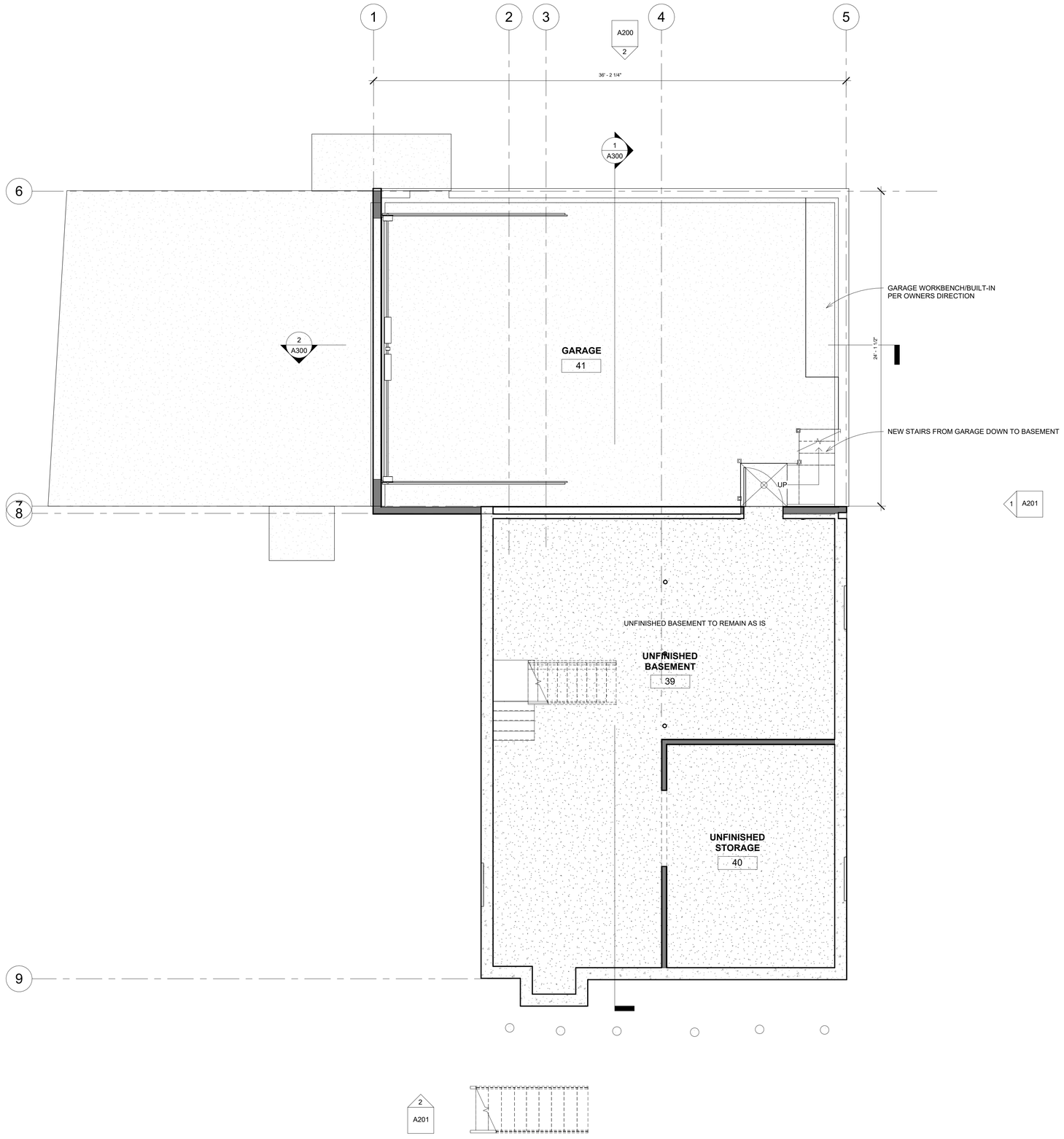
1018 Mountain Drive

No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

UPPER LVL EXISTING FLOORPLAN

A102-E



HANSEN DESIGN | BUILD

1018 MOUNTAIN DR. MINTURN,CO

1018 Mountain Drive

No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	HDB

LOWER AND GARAGE FLOOR PLAN

A100

5/6/2025 7:42:34 AM

1 2 3 4 5 6 7 8 9

10.0' SETBACK

(PLAT)

30' PRIVATE ROADWAY EASEMENT (R.N. 455141)

MOUNTAIN DRIVE

N00°00'27"W 95.68'

10.0' SETBACK

(30.9')

(11.1')

(9.7')

(13.0')

(0.2')

(PLAT)

S00°00'23"E 94.88'

(36.2')

10.0' SETBACK

20.0'

20.0'

20.0'

N72°01'00"W 37.22'

3.0'

SET MAG NAIL WITH 1.5" BRASS TAG STAMPED PEAK LAND CONSULTANTS LS 27598

21008 7921.78 GUY

21014 7922.12 WSO

21032 7922.50 SMH

21115 0.00 LC

21112 0.00 LC

21683 7922.48 FX

21084 7923.13 FX

21147 7923.22 FX

21149 7922.96 FX

21140 7924.59 OLD SHED DR

21086 7921.88 BC: DR

21085 7921.76 DH

21087 7921.57 BUILDER

21036 7921.57 BUILDER

21107 7921.87 BUILDER

1 A300

2 A300

A200 1

2' - 0"

4' - 4"

4' - 4"

7922' - 9"

GARAGE
35
828 SF

MUD ROOM
12
172 SF

POWDER
14

W/D
13

MECH
21

PANTRY
20

KITCHEN/LIVING
15

FF
7928.5'

FF
7928.5'

COUNTERTOP TO THE SIDE OF W/D

COUNTERTOP OVER TOP OF W/D

W

D

DN

DN

23' - 8"

30' - 0"

4.0'

3.1'

3.6'

7.4'

1.0'

1.8'

1.8'

22.0'

5.1'

7.5'

11.6'

6.5'

20.6'

3.0'

21 7922.99 CP BACK N=10073.48 E=9994.77

21039 7922.92 DALE

21037 7922.76 EA1

21036 7922.76 EA1 PT

21033 7922.78 EA1

21032 7922.50 SMH

21035 7922.40 EA

21034 7921.84 EA

21004 7924.87 EG

21003 7922.04 EG

21002 7922.16 EG

21001 7922.60 EG

21042 7922.66 LA

21043 7922.74 LA PC

21044 7922.74 LA

21045 7922.63 LA PT

21046 7922.53 LA PC

21047 7922.57 LA

21048 7922.65 LA PT

21049 7922.65 EP PC

21050 7922.99 EP

21051 7922.88 EP PT

21052 7922.65 EP PC

21053 7922.88 EP

21054 7922.88 EP

21055 7922.88 EP

21056 7922.64 EP PC

21057 7922.81 EP

21058 7922.99 EP

21059 7922.88 EP

21060 7922.60 LA B

21061 7922.60 EG

21062 7922.16 EG

21063 7923.32 TS B

21064 7923.57 TS E

21065 7923.57 TS B DK

21066 7923.57 TS E

21067 7926.26 TS E

21068 7926.26 TS B DK

21069 7926.26 TS B

21070 7926.75 TS B

21071 7926.75 TS E

21072 7926.75 TS B

21073 7927.46 TS B

21074 7927.46 TS E

21075 7926.08 DH B

21076 7928.03 DK

21077 7928.04 DK

21078 7928.05 DK E

21079 7928.55 FF

21080 7928.55 FF

21081 7928.55 FF

21082 7928.55 FF

21083 7928.55 FF

21084 7928.55 FF

21085 7928.55 FF

21086 7928.55 FF

21087 7928.55 FF

21088 7928.55 FF

21089 7928.55 FF

21090 7927.99 TS B DK

21091 7927.99 TS B

21092 7927.99 TS B

21093 7927.99 TS B

21094 7923.11 TS B

21095 7923.12 TS E

21096 7928.01 DK E BIN OTS

21097 7927.36 TS E

21098 7928.01 DK

21099 7928.01 DK

21100 7928.01 DK

21101 7928.01 DK

21102 7928.01 DK E BIN OTS

21103 7928.01 DK

21104 7928.01 DK

21105 7928.05 DK

21106 7928.05 DK

21107 7928.51 FF

21108 7922.65 LA PT

21109 7922.65 LA PT

21110 7922.65 LA PT

21111 7922.65 LA PT

21112 7922.65 LA PT

21113 7922.80 CK 1113

21114 7922.77 CK 1113

4113 7922.03 FD BENT 1.5IN AC 4551 AS 113

3113 7920.00 FD BENT 1.5IN AC 3551 AS 113

7922.1

7922.2

7922.3

7922.4

7922.5

7922.6

7922.7

7922.8

7922.9

7923.0

7923.1

7923.2

7923.4

7922.5

7922.6

7922.8

7923

7922

7921.9

7921.6

7922.1

7922.8

7922.9

7922.8

7922.9

7922.7

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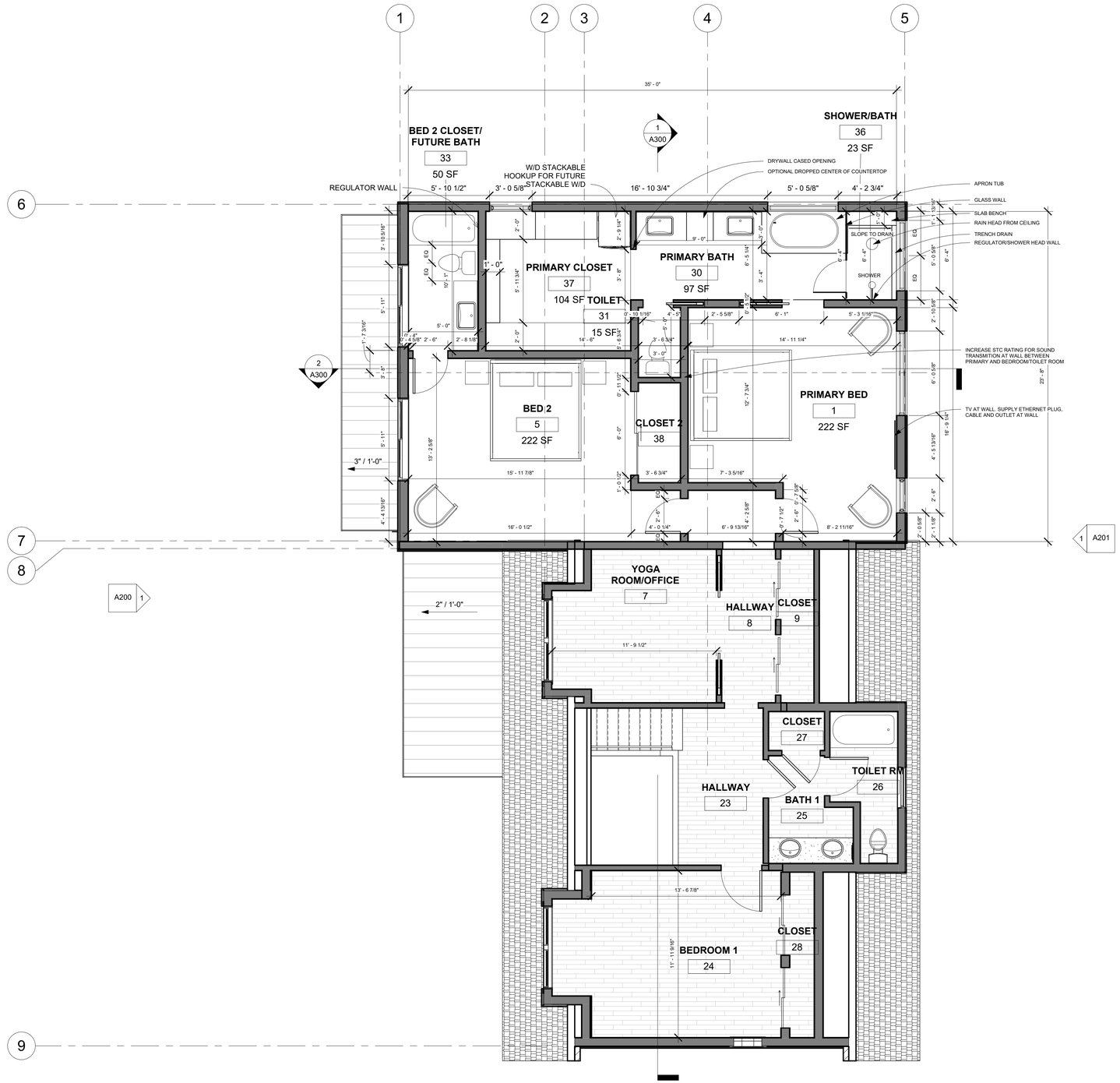
7923.0

7922.1



HANSEN DESIGN | BUILD

1018 MOUNTAIN DR. MINTURN,CO

1018 Mountain Drive

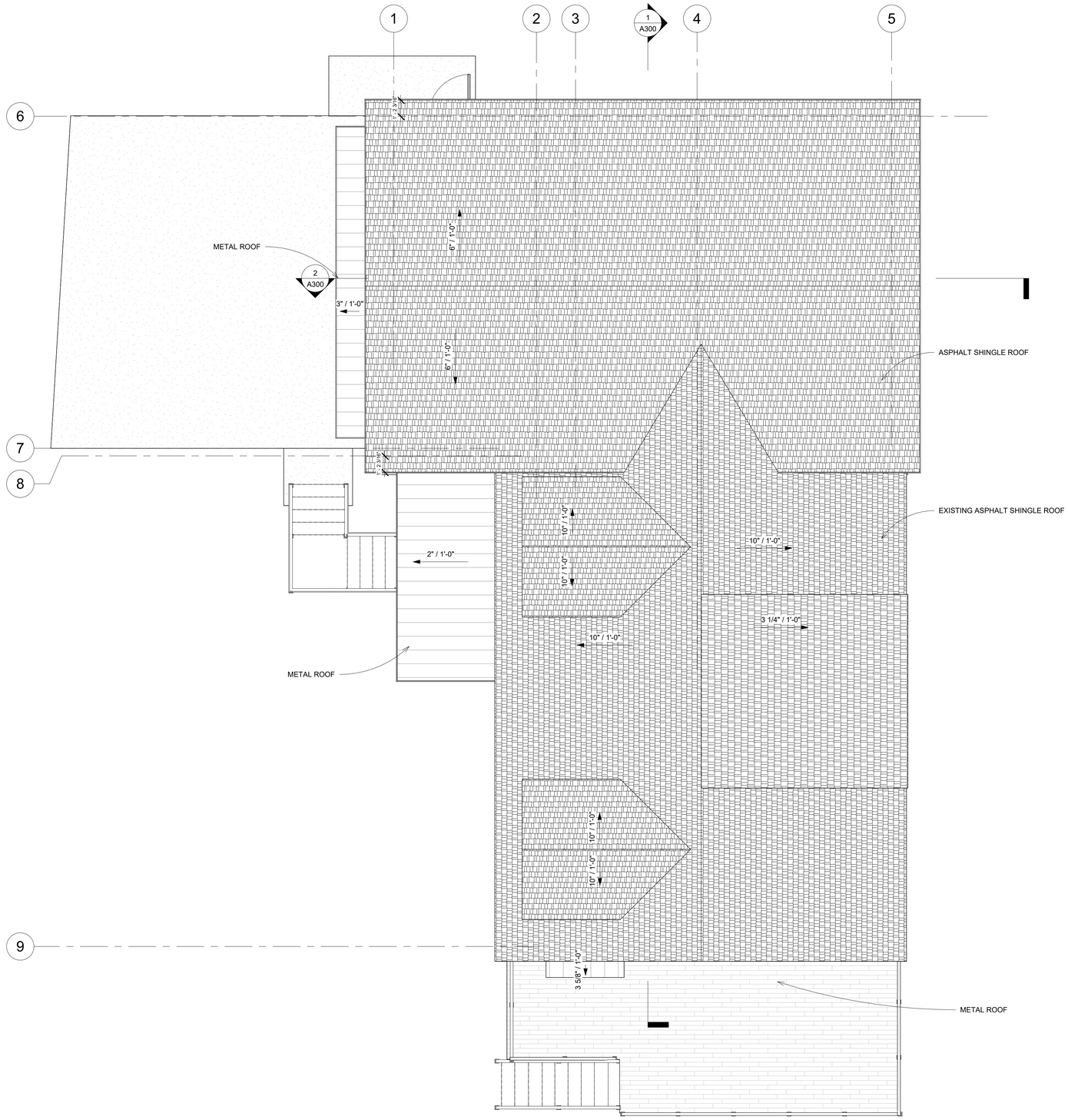
No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

UPPER LEVEL FLOORPLAN

A102

5/6/2025 6:41:29 AM



HANSEN DESIGN | BUILD

1018 MOUNTAIN
DR. MINTURN,CO

1018 Mountain Drive

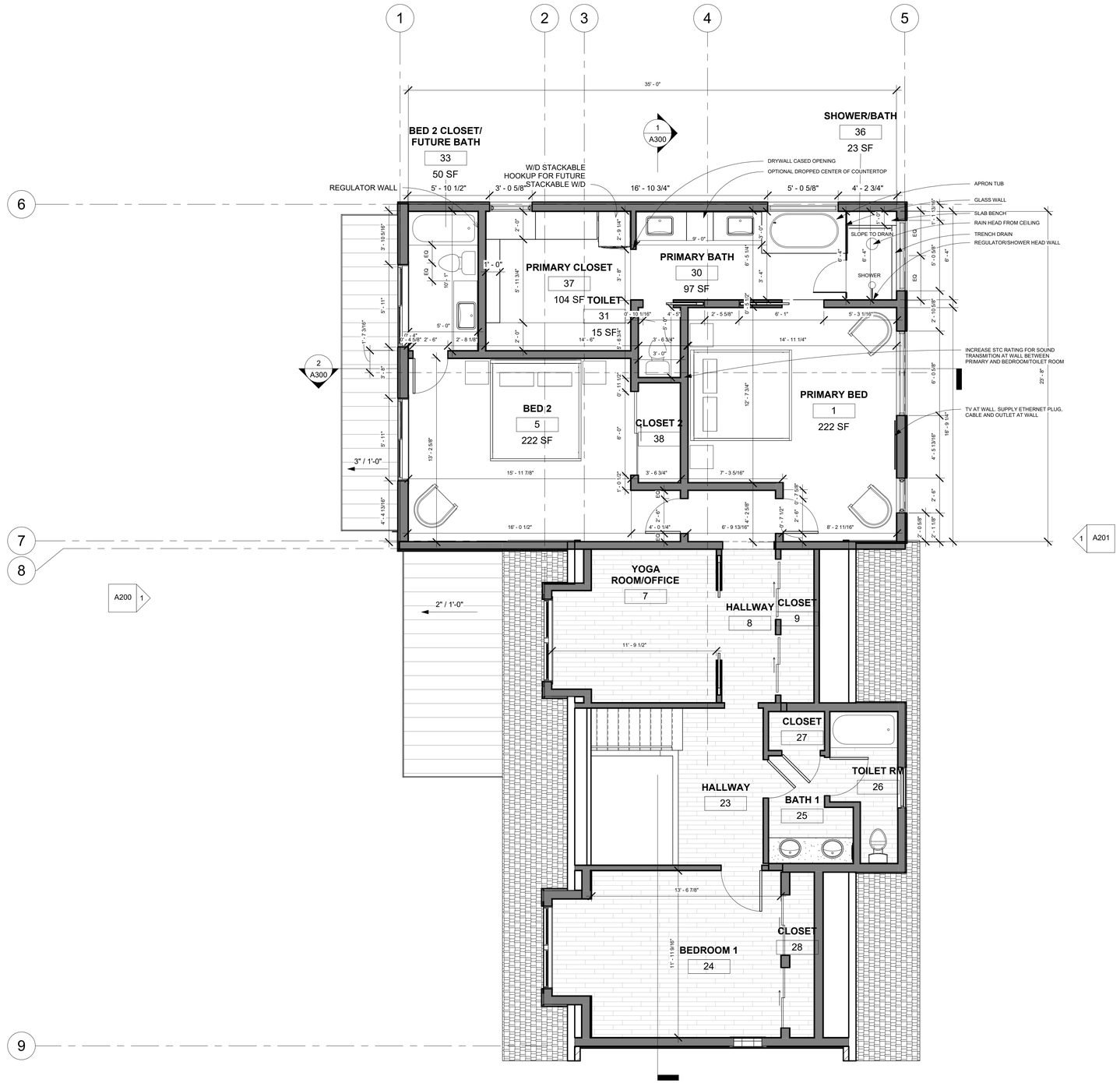
No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

ROOF PLAN

A103

5/7/2025 6:40:33 AM



HANSEN
DESIGN | BUILD

1018 MOUNTAIN
DR. MINTURN,CO

1018 Mountain Drive

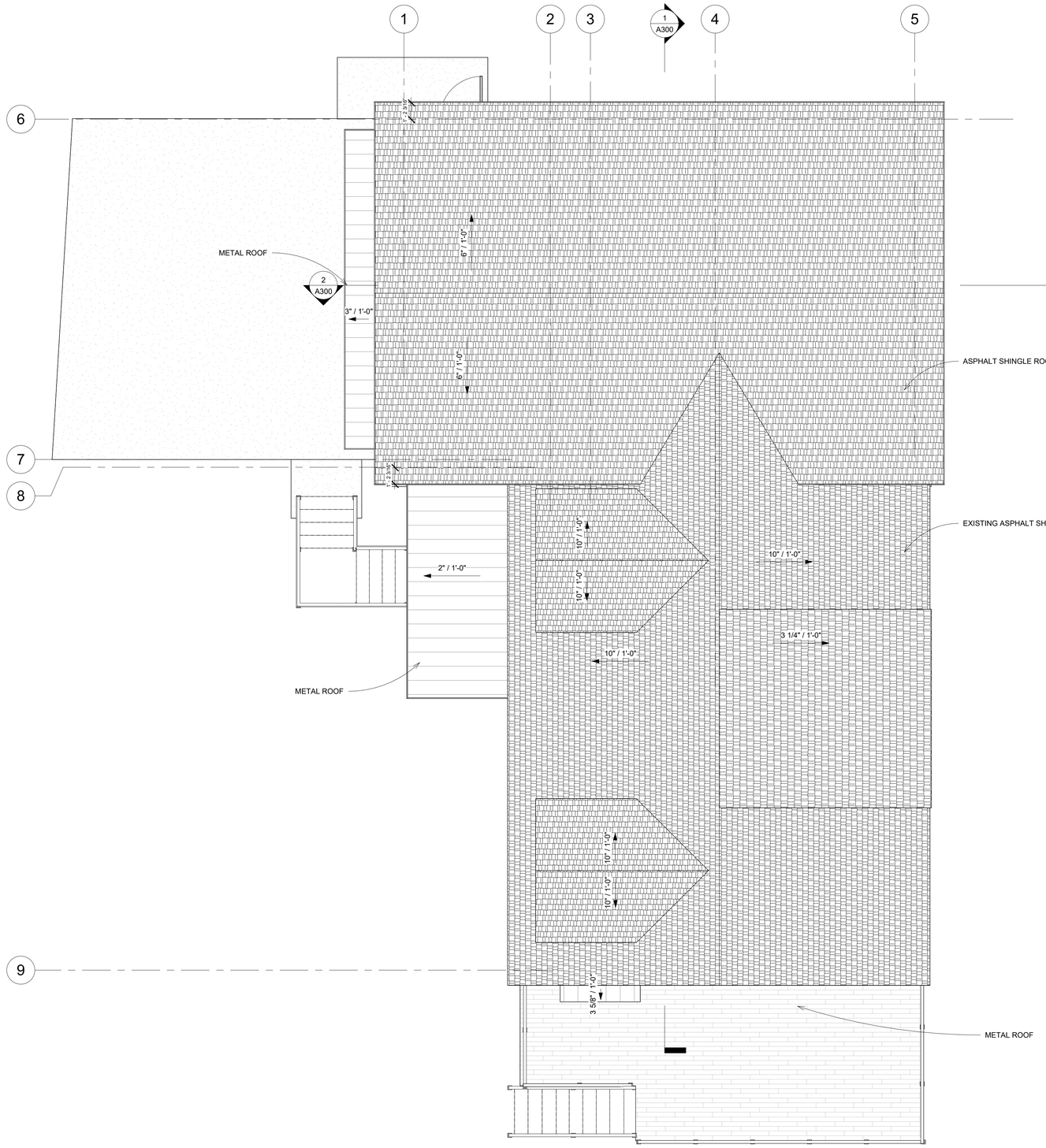
No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

UPPER LEVEL FLOORPLAN

A102

5/5/2025 9:58:21 PM



HANSEN
DESIGN | BUILD

1018 MOUNTAIN
DR. MINTURN,CO

1018 Mountain Drive

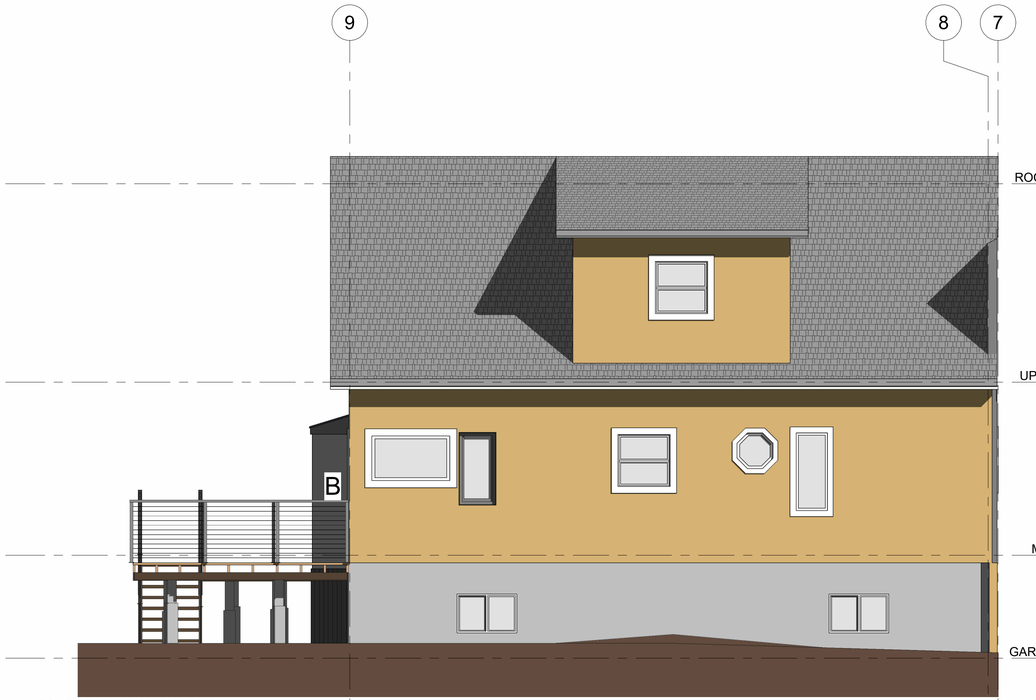
No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

ROOF PLAN

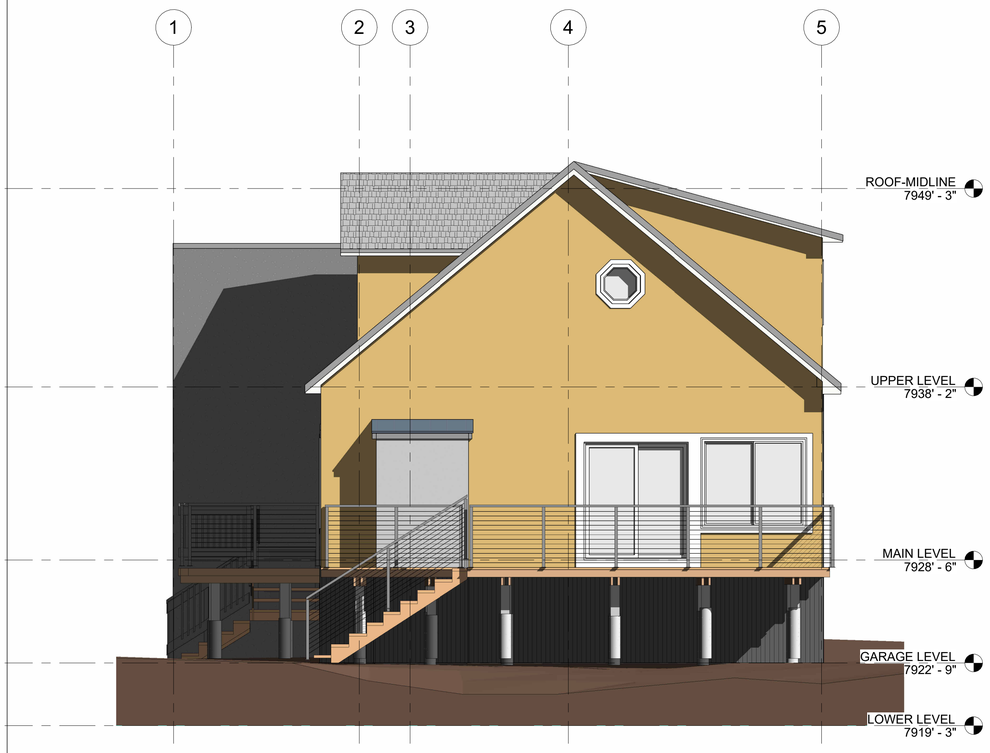
A103

5/5/2025 9:58:23 PM

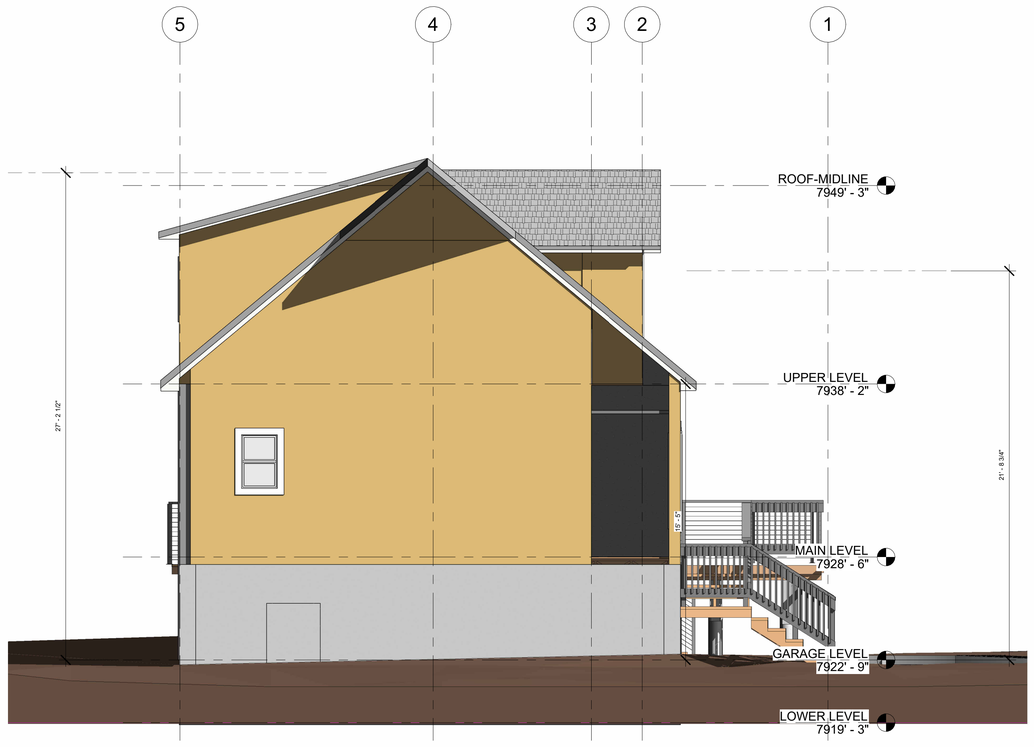


4 SOUTH ELEVATION-EXISTING
1/4" = 1'-0"

2 NORTH ELEVATION-EXISTING
1/4" = 1'-0"



3 WEST ELEVATION-EXISTING
1/4" = 1'-0"



1 EAST ELEVATION-EXISTING
1/4" = 1'-0"

HANSEN DESIGN | BUILD

1018 MOUNTAIN DR. MINTURN,CO

1018 Mountain Drive

No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

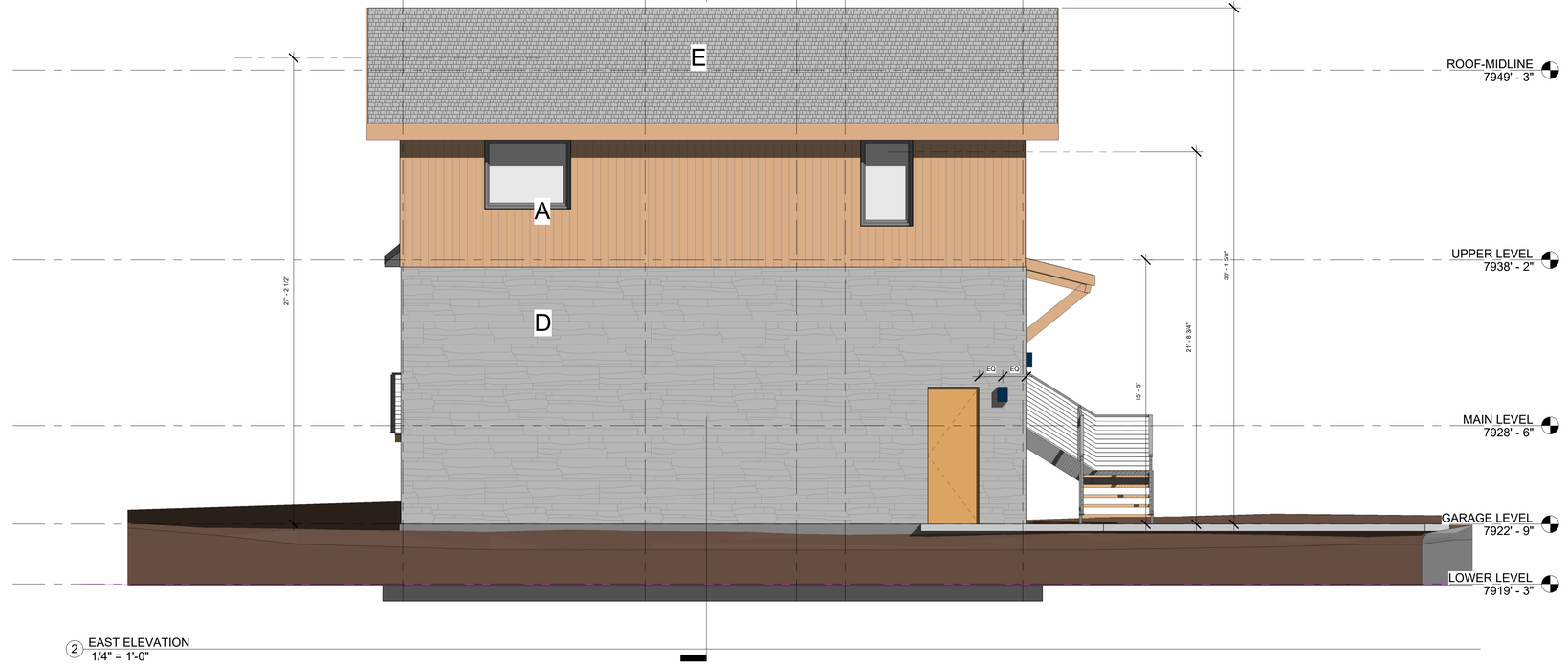
ELEVATIONS-EXISTING

A200-E

5/5/2025 10:27:11 PM

FINISH SCHEDULE- EXTERIOR WALLS		
A	WOOD/COMP SIDING	1/A500
B	GRAY CORRUGATED METAL	2/A500
C	WOOD/COMP FASCIA & TRIM	3/A500
D	STONE VENEER	
E	ASHPALT SHINGLES	

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



2 EAST ELEVATION
1/4" = 1'-0"

HANSEN DESIGN | BUILD

1018 MOUNTAIN DR. MINTURN,CO

1018 Mountain Drive

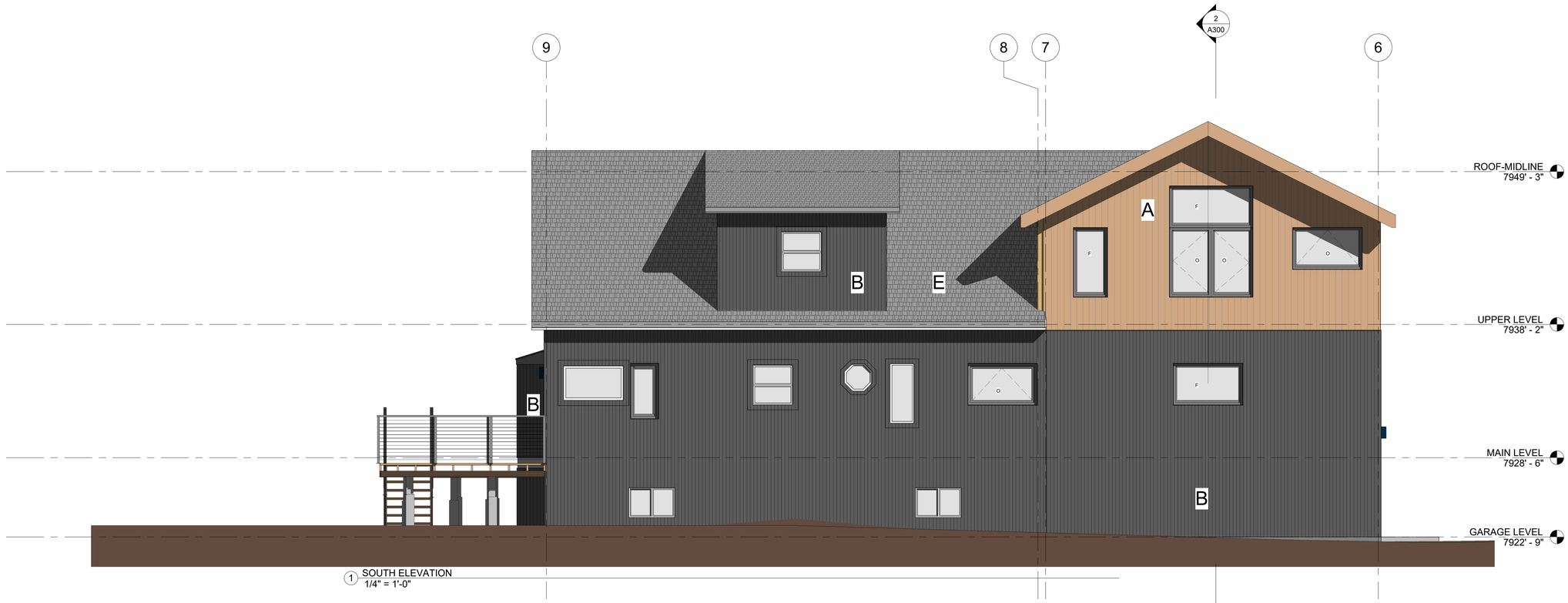
No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

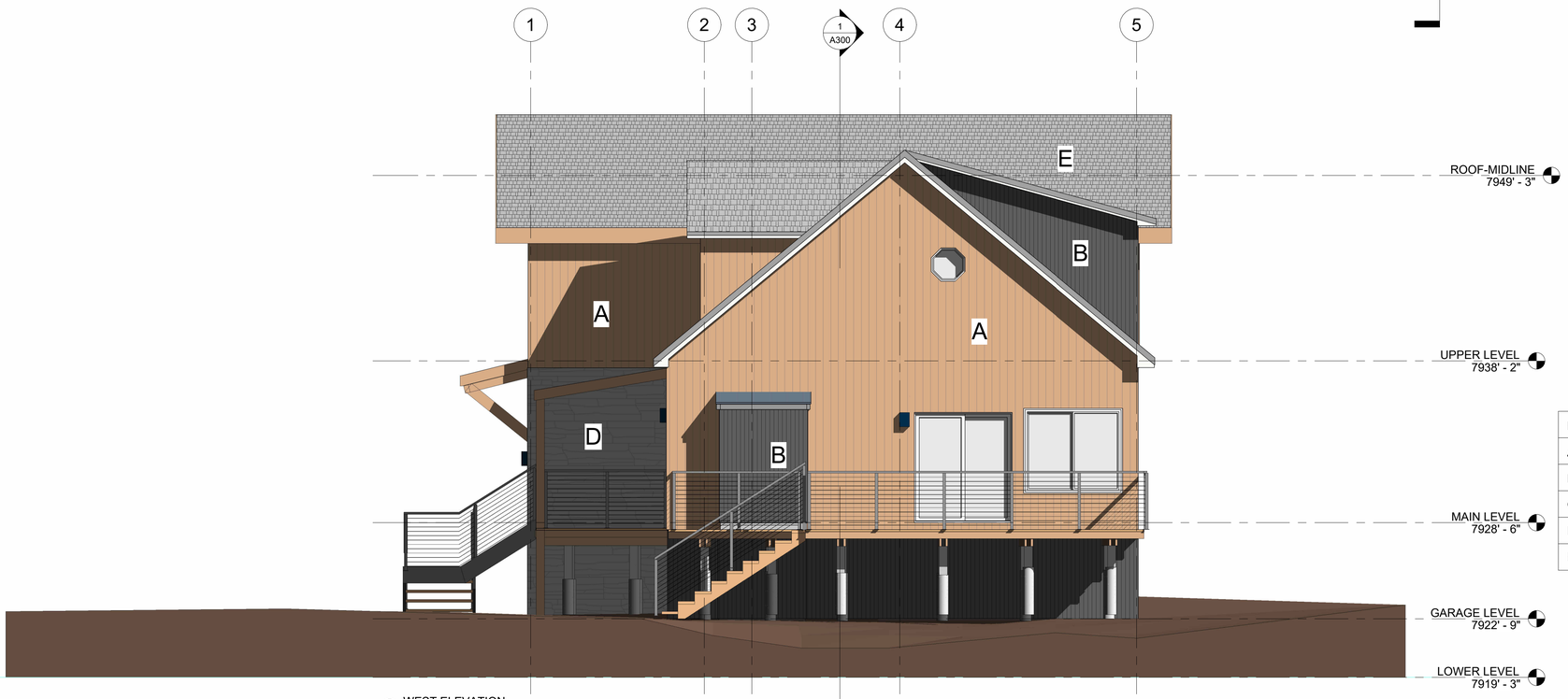
BUILDING ELEVATIONS

A200

5/5/2025 10:02:59 PM



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



2 WEST ELEVATION
1/4" = 1'-0"

FINISH SCHEDULE- EXTERIOR WALLS		
A	WOOD/COMP SIDING	1/A500
B	GRAY CORRUGATED METAL	2/A500
C	WOOD/COMP FASCIA & TRIM	3/A500
D	STONE VENEER	
E	ASHPALT SHINGLES	

HANSEN DESIGN | BUILD

1018 MOUNTAIN
DR. MINTURN,CO

1018 Mountain Drive

No.	Description	Date

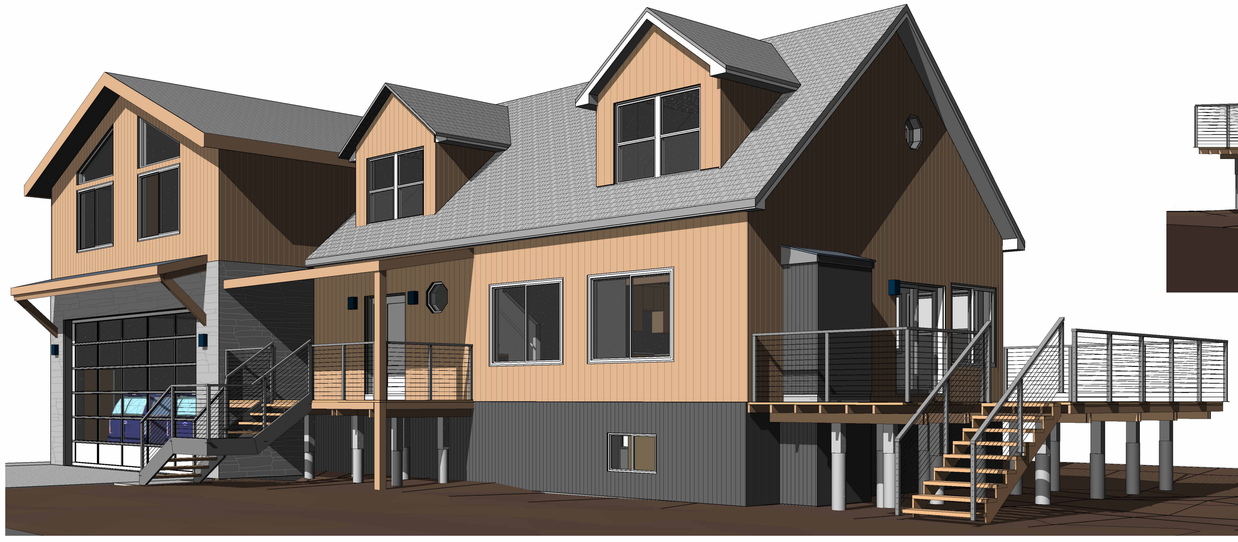
Project number	Project Number
Date	5.4.25
Drawn by	Author

BUILDING ELEVATIONS

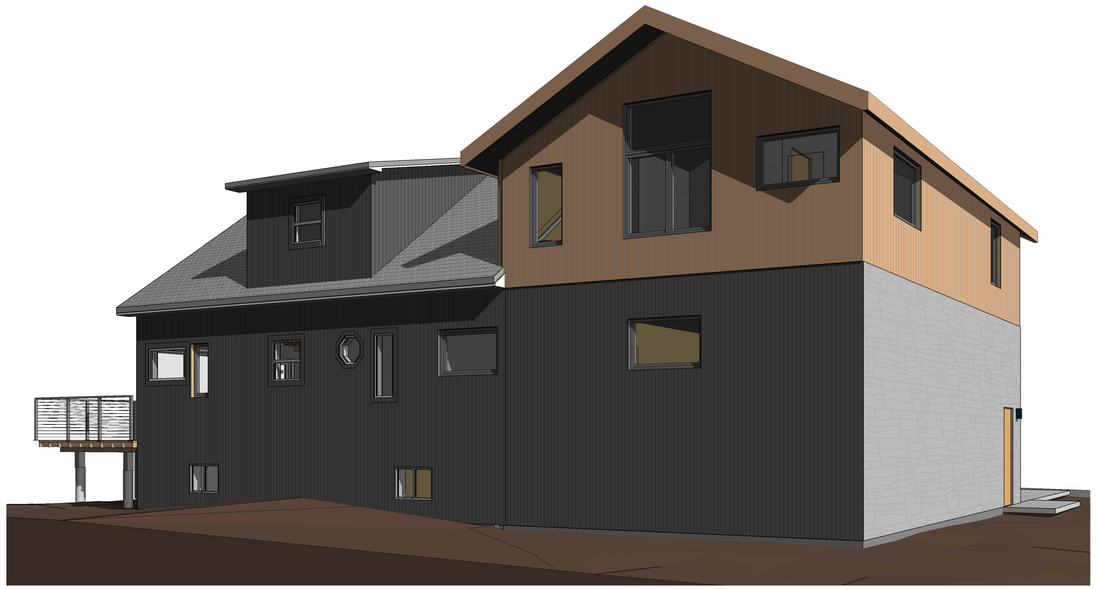
A201

5/5/2025 10:03:09 PM

FINISH SCHEDULE- EXTERIOR WALLS		
A	WOOD/COMP SIDING	1/A500
B	GRAY CORRUGATED METAL	2/A500
C	WOOD/COMP FASCIA & TRIM	3/A500
D	STONE VENEER	
E	ASHPALT SHINGLES	



3 NW CORNER



2 SE CORNER

1 NE CORNER

HANSEN DESIGN | BUILD

1018 MOUNTAIN DR. MINTURN,CO

1018 Mountain Drive

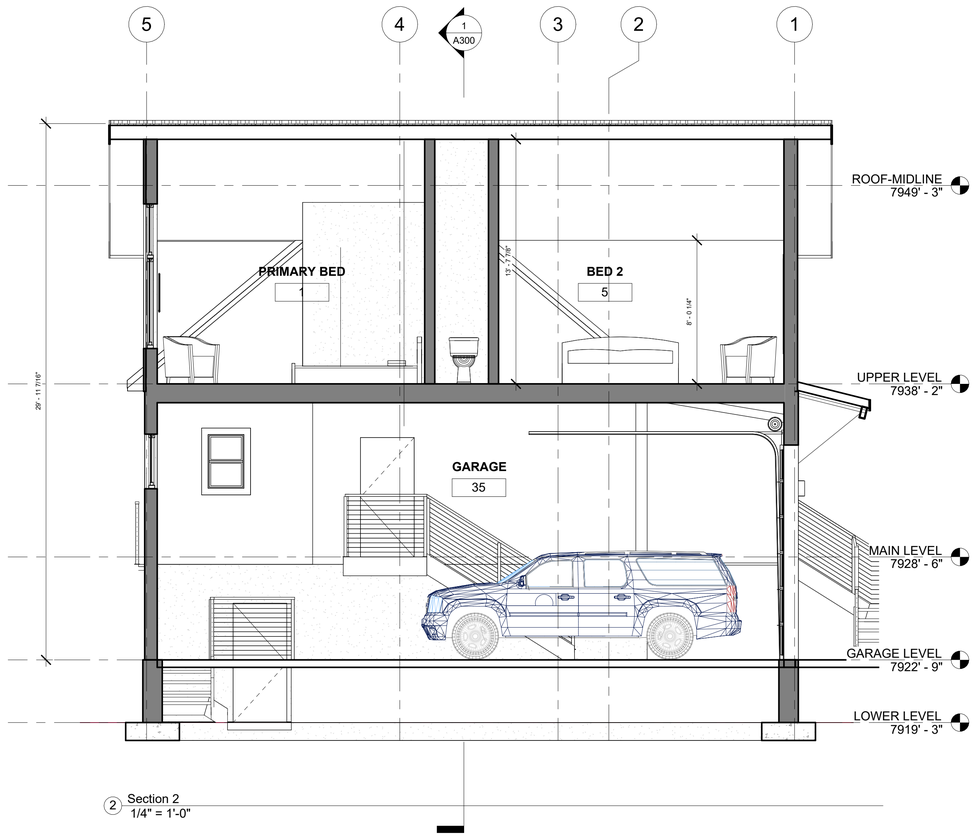
No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

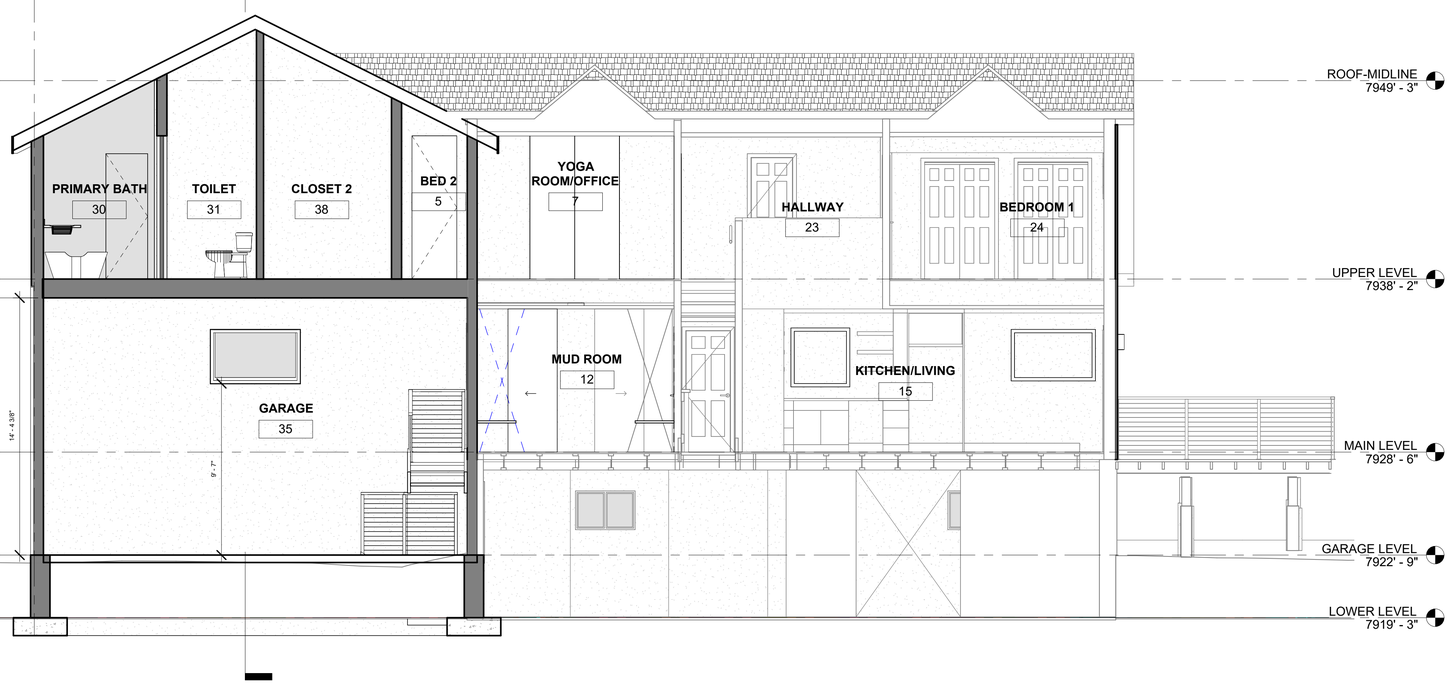
3-D VIEWS

A202

5/5/2025 10:03:21 PM



2 Section 2
1/4" = 1'-0"



1 Section 1
1/4" = 1'-0"

HANSEN DESIGN | BUILD

1018 MOUNTAIN
DR. MINTURN,CO

1018 Mountain Drive

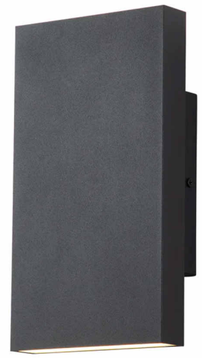
No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

BUILDING SECTIONS

A300

5/5/2025 10:03:23 PM



Uniquely designed to direct light both upwards and downwards, this matte black integrated LED wall lantern from Glowings features a slim 10.04" frame with a frosted rectangular box resembling a floating box of illumination. With weather-resistant durability and a versatile dual-directional design, this modern black LED lantern makes a striking statement.And this light is also dimmable.

Features:

- You can switch different color temperatures by turning the light on and off.
- Color temperature options: 3000K, 4000K, 5000K.
- Both upper and lower LED lights emit light evenly.

Specifications:

Overall	10.2" H X 5.3" W X 4.5" L
Lighting Type	Outdoor Wall Sconce

24"W x 36"H Colorado Corrugated Metal Wainscoting Panel, Antique

- 36 inches tall
- Each sheet provides 24 inches of coverage
- The panel comes 26" x 36"
- Real metal edging - leather gloves required to handle safely
- Break up contrasting accent wall
- Add unique look to bars and countertops
- This product qualifies for our Lowest Price Guarantee
- Order now and get our 30 day Price Protection

Item #: DT24X36WPAN
List Price: $42.77
$30.99 (EACH)
Save $11.78 (27%)

Usually ships in 24-72 hours

HEIGHT	WIDTH	SQ FEET	DEPTH
36"	24"	6"	½"

GREY CORRUGATED METAL SIDING & APRON ROOFING

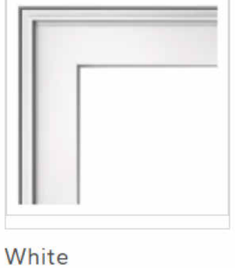
HEMLOCK WIRE BRUCHSED SIDING WITH CLEAR COAT & SOFFIT MATERIAL

HEMLOCK NICKEL GAP SIDING PROFILE

CABLE RAILING WITH BLACK POSTS & HEMLOCK TOP CLEAR COATED

Stone facade : National True 4 in. x 7.75 in. to 15.5 in. Non-Rated Field Stone - Winter Valley

GARAGE DOOR COLOR-OBSCURE GLASS FACE WITH BLACK MULLIONS



White

PELLA IMPERVIA FIBERGLASS WINDOW-EXTERIOR WHITE INTERIOR WHITE. PICTURE, CASEMENT AND AWNING. TO MATCH EXISTING WINDOWS

TIMBERTECH COMPOSITE
Terrain Collection®
Rugged Cathedral Grain
Get a timeless, traditional wood look without the rigorous maintenance of wood. Featuring a character-rich hand-scraped texture, our premium polymer capped composite boards deliver real wood aesthetics you'll never have to sand, stain, or seal.
COLOR SANDY BIRCH

NEW DECKING-TIMBERTECH SANDY BIRCH HIDDEN FASTENERS

HEMLOCK 1X10 FASCIA WITH CLEAR COAT
HEMLOCK 1X4 TRIM AT WINDOWS AND DOORS WITH CLEAR COAT

HANSEN DESIGN | BUILD

1018 MOUNTAIN DR. MINTURN,CO

1018 Mountain Drive

No.	Description	Date

Project number	Project Number
Date	5.4.25
Drawn by	Author

SPECIFICATIONS

A855

5/5/2025 10:03:25 PM

To: Mayor and Council
From: Jay Brunvand
Date: May 21, 2025
Agenda Item: Public Hearing and consideration for approval – Special Event Permit

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REQUEST:
Staff is requesting Council to review and approve the attached Special Event Permit.

INTRODUCTION:
Council is asked to approve a Special Event Permit for the Bindu Memorial Fund/Eagle County Community Foundation for an event to be held May 26, 2025 at Vail Ski and Snowboard Academy property located at 1 Academy Loop Minturn, CO. The intent is that the Bindu Memorial Fund will plan, manage, and run the event and the Town will assist in carrying the license. Beer has been donated and will be available thus requiring the permit.

This application will require a Public Hearing to allow input on the request.

ANALYSIS:
Not Applicable

COMMUNITY INPUT:
As of this writing I have not received any remonstrances from the public in any form.

BUDGET / STAFF IMPACT:
Not Applicable.

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #3 the Town will sustain and invest in the things that define Minturn as a proud, sturdy, mountain town to "Keep Minturn Minturn".

RECOMMENDED ACTION OR PROPOSED MOTION:
Motion to approve the proposed Special Event Permit to sell Malt, Vinous and Spirituous liquor beverages to be located as defined in the attached application as presented with the following conditions:

1) That the selling of liquor in the manner currently proposed in the application is not in violation of the Minturn Municipal Code.
2) Staff requests at least one T.I.P.S., or equivalent, certified server be present, and at least one person to check ID's be present at all times while alcoholic beverages are sold.
3) Staff request each entrance/exit and premises be monitored and secured to ensure crowd control and that no outside liquor is introduced to the event and that no liquor is removed from the premises.

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

TOWN OF MINTURN
LIQUOR LICENSING AUTHORITY

Follow-up findings and report for application of a Special Event Liquor Permit.

Owner Name and Address: The Vail Valley Community Fund, P.O. Box 1580 Vail, CO 81658
Event Location and Address: Vail Ski and Snowboard Academy, 1 Academy Loop, Minturn, CO 81645
Event Date: May 26, 2025

TO THE ABOVE APPLICANT AND OTHER INTERESTED PARTIES;

Pursuant to Colorado Revised Statutes, 12-47-312(1), the applicant is hereby advised that with regard to the application for a Special Event Liquor Permit, an investigation has been made, and based on the results thereof, the following has been determined:

That the application was filed on April 29, 2025 in the Town Treasurer's office and a public hearing has been scheduled for Wednesday May 21, 2025.

That the premise being considered is Vail Ski and Snowboard Academy, 1 Academy Loop. This property is owned by the Eagle County School District and the Minturn Community Fund has received permission to use the facility in such a manner.

That the Notice of Public Hearing on this matter was posted on the premises by the Town Treasurer on Thursday May 8, 2017 at least 10 days prior to the hearing (14 Days).

That from the evidence submitted the Eagle County School District owns the property and has given written authorization via letter to hold the event on the premises as required by the application.

That selling liquor in the manner currently proposed in the application is not in violation of the zoning codes as stated in the Minturn Municipal Code.

That a background investigation has been conducted on the principals involved in this application and no issues that would indicate poor moral turpitude were identified.

The public hearing on this application will be held on Wednesday, May 21, 2025 at 5:30pm in the Council Chambers of the Minturn Town Hall, 302 Pine St, Minturn, CO. At said hearing, the applicant shall have an opportunity to be heard regarding all matters related to this application, including all matters set forth herein. The application was approved at staff level with the following findings and conditions:

- The application was received on May 9, 2025 by the Treasurer at least 10 days prior to the Council Meeting consideration.
- That the selling liquor in the manner currently proposed in the application is not in violation of the Minturn Municipal Code.
- Staff requests at least one T.I.P.S, or equivalent certified server be present, and at least one person to check ID's be present at all times while alcoholic beverages are sold. We would like that those servers and certifications be identified to us in advance.
- Staff requests each entrance/exit and premises be monitored and secured to ensure crowd control and that no outside liquor is introduced to the event and that no liquor is removed from the premises.

The applicant is advised and encouraged to read a copy of the State of Colorado Liquor and Beer Codes and Regulations. This memorandum was delivered to the applicants on May 16, 2025.

Local Liquor Licensing Authority
Minturn Town Treasurer

Jay Brunvand

Dated this 16th day of May, 2025.

DR 8439 (08/12/24)
COLORADO DEPARTMENT OF REVENUE
Liquor Enforcement Division
PO BOX 17087
Denver CO 80217-0087
(303) 205-2300

Departmental Use Only

Application for a Special Events Permit

Liquor Permit Number (Do Not Fill Out)

In order to qualify for a Special Events Permit, You **Must Be a Qualifying Organization Per 44-5-102 C.R.S. and One of the Following (See back for details.)**

- (●) Social
- ( ) Athletic
- ( ) Philanthropic Institution
- ( ) Fraternal
- ( ) Chartered Branch, Lodge or Chapter
- ( ) Political Candidate
- ( ) Patriotic
- ( ) National Organization or Society
- ( ) Municipality Owned Arts Facilities
- ( ) Political
- ( ) Religious Institution
- ( ) Chamber of Commerce

LIAB	Type of Special Event Applicant is Applying for:	
2110	[■] Malt, Vinous And Spirituous Liquor	$25.00 Per Day
2170	[ ] Fermented Malt Beverage	$10.00 Per Day

Name of Applicant Organization or Political Candidate: Eagle Valley Community Foundation

State Sales Tax Number (Required):

Mailing Address of Organization or Political Candidate: PO Box 1580

City: Vail | State: CO | ZIP Code: 81658

Address of Place to Have Special Event: 1 Academy Loop

City: Minturn | State: CO | ZIP Code: 81645

Authorized Representative of Qualifying Organization or Political Candidate: MELINA VALSECIA

Date of Birth (MM/DD/YY):

Phone Number:

Authorized Representative's Mailing Address (if different than address provided in Question 2.)

City | State | ZIP Code

Event Manager

Samuel Bennett

Date of Birth (MM/DD/YY)

Phone Number

Event Manager Home Address

1233 Deer Boulevard

City

State ZIP Code

Avon CO 81620

Email Address of Event Manager

1. Is the place to have the Special Event located on State-owned property?

   ● Yes ○ No

2. Has Applicant Organization or Political Candidate been issued a Special Event Permit this Calendar Year?

   ● No ○ Yes, How many days?

3. Is the premises for which your event is to be held currently licensed under the Colorado Liquor or Beer codes?

   ● No ○ Yes, License Number

4. Does the Applicant Have Possession or Written Permission for the Use of The Premises to be Licensed?

   ● Yes ○ No

5. For Chambers of Commerce - Each member who holds a retail establishment permit attests they are not exercising the privileges of the retail establishment permit for the duration of the SEP days.

   ○ Yes ● No

6. For Chambers of Commerce - Please list all members participating in the SEP.

List Below the Exact Date(s) for Which Application is Being Made for Permit

Date		Date	
From:	To:	From:	To:
		12:00 PM	8:00 PM
5/26/2025			

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

Date		Date	
From:	To:	From:	To:

Oath of Applicant

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

Title

Executive Director, EVCF

Signature

Date (MM/DD/YY)

04/29/25

Report and Approval of Local Licensing Authority (City or County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory, and we do report that such permit, if granted, will comply with the provisions of Title 44, Article 5, C.R.S., as amended.

Therefore, this Application is Approved.

Local Licensing Authority (City or County)

Town of Nederland

City ○ County

Telephone Number of City/County Clerk

970-827-5645 ext 1

Title

Mayor

Signature

Date (MM/DD/YY)

05/21/25

Do Not Write in this Space - For Department of Revenue Use Only

Liability Information

License Account Number

Liability Date

State

-750 (999) $

Total

.00

Application Information and Checklist

The following supporting documents must be attached to this application for a permit to be issued:

- [x] Appropriate fee.
- [x] Diagram of the area to be licensed (not larger that 8 1/2" X 11" reflecting bars, walls, partitions, ingress, egress and dimensions. **Note:** If the event is to be held outside, please submit evidence of intended control, i.e., fencing, ropes, barriers, etc.
- [x] Copy of deed, lease, or written permission of owner for use of the premises.
- [x] Certificate of good corporate standing (NONPROFIT) issued by Secretary of State within last two years; **or**
- [ ] If not incorporated, a NONPROFIT charter; **or**
- [ ] If a political Candidate, attach copies of reports and statements that were filed with the Secretary of State.

- [ ] Application must first be submitted to the Local Licensing Authority (city or county) at least thirty (30) days prior to the event.
- [ ] Public notice of the proposed event and procedure for protesting issuance of the permit shall be conspicuously posted at the proposed location for at least (10) days before approval of the permit by Local Licensing Authority. (44-5-106 C.R.S.)
- [ ] State Licensing Authority must be notified of approved applications by Local Licensing Authorities within ten (10) days of approval.
- [ ] Check payable to the Colorado Department Of Revenue

Qualifications for Special Events Permit

(44-5-102 C.R.S.)

A Special Event Permit issued under this article may be issued to an organization, whether or not presently licensed under Articles 4 and 3 of this title, which has been incorporated under the laws of this state for the purpose of a social, fraternal, patriotic, political or athletic nature, and not for pecuniary gain or which is a regularly chartered branch, lodge or chapter of a national organization or society organized for such purposes and being non profit in nature, or which is a regularly established religious or philanthropic institution, and to any political candidate who has filed the necessary reports and statements with the Secretary of State pursuant to Article 45 of Title 1, C.R.S. A Special Event permit may be issued to any municipality owning arts facilities at which productions or performances of an artistic or cultural nature are presented for use at such facilities.

04/21/25

To Whom It May Concern:

With full support and authority, I support the Bindu Beats and Brews event to be held by the Minturn Community Fund at the Vail Ski & Snowboard Academy. The Bindu events bring a positive and active community that aligns with our core values, and raising funds for the foundation is one that we enthusiastically support.

I formally grant permission for the facility use of the Vail Ski & Snowboard Academy and Maloit Park, under the terms of an acceptable school-based event that allows for the consumptive use of alcohol, by its parent organization, Eagle County School District. The event organizers assume all responsibility for the event.

Please feel free to contact me with any further questions concerning the use of our facilities.

Your neighbor and community partner,

Wade Hill

Wade Hill, Principal

Alcohol Management & Control Plan

Event: Bindu Beats & Brews
Date: May 26, 2025
Location: Maloit Park, Minturn, CO
Applicant: Eagle Valley Community Foundation (under Bindu Memorial Fund project)

1. Licensed Area

- The entire **Maloit Park field** will be licensed for alcohol service and consumption.
- This area is defined and bordered on all sides by natural terrain, road, and signage.
- See attached site map for full layout and access points.

2. Access Control

- A **single entrance checkpoint** will be established at the start of Maloit Park Road.
- All attendees will be funneled through this checkpoint where:
    - **ID checks** will be performed
    - **Wristbands issued** to those 21+
    - **Bag checks** to prevent outside alcohol

3. Service & Consumption Rules

- Alcohol (beer/wine only) will be served from two monitored bar stations.
- Only individuals wearing verified **21+ wristbands** may be served.
- All alcohol must remain within the licensed field — **no re-entry with alcohol.**

4. Staff & Enforcement

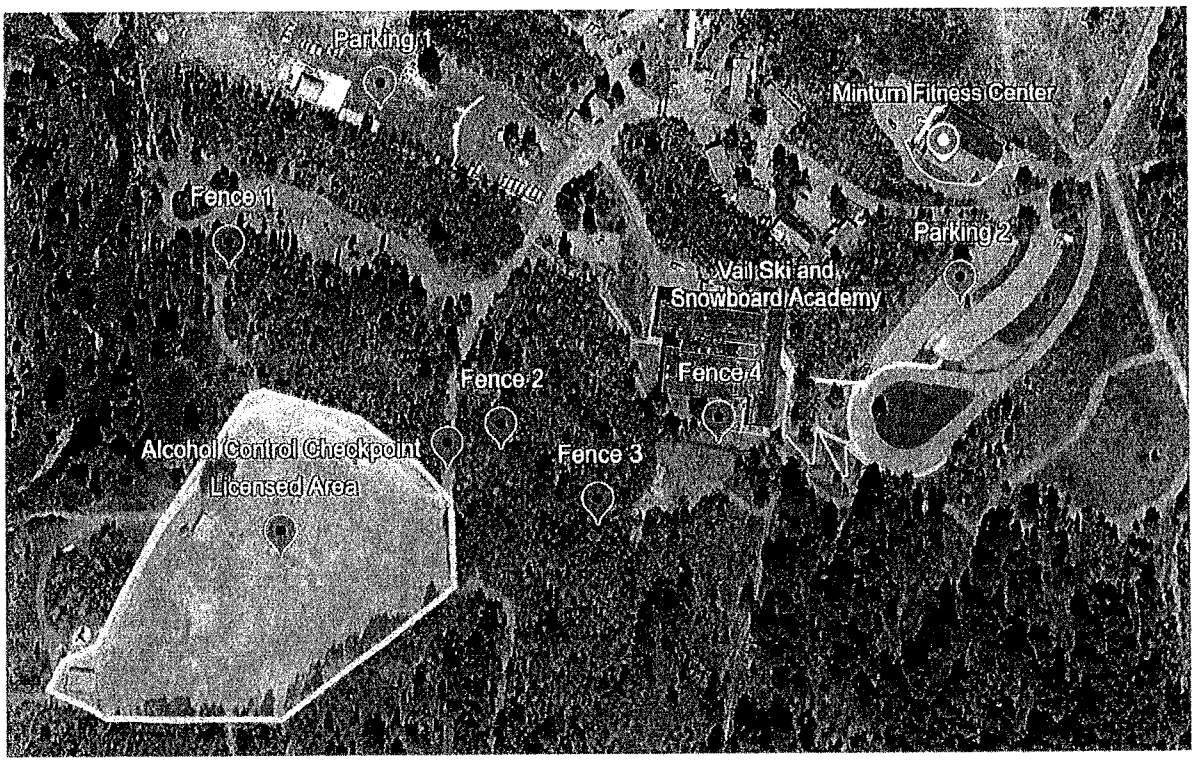
- **4 TIPS-certified bartenders** will serve alcohol.
- **Security personnel** will be posted at the bar area and perimeter of the field.
- Additional volunteers will patrol and monitor crowd behavior, wristbands, and waste.
- Event signage will clearly state:

  "Alcohol must stay within the event area. No outside alcohol allowed."

5. Insurance & Compliance

- Proof of liability insurance (min. $1M) with the Town of Minturn named as additionally insured is attached.
- School District written permission has been secured.
- Bindu Memorial Fund agrees to work in full compliance with Colorado liquor laws and Minturn municipal code.

6. Map
Digital version


Parking 1
Minturn Fitness Center
Fence 1
Parking 2
Vail Ski and
Snowboard Academy
Fence 2
Fence 4
Alcohol Control Checkpoint
Licensed Area
Fence 3

To: Minturn Town Council
From: Jay Brunvand
Date: May 21, 2025
RE: Town Manager Update

Town Manager:
On this agenda, Council will formally appoint Rob Gutierrez as the Minturn Town Manager and approve his contract. Rob's first official day will be Monday June 9. My intent is to assist Rob to a comfortable landing in Minturn and his managerial duties, not to just toss him in the blender and hope for the best. I will step back to my Clerk and Treasurer duties and will cease my interim manager agreement effective June 6.

Seasonal Street Sweeping
Minturn Public Works has been hard at work on the annual street sweeping. Please take note of the temporary signs as they are placed out, the intent is to have the signs placed where the cleaning will be completed the next day. The work includes cleaning the streets, washing down the sidewalks as needed, and mucking out the drainage vaults. This work will be done throughout the month of May and will culminate with the annual cleanup day. This year cleanup day is Saturday, May 31st.

You may notice the street sweeper being used on some larger private property areas such as the Minturn Town Homes. This is a service that we have offered each year and some years it is taken up. We do charge for this service and any income simply defrays the cost of the sweeper to the town. The cost to lease the sweeper is budgeted in the Streets and Sidewalks and runs $13k for a month rental.

Town Manager's House
I have reached out to several local contractors in an effort to get the house spruced up in anticipation of the new Town Manager's arrival. This work will include some roof repair, indoor painting, outside wood siding staining, and general R&M. When the house was built the dryer vent and bathroom fans were just vented to the attic space. This appears to be causing ice damming in some areas of the roof. The work will include actual venting and attic vents which should alleviate these issues. The siding and decks have not been treated since the house was built. The FY2025 budget includes a line item for public buildings r&m, I do not expect the combined total to exceed more than $7500 or so.

Town Hall Windows
This project was originally scheduled for the end of April. With the Town Manager interviews this pushed back. It now appears this will be done in July. We are trying to get this scheduled for the last week of July. That is a 5th week, so no meetings are scheduled, and the intent is to be less imposing to the citizens and users of the building. I will continue to update as this firms up.

Street light pole:
A couple weeks ago an impaired driver hit the streetlight pole located at Hwy 24 and Williams by Magustos. The light pole was knocked down and damaged as was the sheriff's office camera that was recently mounted on top of that pole. I have filed a claim with our insurance company, CIRSA,

but due to the damage, the insurance issues, etc, it is probable this repair will take some time to complete.

Spring citizen information:

About two times a year we do door to door hangers. The spring packet includes the 2025 Drinking Water Quality Report and other information. The water report is required to go to every address in town and we do this with the door hangers. There is a lot of other information in the packets for citizens to help citizens stay informed not only about the water but also other events in town. These will be delivered the week of May 19.

Town Parks:

The town parks, public restrooms, and the bike park are opening but are still weather dependent. I encourage the council and citizens to watch the Town website for event dates and times, concert nights, information on the Minturn 4th celebration, summer market dates and other valuable information.

Minturn Market

2025 marks the 28th anniversary of the Minturn market, hosted by the Town of Minturn. The original Eagle County market, and the local's favorite, Minturn Market is a true family-friendly artisan market showcasing a variety of local products – food trucks, fresh produce, baked goods, art & pottery, clothing & jewelry, pet products and much more! You'll enjoy live music, live art demonstrations, whisky and wine tastings, and a Kids Zone featuring a climbing wall, bounce house and face painting. The Minturn market takes place Saturdays, June 21st through September 6th from 9am – 2pm rain or shine, in historic downtown Minturn.

Please feel free to contact me if you have any questions or comments.

Town Council
Mayor – Earle Bidez
Mayor Pro Tem – Eric Gotthelf
Council Members:
Tom Priest
Lynn Feiger
Gusty Kanakis
Brian Rodine
Kate Schifani

Interim Town Manager Katie Sickles
May 21, 2025 Meeting Update

Note: I will be back in Minturn May 28. I hope to firm up a departing schedule with the new Town Manager.

A. Water Treatment Plant (WTP) Funding sources will be discussed on this agenda.
B. Bellm Bridge Design & Engineering: The IGA is complete. Inter-mountain has drafted RFP's for design engineers. As soon as Jeff catches up after his vacation we will get this advertised.
C. North Main Street Pedestrian Improvements (Railroad Ave): The engineer is in receipt of one bid. I will review with officials and prepare for the June 4 agenda.
D. Tank #2 / Steel Bolted Tank repairs: I have asked HDR and John Volk to consider a new location in addition to a new tank. We discussed it at our regular update meeting and Jarod will draft a new proposal.
E. Pressure Reducing Valve (PRV) Master Meter Housing upgrades: From the emails I am getting this appears to be handled by the planners.
F. Repaving (reconstruction) of Taylor Street: I attached Inter-Mountain's estimates. After Jeff catches up I will discuss with him.
G. Little Beach Park Retaining Wall repair/replacement: Plans are in process.
H. Little Beach Park Improvements and Playground: Inter-mountain has drafted RFP's for engineer/design. As soon as Jeff catches up after his vacation we will get this advertised.
I. Main St / US HWY 24 Phase II Sidewalk construction: Stolfus has finished the bid alternative plans and CDOT approved for advertising.
J. Prepare to update the Minturn Boneyard conservation easement management plan owned by the Town of Minturn: Waiting for EVLT staff availability.
K. Belden stormwater installation project crossing the Boneyard: I am receiving emails regarding CDOT/Forest Service permits. Waiting for finals. Plans and Restoration Plan under review and will be forwarded to EVLT.
L. Main Street-US Hwy 24/Cemetery Road Pedestrian Crossing: The engineer is in receipt of one bid. I will review with officials and prepare for the June 4 agenda.
M. Nelson Avenue Improvement plus potential Heat Exchange: The Revitalizing Main Street grant was reviewed by CDOT staff with questions concerning the option to lower the grant amount with Minturn picking up a larger match. After a review I asked them to proceed with submittal.
N. Safe Streets For All: Deadline for SS4A implementation is June 26. With so many items on Town Council agenda I directed the grant writer to let this deadline pass and focus on other funding opportunities
O. Norman Street Repaving: The engineer is in receipt of one bid. I will review with officials and prepare for the June 4 agenda.

Taylor Avenue Roadway Improvements (2,045 L.F Road With 4.0' Concrete Valley Pan)

Engineers Opinion of Probable Cost

Project Number: 24-0060

April 30, 2025

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

Item	Description	Quantity	Units	Unit Price	Total
1.00	**General Construction Fees**				
1.01	Mobilization	1	LS	$ 57,650.00	$ 57,650.00
1.02	Bonds	1	LS	$ 24,700.00	$ 24,700.00
1.03	Traffic Control	1	LS	$ 24,700.00	$ 24,700.00
1.04	Materials testing	1	LS	$ 12,350.00	$ 12,350.00
1.05	Surveying	1	LS	$ 8,235.00	$ 8,235.00
	Subtotal				**$ 127,635.00**
2.00	**Demolition**				
2.01	Sawcut Asphalt (Assumes 4" Thickness)	610	LF	$ 3.00	$ 1,830.00
2.02	Asphalt Removal & Haul-off (Assumes 4" Thickness)	4,933	SY	$ 20.00	$ 98,666.67
	Subtotal				**$ 100,496.67**
3.00	**Earthwork**				
3.01	Unclassified Excavation (Complete In Place @ 1:1 Factor))	1,608	CY	$ 54.00	$ 86,827.00
3.02	Unclassified Embankment Material (Complete In Place @1:1 Factor)(Import)	64	CY	$ 50.00	$ 3,200.00
	Subtotal				**$ 90,027.00**
4.00	**Roadway**				
4.01	Subgrade Prep: Scarify, Moisture Treat, Regrade & Recompact (27' Width)	5,997	SY	$ 4.50	$ 26,985.50
4.02	Install 6" CDOT Class-6 Base Course (Roadway and West 1.0' Shoulder)	1876	TON	$ 67.00	$ 125,659.88
4.03	Install 4" CDOT Class-6 Base Course (Valley Pan)	184	TON	$ 67.00	$ 12,353.59
4.04	Install 4" Asphalt (CDOT SX Grading-75, PG 58-28) (22' Width)	1237	TON	$ 180.00	$ 222,700.50
4.05	Driveway Aprons (Taper Into Existing Driveway 5 Feet)	1	LS	$ 25,000.00	$ 25,000.00
4.06	Install 48" CDOT gutter Type 2 (6" thick) (*All Concrete Includes Sinta F19 Fiber-Mesh)	1734	LF	$ 60.00	$ 104,040.00
4.07	Install 24" (W) x 10.0'(L) Pre-Formed Thermoplastic Pavement Marking (Stop Bar)	1	LS	$ 500.00	$ 500.00
4.08	Install Signs (U-2 Channel Post-7.0' Mounting Height) (Misc)	10	EA	$ 750.00	$ 7,500.00
	Subtotal				**$ 524,739.48**
5.00	**Stormsewer**				
5.01	Install 18" HDPE Culverts (Complete-in-Place)	200	LF	$ 197.00	$ 39,400.00
5.02	Install 18" HDPE Flared End Section (FES) (Complete-in-Place)	5	EA	$ 450.00	$ 2,250.00
5.03	Install Rip-Rap (Dia. 6"-12") At Culverts (12" Depth)	50	Ton	$ 350.00	$ 17,500.00
5.04	Install CDOT Type 13 Inlet (H=4.0')(Complete-in-Place)	5	EA	$ 5,000.00	$ 25,000.00
	Subtotal				**$ 84,150.00**
6.00	**Erosion Control**				
6.01	Install Silt Fence	2,500	LF	$ 5.00	$ 12,500.00
6.02	Concrete Wash Out Structure (Pre-Fabricated)	1	EA	$ 500.00	$ 500.00
6.03	Install Inlet Protection	5	EA	$ 150.00	$ 750.00
6.04	Install Hydroseeding w/Spray-On Mulch Blanket	2,083	SY	$ 5.00	$ 10,416.67
	Subtotal				**$ 24,166.67**
				Total General Conditions	**$ 127,635.00**
				Total Construction Cost	**$ 823,579.81**
				Contingency (10%)	**$ 82,357.98**
				Total Estimate Cost	**$ 1,033,572.79**

**Disclaimer: This estimate is a Rough Order of Magnitude (ROM) only; based on Sketch Plan information without survey, architectural design or engineering design. The estimate is intended for preliminary budgetary purposes and is NOT a guarantee of the actual costs for design or construction. Actual quantities and costs may change once the project elements are finalized and unit prices may vary due to construction market volatility, unforeseen conditions, and time of construction.

Taylor Avenue Roadway Improvements (2,045 L.F Road Only)

Engineers Opinion of Probable Cost

Project Number: 24-0060

April 30, 2025

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

Item	Description	Quantity	Units	Unit Price	Total
1.00	**General Construction Fees**				
1.01	Mobilization	1	LS	$ 48,165.00	$ 48,165.00
1.02	Bonds	1	LS	$ 20,640.00	$ 20,640.00
1.03	Traffic Control	1	LS	$ 20,640.00	$ 7,500.00
1.04	Materials testing	1	LS	$ 10,320.00	$ 10,320.00
1.05	Surveying	1	LS	$ 6,880.00	$ 6,880.00
	Subtotal				**$ 93,505.00**
2.00	**Demolition**				
2.01	Sawcut Asphalt (Assumes 4" Thickness)	610	LF	$ 3.00	$ 1,830.00
2.02	Asphalt Removal & Haul-off (Assumes 4" Thickness)	4,933	SY	$ 20.00	$ 98,666.67
	Subtotal				**$ 100,496.67**
3.00	**Earthwork**				
3.01	Unclassified Excavation (Complete In Place @ 1:1 Factor))	1,188	CY	$ 54.00	$ 64,153.00
3.02	Unclassified Embankment Material (Complete In Place @1:1 Factor)(Import)	74	CY	$ 50.00	$ 3,700.00
	Subtotal				**$ 67,853.00**
4.00	**Roadway**				
4.01	Subgrade Prep: Scarify, Moisture Treat, Regrade & Recompact (24' Width)	5,453	SY	$ 4.50	$ 24,540.00
4.02	Install 6" CDOT Class-6 Base Course (Roadway and East/West 1.0' Shoulder)	1957	TON	$ 67.00	$ 131,123.36
4.03	Install 4" Asphalt (CDOT SX Grading-75, PG 58-28) (22' Width)	1237	TON	$ 180.00	$ 222,700.50
4.04	Driveway Aprons (Taper Into Existing Driveway 5 Feet)	1	LS	$ 25,000.00	$ 25,000.00
4.05	Install 24" (W) x 10.0'(L) Pre-Formed Thermoplastic Pavement Marking (Stop Bar)	1	LS	$ 500.00	$ 500.00
4.06	Install Signs (U-2 Channel Post-7.0' Mounting Height) (Misc)	10	EA	$ 750.00	$ 7,500.00
	Subtotal				**$ 411,363.86**
5.00	**Stormsewer**				
5.01	Install 18" HDPE Culverts (Complete-in-Place)	200	LF	$ 197.00	$ 39,400.00
5.02	Install 18" HDPE Flared End Section (FES) (Complete-in-Place)	5	EA	$ 450.00	$ 2,250.00
5.03	Install Rip-Rap (Dia. 6"-12") At Culverts (12" Depth)	50	Ton	$ 350.00	$ 17,500.00
5.04	Install CDOT Type 13 Inlet (H=4.0')(Complete-in-Place)	5	EA	$ 5,000.00	$ 25,000.00
	Subtotal				**$ 84,150.00**
6.00	**Erosion Control**				
6.01	Install Silt Fence	2,500	LF	$ 5.00	$ 12,500.00
6.02	Concrete Wash Out Structure (Pre-Fabricated)	1	EA	$ 500.00	$ 500.00
6.03	Install Inlet Protection	5	EA	$ 150.00	$ 750.00
6.04	Install Hydroseeding w/Spray-On Mulch Blanket	2,083	SY	$ 5.00	$ 10,416.67
	Subtotal				**$ 24,166.67**
				Total General Conditions	**$ 93,505.00**
				Total Construction Cost	**$ 688,030.19**
				Contingency (10%)	**$ 68,803.02**
				Total Estimate Cost	**$ 850,338.21**

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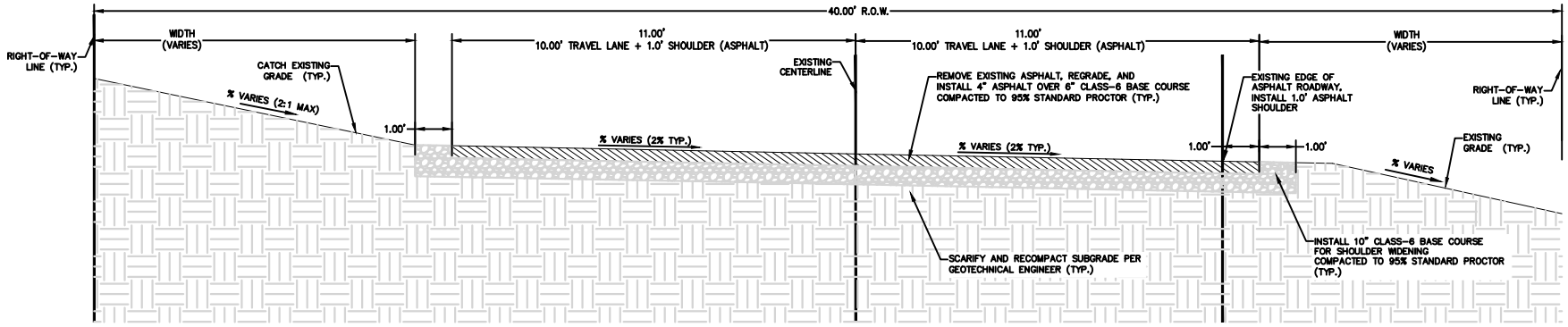
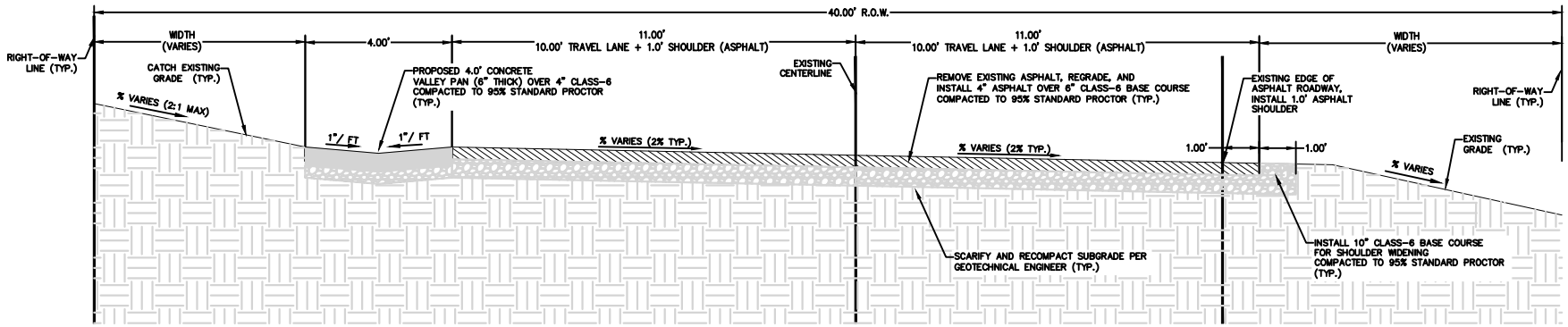


PROPOSED CROSS-SLOPE ROADWAY
(NO VALLEY PAN OR DITCH)
N.T.S.



PROPOSED CROSS-SLOPE ROADWAY
VALLEY PAN (EASTSIDE)
N.T.S.

EAGLE COUNTY REGIONAL HOUSING NEEDS ASSESSMENT

Minturn Town Council Summary Presentation

Economic & Planning Systems, Inc.
The Economics of Land Use

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STUDY PARTNERS

Town of Avon

Town of Eagle

Town of Gypsum

Town of Minturn

Town of Red Cliff

Town of Vail

Eagle County

PURPOSE

- Meet the requirements of SB-174
- Requires most local governments to prepare Housing Needs Assessments (HNAs)
  - Every 6 years
  - Promote planning for housing needs throughout Colorado
  - Estimate housing need by AMI, tenure, and jurisdiction (requirement)
- Plan for affordable housing needs in the Eagle River Valley
  - Identify gaps, underserved markets
  - Understand differences in housing need by group
- Build regional collaboration on housing

PURPOSE

- Proposition 123 Funding
  - HNAs are required for “Prop 123” funding
  - HNAs are required for a Rural Resort Designation petition
  - HNA’s completed just before full SB-174 guidance from DOLA are likely to be accepted
- Support Rural Resort Designation Petition
  - Proposition 123 funding caps out at ~60% AMI rental and 100% AMI ownership
  - Too low for Minturn’s needs
  - Petition to be eligible for funding above Prop 123 income caps
  - Staff to prepare Petition based on weighted average AMI calculations
- Inform development projects

WHAT THIS IS NOT

- **<u>Not</u> a legally binding commitment to:**
  - Build the amount of housing identified in the HNA
  - Build housing in the locations identified in the HNA
  - Implement the action planning strategies being drafted by the Housing Partners

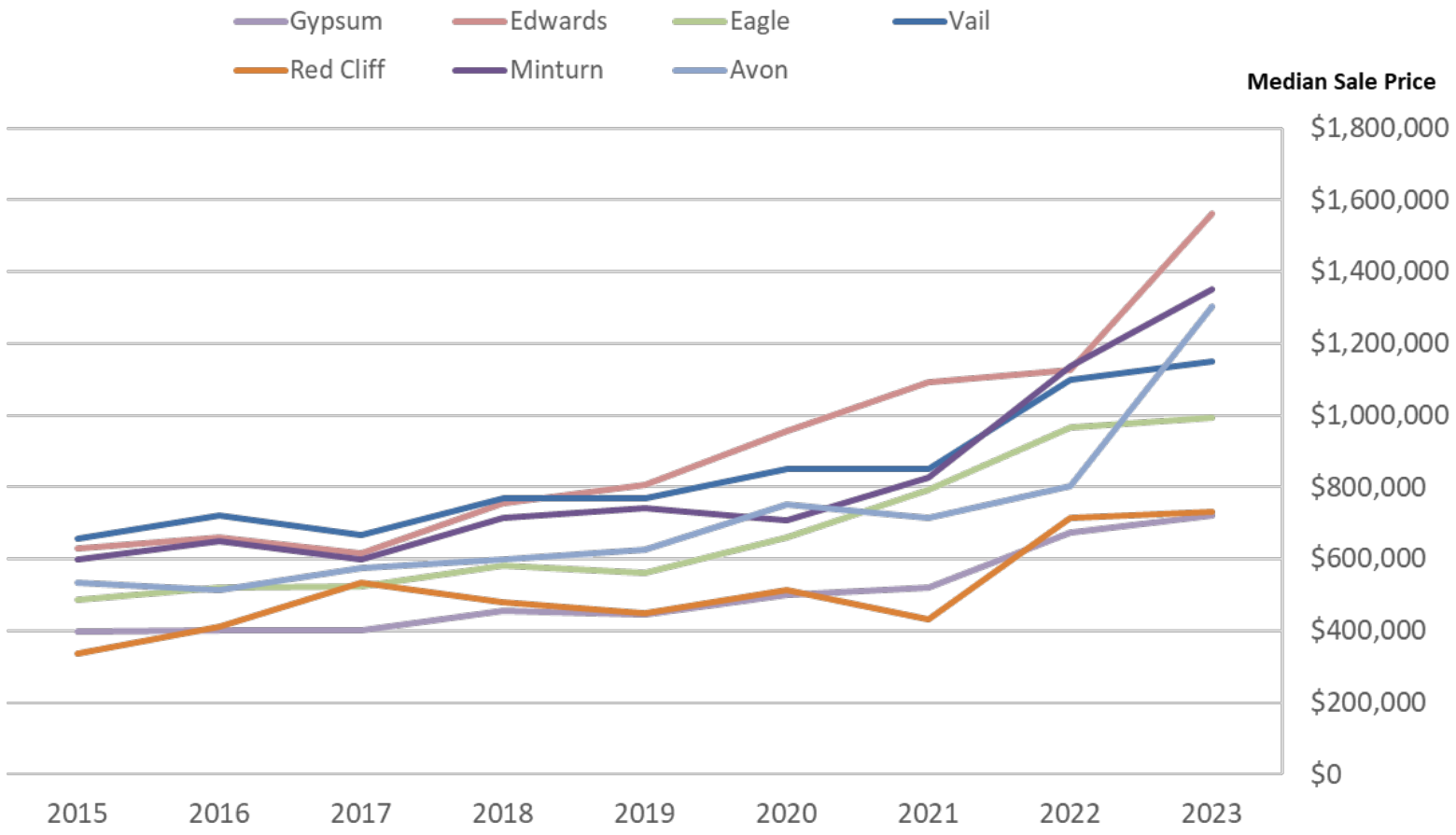
SCOPE OF WORK

1. Current and projected demographic and employment conditions
2. Housing market conditions
   - Rental market
   - For-sale market
3. Affordability analyses
   - Rental
   - For-sale
   - By median income and wage
4. Outreach
   - Community members
   - Employers
5. Identify current and projected housing needs by location

REGIONAL HOME PRICES

- Data was segmented into neighborhoods in each community
- Strives to exclude "resort market" neighborhoods with the highest costs

Median Purchase Price, Non-Resort Areas, 2015-2023

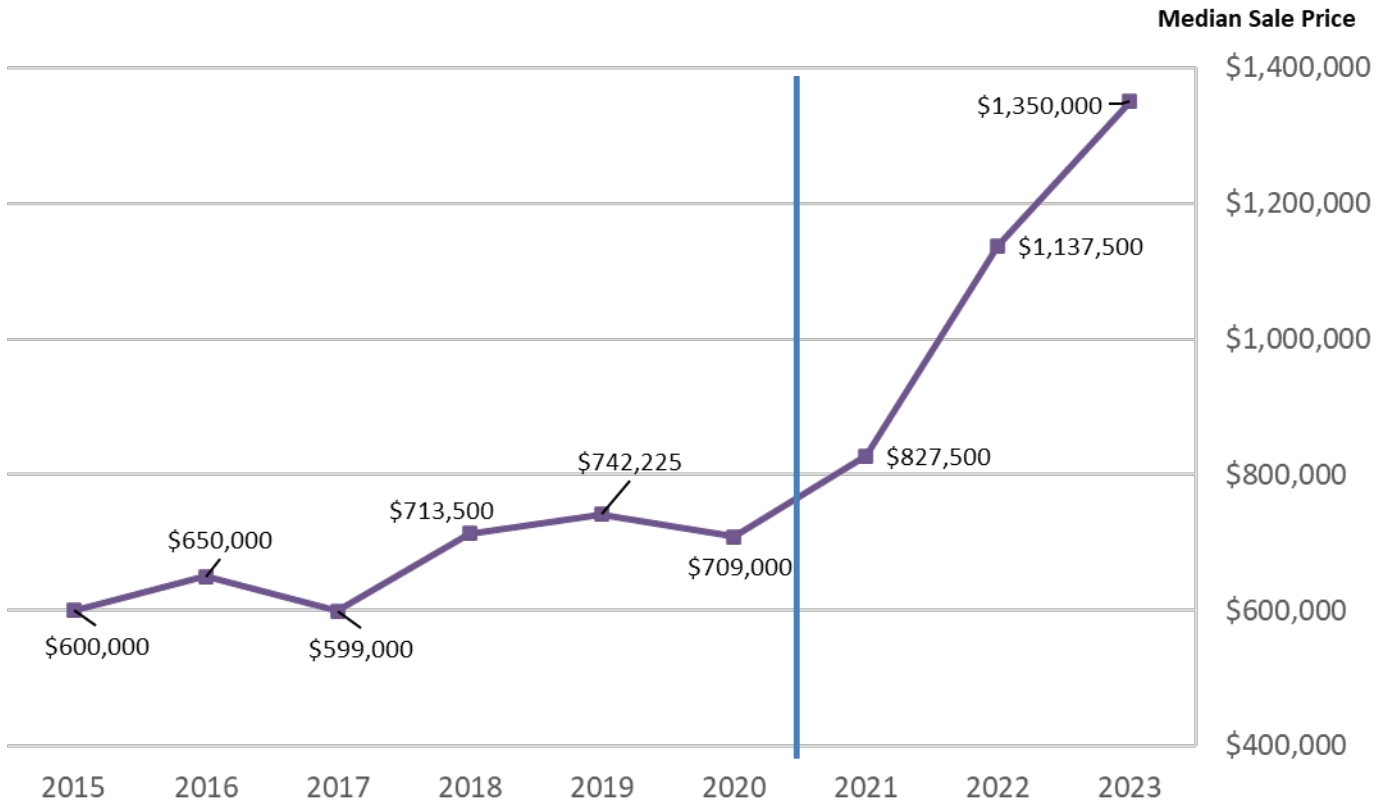


Source: MLS, Economic & Planning Systems

MINTURN HOME PRICES

- Minturn's median non-resort purchase price was $1.35 million in 2023
- Rapid acceleration in prices starting in 2020
- Median non-resort sale price increased $600,000 from 2019-2023
  - 16% annual growth rate

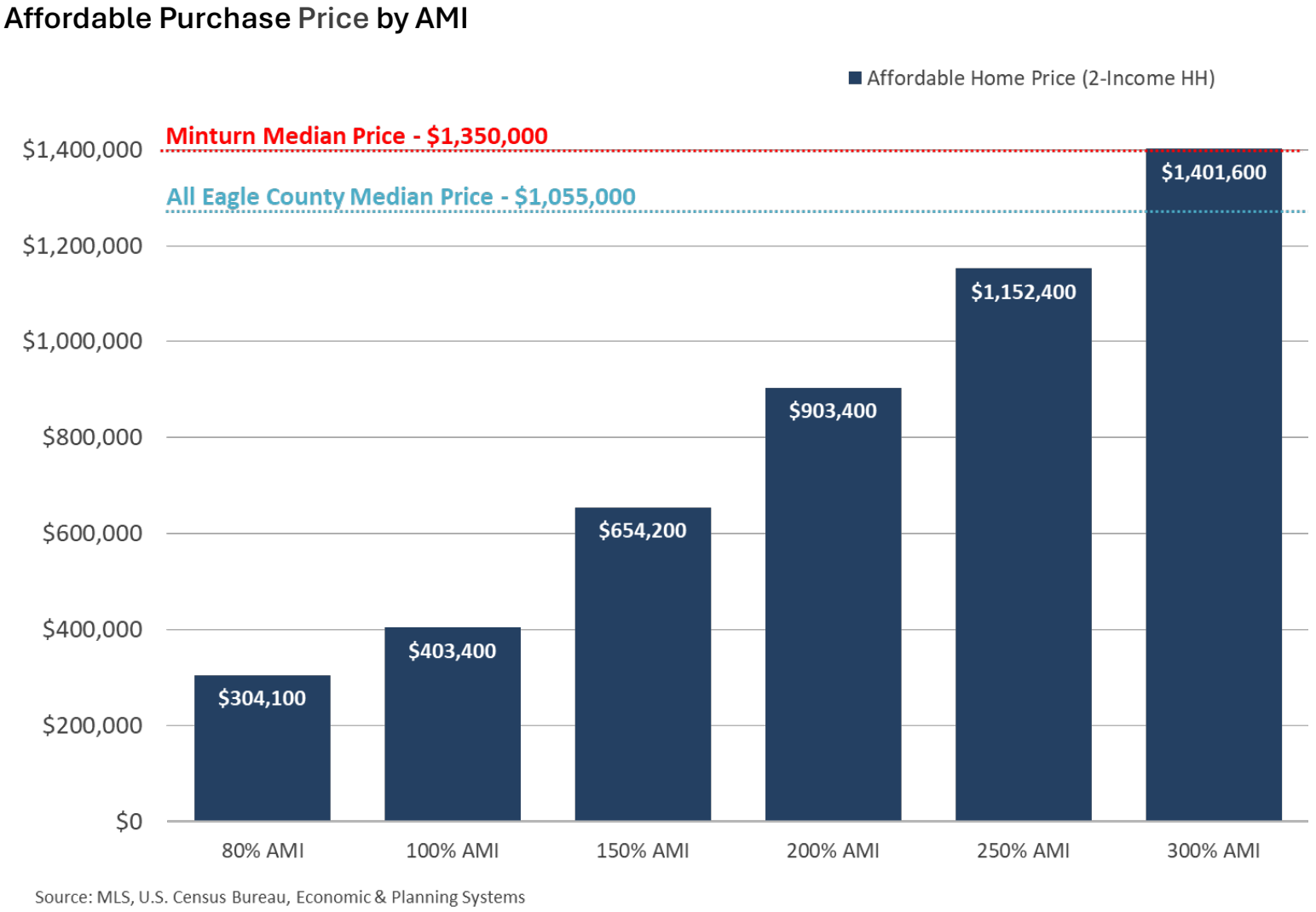
Median Minturn Home Purchase Price, Non-Resort Areas, 2015-2023



Source: MLS, Economic & Planning Systems

HOUSING AFFORDABILITY – INCOME

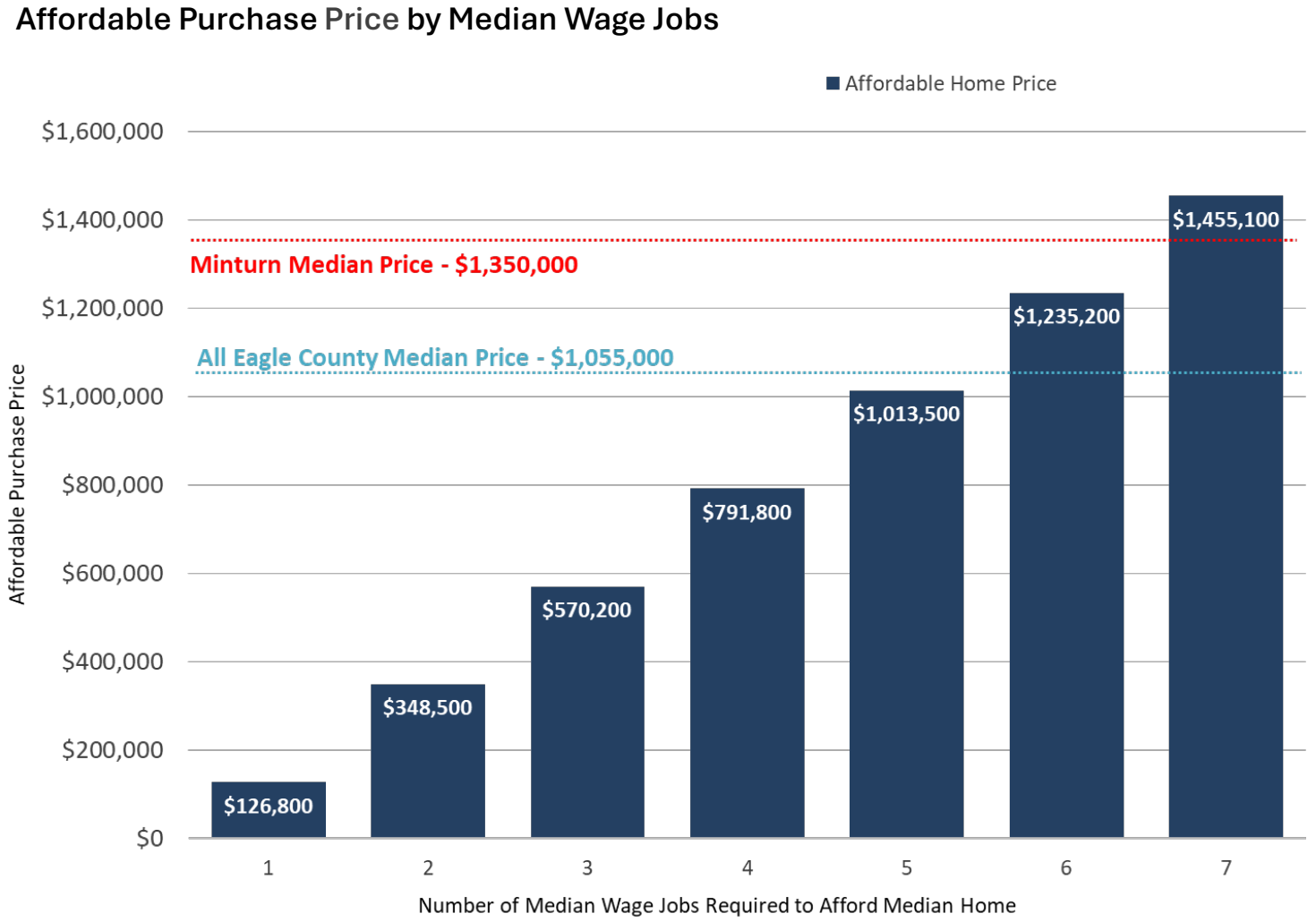
- The median 2023 home purchase price in Minturn was over $1.3 million, far above Eagle County median
- Only affordable for a 2-person household making 290% AMI



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

HOUSING AFFORDABILITY – WAGES

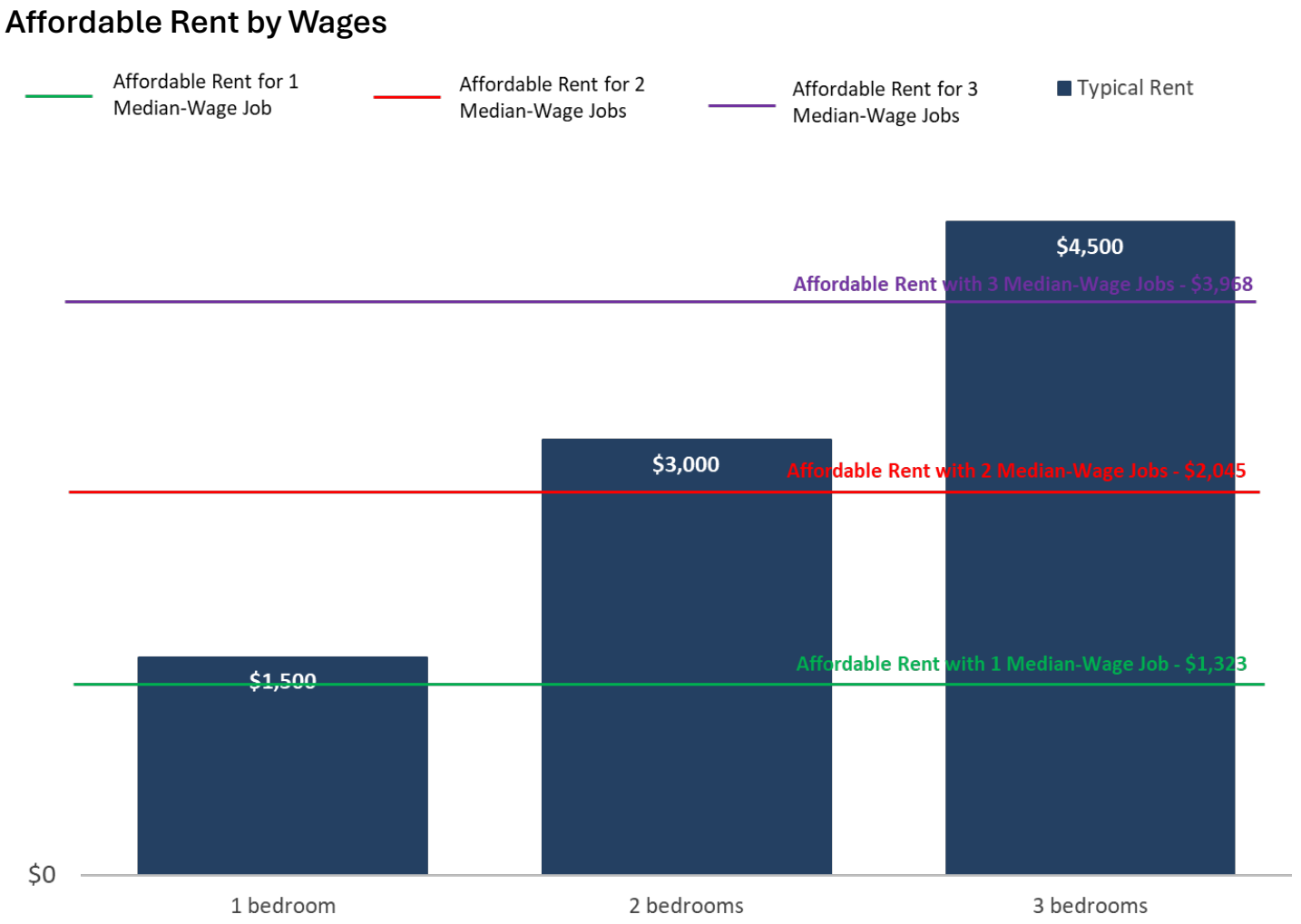
- Households must have 6.5 median-wage earners to afford median-priced home in Minturn
- Many occupations earn below median wage



Source: MLS, JobsEQ, Economic & Planning Systems

HOUSING AFFORDABILITY – RENT

- Property managers and focus groups indicate "typical" rent of $1,500/room
- Unaffordable for 1-earner household



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

OUTREACH PROCESS

- Survey
  - Residents
  - Employees
  - Employers
- Focus groups
  - Deed-restricted housing residents
  - Employer-provided housing residents
  - Mobile home residents
- Interviews
  - Property managers
  - Realtors
  - Insurance Agents
  - Commuters

OUTREACH FEEDBACK

- Housing is unaffordable to many residents. Many are doubled-up in units, living in substandard conditions, or commuting long distances to afford housing.
- Maintenance, transportation, and childcare add to already high costs.
- Housing is precarious. Renters are vulnerable to rent increases, life events (job loss, divorce, having children), and landlord sale of their property. Owners worry they cannot find a new home if they sell.
- Residents in stable housing situations (employer housing, deed-restricted housing, good landlord) feel incredibly lucky and many could not otherwise stay in Eagle County.
- Residents love their communities and want to stay if possible, but many have considered leaving due to cost.
- Programs like Habitat for Humanity and deed restriction programs are popular, but people lack information on how to access them.

TOWN OF MINTURN HOUSING NEEDS

CALCULATION AND ALLOCATION OF NEED

HOUSING NEEDS METHODOLOGY

1. Calculate regional housing needs by tenure (renters vs. owners) and AMI
    1. Existing shortage
    2. Projected demand
2. Allocate regional housing need to jurisdiction using percentage of jobs (state required method)
3. Deduct upcoming and proposed affordable housing developments by location
4. Distribute each location's net need by tenure and AMI

Methodology is defined in HNA Guidelines issued by DOLA in December 2024

10 YEAR REGIONAL GROSS NEED

- Total 10-year need is:
  - ~40% existing shortages
  - ~60% projected housing needs (e.g. job growth)
- Largest sources of need are employment growth, retirees, and in-commuters

Components of Regional Housing Need

Description	Total	% of Total
Existing Housing Shortage		
Overcrowding	686	10.8%
Temporary Housing	195	3.1%
Commuting	1,160	18.2%
Unfilled Jobs	598	9.4%
Total Existing Housing Shortage	**2,638**	**41.4%**
Projected Housing Need		
Employment Growth 2025-2035	2,090	32.8%
Retirees 2025-2035	1,646	25.8%
Total Projected Housing Need	**3,736**	**58.6%**
Total Units Needed through 2035	**6,375**	**100.0%**

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, JobsEQ, Economic & Planning Systems

REGIONAL ALLOCATION OF NEED BY JOBS

- Regional 10-year need is ~6,400 units
- Per SB-174, share of jobs is used to allocate existing shortage, projected need, and total housing need
- Pipeline developments are netted out of need
- Minturn net housing need of 87 units

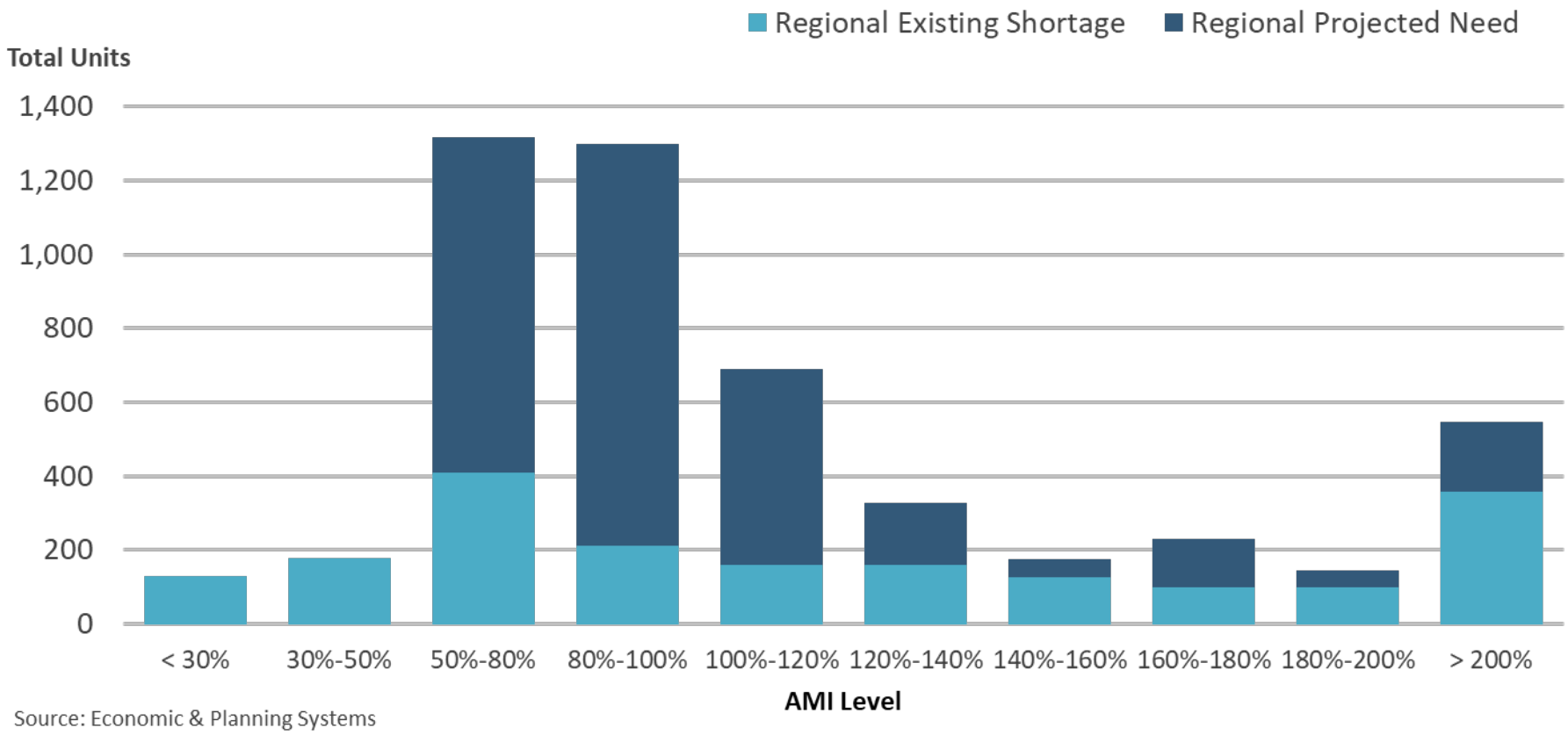
Regional Need Allocation by Percent of Jobs

Location	Existing Shortage	Projected Need	Total Need	% of Total Need
Vail	686	971	1,656	26%
Avon	660	934	1,594	25%
Eagle	413	585	999	16%
Gypsum	212	300	512	8%
Minturn	39	55	93	1%
Red Cliff	3	5	8	0%
Other Eagle County	626	886	1,512	24%
Total	**2,638**	**3,736**	**6,375**	**100%**

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

REGIONAL NET HOUSING NEED BY AMI

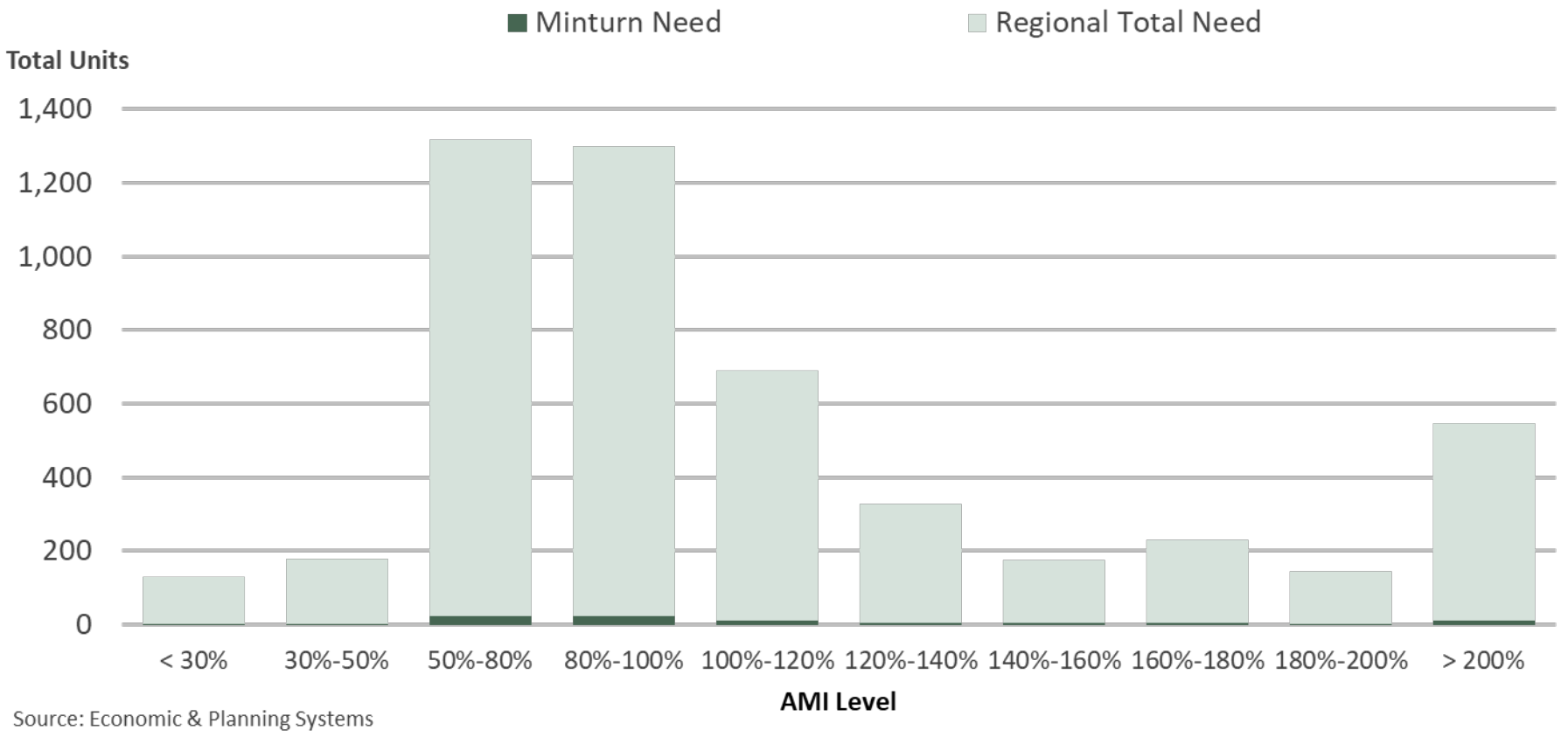
- Regional need is concentrated at 50%–80% AMI and 80%–100% AMI



Source: Economic & Planning Systems

MINTURN'S SHARE OF REGIONAL NEED BY AMI

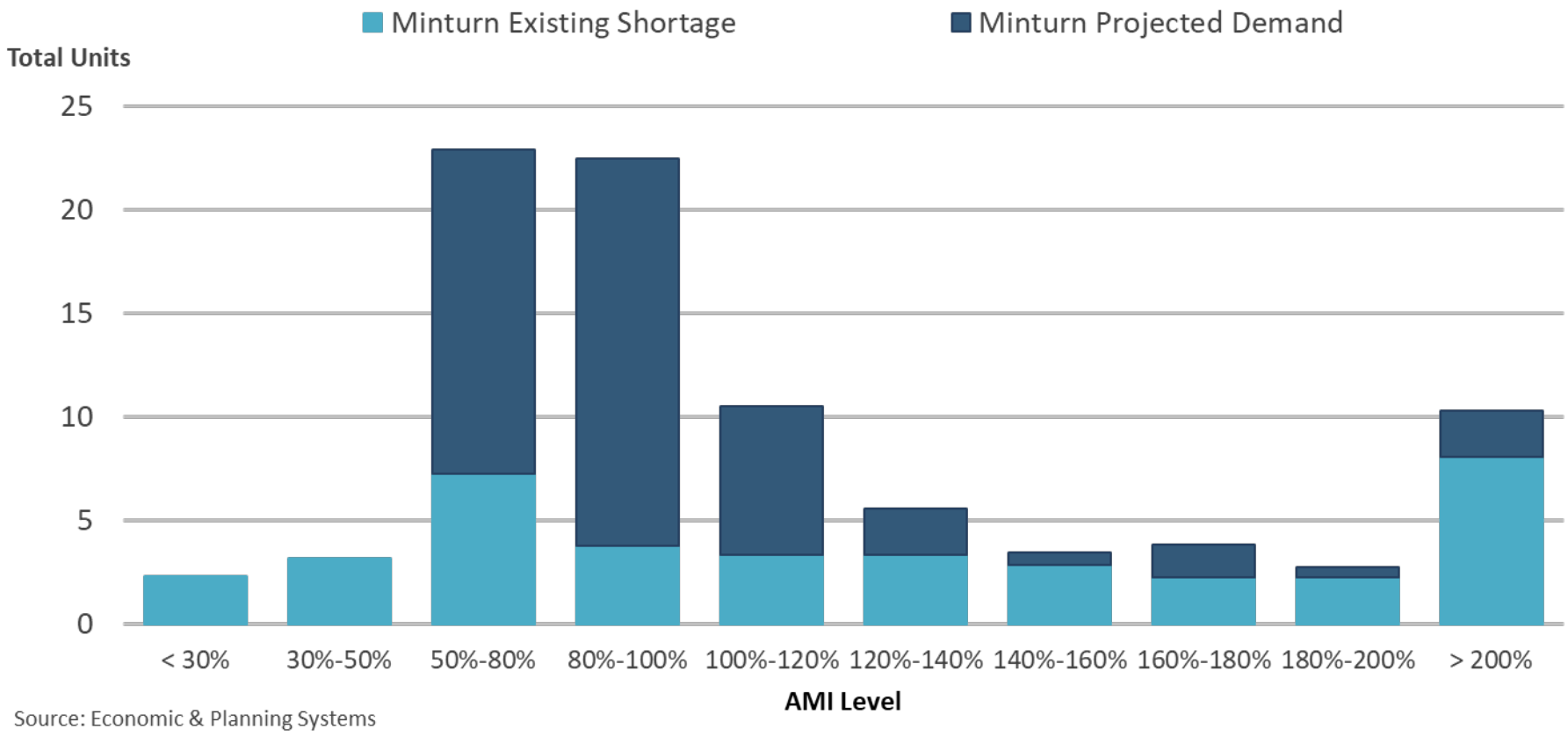
- Minturn accounts for about 1% of total county need



Source: Economic & Planning Systems

TOWN OF MINTURN NET HOUSING NEED BY AMI

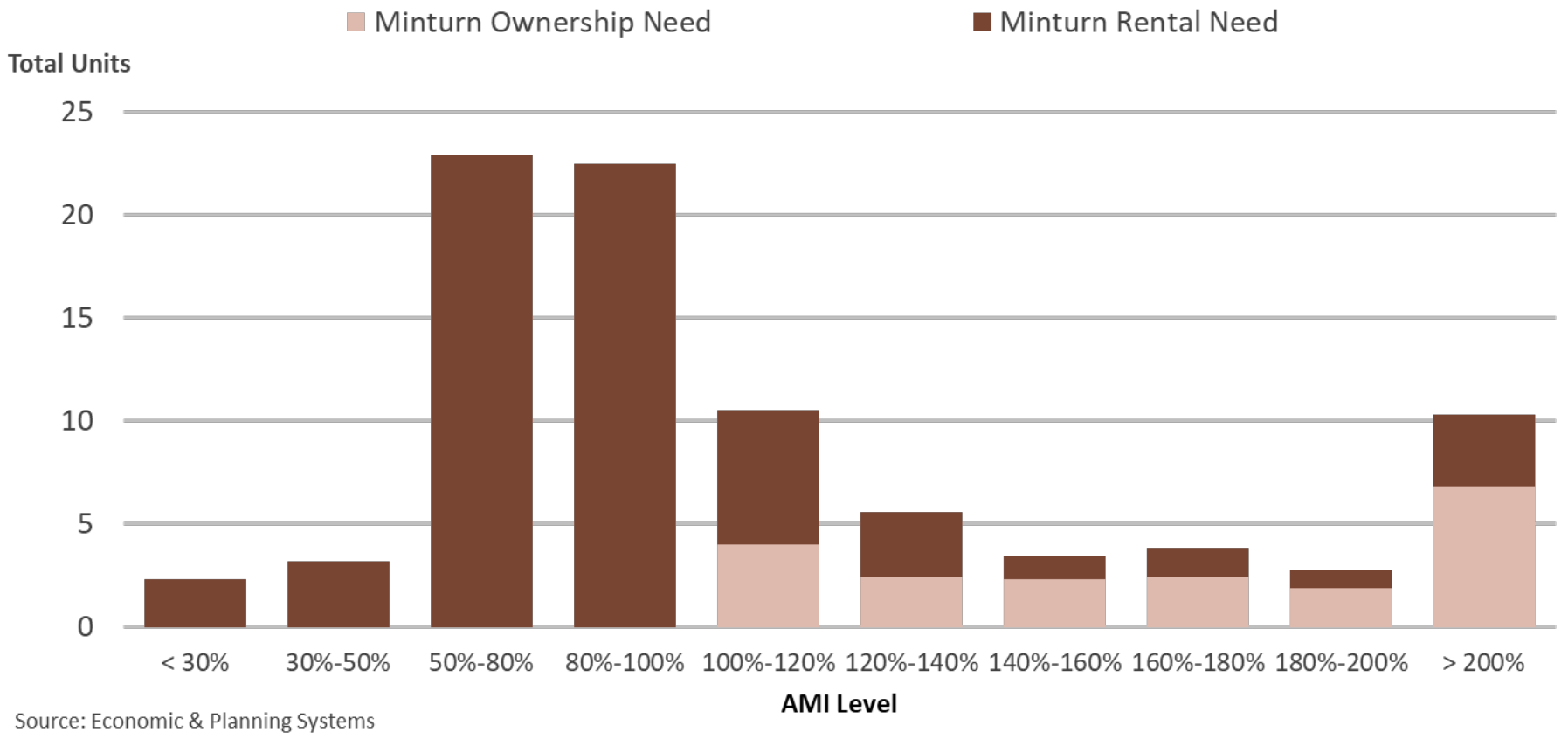
- Projected demand is higher than existing shortage, especially between 50%–100% AMI



Source: Economic & Planning Systems

TOWN OF MINTURN NET HOUSING NEED BY TENURE

- Need for rental units at 50%–100% AMI
- Need above 100% AMI split between owners and renters



Source: Economic & Planning Systems

LOCATION PREFERENCE

- Top choices are Mid to Upper Eagle River Valley
  - Edwards
  - Eagle
  - Vail
  - Avon
- 10% of respondents want to live in Minturn

Housing Location Preference

Location preference	% of survey respondents [1]
Edwards	36.4%
Eagle	22.7%
Vail	20.5%
Avon	19.2%
Gypsum	15.9%
Eagle-Vail	15.1%
Minturn	9.4%
Beaver Creek	7.2%
Red Cliff	1.4%

[1] Sum of top 2 choices.

Source: RRC Associates, Economic & Planning Systems

UNIT SIZE PREFERENCE

- "If you moved, how many bedrooms do you need?"
- Three-quarters of renters and homeowners indicated their next unit needs either 2 or 3 bedrooms
- Suggests adding larger units to projects

Survey Unit Size Preference

Number of Bedrooms	Owner	Renter
1	2%	15%
2	31%	42%
3	45%	37%
4	19%	6%

Source: RRC Associates, Economic & Planning Systems

QUESTIONS AND DISCUSSION

MINTURN HOUSING NEEDS

- Detailed needs by AMI for Town of Minturn
- ~90 units over the next 10 years

Description	Minturn								
	Existing Shortage			Projected Need			Total Housing Need		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Extremely Low Income (<30% AMI)	2	0	2	0	0	0	2	0	2
Very Low Income (31 - 50% AMI)	3	0	3	0	0	0	3	0	3
Low Income (51% - 80% AMI)	7	0	7	16	0	16	23	0	23
Moderate Income									
81% - 100%	4	0	4	19	0	19	22	0	22
100% - 120%	3	2	2	7	2	5	11	4	6
Middle Income									
120% to 140%	3	2	2	2	1	2	6	2	3
140% to 160%	3	2	1	1	0	0	3	2	1
160% to 180%	2	2	1	2	1	1	4	2	1
180% to 200%	2	2	1	1	0	0	3	2	1
Greater than 200%	8	6	2				8	6	2
200% to 220%				2	1	1	2	1	1
220% to 240%				0	0	0	0	0	0
Total	**39**	**14**	**24**	**49**	**6**	**43**	**87**	**20**	**67**

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

Economic & Planning Systems, Inc.
The Economics of Land Use

EAGLE COUNTY REGIONAL HOUSING NEEDS ANALYSIS

DRAFT REPORT

Prepared for:
Eagle County Housing Partners

Prepared by:
Economic & Planning Systems, Inc.
RRC Associates
Habitat for Humanity Vail Valley

April 2025

EPS #233169

Table of Contents

Executive Summary 1

1. Introduction and Summary of Findings 3

Summary of Findings 5

2. Demographic Trends 9

Population 9
Households 12
Household Income 15

3. Economic Trends 17

Jobs 17
Commuting 21

4. Housing Inventory 23

Housing Units 23
Housing Occupancy 23
Housing Tenure 24

5. Housing Market Trends 27

Home Sales 27
Rental Housing 37
Short-Term Rentals 39
Recent Development 41

6. Housing Problems 43

Overcrowding 43
Temporary Housing 43
Homelessness 44
Affordability Analysis 44
Displacement Risk 57

7. Housing Resources 61

Existing Housing Tools and Programs 62
Deed Restriction Buy-Down Affordability 65

Table of Contents (continued)

8. Outreach 67

Stakeholder Interviews 67
Focus Groups 68
Household and Employee Survey 70
Employer Survey 85

9. Housing Development Challenges and Opportunities 97

Development Challenges 97
Development Opportunities 97

10. Current and Projected Housing Needs 99

Summary of Need 100
Existing Housing Shortage (Catch Up) 101
Projected Housing Needs (Keep Up) 105
Needs by Jurisdiction 110
Housing Continuum Framework 118

11. Policy Programs and Recommendations 121

Regional Framework 121
Local Actions 121

Appendix A: Need Tables for all Jurisdictions 123

Appendix B: Selected Employee & Household Survey Results by Population Group 133

List of Tables

Table 1. Eagle County Population 2010-2022 9
Table 2. Median Age, 2010-2022 10
Table 3. Hispanic/Latino Population, 2010-2022 11
Table 4. Eagle County Households, 2010-2022 12
Table 5. Average Household Size, 2010-2022 14
Table 6. Median Household Income, 2010-2022 15
Table 7. Household Income by Source, 2010-2022 16
Table 8. Eagle County Employment, 2010-2022 17
Table 9. Eagle County Top Employment Industries, 2010-2022 18
Table 10. Eagle County Largest Occupations, 2024 19
Table 11. Eagle County Employees' Home Location, 2017-2021 21
Table 12. Eagle County Employees' Commute Length, 2021 22
Table 13. Eagle County Housing Units, 2010-2022 23
Table 14. Units Occupied Year-Round, 2010-2022 24
Table 15. Households by Tenure, 2010-2022 25
Table 16. Housing Tenure, 2010-2022 26
Table 17. Sales by Type, 2015-2023 27
Table 18. Sales by Location, 2015-2023 28
Table 19. Sales by Type, Non-Resort Areas, 2015-2023 28
Table 20. Median Sale Price by Location, All Areas, 2015-2023 30
Table 21. Median Sale Price by Location, Non-Resort Areas, 2015-2023 30
Table 22. Median Sale Price Growth, Non-Resort Areas, 2015-2023 31
Table 23. Median Price by Home Type, Non-Resort Areas, 2015-2023 33
Table 24. Median Price per Square Foot by Type and Location, Non-Resort Areas, 2015-2023 35
Table 25. Town of Avon RETT Exemptions, 2019-2023 36
Table 26. Median Rent by Location, 2010-2022 37
Table 27. Online Rental Listing Summary, 2024 38
Table 28. Per-Bedroom Rent, 2024 38
Table 29. Eagle County Residential Building Permits, 2015-2023 41
Table 30. Residential Units Permitted by Type, 2015-2023 42
Table 31. New Apartment Development, 2010-2024 42
Table 32. Eagle County Overcrowded Housing Units, 2022 43

List of Tables (continued)

Table 33. Temporary Housing Situations, 2022 44
Table 34. Maximum Affordable Rent by Income and Household Size 46
Table 35. Percent of Home Sales by Income Range, Non-Resort Areas, 2023 49
Table 36. Income by Tenure, 2021 57
Table 37. Cost Burden, 2015-2022 58
Table 38. Population Aged 25 and Older without a High School Degree, 2022 58
Table 39. Households Speaking a Language other than English at Home, 2022 59
Table 40. Single-Parent Households, 2022 59
Table 41. Housing Units Built Before 1970 60
Table 42. Summary of Current County and Town Housing Resources 61
Table 43. Summary of Housing Need 100
Table 44. Housing Need by Source 101
Table 45. Overcrowded Housing Units, Eagle County, 2022 102
Table 46. Temporary Housing, Eagle County, 2024 102
Table 47. Housing Need Generated by In-Commuters 103
Table 48. Housing Need Generated by Unfilled Jobs 104
Table 49. Existing Housing Shortage by Category 104
Table 50. Existing Housing Shortage by Income and Tenure 105
Table 51. Current and Projected Jobs by Occupation 106
Table 52. Housing Demand from Employment Growth 107
Table 53. Housing Demand Generated by Retiring Workers 108
Table 54. Projected Housing Need Summary 109
Table 55. Gross Needs and Gaps Summary 110
Table 56. Jobs Distribution by Location, 2023 111
Table 57. Gross Needs by Jurisdiction 112
Table 58. Affordable Housing Development Pipeline 113
Table 59. Development Pipeline by Tenure 114
Table 60. Net Needs and Gaps Summary 115
Table 61. Allocated Net Need by AMI 116
Table 62. Housing Needs and Preferences Continuum by Population Group 118
Table 63. Current Housing Continuum by Type 119

List of Figures

Figure 1. Eagle River Valley Sub Regions 5
Figure 2. Population by Age, 2022 10
Figure 3. Population by Age, 2010-2022 11
Figure 4. Family/Non-Family Households, 2022 13
Figure 5. Hispanic/Latino Households by Type, 2022 14
Figure 6. Seasonal Employment by Industry, 2022 20
Figure 7. Households by Tenure, 2022 24
Figure 8. Median Sale Price by Location, Non-Resort Areas, 2015-2023 31
Figure 9. Median Price per Square Foot by Location, Non-Resort Areas, 2015-2023 32
Figure 10. Median Sale Price by Type, Non-Resort Areas, 2015-2023 33
Figure 11. Home Sales by Buyer Origin, 2019-2023 36
Figure 12. Eagle County STRs, 2017-2022 39
Figure 13. Short-term Rentals by Location, 2022 40
Figure 14. Residential Building Permits by Area, 2015-2023 41
Figure 15. Rental Affordability by Bedrooms for Median Income, 2022 47
Figure 16. Rental Affordability by Bedrooms for Median Wage, 2022 48
Figure 17. Affordable Home Prices by AMI and Household Size, Non-Resort Areas, 2023 50
Figure 18. Affordability Gap by Community, Non-Resort Areas, 2023 51
Figure 19. Affordability Gap by AMI and Community, Non-Resort Areas, 2023 52
Figure 20. Affordability by Home Type, Non-Resort Areas, 2023 53
Figure 21. Homeownership Affordability by Median Wage, 2022 54
Figure 22. Wage Earners Required to Afford Median Sale Price, Non-Resort Areas, 2023 55
Figure 23. Affordability Gap, Non-Resort Areas, 2015-2022 56
Figure 24. Households by Tenure, 2022 57
Figure 25. Deed Restriction Buy-Down Program Affordability by AMI, 2015-2023 65
Figure 26. Deed Restriction Buy-Down Affordability by Wages, 2015-2023 66

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Executive Summary

Colorado's mountain and resort communities are known for world class recreation and unparalleled natural amenities - and also for housing challenges for the local population and workforce. Eagle County is a national and international destination, and this means that housing costs are out of reach for many people.

The region has significant supply constraints including land availability, high construction costs, high levels of out-of-town buyers, and the prevalence of short-term rentals (STRs), and the COVID-19 pandemic multiplied and accelerated these trends. Housing prices were increasing prior to 2020, but the rate of escalation has increased significantly since then. Eagle County businesses were already experiencing labor shortages prior to COVID-19, and these have been exacerbated since the onset of the pandemic in 2020. Workers continue to struggle to find quality secure housing without long commutes, and it is increasingly expensive to subsidize or develop new workforce housing units. These continued challenges mean that quality of life and the sustainability of the local economy are threatened.

Many residents are finding ways to manage in these circumstances – whether working multiple jobs in order to earn enough to afford something locally, living in overcrowded situations (including many instances of entire families living in a single bedroom, or a single person renting a couch), or moving out of the county to find more affordable housing and commuting long distances over mountain passes to continue working locally. When the challenges become too big, though, residents are leaving the region – and sometimes the state - for more affordable areas.

Historically marginalized and underrepresented groups are feeling the heaviest impacts. In Eagle County this is primarily immigrants and non-English speakers, especially the Hispanic and Latino communities. They are a critical part of the community and often face increased challenges – including language and cultural barriers in accessing assistance.

Eagle County regularly updates its Housing Needs Assessments, using the information collected to plan and prioritize housing developments and other strategies to meet identified needs. The needs that the County plans for have evolved over time – in the past, the free market could accommodate some local housing needs. Now, however, as outlined in this report, building free market housing is akin to building vacation rentals/second homes. Without affordability restrictions or local residency requirements, new housing (and often resale of current locally owned housing) will not be accessible or affordable to local residents. This reality has moved down the Eagle River Valley – while it has been true in Vail for decades, Eagle and Gypsum are now feeling these same pressures. This report outlines the magnitude of these pressures and the housing need across the county, emphasizing the need for continued action by all jurisdictions throughout the region. The report also considers the financial challenges in providing this action, and the need for broader financial support for local workforce and affordable housing.

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1. Introduction and Summary of Findings

The Eagle County Housing Partners is a group of local governments in Eagle County collaborating on solutions to affordable housing challenges in the Eagle River Valley. The group is comprised of the Towns of Avon, Eagle, Gypsum, Minturn, Red Cliff, Vail, and Eagle County.

This Housing Needs Assessment (HNA) was prepared to provide information and analysis on the types of affordable housing needed in Eagle County and the extent of housing needed to address economic, social, and environmental challenges related to the high cost of housing in this region. The work was comprised of five major tasks described below. This HNA document is intended to meet the requirements of Senate Bill 24-174 that defines the requirements for HNAs that local governments are required to prepare to be eligible for certain state funding programs.

- **Household survey** – A mail-out and online survey of 2,749 households in Eagle County and surrounding commute areas in Lake and Summit Counties. The survey covered topics including housing costs, housing challenges, housing preferences, and demographic and labor force characteristics.
- **Employer survey** – An online survey of 183 businesses in Eagle County. The survey covered business conditions, employee recruitment and retention topics, and opinions on housing and housing solutions.
- **Focus groups** – EPS, in partnership with Habitat for Humanity Vail Valley, conducted focus groups of residents representing key community sectors such as residents living in deed-restricted housing, mobile home residents, and people who commute long distances.
- **Market and affordability analysis** – A thorough analysis of demographics, the economy, wages, the housing stock, and housing costs to identify gaps in the housing market for the local workforce and full time residents.
- **Housing needs projections** – An estimate of the housing needed over the next 10 years to ***catch up*** with current housing gaps and ***keep up*** with the housing needed due to economic growth.

Report Outline

This report is presented in 11 chapters following this introduction:

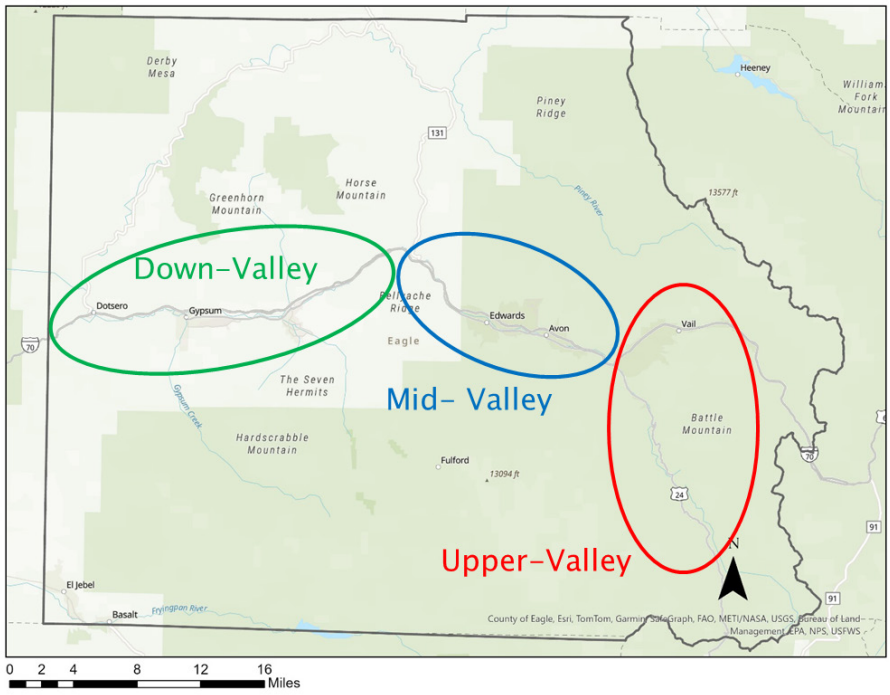
1. **Introduction and Summary of Findings**
2. **Demographic Trends** – Describes the population and other characteristics of Eagle County.
3. **Economic Trends** – Covers the economic base, trends in jobs and industries, and wages.
4. **Housing Inventory** – Describes the housing inventory in Eagle County by area.
5. **Housing Market Trends** – Presents and analyzes data on for-sale and rental housing costs throughout the Eagle River Valley.
6. **Housing Problems** – Discusses issues such as cost and housing security identified in the survey and outreach process. Also shows how housing costs compare to household incomes and wages in key industries.
7. **Housing Resources** – Summarizes the major housing programs in each Partner jurisdiction.
8. **Outreach** – Documents the key findings from the focus groups, stakeholder interviews, and the household and employer surveys.
9. **Housing Development Challenges and Opportunities** – Identifies the barriers to building affordable housing in the region, and opportunities from local resources and programs.
10. **Current and Projected Housing Needs** – Outlines in detail the components of housing need estimated for the next 10 years.
11. **Policy Programs and Recommendations** – Includes housing action plans for each community (note that this chapter will be completed following each jurisdiction's completion of their individual action plan. These are currently in process).

Study Area and Subareas

This study covers the Eagle River Valley area of Eagle County – Basalt and other areas within the Roaring Fork Valley are not included. Data is analyzed at multiple levels, including the overall valley/county (note that when "Eagle County" is used, it is referring to the Eagle River Valley as outlined above), individual jurisdictions, and sub-regions. Sub-regions are defined as:

- Upper Valley: Vail, Minturn, Red Cliff
- Mid-Valley: Avon, Edwards, Beaver Creek (when data is available)
- Down-Valley: Eagle, Gypsum, Dotsero (when data is available)

Figure 1. Eagle River Valley Sub Regions



Summary of Findings

1. ***The upper valley, mid valley, and down valley communities have different characteristics and roles in the regional housing landscape, and a diverse set of strategies will be needed to best address regional housing needs.***

   Demographic and economic profiles vary widely throughout the county, with jobs and tourism activity concentrated up-valley (east) closer to Vail, Avon, and Beaver Creek. The population and workforce are increasingly moving down-valley where housing costs are relatively lower. As a result, home prices and real estate markets differ dramatically between communities and a wide range of strategies and policies are needed to be calibrated to each community's unique context.

2. ***Resorts and tourism heavily influence the housing market in the county. About 40 percent of all housing units are vacant as second homes or vacation rentals.***

   Second home buyers from outside the county compete with Eagle County residents for market-rate housing and often outbid locals. Second and vacation home buyers effectively set the market price well above what the local workforce and other full-time residents can afford. The influence of external buyers means that most housing solutions must include deed restriction programs to limit outside buyers' ability to purchase homes in the county.

3. ***The county's population is growing slowly, with growth concentrated in down-valley communities.***

   Population growth is slow due in part to the difficulty of finding affordable housing. Most population growth is occurring down-valley (west) in areas with more accessible housing and a larger supply of developable land.

4. ***The population is aging, mirroring broader trends across the state and the country.***

   The median age has increased countywide in recent years and is as high as 49 years in Vail. Eagle County must consider the unique housing needs of an aging population. In addition, the aging population is likely to contribute to workforce and housing shortages.

5. ***Younger population and families are increasing in down-valley communities.***

   While the county population is aging overall, down-valley communities have lower median age and higher youth populations than other Eagle County communities. Down-valley communities also have more family households that prefer larger housing units.

6. ***Workers commute long distances in Eagle County, and about 11 percent of Eagle County employees are in-commuters.***

   Twenty percent of people who work in Eagle County commute 30 minutes or more to work. At highway speeds, these commutes can be distances of roughly 30 to 50 miles each way. The 11 percent of people who commute from outside Eagle County, particularly from neighboring Summit and Lake Counties, face high mountain passes that are dangerous in winter conditions (and sometimes year-round).

7. ***While Recreation, Retail, Construction, and Accommodation/Food Services remain the largest employment industries, the biggest employment growth between 2010 and 2022 was in the Health Care and Social Assistance and Administrative and Support sectors.***

   The tourism driven sectors of recreation, retail, construction, and accommodations/food services have traditionally been the cornerstones of Eagle County's resort economy. The recent growth of Health Care and Social Assistance points to an aging population as well as the growth of Vail Health. The Administrative and Support sector includes maintenance and property management jobs that are key to keeping second homes and vacation rentals in good condition.

8. ***The median household income in Eagle County is around $100,000 per year. However, 6 of the 10 largest occupations in the county have median wages below $50,000 per year.***

   Household income data in Eagle County is an overestimate of residents' true earnings, particularly for residents in lower-wage jobs in Eagle County's largest sectors. Workers in food and beverage jobs, retail sales jobs, building cleaning jobs, and cooks and food preparation jobs all have a median wage of under $40,000 per year.

9. ***The median home sale price has increased dramatically in Eagle County, especially since 2019.***

   In 2023, the median home price in Eagle County was over $1.3 million. Even excluding areas of the County that are primarily high cost second homes/resort areas, the median price was still over $1 million. In the non-resort areas, median home prices grew by 15.2 percent annually between 2019 and 2023, a total increase of 60.8 percent.

10. ***In some cases, homeownership is unaffordable for households earning over 300% of the area median income (AMI).***

    The median non-resort home price in Eagle County of $1,055,000 is unaffordable for households making below 230% AMI. In some communities, the median non-resort home requires an income of 330% AMI to purchase.

11. ***When affordability is considered in terms of median wages, there is a need to work between 3.7 and 7.5 jobs to afford to buy the median-priced non-resort home in a community.***

    Affordability by wages reflects the number of jobs a household needs to afford a home. In all Eagle County communities, a household must have more than three full-time jobs at median wage to afford the median-priced home.

12. ***Rent data is challenging to capture; while available data shows that rent growth has not been as dramatic as growth in sale prices, interview and focus group feedback indicate a tight and volatile rental market.***

    Focus group participants reported being unable to find affordable units throughout the county; being forced to move unexpectedly due to personal or economic circumstances; and living in overcrowded rentals due to high prices. Property managers described being inundated with requests whenever a unit is listed and have been able to raise prices repeatedly in recent years.

13. ***Affordability metrics indicate the challenges of living in a 1-person household in the county.***

    One-person households struggle to find an affordable place to live in the rental or ownership markets. A single earner at median wage cannot afford the typical Eagle County rent of $1,500 for a bedroom (in a shared unit).

14. ***Eagle County residents are at risk of displacement due to housing age and type, cost burden, and other factors.***

    A displacement risk assessment indicates that many Eagle County residents may be at risk of displacement. Residents in older homes or mobile homes, as well as those who speak Spanish, lack a high school degree, and have a single-parent household are more likely to be displaced. 39 percent of Eagle County residents are cost-burdened, meaning they pay more than 30 percent of their income in housing costs.

15. ***Eagle County has a gross housing need of 6,375 units, with about half of net need located in Vail and Avon and 25 percent in the unincorporated county, concentrated in Edwards and Beaver Creek.***

    2,638 units are needed to address the existing housing shortage in the county and 3,736 units are needed to address the project housing need over the next 10 years. Three-quarters of the total housing need is for rental units. Based on jobs distribution, 26 percent of housing needs are in Vail, 25 percent are in Avon, and 24 percent are in unincorporated Eagle County.

16. ***Upcoming affordable and community housing developments in Eagle County can offset some of the housing need.***

    There are 703 units currently under construction in Eagle County that offset some of existing housing need and an additional 632 entitled units that offset projected housing need. Once the development pipeline has been netted out, the total net housing need in Eagle County is 5,040 units.

17. ***There are many existing housing resources in Eagle County and the community does not have to start from scratch when designing housing solutions.***

    Eagle County has many existing housing resources, including deed-restriction programs, Habitat for Humanity Vail Valley, rental assistance programs, and employee housing.

18. ***Existing programs are not sufficient to address all needs on the housing continuum.***

    Housing needs differ by age, life stage, income, family status, and many other factors. Current programs do not meet demonstrated needs throughout the entire housing continuum.

2. Demographic Trends

Population

Eagle County grew slowly between 2010 and 2022, with 0.5 percent average annual growth. Most population growth occurred down-valley in Eagle and Gypsum.

Eagle County had 55,300 residents in 2022, an increase of 3,200 since 2010. As shown in **Table 1**, Eagle and Gypsum together accounted for 76 percent of net population growth in the county over this time, as other communities lost population. Outside of Eagle and Gypsum, the remainder of growth took place in the unincorporated county.

Table 1. Eagle County Population 2010-2022

Description	2010	2015	2022	2010-2022 Total	2010-2022 Ann. #	2010-2022 Ann. %
Vail	5,285	5,113	4,804	-481	-40	-0.8%
Minturn	1,027	1,007	1,025	-2	0	0.0%
Red Cliff	266	237	254	-12	-1	-0.4%
Avon	6,422	5,972	5,978	-444	-37	-0.6%
Eagle	6,483	6,847	7,488	1,005	84	1.2%
Gypsum	6,472	6,961	7,927	1,455	121	1.7%
Basalt (part)	2,917	2,674	2,909	-8	-1	0.0%
Unincorp. Area	23,185	23,970	24,906	1,721	143	0.6%
Eagle County Total	**52,057**	**52,781**	**55,291**	**3,234**	**270**	**0.5%**

Source: Colorado State Demographer's Office, Economic & Planning Systems

The median age across the county has increased since 2010. The population down-valley is younger than the population up-valley.

The median age countywide was 38.3 years in 2022, approximately the same as the statewide median age of 37.7 years. The median age has increased since 2010, with increases ranging from 1.3 years in Eagle to 14.1 years in Vail. As shown in **Table 2**, the median age in down-valley communities is lower than in upper-valley communities, with a 10.6 year difference in the median age between Vail (49.1 years) and Gypsum (38.5 years).

Table 2. Median Age, 2010-2022

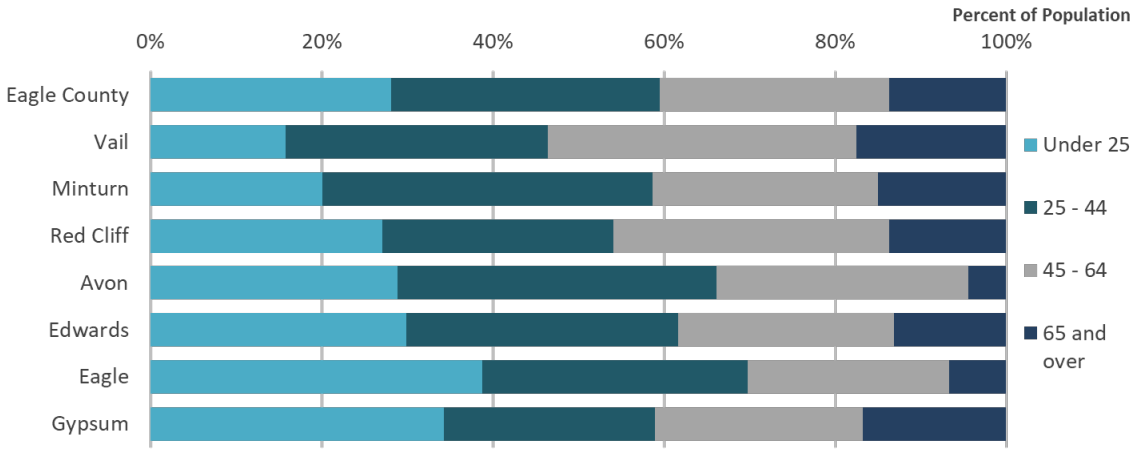
Description	2010	2015	2022	Change 2010-2015	Change 2015-2022
Eagle County	**34.0**	**35.6**	**38.3**	**1.6**	**2.70**
Vail	35.0	40.2	49.1	5.2	8.90
Minturn	36.1	41.5	38.1	5.4	-3.40
Red Cliff	38.5	40.3	42.6	1.8	2.30
Avon	31.1	31.4	34.8	0.3	3.40
Edwards	34.9	34.2	37.5	-0.7	3.30
Eagle	33.8	36.0	35.1	2.2	-0.90
Gypsum	31.3	36.3	38.5	5.0	2.20

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

Young people make up a greater share of the population in down-valley communities, which aligns with broader trends of mountain "host towns" becoming older and more affluent.

In Eagle and Gypsum the population under age 25 accounts for 39 percent and 34 percent of the population, respectively, while this group accounts for less than 20 percent of the population in Vail, as shown in **Figure 2**. This aligns with trends of larger household sizes and more family households down-valley, as shown below.

Figure 2. Population by Age, 2022

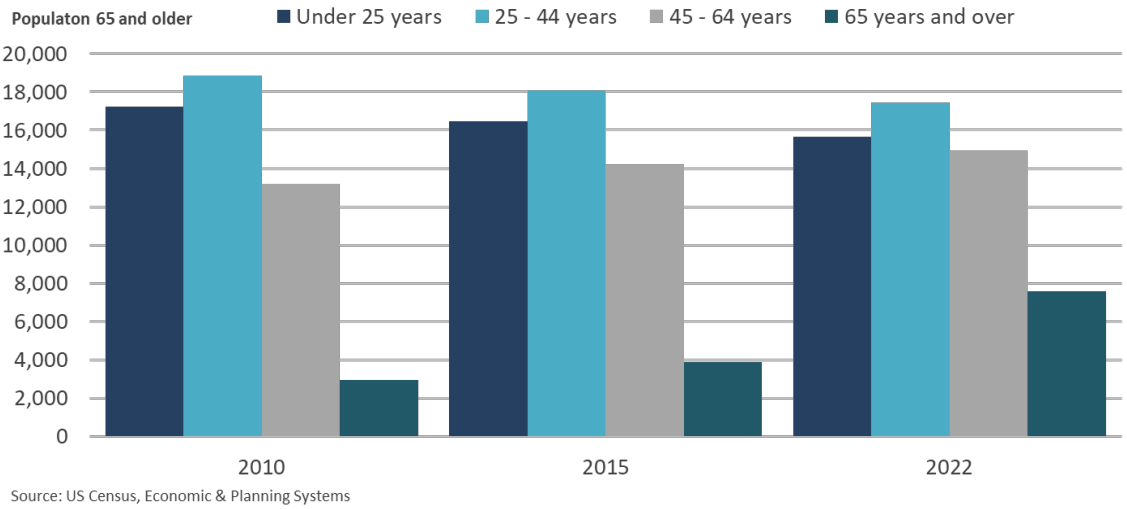


Source: Economic & Planning Systems, US Census

The population over age 65 in Eagle County has increased since 2010, both in absolute numbers and as a share of the population.

Between 2010 and 2022 the share of the population age 65 and older increased from 6 percent to 14 percent. As shown in **Figure 3**, at the same time the population under age 45 decreased from 69 percent of the population to 59 percent.

Figure 3. Population by Age, 2010-2022



Source: US Census, Economic & Planning Systems

The share of population that identifies as Hispanic/Latino has remained at about 30 percent of the county population since 2010. While remaining a consistent share of the population, this group has moved within the county over this time.

As shown in **Table 3**, between 2010 and 2022 the share of Hispanic/Latino population increased down-valley in Gypsum and Eagle, increasing from 45 percent of the population in Gypsum to 59 percent and from 22 percent of the population in Eagle to 27 percent. Meanwhile, the Hispanic/Latino share of the population decreased in mid- and upper-valley communities.

Table 3. Hispanic/Latino Population, 2010-2022

Description	2010	2015	2019	2020	2022	Change 2010-2015	Change 2015-2022
Share Hispanic or Latino (any race)							
Eagle County	**30%**	**30%**	**30%**	**30%**	**29%**	0%	-1%
Vail	7%	3%	6%	10%	3%	-4%	0%
Minturn	34%	28%	16%	22%	20%	-6%	-8%
Red Cliff	38%	50%	43%	25%	26%	12%	-24%
Avon	49%	44%	40%	39%	33%	-5%	-11%
Edwards	31%	34%	39%	34%	31%	3%	-3%
Eagle	22%	18%	28%	19%	27%	-5%	10%
Gypsum	45%	46%	35%	49%	59%	1%	13%

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

Households

Similar to population, year-round households in the county grew slowly from 2010 to 2022, with an annual growth rate of 0.4 percent.

Eagle County had just over 20,000 households in 2022, an increase of 848 households since 2010. As shown in **Table 4**, household growth was higher down-valley than in other areas of the county. Eagle and Gypsum together accounted for 62 percent of net household growth in the county over this time, while most upper- and mid-valley communities lost year-round households.

Table 4. Eagle County Households, 2010-2022

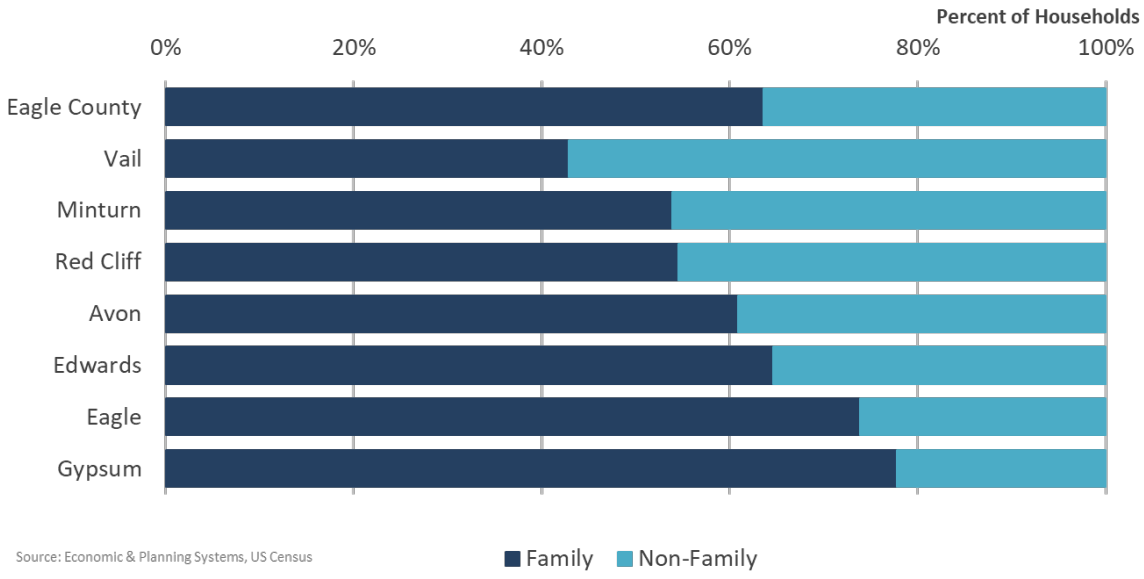
Description	2010	2015	2022	2010-2022 Total	2010-2022 Ann. #	2010-2022 Ann. %
Occupied Housing Units						
Vail	2,604	2,380	2,370	-234	-20	-0.8%
Minturn	420	386	386	-34	-3	-0.7%
Red Cliff	117	91	121	4	0	0.3%
Avon	2,321	2,213	2,245	-76	-6	-0.3%
Edwards	3,642	3,227	3,824	182	15	0.4%
Eagle	2,183	2,089	2,370	187	16	0.7%
Gypsum	2,009	1,963	2,351	342	29	1.3%
Other	5,940	5,491	6,417	477	40	0.6%
Eagle County	**19,236**	**17,840**	**20,084**	**848**	**71**	**0.4%**

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

In Eagle County, approximately two-thirds of households are family households but the split of family/non-family households varies across the county.

The U.S. Census Bureau classifies households as "family" (related household members) and "non-family" (unrelated household members such as roommates). As shown in **Figure 4**, down-valley communities have a higher share of family households than mid- or upper-valley communities. Eagle and Gypsum have 74 percent and 78 percent family households, respectively, while fewer than half of households in Vail are family households, which is typical of resort communities (in comparison, Aspen has 42 percent family households and Telluride has 46 percent).

Figure 4. Family/Non-Family Households, 2022



Households are generally larger down-valley, aligning with other housing and population trends.

Household size is both an indicator of housing demand (size of unit) as well as affordability (how many working people are needed in a household to afford housing). As shown in **Table 5**, upper- and mid-valley communities saw an increase in average household size from 2010 to 2015 and a decrease from 2015 to 2022, while down-valley communities have seen a consistent increase in average household sizes since 2010.

Table 5. Average Household Size, 2010-2022

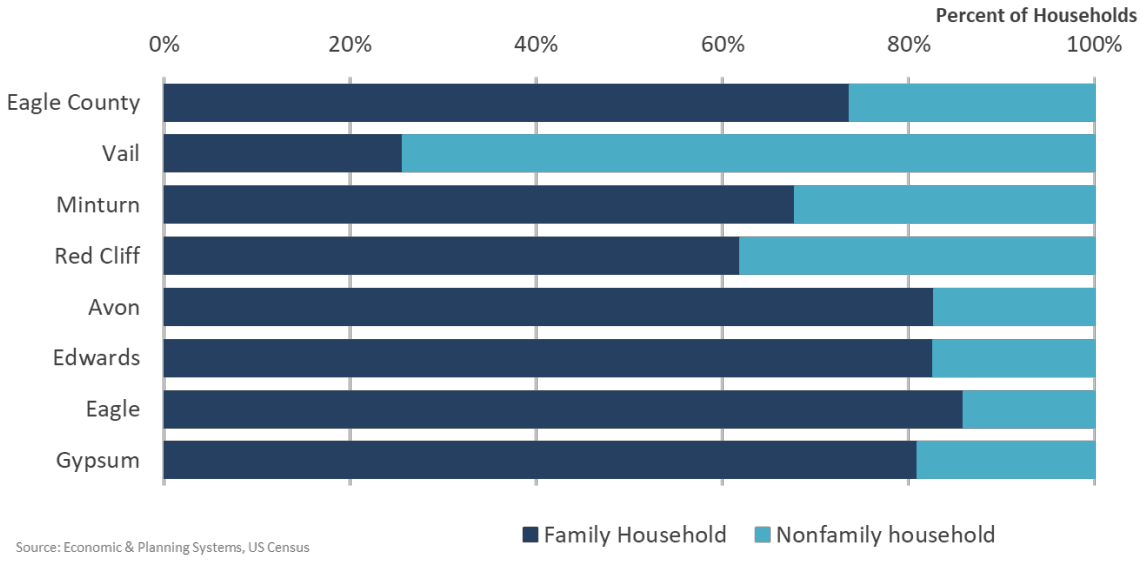
Description	2010	2015	2022
Eagle County	**2.71**	**2.94**	**2.77**
Vail	2.04	2.23	2.04
Minturn	2.45	2.72	2.53
Red Cliff	2.28	3.07	2.41
Avon	2.78	2.90	2.72
Edwards	2.82	3.03	2.80
Eagle	2.96	3.11	3.12
Gypsum	3.22	3.41	3.53

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

The characteristics of Hispanic/Latino households in the valley vary compared to the overall population.

As shown in **Figure 5**, among Hispanic/Latino households 75 percent are family households, compared to 64 percent of households overall. These characteristics also vary by location – for example, in Vail there is a smaller share of Hispanic family households than family households overall (26 percent Hispanic/Latino family households compared to 43 percent overall family households).

Figure 5. Hispanic/Latino Households by Type, 2022



Source: Economic & Planning Systems, US Census

Household Income

Median household income in Eagle County is approximately $100,000 and has increased significantly since 2010.

Census data and survey data both show median household income between approximately $100,000 and $110,000. As shown in **Table 6**, incomes are highest in Minturn and Eagle, and lowest in Red Cliff. Census data indicates that household income grew much faster from 2015 to 2022 (increasing at an average of 4.6 percent per year) than from 2010 to 2015 (when it increased at an average of 0.2 percent per year). This data accounts for total household income (all earners, all income sources), and is not equivalent to salary or wages. This increase may be reflective of higher-earning households moving into the county, households having more wage earners (e.g., more roommates) or more jobs per person, increased wages, and inflationary and cost of living factors.

Table 6. Median Household Income, 2010-2022

Description	2010	2015	2022	2010-2015 Total	2010-2015 Ann. #	2010-2015 Ann. %	2015-2022 Total	2015-2022 Ann. #	2015-2022 Ann. %
Eagle County	**$71,337**	**$72,214**	**$98,887**	**$877**	**$175**	**0.2%**	**$26,673**	**$3,810**	**4.6%**
Vail	$64,859	$67,833	$96,667	$2,974	$595	0.9%	$28,834	$4,119	5.2%
Minturn	$74,891	$63,947	$103,333	-$10,944	-$2,189	-3.1%	$39,386	$5,627	7.1%
Red Cliff	$54,750	$68,125	$74,688	$13,375	$2,675	4.5%	$6,563	$938	1.3%
Avon	$51,781	$48,022	$85,817	-$3,759	-$752	-1.5%	$37,795	$5,399	8.6%
Edwards	$83,261	$74,347	$89,399	-$8,914	-$1,783	-2.2%	$15,052	$2,150	2.7%
Eagle	$72,138	$78,066	$101,373	$5,928	$1,186	1.6%	$23,307	$3,330	3.8%
Gypsum	$71,932	$88,698	$99,726	$16,766	$3,353	4.3%	$11,028	$1,575	1.7%

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

Since 2010, wages have declined as a share of personal income in Eagle County, while investment income has increased as a share of income.

The composition of household income indicates the nature of current conditions and change in a community. Income typically comes from three sources – wage and salary (i.e., a paycheck), investments (stocks, bonds, real estate, etc.), and transfer receipts (income payments for which no services are performed – primarily government benefits, such as social security). As shown in **Table 7**, since 2010 wages have declined as a share of personal income, from 61 percent to 53 percent. At the same time, investment income has increased from 32 percent to 41 percent, while transfer receipts have remained stable.

This trend indicates that new residents may not be working in the county, and/or may not be relying on employment for their income. Additionally, an increase in the share of income from transfer receipts is often seen in communities with an aging population. The absence of this trend in Eagle County indicates that the area's aging population is either still working or relying on investment income and not receiving significant government benefits.

Table 7. Household Income by Source, 2010-2022

Description	2010	2015	2022
Wage & Salary	61%	57%	53%
Investment Income	32%	37%	41%
Transfer Receipts	7%	6%	6%
Total	**100%**	**100%**	**100%**

Source: Bureau of Economic Analysis; Economic & Planning Systems

3. Economic Trends

Jobs

Eagle County has seen 24 percent job growth since 2010, with the biggest growth in Administrative and Support Services and Health Care and Social Assistance jobs.

Eagle County had 34,000 jobs in 2022, an increase of over 6,500 jobs since 2010. As shown in **Table 8**, nearly half that growth was in Administrative and Support and Waste Management and Remediation Services (a sector comprised of businesses performing routine support activities for the day-to-day operations of other organizations, including office administration, maintenance, security and surveillance services, cleaning, and waste disposal services), and Health Care and Social Assistance.

Table 8. Eagle County Employment, 2010-2022

Description	2010	2022	2010-2022 Total Growth	2010-2022 Annual Growth Rate	% of Total Job Growth
Industry					
Accommodation and Food Services	6,676	7,272	596	0.7%	9.1%
Retail Trade	2,994	3,507	513	1.3%	7.8%
Construction	2,666	3,464	798	2.2%	12.2%
Arts, Entertainment, and Recreation	3,434	3,419	-15	0.0%	-0.2%
Health Care and Social Assistance	1,856	3,394	1,538	5.2%	23.4%
Administrative and Support Services	1,354	2,909	1,555	6.6%	23.7%
Real Estate and Rental and Leasing	1,360	1,674	314	1.7%	4.8%
Public Administration	1,413	1,585	172	1.0%	2.6%
Educational Services	1,279	1,522	243	1.5%	3.7%
Professional and Technical Services	1,032	1,462	430	2.9%	6.6%
Other [1]	3,397	3,814	417	1.0%	6.4%
Eagle County Total	**27,461**	**34,022**	**6,561**	**1.8%**	**100%**

[1] Other includes Transportation & Warehousing, Finance & Insurance, Manufacturing, Wholesale Trade, Information, Utilities, Management of Companies and Enterprises, Agriculture, Forestry, Fishing & Hunting, and Mining, and Other Services.
Source: Colorado Department of Labor and Employment, Economic & Planning Systems

Employment is comprised of 70 percent wage and salary jobs and 30 percent proprietors. There are more jobs in the county than the working-age population, indicating a need for multiple job-holding and in-commuting.

There are approximately 34,000 wage and salary jobs and 15,000 proprietors in the county, but only 32,400 working-age residents between 25 to 64 years old. The resident survey indicates that within the county, residents have an average of 1.3 jobs per person, and there are 1.7 employees per household.

The five largest employment sectors in the county combine for 60 percent of all employment and have remained the county's core employment industries since 2010.

As shown in **Table 9**, the top five employment sectors in the county are Accommodation and Food Services (21 percent of jobs), Retail (10 percent), Construction (10 percent), Arts, Entertainment, and Recreation (10 percent), and Health Care (10 percent).

Table 9. Eagle County Top Employment Industries, 2010-2022

Description	2010	2015	2022
Accommodation and Food Services	24%	24%	21%
Retail Trade	11%	11%	10%
Construction	10%	10%	10%
Arts, Entertainment, and Recreation	13%	13%	10%
Health Care and Social Assistance	7%	7%	10%
Administrative and Support Services	5%	6%	9%
Real Estate and Rental and Leasing	5%	5%	5%
Public Administration	5%	5%	5%
Educational Services	5%	4%	4%
Professional and Technical Services	4%	4%	4%
Other [1]	12%	12%	11%
Eagle County Total	**100%**	**100%**	**100%**

[1] Other includes Transportation & Warehousing, Finance & Insurance, Manufacturing, Wholesale Trade, Information, Utilities, Management of Companies & Enterprises, Agriculture, Forestry, Fishing & Hunting, and Mining, and Other Services.
Source: Colorado Department of Labor and Employment, Economic & Planning Systems

The county's largest employment sectors grew more slowly than overall employment, but total jobs in those sectors remain stable.

As shown in **Table 8** and **Table 9**, the county's top employment sectors have remained stable since 2010, with Accommodation & Food Services, Retail Trade, Construction, and Arts, Entertainment and Recreation providing approximately half of all jobs. The share of jobs in these industries has remained relatively constant since 2010, despite slower growth in Accommodation and Food Services, Retail Trade, and Arts, Entertainment, and Recreation than overall employment.

The largest occupations in Eagle County are food and beverage service, construction trades, and retail sales.

Occupation data is another way to analyze employment, focusing on the types of jobs people hold rather than the industry. As shown in **Table 9**, the top 10 occupations account for half of jobs in the county. The median wages for these occupations range from $37,000 for food and beverage serving (the top occupation, with over 3,000 jobs) to $112,800 for healthcare diagnosing or treating (the 8th largest occupation, with over 1,200 jobs). While the overall median wage for all occupations in Eagle County is $52,900, six of the top 10 occupations have median wages of below $50,000 per year.

Table 10. Eagle County Largest Occupations, 2024

Description	Employment	Entry Level	Median	Experienced
Food and Beverage Serving Workers	3,010	$31,700	$37,000	$50,600
Construction Trades Workers	2,446	$42,500	$56,900	$68,400
Retail Sales Workers	2,265	$33,800	$40,700	$48,600
Building Cleaning and Pest Control Workers	1,655	$34,200	$41,000	$47,100
Cooks and Food Preparation Workers	1,584	$34,500	$40,500	$48,100
Business Operations Specialists	1,514	$48,400	$76,400	$101,400
Information and Record Clerks	1,456	$36,400	$44,200	$52,500
Healthcare Diagnosing or Treating Practitioners	1,211	$82,700	$112,800	$187,100
Other Management Occupations	1,167	$72,700	$112,500	$145,600
Grounds Maintenance Workers	1,104	$39,400	$49,300	$54,400
Top Ten Occupations (Average)	**17,413**	**$37,357**	**$48,100**	**$59,529**

Source: JobsEQ, Economic & Planning Systems

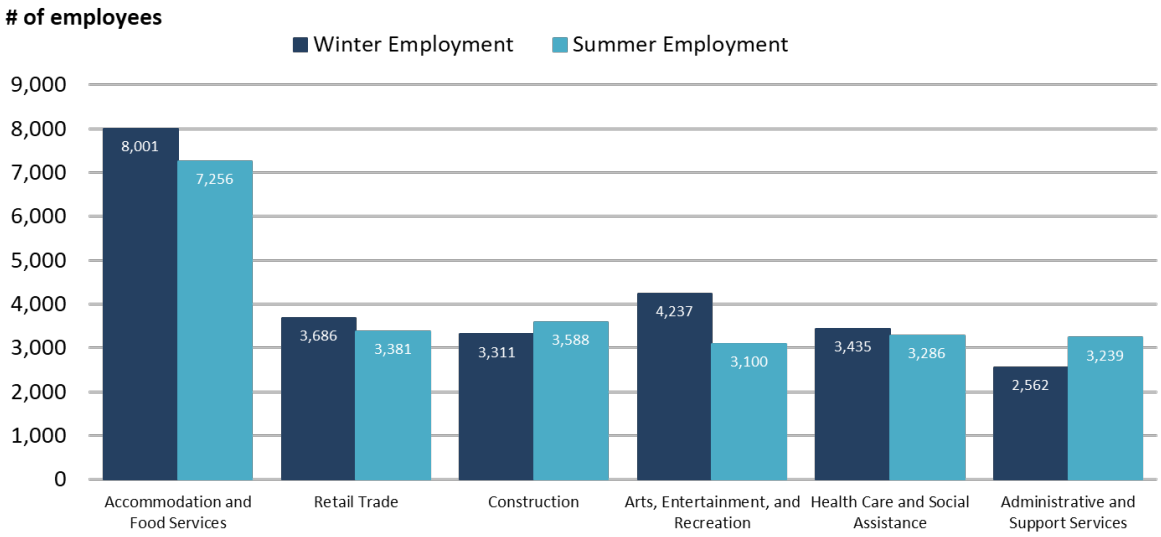
Eagle County has a seasonal economy. However, seasonal trends have become less pronounced since 2010.

Employment in Eagle County is highest during the winter months (December to April), with an additional smaller peak in the summer. Seasonal trends have become less pronounced since 2010 – while there are still winter and summer peaks in employment, the difference between "high" season and "low" season has been decreasing.

Seasonal peaks and differences vary by industry, with those most tied to tourism and recreation seeing the highest winter employment.

As shown in **Figure 6**, sectors tied to the ski industry, including Accommodations and Food Services and Arts, Entertainment and Recreation see peak winter employment, while sectors that rely on outdoor work, including Construction and Administrative and Support Services (which includes jobs such as landscaping) see peak summer employment.

Figure 6. Seasonal Employment by Industry, 2022



Source: Colorado Department of Labor and Employment, Economic & Planning Systems

Commuting

While up-to-date commuting data is limited, available data indicates that most Eagle County employees live in Eagle County.

Multiple data sources were analyzed to understand commuting patterns in the Valley. Based on the U.S. Census Transportation Planning Package, which best reflects likely conditions in the area, approximately 88 percent of employees in Eagle County are Eagle County residents. While the most recent data is from 2021, other data sources, including survey data, indicate that commuting trends have remained relatively stable.

Table 11. Eagle County Employees' Home Location, 2017-2021

Description	
Total Eagle County Employees	
Living and Working in Eagle	88.4%
Commuting into Eagle County	11.6%
In-Commuter Source	
Garfield County	4.7%
Lake County	2.7%
Summit County	0.8%
Other	3.4%

Source: CTPP, Economic & Planning Systems

About 12 percent of Eagle County jobs are filled by in-commuters.

The most common locations of in-commuters were Garfield, Lake, and Summit counties, making up 8 percent of Eagle County employees in 2021. Other in-commuters include long-distance commuters who travel to Eagle County from farther places in Colorado and remote workers living outside Eagle County but employed by an Eagle County business.

As of 2021, 70 percent of Eagle County employees commuted 30 minutes or less.

About 35 percent of Eagle County employees had commutes of 15 minutes or less and another 34 percent traveled between 15 and 30 minutes. Only 5 percent of employees had commutes of 1 hour or more, indicating that in-commuters from other counties may not travel far within Eagle County (i.e., commuters from Summit County may work in Vail and commuters from Garfield County may work in Gypsum). Residents may also have long intra-county commutes travelling from one side of Eagle County to another for work. It is important to note that these figures are 2017-2021 averages and have likely changed with the rise of remote work and the population shift down-valley since the COVID-19 pandemic.

Table 12. Eagle County Employees' Commute Length, 2021

Description	
Total Eagle County Employees	
Working from home	13.1%
Commuting to work	86.9%
Commute length for workers commuting to work	
Less than 15 minutes	35.1%
15 - 29 minutes	33.7%
30 - 59 minutes	25.6%
60 minutes or more	4.9%

Source: CTPP, Economic & Planning Systems

4. Housing Inventory

Housing Units

Eagle County saw housing growth in all communities from 2010 to 2022, despite population losses up-valley.

Eagle County had 34,300 housing units in 2022, an increase of just over 3,500 since 2010. Avon, Eagle, and Gypsum accounted for 57 percent of that growth, with those communities adding 2,000 units over that time. Housing growth in the unincorporated county accounted for another 23 percent of overall growth. As shown in **Table 13**, housing growth continued up-valley despite these communities losing residents, an indication that these new units are likely second homes and vacation rentals.

Table 13. Eagle County Housing Units, 2010-2022

Description	2010	2015	2022	2010-2022 Total	2010-2022 Ann. #	2010-2022 Ann. %
Housing Units						
Vail	6,974	7,138	7,331	357	30	0.4%
Minturn	523	532	566	43	4	0.7%
Red Cliff	118	126	139	21	2	1.4%
Avon	3,483	3,519	4,175	692	58	1.5%
Eagle	2,456	2,503	2,796	340	28	1.1%
Gypsum	2,207	2,322	3,177	970	81	3.1%
Basalt (part)	1,318	1,320	1,593	275	23	1.6%
Unincorp. Area	13,731	13,903	14,556	825	69	0.5%
Eagle County Total	**30,810**	**31,363**	**34,333**	**3,523**	**294**	**0.9%**

Source: Colorado State Demographer's Office, Economic & Planning Systems

Housing Occupancy

Housing occupancy rates vary throughout the valley, with higher occupancy in down-valley communities, indicating that year-round residents are more common down-valley.

An occupied housing unit is equivalent to a household. In a community like Eagle County, the occupancy rate provides an indication of second homeownership (how many units are not occupied year-round). In 2022, the county had an overall occupancy rate of approximately 60 percent – about 20,000 households and 34,000 housing units. As shown in **Table 14**, occupancy patterns vary throughout the valley.

Nearly all housing units down-valley are occupied by year-round households, with Eagle and Gypsum having occupancy rates of over 90 percent. In Vail, only one-third of housing units are occupied by year-round households, indicating a significant portion of second homes and/or vacation rentals. From 2010 to 2022, the percent of units occupied year-round decreased the most in Minturn (from 80 percent to 69 percent) and Avon (from 64 percent to 56 percent).

Table 14. Units Occupied Year-Round, 2010-2022

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

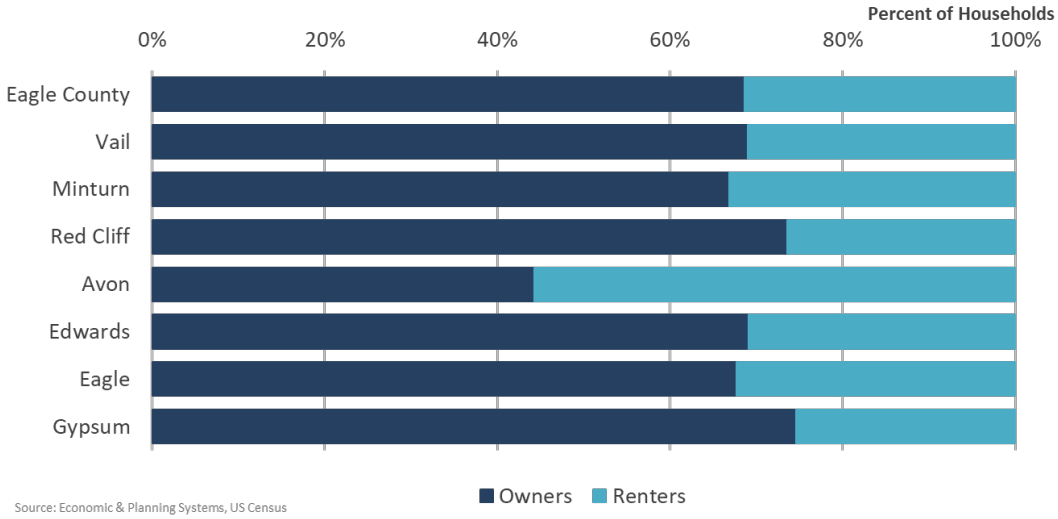
Source: U.S. Census Bureau, Economic & Planning Systems

Housing Tenure

Most communities in the valley have a similar split of owner and renter households with 70 percent owners and 30 percent renters.

As shown in **Figure 7**, the share of owners and renters in occupied housing units were relatively similar throughout the valley in 2022, with approximately one-third renters and two-thirds owners. Avon is the one exception with 56 percent of the population renting, which is the highest percentage of any community.

Figure 7. Households by Tenure, 2022



Source: Economic & Planning Systems, US Census

Changes in tenure were markedly different between 2010 to 2015 and 2015 to 2022.

As shown in **Table 15**, most communities saw decreases in owner-occupied households and increases in renters between 2010 and 2015. Since 2015, however, there has been more growth in owner-occupied homes. These trends are similar to those seen in other communities across the country, where homeownership rates fell and rental rates increased during and following the Great Recession in 2008, and those trends have slowly reversed as communities recovered.

Table 15. Households by Tenure, 2010-2022

Description	2010	2015	2022	2010-2015 Total	2010-2015 Ann. #	2010-2015 Ann. %	2015-2022 Total	2015-2022 Ann. #	2015-2022 Ann. %
Owner-Occupied									
Eagle County	**12,343**	**11,974**	**13,774**	**-369**	**-74**	**-0.6%**	**1,800**	**257**	**2.0%**
Vail	1,264	1,465	1,634	201	40	3.0%	169	24	1.6%
Minturn	192	161	258	-31	-6	-3.5%	97	14	7.0%
Red Cliff	90	63	89	-27	-5	-6.9%	26	4	5.1%
Avon	1,092	891	993	-201	-40	-4.0%	102	15	1.6%
Edwards	2,694	2,158	2,642	-536	-107	-4.3%	484	69	2.9%
Eagle	1,477	1,678	1,605	201	40	2.6%	-73	-10	-0.6%
Gypsum	1,508	1,495	1,753	-13	-3	-0.2%	258	37	2.3%
Renter-Occupied									
Eagle County	**6,893**	**5,866**	**6,310**	**-1,027**	**-205**	**-3.2%**	**444**	**63**	**1.0%**
Vail	1,340	915	736	-425	-85	-7.3%	-179	-26	-3.1%
Minturn	228	225	128	-3	-1	-0.3%	-97	-14	-7.7%
Red Cliff	27	28	32	1	0	0.7%	4	1	1.9%
Avon	1,229	1,322	1,252	93	19	1.5%	-70	-10	-0.8%
Edwards	948	1,069	1,182	121	24	2.4%	113	16	1.4%
Eagle	706	411	765	-295	-59	-10.3%	354	51	9.3%
Gypsum	501	468	598	-33	-7	-1.4%	130	19	3.6%
Total Occupied Units	**19,236**	**17,840**	**20,084**	**-1,396**	**-279**	**-1.5%**	**2,244**	**321**	**1.7%**

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

Overall, there has been an increase in the share of owners and decrease in the share of renters in the county since 2010, although the magnitude of change varies by community.

In 2010, 64 percent of households countywide were homeowners and 36 percent were renters. By 2022, this shifted to 69 percent owners and 31 percent renters. As shown in **Table 16**, the largest change during this time was in Vail, which went from 49 percent owners to 69 percent, and Minturn that went from 46 percent homeowners to 67 percent. Other communities remained stable or saw decreases in homeownership rates between 2010 and 2015, with subsequent increases from 2010 to 2022.

Table 16. Housing Tenure, 2010-2022

Description	2010	2015	2022	Change in Owner/Renter Split 2010 - 2015	Change in Owner/Renter Split 2015-2022
Owners					
Eagle County	**64%**	**67%**	**69%**	**3.0%**	**1.5%**
Vail	49%	62%	69%	13.0%	7.4%
Minturn	46%	42%	67%	-4.0%	25.1%
Red Cliff	77%	69%	74%	-7.7%	4.3%
Avon	47%	40%	44%	-6.8%	4.0%
Edwards	74%	67%	69%	-7.1%	2.2%
Eagle	68%	80%	68%	12.7%	-12.6%
Gypsum	75%	76%	75%	1.1%	-1.6%
Renters					
Eagle County	**36%**	**33%**	**31%**	**-3.0%**	**-1.5%**
Vail	51%	38%	31%	-13.0%	-7.4%
Minturn	54%	58%	33%	4.0%	-25.1%
Red Cliff	23%	31%	26%	7.7%	-4.3%
Avon	53%	60%	56%	6.8%	-4.0%
Edwards	26%	33%	31%	7.1%	-2.2%
Eagle	32%	20%	32%	-12.7%	12.6%
Gypsum	25%	24%	25%	-1.1%	1.6%

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

5. Housing Market Trends

Home Sales

Sales volume hit a high in 2020 during the COVID-19 pandemic and has been decreasing since then.

There were 1,581 home sales in Eagle County in 2020, the most since 2015 and over 300 more than 2019. As shown in **Table 17**, in 2021 there were just under 1,500 sales, and sales volume dramatically decreased in 2022 (1,048 sales) and 2023 (716 sales). Condominiums and single family homes have consistently been the most frequently sold home types, with single family homes hitting a high in 2020 (516 sales) and condos in 2021 (663 sales).

Home sale analysis excludes mobile homes, ranches, and highest and lowest 5% of sales. Deed-restricted homes are included.

Table 17. Sales by Type, 2015-2023

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023
Condominium	371	436	431	433	451	588	663	437	301
Duplex	152	154	172	162	168	227	167	129	97
Single Family Residence	350	372	408	425	412	516	413	327	215
Townhouse	151	190	167	167	234	248	248	155	101
Triplex	3	1	2	1	2	2	6	0	2
Total Sales	**1,027**	**1,153**	**1,180**	**1,188**	**1,267**	**1,581**	**1,497**	**1,048**	**716**

Source: MLS, Economic & Planning Systems

Sales volume increased down-valley between 2015 and 2021. The entire county experienced a decrease in sales in 2023 compared to 2015 to 2022.

As shown in **Table 18**, with the exception of 2022 and 2023, when all communities saw a decline in sales, down-valley communities have seen steadily increasing sales volume since 2015. The decline in 2022 and 2023 may reflect the slowing of sales from the surge of sales and migration to high amenity areas during the pandemic, and increasing in-person work requirements. 2023 was the only year since 2015 with fewer than 1,000 home sales.

Table 18. Sales by Location, 2015-2023

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023
Eagle County Total	**1,027**	**1,153**	**1,180**	**1,188**	**1,268**	**1,584**	**1,497**	**1,048**	**716**
Vail	252	267	237	253	287	350	353	203	153
Minturn	15	13	14	18	18	24	14	18	3
Red Cliff	3	4	3	3	5	13	11	9	4
Avon	192	269	227	225	241	305	264	186	115
Beaver Creek	75	86	89	111	111	117	138	74	49
Edwards	247	256	286	235	266	354	295	193	155
Eagle	140	150	145	167	156	179	178	160	102
Gypsum	97	99	168	164	177	197	164	138	97
Other	6	9	11	12	7	45	80	67	38

Source: MLS, Economic & Planning Systems

Some areas in the county were built to serve visitors and second homeowners rather than local residents, and tend to have higher sale prices. Excluding these "resort" areas, trends have been similar with the highest sales volume in 2020 and 2021.

Removing resort areas with high levels of second homeownership and vacation rentals (outlined in the box to the right) gives a more accurate picture of the "locals" housing market for Eagle County residents. As shown in **Table 19**, the share of sales in non-resort areas has been between 68 and 70 percent of total sales, with the lowest share in 2021 and an increasing share in 2022 and 2023.

RESORT AREAS

Arrowhead
Bachelor Gulch
Beaver Creek
Cascade Village Glen
Cordillera Valley Club
Cordillera The Divide
Cordillera The Ranch
Cordillera The Summit
Frost Creek
Lionshead
Mountain Star
Potato Patch
Vail Golf Course
Vail Village

Table 19. Sales by Type, Non-Resort Areas, 2015-2023

Types within Non-Resort Neighborhoods	2015	2016	2017	2018	2019	2020	2021	2022	2023
Condominium	183	258	260	257	257	347	354	278	191
Duplex	135	135	145	142	141	194	143	114	79
Single Family Residence	274	308	339	351	327	399	305	271	180
Townhouse	119	158	139	138	200	200	204	127	77
Triplex	3	1	2	1	2	2	6	0	2
Total Non-Resort Sales	**714**	**860**	**885**	**889**	**927**	**1,142**	**1,012**	**790**	**529**
Percent of Total Sales	**70%**	**75%**	**75%**	**75%**	**73%**	**72%**	**68%**	**75%**	**74%**

Source: MLS, Economic & Planning Systems

The median sale price countywide has been over $1 million since 2021.

The largest price increases were in the mid-valley, where sale prices increased by 20 percent between 2019 and 2023. As shown in **Table 20** on the next page**,** in 2023 only Red Cliff and Gypsum had median sale prices below $1 million, while Edwards (including Arrowhead and Cordillera) and Beaver Creek had median prices over $2 million.

In non-resort areas, the median home price surpassed $1 million in 2023.

As shown in **Table 21** on the next page, the median sale price outside of resort areas is substantially lower than the overall median price. However, prices still rose significantly in non-resort areas between 2019 and 2023. The largest price increases were in the mid-valley in Avon and Edwards, where prices increased in non-resort areas rose between 18 percent and 20 percent from 2019 to 2023. This indicates that the rising prices is a problem in "locals" areas of the county as well as resort areas with high levels of second homeownership and vacation rentals.

Table 20. Median Sale Price by Location, All Areas, 2015-2023

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2019 Total	2015-2019 Ann. #	2015-2019 Ann. %	2019-2023 Total	2019-2023 Ann. #	2019-2023 Ann. %
Eagle County	**$659,000**	**$672,500**	**$651,000**	**$704,110**	**$740,000**	**$891,250**	**$1,000,000**	**$1,120,000**	**$1,325,033**	**$81,000**	**$20,250**	**3%**	**$585,033**	**$146,258**	**16%**
Vail	955,000	887,500	1,025,000	1,024,500	1,155,000	1,170,000	1,600,000	1,600,000	1,450,400	200,000	50,000	5%	295,400	73,850	6%
Minturn	600,000	650,000	599,000	713,500	742,225	709,000	827,500	1,137,500	1,350,000	142,225	35,556	5%	607,775	151,944	16%
Red Cliff	337,800	411,000	535,000	479,000	450,000	515,000	430,000	715,000	730,000	112,200	28,050	7%	280,000	70,000	13%
Avon	583,750	590,000	595,000	610,000	673,000	850,000	794,000	889,500	1,400,000	89,250	22,313	4%	727,000	181,750	20%
Beaver Creek	1,200,000	1,287,500	1,470,000	1,330,000	1,237,500	1,300,000	1,499,500	2,125,000	2,350,000	37,500	9,375	1%	1,112,500	278,125	17%
Edwards	850,000	875,000	845,000	975,000	1,072,500	1,412,500	1,505,000	1,685,000	2,225,000	222,500	55,625	6%	1,152,500	288,125	20%
Eagle	485,650	519,000	525,000	580,000	562,500	659,000	836,185	1,074,500	1,049,000	76,850	19,213	4%	486,500	121,625	17%
Gypsum	397,000	402,000	399,750	456,250	444,000	499,000	520,000	675,000	720,000	47,000	11,750	3%	276,000	69,000	13%

Source: MLS, Economic & Planning Systems

Table 21. Median Sale Price by Location, Non-Resort Areas, 2015-2023

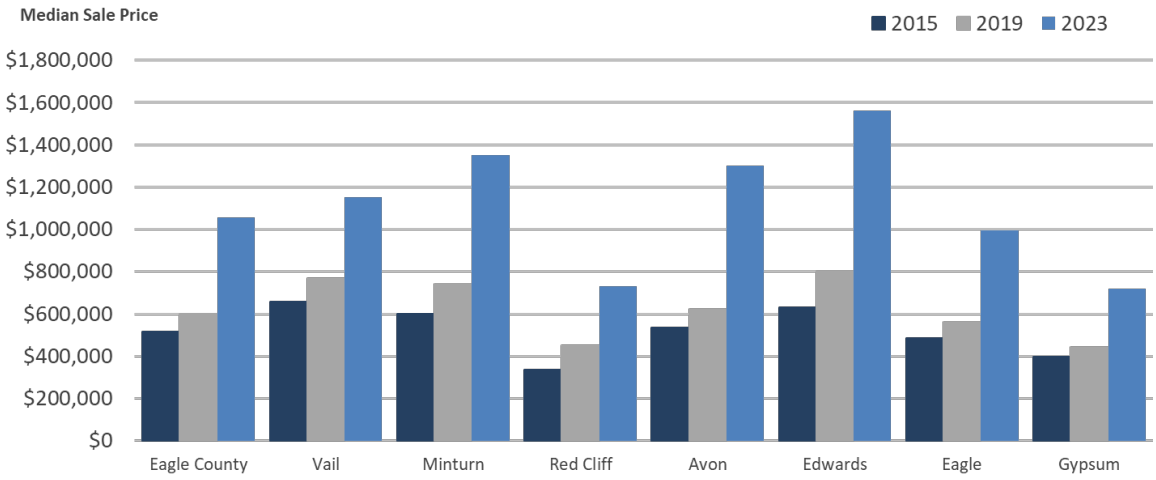
Non-resort neighborhoods within:	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2019 Total	2015-2019 Ann. #	2015-2019 Ann. %	2019-2023 Total	2019-2023 Ann. #	2019-2023 Ann. %
Eagle County	**$515,750**	**$535,250**	**$525,000**	**$592,500**	**$600,000**	**$684,105**	**$748,500**	**$899,500**	**$1,055,000**	**$84,250**	**$21,063**	**4%**	**$455,000**	**$113,750**	**15%**
Vail	657,000	720,000	668,000	769,000	767,500	850,000	850,000	1,100,000	1,150,000	110,500	27,625	4%	382,500	95,625	11%
Minturn	600,000	650,000	599,000	713,500	742,225	709,000	827,500	1,137,500	1,350,000	142,225	35,556	5%	607,775	151,944	16%
Red Cliff	337,800	411,000	535,000	479,000	450,000	515,000	430,000	715,000	730,000	112,200	28,050	7%	280,000	70,000	13%
Avon	535,000	512,500	575,750	599,500	625,000	750,000	715,000	802,000	1,302,500	90,000	22,500	4%	677,500	169,375	20%
Edwards	629,263	660,000	617,000	754,000	805,000	955,000	1,093,000	1,125,000	1,562,500	175,738	43,934	6%	757,500	189,375	18%
Eagle	485,650	519,000	525,000	580,000	562,500	659,000	793,750	965,000	995,000	76,850	19,213	4%	432,500	108,125	15%
Gypsum	397,000	402,000	399,750	456,250	444,000	499,000	520,000	675,000	720,000	47,000	11,750	3%	276,000	69,000	13%

Source: MLS, Economic & Planning Systems

Most communities saw significant price increases between 2019 and 2023.

As shown in **Figure 8,** every community saw a significant price increase between 2019 and 2023, with median prices in non-resort areas in many communities nearly doubling over that time.

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



Source: MLS, Economic & Planning Systems

Housing prices in non-resort areas have increased significantly since 2015, but this growth has not occurred evenly over time.

As shown above and in **Table 22**, prices in non-resort areas countywide grew more quickly between 2019 and 2023 (an average of 15.2 percent per year) than from 2015 to 2019 (3.9 percent per year). This was most significant in mid-valley communities, where prices increased between 4 and 6 percent each year from 2015 to 2019, and then jumped to 18 to 20 percent annual increases from 2019 to 2023.

Table 22. Median Sale Price Growth, Non-Resort Areas, 2015-2023

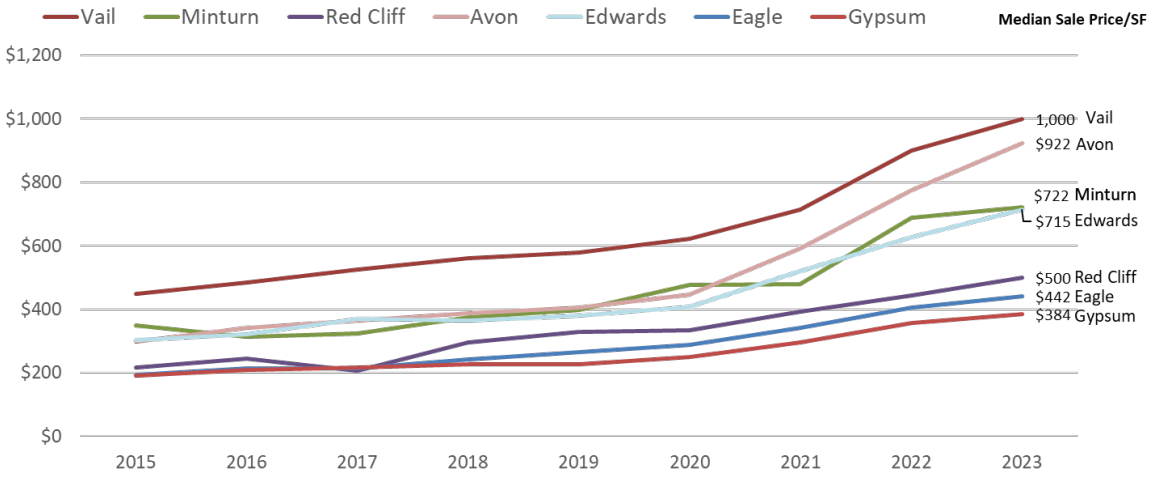
Non-resort neighborhoods within:	Annual Growth Rate of Median Housing Sale Price		
	2015-2023	2015-2019	2019-2023
Eagle County	**9.4%**	**3.9%**	**15.2%**
Vail	7.2%	4.0%	10.6%
Minturn	10.7%	5.5%	16.1%
Red Cliff	10.1%	7.4%	12.9%
Avon	11.8%	4.0%	20.2%
Edwards	12.0%	6.4%	18.0%
Eagle	9.4%	3.7%	15.3%
Gypsum	7.7%	2.8%	12.8%

Source: MLS, Economic & Planning Systems

The median price per square foot has more than doubled in the county since 2015, from $344 to $752.

Looking at home costs in terms of price per square foot normalizes costs across home sizes and shows how far money can go towards purchasing a home. As shown in **Figure 9**, in most communities the growth rate has been significantly higher since 2019 than from 2015 through 2019, with average annual price growth since 2019 ranging from 11 percent in Red Cliff to 23 percent in Avon. Avon has seen some of the largest increases, with the median price per square foot tripling from 2015 to 2023.

Figure 9. Median Price per Square Foot by Location, Non-Resort Areas, 2015-2023



Source: MLS, Economic & Planning Systems

Housing costs vary by the type of home being sold. Condominiums are typically the least costly homes, while duplexes are the most expensive.

In 2023, the median price for single-family homes, townhouses, and duplexes in non-resort areas was over $1 million. As shown in **Table 23**, prices have grown fastest for condominiums and townhouses since 2019, with prices for condos increasing an average of 18 percent per year, and townhouses increasing 19 percent per year. Duplexes have been the most expensive home type since 2020; although most duplexes sold have been in resort communities, duplexes in non-resort neighborhoods remain expensive.

Table 23. Median Price by Home Type, Non-Resort Areas, 2015-2023

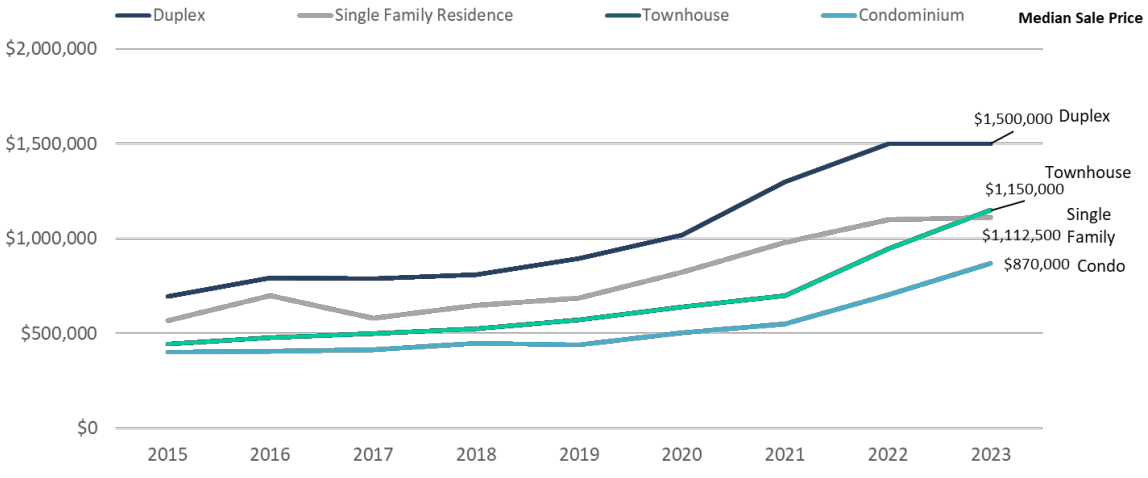
Types within Non-Resort Neighborhoods	2015	2019	2023	2015-2019 Total	2015-2019 Ann. #	2015-2019 Ann. %	2019-2023 Total	2019-2023 Ann. #	2019-2023 Ann. %
Condominium	$400,000	$442,000	$870,000	$42,000	$10,500	3%	$428,000	$107,000	18%
Duplex	$695,000	$897,500	$1,500,000	$202,500	$50,625	7%	$602,500	$150,625	14%
Single Family Residence	$569,000	$685,000	$1,112,500	$116,000	$29,000	5%	$427,500	$106,875	13%
Townhouse	$445,000	$573,121	$1,150,000	$128,121	$32,030	7%	$576,879	$144,220	19%

Source: MLS, Economic & Planning Systems

All home types except single family homes have seen increased costs since 2019.

As shown in **Figure 10**, 2019/2020 was an inflection point in sales prices. Since the onset of COVID-19, prices for all home types in non-resort areas except single family homes have increased at much faster rates than 2015 to 2019.

Figure 10. Median Sale Price by Type, Non-Resort Areas, 2015-2023



Source: MLS, Economic & Planning Systems

While condominiums are the least expensive housing type overall, since 2015 they have been the most expensive per square foot in non-resort areas.

As with overall sales prices, the price per square foot of condos and townhouses has increased faster than duplexes and single family homes since 2019. As shown in **Table 24** the per square foot price of condos in non-resort areas increased by an average of $108 per year between 2019 and 2023.

The largest increases in price per square foot in non-resort areas have been in the mid- and upper-valley, particularly for condos and townhouses.

In down-valley communities, the price per square foot has increased at a similar rate for all home types, with average annual increases of 12 to 14 percent per year, as shown in **Table 24**. In mid- and upper-valley communities, there was a wider range of increases, with upper valley townhouses and mid-valley condos both increasing around 20 percent per year.

Table 24. Median Price per Square Foot by Type and Location, Non-Resort Areas, 2015-2023

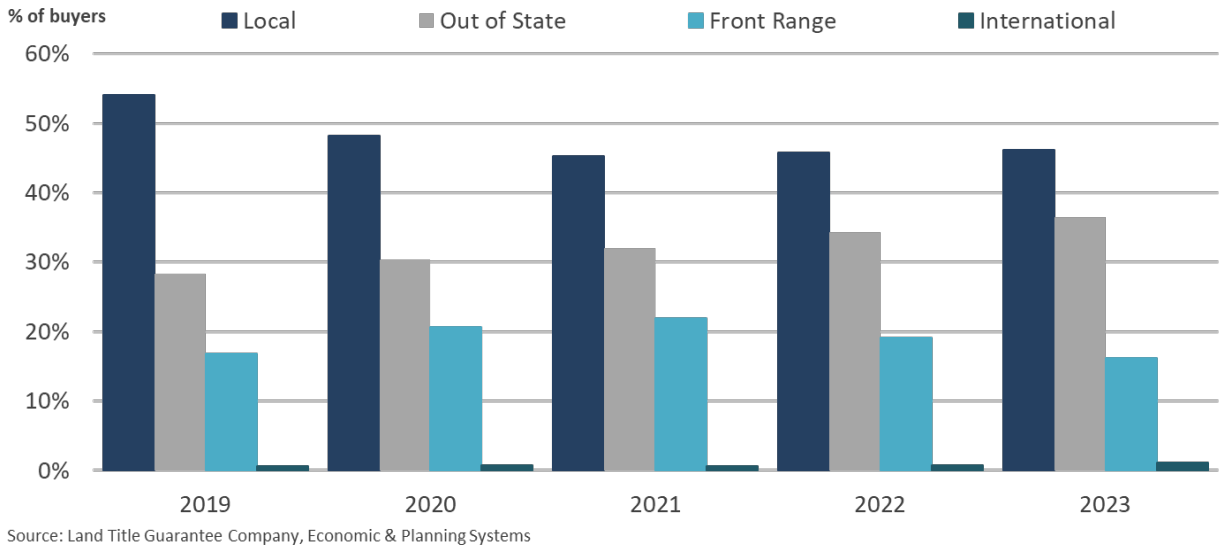
Non-resort neighborhoods within:	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2019 Total	2015-2019 Ann. #	2015-2019 Ann. %	2019-2023 Total	2019-2023 Ann. #	2019-2023 Ann. %
Up-Valley															
Condominium	$446	$484	$524	$560	$582	$627	$692	$889	$1,061	$136	$34	7%	$479	$120	16%
Duplex	$419	$500	$540	$569	$596	$629	$805	$828	$987	$177	$44	9%	$391	$98	13%
Single Family Residence	$482	$459	$439	$508	$588	$590	$634	$787	$736	$106	$26	5%	$148	$37	6%
Townhouse	$427	$421	$461	$527	$477	$555	$618	$857	$943	$51	$13	3%	$465	$116	19%
Mid-Valley															
Condominium	$335	$375	$402	$426	$433	$484	$595	$763	$910	$98	$24	7%	$477	$119	20%
Duplex	$285	$302	$327	$360	$363	$371	$485	$622	$674	$78	$20	6%	$311	$78	17%
Single Family Residence	$294	$319	$368	$332	$411	$410	$519	$678	$733	$117	$29	9%	$323	$81	16%
Townhouse	$263	$290	$311	$336	$349	$425	$439	$601	$606	$86	$22	7%	$257	$64	15%
Down-Valley															
Condominium	$294	$296	$334	$348	$369	$404	$436	$483	$614	$75	$19	6%	$245	$61	14%
Duplex	$207	$218	$229	$261	$247	$254	$287	$405	$390	$40	$10	4%	$144	$36	12%
Single Family Residence	$185	$203	$213	$225	$233	$254	$314	$391	$382	$49	$12	6%	$149	$37	13%
Townhouse	$209	$227	$238	$243	$252	$267	$308	$343	$423	$42	$11	5%	$171	$43	14%
Eagle County Overall															
Condominium	$377	$415	$428	$454	$462	$528	$608	$781	$895	$85	$21	5%	$433	$108	18%
Duplex	$289	$312	$320	$351	$371	$389	$492	$584	$635	$82	$20	6%	$264	$66	14%
Single Family Residence	$212	$236	$235	$245	$263	$289	$364	$412	$442	$51	$13	5%	$180	$45	14%
Townhouse	$263	$272	$289	$329	$327	$343	$404	$548	$594	$64	$16	6%	$267	$67	16%

Source: MLS, Economic & Planning Systems

The share of homes purchased by local buyers has decreased since 2020. Fewer than half of homes are now purchased by locals.

Another factor impacting the Eagle County housing market is the presence of non-local buyers. Since 2020, the share of local buyers in Eagle County has declined while the share of out-of-state buyers has risen, as shown in **Figure 11**. While locals still make up the plurality of Eagle County homebuyers, they have accounted for less than 50 percent of sales every year since 2020. The proportion of Front Range buyers briefly increased during 2020 and 2021, then declined in 2022 and 2023.

Figure 11. Home Sales by Buyer Origin, 2019-2023



Source: Land Title Guarantee Company, Economic & Planning Systems

The shift to out-of-state buyers can also be seen in Avon's real estate transfer tax (RETT) data. Avon has a 2 percent RETT that allows exemptions for local buyers (Eagle County employees or residents using the property as a primary residence). As shown in **Table 25**, in 2017 and 2018, 35 percent of homes sold with Avon addresses received a RETT exemption, indicating that the buyer was a local resident. By 2023, only 7 percent of sales received a RETT exemption. While this may include locals not taking advantage of the tax exemption, it likely indicates more non-locals buying properties in Avon.

Table 25. Town of Avon RETT Exemptions, 2019-2023

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023
Number of Exemptions	54	70	79	79	52	39	39	27	8
% of Avon homes sold	28%	26%	35%	35%	22%	13%	15%	15%	7%

Source: Town of Avon, Economic & Planning Systems

Rental Housing

There is not a centralized, consistent source of rental market data in Eagle County. Interviews and focus group feedback note that per-bedroom rent is between $1,500 and $2,000.

Rental data was gathered from multiple sources, utilizing American Community Survey (ACS), the community survey, online listings, and landlord/property manager interviews. ACS and resident survey data report per unit median rents of $1,800, while focus groups and interviews indicated per bedroom rents of between $1,500 and $2,000, which is substantially higher. The ACS and resident survey likely reflect many residents who are long-term tenants in rental units and have been somewhat sheltered from the increasing costs. Interview feedback supports this, with multiple local landlords indicating a high proportion of long-term tenants. As shown in **Table 26**, while ACS-reported rents are likely low, they nonetheless reflect large increases since 2015, particularly in mid-valley communities. For example, the rent increase of 9.6 percent in Minturn between 2015 and 2022 reflects the desirability of its mid-valley location with easy access to Vail.

Table 26. Median Rent by Location, 2010-2022

Description	2010	2015	2022	2010-2015 Total	2010-2015 Ann. #	2010-2015 Ann. %	2015-2022 Total	2015-2022 Ann. #	2015-2022 Ann. %
Eagle County	**$1,225**	**$1,272**	**$1,868**	**$47**	**$9**	**0.8%**	**596**	**85**	**5.6%**
Vail	1,266	1,249	1,625	-17	-3	-0.3%	376	54	3.8%
Minturn	1,259	1,148	2,181	-111	-22	-1.8%	1,033	148	9.6%
Red Cliff	1,297	1,550	1,800	253	51	3.6%	250	36	2.2%
Avon	1,231	1,122	1,731	-109	-22	-1.8%	609	87	6.4%
Edwards	1,346	1,343	1,870	-3	-1	0.0%	527	75	4.8%
Eagle	1,058	1,478	1,612	420	84	6.9%	134	19	1.2%
Gypsum	1,229	1,201	1,741	-28	-6	-0.5%	540	77	5.4%

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

With no central rental listing source and few large apartment buildings, many residents find rental properties online through Zillow and Facebook, or through word-of-mouth.

Online, rental properties are primarily listed on Zillow and Facebook; some property managers also send listings directly to email lists. As shown in **Table 27** and noted in listings, target markets vary – rentals on Zillow primarily target non-local renters looking for ski season properties, while Facebook Marketplace and Eagle County Facebook groups are more geared to locals. It is important to note that interview and focus group feedback indicated that some people have stopped posting rental listings on Facebook because the magnitude of responses is overwhelming, indicating both demand for rental housing and a decreasing number of options to find it.

Table 27. Online Rental Listing Summary, 2024

Location	Facebook			Zillow		
	Number of Listings	Median Rent	Rent per Sq. Ft.	Number of Listings	Median Rent	Rent per Sq. Ft.
Eagle County	**25**	**$1,600**	**$3.80**	**122**	**$4,500**	**$3.81**
Vail	5	$1,500	--	42	$5,900	$4.52
Avon	10	$1,900	$4.40	33	$5,000	$3.94
Edwards	3	$1,500	--	11	$7,750	$3.29
Eagle	4	$2,275	$3.06	23	$3,275	$3.32
Gypsum	3	$1,350	--	13	$2,600	$3.19

Source: Economic & Planning Systems, Zillow, Facebook

Online listings are often for bedrooms in shared units, with prices over $1,000 per room.

As shown in **Table 28**, the average price per bedroom varies from $1,100 in Eagle (from survey respondents) to $2,250 in Edwards (from Zillow listings). According to local property managers, the typical rental price per bedroom across the county is $1,000 to $1,500, while focus group respondents indicated costs can get up to $2,000 for a bedroom. This equates to a typical monthly rent of $3,000 to $4,000 for a 2-bedroom unit, depending on location.

Table 28. Per-Bedroom Rent, 2024

Location	Facebook			Zillow		
	Number of Listings	Median Rent per Unit	Median Rent per Sq. Ft.	Number of Listings	Median Rent per Unit	Median Rent per Sq. Ft.
Eagle County	**25**	**$1,600**	**$3.80**	**178**	**$4,500**	**$3.76**
Vail	5	$1,500	--	62	$6,000	$4.69
Avon	10	$1,900	$4.40	45	$5,000	$3.81
Edwards	3	$1,500	--	21	$7,200	$3.54
Eagle	4	$2,275	$3.06	31	$3,275	$3.33
Gypsum	3	$1,350	--	19	$2,600	$3.19

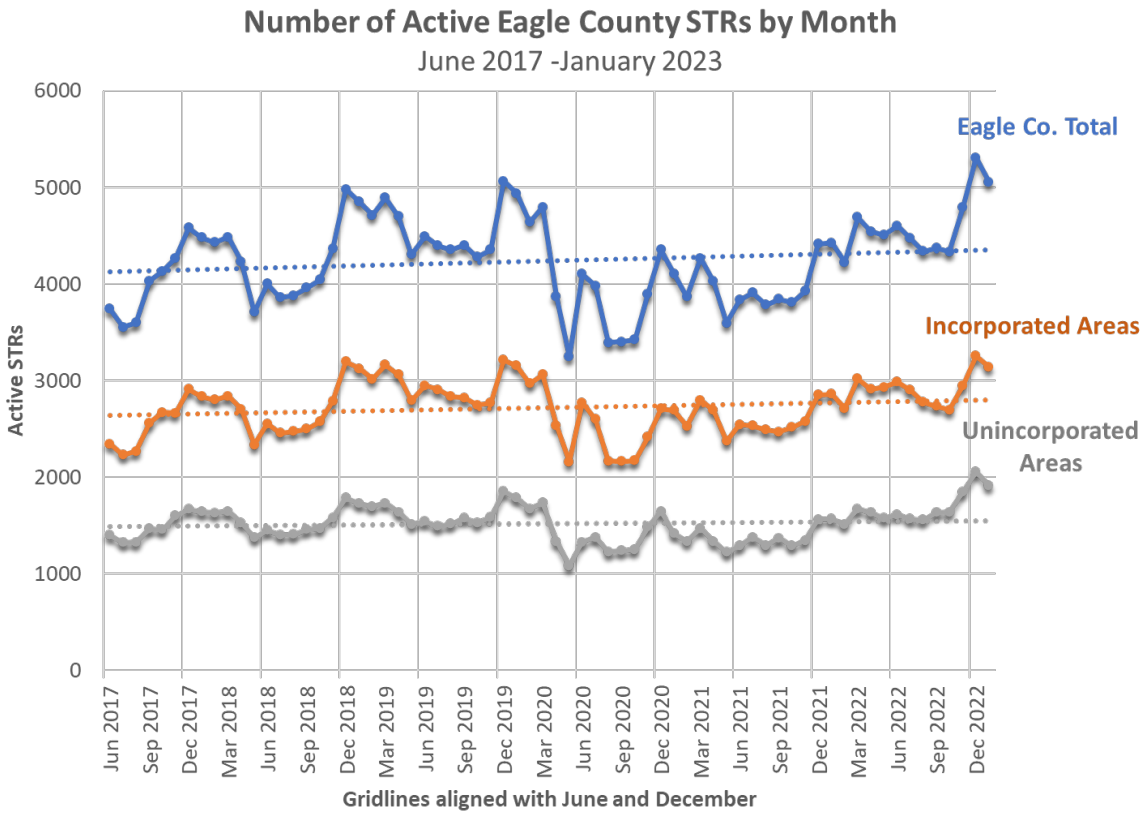
Source: Economic & Planning Systems, Zillow, Facebook

Short-Term Rentals

Eagle County had approximately 5,000 short-term rentals (STRs) in 2022, accounting for about one-seventh of all housing units.

As shown in **Figure 12**, STRs as a share of total housing units has remained relatively consistent since 2017 (when comprehensive data became available). The number of active STRs is higher in winter months than in summer months and recovered to pre-pandemic levels in late 2022.

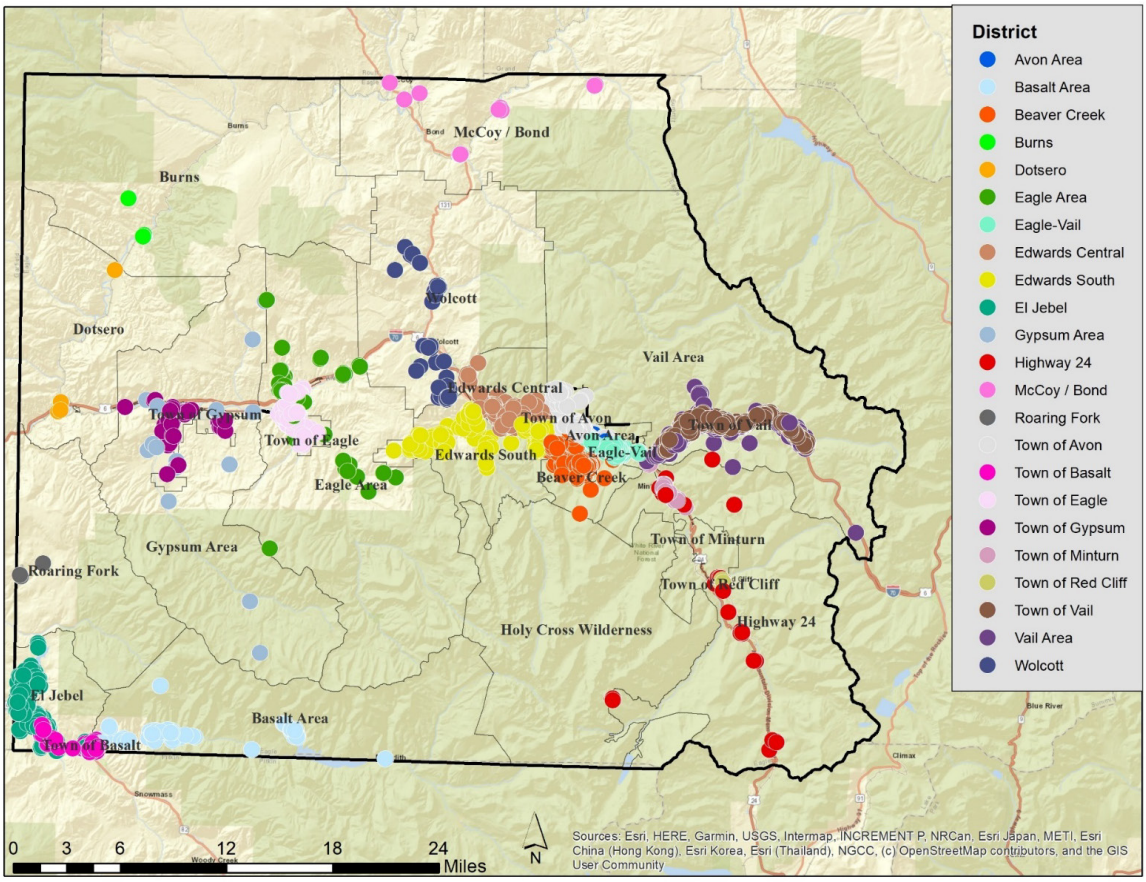
Figure 12. Eagle County STRs, 2017-2022



Short-term rentals are concentrated in resort areas in the mid-valley and upper valley.

As shown in **Figure 13**, the largest concentration of short-term rentals is in the Beaver Creek and Edwards area, which in December 2022 had over 1,000 active STRs. There is also a significant concentration of STRs in Vail and the Vail area.

Figure 13. Short-term Rentals by Location, 2022



Recent Development

Between 2015 and 2023, over 2,100 residential building permits were issued in Eagle County.

As shown in **Table 29**, new construction peaked in 2017, when 365 building permits were issued. Permit numbers have steadily decreased since then, with the exception of an increase from 2020 to 2021, which may be due to delayed projects from the onset of COVID-19. In 2023, only 148 residential permits were issued, the lowest permit activity since 2015, suggesting construction may be slowing.

Table 29. Eagle County Residential Building Permits, 2015-2023

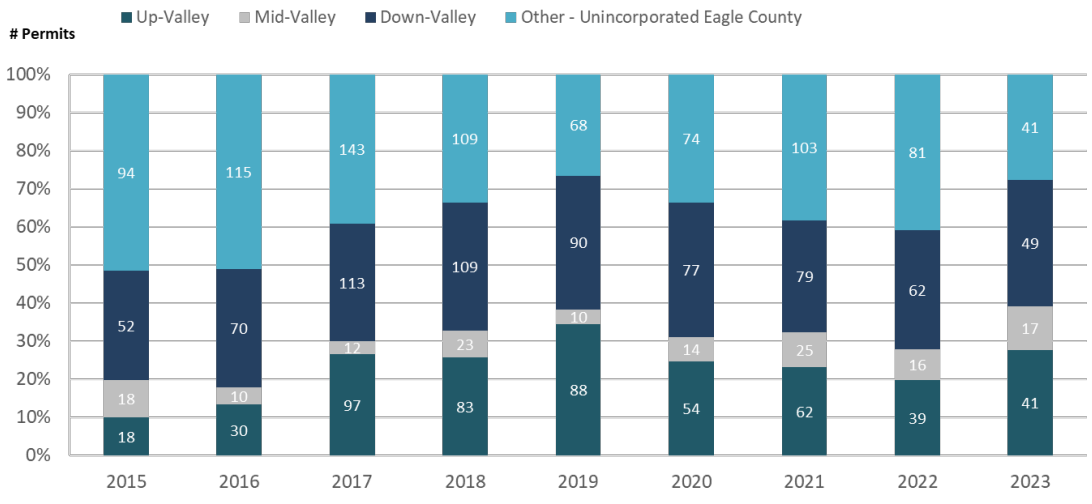
Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2023 Total	2015-2023 Ann. #
Vail	18	30	97	83	88	54	62	39	41	512	64
Minturn	6	3	1	1	4	2	6	2	3	28	4
Red Cliff	2	0	4	2	3	0	2	0	2	15	2
Avon	10	7	7	20	3	12	17	14	12	102	13
Eagle	15	29	41	48	21	12	16	20	20	222	28
Gypsum	37	41	72	61	69	65	63	42	29	479	60
Unincorporated Eagle County	94	115	143	109	68	74	103	81	41	828	104
Total	**182**	**225**	**365**	**324**	**256**	**219**	**269**	**198**	**148**	2,186	273

Source: Local planning offices, Economic & Planning Systems

Since 2015, most residential building permits have been issued in down-valley communities and the unincorporated county.

As shown in **Figure 14**, down-valley communities and the unincorporated county accounted for 72 percent of all permit activity since 2015. Development activity is influenced by a number of factors, particularly land and development site availability, and these communities have the most developable land available.

Figure 14. Residential Building Permits by Area, 2015-2023



Source: Local Planning Offices, Economic & Planning Systems

Single family homes made up the largest share of permits issued.

Single family homes accounted for 45 percent of residential permits issued between 2015 and 2023 and are consistently the largest share of permits each year (note that home type information is not available for all permit data). Multifamily building permits do not always reflect the number of units in a development, but CoStar data indicates that apartments were the second most common unit type built between 2015 and 2023.

Table 30. Residential Units Permitted by Type, 2015-2023

Description	2015	2016	2017	2018	2019	2020	2021	2022	2023	2015-2023 Total	2015-2023 Ann. #	2020-2023 Total	2020-2023 Ann. #
Single Family	101	100	119	93	105	121	131	123	72	965	121	-49	-16
Duplex	39	31	61	85	64	45	61	37	32	455	57	-13	-4
Modular	17	45	63	52	46	25	24	14	8	294	37	-17	-6
Multifamily	11	25	60	50	33	13	10	8	18				
Apartment Units	114	0	0	0	120	155	240	81	0	710	89	-155	-52
Mobile Home	10	21	48	8	3	5	2	1	0	98	12	-5	-2
Townhome/Condo	0	0	4	30	3	4	31	10	15	97	12	11	4
Other	4	2	9	3	2	2	6	3	2	33	4	0	0
Total	**296**	**224**	**364**	**321**	**376**	**370**	**505**	**277**	**147**	**2,880**	**360**		

Note: Some permits lack type information.
Source: Local planning offices, CoStar, Economic & Planning Systems

Nearly 1,100 purpose-built rental units were built in the county between 2010 and 2024.

As shown in **Table 31**, CoStar data (which captures purpose-built apartments, not condominiums or other units that are rented) shows 1,096 rental units built between 2010 and 2024. Only one of these developments – Spring Creek Apartments in Gypsum, with 150 units – was rent restricted. These new developments have an average vacancy rate of 2.2 percent (excluding The Pike, which at time of data collection was in lease-up, leading to a higher vacancy rate). This low vacancy rate indicates significant demand for rental housing.

Table 31. New Apartment Development, 2010-2024

Development Name	Address	Town	Affordable/ Market Rate	Year Built	Number of Units	Vacancy Rate	Average Effective Rent One Bedroom	Average Effective Rent Two Bedroom
The Pike	40 Mt. Eve Rd	Eagle	Market Rate	2024	216	30.4%	$2,485	$3,153
Fox Hollow	43 Murray Rd	Edwards	Market Rate	2024	87	0.6%	--	--
The Piedmont	5471 E Beaver Creek Blvd	Avon	Market Rate	2021	240	7.1%	$2,862	$4,280
Spring Creek Apartments	750 Sunny Ave	Gypsum	Rent Restricted	2020	150	0.4%	$1,185	$1,407
Spring Creek Apartments	750 Sunny Ave	Gypsum	Market Rate	2020	132	--	--	--
N/A	33975 US Hwy 6	Edwards	Market Rate	2020	5	1.6%	--	--
6 West Apartments	32532 Highway 6	Edwards	Market Rate	2019	120	0.7%	$2,142	$2,855
Lion's Ridge	1265 N Frontage Rd W	Vail	Market Rate	2015	114	0.3%	$1,629	$2,448
First Chair	600 W Lionshead Cir	Vail	Market Rate	2010	32	4.9%	--	--
Total/Average					**1,096**	**15.5%**	**$2,485**	**$3,153**

Source: CoStar, Economic & Planning Systems

6. Housing Problems

In addition to data on demographic, economic, and housing market trends, analysis of specific housing problems helps identify additional factors leading to housing challenges in the area.

Overcrowding

About 3 percent of Eagle County units are overcrowded.

Overcrowding is defined as a living arrangement with more than one person per room (total rooms, not just bedrooms). According to Census data, about 3 percent of Eagle County units were overcrowded as of 2022. This includes units with several roommates, multiple couples sharing one unit, or entire families living in a single bedroom. As with homelessness and temporary housing, data on overcrowding can be difficult to obtain and is likely an undercount.

Table 32. Eagle County Overcrowded Housing Units, 2022

Description	Total
1.01 to 1.50 occupants per room	452
1.51 or more occupants per room	234
Total Overcrowded Units	**686**

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

Temporary Housing

At least 2 percent of Eagle County residents live in temporary housing.

Other housing issues in Eagle County include temporary housing situations – living with friends or family, living in a camper or RV, staying in a private vehicle not suited for habitation, or living in a hotel/motel. Two percent of survey respondents reported living in these situations. However, this is likely an undercount due to the nature of survey distribution and respondents' fear about possible legal consequences for their living arrangements.

Table 33. Temporary Housing Situations, 2022

Description	Total
Staying with friends or family / couch surfing	114
Camper / RV / van with kitchen and sleeping space	60
Vehicle without kitchen and sleeping space	0
Room in a motel / hotel	21
Tent / outdoors	0
Total Temporary Units	**195**

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

Homelessness

Data gaps in Eagle County make it difficult to accurately measure the extent of homelessness.

Eagle County Homeless Services was formalized as a program in June 2022, so homelessness data is not available prior to that date. Between May 2023 and December 2024, Eagle County Homeless Services program had 198 referrals for services, of which 30 percent were considered ineligible for service due to being "at risk" of losing housing. Of the remaining referrals, 90 adults were enrolled and provided services, eight youth under 25 were enrolled and provided services, and 53 were housed either temporarily or permanently. This data only includes individuals who were referred for services, so there are very likely other unhoused individuals in Eagle County who are not represented in this data. Enhanced data collection would improve Eagle County's ability to serve unhoused individuals.

Affordability Analysis

"Affordable" housing is typically defined as housing that costs no more than 30 percent of a household's gross monthly income. For ownership housing, this includes mortgage principal, interest, property taxes, and insurance. For rental housing, this includes monthly rent payments (not utilities, internet, or other additional costs). Households paying more than 30 percent of their income towards housing are considered "cost burdened" – those paying over 50 percent are considered "severely cost burdened." Ideally, in a balanced housing market, housing is affordable in the free market without government subsidies or income restrictions.

How much a household can afford to spend on housing will vary based on the size of the household (number of wage earners) and the income earned by all household members. In many high-cost communities, residents will work multiple jobs to increase their income, and/or live with multiple roommates (or families) to spread housing costs over multiple earners. In data, this may present as housing appearing more affordable, while not reflecting desired community conditions. Area Median Income (AMI) metrics reflect household income (all wage earners, all jobs), and not wages or salaries on their own.

OWNERSHIP AFFORDABILITY

The ownership affordability analyses assumes a 6.0% interest rate (the 30-year average), 5% down payment, 30-year loan term, $300/month HOA fees (based on survey data), $3,000/ year home insurance (based on interviews with a local insurance broker), and average 2023 property tax rates by community (from Eagle County assessor).

Rental Affordability

The rent a household can afford will vary based on household size and income. As shown in **Table 34**, affordable rents range from $324 per month for a single-person household at 30% AMI to $3,889 per month for a 3-person household at 120% AMI, using American Community Survey (ACS) data. These figures include only rent – because utility costs may or may not be included in rental rates and can vary widely across units, they are not included in this analysis (for rental or ownership affordability). However, it is important to recognize the potential magnitude and impact of utility costs to renters. Based on HUD data, typical utility costs can reach up to $400 per month in apartments and $500 per month in single family homes. These typical rates may be exceeded, particularly in the winter months in poorly insulated units where heating costs alone can be hundreds of dollars per month.

Table 34. Maximum Affordable Rent by Income and Household Size

Description	Income Level 30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI
1-person Household										
Household Income	$12,950	$17,267	$21,584	$25,900	$30,217	$34,534	$38,850	$43,167	$47,484	$51,800
Maximum Supportable Rent	**$324**	**$432**	**$540**	**$648**	**$755**	**$863**	**$971**	**$1,079**	**$1,187**	**$1,295**
2-person Household										
Household Income	$35,732	$47,642	$59,553	$71,463	$83,374	$95,284	$107,195	$119,105	$131,016	$142,926
Maximum Supportable Rent	**$893**	**$1,191**	**$1,489**	**$1,787**	**$2,084**	**$2,382**	**$2,680**	**$2,978**	**$3,275**	**$3,573**
3-person Household										
Household Income	$38,894	$51,858	$64,823	$77,788	$90,752	$103,717	$116,681	$129,646	$142,611	$155,575
Maximum Supportable Rent	**$972**	**$1,296**	**$1,621**	**$1,945**	**$2,269**	**$2,593**	**$2,917**	**$3,241**	**$3,565**	**$3,889**

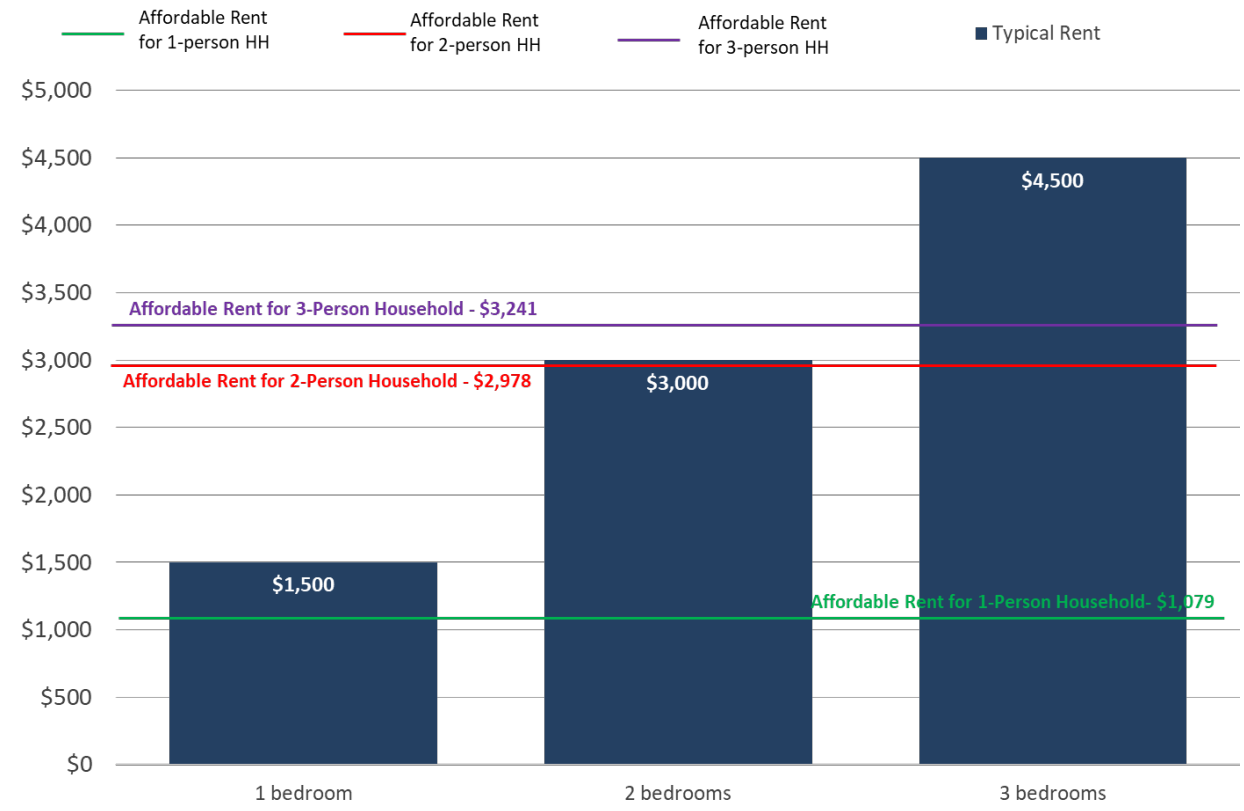
Source: Economic & Planning Systems, Eagle County, MLS, U.S. Census Bureau

Households need at least two people to afford the typical rent.

As shown in **Figure 15**, the typical rate of $1,500 per bedroom creates affordability challenges for many local residents. A 1-person household cannot afford an apartment of any size, while 2-person and 3-person households can only afford units that may be too small for their needs.

Prices in recent developments such as the Piedmont in Avon are even higher than the typical rates shown, with some units over $3,000 per bedroom. At this current rental rate, median-income and median-wage earners are unable to afford units that meet their needs.

Figure 15. Rental Affordability by Bedrooms for Median Income, 2022

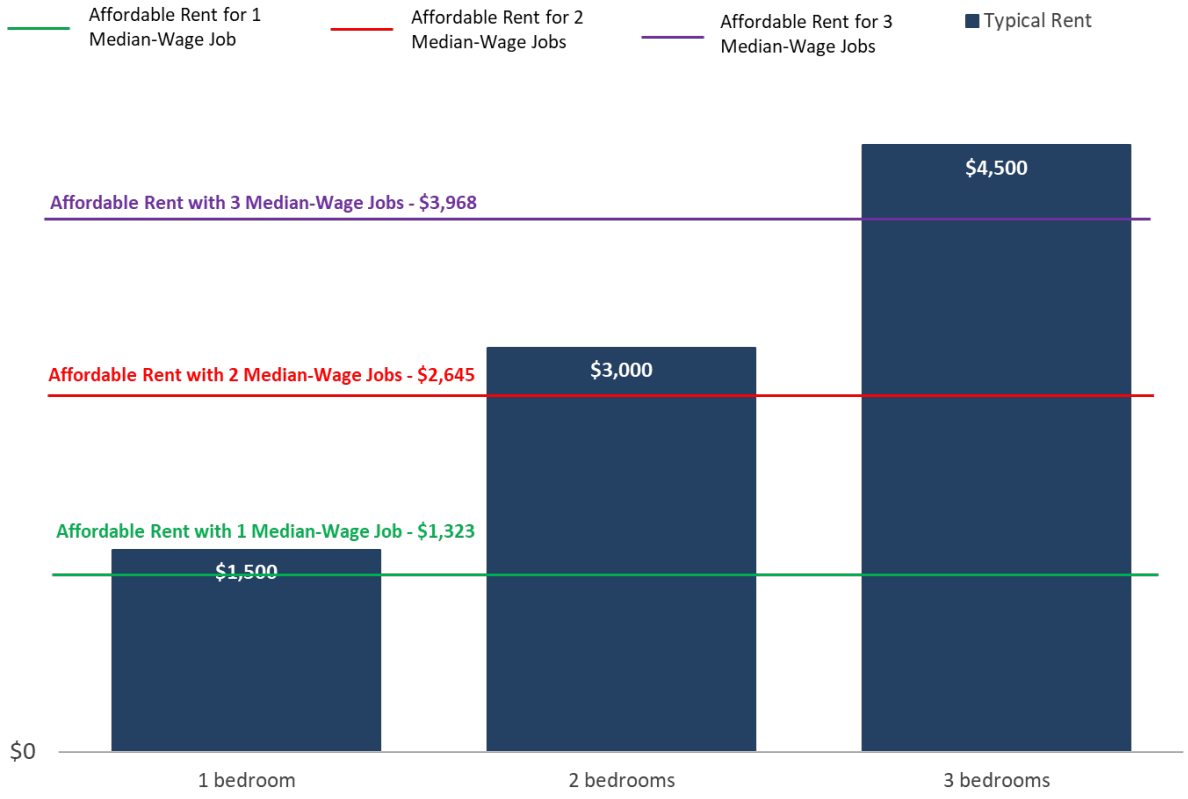


Source: U.S.Census Bureau, Economic & Planning Systems

A resident working one job earning the median wage can generally only afford a bedroom in a shared unit.

Another way of looking at rental affordability is in terms of wages. As illustrated below in **Figure 16**, the rent for one-bedroom ($1,500 per month) is just above what a one-person household earning the median wage can afford using the affordability standard of 30 percent of income towards rent. A household needs more than two wage-earners (one person working two jobs, or two people working one job each) to afford the typical rent for a 2-bedroom unit ($3,000). This means many workers may need to double up with a roommate or work multiple jobs in order to afford housing.

Figure 16. Rental Affordability by Bedrooms for Median Wage, 2022



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

Ownership Affordability

The affordability gap for homeowners expanded dramatically starting in 2020, even when excluding sales in resort areas.

Although prices in Edwards, Avon, and Vail are lower once high-value areas are excluded, required incomes are still two to three times higher than area median income for a 2-person household. This indicates that unaffordability in these areas is not driven solely by vacation homes and tourism but also by tight supply and location amenities.

Even the most affordable listings are out of reach for local households. In 2023, only three condos below $500,000 were sold across Avon, Edwards, and Vail. In newer market-rate developments such as Frontgate Avon, condos start at $1.9 million.

RESORT AREAS

Arrowhead
Bachelor Gulch
Beaver Creek
Cascade Village Glen
Cordillera Valley Club
Cordillera The Divide
Cordillera The Ranch
Cordillera The Summit
Frost Creek
Lionshead
Mountain Star
Potato Patch
Vail Golf Course
Vail Village

Homeownership challenges are prevalent throughout the community, but most significant for single-person households.

As shown in **Table 35**, only four homes in non-resort areas were sold in 2023 that were affordable for a 2-person household earning the median income, and no homes sold were affordable for a single-person household earning the median income.

Table 35. Percent of Home Sales by Income Range, Non-Resort Areas, 2023

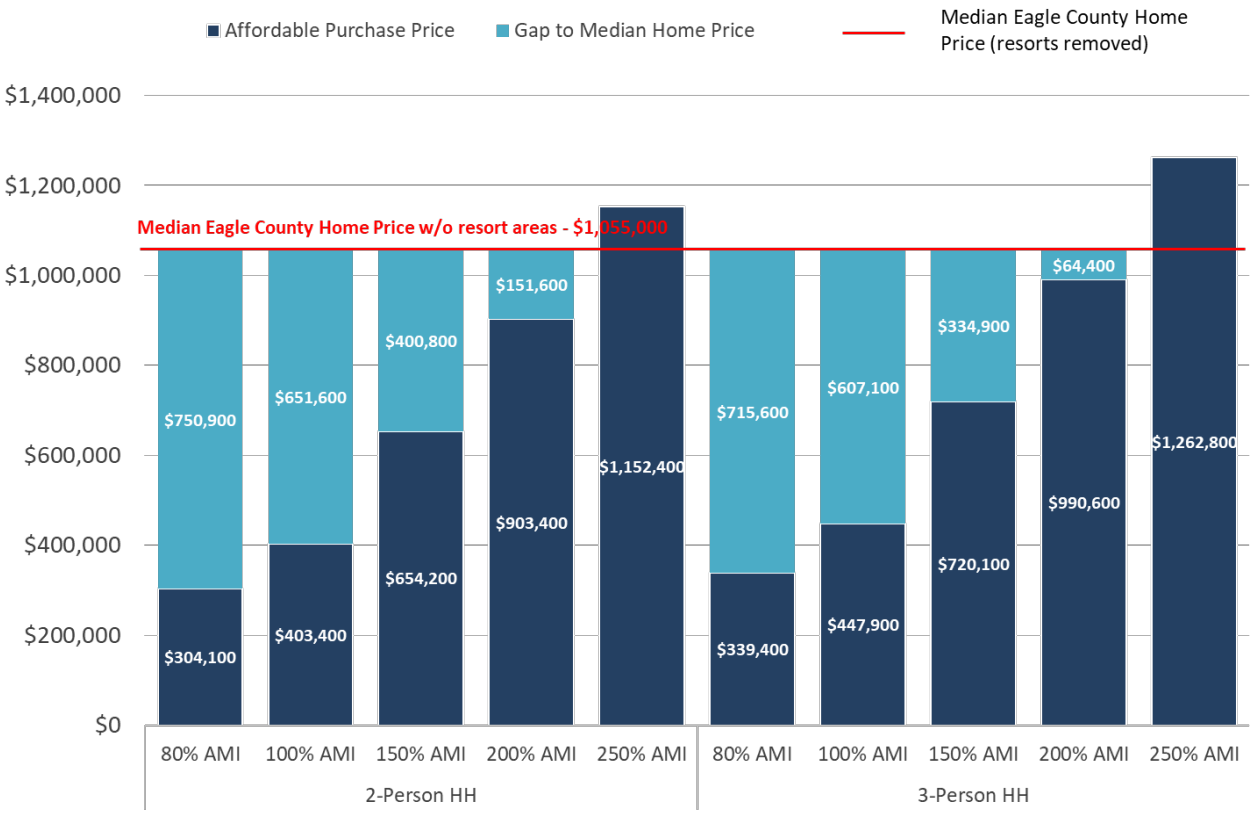
Percent of Homes Sold at Supportable Purchase Price (2023)	Income Level									
	30% AMI	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	90% AMI	100% AMI	110% AMI	120% AMI
1-person household	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
2-person household	0%	0%	0%	0%	0%	0%	0%	1%	2%	3%
3-person household	0%	0%	0%	0%	0%	0%	1%	1%	3%	5%

Source: MLS, Eagle County Assessor, U.S. Census Bureau, Eagle County Economic & Planning Systems

To afford the median-priced home in the county (non-resort areas), a 2-person household needs to make almost 250% AMI.

As shown in **Figure 17**, a 2-person household needs to earn nearly 250% AMI to afford the median-priced non-resort home of $1.1 million. The purchase price gap for a household earning 100% AMI (that can afford a $403,000 home) is $650,000.

Figure 17. Affordable Home Prices by AMI and Household Size, Non-Resort Areas, 2023



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

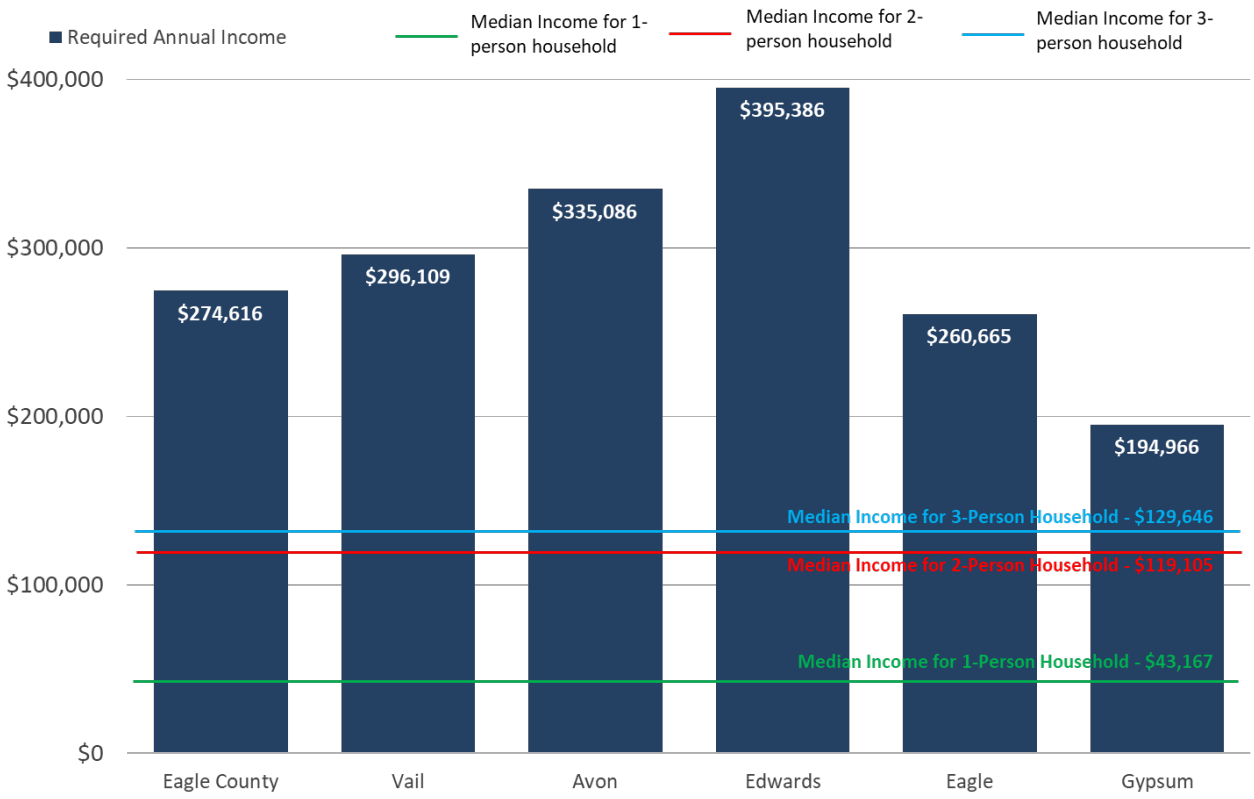
Sales below the median price of $1.1 million are generally limited to smaller units.

Half of home sales in the County were below the median price of $1.1 million, but these tend to be 1-2 bedroom condominiums or down-valley single family homes and townhouses, limiting the homes available to households earning less than 250% AMI.

Affordability varies by community, but a 2-person household earning the Eagle County median income cannot afford the median-priced home in any community, even excluding homes in resort areas.

As shown in **Figure 18**, a 2-person household earning the median income of $119,000 earns about 45 percent of the required income for the median-priced non-resort homes in Vail, Avon, and the county overall. In Gypsum, the lowest-priced community, there is still a $75,000 gap between what that household earns and the income needed to afford the median-priced home.

Figure 18. Affordability Gap by Community, Non-Resort Areas, 2023



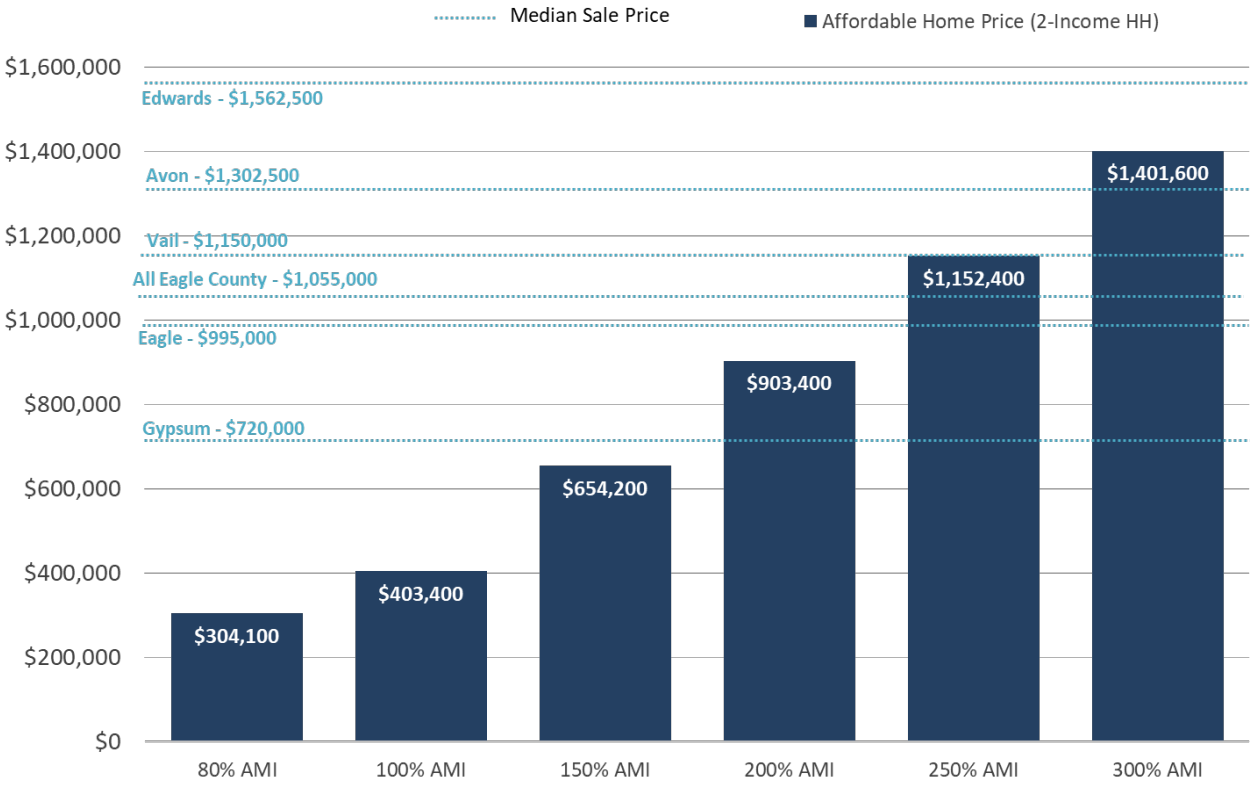
Source: MLS, U.S. Census Bureau, Economic & Planning Systems

In every community except Gypsum, a household needs to earn over 200% AMI to afford the median non-resort home price.

While a 2-person household earning 160% AMI can afford the median priced home in Gypsum, in all other communities a household needs to earn over 200% AMI to afford market-rate "locals" housing. In Edwards this grows to over 300%, despite the exclusion of homes in resort areas.

While the homeownership affordability gap varies by community, **Figure 19** shows the magnitude of gap throughout the valley. Even for a household earning 200% AMI, there is a $60,000 gap between the median non-resort purchase price countywide and the affordable home price. In Avon, a 2-person household needs to earn 280% AMI to afford the median-priced non-resort home, while in Edwards even 300% AMI is not enough.

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

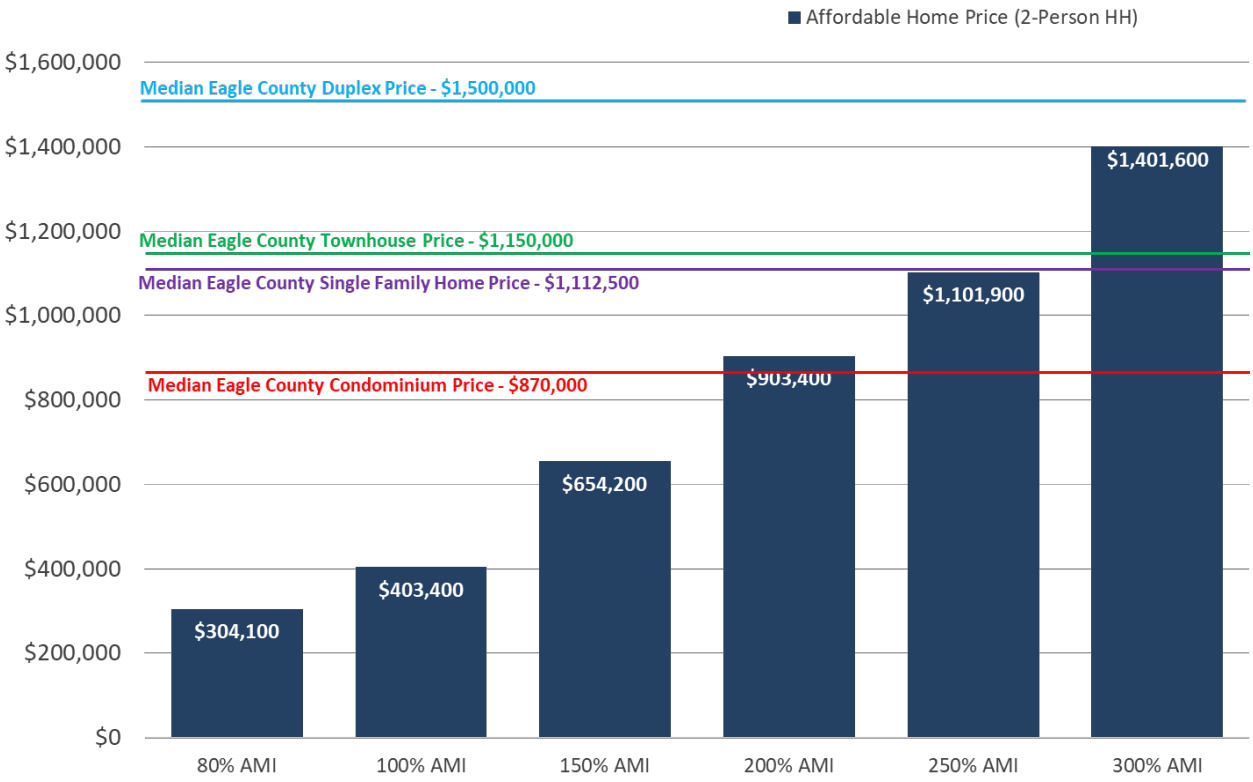


Source: MLS, U.S. Census Bureau, Economic & Planning Systems

While condos in non-resort areas are the most affordable housing type in Eagle County, they are still out of reach for households making less than 190% AMI.

As shown in **Figure 20**, it takes 190% AMI to afford the median priced non-resort condo in the county. Non-resort single family homes require about 240% AMI and non-resort townhouses require about 250% AMI. The income needed to afford a duplex is much higher, at 320% AMI, even when resort areas are excluded.

Figure 20. Affordability by Home Type, Non-Resort Areas, 2023

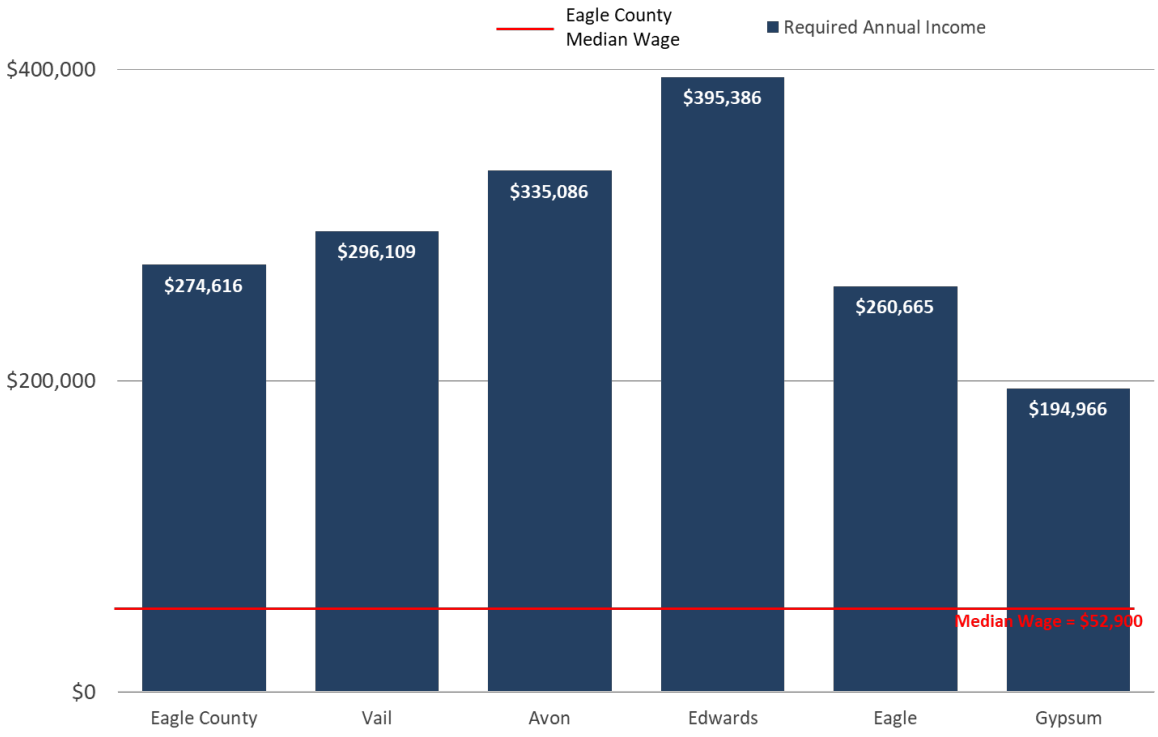


Source: MLS, U.S. Census Bureau, Economic & Planning Systems

Homeownership is an even larger challenge compared to the median wage.

As noted previously, household income does not always relate well to local salaries/wages. As shown in **Figure 21**, the 2022 median annual wage in Eagle County was $52,900, which is approximately $220,000 less than the wage needed to purchase a median-priced non-resort home in the county.

Figure 21. Homeownership Affordability by Median Wage, 2022

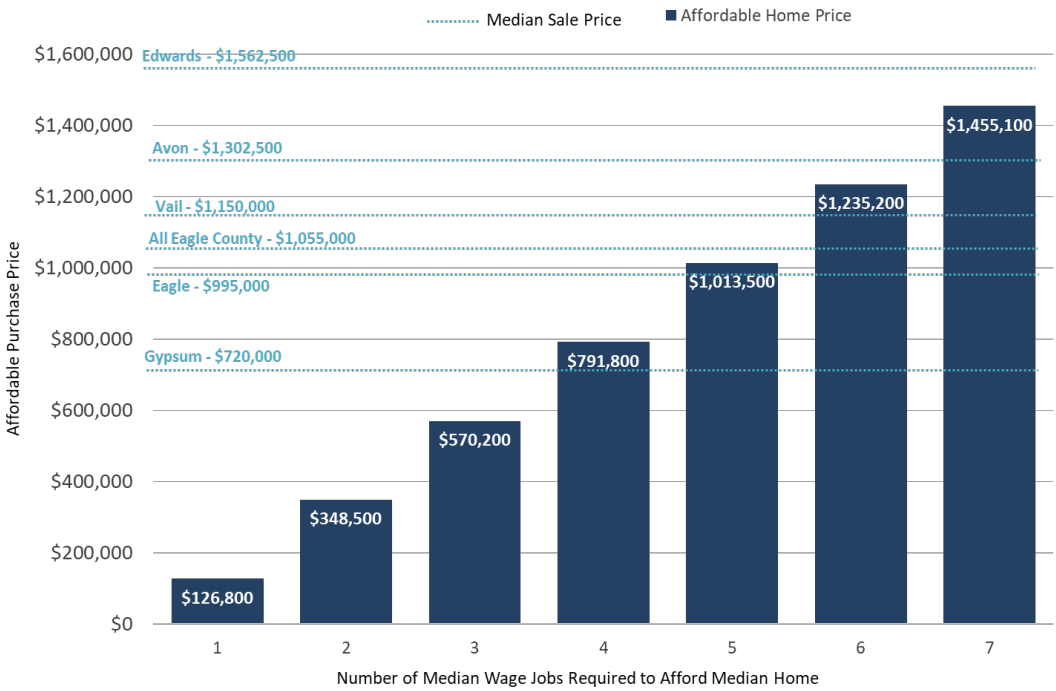


Source: MLS, JobsEQ, Economic & Planning Systems

To afford the median priced non-resort home in Eagle County, a household needs an income equivalent to 5.2 full-time jobs paying median wage of $52,900 per year.

As shown in **Figure 22**, even in Gypsum, the most affordable community in Eagle County, a household would need 3.7 full-time workers earning median annual wage of $52,900 to afford a median-priced home. In Edwards, even with resort areas excluded, a household would need 7.5 full-time workers. As a result, homeowners may take on roommates or work extra jobs to afford a home.

Figure 22. Wage Earners Required to Afford Median Sale Price, Non-Resort Areas, 2023

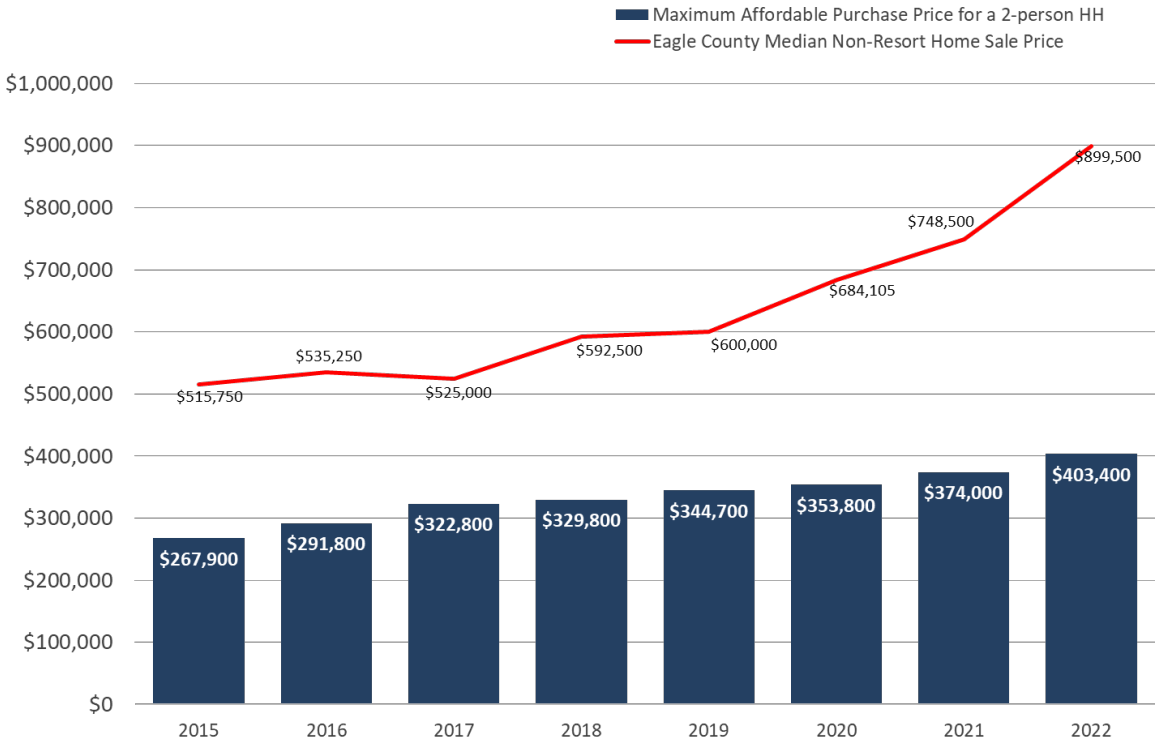


Source: MLS, JobsEQ, Economic & Planning Systems

The magnitude of affordability challenges increased significantly beginning in 2019/2020.

Homeownership has long been a challenge for Eagle County communities, but the challenge has become significantly worse. As shown in **Figure 23**, in 2015, the gap between what a 2-person household earning 100% AMI could afford and the median non-resort purchase price was approximately $250,000. In 2020 that gap was about $330,000, and by 2022 had grown to about $500,000.

Figure 23. Affordability Gap, Non-Resort Areas, 2015-2022



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

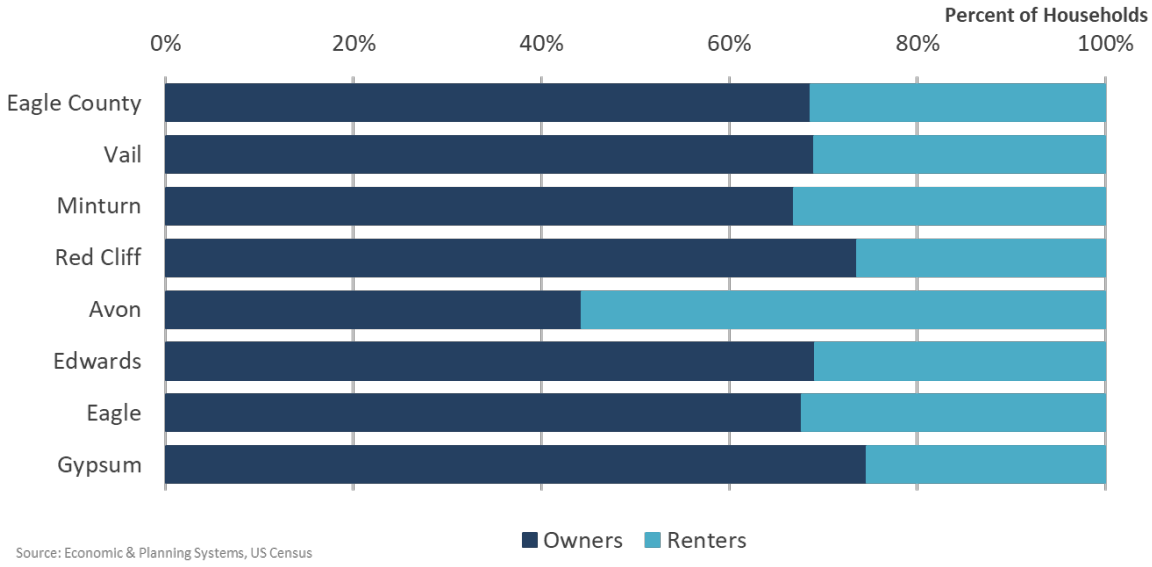
Displacement Risk

Displacement risk is the likelihood that residents or businesses may be forced to relocate involuntarily due to economic pressures or physical conditions. Many factors influence displacement risk in Eagle County, including economic circumstances, demographics, and housing age and condition.

Renters and people with low income are at higher risk of displacement.

As discussed above and shown in **Figure 24** below, about 30 percent of Eagle County residents are renters. In Avon, 55 percent of residents are renters.

Figure 24. Households by Tenure, 2022



As shown in **Table 36** below, in 2021 64 percent of renters had incomes below 80% AMI, including 21 percent with incomes below 30% AMI. In contrast, only 31 percent of owners were below 80% AMI and 10 percent were below 30%.

Table 36. Income by Tenure, 2021

Eagle County Low Income Households (2017-2021 ACS)	Owner	Renter	Total
Extremely Low Income (< 30% AMI)	10%	21%	13%
Very Low Income (30% AMI - 50% AMI)	8%	17%	11%
Low Income (50% AMI - 80% AMI)	13%	26%	17%
Total	**31%**	**64%**	**41%**

Source: U.S. Department of Housing and Urban Development, Economic & Planning Systems

39 percent of all Eagle County households are cost-burdened by housing, meaning they spend more than 30 percent of their income on rent or mortgage payments. In some communities, nearly half of households are cost-burdened.

Table 37. Cost Burden, 2015-2022

Cost-Burdened Households	2015	2019	2022
Eagle County	**39%**	**39%**	**39%**
Vail	42%	33%	38%
Minturn	38%	31%	35%
Red Cliff	42%	45%	49%
Avon	40%	46%	35%
Edwards	39%	39%	48%
Eagle	46%	32%	35%
Gypsum	37%	50%	32%

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

People with low educational attainment, non-English speakers, and single parent households are at risk of displacement.

As of 2022, 8 percent of Eagle County residents aged 25 and older did not have a high school degree. This share is lowest up-valley in Vail and Minturn and increases to 16 percent in Gypsum.

Table 38. Population Aged 25 and Older without a High School Degree, 2022

% without a high school degree	2015	2019	2022
Eagle County	**11%**	**12%**	**8%**
Vail	1%	0%	1%
Minturn	16%	3%	1%
Red Cliff	8%	8%	5%
Avon	9%	6%	6%
Edwards	13%	22%	8%
Eagle	7%	12%	10%
Gypsum	21%	21%	16%

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

One-quarter of Eagle County households speak a language other than English at home, primarily Spanish. Nearly half of households in Gypsum speak a language other than English.

Table 39. Households Speaking a Language other than English at Home, 2022

% of households speaking a language other than English at home	2015	2019	2022
Eagle County	**26%**	**26%**	**24%**
Vail	16%	13%	10%
Minturn	20%	11%	20%
Red Cliff	33%	29%	9%
Avon	39%	36%	31%
Edwards	27%	31%	27%
Eagle	13%	25%	22%
Gypsum	38%	33%	44%

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

There are approximately 1,100 single-parent households in Eagle County, accounting for about 6 percent of all households.

Table 40. Single-Parent Households, 2022

Single Heads of Household	2015	2019	2022
Eagle County	**1,184**	**944**	**1,145**
Vail	90	29	19
Minturn	33	13	14
Red Cliff	0	10	14
Avon	189	195	103
Edwards	297	217	265
Eagle	155	157	303
Gypsum	69	49	97

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

Older housing can be a displacement risk factor.

Housing units in Eagle County are fairly new, with only 7 percent of the county's housing stock built prior to 1970. However, this varies greatly between communities – around half of the housing stock in Minturn and Red Cliff was built before 1970, compared to less than 5 percent of the housing stock in Edwards and Avon. Older homes are often less energy efficient and can be more costly to live in, particularly for people aging in place on fixed incomes. When older homes have lower values, they can be attractive to purchase as second homes, which can displace long-time residents.

Table 41. Housing Units Built Before 1970

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

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

Mobile homes are an indicator of displacement risk.

There are 14 mobile home parks in the Eagle River Valley, with 804 total lots. 755 of the 804 lots (94 percent) are rented to a tenant that owns their mobile home and rents the lot only. Most parks are down-valley in Eagle and Gypsum, but the largest parks are in the mid-valley in Avon and Edwards. Eagle River Village in Edwards is the largest park, with 381 lots. Mobile home tenants can be subject to large increases in lot rents, which make their homes unaffordable. Additionally, unless mobile home parks are protected by zoning and/or other land use regulations, they can be acquired for redevelopment, which displaces residents.

Based on this analysis, communities throughout Eagle County are facing displacement risks. The outcomes of these risks are already being seen, with residents moving out of the community due to housing challenges.

7. Housing Resources

Eagle County is not starting from scratch with housing tools and resources – there are already a variety of housing affordability programs and resources throughout the county, as shown in **Table 42**. In addition to public programs and resources, there are multiple developments such as Eagle Ranch and Miller Ranch that have location-specific deed restrictions and housing resources (e.g., downpayment assistance). County and town housing tools and resources are summarized below by location, followed by an analysis of the affordability benefits of deed restriction buy-down programs.

Table 42. Summary of Current County and Town Housing Resources

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

Source: Valley Home Store; Economic & Planning Systems

Existing Housing Tools and Programs

Deed Restriction Buy-Down Programs

Several jurisdictions within Eagle County operate deed restriction buy-down programs including:

- **Good Deeds –** Eagle County Good Deeds is a countywide buy-down program run by the Eagle County Housing and Development Authority (ECHDA) that places resident-occupied or price-capped deed restrictions on subject properties at the time of purchase. In exchange for the deed restriction, ECHDA contributes either 5 percent of purchase price in the case of a resident-occupied restriction or 15 percent of purchase price for a price-capped deed restriction. To qualify for a resident-occupied unit, buyers must work in Eagle County, live in the home as their primary residence, and cannot own other real estate. The price-capped deed restriction limits the resale price of the property to the lower of either 3% annually or the average wage growth rate for Eagle County. ECHDA placed 51 price-capped deed restrictions and 19 resident-occupied deed restrictions on properties throughout Eagle County between January 2022 and June 2024 as part of the Good Deeds program.
- **Vail InDEED –** Vail's buy-down program, Vail InDEED, is a resident-occupied deed restriction program administered by the Town of Vail and Vail Local Housing Authority for properties within Vail's town boundary. The program either contributes funds at the time of purchase or pays existing owners in exchange for a resident-occupied deed restriction. Eligible owners or buyers must work in Eagle County for an average of 30 hours/week and can lease the property to a similarly qualified tenant. The property must be resold to an employee working in Eagle County, but there is no price appreciation cap on units and no income limit for buyers. Vail InDEED has placed restrictions on 176 units since 2017.
- **Mi Casa Avon –**Mi Casa Avon is a resident-occupied deed restriction program administered by the Town of Avon for properties within Avon's town boundary. The Town contributes between 8 percent and 12 percent of purchase price up to $100,000 to place a resident-occupied deed restriction on an eligible property. The property must be the primary residence of an Eagle County employee, defined as someone who works at least 32 hours per week in the county or earns 75 percent of their income from work in the county, for at least three years following the purchase. If after three years the owner decides to rent the property, the tenant must be an Eagle County employee. There is no price appreciation cap at resale and the property must be resold to an Eagle County employee. Avon placed deed restrictions on 44 units through the Mi Casa Avon program between July 2020 and June 2024.

Development-Specific Deed Restriction Programs

Certain developments in Eagle County have their own development-specific deed restriction programs. The Eagle Ranch development in Eagle has both a buy-down program and a deed restriction incentive program in which the Eagle Ranch Housing Corporation contributes 10 percent to the purchase price of a property in Eagle Ranch in exchange for a deed restriction on the subject property. Miller Ranch in Edwards places deed restrictions on all properties restricting ownership to Eagle County employees who will use the home as their primary residence. The Miller Ranch deed restriction also caps price appreciation between 3 percent and 6 percent annually.

The Town of Vail has five community housing developments with price-capped and resident-occupied deed restricted units available for purchase from the Town via a lottery system. Lottery tickets are available to buyers working in Eagle County who will use the unit as a primary residence, with additional tickets available for those who do not currently own free market real estate in Vail and those who have lost a Vail housing lottery in the past 24 months. Lottery winners purchase the subject unit directly from the Town of Vail, with prices ranging from $175,000 to $800,000. The community housing units have a price appreciation cap between 1.5 percent and 3 percent per year and must be resold through the Town. Currently, the Town of Vail has 141 community housing units in five developments.

Employee Housing Programs

Employee housing programs provide assistance to Town or County employees to rent or purchase a residence. For example, eligible employees of the Town of Eagle can receive down payment assistance to purchase a primary residence – up to $40,000 within Eagle town limits and up to $20,000 outside Eagle town limits but within Eagle County. The Town of Vail has 86 rental units reserved for Town employees and provides loans of up to $2,000 for moving expenses for employees moving into rental units. Vail also has an Employee Home Ownership Program that provides up to $80,000 in down payment assistance. The Town of Avon also provides assistance, offering employees up to 30 percent down payment assistance to purchase a residence which is then subject to a deed restriction with a price cap on resale value.

Inclusionary Housing Ordinances (IHOs)

IHOs are town policies that require a certain number of units in new developments to be set aside as local or affordable housing. These policies are a way to ensure that new development includes units that are accessible to local households. For example, Eagle's Local Employee Residency Program (LERP) requires all developments in Eagle with 10 or more rental or for-sale units to set aside 10 percent of units as affordable housing for households at 80% AMI for rentals and 140% AMI for owners. Similarly, the Town of Vail requires that 10 percent of

square footage in new residential developments to be set aside as employee housing units for Eagle County employees. Avon and Minturn also have IHOs, as does the County.

Down Payment Assistance Programs

There are several down payment assistance programs within Eagle County, including the Eagle County Loan Fund (ECLF) Shared Equity Loan, the ECLF Amortized Loan for FHA mortgages, and the Eagle County Division of Housing (ECDOH) Down Payment Assistance Program. Borrowers for all programs must be Eagle County employees using the home as their primary residence.

Differences between the down payment assistance programs include maximum loan amount, income limit, loan term, and interest rate. The ECLF programs provide down payment assistance for 5 percent of purchase price up to $42,500 with buyer contribution of at least $3,000. The Shared Equity Loan program has an income limit of 160% AMI for a family of four unless the unit is deed-restricted, in which case there is no limit, while the ECLF Amortized Loan program has an income limit of 140% AMI. The ECDOH Down Payment Assistance Program provides up to $40,000 in down payment assistance for borrowers making between 50% to 80% AMI, with a minimum $1,000 buyer contribution.

Eagle Ranch also provides down payment assistance of up to $10,000 for buyers within the development. There is no income limit for the assistance, but borrowers must be Eagle County employees using the property as a primary residence.

Eagle County Rental Assistance Funds

Eagle County offers funding to Eagle County renters starting a new 12-month lease to cover the costs of first and last month's rent. Renters must be year-round, full-time Eagle County employees and are required to pay the security deposit themselves. Renters earning 120% AMI or more must repay both first and last month's rent, while renters earning less than 120% AMI must repay only the last month's rent.

Eagle County Aid for ADUs

ECHDA offers Eagle County homeowners low-cost loans up to $150,000 to construct an accessory dwelling unit (ADU) on their property to lease to eligible Eagle County households. Eligible households must be Eagle County employees using the unit as a primary residence and earning no more than 100% AMI. Short-term rentals are prohibited.

Habitat for Humanity

Habitat Vail Valley provides a variety of programs to local households in Eagle County. Habitat's primary program is building permanently affordable, for-sale

homes in the county; the organization also provides connections to rental resources and homeowner services for all residents in the county (not only Habitat homeowners). There are currently 529 residents living in Habitat homes throughout the county.

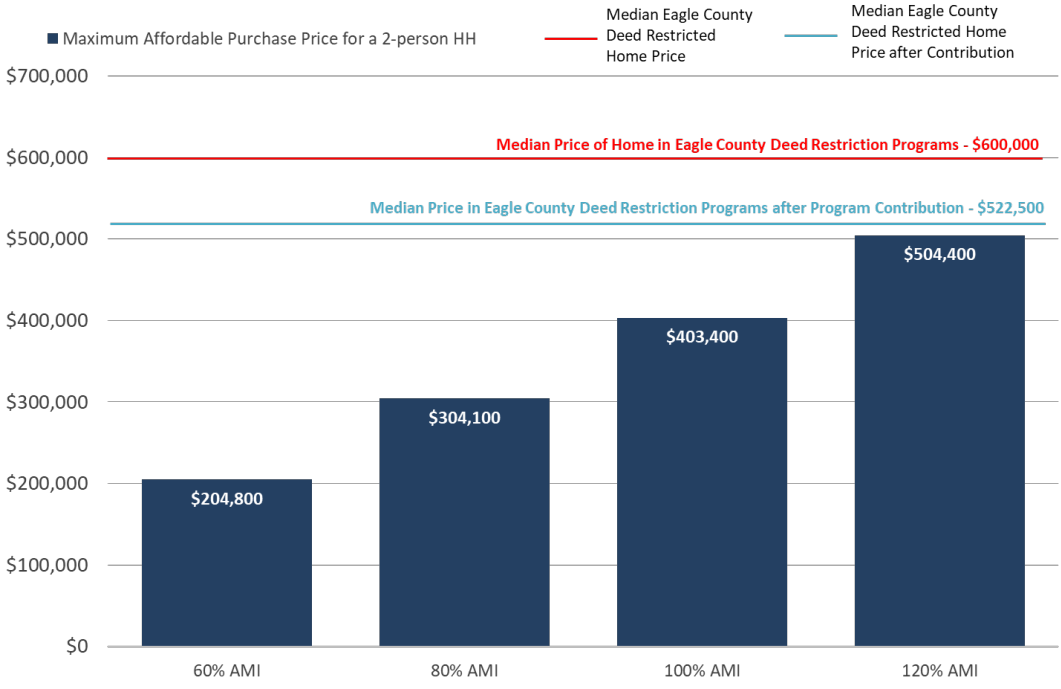
Habitat projects include partnerships with Eagle County School District for employee housing, 0%-interest loans for locals purchasing townhomes in Vail's Timber Ridge Development, the Adams Way Road modular housing project (which includes ECSD employee housing), and other developments throughout the county.

Habitat historically has received 10 applications for each home built in the county, indicating significant demand for affordable homeownership opportunities.

Deed Restriction Buy-Down Affordability

Deed restriction buy-down programs, such as Eagle County Good Deeds, Vail InDEED, or Mi Casa Avon are an important tool to make homeownership affordable for local households. These programs currently work to provide homeownership opportunities for households earning 120% AMI or more. The home types included in deed restriction programs are diverse and range from 1-bedroom condominiums to 4-bedroom single family homes. As shown in **Figure 25**, the median price for a deed restricted home in the county between 2015 and 2023 was $522,500, just above the $504,400 that a household at 120% AMI can afford.

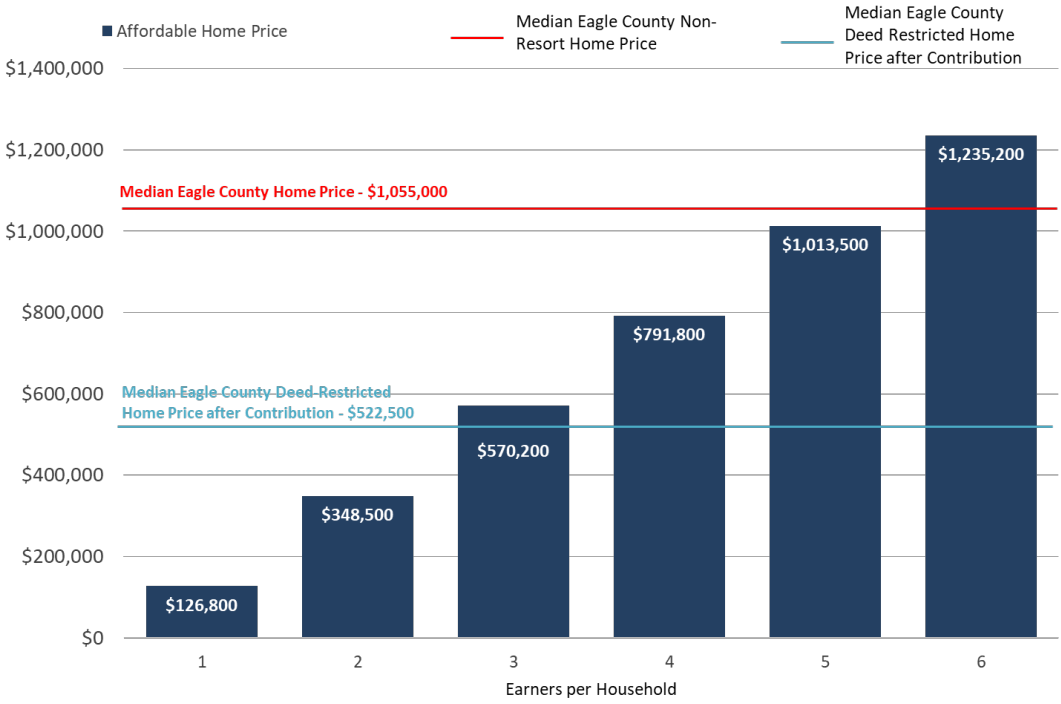
Figure 25. Deed Restriction Buy-Down Program Affordability by AMI, 2015-2023



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

Affordability by wages is shown in **Figure 26**. While a household would still need 2.8 workers earning the median wage to afford the median deed-restricted home, this is far less than the 5.2 wage earners needed to afford the overall median priced non-resort home in the county.

Figure 26. Deed Restriction Buy-Down Affordability by Wages, 2015-2023



Source: MLS, JobsEQ, Economic & Planning Systems

8. Outreach

Community and stakeholder outreach was a key part of this effort. There were four main components to this outreach:

- **Stakeholder interviews**: EPS interviewed a number of property managers and realtors to get a deeper understanding of market trends and current conditions
- **Focus groups**: EPS, in partnership with Habitat for Humanity Vail Valley, conducted focus groups of residents representing key community sectors (e.g., residents in deed restricted housing, mobile home residents)
- **Household and employee survey**: RRC Associates conducted a survey of local residents and employees to better understand current housing needs and future housing preferences
- **Employer survey**: RRC Associates conducted a survey of local employers to understand the housing needs and challenges they are facing, both with current employees and recruitment, as well as housing assistance they are already providing and what they would like to provide in the future

Stakeholder Interviews

EPS conducted seven interviews with local stakeholders in the real estate, rental and insurance markets as well as representatives from large local employers. Several key themes emerged from the interviews:

- The housing market in the Eagle Valley grew dramatically during the COVID-19 pandemic.
- Construction costs are very high, so builders prioritize higher-margin luxury homes.
- When local homeowners sell, they tend to either move down-valley or leave Eagle County altogether to find housing that is more affordable.
- In the rental market, long-time local landlords prefer long-term local tenants. They keep rent below market rate to keep a good local tenant, then bring rent back to market rate when a unit turns over.
- Landlords are curious about partnering with employers to provide employee housing.
- Although some real estate and rental professionals are familiar with current deed restriction and down payment assistance programs, there is confusion about how they work and who can apply.

Focus Groups

EPS, in partnership with Habitat for Humanity Vail Valley, conducted five focus groups with key community stakeholders and those significantly impacted by housing issues, as well as a series of phone interviews with in-commuters to the county. These conversations highlighted some of the key challenges that residents are facing, as well as opportunities they see to better assist current and future residents with housing needs.

Across all groups, participants highlighted the changes that have been felt since 2020 – while housing was a significant challenge prior to that, many people noted that challenges have become even worse, and in some cases insurmountable, leading residents to move out of the area. Other consistent feedback across focus groups includes:

- **Overcrowding:** The prevalence of overcrowding was noted in almost every group, including new residents, young residents, single parents, and families. All segments of the community are feeling the price and availability pressure and often sharing units or living in units too small for their needs. Subleasing is common, with people renting out rooms to multiple people or renting out couches within units. Often, the person subletting the unit does not live there. Multiple stories were relayed of severe overcrowding situations, including multiple families living in small apartments (e.g.,16 people in a 2-bedroom unit), bunk beds set up in living rooms, shared bathroom schedules, and one story of over 10 people living in a single mobile home, each paying $450 per month in rent.
- **Scarcity of available housing:** The lack of available housing was brought up consistently. Residents in deed restricted housing noted that without that housing they likely would have had to move out of the county. Others noted that affordable housing has long wait lists that can be multiple years long (those who got in feel very lucky), and to find any housing – affordable or not – you need personal connections. Relying on public listings generally will not be successful since there is an overwhelming amount of interest, and many property owners and landlords have stopped posting listings and only rely on personal networks.
- **Rising costs:** Rent and home prices have increased significantly over time. Participants noted that rents can often increase by 10 to 15 percent per year, making affordability a persistent challenge. Rent increases often force people to relocate or downsize. Others noted that renting a couch costs between $800 and $1,000 per month. Seasonal rent fluctuations (with higher rents during ski season) create additional challenges, particularly for seasonal employees such as J1 Visa holders. In addition to rent costs, security deposits and upfront costs are a major barrier to securing housing, and other costs such as utilities and heating put increased burdens on residents. Some residents noted they have forgone health insurance because they cannot afford it on top of the other costs of living in the community.

- **Frequent moves:** Many residents had to move multiple times due to housing scarcity and rising costs. Life changes are also a significant factor impacting multiple moves, particularly breakups/divorces. Many residents face overcrowded or substandard living conditions while looking for stable housing. Some residents have had to stay in hotels, which are very costly, due to a lack of available rental options.
- **Challenges for families:** Families, particularly those with young children, face additional challenges. Finding affordable housing large enough for a family can be difficult, often leading to overcrowding (e.g., an entire family living in a 1-bedroom unit, or in one bedroom of a shared unit). Childcare availability and costs also create significant challenges – affordable childcare options are scarce and have long waitlists, leading many to rely on relatives or informal childcare arrangements, or making it difficult to work before children are in school.
- **Transportation challenges:** Public transportation is not always a viable option due to limited schedules, leading to reliance on personal vehicles despite long or hazardous commutes. For those who need to use their personal vehicles to commute, the high cost of gas adds to financial strain.

Mobile Home Challenges

In addition to general housing challenges heard across all groups, which were echoed by mobile home residents, specific issues related to mobile homes also came up. These include housing insecurity (as a result of owning their home but not the land beneath it), rising lot rents, high utility bills (particularly heating), and lack of access to programs and resources available to other homeowners (e.g., financial aid for home repairs). Participants noted that language barriers can create additional challenges to accessing resources, and some residents are hesitant to report issues because they fear police involvement. Information about available resources is often spread through word of mouth and informal channels (e.g., Facebook groups) rather than official channels.

Commuter Considerations

Outreach to employees who currently work in Eagle County but live elsewhere focused on the reasons for leaving (if they previously lived in the county) and for continuing to commute. Common themes included:

- **Availability and type of housing:** Interviewees notes that the type of home they live in either is not available or affordable in Eagle County (size, storage, home type, etc.) or if it available, it is in a down-valley location that would be as long or a longer commute. Some interviewees also noted a preference for homeownership in a more affordable area over renting in Eagle County.
- **Cost of housing:** Cost was the most commonly noted factor. Many workers cannot afford to buy or rent in the county, even with stable jobs. Some interviewees left the county after significant rent increases or trying unsuccessfully to purchase homes (e.g., being outbid or priced out of available inventory).

- **Community:** Many interviewees noted that even if they could afford Eagle County, they prefer their home community. They have spent time and invested in these places, and particularly when they have children who are attending school, do not want to break those ties.
- **Stable jobs:** Interviewees noted that the benefits of their jobs outweigh the downside of the commutes. Many work hybrid schedules, which reduces commute time. Often the pay in Eagle County is higher than a similar job in their home community (if a job were available – for example, healthcare jobs are concentrated in Eagle County) which also keeps people in these positions.
- **Employer perspective:** Interviewees who are also involved in hiring noted that they see the impacts of housing needs in the recruitment process as well. Their employers are struggling to recruit and retain workers because of the high cost of housing. Positions that require in-person work are particularly hard to fill, and applicants often turn down job offers once they realize they cannot afford to live in the area. Some employers will not extend an offer unless a candidate already has secure housing.

Household and Employee Survey

This section provides a summary of the results of the Eagle River Valley Household and Employee Survey that was conducted during winter and spring 2024. The survey was intended to provide insights regarding the housing conditions and needs of residents of the Eagle River Valley and in-commuters to the valley, and allow for more in-depth and nuanced understanding of several resident housing issues than is possible from other published data sources.

Methodology

Mail Survey Distribution: Surveys were mailed to a random sample of 8,000 households living in the Eagle River Valley, using a list purchased from a commercial vendor. The survey was accompanied by a bilingual cover letter that explained options to complete the survey either via paper in English or online in English or Spanish. Respondents were also invited to participate in a random drawing for one of five $100 Visa gift cards and other prizes from local businesses.

Open Link Survey Distribution: Shortly after the mail survey was distributed, the survey was opened to the entire Eagle River Valley community to participate. This 'open link' survey was promoted by partner governments via press releases and in-house communication channels. Additionally, the survey was publicized via Facebook ads, in English and Spanish; distributed by some employers to their employees; and promoted via bilingual in-person contacts by Habitat for Humanity Vail Valley.

Survey Responses: A total of 2,749 usable survey responses were received (2,343 survey completes and 396 partial completes; with 399 responses in Spanish and 2,350 in English). This includes 1,121 responses to the mailed invite (a response rate of 15.8%, after factoring out 915 surveys that were returned as undeliverable); 353 responses to the Facebook ads; and 1,275 responses to the other outreach methods. While responses were tracked separately by methodology, they are demographically complementary of one another, and have been combined for purposes of analysis and reporting. The 95 percent confidence interval for a sample of 2,749 is +/-1.9 percentage points.

Data Weighting: For respondents living within the Eagle River Valley, the survey results were weighted within each major zip code[1] by housing tenure (own/rent), householder age, householder Hispanic origin, and household size. Additionally, the results were weighted by zip to match the geographic distribution of households. Benchmarking data on householder age, Hispanic origin, household size, and the distribution of households by zip were obtained from U.S. Census American Community Survey (ACS) 2018-22 five-year data. Housing tenure by zip was based on the 2020 Decennial Census. As a result of the weighting, the survey's demographic representativeness was enhanced both within each zip in the study area, and across zips in the area.

Analysis

The survey results provide a large data set that can be analyzed as a whole and segmented in a variety of ways, such as by place of residence and housing tenure (own/rent). In this chapter, selected housing characteristics are first summarized by place of residence. The remaining discussion focuses on the "overall" results and compares the responses of owners and renters, particularly regarding housing challenges and needs, and preferences and opinions regarding housing. A breakdown of responses by various population segments is included in **Appendix B**.

Housing Tenure by Place of Residence

Figure 27 provides an overview of housing tenure across different geographic regions. **Overall**, 63% of respondents own their homes, while 27% rent with a lease agreement and 7% rent without one. Additionally, 2% were staying with friends or family without renting or owning, 1% classify their housing situation as "Other," and another 1% report not having housing.

[1] Demographic weighting was applied within the following zips: 81620-Avon, 81631-Eagle, 81632-Edwards, 81637-Gypsum, 81645-Minturn, and 81657 & 81658-Vail. Weighting was not applied within the zips corresponding to Red Cliff, Wolcott, Bond, Burns and McCoy due to small sample sizes. Weighting was not applied to in-commuters from other counties due to the small number of responses received.

By region, **homeownership** is highest in the **Lower Valley (71%),** followed by the **Upper Valley (65%)** and **Mid Valley (58%).** Conversely, **renting** is most prevalent in the **Mid Valley (39%)**, followed by the **Upper Valley (33%)** and **Lower Valley (25%).**

Figure 27: Do you own or rent your residence?

		Where do you live now?			
	Overall	Upper Valley[1]	Mid Valley[2]	Lower Valley[3]	Other[4]
Own	63%	65%	58%	71%	54%
Rent with a lease agreement	27%	26%	31%	20%	31%
Rent without a lease agreement	7%	7%	8%	6%	9%
I don't rent or own; I am staying with friends or family	2%	1%	2%	2%	3%
Currently don't have housing	1%	1%	1%	0%	0%
Other:	1%	0%	1%	1%	3%
Sample size (n =)	*2,714*	*367*	*1,097*	*1,053*	*88*

Definitions: [1] Upper Valley (Vail, Minturn, Red Cliff, Hwy 24); [2] Mid Valley (Eagle-Vail, Avon, Beaver Creek, Edwards, Wolcott); [3] Lower Valley (Eagle, Gypsum, Dotsero); [4] Other (Bond, Burns, McCoy, Garfield / Lake / Summit Counties, other).

Housing Market Type by Place of Residence

Figure 28 provides insights into the housing market types in which respondents live across the different geographic areas. Overall, **70%** of respondents reside in **free market housing**, while **13%** live in **restricted housing** (such as deed-restricted ownership or rentals with income, employment, or disability limits). Additionally, **5%** have **employer-provided housing**, and **13%** are **unsure** of their housing classification.

By region, **free market housing** is most prevalent in the **Lower Valley (79%)** followed by the **Upper Valley (69%)** and **Mid Valley (65%). Restricted housing** is most common in the **Upper Valley (18%),** decreasing to **13% in the Mid Valley** and **9% in the Lower Valley**. Similarly, **employer-provided housing** is also most common in the **Upper Valley (8%),** decreasing to **5% in the Mid Valley** and **2% in the Lower Valley**.

Figure 28: Do you live in:

		Where do you live now?			
	OVERALL	Upper Valley[1]	Mid Valley[2]	Lower Valley[3]	Other[4]
Free market housing	70%	69%	65%	79%	62%
Restricted housing *(such as deed-restricted ownership; rentals with income, employment or*	13%	18%	13%	9%	7%
Housing provided by my employer	5%	8%	5%	2%	12%
Don't know / unsure	13%	5%	16%	10%	19%
n =	***2,498***	***335***	***1,016***	***976***	***81***

Definitions: [1] Upper Valley (Vail, Minturn, Red Cliff, Hwy 24); [2] Mid Valley (Eagle-Vail, Avon, Beaver Creek, Edwards, Wolcott); [3] Lower Valley (Eagle, Gypsum, Dotsero); [4] Other (Bond, Burns, McCoy, Garfield / Lake / Summit Counties, other).

Expected Future Duration of Residence in the Area and Reasons for Leaving

Figure 29 provides insights into how long respondents plan to continue living in the area, broken down by whether they **own** or **rent** their residence. Overall, the results show that **renters anticipate remaining in the region for a shorter duration than homeowners**. In particular, renters are less likely to anticipate staying 10+ years (51%) than are owners (74%), and are more likely to anticipate staying five years or less (40%) than owners (18%).

Figure 29: How much longer do you plan on living in the area?

	Overall	Housing Tenure	
		Own	Rent
Under 6 months	2%	1%	4%
6 – 12 months	3%	1%	5%
1 – 2 years	8%	6%	13%
3 – 5 years	14%	11%	18%
6 – 9 years	9%	8%	9%
10 – 19 years	16%	18%	13%
20 or more years	49%	56%	38%
n =	*2,415*	*1,376*	*938*

Figure 30 explores the primary reasons respondents are considering leaving the Eagle River Valley area within the next five years. The most common reason cited was the pursuit of **better or more affordable housing opportunities (56%)**, followed distantly by **desire to buy a home (30%),** better quality of life (26%), better/different job opportunities (18%), and retirement (18%) – indicating that housing issues are the leading reason for anticipating a move out of the region.

Renters were much more likely to than homeowners to cite **better/more affordable housing (73% and 42% respectively)** and to be able to **buy a home (54% and 8%),** highlighting the importance of housing affordability and homeownership in driving anticipated moves out of the region, especially for renters but also some owners. Conversely, **owners were more likely than renters to cite retirement (30% vs. 4%)** and **"other" reasons (26% vs. 7%).**

Figure 30: If planning on leaving the area in five years or less, why are you likely to leave the area?

	Overall	Housing Tenure	
		Own	Rent
Better / more affordable housing opportunities	56%	42%	73%
To be able to buy a home	30%	8%	54%
Better quality of life	26%	29%	22%
Better or different job opportunities	19%	14%	22%
Retirement	18%	30%	4%
Change in household / family status	11%	14%	9%
Go back to school	3%	1%	4%
Other:	17%	26%	7%
n =	*794*	*366*	*386*

Satisfaction with Community and Current Residence

Most respondents expressed high levels of satisfaction with their **community** (**Figure 31**), with 63% reporting they are either "satisfied" (33%) or "very satisfied" (30%). **Homeowners were generally more satisfied than renters**, with 38% of homeowners being "Very Satisfied" compared to only 18% of renters. Conversely, dissatisfaction was more pronounced among renters, as 25% indicated they were "somewhat dissatisfied" or "very dissatisfied," compared to 13% of homeowners. These disparities suggest that resident housing status and housing conditions likely significantly influence community satisfaction.

Figure 31: Which best describes your satisfaction with the community where you live?

	Overall	Housing Tenure	
		Own	Rent
1 - Very dissatisfied	7%	4%	10%
2 - Somewhat dissatisfied	11%	8%	15%
3 - Somewhat satisfied	19%	16%	25%
4 - Satisfied	33%	34%	33%
5 - Very satisfied	30%	38%	18%
Average	*3.7*	*3.9*	*3.3*
n =	*2,652*	*1,541*	*1,004*

A majority (63% very satisfied or satisfied) expressed satisfaction with their **current residence** (**Figure 32**), with **homeowners showing higher satisfaction levels** (74% very satisfied or satisfied) **than renters** (43%). Renters were more likely to be "somewhat dissatisfied" (18%) or "very dissatisfied" (10%) compared to homeowners (7% and 4% respectively).

Figure 32: Which best describes your satisfaction with your current residence?

	Overall	Housing Tenure	
		Own	Rent
1 - Very dissatisfied	7%	4%	10%
2 - Somewhat dissatisfied	11%	7%	18%
3 - Somewhat satisfied	20%	15%	29%
4 - Satisfied	30%	30%	30%
5 - Very satisfied	33%	44%	13%
Average	*3.7*	*4.0*	*3.2*
n =	*2,517*	*1,487*	*930*

Figure 33 identifies the main issues causing **dissatisfaction with current residence**. "**Too expensive**" emerged as the top concern overall (48%), followed by small size or overcrowding (33%), the desire for homeownership (29%), and the need for repairs (28%).

Overall, **renters cited a greater number of reasons for dissatisfaction** (2.86 reasons on average) than homeowners (1.87 reasons). Renters were much more likely than homeowners to cite **too expensive** (60% vs. 36%), currently rent/**prefer to buy** (55% vs. 3%), **unstable housing** (30% vs. 4%), **need to have roommates** (20% vs. 10%), feel **unsafe** (10% vs. 5%), and **pets not allowed** (10% vs. 1%).

Homeowners were more likely than renters to cite **disturbance from nearby STRs** (21% vs. 10%), **poor access to transit** (9% vs. 5%), and **"other" reasons** (29% vs. 9%).

Figure 33: If dissatisfied or somewhat satisfied with your current residence, why are you not fully satisfied?

	Overall	Housing Tenure	
		Own	Rent
Too expensive	48%	36%	60%
Too small / overcrowded	33%	31%	35%
Currently rent, prefer to buy	29%	3%	55%
Needs repairs / poor condition	28%	27%	30%
Unstable housing (afraid I'll have to move when I do not want to)	18%	4%	30%
I need to have roommates and would prefer not to	16%	10%	20%
Disturbance from nearby short-term rentals	15%	21%	10%
Too far from work	8%	9%	8%
Location or living situation does not feel safe	8%	5%	10%
Poor access to transit	7%	9%	5%
Pets not allowed	5%	1%	10%
Forced to live with my ex b/c cannot find/afford separate places to live	3%	2%	4%
Other:	18%	29%	9%
Total	*237%*	*187%*	*286%*
n =	*1,052*	*399*	*588*

Housing Search

Figure 34 illustrates the level of difficulty respondents face in finding suitable housing in the Eagle River Valley area. Overall, 41% of respondents reported that it was **"very difficult" to find suitable housing** when they last moved, including **59% of renters and a lower 31% of owners**. While this may in part reflect differences with the rental and for-sale markets, it also reflects differences in timing, as renters are much more likely to have moved recently than owners (e.g., 53% of renters moved in the past two years, vs. 11% of owners).

Figure 34: When you last moved within the Eagle River Valley or surrounding region, how hard was it to find housing that met your needs and that you could afford?

	Overall	Housing Tenure	
		Own	Rent
Not difficult	22%	30%	8%
Moderately difficult	31%	37%	23%
Very difficult	41%	31%	59%
I have yet to find such housing	5%	2%	9%
n =	*2,661*	*1,526*	*1,032*

In another measure of housing search challenges, fully **81% of renters** said they **felt pressured to take the first housing they could find** when they last moved, as compared to a lower but still sizeable **40% of owners** (**Figure 35**). In contrast, homeowners had more flexibility, with 48% stating they could shop for housing that met their preferences well (vs. 10% of renters). Again, the results likely in part reflect timing differences when owners and renters last moved.

Figure 35: When you last moved within the Eagle River Valley or the surrounding region, did you:

	Overall	Housing Tenure	
		Own	Rent
Feel pressured to take the first housing you could find regardless of your preferences because options were limited, OR	55%	40%	81%
Feel you could shop for and find housing that met your preferences well	34%	48%	10%
Other:	11%	12%	8%
n =	*2,502*	*1,432*	*972*

Housing Security and Unwanted Moves

This section addresses how secure respondents feel in their current housing situation. **Homeowners largely feel "very secure" (67%), while only 17% of renters feel the same** (**Figure 36**). Insecurity is a major concern among renters, with 20% feeling "Somewhat insecure" and 16% "Very insecure." This disparity highlights the difference in stability between renting and owning a home.

Figure 36: How secure do you feel in your current housing situation, in terms of your ability to stay in your home (and not be forced to move)?

	Overall	Housing Tenure	
		Own	Rent
Very secure	49%	67%	17%
Somewhat secure	30%	23%	41%
Somewhat insecure	10%	4%	20%
Very insecure	9%	4%	16%
Don't know / not sure	3%	1%	5%
Other:	1%	1%	1%
n =	*2,709*	*1,567*	*1,030*

Figure 37 reports on the prevalence of involuntary moves, with 19% of respondents indicating they had to move from a residence when they did not want to in the past five years. This issue was **particularly acute among renters**, 40% of whom reported having to move against their wishes, compared to just 6% of homeowners. The results point to the instability and vulnerability experienced by many renters.

Figure 37: In the past 5 years, have you had to move out of a home in the Eagle River Valley or the surrounding area when you didn't want to move?

	Overall	Housing Tenure	
		Own	Rent
Yes	19%	6%	40%
No	81%	94%	60%
n =	*2,663*	*1,537*	*1,021*

Figure 38 provides insights into **why respondents had to leave** their residences unwillingly. The leading reasons were significant **rent increases** (35%) and **landlords selling their properties** (28%), followed by personal reasons (21%) and owner turning the unit into a vacation rental (18%). Renters were particularly affected by these issues, reflecting the precarious nature of some rental housing in the region.

Figure 38: (If had to move) What were the reason(s) you had to move?

	Overall	Housing Tenure	
		Own	Rent
Big rent increase (How much did the monthly rent go up?)	35%	38%	33%
Owner sold my rental unit	28%	33%	27%
Personal reasons (e.g. divorce, breakup, unsafe living situation, etc.)	21%	20%	22%
Owner turned the unit into a vacation rental	18%	21%	18%
Could not afford to pay rent / mortgage due to a job or income loss	11%	8%	9%
Owner wouldn't commit to a long lease (six months or more)	11%	9%	11%
Big increase in other housing costs (e.g. utilities, HOA fees, etc.)	10%	7%	10%
Change in household size (e.g. had children, lost a roommate, etc.)	10%	11%	10%
Owner moved in	9%	9%	10%
Changed jobs and could no longer live in employer-provided housing	8%	6%	9%
Evicted from home / apartment	6%	5%	6%
Pets not allowed	5%	6%	5%
Other:	13%	16%	12%
Total	*183%*	*188%*	*181%*
n =	*527*	*83*	*406*

Figure 39 addresses whether respondents can **meet their essential expenses without incurring additional debt**. Homeowners generally have more financial resources, with 85% able to cover their expenses compared to only 63% of renters, pointing to the financial vulnerabilities correlated with housing tenure.

Figure 39: Are you able to pay for all your essential expenses each month *(e.g., housing, utilities, food, childcare, insurance, loan payments, etc.)* **without accumulating additional debt?**

	Overall	Housing Tenure	
		Own	Rent
Yes	77%	85%	63%
No	13%	9%	21%
Uncertain	10%	6%	17%
n =	*2,250*	*1,356*	*811*

Assessment of Housing as a Community Problem and Priority

Figure 40 explores respondents' views on the degree to which housing is a community problem. **A large majority (84%) consider housing availability to be a serious or critical problem**, with renters (60%) more likely to identify it as the region's "most critical problem" than owners (41%). These findings underscore the need for addressing housing supply and affordability and its perceived importance relative to other issues.

Figure 40: Do you feel the availability of housing for residents and workers in the region is:

	Overall	Housing Tenure	
		Own	Rent
Not a problem	2%	2%	2%
One of the region's lesser problems	3%	3%	3%
A moderate problem	11%	13%	7%
One of the more serious problems	36%	40%	29%
The most critical problem in the region	48%	41%	60%
n =	*2,625*	*1,534*	*987*

Housing Preferences

Figure 41 through **Figure 43** examine the leading factors influencing respondents' housing choices. "Cost of housing" consistently ranks as the most important factor, particularly among renters. Proximity to work, type of residence, and community character are also significant considerations.

Differences between renters and homeowners suggest varying priorities based on financial constraints, housing amenities and limitations commonly associated with owned and rented units, and lifestyle preferences. Homeowners sometimes have the luxury of prioritizing a broader array of factors than renters, who are more likely to need to prioritize key basics and to navigate constraints which are more common with rental housing than for-sale housing.

Figure 41: Which factor is most important to you when looking for a place to live?

	Overall	Housing Tenure	
		Own	Rent
Cost of housing to buy / rent	36%	27%	50%
Proximity to my job	18%	17%	21%
Type of residence *(single-family, condo, etc.)*	8%	11%	2%
Community character *('look and feel,' family orientation, etc.)*	7%	11%	1%
Pets allowed	5%	3%	9%
Proximity to alpine skiing	5%	7%	1%
Community amenities *(parks, libraries, etc.)*	4%	5%	2%
Proximity to daycare or schools	4%	3%	5%
Washer/dryer in unit	4%	3%	4%
Proximity to commercial services *(shopping, dining, etc.)*	3%	5%	1%
Proximity to job(s) of other members of my household	3%	3%	2%
Garage	2%	3%	1%
Proximity to ECO Transit bus service	1%	1%	1%
Extra storage/locker *(if don't have garage)*	0%	0%	0%
Total	*100%*	*100%*	*100%*
n =	*2,226*	*1,281*	*857*

Figure 42: Two most important factors when looking for a place to live

	Overall	Housing Tenure	
		Own	Rent
Cost of housing to buy / rent	48%	39%	63%
Proximity to my job	29%	26%	35%
Type of residence *(single-family, condo, etc.)*	18%	23%	9%
Community character *('look and feel,' family orientation, etc.)*	14%	20%	4%
Pets allowed	13%	9%	20%
Community amenities *(parks, libraries, etc.)*	11%	14%	6%
Washer/dryer in unit	10%	8%	15%
Proximity to commercial services *(shopping, dining, etc.)*	9%	12%	5%
Proximity to daycare or schools	9%	9%	10%
Garage	9%	11%	5%
Proximity to alpine skiing	9%	12%	4%
Proximity to job(s) of other members of my household	8%	8%	8%
Proximity to ECO Transit bus service	2%	2%	2%
Extra storage/locker *(if don't have garage)*	1%	1%	2%
Total	*192%*	*194%*	*188%*
n =	*2,226*	*1,281*	*857*

Figure 43: Three most important factors when looking for a place to live

	Overall	Housing Tenure	
		Own	Rent
Cost of housing to buy / rent	54%	45%	70%
Proximity to my job	36%	31%	45%
Type of residence *(single-family, condo, etc.)*	26%	31%	15%
Community character *('look and feel,' family orientation, etc.)*	22%	29%	8%
Washer/dryer in unit	22%	16%	32%
Pets allowed	20%	16%	26%
Garage	19%	23%	11%
Community amenities *(parks, libraries, etc.)*	18%	22%	11%
Proximity to commercial services *(shopping, dining, etc.)*	17%	20%	11%
Proximity to alpine skiing	14%	18%	7%
Proximity to daycare or schools	13%	12%	13%
Proximity to job(s) of other members of my household	12%	11%	12%
Proximity to ECO Transit bus service	4%	3%	5%
Extra storage/locker *(if don't have garage)*	3%	2%	6%
Total	*279%*	*282%*	*272%*
n =	*2,226*	*1,281*	*857*

Desired Housing Improvements

Figure 44 identifies key improvements respondents believe would enhance their housing situations. **Most homeowners are content**, with 58% saying they are happy with their housing situation.

By contrast, fully **91% of renters identified one or more factors that would improve their housing situation**, led by factors that would help them **move into homeownership** – including finding a home they can afford to buy (64%), help with down payment and closing costs to buy a home (41%), and help getting a loan to buy a home (37%). Additionally, many renters identified factors that would **ameliorate their rental housing situation**, including assurance of being able to stay in their unit for a while (34%), assistance to help pay rent (30%), and help finding rental housing (27%).

Figure 44: What do you feel you need to improve your housing situation?

	Overall	Housing Tenure	
		Own	Rent
N/A; I am happy with my housing situation	41%	58%	9%
Finding a home I can afford to buy	32%	15%	64%
Help with a down payment and closing costs to buy a home	17%	4%	41%
Help getting a loan to buy a home	14%	3%	37%
Help with repairs to my home	14%	18%	6%
Money to help me get through emergencies when they arise	13%	11%	19%
Assistance to help me pay rent or other housing costs each month	13%	5%	30%
Assurance I can stay in my rental unit for a while (e.g. longer lease term)	12%	1%	34%
Help finding rental housing	10%	0%	27%
Help with security deposit / first & last months' rent	7%	1%	19%
Money or technical assistance to build an ADU on my lot	6%	7%	3%
Better access to transit	5%	5%	5%
Assistance to make my home more accessible & safe to live in	4%	4%	6%
Finding a compatible housemate to share my/a home	4%	3%	6%
Where to find landlords that accept people w/o a Soc Sec #	2%	0%	5%
Other:	7%	9%	4%
Total	*201%*	*144%*	*314%*
n =	*2,340*	*1,391*	*857*

Interest in Moving if Housing That Is Affordable Was Available

Figure 45, **Figure 46**, and **Figure 47** explore respondents' potential future interest in moving. **A majority of respondents would consider moving** if affordable housing were available (74%), particularly to buy a home. **Renters** are particularly inclined to consider moving because they want to buy or to find a less expensive home. **Homeowners** are most likely to consider moving to find a larger home (38%) or a less expensive home (26%), among other reasons.

Figure 45: If housing were available that you could afford, would you consider moving within or to the Eagle River Valley in the next 5 years (e.g., for reasons of convenience, economics, or quality of life)?

	Overall	Housing Tenure	
		Own	Rent
Yes, if I could BUY a home	60%	56%	67%
Yes, if I could RENT a home	4%	0%	9%
Yes, if I could BUY OR RENT a home	11%	4%	20%
No	26%	40%	3%
n =	*2,074*	*1,119*	*862*

Figure 46: (If you would not consider moving) Why not?

	Overall	Housing Tenure	
		Own	Rent
I prefer to live in my present community / residence	80%	82%	56%
I expect to move outside the region	14%	13%	33%
Other reason:	6%	5%	11%
n =	*548*	*499*	*39*

Figure 47: (If you would consider moving) Why would you consider moving to a different home?

	Overall	Housing Tenure	
		Own	Rent
To find a less expensive home	38%	26%	54%
To find a larger home	37%	38%	37%
Currently rent, want to buy	27%	2%	61%
To be closer to work	17%	13%	22%
To live in a different community	15%	19%	11%
To live in a more rural setting	14%	20%	8%
To live in or closer to a town	9%	9%	9%
To find a smaller home	7%	11%	0%
To live in senior housing	6%	9%	2%
To have better access to transit	5%	4%	6%
Prefer to rent	2%	0%	4%
Other:	10%	15%	4%
Total	*189%*	*165%*	*221%*
n =	*1,767*	*858*	*830*

Renter Attitudes Toward Deed-Restricted Homeownership

This section covers interest in deed-restricted housing as a potential solution for affordable homeownership. These figures represent questions that were only asked to renters.

Renters exhibit significant interest in deed-restricted homeownership if it were the only affordable purchase option available, with 49% saying they'd be very interested and 31% saying they'd be somewhat interested (**Figure 48**).

Consistent with that interest, 41% of renters have considered buying a deed-restricted home in the region but didn't buy one (**Figure 49**). The leading reasons for not purchasing were because they were **not chosen in the lottery (43%)** or **long waitlists (38%)**, and **inability to afford payments (29%)** (**Figure 50**).

Figure 48: (If currently rent) How interested would you be in buying a home if the only affordable option was a deed-restricted home with resale restrictions?

	Do you own or rent your residence?
	Rent
Very interested	49%
Somewhat interested	31%
Not at all interested	9%
Don't know / not sure	11%
n =	*860*

Figure 49: (If currently rent) Have you ever considered buying a deed-restricted home in the region and didn't buy one?

	Do you own or rent your residence?
	Rent
Yes	41%
No	59%
n =	*847*

Figure 50: (If have considered buying a deed-restricted home and did not) What were the reasons you did not buy a deed-restricted home?

	Do you own or rent your residence?
	Rent
Wasn't chosen in the lottery	43%
Waitlist is too long	38%
Couldn't afford monthly payments	29%
Resale restrictions / not a good investment	21%
Not desired housing type	16%
Didn't meet income limits	16%
Not enough credit / no credit	13%
Couldn't get a mortgage	13%
Not desired location	8%
Employment rules for owning	7%
Can't buy without a Social Security Number (SSN)	6%
Other:	9%
Total	*219%*
n =	*363*

Retirement Housing Plans

Figure 51 and **Figure 52** examine how respondents' housing plans may change upon retirement. Among respondents aged 50 or older, a considerable portion of homeowners (44%) are "extremely likely" to stay in the region upon retirement, while renters show more uncertainty. Downsizing to a smaller home is of interest to some, with 15% saying they are extremely likely to downsize.

Figure 51: (If age 50 or older) When you retire, how likely are you to stay in the region?

	Overall	Housing Tenure	
		Own	Rent
1 - Not at all likely	12%	9%	19%
2	8%	8%	9%
3	13%	13%	15%
4	16%	17%	11%
5 - Extremely likely	41%	44%	27%
Don't know / not applicable	11%	9%	19%
Average	*3.8*	*3.9*	*3.2*
n =	*1,101*	*824*	*239*

Figure 52: (If age 50 or older) When you retire, how likely are you to rent or purchase a smaller home?

	Overall	Housing Tenure	
		Own	Rent
1 - Not at all likely	30%	34%	16%
2	10%	11%	7%
3	13%	13%	14%
4	12%	11%	13%
5 - Extremely likely	15%	12%	24%
Don't know / not applicable	20%	18%	26%
Average	*2.6*	*2.5*	*3.3*
n =	*990*	*735*	*219*

Senior Housing

Figure 53 highlights seniors' future interest in various housing services. **Renters show a higher interest in affordable rental housing and assistance services** than owners, suggesting a need for supportive housing policies that cater to renters. Services related to physical assistance, accessibility and safety are of great interest to many renters as well.

Homeowners tend to express less interest in the various types of services than renters, although many owners do express interest in help maintaining their home/yard and making their home more safe and accessible to live in.

Figure 53: If at least one person is age 65 or older in your household, please indicate how interested you would be in using the following services in the future.

Affordable rental housing	Overall	Housing Tenure	
		Own	Rent
1 - Not Interested	52%	56%	28%
2	5%	5%	1%
3	6%	6%	4%
4	4%	3%	7%
5 - Very Interested	14%	9%	50%
Don't know / not applicable	20%	22%	10%
Average	*2.0*	*1.8*	*3.5*
n =	*463*	*381*	*63*
Rental housing that includes services (meals, transportation, activities)	**Overall**	**Housing Tenure**	
		Own	**Rent**
1 - Not Interested	48%	52%	18%
2	8%	6%	21%
3	12%	11%	15%
4	7%	6%	10%
5 - Very Interested	9%	7%	24%
Don't know / not applicable	17%	18%	12%
Average	*2.1*	*1.9*	*3.0*
n =	*453*	*384*	*52*
Assistance to maintain your home or yard	**Overall**	**Housing Tenure**	
		Own	**Rent**
1 - Not Interested	25%	27%	11%
2	5%	4%	15%
3	17%	16%	23%
4	14%	14%	18%
5 - Very Interested	27%	27%	23%
Don't know / not applicable	12%	12%	10%
Average	*3.1*	*3.1*	*3.3*
n =	*490*	*420*	*53*
Assistance to make your home more accessible & safe to live in	**Overall**	**Housing Tenure**	
		Own	**Rent**
1 - Not Interested	31%	33%	15%
2	7%	7%	3%
3	14%	14%	13%
4	11%	11%	16%
5 - Very Interested	23%	20%	41%
Don't know / not applicable	14%	14%	12%
Average	*2.8*	*2.7*	*3.7*
n =	*472*	*405*	*49*

Summary

The survey results provide valuable insights into the housing challenges faced by residents in the Eagle River Valley region, as well as some of the opportunities available to address those needs. The results also highlight important differences and disparities in the housing needs facing renters and homeowners. Key findings include:

1. **Housing Affordability and Availability**: A predominant concern, especially among renters, is the lack of affordable housing, both to rent and to buy. Many renters are considering leaving the region in search of more affordable options or to buy a home, emphasizing the critical need for increased affordable housing offerings.
2. **Satisfaction and Security**: Homeowners generally report higher satisfaction with their communities and residences, along with a greater sense of housing security. Renters, in contrast, are more likely to experience dissatisfaction, housing instability, financial constraints, and limited housing choices.
3. **Housing Preferences and Needs**: The cost of housing is the primary factor influencing housing choices for both homeowners and renters. The data also highlights a significant interest in homeownership among renters, and openness to deed-restricted homeownership as a solution.

Overall, the findings underscore the need for targeted efforts to increase affordable housing options, enhance housing stability, and address the diverse needs of both homeowners and renters in the Eagle River Valley region. There is also broad consensus that housing is a serious or critical problem and an important policy priority. Future policy initiatives should focus on alleviating the pressure on the rental market, providing pathways to homeownership, and ensuring that housing developments are aligned with the economic realities and preferences of residents.

Employer Survey

This section provides a summary of the results of the Eagle River Valley Employer Survey that was conducted alongside the Employee and Household Survey during winter and spring 2024. The survey was intended to document the impacts of local housing conditions on the operations of employers, understand actions being taken by employers on housing, and explore employers' potential interest in housing partnership/program opportunities.

Methodology

Survey Distribution: Surveys were mailed to a random sample of 1,500 employers in the Eagle River Valley using a list from a commercial vendor. A total of 182 surveys were returned as undeliverable, while 1,318 surveys were presumed delivered.

Shortly after the mail survey was distributed, the survey was also opened up to the entire employer community via an online link. The survey was promoted by partner governments via press releases and in-house communication channels, and was also promoted by the Vail Valley Partnership to its membership.

Survey Response: A total of 183 usable survey responses were received (176 survey completes and 7 partial completes). The 95% confidence interval for the results is approximately +/-7 percentage points, based on an estimated universe of 2,300 total employers in the Eagle River Valley.

Analysis

Selected employer concerns are summarized by employer size (based on total peak season workers). The discussion focuses on the "overall" results and compares the responses of employers with 1-4, 5-9, 10-24, 25-49, and 50 or more workers.

Employee Staffing, Recruitment and Retention

Figure 54 illustrates how employers' ability to find and retain qualified employees has evolved over the past five years. A large majority of employers (73%) reported that hiring and retaining employees has become more difficult over the past five years (since 2019). The smallest employers (with 1-4 workers) are less likely to have experienced increased difficulty in hiring and retaining employees (44%) than larger employers (75-89%).

Figure 54: To what extent has your ability to find and retain qualified employees changed over the past five years (since 2019)?

	Overall	Total peak season workers *(maximum of winter and summer)*				
		1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Declined / gotten harder	73%	44%	75%	87%	77%	89%
Stayed about the same	16%	25%	17%	13%	12%	11%
Improved / gotten easier	3%	3%	6%		12%	
Don't know / not applicable	8%	28%	3%			
Total	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
n =	*178*	*36*	*36*	*46*	*26*	*27*

Employers were asked if they had positions that they were unable to fill in the past year (**Figure 55**). Overall, 51% of employers reported having unfilled positions during the prior 12 months, including 43% in winter 2023/24 and 40% in summer 2023 - an indication that hiring challenges and workforce shortages were widespread. Larger employers were more likely to have been understaffed than smaller employers.

Figure 55: Were you unable to fill any jobs during the past 12 months?

	Overall	Total peak season workers *(maximum of winter and summer)*				
		1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
No	49%	74%	43%	47%	36%	32%
Yes, in winter 2023/04	43%	20%	43%	49%	48%	60%
Yes, in summer 2023	40%	26%	34%	51%	40%	56%
Total	*132%*	*120%*	*120%*	*147%*	*124%*	*148%*
n =	*172*	*35*	*35*	*45*	*25*	*25*

Figure 56 illustrates the operational challenges faced by employers which were understaffed. Almost two-thirds of understaffed employers said employees needed to cover multiple jobs/positions (65%), and substantial shares reported employee dissatisfaction/burnout (48%), increased employee overtime hours (47%), unskilled employees filling positions (43%), owner working extra hours (42%), and increased employee turnover (41%), among other issues.

Larger employers were more likely than smaller employers to experience multiple types of problems from understaffing.

Figure 56: (If unable to fill jobs in past 12 months) Has your business experienced any of the following problems related to being understaffed in the past 12 months?

	Overall	Total peak season workers *(maximum of winter and summer)*				
		1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Employees covering multiple jobs / positions	65%	27%	50%	62%	81%	95%
Employee dissatisfaction / frustration / burnout	48%	18%	45%	50%	50%	74%
Increased employee overtime hours	47%	18%	36%	46%	38%	79%
Unskilled employees filling positions	43%	18%	23%	42%	56%	68%
Owner working extra hours due to too few staff	42%	36%	36%	54%	56%	32%
Increased employee turnover	41%	36%	36%	42%	31%	53%
Decreased level of service / unsatisfied customers	34%	18%	18%	42%	44%	47%
Inability to grow the business	28%	18%	27%	42%	19%	26%
Reduced hours or closures due to understaffing	24%	27%	5%	35%	19%	37%
Other	6%			12%		16%
None of the above / not applicable	8%	27%	5%	8%		5%
Total	*386%*	*245%*	*282%*	*435%*	*394%*	*532%*
n =	*98*	*11*	*22*	*26*	*16*	*19*

Employers identified the primary obstacles they face when trying to hire and retain employees. Housing affordability (73%) and housing availability (59%) were the top two challenges, followed distantly by no/few applicants (36%), unskilled applicants (32%), and various other issues. Larger employers were more likely to identify multiple challenges than smaller employers.

Figure 57: What are the primary challenges you face in recruiting and retaining employees, if any?

	Overall	Total peak season workers *(maximum of winter and summer)*				
		1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Lack of affordable housing	73%	44%	72%	83%	77%	93%
Lack of available housing	59%	33%	47%	65%	65%	96%
No/few applicants	36%	22%	42%	39%	27%	48%
Unskilled applicants	32%	22%	36%	28%	31%	52%
Work ethic/dedication problems	27%	17%	28%	33%	31%	26%
Lack of childcare	20%	8%	17%	24%	12%	44%
Low wages	20%	8%	25%	20%	12%	41%
Transportation / long commutes	14%	8%	14%	13%	15%	26%
Drug/substance abuse	8%	8%	3%	7%	19%	11%
Lack of year-round positions	5%	6%		4%	8%	7%
Seasonality of community activity	3%		6%	4%	4%	
Other	6%	3%	6%	7%		15%
None - no challenges	9%	28%			12%	4%
Total	*312%*	*208%*	*294%*	*326%*	*312%*	*463%*
n =	*177*	*36*	*36*	*46*	*26*	*27*

Figure 58 illustrates how employers' staffing levels have changed over the past five years. The largest shares report more (36%) or the same number (36%) of employees as five years ago; somewhat less report fewer employees (25%). Larger employers are more likely have increased over their staff past five years, while smaller businesses (with fewer than 10 employees) were more likely to report no change.

Figure 58: How does the number of employees you have today compare to the number of employees you had 5 years ago (2019)?

	Overall	Total peak season workers *(maximum of winter and summer)*				
		1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
More employees today than 5 years ago	36%	22%	25%	46%	48%	48%
Fewer employees today than 5 years ago	25%	25%	31%	28%	16%	22%
No change	36%	44%	44%	24%	36%	26%
N/A – not in business 5 years ago	3%	8%		2%		4%
Total	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
n =	*177*	*36*	*36*	*46*	*25*	*27*

Employers were asked about their workforce plans for the next five years—whether they anticipate growing, maintaining, or reducing their staff. The largest share expect to maintain the same number of employees (46%), while a sizable 38% anticipate increases, and just 3 percent anticipate declines – implying an overall net expectation of growing employment in coming years.

Figure 59: During the next five years, do you plan to:

	Overall	Total peak season workers *(maximum of winter and summer)*				
		1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Increase your number of employees	38%	36%	47%	43%	38%	27%
Reduce your number of employees	3%		3%	2%	4%	4%
Stay about the same	46%	53%	33%	39%	58%	54%
Don't know	12%	11%	17%	15%		15%
Total	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
n =	*177*	*36*	*36*	*46*	*26*	*26*

Impact and Importance of Affordable Housing

Figure 60 examines how the availability of affordable housing affects employee work performance. Three-quarters of employers (75%) identified at least one impact from limited housing availability, led by displeasure with wage rates due to housing costs (48%) and high turnover (34%). Larger employers tend to note more impacts than smaller employers.

Figure 60: How, if at all, has the availability of affordable housing in the region affected the work performance of your employees?

	Overall	Total peak season workers *(maximum of winter and summer)* 1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Displeasure with wage rates due to housing costs	48%	44%	40%	41%	58%	67%
High turnover	34%	15%	31%	41%	35%	44%
I don't think housing has affected job performance	25%	44%	29%	25%	12%	11%
Tardiness from long commutes	15%	6%	23%	16%	12%	19%
High absentee rate	5%			2%	12%	11%
Other	4%	6%	3%	2%	4%	4%
Total	*131%*	*115%*	*126%*	*127%*	*131%*	*156%*
n =	*170*	*34*	*35*	*44*	*26*	*27*

Figure 61 illustrates how employers rate the severity of the affordable housing issue in the region. Overall, there is broad consensus among 86% of employers that affordable housing is either the most critical problem in the region (43%) or one of the more serious problems (42%), with broad agreement across size categories.

Figure 61: Do you feel affordable/employee housing for local residents is:

	Overall	Total peak season workers *(maximum of winter and summer)* 1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Not a problem	1%	3%		2%		
One of our lesser problems	3%		3%	2%	12%	
A moderate problem	10%	9%	29%	4%	12%	
One of the more serious problems	42%	44%	40%	40%	46%	37%
The most critical problem in the area	43%	44%	29%	51%	31%	63%
Total	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
n =	*173*	*34*	*35*	*45*	*26*	*27*

Employer-Provided Housing Assistance

Almost one-third of responding employers said they currently provide housing assistance to employees (31%). The leading types of assistance are employer-owned rental units (17%), assistance with housing search (14%), and master leasing units (11%). Likelihood of providing housing assistance increases with employer size, with the largest employers (50+ employees) much more likely to provide multiple types of assistance than smaller employers.

Figure 62: Do you now provide the following types of housing assistance for your employees?

	Overall	Total peak season workers *(maximum of winter and summer)* 1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Employer-owned rental units	17%	6%		15%	32%	48%
Assistance with housing search	14%	3%	9%	11%	8%	44%
Master leasing units to rent to your employees	11%	6%	6%	7%	12%	33%
Temporary / relocation housing	8%	3%	3%	7%	4%	33%
Rent or 1st month/deposit subsidy for your workers	7%	3%	3%	2%	12%	19%
Down payment / mortgage assistance	6%	6%		2%		22%
Land on which housing could be built	3%	3%		2%	4%	7%
Purchase price buy-downs	2%	3%				11%
Other	2%		3%			11%
None of the above	69%	94%	83%	72%	60%	22%
Total	*141%*	*126%*	*106%*	*117%*	*132%*	*252%*
n =	*177*	*35*	*35*	*46*	*25*	*27*

Figure 63 illustrates the types of housing assistance employers would consider providing in the future, if they don't currently provide the respective services now. A substantial 50% of employers say they would consider providing additional types of housing assistance in the future, led by employer-owned rental units (31%) and master leasing units to rent to employees (21%) – an indication of substantial latent or potential interest.

Figure 63: (If don't provide currently) Would you consider providing the following types of housing assistance for your employees in the future?

	Overall	Total peak season workers *(maximum of winter and summer)* 1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Employer-owned rental units	31%	23%	49%	26%	44%	26%
Master leasing units to rent to your employees	21%	14%	6%	22%	36%	33%
Rent or 1st month/deposit subsidy for your workers	18%	11%	17%	20%	12%	30%
Down payment / mortgage assistance	15%	9%	11%	17%	24%	22%
Assistance with housing search	12%	14%	11%	4%	28%	11%
Temporary / relocation housing	10%	9%	3%	9%	8%	26%
Land on which housing could be built	8%	9%	11%	7%	8%	7%
Purchase price buy-downs	7%	6%	6%	9%	8%	7%
Other	2%	6%	3%	2%		
None of the above	50%	71%	37%	50%	40%	44%
Total	*174%*	*171%*	*154%*	*165%*	*208%*	*207%*
n =	*177*	*35*	*35*	*46*	*25*	*27*

Figure 64 consolidates employer responses from **Figure 62** and **Figure 63**, offering a comprehensive look at businesses currently providing or considering providing housing assistance. Altogether, 63% of respondents either provide or would consider providing housing assistance, with the greatest interest in employer-owned rental units (48%), followed by master leasing units to rent to employees (32%) and assistance with housing search (26%). Again, larger employers express greater interest in assistance than smaller employers.

Figure 64: (Combined) Do your currently provide, or would you consider providing in the future, the following types of housing assistance for your employees?

	Overall	Total peak season workers *(maximum of winter and summer)* 1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Employer-owned rental units	48%	29%	49%	41%	76%	74%
Master leasing units to rent to your employees	32%	20%	11%	28%	48%	67%
Assistance with housing search	26%	17%	20%	15%	36%	56%
Rent or 1st month/deposit subsidy for your workers	24%	14%	20%	22%	24%	48%
Down payment / mortgage assistance	21%	14%	11%	20%	24%	44%
Temporary / relocation housing	18%	11%	6%	15%	12%	59%
Land on which housing could be built	11%	11%	11%	9%	12%	15%
Purchase price buy-downs	10%	9%	6%	9%	8%	19%
Other	5%	6%	6%	2%		11%
None of the above	37%	69%	31%	39%	16%	7%
Total	*232%*	*200%*	*171%*	*200%*	*256%*	*400%*
n =	*177*	*35*	*35*	*46*	*25*	*27*

Employers who currently provide housing support were asked whether they plan to expand, reduce, or maintain their level of assistance over the next five years. Some employers (38%) plan to expand housing assistance programs, while another 30% expect to stay the same, just 2% expect to decrease, and 30% don't know. This suggests potential opportunities to work with employers to increase their housing assistance or support them in continuing to provide assistance.

Figure 65: (If currently provide housing or housing assistance) Do you plan to increase or decrease the amount of housing assistance you provide to employees in the next five years?

	Overall	Total peak season workers *(maximum of winter and summer)* 1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Increase	38%	33%	10%	31%	42%	60%
Stay about the same	30%	33%	50%	25%	25%	20%
Decrease	2%				8%	
Don't know / uncertain	30%	33%	40%	44%	25%	20%
Total	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
n =	*63*	*3*	*10*	*16*	*12*	*20*

Figure 66 illustrates reasons preventing employers from offering housing assistance. Topping the list is financial constraints (55%), followed by a preference not to be in the housing business (28%), a sense that housing assistance isn't needed by employees (21%), and various other factors.

Figure 66: (If not currently providing housing assistance) Why are you not currently providing housing assistance for your employees?

	Overall	Total peak season workers *(maximum of winter and summer)* 1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Can't afford to provide housing or housing assistance	55%	40%	59%	71%	63%	43%
Do not want to be in the housing business	28%	10%	29%	33%	50%	43%
Housing assistance is not needed for our employees	21%	55%	24%			14%
I prefer to pay higher wages instead	13%	5%	24%	10%	38%	
Housing is the employee's responsibility	11%		24%	5%	25%	14%
Don't have the expertisee to help with housing	11%	5%	18%	10%	13%	14%
Have not had the time to focus on this	7%		12%	5%	25%	
Provided housing in the past that was not successful	4%			5%	13%	14%
Other	8%	5%		14%		
Total	*157%*	*120%*	*188%*	*152%*	*225%*	*143%*
n =	*76*	*20*	*17*	*21*	*8*	*7*

As shown in **Figure 67**, 66% of respondents identified one or more opportunities or resources that that would help them provide housing assistance. Opinions were varied regarding which programs would be helpful, with similar shares citing partnering with other entities (32%), matching grants (30%), low-cost loans (29%), ability to buy and then rent deed-restricted units (28%), opportunities to participate with other employers (27%), and centralized property management services (24%).

Figure 67: What would encourage or help you to provide housing or housing assistance now?

	Overall	Total peak season workers *(maximum of winter and summer)* 1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Nothing, I'm not interested or able to provide assistance	34%	50%	36%	37%	17%	12%
Partnering with government, private, or non-profit entities	32%	23%	27%	32%	33%	54%
Matching grants	30%	30%	18%	29%	38%	46%
Low-cost loans	29%	30%	24%	32%	42%	27%
Ability to buy deed-restricted units which I rent to workers	28%	20%	24%	27%	33%	46%
Opportunities to participate with other employers	27%	23%	18%	32%	29%	35%
Centralized prop mgt svc (employer no longer landlord)	24%	17%	24%	20%	29%	38%
Technical assistance	8%		6%	17%	17%	
Other	8%	3%	12%	10%	8%	8%
Total	*220%*	*197%*	*191%*	*234%*	*246%*	*265%*
n =	*162*	*30*	*33*	*41*	*24*	*26*

Priorities for Deed-Restricted Employee Housing

Employers were asked to rate the level of priority that should be placed on creating various types of deed-restricted employee housing. There was substantial agreement that the two highest priorities are rental housing for year-round employees and entry-level for-sale housing, with roughly two-thirds of employers identifying both kinds of housing as "5 – high priority."

Employers placed lesser priority on move-up for-sale housing (36% high priority) and rental housing for seasonal employees (31% high priority). Larger employers tended to place high priority on each type of housing than smaller employees.

Figure 68: Please rate the level of priority that should be placed on creating the following types of deed-restricted employee housing by local governments and housing providers in the area.

	Overall	Total peak season workers *(maximum of winter and summer)*				
		1 - 4 workers	5 - 9 workers	10 - 24 workers	25 - 49 workers	50+ workers
Rental housing for year-round employees:						
1 - Low Priority	4%	9%	6%	2%	4%	
2	1%			5%		
3 - Moderate Priority	10%	9%	19%	7%	8%	
4	17%	18%	22%	16%	25%	8%
5 - High Priority	68%	64%	53%	70%	63%	92%
Average	*4.4*	*4.3*	*4.2*	*4.5*	*4.4*	*4.9*
n =	*166*	*33*	*32*	*44*	*24*	*26*
Rental housing for seasonal employees:						
1 - Low Priority	13%	19%	13%	12%	14%	12%
2	7%	9%	13%	7%		
3 - Moderate Priority	26%	28%	22%	29%	19%	28%
4	22%	9%	22%	17%	38%	32%
5 - High Priority	31%	34%	31%	34%	29%	28%
Average	*3.5*	*3.3*	*3.5*	*3.5*	*3.7*	*3.6*
n =	*156*	*32*	*32*	*41*	*21*	*25*
Entry-level for-sale housing for year-round employees:						
1 - Low Priority	6%	13%	9%	4%	4%	
2	2%	3%	3%	2%		
3 - Moderate Priority	11%	10%	19%	11%	12%	
4	17%	23%	9%	13%	24%	19%
5 - High Priority	64%	52%	59%	69%	60%	81%
Average	*4.3*	*4.0*	*4.1*	*4.4*	*4.4*	*4.8*
n =	*166*	*31*	*32*	*45*	*25*	*26*
Move-up for-sale housing for year-round employees *(for current homeowners needing more space - e.g., increasing family size, etc.)* ***:***						
1 - Low Priority	12%	14%	14%	5%	13%	8%
2	8%	14%	3%	12%	9%	
3 - Moderate Priority	22%	17%	21%	28%	17%	29%
4	22%	17%	28%	23%	22%	17%
5 - High Priority	36%	38%	34%	33%	39%	46%
Average	*3.6*	*3.5*	*3.7*	*3.7*	*3.7*	*3.9*
n =	*154*	*29*	*29*	*43*	*23*	*24*

Summary

The employer survey results provide valuable insights into the impacts of housing challenges on employers in the Eagle River Valley, employers' perceptions of housing priorities, and ways employers are helping and could help further in addressing housing needs. Key findings include the following.

1. **Workforce shortages are largely being driven by housing availability and costs.** About half of employers have been unable to fill all their positions in the past year, and a large majority (73%) feel that employee recruitment and retention has gotten harder since 2019. A lack of available and affordable housing is by far the leading identified cause of staffing challenges. The impacts of understaffing include employee dissatisfaction/burnout, unskilled employees filling positions, and increased employee turnover, among other issues. Additionally, most employers feel that a shortage of affordable housing has affected employee job satisfaction and/or performance. On balance, employers are more likely to expect their employment to increase than decrease in the next five years, potentially leading to further pressure on the housing market if supply is not expanded.

2. **Employers indicate interest in providing housing solutions.** About one-third of employers currently provide one or more types of housing assistance to their employees, and another third would consider providing assistance. Additionally, a significant share of employers who currently provide assistance are considering increasing their level of assistance in the future. Employers identified a range of programs that would encourage or help them provide housing assistance, such as partnering with other employers, governments or housing providers, financial resources like grants or loans, and centralized property management services. The leading identified barrier preventing employers from providing housing assistance currently is a lack of financial resources.

3. **There is broad agreement that housing is an important community issue. There is also consensus about the types of deed-restricted employee housing that should be prioritized.** Fully 86% of employers feel that housing is either the most critical problem in the region or one of the more serious problems. There is broad agreement that rental housing for year-round employees and entry-level for-sale housing should be high priorities for deed-restricted housing. Rental units for seasonal staff and move-up homeownership opportunities are viewed as somewhat lesser priorities for deed-restricted housing programs.

4. **Larger employers appear to be particularly receptive allies and partners for housing solutions.** Larger employers (particularly with 50+ workers) are more likely than smaller employers to experience various types of staffing challenges and also tend to place a higher priority on addressing housing needs through governmental deed restricted housing programs. Larger employers are also more likely to be currently offering housing assistance to their employees, and are more likely to say they'll step up (or consider stepping up) their level of housing assistance in the future.

Overall, these findings underscore the importance of housing availability and affordability in impacting business operations and employee retention, recruitment, satisfaction and performance. Employers are in broad agreement that housing is a leading community priority and should be addressed by governmental deed restricted housing programs. Many employers are already taking action or express openness to assisting with the housing needs for their employees, with larger employers being particularly proactive and interested.

9. Housing Development Challenges and Opportunities

Housing needs in Eagle County are exacerbated by development challenges. While building new units will help address housing needs, there are limited development opportunities and the magnitude of development costs means that it is impossible to build new development that is affordable to local residents without financial assistance.

Development Challenges

Key development challenges include:

- **Land Scarcity**: The 2022 Eagle County Community Housing Inventory and Assessment indicated a total of 1,316 acres of vacant land that is potentially suitable for community housing development. Although more vacant land exists in the county, natural and geological factors significantly impact where development can take place.
- **Development Costs:** The cost of new housing development has been increasing across the state, but this increase has been felt acutely in mountain communities. The increased costs of both materials and labor in these communities exacerbate this issue, making development of housing affordable to local residents prohibitively expensive without financial assistance.
- **Non-Local Demand for New Product:** As a resort and destination community, there is significant demand for new housing product from non-residents of the county. This creates additional competition for new housing, and puts price pressure on new units, as external buyers or renters can often pay more than local residents. While this pressure is currently felt most acutely in the upper- and mid-valley, as development opportunities get built out in those areas and development is concentrated in the lower valley, these pressures may migrate down-valley alongside development.

Development Opportunities

Many jurisdictions in Eagle County have created land use policies, regulations, and funding sources to address housing. **Chapter 7** lists and describes the numerous programs in place that can create housing opportunities.

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10. Current and Projected Housing Needs

This chapter outlines the current and projected housing needs in Eagle County over the next 10 years, considering where current needs are unmet (Existing Housing Shortage) and where future needs are expected (Projected Housing Needs). These numbers represent the total need for the county – communities often do not (and cannot) address 100 percent of identified needs. But by understanding the different components of need, each jurisdiction can set informed goals and priorities and better target their available resources. The amount of housing need that is addressed within the region ultimately depends on regional and local capacity, resources, partnerships, and policy. This need also does not necessarily represent new development that is needed, but rather the number of units needed for local occupancy – this can be achieved through a combination of new development and acquisition of existing units not currently occupied year-round.

ANALYSIS FRAMEWORK

Housing needs that are translated from jobs to housing through the following factors:

- 1.3 jobs per person (to move from jobs to employees)
- 1.7 employees per housing (to move from employees to housing)
- 5% vacancy rate (to take housing needs to total housing units)

Housing needs are allocated by tenure and income based on the following assumptions:

- Households are distributed by income and AMI based on the 2024 County AMI distribution (based on the resident survey)
    - Needs that are directly based on job growth are distributed based on wages and household formation
- All households below 100% AMI ($98,887) are assumed to be renters
- Households between 100% and 140% AMI ($98,887 to $138,442) are distributed 50% owners and 50% renters
- Households above 140% AMI ($138,442) are distributed 70% owners and 30% renters

The assumption that all households earning below 100% AMI will be renters does not mean that residents at that income level do not or should not own homes.

However, market conditions (including development costs and the affordability gap for low-income households) and the nature of funding available for affordable housing means that it is difficult, if not impossible, for local governments to provide affordable ownership housing at these income levels. As noted in Chapter 7, Habitat for Humanity is able to use 0% financing to provide homeownership options for local households earning up to 100% AMI. Because this is currently the primary mechanism for providing this affordability product, it is not assumed to be an achievable goal for local governments. That said, additional funding and program support for entities like Habitat that are able to provide this product is a key way to be able to deliver ownership affordability for lower-income households.

Summary of Need

Overall, Eagle County needs 6,400 housing units over the next 10 years.

As shown in **Table 43**, this includes 2,600 units to address existing housing shortages, and 3,700 units to address projected housing needs. There is more need for rental housing than ownership, with 72 percent of total housing need for rental housing.

Table 43. Summary of Housing Need

Description	Existing Shortage			Projected Need			Total Housing Need		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Extremely Low Income (<30% AMI)	157	0	157	0	0	0	157	0	157
Very Low Income (31 - 50% AMI)	216	0	216	0	0	0	216	0	216
Low Income (51% - 80% AMI)	496	0	496	1,069	0	1,069	1,565	0	1,565
Moderate Income									
81% - 100%	256	0	256	1,279	0	1,279	1,536	0	1,536
100% - 120%	229	114	114	658	329	329	887	444	444
Middle Income									
120% to 140%	227	114	114	209	104	104	436	218	218
140% to 160%	197	138	59	62	43	18	258	181	78
160% to 180%	154	108	46	166	116	50	320	224	96
180% to 200%	154	108	46	56	39	17	209	147	63
Greater than 200%	553	387	166				553	387	166
200% to 220%				221	155	66	221	155	66
220% to 240%				16	11	5	16	11	5
Total	**2,638**	**968**	**1,671**	**3,736**	**798**	**2,938**	**6,375**	**1,766**	**4,608**

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

The largest factors impacting housing need are in-commuters, retirees, and employment growth.

As shown in **Table 44**, in-commuters generate 44 percent of the existing housing shortage and 18 percent of total housing need, while filling jobs vacated by retirees accounts for 26 percent of total housing need, and employment growth accounts for 33 percent of total housing need.

Table 44. Housing Need by Source

Description	Total	% of Total
Existing Housing Shortage		
Overcrowding	686	10.8%
Temporary Housing	195	3.1%
Commuting	1,160	18.2%
Unfilled Jobs	598	9.4%
Total Existing Housing Shortage	**2,638**	**41.4%**
Projected Housing Need		
Employment Growth 2025-2030	1,002	15.7%
Employment Growth 2030-2035	1,088	17.1%
Retirees 2025-2030	855	13.4%
Retirees 2030-2035	791	12.4%
Total Projected Housing Need	**3,736**	**58.6%**
Total Units Needed through 2035	**6,375**	**100.0%**

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, JobsEQ, Economic & Planning Systems

Existing Housing Shortage (Catch Up)

Existing housing shortage is estimated using 4 factors:

- Reducing/eliminating overcrowding
- Reducing/eliminating residents living in temporary housing conditions
- Reducing in-commuting
- Addressing housing needs associated with unfilled jobs

Overcrowding

Overcrowded housing units are defined as those with more than 1.0 occupants per room (all rooms). The goal of including overcrowded housing units in the existing housing shortage is to eliminate overcrowding in the county – provide 1 new housing unit for every 1 overcrowded unit.

As shown in **Table 45**, there are an estimated 686 overcrowded housing units in Eagle County, resulting in a need for 686 additional housing units.

Table 45. Overcrowded Housing Units, Eagle County, 2022

Description	Total
1.01 to 1.50 occupants per room	452
1.51 or more occupants per room	234
Total Overcrowded Units	**686**

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

Temporary Housing

Temporary housing includes a variety of housing situations including staying in a hotel or motel, staying with family or friends, and sleeping in a vehicle. The goal of including temporary housing in the existing housing shortage is to eliminate temporary housing in the county – provide 1 new housing unit for every household living in temporary housing conditions.

As shown in **Table 46**, there are an estimated 195 households living in temporary housing conditions, resulting in a need for 195 additional housing units.

Table 46. Temporary Housing, Eagle County, 2024

Description	Total
Staying with friends or family / couch surfing	114
Camper / RV / van with kitchen and sleeping space	60
Vehicle without kitchen and sleeping space	0
Room in a motel / hotel	21
Tent / outdoors	0
Total Temporary Units	**195**

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

Commuting

As noted previously, an estimated 11 percent of employees in Eagle County commute into the area for work. Many of these commuters would prefer to live locally if adequate, affordable housing was available. The goal of including in-commuters in the existing housing shortage is to create housing opportunities for in-commuters who would prefer to live locally.

As shown in **Table 47**, applying the in-commuting estimate of 11 percent to the county workforce (accounting for 1.3 jobs per employee) results in approximately 2,900 in-commuters. While 84 percent of survey respondents who work in Eagle County but live elsewhere indicated they would prefer to live locally if they could afford to rent or own, this analysis sets an initial policy goal of housing 65 percent of in-commuters. As shown below, accounting for household formation and a housing vacancy factor, this results in a need for 1,160 new housing units.

Table 47. Housing Need Generated by In-Commuters

Description	Total
Eagle county jobs	34,022
Jobs per employee	1.3
Eagle County employees	26,171
% in-commuters	11%
Eagle county in-commuters	2,888
Desired % moving to Eagle County	65%
Possible new in-commuter residents	1,877
Employees per household	1.7
Estimated additional households	1,104
Vacancy adjustment	5%
Estimated additional housing units	**1,160**

Source: U.S. Census Bureau, Colorado Dept. of Labor and Employment, RRC Associates, Economic & Planning Systems

Unfilled Jobs

The employer survey, along with data from the Colorado Department of Labor and Employment, indicate approximately 3.7 percent of jobs in the county are unfilled. The goal of including unfilled jobs in the existing housing shortage is to ensure available housing for new workers needed to fill these jobs.

As shown in **Table 48**, there are approximately 1,260 unfilled jobs in the county. Applying jobs per employee and employee per household factors, along with a housing vacancy adjustment, results in a need for 598 new housing units.

Table 48. Housing Need Generated by Unfilled Jobs

Description	Total
Eagle County jobs	34,022
Unfilled jobs as % of total jobs	3.7%
Unfilled Jobs	1,259
Jobs per Employee	1.3
Employees needed	968
Employees per household	1.7
Estimated additional households	570
Vacancy adjustment	5%
Estimated additional housing units	**598**

Source: RRC Associates, Colorado Dept. of Labor and Employment, Economic & Planning Systems

Existing Housing Shortage

2,638 total units are needed to accommodate current housing need in the county.

As shown in **Table 49**, the largest share of need (43.9 percent) is generated by in-commuters, followed by overcrowded households (26.0 percent). Housing to accommodate workers filling unfilled jobs (22.7 percent) and households in temporary housing conditions (7.4 percent) account for the remaining portion of existing housing need.

Table 49. Existing Housing Shortage by Category

Description	Total	% of Total
Overcrowding		
Number of overcrowded units	686	
Adjustment Factor	100%	
Units needed	**686**	**26.0%**
Temporary Housing		
HH in temporary housing	195	
Units needed	**195**	**7.4%**
Commuting		
Number of in-commuters	2,888	
Target relocation %	65%	
Units needed	**1,160**	**43.9%**
Unfilled Jobs		
Employees needed	968	
Units needed	**598**	**22.7%**
Total Units Needed	**2,638**	**100.0%**

Source: U.S. Census Bureau, Colorado Dept. of Labor and Employment, RRC Associates, Economic & Planning Systems

Most of the existing need is for rental units.

As shown in **Table 50**, 63 percent of needed units are rental housing. Within rental housing, the greatest need is for units affordable at 50-80% AMI (a household income of $50,432 to $79,110). Within ownership housing, the greatest need is for households earning over 200% AMI (household income of $197,774 or more).

Table 50. Existing Housing Shortage by Income and Tenure

Description	Units Needed		
	Total	Owner	Renter
Extremely Low Income (<30% AMI)	157	0	157
Very Low Income (31 - 50% AMI)	216	0	216
Low Income (51% - 80% AMI)	496	0	496
Moderate Income			
81% - 100%	256	0	256
100% - 120%	229	114	114
Middle Income			
120% to 140%	227	114	114
140% to 160%	197	138	59
160% to 180%	154	108	46
180% to 200%	154	108	46
Greater than 200%	553	387	166
Total	**2,638**	**968**	**1,671**

Source: U.S. Census Bureau, Colorado Dept. of Labor and Employment, RRC Associates, Economic & Planning Systems

Projected Housing Needs (Keep Up)

Projected housing shortage is estimated using two factors:

- 10-year job growth
- Units needed to accommodate employees filling jobs vacated by retirees through 2035

Employment Growth Projections

Employment growth is based on the State Demography Office (SDO) 10-year job projections for Eagle County and the current distribution of occupations in the county.

As shown in **Table 51**, SDO projects an additional 4,400 jobs in the county by 2035 – 2,109 between 2025 and 2030, and 2,291 between 2030 and 2035. SDO only projects total jobs; these are assumed to have the same occupation mix as current employment in the county, with jobs primarily in food preparation and serving, sales, and office and administrative support.

Table 51. Current and Projected Jobs by Occupation

Occupation Sectors	2024 Occupation Distribution	2024 Median Wage	Projected Job Growth 2025-2030	Projected Job Growth 2030-2035	Total Projected Job Growth 2025-2035
Food Preparation and Serving Related Occupations	15.9%	$38,900	335	364	699
Sales and Related Occupations	10.4%	$47,400	220	239	459
Office and Administrative Support Occupations	10.4%	$50,300	219	238	458
Building and Grounds Cleaning and Maintenance Occupations	8.1%	$44,800	170	185	354
Construction and Extraction Occupations	7.9%	$59,400	168	182	350
Management Occupations	5.9%	$120,200	125	136	260
Business and Financial Operations Occupations	5.6%	$78,500	118	128	246
Transportation and Material Moving Occupations	5.5%	$47,700	116	126	241
Healthcare Practitioners and Technical Occupations	4.5%	$101,400	94	102	196
Personal Care and Service Occupations	4.4%	$41,200	94	102	195
Installation, Maintenance, and Repair Occupations	4.0%	$60,000	85	92	178
Educational Instruction and Library Occupations	3.6%	$57,900	75	82	157
Production Occupations	2.3%	$49,700	49	53	103
Protective Service Occupations	2.2%	$58,700	45	49	95
Arts, Design, Entertainment, Sports, and Media Occupations	2.1%	$60,100	45	48	93
Healthcare Support Occupations	2.0%	$49,800	42	46	88
Computer and Mathematical Occupations	1.5%	$106,600	31	34	66
Community and Social Service Occupations	1.4%	$64,800	29	31	60
Architecture and Engineering Occupations	1.1%	$85,200	24	26	49
Life, Physical, and Social Science Occupations	0.5%	$84,800	11	12	23
Legal Occupations	0.4%	$129,900	9	10	19
Farming, Fishing, and Forestry Occupations	0.2%	$44,000	5	5	9
Total	**100.0%**	**$52,900**	**2,109**	**2,291**	**4,400**

Source: JobsEQ, Colorado State Demographer's Office, Economic & Planning Systems

These new jobs are translated to housing demand using the median wage for each occupation. As shown in **Table 52**, assuming 1.3 jobs per employee and 1.7 employees per household and applying a 5 percent vacancy factor, there is a need for 2,090 new housing units through 2035.

The greatest need for rental units is for new households earning 80-100% AMI ($79,110-$98,887); this includes those working in sales, office/administrative support, transportation, education, production, and healthcare support occupations. The greatest need for ownership units is for new households earning 100-120% AMI ($98,887-$118,664); this includes those working in construction, installation, maintenance and repair, protective service, arts and entertainment, and community and social service occupations.

Table 52. Housing Demand from Employment Growth

Occupation Sectors	Median Annual Wage 2024 wages	Household Income [1] 1.7 employees/ household	AMI Level $98,887 AMI	2030 New Jobs	2030 New Employees 1.3 jobs/employee	2030 New Households 1.7 employees/ household	2030 New Units 5% vacancy adjustment	2035 New Jobs	2035 New Employees 1.3 jobs/employee	2035 New Households 1.7 employees/ household	2035 New Units 5% vacancy adjustment
Food Preparation and Serving Related Occupations	$38,900	$66,130	66.9%	335	258	152	159	364	280	165	173
Sales and Related Occupations	$47,400	$80,580	81.5%	220	169	100	105	239	184	108	114
Office and Administrative Support Occupations	$50,300	$85,510	86.5%	219	169	99	104	238	183	108	113
Building and Grounds Cleaning and Maintenance Occupations	$44,800	$76,160	77.0%	170	131	77	81	185	142	84	88
Construction and Extraction Occupations	$59,400	$100,980	102.1%	168	129	76	80	182	140	82	87
Management Occupations	$120,200	$204,340	206.6%	125	96	56	59	136	104	61	64
Business and Financial Operations Occupations	$78,500	$133,450	135.0%	118	91	53	56	128	99	58	61
Transportation and Material Moving Occupations	$47,700	$81,090	82.0%	116	89	52	55	126	97	57	60
Healthcare Practitioners and Technical Occupations	$101,400	$172,380	174.3%	94	72	43	45	102	78	46	48
Personal Care and Service Occupations	$41,200	$70,040	70.8%	94	72	42	44	102	78	46	48
Installation, Maintenance, and Repair Occupations	$60,000	$102,000	103.1%	85	65	39	40	92	71	42	44
Educational Instruction and Library Occupations	$57,900	$98,430	99.5%	75	58	34	36	82	63	37	39
Production Occupations	$49,700	$84,490	85.4%	49	38	22	23	53	41	24	25
Protective Service Occupations	$58,700	$99,790	100.9%	45	35	21	22	49	38	22	23
Arts, Design, Entertainment, Sports, and Media Occupations	$60,100	$102,170	103.3%	45	34	20	21	48	37	22	23
Healthcare Support Occupations	$49,800	$84,660	85.6%	42	32	19	20	46	35	21	22
Computer and Mathematical Occupations	$106,600	$181,220	183.3%	31	24	14	15	34	26	15	16
Community and Social Service Occupations	$64,800	$110,160	111.4%	29	22	13	14	31	24	14	15
Architecture and Engineering Occupations	$85,200	$144,840	146.5%	24	18	11	11	26	20	12	12
Life, Physical, and Social Science Occupations	$84,800	$144,160	145.8%	11	9	5	5	12	9	6	6
Legal Occupations	$129,900	$220,830	223.3%	9	7	4	4	10	8	5	5
Farming, Fishing, and Forestry Occupations	$44,000	$74,800	75.6%	5	3	2	2	5	4	2	2
All Occupations	**$52,900**	**$89,930**	**90.9%**	**2,109**	**1,622**	**954**	**1,002**	**2,291**	**1,762**	**1,037**	**1,088**

[1] Assuming one earner makes median wage of occupation and remaining earners make median wage of that same occupation

Source: JobsEQ, Colorado State Demographer's Office, RRC Associates, Economic & Planning Systems

Retirees

In addition to new jobs, housing will be needed for employees filling the jobs of retiring workers. For those retirees who continue to live in the county, a job is created by their retirement but a housing unit is not. Therefore, additional housing units will be needed to accommodate new employees filling those open positions.

U.S. Census data indicates that 9,000 workers in Eagle County are aged 50+. Based on survey and U.S. Census data, we estimate that 20 percent of these workers will retire in the next five years and an additional 20 percent will retire in the next six to 10 years. Respondents to the community survey indicated that 76 percent of those planning to retire in the next five years and 70 percent of those planning to retire in the next six to 10 years are likely to stay in Eagle County. As shown in **Table 53**, applying these factors to current 50+ employment and utilizing a vacancy factor of 5 percent results in a net need of 1,646 new housing units.

Table 53. Housing Demand Generated by Retiring Workers

Description	Retiring in 1-5 years	Retiring in 6-10 years	Total
Eagle County Labor Force age 50+	--	--	9,115
% of 50+ employees planning to retire	20%	20%	40%
Retiring employees	1,823	1,823	3,646
Employees per household	1.7	1.7	1.7
Estimated retiring households	1,072	1,072	2,145
% of retirees likely to stay in Eagle County	76%	70%	73%
Additional households needing units	814	753	1,567
Vacancy adjustment	5%	5%	5%
Estimated additional housing units	**855**	**791**	**1,646**

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

Total projected housing needs

Employment growth and retiring employees combine to generate a total need for 3,736 housing units through 2035, as shown in **Table 54**. As with current housing need, needs by tenure are distributed by:

- All households below 100% AMI ($98,887) are renters
- Households between 100-140% AMI ($98,887-$138,442) are half renters and half owners
- Households above 140% AMI ($138,442) are 70 percent owners and 30 percent renters

The greatest need for rental units is for new households earning between 80-100% AMI, while the greatest need for ownership units is for new households earning 100-120% AMI.

Table 54. Projected Housing Need Summary

Description	New Housing Units		
	Total	Owner	Renter
Extremely Low Income (<30% AMI)	0	0	0
Very Low Income (31 - 50% AMI)	0	0	0
Low Income (51% - 80% AMI)	1,069	0	1,069
Moderate Income			
81% - 100%	1,279	0	1,279
100% - 120%	658	329	329
Middle Income			
120% to 140%	209	104	104
140% to 160%	62	43	18
160% to 180%	166	116	50
180% to 200%	56	39	17
200% to 220%	221	155	66
220% to 240%	16	11	5
Total	**3,736**	**798**	**2,938**

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

Needs by Jurisdiction

Based on this analysis, there is an overall need for 6,375 housing units over the next 10 years. As shown in **Table 55**, this is split approximately 40/60 between current and future need, with 2,638 units to address existing housing shortages, and 3,736 units to address projected housing needs.

Table 55. Gross Needs and Gaps Summary

Description	Existing Shortage			Projected Need			Total Housing Need		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Extremely Low Income (<30% AMI)	157	0	157	0	0	0	157	0	157
Very Low Income (31 - 50% AMI)	216	0	216	0	0	0	216	0	216
Low Income (51% - 80% AMI)	496	0	496	1,069	0	1,069	1,565	0	1,565
Moderate Income									
81% - 100%	256	0	256	1,279	0	1,279	1,536	0	1,536
100% - 120%	229	114	114	658	329	329	887	444	444
Middle Income									
120% to 140%	227	114	114	209	104	104	436	218	218
140% to 160%	197	138	59	62	43	18	258	181	78
160% to 180%	154	108	46	166	116	50	320	224	96
180% to 200%	154	108	46	56	39	17	209	147	63
Greater than 200%	553	387	166				553	387	166
200% to 220%				221	155	66	221	155	66
220% to 240%				16	11	5	16	11	5
Total	**2,638**	**968**	**1,671**	**3,736**	**798**	**2,938**	**6,375**	**1,766**	**4,608**

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

As required by SB-24 174, housing needs are allocated within the county across jurisdictions and the unincorporated areas according to the distribution of jobs. As shown in **Table 56**, jobs are concentrated in Vail, Avon, and the unincorporated county, with these three areas accounting for 75 percent of total employment.

Table 56. Jobs Distribution by Location, 2023

Jobs by Location	Total 2023 Jobs	% of Total 2023 Jobs
Incorporated Towns		
Vail	8,081	26%
Minturn	456	1%
Red Cliff	41	0%
Avon	7,775	25%
Eagle	4,873	16%
Gypsum	2,497	8%
Incorporated towns total	23,721	76%
Unincorporated Areas		
Eagle-Vail area	1,009	3%
Beaver Creek	1,237	4%
Edwards	3,832	12%
Other unincorporated areas	1,301	4%
Total Unincorporated	7,379	24%
Total Jobs	**31,101**	**100%**

Note: Excludes Basalt Area.
Source: QCEW, Economic & Planning Systems

Based on this allocation, gross housing need is distributed as shown in **Table 57**. The largest housing needs are in Vail (1,656 total units), Avon (1,594 total units), and the unincorporated county (1,512 units).

Table 57. Gross Needs by Jurisdiction

Location	Existing Shortage			Projected Need			Total Need			% of Total Need
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter	
Incorporated Towns										
Vail	686	251	434	971	207	763	1,656	459	1,197	26%
Avon	660	242	418	934	200	734	1,594	442	1,152	25%
Eagle	413	152	262	585	125	460	999	277	722	16%
Gypsum	212	78	134	300	64	236	512	142	370	8%
Minturn	39	14	24	55	12	43	93	26	67	1%
Red Cliff	3	1	2	5	1	4	8	2	6	0%
Incorporated towns total	2,012	738	1,274	2,850	609	2,241	4,862	1,347	3,515	76%
Unincorporated Eagle County										
Edwards	325	119	206	460	98	362	785	218	568	12%
Beaver Creek	105	39	66	149	32	117	254	70	183	4%
Eagle-Vail area	86	31	54	121	26	95	207	57	149	3%
Other unincorporated areas	110	40	70	156	33	123	267	74	193	4%
Unincorporated areas total	626	230	396	886	189	697	1,512	419	1,093	24%
Total	**2,638**	**968**	**1,671**	**3,736**	**798**	**2,938**	**6,375**	**1,766**	**4,608**	100%

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

Development Pipeline

Developments in Eagle County that are under construction or entitled will address some of the 6,375 units needed. **Table 58** summarizes current developments by location.

Table 58. Affordable Housing Development Pipeline

Town	Project Name	Units	Structure Type	Rent/Own	Market Restriction	AMI Level	Public/ Private
Under Construction							
Vail	Timber Ridge Village [1]	206	Condo	Own	Resident Occupied	--	Public-Private Partnership
Red Cliff	Eagle Stree, Bickley	1	Multifamily	Own	Resident Occupied	--	Private
Avon	McGrady Acres	1	Townhome	Own	Resident Occupied	--	Private
Avon	Tract Y - Hidden Valley Estates	53	Townhome	Own/Rent	Resident Occupied	--	Private
Eagle	Haymeadow - Phase 1(LERP)	18	Condo	Own	3% cap	100% AMI	Private
Eagle	Haymeadow - Phase 1 (LERP)	14	Condo	Own	Resident Occupied	--	--
Eagle	Haymeadow- Phase 1 (ECHDA)	43	Condo	Own	0-3% cap	120% AMI	Public/Private
Eagle	Reserve at Hockett Gulch	225	Apartment	Rent	Resident Occupied	--	Private
Eagle	435 Eby Creek Apartments	6	--	Rent	Resident Occupied	--	Private
Eagle	Adam's Way - Habitat for Humanity	16	Duplex	Own	Resident Occupied/Price Capped	80-100% AMI	Public
Gypsum	Stratton Flats - Habitat for Humanity	16	Multifamily	Own	Resident Occupied/Price Capped	35-80% AMI	Public
Gypsum	Eagle County School District	24	Apartment/Townhome	Own/Rent	Restricted to school district employees	--	Public
Gypsum	Eagle County School District	16	Apartment/Townhome	Own/Rent	Restricted to school district employees	--	Public
Gypsum	Eagle County School District	10	Apartment/Townhome	Own/Rent	Restricted to school district employees	--	Public
Edwards	Fox Hollow (BGV/Vail Health), price capped	4	Condo	Own	Resident Occupied	100-140% AMI	Private
Edwards	Fox Hollow (BGV/Vail Health), RO	32	Condo	Own	Resident Occupied	None	Private
Edwards	Freedom Park	20	Condo/Townhome	Rent	Resident Occupied	80% AMI	Public
Total Under Construction		**705**					
Entitled							
Vail	West Middle Creek	268	Apartment	Rent	Resident Occupied	--	Public-Private Partnership
Minturn	Minturn North	6	Single Family	Own/Rent	Resident Occupied	200% AMI	Public
Red Cliff	Center, Bickley	2	Duplex	Own/Rent	Resident Occupied	--	Private
Avon	Slopeside	82	Apartment	Rent	Price Capped	80%-120% AMI	--
Gypsum	Stratton Flats - Habitat for Humanity	4	Multifamily	Own	Resident Occupied/Price Capped	35-80%	Public
Edwards	Edwards River Park	270	Mix	Own/Rent	Mix	Mix	PRI
Total Entitled		**632**					

[1] Unit count net of 96 units demolished in former Timber Ridge development.

Source: January 2025 Eagle County Community Housing Inventory, Economic & Planning Systems

As shown in **Table 59** below, there are 705 units currently under construction, comprised of 414 owner units and 291 rental units, and 632 units currently entitled, comprised of 192 ownership units and 440 rental units. Units under construction are netted out of existing need and entitled units are netted out of projected housing demand for each community.

Table 59. Development Pipeline by Tenure

Location	Under Construction			Entitled			Total Pipeline		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Incorporated Towns									
Vail	206	206	0	268	0	268	474	206	268
Avon	54	54	0	82	0	82	136	54	82
Eagle	322	91	231	0	0	0	322	91	231
Gypsum	66	26	40	4	4	0	70	30	40
Minturn	0	0	0	6	6	0	6	6	0
Red Cliff	1	1	0	2	2	0	3	3	0
Incorporated towns total	649	378	271	362	12	350	1,011	390	621
Unincorporated Eagle County									
Edwards	56	36	20	270	180	90	326	216	110
Beaver Creek	0	0	0	0	0	0	0	0	0
Eagle-Vail area	0	0	0	0	0	0	0	0	0
Other unincorporated areas	0	0	0	0	0	0	0	0	0
Unincorporated areas total	56	36	20	270	180	90	326	216	110
Eagle County Total Pipeline	**705**	**414**	**291**	**632**	**192**	**440**	**1,337**	**606**	**731**

Source: January 2025 Eagle County Community Housing Inventory, Economic & Planning Systems

Once pipeline units have been netted out, the total housing need in Eagle County is 5,038 units, shown in **Table 60**. This includes 1,933 units to address the existing shortage and 3,105 to address projected need. About three-quarters of overall need, and 80 percent of projected need, is for rental housing. The communities with the largest total need are Vail, Avon, and unincorporated Eagle County, together making up three-quarters of total need.

Table 60. Net Needs and Gaps Summary

Location	Net Existing Shortage			Net Projected Need [1]			Total Net Need		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Incorporated Towns									
Vail	480	45	434	703	207	495	1,182	253	929
Avon	606	188	418	852	200	652	1,458	388	1,070
Eagle	91	61	31	585	125	460	677	186	491
Gypsum	146	52	94	296	60	236	442	112	330
Minturn	39	14	24	49	6	43	87	20	67
Red Cliff	2	0	2	4	--	4	6	0	6
Unincorporated areas total	570	194	376	616	9	607	1,186	203	983
Eagle County Total	**1,933**	**554**	**1,380**	**3,105**	**607**	**2,498**	**5,038**	**1,161**	**3,877**

[1] The net projected need calculation assumes all currently entitled units will be built. If entitled units are not built, net projected need and total net need will increase.

Source: January 2025 Eagle County Community Housing Inventory, Economic & Planning Systems

Table 61 summarizes net need by AMI for all of Eagle County. The greatest need for the existing shortage is between 50-80% AMI for renters and above 200% AMI for owners. The greatest projected need is between 80-100% AMI for renters and 100-120% AMI for owners. A detailed breakdown of existing shortage and projected need by tenure and AMI for all jurisdictions is provided in **Appendix A**.

Table 61. Allocated Net Need by AMI

Description	Eagle County Total								
	Net Existing Shortage			Net Projected Need			Total Net Housing Need		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Extremely Low Income (<30% AMI)	130	0	130	0	0	0	130	0	130
Very Low Income (31 - 50% AMI)	178	0	178	0	0	0	178	0	178
Low Income (51% - 80% AMI)	410	0	410	909	0	909	1,318	0	1,318
Moderate Income									
81% - 100%	212	0	212	1,087	0	1,087	1,299	0	1,299
100% - 120%	160	65	95	530	250	280	690	316	374
Middle Income									
120% to 140%	159	65	94	168	79	89	327	144	183
140% to 160%	128	79	49	49	33	16	176	112	64
160% to 180%	100	62	38	131	89	42	231	150	81
180% to 200%	100	62	38	44	30	14	143	91	52
Greater than 200%	358	221	137				358	221	137
200% to 220%				174	118	56	174	118	56
220% to 240%				13	9	4	13	9	4
Total	**1,933**	**554**	**1,380**	**3,105**	**607**	**2,498**	**5,038**	**1,161**	**3,877**

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

Additional Housing Needs Factors

The housing needs numbers outlined above are based on readily quantifiable factors that generate a net new need for housing. In addition to these factors, there are additional generators of need for housing in the county that are more related to housing assistance programs (rather than units). These include needs for accessible, visitable, and supportive housing (which is a subset of overall needs outlined above), and needs generated by cost burdened households.

Needs for accessible, visitable, and supportive housing are estimated using data on prevalence of disability in the county. As of 2022, 6 percent of the population in Eagle County was disabled. Local social service organizations are important partners in understanding the accessible, visitable, and supportive housing needs of this population.

As noted previously, 39 percent of households in the county are cost burdened. This indicates a significant need for additional housing assistance and/or better awareness of and utilization of existing programs, as well as a general need for more housing affordable to households so that they are not forced to overpay for housing because of limited inventory.

Housing Continuum Framework

Housing needs differ based on age, life stage, income, ability, preferences, and many other factors. When considering addressing Eagle County's housing needs, it is important to provide housing solutions across the continuum for different needs. **Table 62** shows different population groups and their possible housing needs. In a functional housing market, each group would be able to find and afford the housing that best meets their specific needs.

Table 62. Housing Needs and Preferences Continuum by Population Group

Population Groups	Housing Needs and Preferences
Solo young adult	Studio or 1-bedroom apartment
Solo middle-aged adult	1-2 bedroom apartment or condo
Adult with roommates	Apartment, condo, TH, or SFR with 2+ bedrooms
Young couple with no children	Studio or 1-2 bedroom apartment or condo
Middle-aged couple with no children	1-2 bedroom apartment or condo
Couple with 1 child	Apartment, condo, TH, or SFR with 2+ bedrooms
Couple with multiple children	TH, or SFR with 3+ bedrooms
Single parent with children	Apartment, condo, TH, or SFR with 2+ bedrooms
Older empty-nest couple	1-2 bedroom apartment or condo, senior living development
Solo older adult	Studio or 1-bedroom apartment or condo, senior living development

Source: Economic & Planning Systems

This analysis has shown that the full continuum of housing is not available to and affordable for Eagle County residents. Residents cannot access affordable housing types that fit their needs and instead settle for housing that is either inadequate or too expensive. This distorts the housing continuum by removing units that would have served other groups. For example, if a family of four can only afford to rent a one-bedroom apartment, that apartment is not available for a young couple that could have been its intended residents. **Table 63** below illustrates this, showing each type of housing in Eagle County, the population groups each type was intended to serve, and the population groups that currently utilize them. Oftentimes, households with fewer employees, more dependents, and lower incomes are excluded from the housing types that would best serve their needs.

While existing programs address some of the issues in the housing continuum, not all needs are currently well served. **Figure 69** below on page 120 shows the coverage of existing housing programs by AMI as well as the gaps where existing programs do not meet housing need. By understanding where the gaps are in existing housing programs, Eagle County governments can better tailor new programs to fit residents' needs.

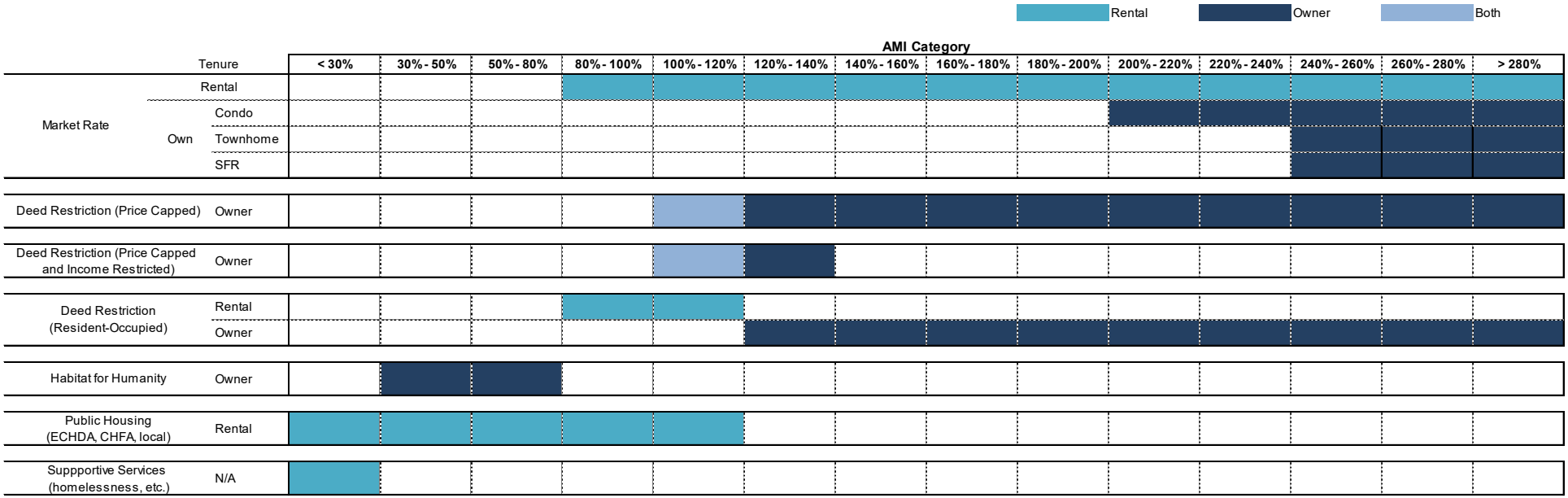
Table 63. Current Housing Continuum by Type

Description	Price	AMI Level	Median-income earners required	Median-wage jobs required	Typical current occupants	Intended occupants	Excluded
Market Rate - Rent							
Studio apartment	$1,500	60% AMI	0.6	1.1	Solo; couple	Solo	--
1-bed apartment	$1,500	60% AMI	0.6	1.1	Solo; couple	Solo; couple	--
2-bed apartment	$3,000	120% AMI	1.2	2.3	Couple; roommates	Solo; couple; roommates	Solo
3-bed apartment	$4,500	170% AMI	1.7	3.4	Couple with multiple jobs; roommates; family with parents with multiple jobs	Couple; roommates; family with children	Couples and families with only one job each
Market Rate - Own [1]							
Studio condo	$600,000	140% AMI	1.4	3.1	Couple with multiple jobs; roommates	Solo; couple	Solo; couples with only one job each
1-bed condo	$669,500	150% AMI	1.5	3.4	Couple with multiple jobs; roommates	Solo; couple	Solo; couples with only one job each
2-bed condo	$770,000	170% AMI	1.7	3.9	Couple with multiple jobs; roommates	Solo; couple; roommates	Couples with only one job each
3-bed condo	$1,298,000	280% AMI	2.8	6.3	Roommates with multiple jobs; family with parents with multiple jobs	Couple; roommates; family with children	Couples, roommates, and families with only one job each
3-bed TH	$1,090,650	240% AMI	2.4	5.4	Roommates with multiple jobs; family with parents with multiple jobs	Couple, family with children; roommates	Couples, roommates, and families with only one job each
2-bed SFR	$660,000	150% AMI	1.5	3.4	Couple with multiple jobs; roommates; family with parents with multiple jobs	Solo; couple; roommates; family with 1 child	Solo, couples, roommates, and families with only one job each
3-bed SFR	$782,000	180% AMI	1.8	4.0	Family with parents with multiple jobs, roommates	Family with children; roommates	Families with only one job each
4-bed SFR	$1,350,000	290% AMI	2.9	6.5	Roommates with multiple jobs; family with parents with multiple jobs	Family with children; roommates	Families and roommate with only one job each
Price Capped Deed Restriction - Own							
2-bed condo	$441,150	110% AMI	1.1	2.4	Solo; couple; roommates	Solo; couple; roommates	--
3-bed TH	$484,500	120% AMI	1.2	2.6	Couple, family with children; roommates	Couple, family with children; roommates	--
2-bed Duplex	$548,250	130% AMI	1.3	2.9	Couple; roommates; family with 1 child	Solo; couple; roommates; family with 1 child	--
3-bed Duplex	$539,250	130% AMI	1.3	2.9	Couple, family with children; roommates	Couple, family with children; roommates	--
3-bed SFR	$589,044	140% AMI	1.4	3.1	Family with parents with multiple jobs; roommates	Family with children; roommates	Families with only one job each
4-bed SFR	$650,250	150% AMI	1.5	3.4	Family with parents with multiple jobs; roommates	Family with children; roommates	Families with only one job each
Resident Occupied Deed Restriction - Own							
1-bed condo	$307,100	80% AMI	0.8	1.8	Solo; couple	Solo; couple	--
2-bed condo	$474,050	110% AMI	1.1	2.6	Couple; roommates	Solo; couple; roommates	Solo
3-bed TH	$605,800	140% AMI	1.4	3.2	Family with parents with multiple jobs, roommates	Couple, family with children; roommates	Couples, families with only one job each
3-bed SFR	$646,000	150% AMI	1.5	3.3	Family with parents with multiple jobs; roommates	Family with children; roommates	Families with only one job each
4-bed SFR	$783,750	180% AMI	1.8	4.0	Family with parents with multiple jobs, roommates	Family with children; roommates	Families with only one job each

[1] Resort areas removed.

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

Figure 69. Existing Housing Program Coverage



Source: MLS, U.S. Census Bureau, Valley Home Store, January 2025 Community Housing Inventory, Economic & Planning Systems

11. Policy Programs and Recommendations

Based on the housing needs and goals outlined previously, the following policy programs and recommendations have been developed. This includes both regional and local actions, with the intent of local jurisdictions taking actions that meet their individualized needs, while collectively working to address the regional challenges. Areas for collaboration and consistency across the region have been identified, while maintaining the autonomy of local jurisdictions to take actions that best align with their needs, resources, existing planning policies and practices, and community interests.

[NOTE: this chapter will be updated once the action plans have been completed]

Regional Framework

Local Actions

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Appendix A

Need Tables for all Jurisdictions

Table A-1. Eagle County Housing Need by Tenure and AMI

Description	Eagle County Total								
	Net Existing Shortage			Net Projected Need			Total Net Housing Need		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Extremely Low Income (<30% AMI)	130	0	130	0	0	0	130	0	130
Very Low Income (31 - 50% AMI)	178	0	178	0	0	0	178	0	178
Low Income (51% - 80% AMI)	410	0	410	909	0	909	1,318	0	1,318
Moderate Income									
81% - 100%	212	0	212	1,087	0	1,087	1,299	0	1,299
100% - 120%	160	65	95	530	250	280	690	316	374
Middle Income									
120% to 140%	159	65	94	168	79	89	327	144	183
140% to 160%	128	79	49	49	33	16	176	112	64
160% to 180%	100	62	38	131	89	42	231	150	81
180% to 200%	100	62	38	44	30	14	143	91	52
Greater than 200%	358	221	137				358	221	137
200% to 220%				174	118	56	174	118	56
220% to 240%				13	9	4	13	9	4
Total	**1,933**	**554**	**1,380**	**3,105**	**607**	**2,498**	**5,038**	**1,161**	**3,877**

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

Table A-2. Vail Housing Need by Tenure and AMI

Description	Vail								
	Existing Shortage			Projected Need			Total Housing Need		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Extremely Low Income (<30% AMI)	41	0	41	0	0	0	41	0	41
Very Low Income (31 - 50% AMI)	56	0	56	0	0	0	56	0	56
Low Income (51% - 80% AMI)	129	0	129	180	0	180	309	0	309
Moderate Income									
81% - 100%	67	0	67	216	0	216	282	0	282
100% - 120%	35	5	30	141	86	56	176	91	85
Middle Income									
120% to 140%	35	5	30	45	27	18	80	32	47
140% to 160%	22	6	15	14	11	3	36	18	18
160% to 180%	17	5	12	39	30	8	56	35	20
180% to 200%	17	5	12	13	10	3	30	15	15
Greater than 200%	61	18	43				61	18	43
200% to 220%				51	40	11	51	40	11
220% to 240%				4	3	1	4	3	1
Total	**480**	**45**	**434**	**703**	**207**	**495**	**1,182**	**253**	**929**

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

Table A-3. Avon Housing Need by Tenure and AMI

Description	Avon								
	Existing Shortage			Projected Need			Total Housing Need		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Extremely Low Income (<30% AMI)	39	0	39	0	0	0	39	0	39
Very Low Income (31 - 50% AMI)	54	0	54	0	0	0	54	0	54
Low Income (51% - 80% AMI)	124	0	124	237	0	237	361	0	361
Moderate Income									
81% - 100%	64	0	64	284	0	284	348	0	348
100% - 120%	51	22	29	155	82	73	206	105	102
Middle Income									
120% to 140%	50	22	28	49	26	23	100	48	52
140% to 160%	41	27	15	15	11	4	56	38	19
160% to 180%	32	21	12	40	29	11	73	50	23
180% to 200%	32	21	12	13	10	4	46	31	15
Greater than 200%	117	75	41				117	75	41
200% to 220%				53	39	15	53	39	15
220% to 240%				4	3	1	4	3	1
Total	**606**	**188**	**418**	**852**	**200**	**652**	**1,458**	**388**	**1,070**

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

Table A-4. Eagle Housing Need by Tenure and AMI

Description	Eagle								
	Existing Shortage			Projected Need			Total Housing Need		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Extremely Low Income (<30% AMI)	3	0	3	0	0	0	3	0	3
Very Low Income (31 - 50% AMI)	4	0	4	0	0	0	4	0	4
Low Income (51% - 80% AMI)	9	0	9	167	0	167	177	0	177
Moderate Income									
81% - 100%	5	0	5	200	0	200	205	0	205
100% - 120%	9	7	2	103	52	52	112	59	54
Middle Income									
120% to 140%	9	7	2	33	16	16	42	23	18
140% to 160%	10	9	1	10	7	3	19	15	4
160% to 180%	8	7	1	26	18	8	34	25	9
180% to 200%	8	7	1	9	6	3	16	13	3
Greater than 200%	27	24	3				27	24	3
200% to 220%				35	24	10	35	24	10
220% to 240%				3	2	1	3	2	1
Total	**91**	**61**	**31**	**585**	**125**	**460**	**677**	**186**	**491**

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

Table A-5. Gypsum Housing Need by Tenure and AMI

Description	Gypsum								
	Existing Shortage			Projected Need			Total Housing Need		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Extremely Low Income (<30% AMI)	9	0	9	0	0	0	9	0	9
Very Low Income (31 - 50% AMI)	12	0	12	0	0	0	12	0	12
Low Income (51% - 80% AMI)	28	0	28	86	0	86	114	0	114
Moderate Income									
81% - 100%	14	0	14	103	0	103	117	0	117
100% - 120%	13	6	6	51	25	26	64	6	33
Middle Income									
120% to 140%	12	6	6	16	8	8	29	6	15
140% to 160%	11	7	3	5	3	1	15	7	5
160% to 180%	8	6	3	13	9	4	21	6	7
180% to 200%	8	6	3	4	3	1	13	6	4
Greater than 200%	30	21	9				30	21	9
200% to 220%				17	12	5	17	0	5
220% to 240%				1	1	0	1	0	0
Total	**146**	**52**	**94**	**296**	**60**	**236**	**442**	**52**	**330**

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

Table A-6. Minturn Housing Need by Tenure and AMI

Description	Minturn								
	Existing Shortage			Projected Need			Total Housing Need		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Extremely Low Income (<30% AMI)	2	0	2	0	0	0	2	0	2
Very Low Income (31 - 50% AMI)	3	0	3	0	0	0	3	0	3
Low Income (51% - 80% AMI)	7	0	7	16	0	16	23	0	23
Moderate Income									
81% - 100%	4	0	4	19	0	19	22	0	22
100% - 120%	3	2	2	7	2	5	11	4	6
Middle Income									
120% to 140%	3	2	2	2	1	2	6	2	3
140% to 160%	3	2	1	1	0	0	3	2	1
160% to 180%	2	2	1	2	1	1	4	2	1
180% to 200%	2	2	1	1	0	0	3	2	1
Greater than 200%	8	6	2				8	6	2
200% to 220%				2	1	1	2	1	1
220% to 240%				0	0	0	0	0	0
Total	**39**	**14**	**24**	**49**	**6**	**43**	**87**	**20**	**67**

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

Table A-7. Red Cliff Housing Need by Tenure and AMI

Description	Red Cliff								
	Existing Shortage			Projected Need			Total Housing Need		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Extremely Low Income (<30% AMI)	0	0	0	0	-	0	0	0	0
Very Low Income (31 - 50% AMI)	0	0	0	0	-	0	0	0	0
Low Income (51% - 80% AMI)	1	0	1	1	-	1	2	0	2
Moderate Income									
81% - 100%	0	0	0	2	-	2	2	0	2
100% - 120%	0	0	0	0	-	0	1	0	1
Middle Income									
120% to 140%	0	0	0	0	-	0	0	0	0
140% to 160%	0	0	0	0	-	0	0	0	0
160% to 180%	0	0	0	0	-	0	0	0	0
180% to 200%	0	0	0	0	-	0	0	0	0
Greater than 200%	0	0	0				0	0	0
200% to 220%				0	-	0	0	0	0
220% to 240%				0	-	0	0	0	0
Total	**2**	**0**	**2**	**4**	**--**	**4**	**6**	**0**	**6**

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

Table A-8. Unincorporated Eagle County Housing Need by Tenure and AMI

Description	Unincorporated Eagle County								
	Existing Shortage			Projected Need			Total Housing Need		
	Total	Owner	Renter	Total	Owner	Renter	Total	Owner	Renter
Extremely Low Income (<30% AMI)	35	0	35	0	0	0	35	0	35
Very Low Income (31 - 50% AMI)	49	0	49	0	0	0	49	0	49
Low Income (51% - 80% AMI)	112	0	112	221	0	221	333	0	333
Moderate Income									
81% - 100%	58	0	58	264	0	264	322	0	322
100% - 120%	49	23	26	72	4	68	121	27	94
Middle Income									
120% to 140%	48	23	26	23	1	22	71	24	47
140% to 160%	41	28	13	4	1	4	45	28	17
160% to 180%	32	22	10	12	1	10	44	23	21
180% to 200%	32	22	10	4	0	3	36	22	14
Greater than 200%	115	77	37				115	77	37
200% to 220%				16	2	14	16	2	14
220% to 240%				1	0	1	1	0	1
Total	**570**	**194**	**376**	**616**	**9**	**607**	**1,186**	**203**	**983**

Source: RRC Associates, U.S. Census Bureau, Colorado Dept. of Labor & Employment, QCEW, JobsEQ, Economic & Planning Systems

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Appendix B

Selected Employee & Household Survey Results by Population Group

POPULATION SEGMENTS

- Based on survey results, 8 “resident profiles” were created to use a lens to examine results and understand how housing needs vary across different resident groups
  - Young renters (anyone who rents and is aged 34 and under)
  - Living with roommates (anyone living with unrelated roommates)
  - Families with children (any couples or single parents with children 18 and under)
    - Subset: Families with young children (limited to families with children aged 9 and under)
  - Hispanic/Latino respondents (anyone who completed the survey in Spanish + anyone who self-identified as Hispanic)
  - Older adults (anyone aged 55+)
  - Current residents of employee housing
  - Current residents of deed-restricted housing
- To ensure comprehensive reporting, 2 additional groups are included in the analysis (
  - Other households with children (includes families with unrelated roommates)
  - All other

HOME LOCATION

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Where do you live now (closest community)?	**Upper Valley** (Vail & Hwy 24)	14%	15%	15%	23%	19%	8%	16%	8%	8%	6%	15%
	Mid Valley (Eagle-Vail to Wolcott)	42%	47%	53%	51%	48%	51%	40%	40%	37%	48%	40%
	Lower Valley (Eagle to Dotsero)	40%	33%	29%	17%	31%	38%	40%	50%	51%	43%	41%
	Other (Colo River & out of county)	4%	5%	4%	9%	2%	4%	4%	3%	4%	3%	4%
TOTAL		***100%***	***100%***	***100%***	***100%***	***100%***	***100%***	***100%***	***100%***	***100%***	***100%***	***100%***
	n =	***2,614***	***326***	***283***	***113***	***286***	***548***	***773***	***699***	***422***	***104***	***509***

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled*

HOUSEHOLD COMPOSITION

Household composition		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Which of the following best describes your household?	Couple, no child(ren) at home	35%	35%		24%	24%	14%	56%				59%
	Couple with child(ren) at home	26%	13%		24%	28%	37%	11%	81%	85%		7%
	Adult living alone	14%	12%		23%	18%	7%	21%				24%
	Unrelated roommates	7%	22%	67%	12%	6%	7%	3%				
	Single parent with child(ren) at home	7%	5%		8%	14%	16%	2%	19%	15%		1%
	Immediate and extended family members	5%	4%		4%	4%	10%	4%			65%	5%
	Family members and unrelated roommates	4%	6%	33%	3%	4%	7%	2%			35%	
	Other:	2%	2%		3%	2%	2%	1%				3%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,640*	*330*	*293*	*117*	*285*	*551*	*798*	*716*	*435*	*106*	*494*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

TOTAL PEOPLE IN HOUSEHOLD

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Total people in household (calculated from number of people by age group)	1	13%	11%	1%	17%	15%	5%	19%	2%	3%	1%	24%
	2	42%	43%	28%	34%	35%	22%	62%	9%	6%	3%	61%
	3	17%	17%	30%	22%	20%	18%	9%	31%	32%	7%	7%
	4	15%	11%	19%	12%	14%	22%	5%	35%	33%	17%	6%
	5	7%	7%	8%	10%	5%	14%	2%	15%	15%	26%	1%
	6	3%	6%	8%	4%	7%	10%	1%	5%	6%	32%	1%
	7	1%	1%	2%		0%	3%	0%	1%	2%	4%	
	8	1%	0%	1%	1%	0%	1%		1%	2%	3%	0%
	9	0%	1%	0%		1%	1%	0%	1%	1%	2%	
	10	0%	2%	2%		1%	1%	0%	0%	0%	2%	
	11	0%	0%	1%		0%	0%				2%	
	12	0%				0%	1%		0%	0%		
	13	0%	0%	0%			0%					
	14	0%					0%		0%			
	16	0%		0%		0%	0%		0%	0%	1%	
	17	0%	1%	0%			1%		0%	0%	1%	
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*2.9*	*3.1*	*3.7*	*2.8*	*3.1*	*4.1*	*2.2*	*3.9*	*4.1*	*5.6*	*2.0*
n =		*2,583*	*323*	*285*	*114*	*274*	*536*	*789*	*716*	*435*	*106*	*472*

Cells 5+ PPT greater than the overall are ***GREEN*** *filled | Cells 5 PPT or less than the overall are* ***RED*** *filled*

NUMBER OF WORKERS & RETIREES IN HOUSEHOLD

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Including yourself, how many adults in your household are employed?	0	14%	3%	3%	4%	6%	7%	32%	3%	2%	4%	11%
	1	24%	18%	6%	32%	29%	26%	28%	26%	27%	10%	27%
	2	47%	52%	38%	43%	47%	39%	32%	60%	62%	29%	54%
	3	10%	13%	28%	11%	14%	15%	7%	7%	6%	30%	6%
	4	3%	7%	14%	3%	2%	8%	1%	2%	1%	21%	1%
	5	1%	4%	5%	5%	1%	2%	1%	1%	1%	3%	0%
	6	1%	2%	4%	1%		2%		0%	0%	2%	0%
	7	0%	0%	0%		0%	1%		0%	0%		
	8	0%	0%	1%	1%	0%	1%		0%	0%	1%	
	10	0%	0%			0%			0%	0%		
	12	0%	0%	0%			0%				1%	
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*1.7*	*2.3*	*2.8*	*2.0*	*1.9*	*2.1*	*1.2*	*1.9*	*1.9*	*2.9*	*1.6*
n =		*2,573*	*323*	*284*	*113*	*271*	*527*	*789*	*701*	*424*	*104*	*480*
Including yourself, how many adults in your household are retired?	0	81%	99%	91%	97%	94%	96%	54%	97%	98%	80%	84%
	1	9%	0%	7%		5%	4%	20%	2%	1%	12%	7%
	2	10%	1%	2%	3%	1%	1%	25%	1%	1%	8%	9%
	3	0%						0%			1%	
	10	0%						0%				
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*0.3*	*0.0*	*0.1*	*0.1*	*0.1*	*0.1*	*0.7*	*0.0*	*0.0*	*0.3*	*0.2*
n =		*2,573*	*323*	*284*	*113*	*271*	*527*	*789*	*701*	*424*	*104*	*480*

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

TOTAL JOBS HELD BY HOUSEHOLD MEMBERS

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Total jobs held by household members (excluding households with no workers)	1	21%	14%	6%	29%	21%	24%	32%	21%	21%	10%	21%
	2	40%	38%	26%	35%	40%	37%	39%	47%	47%	20%	42%
	3	19%	21%	26%	11%	19%	17%	19%	17%	16%	26%	17%
	4	11%	14%	19%	15%	10%	14%	5%	8%	8%	28%	12%
	5	4%	6%	11%	3%	4%	4%	3%	4%	4%	8%	4%
	6	2%	3%	6%	3%	2%	2%	1%	2%	1%	5%	2%
	7	1%	2%	3%	3%	2%	1%		1%	0%	2%	1%
	8	1%	2%	3%		0%	0%	1%	0%	0%		1%
	9	0%	1%	1%	1%				0%		1%	
	10	0%			1%	0%	0%		1%	0%		
	12	0%	0%				0%		0%	0%		
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*2.5*	*2.9*	*3.5*	*2.6*	*2.6*	*2.6*	*2.1*	*2.4*	*2.4*	*3.3*	*2.5*
n =		*2,234*	*320*	*270*	*114*	*248*	*483*	*569*	*669*	*403*	*98*	*419*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

MONTHLY RENT/MORTGAGE

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
What is your household's current total monthly rent or mortgage payment?	$0 - do not pay rent or mortgage, or mortgage paid off	23%	10%	14%	24%	10%	13%	44%	12%	11%	20%	16%
	$1 - $499	1%	1%	1%	2%	1%	1%	0%	1%	1%	2%	0%
	$500 - $999	3%	3%	3%	8%	8%	3%	5%	2%	2%	2%	2%
	$1,000 - $1,499	9%	11%	7%	13%	17%	14%	7%	8%	8%	9%	10%
	$1,500 - $1,999	17%	22%	11%	23%	26%	33%	9%	22%	24%	16%	17%
	$2,000 - $2,499	16%	18%	18%	16%	16%	17%	12%	19%	21%	18%	20%
	$2,500 - $2,999	11%	13%	11%	5%	8%	8%	9%	12%	10%	10%	13%
	$3,000 - $4,999	17%	20%	30%	9%	11%	8%	11%	19%	20%	16%	18%
	$5,000+	4%	3%	5%		2%	3%	3%	4%	3%	7%	3%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*$1,871*	*$2,118*	*$2,376*	*$1,403*	*$1,825*	*$1,815*	*$1,381*	*$2,195*	*$2,165*	*$2,045*	*$2,064*
Median		*$1,800*	*$2,000*	*$2,350*	*$1,600*	*$1,700*	*$1,707*	*$1,098*	*$2,100*	*$2,000*	*$2,000*	*$2,000*
n =		*2,230*	*305*	*232*	*94*	*240*	*429*	*772*	*583*	*355*	*82*	*376*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

*Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled*

SELECTED MONTHLY HOUSING COSTS

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Sum of selected monthly housing costs - rent/mortgage, HOA fees & utilities	$0	5%	7%	11%	17%	4%	8%	4%	3%	3%	12%	6%
	$1 - $249	2%	3%	2%		1%	1%	2%	1%	1%	1%	2%
	$250 - $499	5%	3%	3%	6%	2%	3%	9%	3%	3%	2%	2%
	$500 - $749	6%	1%	2%	3%	3%	3%	14%	3%	3%	5%	4%
	$750 - $999	3%	1%	2%	5%	2%	1%	5%	2%	1%	1%	3%
	$1,000 - $1,499	9%	8%	5%	11%	10%	9%	14%	4%	4%	4%	5%
	$1,500 - $1,999	12%	19%	9%	18%	23%	23%	9%	14%	15%	6%	9%
	$2,000 - $2,499	15%	18%	15%	22%	21%	23%	11%	17%	17%	21%	18%
	$2,500 - $2,999	13%	16%	13%	8%	11%	10%	8%	15%	17%	13%	18%
	$3,000 - $4,999	24%	20%	30%	10%	18%	16%	19%	31%	31%	25%	27%
	$5,000+	6%	3%	8%		5%	4%	6%	6%	4%	11%	6%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*$2,343*	*$2,236*	*$2,562*	*$1,577*	*$2,301*	*$2,140*	*$2,009*	*$2,697*	*$2,652*	*$2,555*	*$2,519*
Median		*$2,230*	*$2,100*	*$2,500*	*$1,686*	*$2,100*	*$2,000*	*$1,600*	*$2,562*	*$2,560*	*$2,366*	*$2,500*
n =		*2,288*	*319*	*247*	*95*	*245*	*445*	*793*	*595*	*361*	*85*	*382*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

HOUSING COSTS AS A PERCENTAGE OF INCOME

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Ratio of selected housing costs (rent/mortgage, HOA fees and utilities) to household income	0%	6%	8%	14%	17%	4%	9%	4%	3%	3%	14%	7%
	0.1 - 9.9%	17%	7%	11%	10%	8%	5%	30%	11%	9%	4%	11%
	10 - 19.9%	22%	15%	22%	20%	19%	13%	21%	24%	24%	15%	27%
	20 - 29.9%	23%	28%	18%	19%	26%	16%	19%	22%	23%	19%	29%
	30 - 39.9%	13%	19%	17%	19%	17%	13%	9%	14%	15%	7%	13%
	40 - 49.9%	7%	7%	5%	3%	7%	13%	7%	10%	9%	8%	6%
	50 - 99.9%	9%	11%	10%	5%	13%	20%	7%	11%	11%	19%	6%
	100%+	3%	5%	3%	5%	6%	10%	3%	4%	4%	13%	1%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Median		*21.9%*	*26.3%*	*21.6%*	*21.3%*	*27.1%*	*34.7%*	*16.7%*	*25.2%*	*25.7%*	*27.1%*	*21.5%*
n =		*2,013*	*271*	*187*	*92*	*225*	*367*	*687*	*549*	*328*	*72*	*340*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

MONTHLY CHILDCARE EXPENSES

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Child care expenses per month	$1 - $99	2%	5%			4%	3%		2%	2%		
	$100 - $199	5%	10%		17%	11%	8%		6%	6%	5%	9%
	$200 - $499	23%	25%	44%	25%	32%	28%	25%	21%	21%	33%	9%
	$500 - $999	27%	40%	33%	17%	36%	36%	25%	26%	24%	29%	45%
	$1,000 - $1,999	25%	18%	11%	17%	14%	17%	13%	27%	28%	14%	36%
	$2,000 - $2,999	13%	3%	6%	17%	4%	5%	25%	13%	14%	14%	
	$3,000+	5%		6%	8%		3%	13%	5%	4%	5%	
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*$1,150*	*$637*	*$1,744*	*$2,582*	*$588*	*$736*	*$1,344*	*$1,111*	*$1,106*	*$1,769*	*$755*
Median		*$800*	*$600*	*$550*	*$550*	*$500*	*$580*	*$850*	*$815*	*$900*	*$600*	*$608*
n =		*262*	*40*	*18*	*12*	*28*	*64*	*8*	*216*	*196*	*21*	*11*

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

ABILITY TO PAY FOR ESSENTIAL EXPENSES

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Are you able to pay for all your essential expenses each month (e.g. housing, utilities, food, childcare, insurance, loan payments, etc.) without accumulating additional debt?	**Yes**	77%	65%	66%	69%	72%	59%	88%	70%	71%	60%	77%
	No	13%	20%	15%	13%	15%	19%	6%	17%	17%	19%	15%
	Uncertain	10%	15%	19%	17%	13%	22%	5%	13%	13%	21%	7%
TOTAL		***100%***	***100%***	***100%***	***100%***	***100%***	***100%***	***100%***	***100%***	***100%***	***100%***	***100%***
	n =	***2,250***	***328***	***239***	***96***	***236***	***427***	***784***	***587***	***358***	***85***	***378***

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

AGE OF RESPONDENT

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Age of respondent	17 & under	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
	18 - 24	2%	9%	5%	6%	1%	7%	0%	1%	1%	11%	1%
	25 - 34	18%	90%	41%	36%	25%	32%	0%	13%	20%	25%	11%
	35 - 44	24%	0%	18%	35%	33%	30%	0%	43%	57%	27%	47%
	45 - 54	19%	0%	16%	13%	22%	20%	0%	34%	20%	20%	40%
	55 - 64	16%	0%	11%	4%	12%	7%	44%	8%	1%	7%	0%
	65 - 74	14%	0%	5%	5%	6%	2%	38%	1%	0%	10%	0%
	75 - 84	6%	0%	3%	0%	1%	0%	16%	0%	0%	0%	0%
	85+	1%	0%	0%	0%	0%	0%	2%	0%	0%	0%	0%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Median		*47.0*	*29.0*	*36.0*	*36.0*	*42.0*	*37.0*	*66.0*	*43.0*	*40.0*	*38.0*	*42.0*
n =		*2,218*	*331*	*232*	*95*	*237*	*423*	*803*	*582*	*354*	*84*	*345*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

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NUMBER OF BEDROOMS

Bedrooms in home		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
How many of bedrooms are in your home?	0	1%	3%	0%	4%	1%	1%	0%	0%	1%		2%
	1	11%	26%	5%	22%	15%	15%	7%	4%	5%	2%	14%
	2	25%	42%	32%	34%	44%	34%	16%	25%	29%	19%	25%
	3	36%	23%	40%	27%	34%	40%	38%	40%	39%	48%	34%
	4	18%	5%	17%	8%	5%	7%	28%	20%	18%	16%	16%
	5	7%	1%	5%	3%	1%	3%	10%	8%	7%	16%	8%
	6	1%		1%	1%	0%	0%	2%	2%	1%		1%
	7	0%						0%	0%			1%
	8	0%						0%				
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*2.9*	*2.1*	*2.9*	*2.3*	*2.3*	*2.5*	*3.2*	*3.1*	*3.0*	*3.2*	*2.8*
n =		*2,643*	*318*	*276*	*114*	*290*	*560*	*787*	*700*	*425*	*103*	*519*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

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HOUSING TENURE

Housing tenure		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Do you own or rent your residence?	Own	58%		27%	4%	45%	23%	86%	60%	56%	34%	65%
	Rent with a lease agreement	30%	78%	46%	70%	48%	55%	9%	31%	34%	35%	25%
	Rent without a lease agreement	8%	22%	22%	16%	5%	15%	4%	6%	7%	12%	5%
	I don't rent or own; I am staying with friends or family	2%		4%	2%	1%	4%	0%	2%	3%	14%	3%
	Other:	1%		1%	5%	0%	2%	0%	0%	0%	4%	1%
	Currently don't have housing	1%		1%	2%		1%	0%	0%	0%	1%	1%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,714*	*331*	*293*	*119*	*296*	*576*	*798*	*711*	*433*	*106*	*535*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

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SATISFACTION WITH CURRENT RESIDENCE

Satisfaction with your current residence		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Which best describes your satisfaction with your current residence?	1 - Very dissatisfied	7%	11%	10%	7%	9%	11%	5%	6%	5%	10%	7%
	2 - Somewhat dissatisfied	11%	20%	15%	14%	15%	17%	4%	12%	15%	16%	11%
	3 - Somewhat satisfied	19%	30%	27%	32%	19%	28%	8%	20%	22%	35%	20%
	4 - Satisfied	30%	26%	25%	25%	33%	30%	25%	36%	37%	24%	32%
	5 - Very satisfied	34%	13%	23%	21%	25%	14%	57%	26%	22%	15%	30%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*3.7*	*3.1*	*3.4*	*3.4*	*3.5*	*3.2*	*4.3*	*3.6*	*3.5*	*3.2*	*3.7*
n =		*2,517*	*312*	*271*	*111*	*278*	*498*	*757*	*659*	*403*	*93*	*496*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

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REASONS FOR DISSATISFACTION WITH RESIDENCE

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
If dissatisfied or somewhat satisfied with your current residence, why are you not fully satisfied?	Too expensive	49%	59%	52%	33%	46%	56%	34%	52%	50%	42%	50%
	Too small / overcrowded	35%	41%	38%	38%	49%	34%	20%	44%	48%	41%	33%
	Currently rent, prefer to buy	34%	61%	38%	38%	28%	36%	15%	33%	32%	36%	35%
	Needs repairs / poor condition	27%	31%	28%	22%	33%	23%	22%	32%	29%	22%	27%
	Unstable housing situation (e.g., afraid I'll have to move when I do not want to)	21%	33%	35%	41%	22%	22%	11%	17%	13%	27%	22%
	I need to have roommates and would prefer not to	17%	27%	51%	28%	15%	16%	7%	6%	6%	29%	17%
	Disturbance from nearby short-term rentals	15%	15%	17%	16%	12%	7%	20%	14%	13%	10%	18%
	Other:	16%	9%	12%	3%	16%	8%	28%	10%	10%	8%	22%
	Too far from work	10%	12%	7%	3%	5%	9%	8%	10%	14%	10%	11%
	Location or living situation does not feel safe	7%	10%	7%	7%	13%	9%	3%	9%	8%	7%	5%
	Poor access to transit	7%	5%	7%	3%	2%	7%	6%	8%	6%	5%	7%
	Pets not allowed	6%	13%	15%	13%	1%	6%	2%	3%	4%	3%	5%
	Forced to live with my ex because we cannot find or afford separate places to live	3%	3%	1%	1%	3%	2%		4%	3%	3%	5%
TOTAL		*249%*	*319%*	*308%*	*245%*	*245%*	*236%*	*174%*	*242%*	*237%*	*244%*	*259%*
	n =	*1,052*	*206*	*156*	*69*	*135*	*295*	*180*	*280*	*190*	*59*	*214*

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18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

EASE OF FINDING HOUSING

Ease of finding housing		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
When you last moved within the Eagle River Valley or surrounding region, how hard was it to find housing that met your needs and that you could afford?	Not difficult	20%	4%	9%	13%	12%	12%	37%	15%	10%	13%	21%
	Moderately difficult	31%	21%	29%	28%	25%	24%	37%	32%	31%	28%	31%
	Very difficult	43%	63%	50%	41%	59%	56%	24%	49%	53%	42%	43%
	I have yet to find such housing	5%	12%	13%	19%	3%	9%	2%	4%	5%	17%	6%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,661*	*331*	*290*	*117*	*298*	*567*	*767*	*712*	*432*	*104*	*522*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

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FUTURE DURATION OF RESIDENCE

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
How much longer do you plan on living in the area?	Under 6 months	2%	5%	3%	4%	3%	2%	2%	1%	1%		2%
	6 – 12 months	3%	5%	3%	9%	4%	3%	2%	1%	1%	3%	4%
	1 – 2 years	8%	15%	17%	13%	6%	8%	5%	5%	5%	7%	8%
	3 – 5 years	13%	21%	19%	20%	16%	15%	10%	12%	11%	14%	14%
	6 – 9 years	9%	9%	10%	13%	6%	10%	9%	9%	6%	9%	8%
	10 – 19 years	17%	9%	13%	13%	13%	15%	22%	19%	19%	16%	17%
	20 or more years	48%	36%	35%	27%	52%	47%	51%	53%	57%	51%	46%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,415*	*316*	*265*	*111*	*271*	*486*	*667*	*649*	*392*	*96*	*490*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

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(IF PLANNING TO LEAVE IN 5 YEARS) EXPECTED REASONS FOR LEAVING

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
If planning on leaving the area in five years or less, why are you likely to leave the area?	Better / more affordable housing opportunities	59%	79%	69%	70%	63%	55%	41%	62%	69%	60%	60%
	To be able to buy a home	34%	64%	43%	48%	41%	36%	9%	33%	41%	40%	38%
	Better quality of life	26%	27%	24%	14%	26%	26%	23%	28%	27%	32%	30%
	Better or different job opportunities	20%	28%	27%	23%	27%	21%	4%	24%	27%	24%	26%
	Other:	16%	4%	13%	4%	16%	9%	27%	18%	12%	8%	15%
	Retirement	17%	1%	12%	5%	8%	6%	49%	5%	3%	4%	7%
	Change in household / family status	11%	11%	8%	16%	13%	17%	11%	17%	12%	32%	8%
	Go back to school	3%	5%	5%	7%	6%	5%		1%	1%	8%	4%
TOTAL		*187%*	*220%*	*202%*	*188%*	*199%*	*176%*	*164%*	*187%*	*191%*	*208%*	*187%*
	n =	*794*	*147*	*123*	*54*	*86*	*149*	*218*	*152*	*93*	*25*	*167*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

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CONSIDER MOVING

If housing were available that you could afford, would you consider moving within or to the Eagle River Valley in the next 5 years (e.g. for reasons of convenience, economics, or quality of life)?		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
If housing were available that you could afford, would you consider moving within or to the Eagle River Valley in the next 5 years (e.g. for reasons of convenience, economics, or quality of life)?	Yes, if I could BUY a home	61%	67%	57%	58%	75%	69%	38%	72%	77%	69%	69%
	Yes, if I could RENT a home	3%	9%	9%	10%	5%	9%	2%	2%	2%	7%	1%
	Yes, if I could BUY OR RENT a home	11%	22%	22%	25%	8%	15%	7%	9%	9%	13%	10%
	No	24%	2%	11%	8%	12%	7%	53%	17%	13%	12%	20%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,074*	*330*	*249*	*103*	*241*	*446*	*578*	*576*	*362*	*86*	*371*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

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REASONS FOR CONSIDERING MOVING

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
(If you would consider moving) Why would you consider moving to a different home?	To find a less expensive home	39%	54%	50%	42%	45%	56%	27%	41%	40%	41%	35%
	To find a larger home	36%	36%	30%	25%	50%	44%	18%	52%	58%	37%	39%
	Currently rent, want to buy	33%	68%	45%	56%	37%	43%	10%	31%	31%	31%	31%
	To be closer to work	18%	27%	25%	28%	17%	22%	8%	19%	22%	13%	18%
	To live in a different community	15%	15%	18%	18%	14%	11%	14%	13%	14%	6%	20%
	To live in a more rural setting	15%	7%	11%	17%	9%	5%	18%	15%	13%	10%	20%
	To live in or closer to a town	9%	13%	9%	10%	7%	8%	7%	8%	8%	8%	12%
	Other:	10%	3%	9%	4%	9%	5%	17%	8%	6%	3%	11%
	To find a smaller home	7%	1%	4%	1%	2%	1%	17%	4%	2%	1%	6%
	To have better access to transit	5%	7%	8%	8%	3%	6%	3%	5%	4%	5%	5%
	To live in senior housing	6%		3%	3%	3%	2%	20%	1%		4%	2%
	Prefer to rent	2%	4%	5%	4%	0%	4%	2%	1%	1%	6%	1%
TOTAL		*194%*	*236%*	*218%*	*216%*	*196%*	*206%*	*161%*	*195%*	*199%*	*165%*	*200%*
	n =	*1,767*	*324*	*230*	*95*	*219*	*413*	*436*	*497*	*324*	*78*	*312*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

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MOST IMPORTANT FACTORS WHEN CHOOSING A PLACE TO LIVE

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Which 3 factors are most important to your household when looking for a place to live?	Cost of housing to buy / rent	57%	77%	62%	71%	64%	55%	45%	55%	57%	60%	61%
	Proximity to my job	35%	46%	47%	48%	42%	45%	25%	35%	38%	34%	31%
	Type of residence (single-family, condo, etc.)	28%	16%	22%	17%	22%	15%	35%	28%	25%	29%	26%
	Community character ('look and feel,' family orientation, etc.)	23%	8%	14%	14%	13%	8%	34%	22%	18%	13%	25%
	Washer/dryer in unit	21%	31%	27%	25%	28%	30%	17%	21%	19%	19%	19%
	Pets allowed	22%	32%	26%	24%	24%	15%	18%	15%	13%	10%	28%
	Garage	18%	11%	16%	7%	14%	10%	26%	13%	12%	13%	22%
	Community amenities (parks, libraries, etc.)	18%	10%	11%	13%	12%	7%	24%	18%	20%	10%	18%
	Proximity to daycare or schools	13%	11%	9%	15%	18%	24%	4%	35%	43%	32%	4%
	Proximity to commercial services (shopping, dining, etc.)	15%	12%	14%	13%	12%	11%	21%	9%	10%	10%	19%
	Proximity to job(s) of other members of my household	12%	13%	9%	15%	12%	18%	8%	16%	18%	19%	14%
	Proximity to alpine skiing	14%	7%	11%	8%	8%	3%	22%	8%	5%	3%	15%
	Proximity to ECO Transit bus service	3%	6%	7%	6%	5%	7%	3%	3%	2%	5%	3%
	Extra storage/locker (if don't have garage)	3%	7%	6%	10%	4%	5%	2%	3%	4%		4%
TOTAL		*282%*	*287%*	*279%*	*286%*	*279%*	*252%*	*285%*	*281%*	*284%*	*257%*	*288%*
	n =	*2,226*	*328*	*258*	*102*	*247*	*446*	*678*	*604*	*373*	*91*	*399*

*Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled*

18 Sep 24 Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

FORCED TO MOVE

Forced to move		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
In the past 5 years, have you had to move out of a home in the Eagle River Valley or the surrounding area when you didn't want to move?	Yes	20%	40%	29%	43%	25%	31%	6%	21%	25%	28%	21%
	No	80%	60%	71%	57%	75%	69%	94%	79%	75%	72%	79%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,663*	*328*	*287*	*115*	*295*	*569*	*776*	*711*	*431*	*103*	*522*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

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REASON(S) FORCED TO MOVE

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
What were the reason(s) you had to move?	Big rent increase (How much did the monthly rent go up?)	35%	35%	48%	27%	42%	39%	25%	33%	29%	33%	30%
	Owner sold my rental unit	29%	26%	27%	21%	26%	18%	24%	25%	25%	22%	40%
	Personal reasons (e.g. divorce, breakup, unsafe living situation, etc.)	20%	21%	21%	22%	24%	20%	20%	25%	23%	11%	19%
	Owner turned the unit into a vacation rental	17%	21%	22%	14%	17%	10%	13%	10%	10%	15%	23%
	Big increase in other housing costs (e.g. utilities, HOA fees, etc.)	11%	9%	15%	10%	15%	17%	7%	14%	10%	7%	2%
	Change in household size (e.g. had children, lost a roommate, etc.)	10%	11%	10%	14%	13%	10%	4%	17%	18%	11%	7%
	Owner moved in	11%	12%	16%	12%	7%	10%	11%	9%	8%	19%	12%
	Other:	11%	11%	9%	14%	15%	7%	20%	9%	10%	4%	8%
	Owner wouldn't commit to a long lease (six months or more)	10%	8%	12%	8%	15%	9%	5%	9%	8%	11%	13%
	Could not afford to pay rent / mortgage due to a job or income loss	9%	9%	9%	12%	8%	10%	13%	9%	10%	11%	11%
	Changed jobs and could no longer live in employer-provided housing	7%	11%	12%	12%	3%	4%	5%	4%	5%	7%	11%
	Pets not allowed	6%	8%	10%	2%	8%	5%	5%	3%	2%	4%	5%
	Evicted from home / apartment	5%	7%	6%	2%	1%	10%	13%	4%	4%	19%	3%
TOTAL		*183%*	*190%*	*215%*	*172%*	*194%*	*167%*	*163%*	*172%*	*162%*	*174%*	*183%*
	n =	*527*	*132*	*82*	*48*	*75*	*175*	*43*	*148*	*106*	*27*	*111*

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

SECURITY OF HOUSING SITUATION

Security of housing situation		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
How secure do you feel in your current housing situation, in terms of your ability to stay in your home (and not be forced to move)	Very secure	48%	16%	27%	14%	39%	25%	68%	46%	43%	32%	50%
	Somewhat secure	29%	43%	30%	41%	40%	36%	20%	33%	35%	33%	28%
	Somewhat insecure	11%	21%	19%	18%	9%	17%	6%	10%	11%	17%	11%
	Very insecure	9%	15%	15%	22%	8%	14%	4%	8%	7%	8%	9%
	Don't know / not sure	3%	5%	8%	2%	3%	7%	1%	2%	2%	7%	1%
	Other:	1%	1%	1%	2%	0%	1%	1%	1%	1%	3%	2%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*2,709*	*329*	*292*	*119*	*298*	*575*	*797*	*715*	*434*	*106*	*532*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

RETIREMENT AGE

		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
(If age 50 or older) Age when you expect to retire (or if already retired, age when you retired)	30 - 39	1%	20%	3%		2%	5%	0%			10%	1%
	40 - 49	1%	10%	2%				1%	1%			4%
	50 - 54	3%	20%	6%		2%	3%	3%	1%		10%	3%
	55	4%		5%	5%	2%	3%	3%	6%	10%	5%	5%
	56	1%					2%	1%	1%		5%	
	57	1%		2%		2%		1%	1%			2%
	58	1%		3%				1%	1%			3%
	59	1%		2%		2%		2%				1%
	60	9%		9%	15%	7%	7%	7%	16%	21%	14%	10%
	61	2%				2%	2%	2%	1%			1%
	62	6%		2%		10%	9%	6%	4%			6%
	63	3%		2%	5%	2%	2%	3%	1%			1%
	64	1%			5%	2%		2%	2%			
	65	27%	40%	31%	29%	29%	45%	23%	43%	60%	29%	25%
	66	4%		2%		3%		5%	4%	2%		2%
	67	8%		5%	5%	12%	11%	10%	5%		10%	7%
	68	3%		3%	5%		2%	4%	1%			2%
	69	2%		2%			2%	3%				1%
	70	12%	10%	13%	25%	16%	3%	13%	7%		14%	15%
	71	1%			5%			1%				
	72	1%		2%		2%	2%	1%				3%
	73	1%						1%				1%
	74	0%						0%				0%
	75	3%		3%		2%	2%	4%	4%	5%		2%
	76+	4%		6%		5%		4%	1%	2%	5%	4%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Average		*64.9*	*54.0*	*64.4*	*65.4*	*65.3*	*62.4*	*65.4*	*64.2*	*64.3*	*60.7*	*64.3*
Median		*65.0*	*57.5*	*65.0*	*65.0*	*65.0*	*65.0*	*65.0*	*65.0*	*65.0*	*65.0*	*65.0*
n =		*913*	*10*	*64*	*18*	*58*	*59*	*595*	*142*	*42*	*21*	*139*

*Cells 5+ PPT greater than the overall are **GREEN** filled | Cells 5 PPT or less than the overall are **RED** filled*

18 Sep 24 Source: RRC Associates. Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

RETIREMENT – EXPECTED HOUSING CHANGES

Retirement (respondents age 50 or older)		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
When you retire, how likely are you to stay in the region?	1 - Not at all likely	12%	18%	17%	31%	13%	17%	9%	11%	8%	10%	15%
	2	8%	11%	12%	4%	7%	7%	7%	11%	9%	17%	11%
	3	13%	4%	9%	4%	16%	8%	12%	13%	13%	7%	15%
	4	15%	25%	14%	24%	13%	10%	14%	20%	24%	23%	17%
	5 - Extremely likely	41%	18%	31%	20%	38%	43%	50%	36%	37%	33%	30%
	Don't know / not applicable	11%	25%	16%	16%	14%	15%	8%	9%	10%	10%	13%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*1,101*	*28*	*99*	*23*	*87*	*139*	*582*	*219*	*79*	*30*	*188*
When you retire, how likely are you to rent or purchase a smaller home?	1 - Not at all likely	30%	12%	18%	16%	27%	19%	34%	18%	20%	17%	37%
	2	9%	8%	14%		12%	4%	10%	8%	7%	10%	9%
	3	14%	8%	13%	8%	9%	11%	13%	21%	20%	10%	12%
	4	13%	24%	10%	23%	7%	14%	12%	20%	20%	17%	10%
	5 - Extremely likely	15%	16%	17%	16%	16%	33%	13%	17%	13%	31%	15%
	Don't know / not applicable	20%	32%	27%	37%	27%	19%	19%	17%	19%	14%	17%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*990*	*25*	*98*	*23*	*81*	*115*	*502*	*196*	*69*	*29*	*182*

18 Sep 24. Source: RRC Associates. Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS.

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

SENIOR HOUSING

If at least one person is age 65 or older in your household, please indicate how interested you would be in using the following services in the future?		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Affordable rental housing	1 - Not Interested	53%	44%	36%	14%	33%	54%	56%	25%	25%	47%	54%
	2	5%		7%	14%	14%		5%	10%		3%	7%
	3	6%		4%		10%	5%	6%			7%	4%
	4	4%	11%	11%	14%	10%	5%	4%	15%	25%	7%	2%
	5 - Very Interested	13%	11%	29%	57%	24%	20%	11%	25%	13%	23%	9%
	Don't know / not applicable	19%	33%	14%		10%	15%	18%	25%	38%	13%	24%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*463*	*9*	*28*	*7*	*21*	*39*	*360*	*20*	*8*	*30*	*43*
Rental housing that includes services (meals, transportation, activities)	1 - Not Interested	47%	14%	23%		33%	33%	52%	25%	33%	41%	36%
	2	6%	29%	4%		5%	6%	6%	10%			10%
	3	12%	14%	15%		24%	10%	12%			11%	17%
	4	7%	14%	19%	20%	5%	6%	7%	10%	22%	11%	
	5 - Very Interested	11%		23%	80%	19%	26%	9%	30%	11%	22%	10%
	Don't know / not applicable	17%	29%	15%		14%	19%	15%	25%	33%	15%	28%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*453*	*7*	*26*	*5*	*21*	*32*	*359*	*20*	*9*	*27*	*40*

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

SENIOR HOUSING

If at least one person is age 65 or older in your household, please indicate how interested you would be in using the following services in the future?		Overall	Key Population Segments									
			Young renters	Live with roommates	Live in employer-provided housing	Live in deed-restricted housing	Hispanic/ Latino	Older adults (aged 55+)	Families with children	Families with young children	Other family HHs with children	All other
Assistance to maintain your home or yard	1 - Not Interested	25%		4%		17%	23%	26%	20%	11%	27%	25%
	2	4%	17%	4%		4%		4%	5%		4%	6%
	3	16%	17%	19%		22%	14%	16%	15%	11%	15%	15%
	4	17%	33%	22%	20%	9%	16%	17%	15%	22%	8%	14%
	5 - Very Interested	27%		44%	80%	35%	33%	27%	30%	33%	38%	25%
	Don't know / not applicable	11%	33%	7%		13%	14%	10%	15%	22%	8%	15%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*490*	*6*	*27*	*5*	*23*	*30*	*392*	*20*	*9*	*26*	*46*
Assistance to make your home more accessible & safe to live in	1 - Not Interested	31%		7%		14%	24%	33%	19%	30%	23%	26%
	2	7%		7%		14%	3%	7%	5%		8%	4%
	3	14%		15%	20%	18%	3%	15%	5%		12%	15%
	4	13%	33%	19%		14%	14%	14%	10%	10%	12%	12%
	5 - Very Interested	23%	33%	41%	80%	27%	41%	20%	43%	40%	38%	28%
	Don't know / not applicable	12%	33%	11%		14%	14%	11%	19%	20%	8%	13%
TOTAL		*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
	n =	*472*	*6*	*27*	*5*	*22*	*30*	*374*	*21*	*10*	*26*	*44*

18 Sep 24

Source: RRC Associates

Data weighted by housing tenure, householder age, householder Hispanic origin, and household size within zip; and by zip; per 2018-22 ACS

Cells 5+ PPT greater than the overall are GREEN filled | Cells 5 PPT or less than the overall are RED filled

To: Mayor and Council
From: Jay Brunvand
Date: April 16, 2025
Agenda Item: Resolution 20 – Series 2025 Adopting the Minturn Employee Manual

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REQUEST:
Staff is requesting the Council to approve Resolution 20 – Series 2025 Adopting the Minturn Employee Manual.

INTRODUCTION:
Town Staff have been working for some time to address necessary changes to our existing Employee Handbook. The current handbook was created in 1998 and in the ensuing years has seen no material change. As a result, and with the consultation and recommendations of Employers Council of Colorado, the book was essentially completely reorganized and rewritten. I have attached a brief memo and the proposed manual for your review and discussion during the April 16 council meeting.

ANALYSIS:
The proposed manual is a new and rewritten adaptation of our Employee Manual. Although I will explain the changes and the effects of those changes, all of them have been approved by Employers Council legal and brings us into current compliance with employment law and best practices.

This rewrite is much more than an update. The proposed manual streamlines the manual to cover practices and benefits and removes procedural items such as how we advertise jobs, review salary ranges, employment orientation, performance reviews, and other policy items that are better kept in a separate Policy Manual, not an Employee Manual.

During the Council Meeting of April 16, the Council reviewed and commented on the document. During the interceding period this document has been presented with the document, all changes were reviewed and staff is prepared to adopt this as our official Employee Manual. Upon adoption of this document the current manual will be replaced with this revised edition and all staff members will complete the acceptance page and the manual.

COMMUNITY INPUT:
N/A

BUDGET / STAFF IMPACT:
N/A

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #1 to practice fair, transparent, and communicative local government.

RECOMMENDED ACTION OR PROPOSED MOTION:
Motion to approve Resolution 20 – Series 2025 adopting the Minturn Employee Manual as presented.

ATTACHMENTS:

- Rewritten Employee Manual

TOWN OF MINTURN
RESOLUTION NO. 20 – SERIES OF 2025

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO, APPROVING THE REVISED MINTURN EMPLOYEE MANUAL FOR THE CURRENT AND FUTURE EMPLOYEES OF THE TOWN OF MINUTRN, COLORADO

WHEREAS, the Town of Minturn, in the County of Eagle and State of Colorado (the "Town"), is a home rule municipal corporation duly organized and existing under laws of the State of Colorado (the "State") and the Town Charter (the "Charter"); and

WHEREAS, the Town of Minturn Town Charter Section 5.5 sets forth the requirement of the Town of Minturn to have and maintain an employee manual on behalf of the employees of the Town of Minturn; and

NOW, THEREFORE, IT IS RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN AS FOLLOWS:

1. The Minturn Employee Manual is attached hereto as Exhibit A, is hereby approved.

INTRODUCED, READ, APPROVED, RESOLVED, AND ADOPTED this 21ST day of MAY, 2025.

_____
EARLE BIDEZ, MAYOR

ATTESTS:

_____
JAY BRUNVAND, CLERK

TOWN OF MINTURN

P.O. Box 309 (301 Boulder Street)
Minturn, Colorado 81645-0309
970-827-5645

TOWN OF MINTURN

EMPLOYEE HANDBOOK

TABLE OF CONTENTS

INTRODUCTION

SECTION 1 – Employment ……...……5

SECTION 2 – Employee Status ….……8

SECTION 3 – Benefits …….. ……..10

SECTION 4 – Leaves of Absence ...…….13

SECTION 5 – Pay ……..……..17

SECTION 6 – Performance Reviews ...……20

SECTION 7 – Work Environment …….…...…21

SECTION 8 – Communication Systems …….……25

SECTION 9 – Acknowledgement of Receipt.…….….29

TOWN OF MINTURN PERSONNEL POLICIES

FULL STAFF DISTRIBUTION

Manager	1
Town Clerk/Treasurer	1
Deputy Clerk/Events	1
Town Planner	1
Code Enforcement	1
Public Works and Water Plant	4
Total	9

IMPORTANT NOTICE (DUE PROCESS)

This handbook is designed to acquaint employees with the town of Minturn and some information about working here. The handbook is not all inclusive but is intended to provide employees with a summary of some of the Town of Minturn's guidelines. This edition replaces any previously issued editions.

Neither the employee nor the Town of Minturn is committed to an employment relationship for a fixed period of time. Employment with the Town of Minturn is at-will. Either the employee or management has the right to terminate the employment relationship at any time, for any reason. The language used in this handbook and any verbal statements by management are not intended to constitute a contract of employment, either express or implied, nor is there a guarantee of employment for any specific duration.

No representative of the town of Minturn, other than the elected official or town manager, has authority to enter into an agreement of employment for any specified period and such an agreement must be in writing, signed by the elected official or town manager and the employee.

The contents of this handbook are summary guidelines for employees and therefore are not all inclusive. Except for the at-will nature of employment, the Town of Minturn reserves the right to suspend, terminate, interpret, or change any or all of the guidelines mentioned, along with any other procedures, practices, benefits, or other programs of the Town of Minturn. These changes may occur at any time, with or without notice. No employee handbook can anticipate every circumstance or question. After reading the handbook, employees that have questions should talk with their immediate supervisor or the Town of Minturn.

SECTION 1 EMPLOYMENT

Equal Employment Opportunity and Unlawful Harassment

The Town of Minturn is dedicated to the principles of equal employment opportunity. We prohibit unlawful discrimination against applicants or employees on the basis of age 40 and over, race (including traits historically associated with race, such as hair texture and length and protective hairstyles), sex, sexual orientation, gender identity, gender expression, color, religion, creed, national origin, ancestry, disability, military status, genetic information, marital status, or any other status protected by applicable state or local law.

ADA and Religious Accommodation

The Town of Minturn will make reasonable accommodation for qualified individuals with known disabilities unless doing so would result in an undue hardship to the Town of Minturn or cause a direct threat to health or safety. The Town of Minturn will make reasonable accommodation for employees whose work requirements interfere with a religious belief, unless doing so poses an undue hardship on the Town of Minturn.

Pregnancy Accommodation

Employees have the right to be free from discriminatory or unfair employment practices because of pregnancy, a health condition related to pregnancy, or the physical recovery from childbirth.

Employees who are otherwise qualified for a position may request a reasonable accommodation related to pregnancy, a health condition related to pregnancy, or the physical recovery from childbirth. If an employee requests an accommodation, the Town of Minturn will engage in a timely, good-faith, and interactive process with the employee to determine whether there is an effective, reasonable accommodation that will enable the employee to perform the essential functions of their position. A reasonable accommodation will be provided unless it imposes an undue hardship on the Town of Minturn's business operations.

The Town of Minturn may require that an employee provides a note from their health care provider detailing the medical advisability of reasonable accommodation. Employees who have questions about this policy or who wish to request a reasonable accommodation under this policy should contact their department head or the Town Manager.

The Town of Minturn will not deny employment opportunities or retaliate against an employee because of an employee's request for a reasonable accommodation related to pregnancy, a health condition related to pregnancy, or the physical recovery from childbirth. An employee will not be required to take leave or accept an accommodation that is unnecessary for the employee to perform the essential functions of the job.

EEO Harassment

The Town of Minturn strives to maintain a work environment free of unlawful harassment. Unlawful harassment includes any unwelcome physical or verbal conduct or any written, pictorial, or visual communication directed at an individual (or group) because of that individual's (or group's) membership in, or perceived membership in, a protected class, that is subjectively offensive to the individual alleging harassment, and is objectively offensive to a reasonable individual who is a member of the same protected class. Harassment does not need to be in-person and can occur over electronic media, such as Zoom or other electronic platforms. Prohibited behavior may include but is not limited to the following:

- Written form, such as cartoons, emails, posters, drawings, or photographs.
- Verbal conduct, such as epithets, derogatory comments, slurs, or jokes.
- Physical conduct, such as assault or blocking an individual’s movements.

This policy applies to all employees, including managers, supervisors, coworkers, and non-employees, such as customers, clients, vendors, consultants, etc.

Sexual Harassment

Because sexual harassment raises issues that are, to some extent, unique in comparison to other types of harassment, the Town of Minturn believes it warrants separate emphasis.

The Town of Minturn strongly opposes sexual harassment and inappropriate sexual conduct. Sexual harassment is defined as unwelcome sexual advances, requests for sexual favors, and other verbal or physical conduct of a sexual nature when:

- Submission to such conduct or communication is made explicitly or implicitly a term or condition of employment.
- Submission to, objection to, or rejection of, such conduct or communication is used as a basis for employment decisions affecting an individual.
- Such conduct or communication has the purpose or effect of unreasonably interfering with an individual’s work performance or creating an intimidating, hostile, or offensive work environment.

All employees are expected to conduct themselves in a professional and business-like manner at all times. Conduct that may violate this policy includes, but is not limited to, sexually implicit or explicit communications whether in:

- Written form, such as cartoons, posters, calendars, notes, letters, and emails.

- Verbal form, such as comments, jokes, foul or obscene language of a sexual nature, gossiping or questions about another's sex life, or repeated unwanted requests for dates.
- Physical gestures and other nonverbal behavior, such as unwelcome touching, grabbing, fondling, kissing, massaging, and brushing up against another's body.

Complaint Procedure

If you believe there has been a violation of the EEO policy or harassment based on a protected class, including sexual harassment, please use the following complaint procedure. The Town of Minturn has established a program designed to prevent harassment, deter future harassers, and protect employees from harassment. The Town of Minturn takes prompt action to investigate and/or address alleged discriminatory or unfair employment practices. The Town of Minturn also takes prompt remedial actions, when warranted, in response to complaints of discriminatory or unfair employment practices. The Town of Minturn, therefore, expects employees to make a timely complaint to enable the Town of Minturn to investigate and correct any behavior that may be in violation of this policy.

Report the incident to the Town Manager who will investigate the matter and take corrective action. Your complaint will be kept as confidential as practicable.

The Town of Minturn prohibits retaliation against an employee for filing a complaint under this policy or assisting in a complaint investigation. If you perceive retaliation for making a complaint or participating in the investigation, please follow the complaint procedure outlined above. The situation will be investigated.

If the Town of Minturn determines that an employee's behavior violates this policy, disciplinary action will be taken, up to and including termination of employment.

SECTION 2 EMPLOYEE STATUS

Employee Classifications

Employees of the Town of Minturn are classified as either exempt or nonexempt under federal and state wage and hour laws, and are further classified for administrative purposes, such as the administration of fringe benefits like paid vacation or holidays. These classifications do not determine eligibility for participation in the Town of Minturn's group health plan. Eligibility for participation in the Town of Minturn's group health plan is governed by the terms of the plan documents as well as applicable law. To obtain a copy of the Summary Plan Description or to discuss whether you are eligible to participate in the Town of Minturn's group health plan, please contact the Town Clerk. The following classifications are used throughout this Handbook.

Exempt Employees:
Employees whose positions meet specific tests established by the Federal Fair Labor Standards Act (FLSA), and state law. Exempt employees are exempt from minimum wage and are not eligible for overtime pay.

Exempt Employee – Partial-Day Absence:
As a public entity, the Town of Minturn has a duty to taxpayers for public accountability in its actions. If an exempt employee who accrues sick and vacation pay is absent for less than one workday when accrued leave is not used by an employee because accrued leave has been exhausted or the employee chooses to use leave without pay, the pay will be docked from the employee's salary.

Non-exempt Employees:
Employees whose positions do not meet FLSA and state exemption tests and who are not exempt from minimum wage and/or overtime pay requirements. Nonexempt employees shall be paid time and one-half of their regular rate of pay for any work in excess of 40 hours per workweek (excluding duty-free meal periods).

Overtime/Compensatory Time:
All nonexempt employees must record all time worked and all compensatory time taken on departmental timesheets. All overtime must be approved in advance by the supervisor. Overtime at the rate of time and one-half the employee's base rate will be paid to nonexempt employees when work is performed in excess of 40 hours in one week. For purposes of calculating overtime, the workweek begins at 12:00 a.m. midnight Sunday and ends at 11:59 p.m. Saturday. The 40-hours threshold is based on actual hours worked in the week.

Therefore, sick time, vacation, holiday, or other paid or unpaid leave time is not included in calculating the 40-hours threshold.

Full-time:
Employees regularly scheduled to work 32 hours or more in a workweek.

Part-time:
Employees scheduled to work less than 32 hours in a workweek. Those employees working fewer than 32 hours per week are not eligible for some Town benefits. These employees may be assigned a work schedule in advance or may work on an as-needed basis.

Temporary:
Employees who are hired for a pre-established period not to exceed six (6) months, usually during peak workloads, for a specific project or for vacation relief. They may work a full or part-time schedule. They are ineligible for Town benefits.

Volunteers:
The Town of Minturn recognizes volunteers as a vital and necessary part of Town operations. Even though volunteers are not paid staff members, because they act in a quasi-official capacity representing the Town government, all volunteers are expected to adhere to and follow all principles and rules as established and set forth in the employee manual. Furthermore, all volunteers are required to adhere to the same moral, ethical, and character standards required of regular Town employees. Volunteers are required to adhere to the same code of conduct required of Town employees and to follow and adhere to the established chain of command as any other Town employee. Deviation from established Town rules and codes of conduct will subject the volunteer to appropriate disciplinary procedures as outlined in the employee manual.

SECTION 3 BENEFITS

Benefits Overview

As part of its compensation strategy, the Town of Minturn offers a number of different insurance plans for eligible employees. Employment benefits vary according to the position and status of the employee. To receive certain benefits, eligible employees may be required to meet participation requirements and pay required premiums and other contributions. The Town of Minturn complies with all applicable federal and state laws regarding the provision of benefits to same-sex spouses, domestic partners, and couples in a civil union.

Benefit plans offered by the Town of Minturn are defined in legal documents, such as insurance contracts and Summary Plan Descriptions. In the event information in this Handbook or other employee communication conflicts with the actual terms and conditions of coverage, the plan documents will control. Benefits described in this Handbook, including the types of benefits offered and/or the requirements for eligibility of coverage, may be modified or discontinued from time to time at the Town of Minturn's discretion as permitted by law. The Town of Minturn and its designated benefit plan administrators reserve the right to determine eligibility, interpretation, and administration of issues related to benefits offered by the Town of Minturn.

Employees will have an opportunity to make changes to their benefit selections during the Town of Minturn's annual open enrollment period. Employees who experience a qualifying life event such as marriage, divorce or the birth of a child will also be allowed to make a change.

Medical Benefits Coverage:
All employees and family members are eligible for the Town's group insurance plan and will be given enrollment forms for completion upon their date of hire.

Dental Insurance Plan - provides you and your eligible dependents with dental coverage at group rates.

Vision Insurance Plan – provides you and your eligible dependents with vision coverage at group rates.

Life Insurance Plan - provides certain insurance coverage at group rates.

Long-term Disability Benefits:
It is the policy of the Town to provide group insurance for the purpose of partial income replacement in the case of disability for employees.

Retirement Plan – 401(k) Feature:

The Town maintains an excellent program for your retirement. To participate an employee must have worked a minimum of six (6) months with at least 1,000 hours of service. You must also be at least 21 years of age. Once these requirements are met and enrollment forms are completed, you will be fully vested and enrolled in the 401(k) Plan.

The Town offers an optional 457(k) for employees. Contributions to this program are not matched by the Town but your contribution is tax exempt.

Holidays:

The Town of Minturn acknowledges for each employee ten (10) holidays per calendar year. These days are New Year's Day, Martin Luther King Day, President's Day, Memorial Day, Independence Day, Labor Day, Veterans Day, Thanksgiving Day, the after Thanksgiving Day, and Christmas Day.

When a holiday falls on a Saturday, it is observed on the preceding Friday. When the holiday falls on a Sunday, the following Monday is observed. Should any one of the observed holidays occur during an employee's vacation period, an additional day of vacation may be granted.

Holiday time is counted as hours worked in the computation of overtime. Full-time employees receive eight hours of holiday pay at their regular rate of pay. Holiday pay for part-time employees is prorated based on their regularly scheduled work hours.

Vacation:

Full-time employees are currently granted paid vacation after completing continuous service as described below:

Vacation Granted Per Year	Length of Service
11 Days (accrued at 3.66hrs per pay period)	0 through 5 year of continuous employment
16 Days (accrued at 5.33hrs per pay period)	Beginning year 5 through 10 full years of continuous employment
21 Days Weeks (accrued at 7hrs per pay period)	10 or more full years of continuous employment

Leave is granted and it is expected to be taken in the year earned. It is realized that this. cannot always happen because of other commitments of the employee and family; therefore, the Town will allow the carryover of up to TWO years at the then current accrual rate; however, after reaching this limit, leave not taken will be capped. No vacation leave may be taken during the first six (6) months of employment unless approved to by the Department Head and the Town Manager.

Educational Benefits (Tuition Reimbursement):

The Town supports continuing education of employees. To be eligible for reimbursement, course(s) selected must be directly related/benefit to the job/Town; and the time required for attendance and study must be approved by the Town Manager so as not to interfere with the work schedule. All requests for education benefits must be submitted prior to the beginning of the course(s) to the Town Manager; the amount/duration of this benefit is determined at the reasonable discretion of the Town Manager. The employee must continue to be actively employed at the conclusion of the approved courses for an agreed upon period of time or the prorated cost of training will be reimbursed to the Town.

SECTION 4 LEAVES OF ABSENCE

Domestic Abuse and Crime Victim Leave

Employees subjected to domestic abuse or a victim of a crime may be eligible for a leave of absence. Please see the Town Manager for more information.

Funeral Leave

A **maximum** of five (5) days per year will be granted an employee to attend the funeral of a member of his immediate family (spouse, father, mother, child, brother, sister, grandparent) with prior approval of the Town Manager. Part-Time employees may also be eligible. Funeral Leave will be paid at the employee's normal rate of pay.

Jury Duty

The Town of Minturn recognizes jury duty as a civic responsibility of everyone. When summoned for jury duty, an employee will be granted leave to perform their duty as a juror. If the employee is excused from jury duty during their regular work hours, they are expected to report to work promptly.

Employees receive regular pay for the first three days of jury duty if they were scheduled to work and they provide confirmation of juror service.

Beginning the fourth day and thereafter, employees, as jurors, are paid $50.00 per day by the State of Colorado for state, district, or county court jury duty. For jury duty in excess of three days, employees receive the difference between jury duty pay and their regular pay up to a maximum of 10 days (80 hours). Jury duty leave beyond this time is without pay from the Town of Minturn.

Paid Sick and Exigency Leave:

Sick leave is earned at an accrual rate of 4 hours per pay period and caps at 2years accrual.

Paid sick leave may be used if an employee:

1) has a mental or physical illness, injury, or health condition that prevents them from working;
2) needs to get preventive medical care or to get a medical diagnosis, care, or treatment of any mental or physical illness, injury, or health condition;
3) needs to care for a family member who has a mental or physical illness, injury, or health condition or who needs to get preventive medical care or to get a medical diagnosis, care, or treatment of any mental or physical illness, injury, or health condition;

4) the employee or the employee's family member having been a victim of domestic abuse, sexual assault, or criminal harassment and needing leave for related medical attention, mental health care, or other counseling, victim services (including legal services), or relocation;
5) due to a public health emergency, a public official having closed either (A) the employee's place of business, or (B) the school or place of care of the employee's child, requiring the employee needing to be absent from work to care for the child;
6) needs to care for a family member whose school or place of care has been closed due to inclement weather, loss of power, loss of heating, loss of water, or other unexpected occurrence or event that results in the closure of the family member's school or place of care;
7) needs to grieve, attend funeral services or a memorial, or deal with financial and legal matters that arise after the death of a family member; or
8) needs to evacuate the employee's place of residence due to inclement weather, loss of power, loss of heating, loss of water, or other unexpected occurrence or event that results in the need to evacuate the employee's residence.

Paid sick leave may be used in one-hour increments. Employees begin accruing sick time upon hire.

It is your responsibility to notify your manager each day at the beginning of your shift when you cannot come to work because of an illness, injury, medical care, domestic violence, care for family whose school has been closed, evacuation of residence, or bereavement. Also, let your manager know when you expect to return to work. In the event you are absent for four or more workdays, medical or legal certification is required.

If you have an extended illness, accumulated sick time currently provides pay while you are away from work. Unused sick hours currently are carried over from year to year up to 192 hours (12 days x 8 hours x 2 years accrual) so they can be accumulated and used when needed.

Because paid sick time can be accumulated to be used if you are personally sick or injured, you will not receive extra pay or extra time off for your unused sick time. Paid sick time will not be used in the calculation of overtime. Also, you are not paid for unused sick time when you leave.

The Town of Minturn shall not retaliate against an employee for requesting or using paid sick leave.

Additional rules will apply in the case of a public health emergency.

FAMLI Participation

The Town of Minturn has voted to opt-out of participating in the FAMLI state-run family leave program. All employees of the Town of Minturn have the ability to participate in FAMLI on an individual basis. FAMLI provides benefits and protections, including partial

income protection for eligible employees who are temporarily unable to work due to their or a family member's qualifying medical or legal reason, specifically, for the care of a newborn, adopted child, or fostered child; to care for a family member with a serious health condition; for the employee's own serious health condition; for qualifying military exigency leave; or to address safety needs or the impact of domestic violence and/or sexual assault. Partially paid leave is available for up to 12 weeks in a calendar year or up to 16 weeks under certain circumstances related to pregnancy and childbirth. Please see the Town Manager to obtain additional copies of the required notices to employees of local government employers who have opted out of FAMLI that are distributed upon hiring.

Medical Leave

A medical leave of absence of not more than three months may currently be granted to full-time employees. This unpaid leave is for absences arising from illness, injury, or pregnancy.

For a medical leave to be granted, the following conditions must be met:

- The employee has completed ninety (90) days of employment with our Town of Minturn.
- The Town Manager is notified by the employee as soon as possible of the need for medical leave.
- The employee submits to the supervisor a written statement from the attending physician outlining the reason for leave and the estimated time needed. (The Town of Minturn may require the employee to obtain an opinion from a medical provider selected by the Town of Minturn).
- Approvals are obtained from the Town Manager prior to the leave.
- All available sick leave and earned vacation are used at the beginning of the leave of absence.
- When the estimated period of leave is less than three months, and an employee needs to extend the leave, another medical provider's statement is required indicating the new estimated length of leave.

An employee ready to return to work from leave must present a doctor's statement indicating the ability to return to work. The Town of Minturn may reinstate an employee ready to return from a medical leave of absence when, in the opinion of the Town of Minturn, it is practical to do so. The Town of Minturn does not guarantee reinstatement of an employee to the former job. When the employee is available to return to work, the employee is free to apply for any vacancy available and may be considered along with other applicants.

The Town of Minturn currently continues all employee insurance benefits for an employee on leave for a maximum of three months as long as the employee continues to pay the employee's portion of the premium.

Vacation and sick leave will not accrue during a medical leave of absence. Holidays, funeral pay, or employer's jury duty pay will not be granted during the leave.

Employees who fail to return at the expiration of their authorized leave may be terminated. If the employee's failure to return is due to a disability under the Americans with Disabilities Act (ADA) or other law, additional accommodations may be provided. Employees must supply sufficient information from their medical provider indicating that they have a covered disability and when they can return to work with or without reasonable accommodation. Accommodations must not cause undue hardship to the employer. Potential accommodations will be determined in an interactive process between the employee and the Town of Minturn.

Part-time employees are not eligible for medical leave except as required for a disability.

Military Family Leave Entitlement

Eligible employees with a spouse, son, daughter, or parent on active duty or called to active-duty status in the Armed Forces, National Guard, or Reserves may use their 12-week leave entitlement to address certain qualifying exigencies. Qualifying exigencies may include attending certain military events, arranging for alternative childcare, addressing certain financial and legal arrangements, attending certain counseling sessions, and attending post deployment reintegration briefings.

Administrative Leave

The Town Manager may, in cooperation with the affected Department Head, grant unpaid administrative leave. The granting of administrative leave shall be of an agreed upon term and is contingent upon agreement of the affected employee, department head, and the Town Manager. All PTO shall be used prior to the granting of administrative leave. Medical and dental benefits shall be treated as a normal employment separation.

The granting of administrative leave is intended to address peculiar situations and will be dealt with on an individual basis only. Administrative leave is not an employee benefit and therefore, not guaranteed.

SECTION 5 PAY

Overtime

From time to time, your supervisor may require you to work overtime. In these instances, you will be given as much advance notice as practical.

For nonexempt employees, hours worked in excess of 40 hours per workweek are paid at one and one-half (1 1/2) times the employee's regular rate. The established workweek begins at 12:00 a.m. midnight on Sunday and ends at 11:59 p.m. on Saturday.

For purposes of calculating overtime payments, only hours actually worked are counted. Consequently, hours paid but not worked, e.g., vacation, are not counted.

Exempt employees will be given compensatory time off in lieu of cash payment or overtime. These hours are required to be used within two weeks of earned unless alternative approval is granted. The Town of Minturn may pay out any compensatory time due as it sees fit.

Paydays

Employees may expect paychecks on the 15th and the last day of the month following the regular pay periods. Time sheets are to be handed in two days in advance of each payday. Should the 15th or the last day of the month fall on a weekend or holiday, checks will be distributed on the Friday or the last working day prior to the 15th and the last day of the month.

Hourly employees will be paid a minimum of two hours worked if they report for work as scheduled and their Department Head or Town Manager send them home through no fault of their own. Any time worked beyond two hours will be paid for on the basis of time actually worked.

On each payday, employees receive a statement showing gross pay, deductions, and net pay.

Automatic deductions such as additional tax withholding, contributions to voluntary benefit plans, and individual savings plans may be arranged through the Town Treasurer.

We deposit paychecks automatically into employees' bank accounts. Upon hire, we gather this information from each employee.

Pay for Exempt Employees

Exempt employees must be paid on a salary basis. This means exempt employees will regularly receive a predetermined amount of compensation for each pay period on a bi-

weekly basis. The Town of Minturn is committed to complying with salary basis requirements, which allow properly authorized deductions.

If you believe an improper deduction has been made to your salary, you should immediately report this information to the Town Treasurer. Reports of improper deductions will be promptly investigated. If it is determined that an improper deduction has occurred, you will be promptly reimbursed.

Time Reporting

Nonexempt employees are required to complete a timecard daily. At the conclusion of each pay period, employees must sign the timecard and submit it to their immediate supervisor for signature and approval. It is necessary for employees to indicate whether the recorded hours are for time worked or time off.

Notify your supervisor immediately if your lunch is shorter than 30 minutes or if it is interrupted by work.

Exempt employees are required to report to their department manager if they have taken time off from their regular work schedule.

These records are the only ones used by the Town of Minturn to calculate employee pay and paid time off balances. It is very important that they are accurate and complete. Nonexempt employees are expected to submit accurate and complete time records reflecting all hours worked. Employees who also choose to keep their own personal time records must provide them to the Town of Minturn if they find a discrepancy between the Town of Minturn's records and their records. Employees should contact the Town Treasurer with any questions about how their pay is calculated. Employees must promptly notify the Town Treasurer of any mistakes in their time records or pay. Employees also must notify their department director if they perceive that anyone is interfering with their ability to record their time accurately and completely. All reports will be investigated, and appropriate corrective action will be taken. The Town of Minturn will not tolerate retaliation against employees for making a report or participating in an investigation.

<u>Hours of Operation</u>

Town hours for the Town Hall and the associated office therein are from 8:00 a.m. until 5:00 p.m., Monday through Friday. Public Works hours vary depending on seasonal needs but need to be available during normal business hours.

Although typically not open on holidays, employees may be asked or it may be necessary to work holidays (either part or full day) as needed to remain timely in their work or to meet necessary deadlines and provision of services.

Meal Periods

Non-exempt employees who work 8 or more consecutive hours will be provided at least one unpaid 30-minute meal break. During the break, employees will be relieved of all duties and permitted to pursue personal activities. If the nature of the business activity or other circumstances exist that makes an uninterrupted meal break impracticable, the employee will be allowed to consume an on-duty meal without any loss of time or compensation.

SECTION 6 Performance Reviews

Performance Appraisals:

The Company endeavors to conduct employee reviews. Please contact and advise your supervisor or Town Manager if more than one year has passed since receiving formal feedback.

Accommodations for Nursing

A private space will be provided, and reasonable time will be permitted for nursing employees to express milk during the workday for up to two years following the birth of a child. The time permitted typically will run concurrently with the time already provided for meal and rest breaks. If the breaks cannot run concurrently and/or additional time is needed, the Town of Minturn and the employee will agree upon a schedule that might include the employee using unpaid leave (if non-exempt), annual leave/vacation time, arriving at work earlier, or leaving later. In the event unpaid leave is used, the employee will be relieved of all work-related duties during any unpaid break.

Employees will be provided with the use of a room, office, or other private area, other than a bathroom or toilet stall, which is shielded from view and free from intrusion from coworkers and the public. The Town of Minturn will make a reasonable effort to identify a location within close proximity to the work area for the employee to express milk.

Nursing employees are responsible for using anti-microbial wipes to clean milk expression areas, and for keeping the general lactation space clean for the next user. This responsibility extends to other areas where expressing milk is permitted, equipment is cleaned, and milk is stored.

The Town of Minturn will not demote, terminate, or otherwise take adverse action against an employee who requests or makes use of the accommodations and break time described in this policy.

Alcohol and Drugs

The Town is committed to a safe, healthy, and productive work environment for all employees, free from the effects of illegal or non-prescribed drugs and alcoholic beverages. The use of drugs and alcohol alters employee judgment, resulting in increased safety risks, employee injuries, and faulty decision-making. Therefore, the possession, use, or sale of controlled substances or alcohol on Town of Minturn premises or during Town of Minturn time is prohibited. Furthermore, working after the use of alcohol or a controlled substance or the abuse of any other substance is prohibited.

Testing is an important element in the Town of Minturn’s efforts to ensure a safe and productive work environment for safety-sensitive positions. The Town of Minturn has issued a separate statement for this testing program to employees for which it applies. Please refer to this separate statement, the Town Manager, or your supervisor if you have specific questions.

Anti-Violence

Any action that in management's opinion is inappropriate to the workplace will not be tolerated. Such behaviors may include, but are not limited to, physical and/or verbal intimidating, threatening, or violent conduct, vandalism, sabotage, arson, use of weapons, and bullying. Also prohibited is the carrying of weapons onto Town of Minturn property, regardless of whether the employee possesses a concealed carry permit.

Employees should immediately report any such occurrences to their supervisor or to the Town of Minturn Department. We will investigate complaints. When employees are found to have engaged in the above conduct, management will take action that it believes is appropriate.

Employees should directly contact law enforcement, security, and/or emergency services if they believe there is an imminent threat to the safety and health of themselves or coworkers.

If you are a victim of domestic violence, please contact Town of Minturn for assistance.

Workplace bullying is repeated mistreatment through verbal abuse, offensive conduct/behaviors, and work interference. If you feel you are subjected to workplace bullying, please contact Town Manager

Conflict of Interest

The Town of Minturn requires that employees protect Town of Minturn information and avoid outside activities or relationships that do or could improperly influence their decisions or actions on the job.

Conflict of interest situations that could arise while moonlighting for a contractor of ours should also be avoided.

Other examples of conflict of interest could be: Serving as a board member or director of a firm, holding financial interest in a business, or being self-employed in an occupation that provides goods or services to the Town of Minturn, or ownership, partnership, or personal involvement in supplier companies or distribution outlets related to Town of Minturn business.

If employees have any question whether a situation is a conflict of interest, they should discuss the matter with their supervisor. If it remains unresolved, refer the matter to [specify name/title] for a final determination.

Outside Employment

It is the policy of the Town to allow its employees to hold second jobs, as long as they satisfactorily perform their responsibilities. Employees involved in or contemplating

outside work should discuss the issue with their supervisor. The second job should not be in conflict, or perceived to be in conflict, with the Town of Minturn business.

Attendance and Punctuality

Punctuality and regular attendance are essential to the efficient operation of any business. Punctuality and attendance also help employees establish a good working reputation and add to the opportunity of advancement.

If you are unable to report for work for any reason, if you will arrive late or must leave early, notify the Department Head or designee immediately and leave a message before starting time.

Failure to call in when absent for two (2) consecutive days will result in termination.

It may become necessary to formally correct the performance of individuals, and in some cases, to terminate the employment relationship. The Company may impose counseling or disciplinary action, including termination, which, in its judgment, most effectively takes care of the problem. Any action taken by management in an individual case should not be assumed to establish a precedent in other circumstances.

Data Disposal Policy

During the course of your employment, the Town of Minturn will collect certain information that is classified as "personal identifying information," or PII, under applicable laws. Such information may include, but is not limited to:

- Your first and last name or initials
- Username(s) and password(s)
- Social Security number
- Driver license or other identification card number
- Medical documentation
- Biometric data
- And more

The Town of Minturn may keep these records in paper and/or electronic format.

When such documentation is no longer needed, pursuant to records retention requirements and best practices, the Town of Minturn will either (a) destroy the records or (b) arrange for their destruction, e.g., by shredding, erasing, or otherwise modifying the personal identifying information in such a manner as to render it unreadable or indecipherable through any means.

Inspections

We may conduct searches of employees' personal effects after notice is given and with the employee's consent. This may include, but is not limited to, lunch bags, boxes, purses, personal computers, packages, or vehicles. We may conduct searches of the above items without employee consent if we have a reasonable suspicion to believe that illegal activity is taking place and after obtaining legal authorization.

Safety/Reporting of Injury

The Town of Minturn is committed to a safe work environment for employees. Employees should report any unsafe practices or conditions to their supervisor.

If employees are injured on the job, no matter how minor, they must report this fact in writing as soon as they are able within 10 days after the injury to the Town Clerk
If medical treatment for an on-the-job injury is needed, it must be obtained from one of the Town of Minturn's designated physicians. If not, the employee may be responsible for the cost of medical treatment.

Smoking

It is our objective to provide a smoke-free environment within our Town of Minturn. Smoking is prohibited within all areas of the building and within 25 feet of the main entrance into the building. Employees may smoke in designated outdoor areas. This restriction applies to all employees and visitors, at all times, including non-business hours.

Separation of Employment

If you desire to end your employment relationship with the Town of Minturn, we ask that you notify us as soon as possible of the intended separation. Notice generally allows sufficient time to transfer work, cover shifts, return Town of Minturn property, review eligibility for continuation of insurance, and make arrangements for your final pay. Employees who plan to retire are asked to provide sufficient advance notice to the Town of Minturn so we can timely process any pension forms or other retirement benefits to which an employee may be entitled.

SECTION 8 COMMUNICATION SYSTEMS

The Town of Minturn's computer network, access to the Internet, email and voicemail systems are business tools intended for employees to use in performing their job duties. Therefore, all documents and files are the property of the Town of Minturn. All information regarding access to the Town of Minturn's computer resources, such as user identifications, modem phone numbers, access codes, and passwords are confidential Town of Minturn information and may not be disclosed to non-Town of Minturn personnel.

All computer files, documents, and software created or stored on the Town of Minturn's computer systems are subject to review and inspection at any time. This includes web-based email employees may access through Town of Minturn systems, whether password protected or not. Employees should not assume that any such information is confidential, including email either sent or received.

Upon separation of employment, all communication tools should be returned to the Town of Minturn.

Personal Use of the Internet

Some employees need to access information through the Internet to do their jobs. Use of the Internet is for business purposes during the time employees are working. Personal use of the Internet should not be on business time, but rather before or after work or during breaks or lunch period. Regardless, the Town of Minturn prohibits the display, transmittal, or downloading of material that is in violation of Town of Minturn guidelines or otherwise is offensive, pornographic, obscene, profane, discriminatory, harassing, insulting, derogatory, or otherwise unlawful at any time.

Personal use of social media is never permitted on working time by means of the Town of Minturn's computers, Town of Minturn-issued mobile devices, networks, and other IT resources and communications systems. Use of personal mobile devices during work time should be kept to a minimum. Postings by an employee on a blog, wiki, chat room, or social networking site are considered personal communications and are not Town of Minturn communications. All social media postings on behalf of the Town of Minturn must be preapproved and sent by authorized employees. Personal postings by an employee concerning the Town of Minturn are not prohibited, provided they comply with guidelines set forth below or in this handbook.

If you post any comments that promote or endorse Town of Minturn products or services in any way, the law requires that you disclose that you are employed by the Town of Minturn.

You must comply with all applicable laws, including copyright and fair use laws. You may not disclose any sensitive, proprietary, confidential, or financial information about

the Town of Minturn. Confidential information includes trade secrets or anything related to the Town of Minturn's inventions, strategy, financials, or products that have not been made public, internal reports, procedures, or other internal business-related confidential communications. Further detail is provided in the "Confidentiality" section of your employee handbook.

We encourage you to make complaints to the Town of Minturn using the complaint process. Complaints to the Town of Minturn regarding these issues should be made consistent with the complaint process in this handbook so that the Town of Minturn can address them.

Nothing in this guideline is meant to interfere with employees' right under state law to engage in protected and concerted activity, including employees' ability to discuss terms and conditions of their employment.

Political Participation

The Town of Minturn encourages employees to participate in matters of responsible citizenship. The Town of Minturn will not interfere with the conduct of Town of Minturn employees engaged in political activity, if the activities are confined to hours when the employees are not on duty, are not campaigning in their official Town of Minturn uniforms, and that the activities do not impair the employees' job efficiency or that of others.

Employees whose principal employment is in connection with federally financed activities are subject to the following federal requirements as a condition of such employment:

Covered employees may not use their official authority or influence for the purposes of interfering with or affecting the results of elections or nominations for office.

In addition, they may not coerce, attempt to coerce, command, or advise other covered employees to pay, lend, or contribute anything of value to a party, committee, Town of Minturn, agency, or person for political purposes.

Political beliefs, activities, and affiliations are the private concern of the employee. An employee's work status is not affected by participating or not participating in lawful civic and political activities. No employee of the Town of Minturn can directly or indirectly coerce or command any other employee to pay, lend, or contribute salary, compensation, service, or anything else of value to any political party, group, Town of Minturn, or candidate.

Any Town of Minturn employee may be a candidate for a partisan political office provided that the involvement does not interfere or present a conflict of interest with their job. If involvement is necessary during normal working hours, the individual must take

vacation leave or leave without pay. Employees whose salary comes in part or in whole from federal government sources are subject to the Federal Hatch Act and its revisions.

No employee will be forced to pay any contributions to any political Town of Minturn whatsoever.

Employees will not be required to work for or participate in the support of any political candidate during their off-duty hours.

Software and Copyright

The Town of Minturn fully supports copyright laws. Employees may not copy or use any software, images, music, or other intellectual property (such as books or videos) unless the employee has the legal right to do so. Employees must comply with all licenses regulating the use of any software and may not disseminate or copy any such software without authorization. Employees may not use unauthorized copies of software on personal computers housed in the Town of Minturn facilities.

Unauthorized Use

Employees may not attempt to gain access to another employee's personal file of email messages or send a message under someone else's name without the latter's express permission. Employees are strictly prohibited from using the Town of Minturn communication systems in ways that management deems to be inappropriate. If you have any question whether your behavior would constitute unauthorized use, contact your immediate supervisor before engaging in such conduct.

Email

Email is to be used for business purposes. While personal email is permitted, it is to be kept to a minimum. Personal email should be brief and sent or received as seldom as possible. The Town of Minturn prohibits the display, transmittal, or downloading of material that is offensive, pornographic, obscene, profane, discriminatory, harassing, insulting, derogatory, or otherwise unlawful at any time. No one may solicit, promote, or advertise any outside Town of Minturn, product, or service through the use of email or anywhere else on Town of Minturn premises at any time. Management may monitor email from time to time. Employees should be aware that emails might be public records and subject to public disclosure.

Employees are prohibited from unauthorized use of encryption keys or the passwords of other employees to gain access to another employee's email messages.

Voicemail

The Town of Minturn's voicemail system is intended for transmitting business-related information. Although the Town of Minturn does not monitor voice messages as a routine

matter, the Town of Minturn reserves the right to access and disclose all messages sent over the voicemail system for any purpose. Employees must use judgment and discretion in their personal use of voice mail and must keep such use to a minimum.

Telephones/Cell Phones/Mobile Devices

Employee work hours are valuable and should be used for business. Excessive personal phone calls can significantly disrupt business operations. Employees should use their break or lunch period for personal phone calls.

Confidential information should not be discussed on a cell phone or via any mobile device. Phones and mobile devices with cameras should not be used in a way that violates other Town of Minturn guidelines such as, but not limited to, EEO/Sexual Harassment and Confidential Information. Employees' use of a cell phone or mobile device to access

Town of Minturn systems is restricted/prohibited without prior authorization. Such access, once authorized, may subject the employee's personal device to discovery requests or Town of Minturn action. Employees authorized to access Town of Minturn systems and information using a personal device must immediately inform the Town of Minturn if the device is lost or stolen.

For safety reasons, employees should avoid the use of cell phones and mobile devices to make calls while driving. Employees must park whenever they need to use a cell phone. Generally, stopping on the shoulder of the road is not acceptable. Employees are prohibited from using a cell phone or other device to text while operating a motor vehicle. Texting is permitted only where the vehicle is at rest and lawfully parked.

SECTION 9 ACKNOWLEDGEMENT OF RECEIPT

ACKNOWLEDGEMENT OF RECEIPT
TOWN OF MINTURN
EMPLOYEE HANDBOOK

I HAVE RECEIVED A COPY OF THE EMPLOYEE HANDBOOK DATED_____. I UNDERSTAND THAT I AM TO BECOME FAMILIAR WITH ITS CONTENTS. FURTHER, I UNDERSTAND:

EMPLOYMENT WITH THE TOWN OF MINTURN IS AT-WILL. I HAVE THE RIGHT TO END MY WORK RELATIONSHIP WITH THE TOWN OF MINTURN, WITH OR WITHOUT ADVANCE NOTICE FOR ANY REASON. THE TOWN OF MINTURN HAS THE SAME RIGHT.

THE LANGUAGE USED IN THIS HANDBOOK AND ANY VERBAL STATEMENTS OF MANAGEMENT ARE NOT INTENDED TO CONSTITUTE A CONTRACT OF EMPLOYMENT, EITHER EXPRESS OR IMPLIED, NOR ARE THEY A GUARANTEE OF EMPLOYMENT FOR A SPECIFIC DURATION.

THE HANDBOOK IS NOT ALL INCLUSIVE BUT IS INTENDED TO PROVIDE ME WITH A SUMMARY OF SOME OF THE TOWN OF MINTURN'S GUIDELINES.

THIS EDITION REPLACES ALL PREVIOUSLY ISSUED HANDBOOKS. THE NEED MAY ARISE TO CHANGE THE GUIDELINES DESCRIBED IN THE HANDBOOK, EXCEPT FOR THE AT-WILL NATURE OF EMPLOYMENT. THE TOWN OF MINTURN, THEREFORE, RESERVES THE RIGHT TO INTERPRET THEM OR TO CHANGE THEM WITHOUT PRIOR NOTICE.

NO REPRESENTATIVE OF THE TOWN OF MINTURN, OTHER THAN THE ELECTED OFFICAL OR TOWN MANAGER OF THE TOWN OF MINTURN, HAS THE AUTHORITY TO ENTER INTO AN AGREEMENT OF EMPLOYMENT FOR ANY SPECIFIED PERIOD AND SUCH AGREEMENT MUST BE IN WRITING, SIGNED BY THE ELECTED OFFICAL OR TOWN MANAGER AND MYSELF. WE HAVE NOT ENTERED INTO SUCH AN AGREEMENT.

_____
Signature

_____ _____
Employee Name Date

To: Mayor and Council
From: Jay Brunvand
Date: May 21, 2025
Agenda Item: Resolution 21 – Series 2025 Appointing the Minturn Town Manager

---

REQUEST:
Staff is requesting the Council to approve Resolution 21 – Series 2025 Appointing Rob Gutierriz as the Minturn Town Manager and approving his employment contract.

INTRODUCTION:
Over the past several months, the Town has solicited, interviewed, and authorized contract negotiations with Mr. Rob Gutierriz to serve as the Minturn Town Manager. This Resolution appoints Rob as the Manager and approves his employment contract.

ANALYSIS:

COMMUNITY INPUT:
N/A

BUDGET / STAFF IMPACT:
N/A

STRATEGIC PLAN ALIGNMENT:
In accordance with Strategy #1 to practice fair, transparent, and communicative local government.

RECOMMENDED ACTION OR PROPOSED MOTION:
Motion to approve Resolution 21 – 2025 Appointing Rob Gutierriz as the Minturn Town Manager and approving his employment contract as presented.

ATTACHMENTS:
Employment agreement

PO Box 309 • 302 Pine St • Minturn, CO 81645 • www.minturn.org • info@minturn.org • 970-827-5645

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 21 SERIES 2025

A RESOLUTION APPOINTING ROBERT GUTIERREZ AS TOWN ADMINISTRATOR OF THE TOWN OF MINTURN

RECITALS

A. The Town of Minturn, in the County of Eagle and State of Colorado (the "Town"), is a home-rule municipal corporation duly organized and existing under the laws of the State of Colorado and the Town Charter (the "Charter").

B. Pursuant to Section 5.1 of the Charter and Section 2-3-10 of the Minturn Municipal Code (the "Code"), the Town Council has authority to select and appoint a Town Administrator to possess, have, and exercise the administrative and executive responsibilities designated by the Town Council.

C. The Town Council has offered the vacant Town Administrator position to Robert Gutierrez ("Gutierrez") who has accepted the offer.

D. The Town Council finds and determines that appointing Gutierrez as Town Administrator is in the best interests of the public health, safety, and welfare of the residents of the Town of Basalt.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Minturn, Colorado as follows:

1. Recitals. The foregoing recitals are incorporated herein as findings of the Town Council.

2. Employment Agreement. The Town Council hereby appoints Robert Gutierrez as Town Administrator and approves the Employment Agreement enclosed as **Exhibit A**, authorizing the Mayor to execute the same.

3. Ratification of Actions. All actions heretofore taken, not inconsistent with the provisions of this Resolution, by the Town Council and the officers, agents, and employees of the Town relating to the subject matter of this Resolution, are hereby ratified, approved, and confirmed.

4. Severability. If any provision of this Resolution is found to be unconstitutional or unlawful, such finding shall only invalidate that part or portion found to violate the law. All other provisions shall be deemed severable and shall continue in full force and effect.

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED this 5th day of May, 2025.

TOWN OF MINTURN

By:_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

AGREEMENT FOR EMPLOYMENT

THIS AGREEMENT is made and entered into this ___ day of _____, 2025, by and between the Town of Minturn, a Colorado home rule municipality (the "Town"), and Robert Gutierrez ("Gutierrez ") (each a "Party" and collectively "the Parties").

RECITALS:

A. The Town requires the services of a Town Administrator pursuant to Section 2-3-10 of the Minturn Municipal Code; and

B. Gutierrez has held himself out to the Town as having the requisite qualifications and experience to serve as Town Administrator; and

NOW, THEREFORE, in consideration of the mutual covenants herein contained, the parties agree as follows:

SECTION 1. SCOPE OF SERVICES

Gutierrez shall perform all duties, obligations and responsibilities of the Town Administrator specified by Colorado statutes, the Town of Minturn Home Rule Charter, the Municipal Code and as requested by Town Council. Gutierrez shall report directly to and serve at the pleasure of Town Council. Gutierrez shall exert his full-time professional skill, attention, knowledge and judgment in providing the foregoing services.

The work and services to be performed by Gutierrez hereunder shall be done in compliance with applicable laws, ordinances, rules and regulations, including the Town Municipal Code and Charter and any other applicable laws, ordinances, or regulations of the Town of Minturn.

SECTION 2. TERM

The term of this Agreement shall be for three years commencing on June 9, 2025, subject to annual Appropriation of funds. This Agreement may be extended for an additional term by mutual agreement of the parties.

SECTION 3. COMPENSATION AND BENEFITS

A. In consideration for the services specified herein by Gutierrez, Town agrees to pay Gutierrez for his services rendered at an annual rate of $175,000 to be payable in accordance with Town policy. Town shall provide Gutierrez a car allowance of five hundred dollars ($500.00) per month to be included in his monthly taxable compensation. The Town shall also provide Gutierrez with a cell phone and phone service plan for work-related needs. Gutierrez shall also be entitled to participate in those programs and receive those benefits offered by Town to its full-time exempt employees, as such benefits may be amended by the Town in its discretion. Such benefits shall include health insurance for

medical, dental, and vision coverage for Gutierrez and his family. Gutierrez will also be eligible to participate in an enhanced retirement benefit program, such as a 401(k)-retirement savings plan that the Town offers to its employees. The Town shall match such retirement benefits in an amount not to exceed four percent (4%) of Gutierrez's salary. In addition, the Town shall grant Gutierrez a license to occupy the premises located at 210 Eagle Street as set forth in Section 5 below.

B. For calendar year 2025, Gutierrez shall accrue vacation in accordance with Town policy at the same rate as an employee having five to ten years of service. For calendar year 2026 and future years, Gutierrez shall accrue vacation in accordance with Town policy at the same rate as an employee having 11+ years of service, provided, however, that any vacation in excess of five consecutive business days shall be scheduled with the approval of the Town Council whose approval shall not be unreasonably withheld. Gutierrez shall be provided with an initial amount of 7 days of vacation time to begin his employment, which amount does not increase his annual accrual and Gutierrez will not accrue additional vacation time until after he reaches what would have normally been 7 days of vacation time accrual under Town policy. Thereafter, Gutierrez shall continue to accrue vacation in accordance with Town policy.

SECTION 4. **GOALS AND PERFORMANCE**

Town Council shall review and evaluate the performance of Gutierrez annually or as necessary.

Town Council and Gutierrez shall define goals and performance objectives which the parties determine necessary for the proper operation of the Town of Minturn, Colorado; said goals and objectives to be reduced to writing by Gutierrez and presented to the Council within a reasonable time after their establishment. The goals and performance objectives shall generally be attainable within the time limitations specified and within the annual operating and capital budgets and appropriations provided.

SECTION 5. **HOUSING**

A. Gutierrez shall reside within the Town as a condition of employment during the term of this Agreement. As part of Gutierrez's compensation, the Town shall give Gutierrez a license to occupy Town-owned premises located at 210 Eagle Street (the "Premises"). Gutierrez shall relocate to the Premises on or before June 30, 2025.

B. Gutierrez shall pay all costs and expenses attributable to the housing (with the exception of internet, water and sewer) including ordinary maintenance and repair, electric/gas, and renter's insurance in reasonable amounts required by the Town.

C. Pets are permitted on the Premises. Gutierrez will be liable for any damage caused by pets.

D. Gutierrez's license to occupy the Premises is subject to termination at any time after the termination of this Agreement or the end of the term of this Agreement. In the event Gutierrez's license to occupy the Premises is terminated, Gutierrez shall have thirty (30) days to

vacate. Upon termination of this Agreement or vacation of the Premises, whichever occurs first, possession of the Premises shall be returned to the Town in a clean and orderly condition. All reasonable costs to restore the Premises to a clean and orderly condition shall be the responsibility of Gutierrez.

E. Gutierrez hereby authorizes the Town to deduct from Gutierrez's paycheck all amounts necessary to restore the Premises to a clean and orderly condition; to compensate the Town for any damage caused by Gutierrez or pets in the Premises, ordinary wear and tear excepted; and/or to cover unpaid costs and expenses described in paragraph A above.

F. The Town shall reimburse Gutierrez's actual moving expenses for relocating to the Town in an amount not to exceed $10,000 based on receipts that Gutierrez shall provide.

SECTION 6. OUTSIDE ACTIVITIES

The employment provided for by this Agreement shall be Gutierrez's primary employment. Recognizing that certain outside consulting or teaching opportunities provide indirect benefits to the Town and the community, Gutierrez may elect to accept limited teaching, consulting or other business opportunities with the understanding that such arrangements shall not conflict with his responsibilities under this Agreement or require extended periods of time away from the Town.

SECTION 7. TERMINATION AND SEVERANCE PAY

A. Nothing within this Agreement shall prevent, limit or otherwise interfere with the right of Town to terminate the employment of Gutierrez at any time during this Agreement. In the event Gutierrez is terminated for any reason, other than cause, the Town agrees to pay Gutierrez four months' salary, plus accrued and unused vacation time, as severance pay during the first year of this Agreement. Severance will increase by one month for each year of continuous service, up to a maximum of six months' salary, plus accrued and unused vacation time. Gutierrez will not be entitled to receive any severance if he is terminated for cause at any time. Any severance payment made under this Agreement shall be contingent on Gutierrez's execution of a full and complete waiving and release of claims or actions arising out of Gutierrez's employment, or termination thereof. "Cause" for purposes of this section shall mean:

1. Employee's gross negligence or willful malfeasance of his duties and responsibilities;
2. Employee's plea of guilty or no contest to or conviction of a felony or crime of moral turpitude, such as an act of fraud or crime of dishonesty;
3. Employee's commitment of any unethical, fraudulent or felonious act with respect to his duties to the Employer;
4. Employee's prolonged unexcused absence from employment (other than by reason of disability due to physical or mental illness).

B. In the event Gutierrez voluntarily resigns his position with Town, Gutierrez shall give Town a minimum of ninety (90) days' notice to the Mayor, in advance and in writing, unless the parties otherwise agree. Voluntary resignation by Gutierrez does not entitle him to severance pay.

C. Upon termination of this Agreement, Gutierrez shall deliver possession of the house located at 210 Eagle St. to the Town, within thirty (30) days from the date of termination.

SECTION 8. **PROFESSIONAL DEVELOPMENT**

Subject to such amounts as may be budgeted and appropriated by the Town in its sole discretion, the Town agrees to pay the dues, registration fees, travel, and subsistence expenses of Gutierrez for professional and official memberships of CCCMA and CML and the attendance of one conference for each organization per year to continue the professional development of Gutierrez and to pursue necessary official and other functions for the Town as may be determined and approved by the Town.

SECTION 9. **MISCELLANEOUS**

A. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Eagle County, Colorado.

B. Integration. This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

C. Third Parties. There are no intended third-party beneficiaries to this Agreement.

D. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

E. Modification. This Agreement may only be modified upon written agreement of the Parties.

F. Assignment. Neither this Agreement nor any of the rights or obligations of the Parties hereto, shall be assigned by either Party without the written consent of the other.

G. Governmental Immunity. The Town and its officers, attorneys and employees are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

H. Subject to Annual Appropriation. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

IN WITNESS WHEREOF, the Mayor as duly authorized by the Town Council and on behalf of the Town of Minturn, has signed and executed this Agreement and Gutierrez has signed and executed this Agreement, both in duplicate, the day and year first above written.

~ Signatures on next page ~

Robert Gutierrez

TOWN OF MINTURN

BY: _____
Earle Bidez, Mayor

ATTEST:

_____
Town Clerk

Karp Neu Hanlon PC
ATTORNEYS AT LAW

MEMORANDUM

DATE: May 16, 2025

TO: Minturn Town Council

FROM: Karp Neu Hanlon, P.C.

RE: Amending the Franchise Agreement Between the Town of Minturn and Public Service Company of Colorado

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On June 1, 2005, the Town Council executed a franchise agreement between the Town of Minturn and Public Service Company of Colorado (the "Company"), as set forth in Ordinance No. 11 – Series of 2005 (the "Agreement"). The Agreement grants the Company a non-exclusive right to use Town streets and property to provide gas and electricity service to the Town and the Town's residents (the "Utility Service").

The term of the Agreement is set to expire on June 1, 2025. Town staff is currently negotiating with the Company regarding a new franchise agreement between the Town and the Company for a renewed term. While negotiations over the final draft and approval of the Agreement are ongoing, the Town wishes to amend the Agreement with a temporary extension through August 31, 2025 to allow for uninterrupted Utility Service to the Town and its residents until the new franchise agreement is completed and executed.

The proposed Ordinance, shown as both a clean and redlined version with the Company's changes, would approve an amendment to the Agreement to provide for this temporary extension of the Agreement.

Town staff recommends adopting the Ordinance as set forth below.

ORDINANCE 05 – SERIES 2025

AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO, GRANTING A TEMPORARY EXTENSION OF THE FRANCHISE AGREEMENT BETWEEN THE TOWN OF MINTURN AND PUBLIC SERVICE COMPANY OF COLORADO FOR THE USE OF TOWN PROPERTY TO PROVIDE GAS AND ELECTRIC UTILITY SERVICE TO THE TOWN AND ITS RESIDENTS.

WHEREAS, the Town of Minturn, in the County of Eagle and State of Colorado (the "Town"), is a home rule municipal corporation duly organized and existing under laws of the State of Colorado and the Town Charter (the "Charter"); and

WHEREAS, pursuant to Section 10.1 of the Charter, the Town Council has authority to grant, amend, revoke, or otherwise carry out its powers regarding franchise agreements; and

WHEREAS, as set forth in Ordinance No. 11 – Series of 2005, the Town Council executed a Franchise Agreement (the "Agreement") between the Town and Public Service Company of Colorado, its successors, assigns, affiliates, and subsidiaries (the "Company") granting the Company the right to use Town streets and property to provide gas and electricity service to the Town and the Town's residents (the "Utility Service"); and

WHEREAS, the term of the Agreement is for twenty (20) years, set to expire on June 1, 2025; and

WHEREAS, the Town and the Company are presently engaged in negotiations regarding a new franchise agreement wherein the Town will grant the Company a new non-exclusive franchise to use Town streets, public utility easements, and other Town property to provide Utility Service; and

WHEREAS, the Town and the Company wish to amend the Agreement to provide for a temporary extension of the Agreement to allow the Town and the Company to complete negotiations of a new franchise agreement; and

WHEREAS, the Town Council finds and declares that amending the Agreement to provide for a temporary extension of the Utility Service within the Town is necessary for the preservation of public health, safety, and welfare and is in the best interests of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO, AS FOLLOWS:

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

Section 2. Amendment of Franchise Agreement. Town Council hereby approves an amendment to provide for a temporary extension of the Agreement. Accordingly, Section 2.2 of the Agreement is hereby deleted in its entirety and replaced with the following:

> § 2.2 Term of Franchise. This franchise shall take effect upon its adoption and shall supersede any prior franchise grants to the company by the Town. The term of this franchise shall be twenty (20) years. In the event the Town and Company

are still negotiating a new franchise agreement near the expiration date of this franchise, the Town may, with agreement of the Company, extend this franchise through August 31, 2025.

Section 3. Effective Date. Upon passage of this Ordinance, the provisions hereof shall become effective on May 28, 2025.

Section 4. Severability. If any section, subsection, paragraph, clause, or provision of this resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause, or provision shall in no manner affect any remaining provisions of this resolution, the intent being that the same are severable.

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 7th DAY OF MAY 2025. 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 21st DAY OF MAY, 2025 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 21st DAY OF MAY, 2025.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By:
Jay Brunvand, Town Clerk

Public Service Company of Colorado, for itself, its successors and assigns, hereby accepts, as of the date stated above, the foregoing Ordinance finally passed by the Town Council of the Town of Minturn and agrees to be bound by all of its terms and provisions.

Public Service Company of Colorado

By: _____
Hollie Velasquez-Horvath
Regional Vice President, State Affairs and
Community Relations

Town Council
Mayor – Earle Bidez
Mayor Pro Tem – Eric Gotthelf
Council Members:
Tom Priest
Lynn Feiger
Gusty Kanakis
Brian Rodine
Kate Schifani

To: Town Council
Interim Town Manager Katie Sickles
May 21, 2025 Letters

See Ashley Badesch's email and I drafted two letters for the Mayor to execute.

Outlook

CO & WY Client Alert: Action items to protect critical funding

From Ashley Badesch <ashley.badesch@strategiesdc.com>
Date Thu 5/8/2025 1:11 PM
To Debra Figueroa <debra.figueroa@strategiesdc.com>; Sarah Marin <sarah.marin@strategiesdc.com>; Spiro Maleki <spiro.maleki@strategiesdc.com>; Floyd McCluhan <Floyd.McCluhan@strategiesdc.com>

3 attachments (69 KB)

CO Water & Wastewater Federal Funding_Letter.docx; WY Water & Wastewater Federal Funding_Letter.docx; T&I Programmatic Language Requests [Samples].docx;

Hello S2 Western Office Clients,

Please read this email update about key legislative issues that could impact your community, and join us at **2 PM on Wednesday, May 14th**, for an **S2 Western Communities Advocacy Roundtable discussion** on Zoom, Meeting ID: 876 6600 7425, Passcode: 301728.

Water & Wastewater Funding at Risk: On May 2, 2025, President Trump released his FY 2026 "skinny budget" – a preliminary funding proposal that outlines the Administration's top-line priorities ahead of the formal appropriations process. The proposal **calls for drastic cuts to essential water infrastructure programs** that many western communities depend upon to upgrade aging treatment plants, replace failing pipes, and meet federal water standards. If enacted, these reductions—including the near-elimination of the US EPA Clean Water & Drinking Water State Revolving Funds, USDA Rural Development Water & Waste Disposal Loan program, and the Bureau of Reclamation WaterSMART grants—would dismantle the most cost-effective financing options available to western communities for water and wastewater infrastructure upgrades.

- **Actions Needed:** Please **read the attached advocacy letter template** and **join us on the May 14th zoom to discuss advocacy strategies.**

Opportunity to Weigh in on Transportation Priorities: The House Transportation & Infrastructure (T&I) Committee is working on the Surface Transportation Authorization, which is the federal law that sets funding levels and policy direction for highways, public transit, rail, and related infrastructure across the United States. Reauthorized every five years, it will determine how billions of federal dollars are distributed to states and local governments for road repairs, transit operations, safety programs, and more. **Now is the time for local governments to weigh in on what funding for transportation infrastructure is important to them**, especially as the House T&I Committee moves to deprioritize funding for the types of projects that are important to so many western communities: transit, bike and pedestrian infrastructure, and bridge replacements.

- **Action Needed: Please read the attached packet of T&I programmatic requests** that reflect the transportation funding needs we hear about regularly from our client communities, including maintaining previous levels of funding for transit, directing the US DOT to continue providing funding to bike and pedestrian projects, and maintaining funding for bridge replacement projects. Please consider working with us to **submit any one or more of these proposals (or others tailored to your communities' needs) to your US Member of Congress**, whether they are on the T&I committee (Congressman Hurd) or not (Congressman Neguse, Congresswoman Boebert, Congresswoman Hageman). Members must submit their proposals by **May 30th.** We will provide the contact information for the relevant staffer to whom you

should submit a proposal. We can also help draft additional proposals tailored to your commun
Folks should think about submitting these **as soon as possible**.

Please consider passing this message along to other communities that will be impacted by cuts to water and wastewater funding or potential future cuts to federal funding for transit, bike and pedestrian infrastructure, and bridge replacements. We will discuss the above issues, as well as what to do if your community is impacted by "frozen" and "canceled" grants, on the May 14th Western Communities Advocacy Roundtable. We also welcome discussion of any other legislative issues important to your community.

Thank you!

Ashley

Ashley Badesch
Partner
Western Practice
Sustainable Strategies DC
1801 California St, Suite 2400
Denver, CO 80218
303-981-4477

Town of Minturn
P.O. Box 309 | 302 Pine Street
Minturn, CO 81645
970-827-5645
www.minturn.org

Town Council
Mayor – Earle B
Mayor Pro Tem – Eric Gotthelf
Council Members:
Gusty Kanakis
Lynn Feiger
Kate Schifani
Brian Rodine
Tom Priest

Agency: U.S. Department of Transportation
Account: Federal Highway Administration (FHWA)
Programs:

- Bridge Formula Program (BFP)
- Bridge Investment Program (BIP – discretionary)

Request: Sustain funding for the Bridge Formula Program and the Bridge Investment Program at no less than FY25 enacted levels.

The Town of Minturn Bellm Bridge, a major commercial and residential bridge connection over the Eagle River, is structurally deficient and scheduled for replacement in the next five years. The Bellm Bridge, along with several bridges that span the Eagle River and major mountain waterways, are fundamental to Minturn. Our rural transportation networks are aging past their intended design life and are rapidly deteriorating. According to the American Road & Transportation Builders Association (ARTBA), as of 2024, more than 43,000 bridges nationwide are rated in poor or "structurally deficient" condition, including a significant share in our area.

Minturn's bridges connect our entire community to schools, hospitals and commerce. When these crossings are closed, are weight-restricted, or fail, our local economy will suffer. In addition, Fire and EMS response times will increase. Minturn lacks the financial capacity or technical staffing needed to pursue large-scale bridge replacements without federal support. Even basic rehabilitation projects can quickly exceed our budget, especially where construction costs are higher due to mountainous terrain, supply chain constraints, or environmental review requirements. The Bridge Formula Program (BFP) has become a critical source of baseline funding for states, but its effectiveness depends on continued congressional support. At the same time, the Bridge Investment Program (BIP) offers a vital discretionary avenue for addressing high-priority bridge needs that exceed formula-based allocations, especially in Minturn where bridge failures would be economically and logistically devastating. Sustained federal investment in these two programs is essential to avoid compounding the nation's deferred maintenance crisis.

Minturn Town Council, on behalf of our residents and business community, strongly support the Committee to direct the U.S. Department of Transportation to fund the Bridge Formula Program and the Bridge Investment Program at no less than FY25 enacted levels.

Sincerely,

Earle Bidez
Mayor
Town of Minturn
970-445-7579 – ebidez@minturn.org

Town of Minturn
P.O. Box 309 | 302 Pine Street
Minturn, CO 81645
970-827-5645
www.minturn.org

Town Council
Mayor – Earle B
Mayor Pro Tem – Eric Gotthelf
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Gusty Kanakis
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Kate Schifani
Brian Rodine
Tom Priest

The Honorable Michael Bennet
US Senator
261 Russell Senate Building
Washington, DC 20510

The Honorable John Hickenlooper
US Senator
316 Hart Senate Building
Washington, DC 20510

The Honorable Jeff Hurd
US Representative
1641 Longworth House Building
Washington, DC 20515

RE: Sustaining critical federal funding for water and wastewater infrastructure for rural communities

Dear Senator Bennet, Senator Hickenlooper, and Representative Hurd,

The Town of Minturn has a population hovering just below 1000 population. The Town is preparing to develop a new Water Treatment Plant with an estimated cost of fifteen million dollars. In addition to the cost to replace water tanks, maintaining distribution systems and operations means increasing costs to everyone.

On behalf of Minturn, I write to express my serious concern about the proposed cuts to federal water infrastructure programs in the President's FY 2026 "skinny budget." These reductions—including the near-elimination of the US Environmental Protection Agency (EPA) Clean Water & Drinking Water State Revolving Funds, US Department of Agriculture (USDA) Rural Development Water & Waste Disposal Loan program, and the Bureau of Reclamation WaterSMART grants—would severely undermine the ability of Minturn to protect public health, provide safe drinking water to our residents, and maintain the critical infrastructure we rely on every day for fire protection and water security.

Minturn's water infrastructure built with federal support in past decades is now at or beyond its expected lifespan. Without reinvestment, our legacy systems will become a liability, placing public health, environmental protection, and local economies at risk. Minturn has a limited ratepayer base and many of our residents already struggle to afford their existing water rates. We cannot simply raise utility rates enough to fund these projects, many of which cost tens of millions of dollars, without further jeopardizing affordability for residents. Federal and state financing tools are essential to bridge the gap between urgent infrastructure needs and the economic realities of rural life.

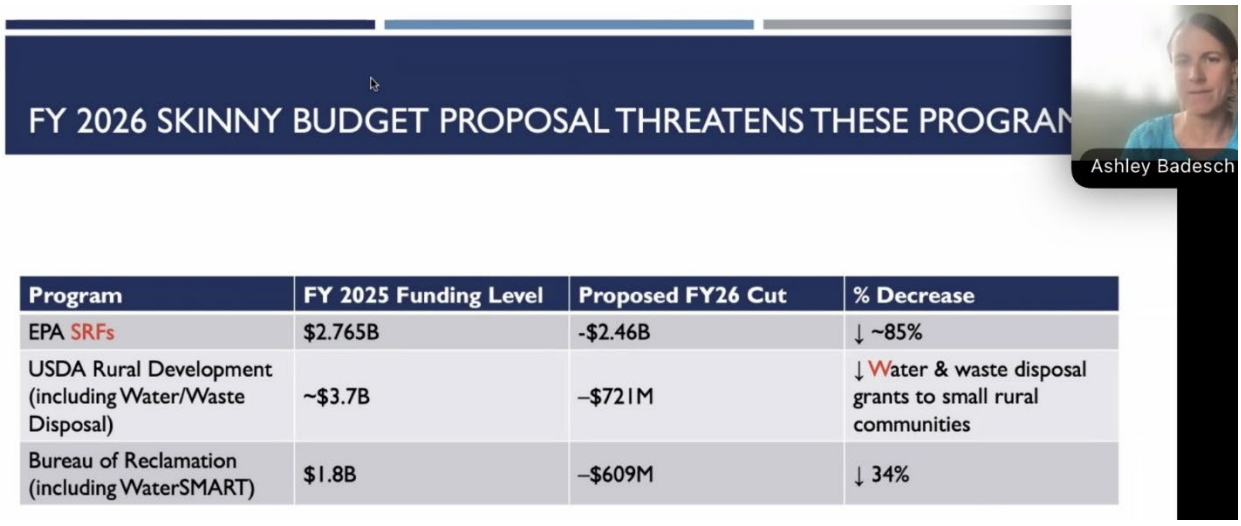
Sincerely,

Earle Bidez
Mayor
Town of Minturn
970-445-7579 – ebidez@minturn.org

To: Mayor and Council
From: Katie Sickles
Date: May 21, 2025
Agenda Item: Public Finance

Water Treatment Plant Financing:
What is SRF:
https://www.cwrpda.com/
Without too much explanation the funds are loaned by the state through the federal government with strings attached as to how they are spent and dictated loan requirements, some of which include lack of early debt pay down or retirement.

The following slide was presented by Ashley Badesch on a May 14 webinar regarding the proposed skinny budget.



Program	FY 2025 Funding Level	Proposed FY26 Cut	% Decrease
EPA SRFs	$2.765B	-$2.46B	↓ ~85%
USDA Rural Development (including Water/Waste Disposal)	~$3.7B	–$721M	↓ Water & waste disposal grants to small rural communities
Bureau of Reclamation (including WaterSMART)	$1.8B	–$609M	↓ 34%

I am not going to spend time on SRF, however I thought I would provide the information above.

On Friday May 16, I am meeting with Jim Mann to go over the following Public Funding Opportunities. Information is attached and I will go over each at the meeting.

- ANB Bank – A local bank
- Government Capital – A ground lease
- Northland Securities – Public Finance
- Stifel Nicolaus – Public Finance

Outlook

RE: Additional Info

From jeris.romeo@anbbank.com <jeris.romeo@anbbank.com>
Date Mon 4/28/2025 9:52 AM
To Katie Sickles <interim@minturn.org>

Hi Katie,

Just stepping back into the office from vacation.

The Town does not need to sign anything at this time. We would certainly need more info from the Town to provide a terms sheet on the scope of the project.

Let me know if you would like to discuss further this week.

Thank you,
Jeris

Jeris Romeo
Community Bank President - Avon & Eagle
71 Beaver Creek Place | P.O. Box 2079 | Avon, Colorado 81620
0050 Chambers Ave | P.O. Box 4660 | Eagle, Colorado 81631
Office: 970-949-9085 | Cell: 720-930-1010 | Ext. 34703 | Fax: 970-949-9091 | NMLS#: 636901
jeris.romeo@anbbank.com

ANB Bank
www.anbbank.com

April is Community Banking Month! As an independent community bank, we are so appreciative of our customers and the communities we have the pleasure of serving within Colorado and Wyoming. Our commitment is to provide every customer with a personalized experience and flexible solutions to their individualized financial needs. Member FDIC

From: Katie Sickles <interim@minturn.org>
Sent: Monday, April 21, 2025 11:26 AM
To: Jeris Romeo <jeris.romeo@anbbank.com>
Subject: Additional Info

NOTICE: This message came from an external source

Please exercise caution when clicking links or opening attachments

Jeris,

If the Town of Minturn continues conversations regarding bonds will the Town need to sign an agreement to receive additional information?

Town of Minturn
Interim Town Manager
Katie Sickles
interim@minturn.org
Town Mobile 970-343-9122
Personal Mobile 970-270-5771

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Outlook

RE: Additional Information

From Robert Sherman <robert.sherman@govcap.com>
Date Mon 4/28/2025 8:50 AM
To Katie Sickles <interim@minturn.org>

It's my pleasure.

I apologize about the slow response on my end, I was out of office a few days last week.

Please, let me know if y'all have any other question.

Thank you-

Robert Sherman
Municipal Finance Specialist | Client Services
GOVERNMENT CAPITAL
345 Miron Drive
Southlake, TX 76092
(817) 722-0223 Direct
www.govcap.com

From: Katie Sickles <interim@minturn.org>
Sent: Monday, April 28, 2025 9:49 AM
To: Robert Sherman <robert.sherman@govcap.com>
Subject: Re: Additional Information

Robert,

Got it, just wanted to clarify!

Town of Minturn
Interim Town Manager
Katie Sickles
interim@minturn.org

From: Robert Sherman <robert.sherman@govcap.com>
Sent: Monday, April 28, 2025 8:44 AM
To: Katie Sickles <interim@minturn.org>
Subject: RE: Additional Information

Good Morning Katie,

You do not have to sign an agreement to receive additional information from us, however just to clarify I am not in the bond space. My department would be servicing a ground lease.

Robert Sherman
Municipal Finance Specialist | Client Services
GOVERNMENT CAPITAL
345 Miron Drive
Southlake, TX 76092
(817) 722-0223 Direct
www.govcap.com

From: Katie Sickles <interim@minturn.org>
Sent: Monday, April 28, 2025 9:34 AM

To: Robert Sherman <robert.sherman@govcap.com>
Subject: Re: Additional Information

Robert,

Just checking in again.

Town of Minturn
Interim Town Manager
Katie Sickles
interim@minturn.org

From: Katie Sickles <interim@minturn.org>
Sent: Monday, April 21, 2025 11:27 AM
To: robert.sherman@govcap.com <robert.sherman@govcap.com>
Subject: Additional Information

Robert,

If the Town of Minturn continues conversations regarding bonds will the Town need to sign an agreement to receive additional information?

Town of Minturn
Interim Town Manager
Katie Sickles
interim@minturn.org
Town Mobile 970-343-9122
Personal Mobile 970-270-5771

April 7, 2025

Katie Sickles
Interim Town Manager
Town of Minturn
302 Pine St.
P.O. Box 309
Minturn, CO 81645

RE: Engagement of Northland Securities as Underwriter

Dear Katie:

The purpose of this letter is to comply with federal regulations. Federal security regulations require you to affirmatively engage Northland Securities before we can provide you with advice on the issuance of municipal securities acting in the capacity of underwriter. This letter establishes the engagement.

The Town of Minturn, Colorado (the "Issuer") seeks to engage Northland Securities to serve as underwriter, and not as a financial advisor or municipal advisor, in connection with the issuance of water revenue bonds (the "Issue"). This engagement applies solely to the Issue. The engagement is nonbinding. The Issuer is under no obligation to undertake the Issue. The Issuer may determine not to undertake a negotiated financing and to engage Northland in a role other than an underwriter.

The Issuer desires Northland to provide all of the services needed to create and execute a plan to underwrite the Issue, including:

1. Advice regarding the structure, timing, terms, and other similar matters (including actions needed to authorize the issuance) of the Issue.
2. Preparation of rating strategies and presentations related to the Issue.
3. Assistance in the preparation of the preliminary and final official statements.
4. Assistance with the closing of the Issue, including negotiation and discussion with respect to all documents, certificates, and opinions needed for such closing.
5. Coordination with respect to obtaining CUSIP numbers and the registration of the Issue with the book-entry only system of the Depository Trust Company.
6. Preparation of post-sale reports for such municipal securities.

In acting as underwriter, Northland has a duty under rules of the Municipal Securities Rulemaking Board (MSRB) to make certain disclosures to the Issuer concerning its role, its compensation, and actual or potential material conflicts of interest. In engaging Northland in this capacity, the Issuer should be aware of the following:

1. Acting as underwriter for the Issue, Northland will provide advice to the Issuer with respect to the structure, timing, terms, and other similar matters concerning the Issue. The Issuer is responsible for understanding and assessing the implications of the Issue.
2. Northland will purchase, or arrange for the placement of, the Issue in an arm's-length commercial transaction with the Issuer. In this process, Northland is required to deal fairly at all times with both the Issuer and investors. Northland has a duty to purchase the Issue

from the Issuer at a fair and reasonable price, but must balance that duty with its duty to sell municipal securities to investors at prices that are fair and reasonable.

3. Under federal securities laws Northland does not have a legal fiduciary duty to the Issuer (unlike a municipal advisor) and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests. Northland has financial and other interests that differ from those of the Issuer.
4. The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer's interest in this transaction.
5. Northland will coordinate the issuance process including closing and delivery of proceeds. Northland will review the official statement for the Issue in accordance with, and as part of, its responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of the transaction.
6. Depending on the structure of the transaction that the Issuer decides to pursue, Northland will disclose any additional potential or actual material conflicts, inclusive of any dealer specific or complex financing disclosures, related to this engagement. We will seek your acknowledgement of receipt of any such additional disclosures.
7. Northland is a registered broker-dealer, and its affiliates are engaged in securities activities, as well as providing investment banking, asset management, financing, financial advisory services and other commercial and investment banking products and services to a wide range of corporations and individuals. In the ordinary course of their respective businesses, Northland and its affiliates have engaged, and may in the future engage, in transactions with, and perform services for, the Issuer and its affiliates for which they received or will receive customary fees and expenses. In addition, Northland and its affiliates may currently have and may in the future have investment and commercial banking, trust, and other relationships with parties that may relate to assets of, or be involved in the issuance of securities and/or instruments by, the Issuer and its affiliates.
8. Northland's compensation is based on the size of the Issue and is contingent on the closing of the Issue (see below). The MSRB has identified this means of compensation as presenting a conflict of interest, because it may cause Northland to recommend a transaction that it is unnecessary or to recommend that the size of the transaction be larger than is necessary.

For serving as underwriter with respect to the Issue, Northland shall be paid an underwriter's discount based on a percentage of the total par amount of the Issue. A "not to exceed" percentage for underwriter's discount will be determined when the actual terms of the Issue have been set forth in the bond purchase agreement and therefore compensation is not included as part of this letter. The compensation due to Northland shall be deducted from proceeds at closing.

Northland agrees to pay the following expenses from its fee:

- Out-of-pocket expenses such as travel, long distance phone, and copy costs.
- Preparation of the bond transcript.

The Issuer agrees to pay for all other expenses related to the processing of the Issue including, but not limited to, the following:

- Engineering and/or architectural fees.
- Publication of legal notices.
- Bond counsel and local attorney fees.
- Fees for various debt certificates.

- The cost of printing Official Statements, if any.
- Issuer staff expenses.
- Rating agency fees, if any.
- Bond insurance fees, if any.
- Accounting and other related fees.

It is expressly understood that there is no obligation on the part of the Issuer under the terms of this engagement to undertake the Issue. If not issued, Northland agrees to pay its own expenses and receive no fee for any services it has rendered.

You have been identified by the Issuer as a primary contact for the Issuer's receipt of these disclosures. It is our understanding that you are not a party to any disclosed conflict of interest relating to the transaction and have the authority to bind the Issuer by contract with us. If our understanding is incorrect, please notify us immediately.

If you or any other Issuer officials have any questions or concerns regarding these disclosures, please make those questions or concerns known immediately to Northland. In addition, you should consult with your own financial and/or municipal, legal, accounting, tax and other advisors, as applicable, to the extent you deem appropriate.

We look forward to working with you on this Issue. I would be happy to discuss this letter, these disclosures, our relationship with the Issuer for the Issue, or other aspects of applicable federal securities regulations.

To engage Northland Securities as underwriter for the Issue as described in this letter, please sign and return this letter. In signing this letter, the Issuer acknowledges and accepts the representations made in this letter.

Sincerely,

Troy Bernberg
Managing Director

Engagement of Northland Securities as underwriter and receipt of related disclosures acknowledged by the Town of Minturn, Colorado.

Date: _____

Signature: _____

Name: _____

Title: _____

UNDERWRITER ENGAGEMENT AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____, 2025, by and among the Town of Minturn (the "Issuer") and Stifel, Nicolaus & Company, Incorporated, (the "Underwriter" or "Stifel"), with reference to the following facts:

RECITALS

WHEREAS, the Issuer plans to issue Water Revenue Bonds (the "Bonds") to finance water system improvements (the "Project"); and

WHEREAS, the Issuer desires and is authorized by law to retain the services of the Underwriter in connection with the issuance of the Bonds; and

WHEREAS, the Underwriter agrees to be retained by the Issuer and to provide to the Issuer the services described herein; and

WHEREAS, Stifel agrees to act as underwriter, subject to the conditions set forth herein;

NOW therefore, for and in consideration of the mutual promises, covenants, and conditions herein contained, the parties hereto agree as follows:

Scope of Services

The Issuer has engaged the Underwriter to perform various services related to the issuance of the Bonds, which are to be performed within the framework of all relevant rules and regulations. All services are provided on an arm's length, commercial basis and may or may not be provided in conjunction with services provided by advisors to the Issuer, such as, but not limited to, a financial advisor or a municipal advisor.

With this understanding, the Underwriter may provide the following services and perform the following functions with respect to the Bonds:

A. <u>Structuring the Financing</u>

1. The Underwriter will work with the Issuer, its bond counsel, financial advisor, disclosure counsel, and other members of the Issuer's financing team in evaluating specific terms and conditions affecting the Bonds with the purposes of meeting the Issuer's financing objectives and assuring appropriate credit quality;
2. The Underwriter will work with the Issuer to create a feasible and efficient structure for the Bonds in order to enhance the Bonds' marketability;
3. In cooperation with Issuer, the Underwriter will assist in the preparation of and/or review of all documents necessary to implement the issuance of the Bonds, including, but not limited to, authorizing resolutions, bond purchase agreement, and preliminary and final official statements distributed to potential investors, as required;

B. Marketing the Securities

1. The Underwriter will provide information and material as needed to support presentations for rating agencies and/or bond insurance companies; if requested;
2. The Underwriter will coordinate printing and distribution of the preliminary and final official statements;
3. Together with the Issuer and other appropriate parties, the Underwriter will provide market information on the timing of the sale of the Bonds in relation to the market conditions and financing needs;
4. The Underwriter will arrange for distribution of the final official statements in accordance with Section 240.15c2-12 of Title 17 of the Code of Federal Regulations; and
5. The Underwriter will serve as sole managing underwriter of the Bonds, which obligation is conditioned upon the execution of a mutually satisfactory bond purchase agreement and other customary documentation, and coordinate with all parties so as to consummate the sale and delivery of the Bonds in a timely manner.

Regulatory Disclosure

The Issuer is aware of Section 975 of the Dodd-Frank Wall Street Reform and Consumer Protection Act and the Securities and Exchange Commission's adopted rule commonly known as the "Municipal Advisor Rule" (SEC Rule 15Ba1-1 to 15Ba1-8 -"the Rule") and the underwriter exclusion from the definition of "municipal advisor" for a firm serving as an underwriter for a particular issuance of municipal securities. Some of the services that Stifel will be called upon to perform, such as providing advice with respect to the sizing, structure, timing and terms of the Bond issuance, are services that are also commonly provided by financial advisory firms.

However, in providing such services for the Bonds, the parties understand and agree that Stifel is serving as an underwriter for this transaction and is permitted to give advice and recommendations under the "underwriter exclusion" provision of the Rule. Issuer agrees that Stifel will not be serving as the Issuer's financial advisor or acting as an agent or fiduciary for the Issuer and that the Issuer will be consulting with its own legal, financial and other advisors. This Agreement and relationship shall be either executed, approved or acknowledged by the governing board of Issuer (the "Governing Board").

Disclosures Required by MSRB Rule G-17 Concerning the Role of the Underwriter

The Issuer confirms and acknowledges the following disclosures, as required by the Municipal Securities Rulemaking Board (MSRB) Rule G-17 as set forth in MSRB Notice 2019-20 (Nov. 8, 2019)[1]:

The following G-17 conflict of interest disclosures are broken down into three types, including: 1) dealer-specific conflicts of interest disclosures (if applicable); 2) transaction-specific disclosures (if applicable); and 3) standard disclosures. You may receive additional separate disclosure letters pursuant to Rule G-17 from the co-managing underwriters or other syndicate members for the Bonds if they have their own dealer-specific or transaction-specific disclosures.

[1] Revised Interpretive Notice Concerning the Application of MSRB Rule G-17 to Underwriters of Municipal Securities (effective Mar. 31, 2021).

1. **Dealer-Specific Conflicts of Interest Disclosures**

Stifel has identified the following actual or potential[2] material conflicts of interest:

Stifel and its affiliates comprise a full service financial institution engaged in activities which may include sales and trading, commercial and investment banking, advisory, investment management, investment research, principal investment, hedging, market making, brokerage and other financial and non-financial activities and services. Stifel and its affiliates may have provided, and may in the future provide, a variety of these services to the Issuer and to persons and entities with relationships with the Issuer, for which they received or will receive customary fees and expenses.

In the ordinary course of these business activities, Stifel and its affiliates may purchase, sell or hold a broad array of investments and actively trade securities, derivatives, loans and other financial instruments for their own account and for the accounts of their customers, and such investment and trading activities may involve or relate to assets, securities and/or instruments of the Issuer (directly, as collateral securing other obligations or otherwise) and/or persons and entities with relationships with the Issuer.

Stifel and its affiliates may also communicate independent investment recommendations, market color or trading ideas and/or publish or express independent research views in respect of such assets, securities or instruments and may at any time hold, or recommend to clients that they should acquire such assets, securities and instruments. Such investment and securities activities may involve securities and instruments of the Issuer.

2. **Transaction-Specific Disclosures: Disclosures Concerning Complex Municipal Securities Financing:**

- Since we have not recommended a "complex municipal securities financing" to the Issuer or Obligor, additional disclosures regarding the financing structure for the Bonds are not required under MSRB Rule G-17.

3. **Standard Disclosures**

- Disclosures Concerning the Underwriters' Role:
  - MSRB Rule G-17 requires an underwriter to deal fairly at all times with both issuers and investors.
  - The underwriters' primary role is to purchase the securites with a view to distribution in an arm's-length commercial transaction with the Issuer. The underwriters have financial and other interests that differ from those of the Issuer.

[2] When we refer to *potential* material conflicts throughout this letter, we refer to ones that are reasonably likely to mature into *actual* material conflicts during the course of the transaction, which is the standard required by MSRB Rule G-17.

- Unlike a municipal advisor, an underwriter does not have a fiduciary duty to the Issuer under the federal securities laws and is, therefore, not required by federal law to act in the best interests of the Issuer without regard to its own financial or other interests.

- The Issuer may choose to engage the services of a municipal advisor with a fiduciary obligation to represent the Issuer's interest in this transaction.

- The underwriters have a duty to purchase the securities from the Issuer at a fair and reasonable price, but must balance that duty with their duty to sell the securities to investors at prices that are fair and reasonable.

- The underwriters will review the official statement for the securities, if any, in accordance with, and a part of, their respective responsibilities to investors under the federal securities laws, as applied to the facts and circumstances of this transaction.[3]

- Disclosures Concerning the Underwriters' Compensation:

  - The underwriters will be compensated by a fee and/or an underwriting discount that will be set forth in the bond purchase agreement to be negotiated and entered into in connection with the issuance of the Bonds. Payment or receipt of the underwriting fee or discount will be contingent on the closing of the transaction and the amount of the fee or discount may be based, in whole or in part, on a percentage of the principal amount of the Bonds. While this form of compensation is customary in the municipal securities market, it presents a conflict of interest since the underwriters may have an incentive to recommend to the Issuer a transaction that is unnecessary or to recommend that the size of the transaction be larger than is necessary.

Limitation of Duties

The Issuer acknowledges and agrees that Stifel is not making a commitment to extend credit, make a loan or otherwise fund the Project beyond the obligations contained in a mutually satisfactory bond purchase agreement. The Issuer acknowledges that the services provided under this Agreement involve professional judgment by Stifel and that the results cannot be, and are not, guaranteed.

As addressed above, among the services that Stifel will perform under this Agreement is assistance in preparation of, and/or review of the preliminary and final official statements for the Bonds. We note, however, that under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. Our assistance with respect to, and/or review of the official statement will be solely for purposes of satisfying our obligations as underwriter under the federal securities laws and such assistance and/or review should not be construed by the Issuer as a guarantee of the accuracy or completeness of the information in the official statement.

[3] Under federal securities law, an issuer of securities has the primary responsibility for disclosure to investors. The review of the official statement by the underwriters is solely for purposes of satisfying the underwriters' obligations under the federal securities laws and such review should not be construed by an issuer as a guarantee of the accuracy or completeness of the information in the official statement.

Expenses

The Issuer, from the Bond proceeds, will pay the Underwriter's costs incurred in the performance of this Agreement, including costs of its legal counsel, if any, communication, preparation of the official statements, and overhead expenses.

The Issuer, from the Bond proceeds or other lawfully available funds, will pay for legal fees, including disclosure counsel; rating agency and credit enhancement fees including all related travel (if any); the cost of appraisal, fiscal consultant, statistical, computer, and graphics services (if any), cost of printing and distribution of the official statements and expense of publication, advertising, and informational meetings; and the costs of fiscal agent or bond trustee and registrar.

Compensation

The Underwriter agrees to prepare and coordinate all aspects of the sale of the Bonds. Stifel will be paid only when the Bonds are sold. The fee for Stifel's preparation and coordination of the sale of the Bonds shall be $6.50 per $1,000.00 of Bonds sold. The underwriting fee is contingent on a successful sale of the Bonds and is payable from the proceeds of the Bonds.

Term of Agreement

This Agreement is to continue until the Project is financed or until the Governing Board formally abandons the Project, unless previously terminated by mutual written consent of the parties hereto.

This Agreement may be terminated at any time by the Issuer, upon five business days' prior notice to such effect to the Underwriter, or by the Underwriter upon five business days' prior notice to such effect to the Issuer. Any such termination, however, shall not affect the obligations of the Issuer under the Expenses section hereof.

Severability of Provisions

If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby if such remainder would then continue to conform to the terms and requirements of applicable law.

Governing Law

This Agreement, and the rights and obligations of the parties hereto, shall be construed, interpreted and enforced pursuant to the laws of the State of Colorado, and exclusive venue in any and all actions existing under this Agreement shall be laid in the action or proceeding which Issuer or Underwriter may be required to prosecute to enforce its respective rights within this Agreement. The unsuccessful party therein agrees to pay all costs incurred by the prevailing party therein, including reasonable interest and attorney's fees, to be fixed by court, and said costs, interest, and attorneys' fees shall be made a part of the judgment in said action. Prior to the commencement of any litigation concerning this Agreement, the Issuer and the Underwriter agree to first submit any disagreements to mediation. This mediation requirement is intended to reduce the costs of dispute resolution for both parties.

Subcontractors

The Underwriter shall, with the prior written approval of the Issuer, use such subcontractors as are necessary in the fulfillment of this Agreement.

Miscellaneous

Nothing contained herein shall preclude the Underwriter from carrying on its customary and usual business activities. The Underwriter specifically reserves the right, but is not obligated, to bid for and maintain secondary markets on any Issuer outstanding bonds subject to appropriate information barriers. Services provided by the Underwriter in connection with this Agreement shall not limit the Underwriter from providing services for the Issuer in conjunction with other services requested by the Issuer except as limited by rule of law or regulation.

Stifel certifies that it and its parent company, wholly or majority-owned subsidiaries, and other affiliates, are not currently engaged in, or for the duration of this Agreement will not engage in, a boycott of goods or services from the State of Israel; companies doing business in or with Israel or authorized by, licensed by, or organized under the laws of the State of Israel; or persons or entities doing business in the State of Israel. Stifel understands that "boycott" includes, but is not limited to, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations, but does not include an action made for ordinary business purposes.

In connection with services agreed to herein, it is understood that the Underwriter will render professional services as an independent contractor. Neither the Underwriter nor any of its agents or employees shall be deemed an employee of the Issuer for any purpose.

The Underwriter shall not assign or otherwise transfer any interest in this Agreement without the prior written consent of the Issuer.

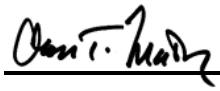
The Issuer acknowledges and recognizes Stifel as Underwriter with respect to the municipal securities referenced for purposes of MSRB Rule G-23 and Securities and Exchange Commission Rule 17 CFR (Registration of Municipal Advisors) and acknowledges receipt of the G-17 disclosures included herein. It is our understanding that you have the authority to bind the Issuer by contract with us, and that you are not a party to any conflict of interest relating to the subject transaction. If our understanding is incorrect, please notify the undersigned immediately.

This Agreement constitutes the entire agreement between the parties relating to the subject matter thereof and supersedes any prior understandings or representations. The Agreement may be amended or modified only by a writing signed by both parties. It is solely for the benefit of the Issuer and Stifel, and no other person.

This Agreement is submitted in duplicate originals. The acceptance of this Agreement by the Issuer will occur upon the return of one original executed by an authorized Issuer representative, and the Issuer hereby represents that the signatory below is so authorized.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first written above.

Stifel, Nicolaus & Company, Incorporated

By: 

Name: Alan Matlosz

Title: Managing Director

Date: April 21, 2025

ACCEPTANCE

Town of Minturn

By _____

Name _____

Title _____

Date _____