



AGENDA
Historic Preservation Commission Meeting
Tuesday, December 17, 2024
Town Hall / Council Chambers - 302 Pine St Minturn, CO

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

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/89934646288>

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 899 3464 6288

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 Madison Harris, Planner 1, prior to the meeting and will be included as part of the record.

- 1. CALL TO ORDER - 5:30 PM**
- 2. ROLL CALL AND PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF REGULAR AGENDA**
Opportunity for amendment or deletions to the agenda.
- 4. APPROVAL OF MINUTES**
[A.](#) November 19, 2024
- 5. DECLARATION OF CONFLICTS OF INTEREST**
- 6. PUBLIC COMMENTS**

Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made

for a presentation with the HPC Secretary. Those who are speaking are requested to state their name and address for the record.

7. SPECIAL PRESENTATIONS

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

[A.](#) Historic Resource Survey - Introduction, Ron Sladek, Tatanka Historical Associates Inc.

8. BUSINESS ITEMS

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

[A.](#) Ordinance No. TBD - Series 2024 An Ordinance of the Town of Minturn Amending Chapter 16 and Chapter 19 of the MMC

9. DISCUSSION / DIRECTION ITEMS

10. STAFF REPORTS

11. HISTORIC PRESERVATION COMMISSION COMMENTS

12. FUTURE AGENDA ITEMS

13. ADJOURN



OFFICIAL MINUTES

Historic Preservation Commission Meeting

Tuesday, November 19, 2024

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

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MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:

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Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 833 4499 0329

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Public Comments: If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Planner 1, prior to the meeting and will be included as part of the record.

1. CALL TO ORDER - 5:30 PM

Robert Creasy called the meeting to order at 5:32 p.m.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Members present: HPC Vice Chair Robert Creasy and HPC Members Tracy Andersen, Lynn Teach, and Kelly Toon.

Staff member present: Planner I Madison Harris.

Note: HPC Chair Ken Halliday is excused absent.

3. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

Motion by Lynn T., second by Tracy A., to approve the agenda as presented. Motion passed 4-0.

Note: Ken H. is excused absent.

4. APPROVAL OF MINUTES

A. October 15, 2024

Motion by Kelly T., second by Robert C., to approve the minutes of October 15, 2024 as present. Motion passed 4-0.

Note: Ken H. is excused absent.

5. DECLARATION OF CONFLICTS OF INTEREST

No conflicts of interest.

6. PUBLIC COMMENTS

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

No public comment.

7. SPECIAL PRESENTATIONS

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

8. BUSINESS ITEMS

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

9. DISCUSSION / DIRECTION ITEMS

- A.** Flexibility - Ordinance No. TBD - Series 2024 An Ordinance of the Town of Minturn Amending Chapter 16 and Chapter 19 of the MMC
Madison H. introduced the topic.

Robert C. appreciated the clean way of handling the asterisk

Public Comment opened.

Michael Boyd, 502.5 Eagle St

Being on Planning Commission where they've worked on and been working on cleaning up the code. Has an issue with changing setbacks and lot coverage. The available lot coverage is already substantial. Doesn't think that setbacks should be reduced as the historic property is already built on. Thinks we can back up a little bit. How many properties will this actually apply to?

- Tracy A. asked if Mr. Boyd would be more amenable to having this done on a case by case basis?
- Mr. Boyd thinks a good first step would be identifying the potential properties that this would apply to.
- Robert C. said that they recognize that being designated is often a burden on the property owner, and so are trying to find ways to alleviate portions of that burden.
- Mr. Boyd doesn't want people to nominate their properties just to get access to lessened setbacks and larger building and impervious coverage.
- Robert C. pointed out that if we required a variance for these things that's yet another onerous process to ask the property owner to go through.
- Mr. Boyd says that from a Planning and Zoning perspective this might affect the long range planning of the Town.
- Robert C. pointed out that the objectives of the different boards might be in conflict on this point.
- Tracy A. said that getting something designated is a long, hard process, and so doesn't believe this will come up often.

Lynn T. asked for clarification on the designation process. Would like to wait for the seven option that were just adopted to be implemented before changing anything else. Would like to get the public involved and work on promoting historic preservation, get the plaques

established, the Meyer’s Barn moved before changing anything else. Doesn’t think we have that many more structures that are historically valuable. Would like to get into doing creative things rather than giving away things.

Robert C. would like to change the wording in Sec. 19-5-50 to be “no closer than 3 feet...5 feet” rather than encroaching.

Lynn T. has issue with the six feet separation due to fire danger.

Tracy A. is ok with the changes, but agrees with Lynn T. that they need to engage the public a lot more. Offering incentives is important. Agrees with Robert C. in changing the wording regarding the setbacks that it should be “no less than”.

Kelly T. pointed out that this change might not affect any of the designated structures, but if it helps one person than it should be worth it. Agrees with Robert C. as well.

Tracy A. asked for clarification regarding alteration and demolition within the revocation of designation section.

10. STAFF REPORTS

11. HISTORIC PRESERVATION COMMISSION COMMENTS

Lynn T. said that she had talked to Ella Burnett and she would be willing to come to a meeting to answer questions. She also suggested talking to Phyllis, Terry Pierson, Old Dog, and Lynn Kanakis.

Tracy A. suggested Elmer and Bev Christiansan.

Kelly T. would like to discuss potentially historic properties. Would like to have a “what happened during this month x years ago” within the monthly newsletter like the Vail Daily.

Robert C. would like to do an inventory about historic trees.

12. FUTURE AGENDA ITEMS

13. ADJOURN

Motion by Lynn T., second by Kelly T., to adjourn the regular meeting of November 19, 2024 at 5:42 p.m. Motion passed 4-0.
Note: Ken H. is excused absent.

Ken Halliday, Commission Chair

ATTEST:

Michelle Metteer, Town Manager



To: Historic Preservation Commission (“HPC”)
From: Madison Harris
Date: December 13, 2024
RE: Historic Resource Survey - Introduction, Ron Sladek, Tatanka Historical Associates Inc.

INTRODUCTION:

With the approved grant from History Colorado, Council authorized the hiring of Tatanka Historical Associates Inc. to conduct the Historic Resource Survey of the Old Town Character Area. Mr. Ron Sladek will be attending the meeting to introduce himself, go over the schedule, and answer any questions.

STRATEGIC PLAN ALIGNMENT:

The comprehensive review of the Town’s Historic Preservation regulations and processes aligns with the following key strategies:

PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT

THE TOWN WILL SEEK TO MAKE INFORMED, DATA-BASED DECISIONS WITH A STANDARD OF “DOING IT RIGHT.” WITH AN HONEST APPROACH TO ALL ASPECTS OF LOCAL GOVERNMENT AND A FOCUS ON THE PUBLIC PROCESS, THE TOWN COUNCIL AND STAFF ARE COMMITTED TO SERVING MINTURN WITH THE HONESTY AND INTEGRITY EXPECTED OF A SMALL-TOWN GOVERNMENT.

Professional Biography

Ron D. Sladek



After obtaining his M.A. in Modern American History from the University of Colorado followed by postgraduate studies in historic preservation at Colorado State University, Ron Sladek has been working professionally in the field of history and historic preservation since the late 1980s. He founded his own historic preservation consulting practice, Tatanka Historical Associates, in 1992.

Over the past few decades, Ron has documented hundreds of historic resources throughout the Rocky Mountain West, including everything from log cabins and ranch properties to downtown high-rise buildings, and from cemeteries to airports, highways and ski resorts. In addition to completing historic surveys and planning studies, Ron has written landmark nominations for more than 70 properties across the region. He also assists clients with strategic planning, the development of interpretive signage and brochures, and has participated in numerous historic structure assessments. Ron has been involved with the production of eight short documentary films focusing upon historic subjects and sites and provides regular lectures and tours on a broad variety of historic and preservation topics.

Ron is the recipient of History Colorado's Josephine H. Miles Colorado History Award, along with preservation honor awards from the cities of Aspen and Fort Collins. He has also received the National Preservation Honor Award from the American Society of Landscape Architects for his documentation and restoration planning for Aspen's Ute Cemetery. From 2011 to 2016, he served as chair of the Fort Collins Landmark Preservation Commission and has participated in Colorado Preservation Inc.'s Endangered Places Committee for over twenty years. From 2013 to 2019, he was appointed by Governor Hickenlooper to the Colorado State Historic Preservation Board, which reviews and votes on all state and federal landmark nominations. Since 2017, he has also been serving as president of Historic Larimer County. Although based in Colorado, Ron's consulting practice extends far beyond the state, including numerous projects completed in California, Idaho, Nevada, South Dakota, Utah and Wyoming.



To: Historic Preservation Commission (“HPC”)
From: Madison Harris
Date: December 13, 2024
RE: Ordinance TBD - Series 2024 An Ordinance of the Town of Minturn, Colorado
Amending Chapter 16 and Chapter 19 of the Minturn Municipal Code

INTRODUCTION:

As part of Council’s review of Ordinance 20 - Series 2024 amending Chapter 16 - Zoning and Chapter 19 - Historic Preservation, Council directed the HPC to vet additional options to encourage flexibility and economic sustainability for owners of historic properties.

ANALYSIS:

At the October 15, 2024 HPC meeting, staff was given direction to implement Buena Vista’s Sec. 19-9 into the Town’s code.

Staff also received direction to draft language regarding reduction in setbacks, building coverage and impervious coverage limitations.

At the November 19, 2024 meeting HPC gave staff feedback on specific wording regarding setbacks. That wording has been updated and the ordinance is presented for HPC to make a recommendation to the Town Council.

STRATEGIC PLAN ALIGNMENT:

The comprehensive review of the Town’s Historic Preservation regulations and processes aligns with the following key strategies:

PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT

THE TOWN WILL SEEK TO MAKE INFORMED, DATA-BASED DECISIONS WITH A STANDARD OF “DOING IT RIGHT.” WITH AN HONEST APPROACH TO ALL ASPECTS OF LOCAL GOVERNMENT AND A FOCUS ON THE PUBLIC PROCESS, THE TOWN COUNCIL AND STAFF ARE COMMITTED TO SERVING MINTURN WITH THE HONESTY AND INTEGRITY EXPECTED OF A SMALL-TOWN GOVERNMENT.

SUSTAIN AND INVEST IN THE THINGS THAT DEFINE MINTURN AS A PROUD, STURDY MOUNTAIN TOWN TO “KEEP MINTURN MINTURN”

Minturn strongly values its full-time residents and welcomes diversity.

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

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

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

WHEREAS, the Town Council has adopted Chapter 19 Historic Preservation; and

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

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

WHEREAS, on December 17, 2024 the Minturn Historic Preservation Commission considered this ordinance and recommended approval; and

WHEREAS, on January 8, 2025 the Minturn Planning Commission considered this ordinance and recommended approval; and

WHEREAS, on January 15, 2025 the Minturn Town Council approved this ordinance on first reading; and

WHEREAS, the Minturn Historic Preservation Commission, Minturn Planning Commission, and Town Council have determined that the text amendments to Chapter 16 and Chapter 19 of the Minturn Municipal Code as provided herein are necessary and proper.

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

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

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

CHAPTER 16 – Zoning

* * *

ARTICLE 2 – Definitions, Illustrations and Lot Standards

* * *

Sec. 16-2-40. – General lot requirements and dimensional standards.

The following Table 16-A sets forth general lot requirements and dimensional standards:

Table 16-A
Dimensional Standards

Character Area	Zones	A	B	C	D	E	F	G	
		Lot Requirements				Setbacks			
		Min. Lot Area/Max. Lot Area (sq. ft.)	Min. Lot/Max. Dimension (feet)	Maximum Building Lot Coverage (%) ₌₌	Maximum Impervious Surface Area (%) ₌₌	Minimum Setbacks (ft) Front ₌₌	Rear ₌₌	Side ₌₌	Live Stream Setback (ft)
Meadow Mountain	Fed. reg. land use	N/A	N/A	N/A		Rec. 50	N/A	N/A	Rec. 30
Grouse Creek	Commercial	5,000	50	70	80	20	10	10	Eagle River=30 Grouse Creek=30
Old Town	Recreation & open space	To be determined as part of conditional review							30
	Residential	5,000	50	45	55	10	10	5	
	100 Block: A	2,500/7,500	25/75	80%	90%	5 min./20 max. 15 min. 40% lot frontage 40 min. parking	25 30 (south of Nelson on Williams)	5	
	100 Block: A (incentive floor)					25	25 30 (south of Nelson on Williams)	10	
	100 Block: B					5	5	5	

	Commercial	2,500	25	80	90	0	10	5	
	Mixed-use: Residential	5,000	50	45	55	10	10	5	
	Mixed-use: Commercial	5,000	50	70	80	10	10	5	
South Town	Residential	5,000	50	45	55	20	10	5	30
	Commercial	7,500	50	80	90	20	10	5	
	Fed. reg. land use	N/A	N/A	N/A		Rec. 50	Rec. 20	Rec. 10	
Martin Creek	Residential estate or 2 AC	87,120	N/A	20		40	20	20	30
Cross Creek	Residential-S	5,000	50	50	60	20	10	10	Eagle River=30 Cross Creek=50
	Residential-N	10,000	100	40	50	20	10	10	
	Mixed-use	10,000	100	70	80	20	10	10	
	Fed. reg. land use	N/A	N/A	N/A		Rec. 50	Rec. 20	Rec. 10	
Lionshead	Recreation & open space	N/A	N/A	N/A		To be determined as part of conditional use review			30
	Light ind. & public facilities	10,000	100	45		25	25	10	
	Cemetery	N/A	N/A	40	N/A	25	10	5	
Game Creek	Residential	5,000	50	40	50	20	10	5	Game Creek=30
Railroad	PUD holding zone	To be determined as part of the PUD review							Eagle River=30
Eagle River	Recreation & open space	To be determined as part of the conditional use review							Eagle River=30
Transportation	Railroad R-O- W/Transportation	To be determined as part of the conditional use review							

Note 1. For any and all lots within the Old Town Mixed-Use zone district, if a proposed use and/or development on a lot is one hundred percent (100%) residential in nature, such use and/or development must conform to allowable residential standards (forty-five percent (45%) building lot coverage and fifty-five percent (55%) impervious). However, if such use and/or development includes bona fide ground floor retail and/or sales tax generating commercial uses as the primary use of the property; any residential uses included as a mixed-use development are secondary or ancillary; and all other development standards are met, then the use and/or development may conform to the commercial standards (seventy percent (70%) building lot coverage and eighty percent (80%) impervious coverage).

* If there is a historically designated structure on the lot there may be relief available via Sec. 19-5-50.

* * *

CHAPTER 19 – Historic Preservation

* * *

ARTICLE 4 – Designation Procedure
* * *

Sec. 19-4-90. – Revocation of designation.

- (a) If a historic property or historic district has been altered to a degree that it no longer retains its eligibility criteria, the owner, an HPC member, or Town Council person may apply to HPC for a revocation of the designation. ~~The revocation application shall be administered by the Planning Department, HPC, and Town Council in the same manner as a proposed amendment of designation.~~
- (b) If a designated structure or physical feature on a designated site is destroyed or demolished through no fault of the owner or in compliance with this Chapter, the owner may apply to the Town for revocation of designation. HPC shall recommend revocation of a historic designation if it determines that, without the demolished structure or physical feature, the structure or site as a whole no longer meets the purposes and criteria of this Chapter and if the public benefits of alteration, removal, or demolition of the structure or physical feature outweigh the public benefits of maintaining the designation.
- (c) Upon HPC’s recommendation, the application scheduled for consideration by the Town Council. The Town Council shall, by resolution, approve, modify and approve, or deny the application. The resolution, if it approves or modifies and approves the revocation, it shall be recorded with the Eagle County Clerk and Recorder no later than thirty (30) days after the decision.

* * *

ARTICLE 5 – Alterations to Listed Properties and Historic Districts
* * *

Sec. 19-5-50. – Historic Preservation incentives

The purpose of this section is to provide incentives to encourage and support the preservation, maintenance and appropriate rehabilitation of property and structures designated to be historically significant with the Town. The incentives outlined in this section may be available to property designated to be historically significant within the Town’s boundaries.

- 1) The following incentives and assistance may be granted by the Historic Preservation Commission when associated with a request for Certificate of Appropriateness approval:
 - a) In the side setback structures may be constructed no closer than three feet to the property line, not to allow structures to be less than six feet apart per the currently adopted Fire Code, for new construction or alterations to an existing building.
 - b) In the front setback structures may be constructed no closer than five feet to the property line, not to allow structures to be less than six feet apart per the currently adopted Fire Code, for new construction or alterations to an existing building.
 - c) In the rear setback structures may be constructed no closer than five feet to the property line, not to allow structures to be less than six feet apart per the currently adopted Fire Code, for new construction or alterations to an existing building.
 - d) No setback relief shall be given to any live stream setback for Historic Preservation purposes.

- e) Maximum Building Lot Coverage per Chapter 16 – Zoning may be increased five percent (5%).
- f) Maximum Impervious Surface Area per Chapter 16 – Zoning may be increased five percent (5%).

* * *

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 __ DAY OF _____ 2024. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE __DAY OF _____ 2024 AT 5:30 p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THIS __ DAY OF _____ 2024.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk