AGENDA

Town Council Meeting I Work Session 4:30PM I Regular Session 5:30PM

Wednesday, March 05, 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/87219220761

Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 872 1922 0761

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. **WORK SESSION:** Town Council will be conducting a work session led by Town Engineer Jeff Spanel, to discuss the Taylor St. paving project, and Railroad Ave. Safety / pedestrian improvements.

2. **CALL TO ORDER**

3. **ROLL CALL AND PLEDGE OF ALLEGIANCE**

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. 02-19-2025 Minutes

B. Letter of Support for Eagle County and VVMTA's Outdoor Stewardship Partnership Grant Application

C. 532 Main Street - New Single Family Residence

D. 0019 Belden Way - New Single Family Residence with Accessory Dwelling Unit

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 Reports

10. SPECIAL PRESENTATIONS

No Special Presentations

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 08 - Series 2025 A Resolution Appointing DDA Board Members

B. Resolution 09 - Series 2025 A Resolution Approving an Encroachment Removal Agreement

C. Ordinance 04 - Series 2025 (First Reading) An Ordinance Amending Chapter 13, 16, and 17 of the MMC to Incorporate into the Code Existing Restrictions on Connections to the Town's Water System Based on Limitations of Available Legal and Physical Water Supply

12. DISCUSSION / DIRECTION ITEMS

A. Discussion/Direction – Live Stream Setback Regulations and Enforcement Discussion – Hunn/Rindy

B. Discussion / Direction – Taylor St. Paving and Railroad Ave. Safety / Pedestrian Improvements – Spanel

13. FUTURE AGENDA ITEMS

A. Future Meeting Topics

14. ADJOURN

INFORMATIONAL ONLY ITEMS

Upcoming Council Meetings:

-- March 19, 2025

-- April 2, 2025

-- April 16, 2025

Upcoming Special Events:

-- March 7, 2025 First Friday at Gel Z Art & Wild Mountain Cellars

-- April 4, 2025 First Friday Community Picnic at The Barn

OFFICIAL MINUTES
Town Council Regular Meeting I 5:30 PM

Wednesday, February 19, 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:

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Zoom Call-In Information: 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 867 4125 0169

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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

Note: Mayor Bidez attended the meeting via Zoom and Mayor ProTem Eric Gotthelf was absent. Council Member Gusty Kanakis directed the meeting.

Council Member Gusty Kanakis called the meeting to order at 5:32pm.

2. ROLL CALL AND PLEDGE OF ALLEGIANCE

Council present: Mayor Earle Bidez (Zoom), Town Council members Gusty Kanakis, Kate Schifani, Tom Priest and Brian Rodine. Note: Mayor Pro Tem Eric Gotthelf was absent. Lynn Feiger joined the meeting later, at 5:39pm.

Staff present: Town Attorney Michael Sawyer (zoom), Town Planner Scot Hunn, Town Clerk Jay Brunvand, and Deputy Clerk Cindy Krieg (zoom).

3. APPROVAL OF CONSENT AGENDA

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

A. 02-05-2025 Minutes
B. I-70 Safety Compliance Letter
C. Constituent Letter to Congress on OMB Funding Issues

Motion by Kate S, second by Tom P, to approve the Consent Agenda of February 19, 2025 as presented. Motion passed 5-0. Note: Mayor Pro Tem Eric Gotthelf was absent. Lynn Feiger joined the meeting later, at 5:39pm.

4. APPROVAL OF REGULAR AGENDA

Opportunity for amendment or deletions to the agenda.

Motion by Tom P, second by Kate S, to approve the Agenda of February 19, 2025 as presented. Motion passed 5-0. Note: Mayor Pro Tem Eric Gotthelf was absent. Lynn Feiger joined the meeting later, at 5:39pm.

5. DECLARATION OF CONFLICTS OF INTEREST

N/A

6. PUBLIC COMMENT

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

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

7. COUNCIL COMMENTS & COMMITTEE REPORTS

Tom P. gave a brief summary of the first Bindu Memorial Fund rail jam on Saturday 2/15 at Maloit Park. The event was a success despite the weather.

Brian R. thanked Public Works for their hard work over the weekend with snow removal.

8. STAFF REPORTS

A. Manager's Reports

Interim Manager Jay Brunvand:

Interim Managers

With Michelle's departure, the town has completed our interim management transition. As discussed previously, I will be handling in-house and the general town issues and Katie will be handling the major capital projects.

MuniBilling Utility Billing System

On February 1 we moved off the ERWSD billing system and on to a new system provided by MuniBilling. This change came about through concerns ERWSD had continuing our pervious arrangement and ever rising monthly costs.

July 2, 2025

Council Meeting: In an effort to be in front of the curve, the July 4, 2025 holiday is on Friday this year and as such will be a busy week and long weekend. Minturn will be holding our events on Wednesday July 2. As we will be having both day and evening events on Wednesday, 7/2, and that is a council meeting night, I will be planning on canceling that meeting. In the event we have a conflict we may schedule a special meeting but the hope is that we don't need that. By planning this in advance we can make sure we don't publish a public hearing or the like and can avoid any conflicts.

March 5 Council Meeting

Staff is looking at having a work session prior to the 3/5/25 regular meeting. The session will cover the Taylor St Paving and the Railroad Ave. Pedestrian Improvements, and will be presented by Town Engineer Jeff Spanel. This will allow Jeff to give a more complete picture of the two projects for the council and citizens.

Minturn Education Fund

The Minturn Education Fund committee has been busy getting the 2025 Scholarship program ready. At the 2/12 meeting we approved the application, review process, and other related items. The application is available to any student for secondary education needs. This is not limited to traditional college and can be used for trade schools or the like.

Community Dinners

There have been two community dinners so far and the last one is scheduled for March 10. Details are on the Town website.

Water Line Freezing

As a heads up, we have had several frozen service lines recently. Most have been minor where the meter freezes. A new meter is delivered and replaced. This has been a hard winter in that we have had snow but the traditional blanket of snow that helps insulate the ground is not as deep or in some cases is not present. This has only exacerbated the situation. Kudos to Public Works and John Volk for their assistance and efforts with these issues.

Interim Manager Katie Sickles:

Note: I have alerted Jay Brunvand that the CDOT-Bellm Bridge schedule of February 26 may exceed my February allowance. CDOT had Feb 26, 27, March 26 or June 3 for a kickoff in Minturn, to get this going we settled on Feb 26. Something I had not planned on.

The following are direct projects I was assigned by Town Manager Metteer as outlined in the job description.

A. Water Treatment Plant (WTP) Design & Engineering: work with the contracted WTP Engineering firm, HDR, Inc. to ensure 90% WTP design and engineered drawings are completed for the State Revolving Fund application date of January 2026. This will include the application and administration process with the EPA for obtaining the approved $3M in Congressionally Directed Spending Funds.

1. HDR Proposed Fee to complete WTP Design was increased from $1,112,599.40 to $1,393,000.00. The amendment of $280,400.60 was signed by Town Manager Metteer 2/7/25.
2. Design currently at 30%, proposed 60% June and 90% September 2025.
3. Grant Funds include $3,000,000 Congressionally Directed Funds (#14318920).
4. Design Budgeted in 2025.

B. Bellm Bridge Design & Engineering – work with Minturn's contracted civil engineering firm, Inter-Mountain Engineering, for the process to obtain engineered drawings to replace Bellm Bridge with a new truss bridge. Work with the CDOT Bridge Grant and the Special Highway Committee for the execution of Minturn's Off-System Bridge Program grant award.

1. SEH completed feasibility study October 2024 $5,457,738 for truss. Council approved Full Truss Replacement October 2024 and then days later an available bridge from Dolores.
2. Jeff Spanel provided a layout of the Dolores Bridge of which is 25' too long. The Dolores bridge could still be a solution, however more to come.
3. Grant design estimate $373,779, Off Bridge System Grant (#20-0067) $297,823 and town match $75,956. CDOT team has scheduled to kick off project Feb 26.
4. Design cost $373,779 will require a 2025 Budget Supplement.

C. North Main Street Pedestrian Improvements (Railroad Ave) – work with Inter- Mountain Engineering for the execution of the Revitalizing Main Streets grant awarding the installation of a sidewalk along Railroad Ave along with other pedestrian safety improvements.

1. Grant timeline modified 01/03/24 to 11/30/25. PUC Commission Order authorized the installation of an asphalt pedestrian path at an existing at-grade crossing of Railroad Ave with the existing tracks owned by Union Pacific Railroad Company.
2. Sidewalk elevation discussed along Taylor.
3. Grant design estimate $252,000 Revitalizing Main Street Grant (#411037494) $226,800 and town match $25,200. Minturn North $80,000 was deposited to contribute to this project.

4. $252,000 budgeted in 2025, the remaining $80,000 expenditure will require a budget supplement.

D. 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.

1. It appears that there are CDPHE obstacles in proceeding with repairs. John Volk estimated $120,000, however there are unknowns.
2. Repairs up to $120,000 budgeted in 2025.

E. Pressure Reducing Valve (PRV) Master Meter Housing upgrades – work with John Volk and HDR Engineering to implement improvements to the Master Meter housing allowing for both water tank #2 and tank #3 to operate at full capacity.

1. This appears to be moving forward with all staff and contractors coordinating.
2. Repairs up to $100,000 budgeted in 2025.

F. Repaving (reconstruction) of Taylor Street – work with Inter-Mountain Engineering to execute the community planning process and subsequent RFP for the construction of the repaving of Taylor St.

1. Jeff Spanel, Tom Priest, Michael Gottino and I met Tuesday Feb 11 regarding Minturn Townhomes to discuss the driveways, drainage, etc. Council discussion will be scheduled.
2. Repaving up to $750,000 budgeted in 2025.

G. Little Beach Park Retaining Wall repair/replacement – work with Inter-Mountain Engineering to prepare for the repair and replacement of the Little Beach Park retaining wall and interior access road.

1. Retaining wall repair and replacement will require that the playground be demolished. Public Input should be sought regarding the current playground structures. A public survey, open house and outreach is requested for playground amenities by Council. The playground amenities are not eligible within the grant requiring the town to pay this expense directly. Jeff Spanel has connections with Star Playgrounds.
2. Interim Town Manager will assist town staff as needed to develop a survey.
3. Grant project estimate $294,000, DOLA EIAF $147,000 (#9968) and town match $153,097.
4. The grant funded project is budgeted in 2025. The playground equipment expense is to be determined and approved by Council.

H. Main St / US HWY 24 Phase II Sidewalk construction – oversee the RFQ process for obtaining a construction management firm as well as the process for obtaining a construction firm for the installation of sidewalks, curb, gutter and drainage along the project area of Main Street. Execute the associated CDOT revitalizing Main Streets grant and the associated DOLA EIAF grant as both support this project financially.

1. Cleared for construction. RFQ will be ready soon.
2. Project will be advertised in several places in addition to Bidnet. Council will award contract.

3. Grant project estimate $1,752,500, Revitalizing Main Street $1,402,000 (#M890- 002 25362), DOLA EIAF $220,000 (#9500) and town match $130,500.
4. Project funds budgeted in 2025.

I. Prepare to update the Minturn Boneyard conservation easement management plan owned by the Town of Minturn, is the Town of Minturn's first permanently protected open space. The property is open to all for walking, picnicking, wildlife viewing, snowshoeing, and river access. Its meadows and woodlands are adjacent to national forest lands. A proposed stormwater installation project will also require Jeff Spanel's input.

1. Adrian at Eagle Valley Land Trust is working on Town of Avon's plans and may be ready around April to start Minturn's update. The proposed stormwater system will require a project plan for construction, overburden and restoration. Seeding variety and plans should be attached to the restoration plan.
2. Interim Town Manager will stay in communication with Eagle Valley Land Trust.
3. Budgeted in 2025 under Interim contract.

J. Main Street-US Hwy 24/Cemetery Road Pedestrian Crossing

1. Pedestrian Crossing Approved by CDOT
2. Interim will coordinate with Jeff Spanel regarding element purchase and installation.
3. Budgeted 2025 in Public Works Street Sidewalk Expense 01-06-5352

K. Nelson Street Improvement plus potential Heat Exchange

1. Meeting Feb 12 with applicant and Jeff Spanel. Estimates should be available in February. Nelson Street will be a Town Council discussion April 2.
2. This project is not budgeted in 2025.

L. Safe Streets For All

1. Develop a comprehensive safety action plan for the Town of Minturn.
2. Town Council March 19. February First Friday on Feb 7 was a great success. Cindy is working with Stolfus on survey results.
3. Grant estimate $100,000, US Dept of Transportation $80,000 (#693JJ32440637) and $20,000 town match.
4. Budgeted in 2025.

M. Norman Street Repaving

1. Repave Norman Street with available funds. There is interest in sidewalks, however adjacent improvements are lower than street.
2. Budgeted $55,491 in 2025.

Council Questions from Manager Reports:

Gusty K:
With regard to HDR and the Water treatment plant costs, was the increased cost done as a change order?

- Katie S – Yes, this was done in early February prior to Michelle leaving.

Tom P. inquired as to the reasons for the increased costs.

- Katie S: The inexpensive solutions that the Town initially wanted to do are no longer compliant with updated state regulations.

9. SPECIAL PRESENTATIONS

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

No special presentations.

10. BUSINESS ITEMS

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

A. Ordinance 03 - Series 2025 (Second Reading) An Ordinance Amending Sections 6-7-20 and 6-7-40 of the Minturn Municipal Code establishing ownership and occupancy requirements for approval of a short-term rental license.

Council reviewed and approved this ordinance on first reading at their regular meeting of February 5, 2025. As part of that approval Council directed staff to remove everything proposed concerning occupancy requirements, leaving only the ability to immediately short term rent a portion of your house not to exceed thirty-three percent (33%). Staff requests that the Council approve the updated ordinance on second reading.

This update allows that if only a portion of the property is to operate a STR License then as long as the rest of it functions as a primary residence then the two year ownership requirement is waived.

Public Hearing Opened, No Public Comment.
Public Hearing Closed.

Motion by Tom P, second by Kate S, to approve Ordinance 03 - Series 2025 (Second Reading) An Ordinance Amending Sections 6-7-20 and 6-7-40 of the Minturn Municipal Code establishing ownership and occupancy requirements for approval of a short-term rental license as presented. Motion passed 6-0. Note: Mayor Pro Tem Eric Gotthelf was absent.

B. Ordinance TBD - Series 2025 An Ordinance Amending Chapter 13, 16, and 17 of the MMC to Incorporate into the Code Restrictions on Connection to the Town's Water System Based on Limitations of Available Legal and Physical Water Supply - Request for Continuance

Council is asked to continue Ordinance TBD - Series 2025 An Ordinance Amending Chapter 13, 16, and 17 of the MMC to Incorporate into the Code Restrictions on Connection to the Town's Water System Based on Limitations of Available Legal and Physical Water Supply to March 5, 2025.

The Town Attorney is currently drafting an ordinance amending Chapters 13, 16, and 17 in order to incorporate restrictions on connection to the Town's water system based on limitations of available legal and physical water supply. That ordinance was initially slated to be at the February 19, 2025 meeting, but was unable to be finalized in time for the packet. Staff requests that the ordinance be continued to the March 5, 2025 meeting, to allow time for it to be presented to Planning Commission at their next meeting before coming before Council.

Council Comments / Question:

Earle B:
Since we added a definition of "property", do we have any other sections of our code with a property definition and do they align?

Scot H: We do not have a definition of property in Chapter 16 / Land Use Code. So no conflicting definitions.

Mike S: The definition that we used is from the utility code, because it defines liveable space.

Public Hearing Opened, No Public Comment.
Public Hearing Closed.

Motion by Tom P, second by Kate S, to continue to the March 5, 2025 council meeting Ordinance TBD - Series 2025 (Second Reading) An Ordinance Amending Chapter 13, 16, and 17 of the MMC to Incorporate into the Code Restrictions on Connection to the Town's Water System Based on Limitations of Available Legal and Physical Water Supply as presented. Motion passed 6-0. Note: Mayor Pro Tem Eric Gotthelf was absent.

11. DISCUSSION / DIRECTION ITEMS

A. Highlands Parcel Survey / Public Input from Open House – Hunn

The Highlands Parcels Nos. 1 & 2 have been acquired by the Town as part of the Settlement Agreement executed in 2024 between the Town and Battle North. Parcels 1 & 2 present a unique opportunity for the Town to achieve certain strategic and community plan policy goals while generating revenue specifically earmarked for the water enterprise fund which may be used to offset the design and construction of a new water treatment plant and/or offset water rates for the

Town's citizens. To this end, Town Council has directed staff to facilitate a public review and engagement process to assist in determining the most appropriate, beneficial use of the Parcels.

As a first step in the process to inform Council's decision on how to best use the Parcels, staff completed the following tasks in January 2025:

- A webpage providing background information on the Bolts Lake area – specifically the Settlement Agreement and Highlands Parcels 1 & 2 – has been created.
- A short survey was conducted between January 13th and January 31st.
- An open house was held Wednesday, January 29th, from 4:30pm-7:30pm at Town Hall.

The goal of this public engagement process – specifically the survey and open house – has been to gather public input regarding community preferences, ideas, and concerns related to the future use of the Parcels, including the potential disposition (sale) of the Parcels to be considered by the Council.

The results of the survey and open house are summarized in more detail below and the next steps in this process include discussion and direction by Council on alternative scenarios. Based on Council's direction, staff, including the Town Attorney and Town Engineer, will further analyze preferred scenarios and come back to Council with recommendations, stakeholder considerations, and critical path timelines/scopes of work for each scenario.

Survey and Open House Results:
248 participants, including residents and non-residents, took the survey which asked two (2) questions about respondents' preferences for the Highlands Parcels. The open house was also a success, with over 40 residents and non-residents, including key stakeholder representatives from Eagle County Open Space, Colorado Parks & Wildlife, and the U.S. Forest Service in attendance.

As a reminder, the questions in the January 2025 survey were based on a similar question asked in the 2024 Minturn Community Survey and were crafted to confirm community's preferences. The open house used poster boards with identical questions/wording as were asked in the January 2025 survey. The one exception was that the open house participants were not asked to indicate if they were residents or non-residents.

The attached summary of the survey and open house responses provide a clear picture of the sentiments and preferences for the future use of the Highlands Parcels Nos. 1 & 2 by those who participated. SEE EXHIBIT A.

Council Comments:

Brian R:
Spoke as a board member of Vail Valley Mountain Trails Alliance (VVMTA) and noted that the VVMTA board / organization is very supportive of open space and not pushing for trails in this area.

Feels we should get in touch with the Eagle County Open Space Committee.
They have significant funding right now for projects, so the timing could work to our benefit.

Could also get both Eagle Valley Land Trust and nationwide land trusts possibly involved in conservation / protection.

Scot H responded:
Staff did walk the space with Eagle County Open Space. There could be potential interest there, Scot will keep council posted.

Scot H also noted that we need to establish how much funding is enough, how much funding does Council want to see? Can we achieve the strategic goal of conservation and wildlife protection, while still acquiring needed funding for the water treatment plan? Is the goal to maximize those funds, or just to get close (if / once we know the costs of the water treatment plant)?

A Public / Private partnership may be possible, would need to do another appraisal.

Tom P. pointed out the financial difference between public vs. private and what that would mean. Do residents understand the financial implications? And how this might impact the cost of the water treatment plant / future water rates? Agree with wanting to keep it open space / protected, but we desperately need funding for the water treatment plant.

Earle B:
Can EVLT assist with contacts for conservation-minded donors? What could that revenue look like? Can we start getting estimates from the open space committee?
Could CPW possibly contribute financially toward open space?
Mentioned perhaps developing 2 small lots / homesteads and keeping the rest open space.

Kate S:
Feels the responses are pretty clear. We still need to be honest with residents about costs and tradeoffs.

Lynn F:
First choice is purely conservation, if we can get enough money going this route. Somewhat concerned that we won't get enough money, and then we may need to make some difficult choices. Would not want to see more than one or two homes / homesteads in that area. Are we able to get an understanding of the true financial potential of all these different options? For example, would conservation get us half of the development option route?

Gusty:
Based on community feedback, feels we need to strive for full conservation. But perhaps some very limited development could help with needed funding. Maybe 1 or 2 homesteads could be considered. Perhaps CPW could help somewhat financially.

Public Comment:

Lynn Teach, 453 Pine St:
Agree with keeping as much open space as possible. At our open house, there were 2 or 3 definitions, she asked if staff could re-state those definitions.

Scot H: Defined conservation easement, cluster development, and others.

A conservation easement is a legal agreement that limits how land can be used. Conservation easements are also known as conservation restrictions or conservation agreements.
How it works

- The landowner donates or sells the easement to a land trust, government agency, or conservation group
- The easement is recorded on the property's deed
- The easement restricts future development and activities on the land

Who holds the easement

- Land trusts or local governments often hold the easement
- They are responsible for ensuring that the terms of the easement are upheld

The Minturn Boneyard is an example. The Town owns the land, EVLT holds / manages the easement.

Lynn T. also asked, if you sold 2 parcels off, and the rest remained conservation easement, who would own the remainder?

Scot H: Those property owners would own the property, a land trust would manage the conservation easement and ensure the property is being maintained as covered by the conservation easement. There would be an agreement with a site plan. Possibly could be used for agricultural purposes, in addition to wildlife habitat and conservation (for example, uses like vegetation, forestry, and agriculture could be permitted).

Scot did point out that he is a board member with EVLT.

If a land trust or land agency purchased the property, it would end up being owned by the County but the conservation easement would be held by a private entity (such as EVLT) who would manage it.

Lynn F: Will be very important that we structure it properly. Sounds like it could be a complicated legal setup.

Mike S:
The Town could sell a conservation easement (for example, Boneyard).

A private landowner benefits with tax deductions (based on appraisals, zoning).
Buyers are sometimes interested in these properties because they want to own the property both for conservation and limited development. The buyer could donate the conservation easement. A private owner can then be eligible for both state and federal tax deductions.

We (the Town) would not get any benefit from donating, as we of course don't qualify for any tax credits.

Scot H:
May want to look at a zone district designation in case there is a private buyer interested in the property.

Mike S:
The current appraisal assumed low density residential.
Might want to go back to the appraiser to get an addendum based on a lower density, in line with public feedback.

Lynn F: Inquired as to the amount of the original appraisal.
$8.5M? Is that correct?

Earle B. seemed to recall for highest and best use, $14 - $16M (assuming it's connected to our water system, which it won't be).

Could we get estimates of 3 different options that we can present to the public?

Mike S:
Could talk with realtors who specialize in this type of property to ascertain potential value on the open market.

Mike looked up the appraisals. There are 2 legal parcels:
Original appraised value of parcel 1 = $6.7M, parcel 2 = $9.8M

Low density residential definition:
Low density residential" refers to a type of housing area where there are a relatively small number of dwelling units per unit of land, typically characterized by single-family homes with large lots, resulting in a spread-out population and greater privacy compared to high-density areas like apartment buildings; essentially, it means a neighborhood with fewer houses per acre of land.

Earle:
Stressed that the financing packet for WTP needs to be in place by Q4 / end of year 2025.

How fast can the money get to the town? If we can get money coming in sooner, we can borrow less. This would really help lower the costs / the amount of money needed for the loan.

What is a realistic timeline?

Tom P: A minimum one year realization per previous conversations, is that correct?

Mike S: The timeline is contingent upon the property being zoned and upon finding a buyer / donor.

Brian R – Wilderness land trust – could a land trust help us identify possible buyers / donors?

Scot H – Can't speak for the EVLT director, but yes that is part of what they do. They can help match buyers and donors and manage realistic expectations on both sides. They could potentially help locate a private conservation buyer.

Kate S:
Felt that the survey did not ask people what they wanted to do with the money from the sale. Recommend getting additional clarity from the public.

Tom P. reiterated that we should clarify the options available, potential funding, and ask where the money should go.

Kate S: We are assuming that residents want to use the funds toward water infrastructure / help with water costs. But didn't feel like we directly asked this of residents with the survey.

Gusty K. felt it was implied during the open house that the money would be used toward water.

Scot H. felt we did a good job in the survey of explaining that it would be used for the water enterprise fund. We also explained this on the website and during the open house.

Lynn F. asked about the public process for sale – what does this look like?

Mike S:
We passed a resolution when we acquired the parcels stating that they would not be used for public purposes.
So we would not need a public election, but we would need to do an ordinance that authorizes the sale of the parcels.

Lynn F: What if we wanted to make it into a park, would that be a problem?

Mike S: It would not be unless we wanted to sell it down the road. To sell public use property requires an election.

Earle B. inquired about timeline.

Scot H. noted that it could be anywhere from a few months to a year.

Mike S. stated likely at least 4 – 6 months after the town zones the property and after a buyer is lined up. Several studies need to happen as well, in order to do a conservation easement. The timeline is hard to predict.

Direction from Council:

- Scot H. will lay out a process for next steps, clarify options, scope of work for staff and projected timelines.
- Earle B. reiterated that we need financial estimates on all of the different options, and need to understand the process of each.

12. FUTURE AGENDA ITEMS

A. Future Meeting Topics

Tom P:
Proposed to cancel the July 2nd meeting. All council members were in agreement. The July 2nd meeting will be cancelled unless something urgent requires that it be rescheduled.

13. ADJOURN

Motion by Kate, second by Tom P, to adjourn at 6:33pm.

INFORMATIONAL ONLY ITEMS
Upcoming Council Meetings:
-- March 5, 2025
-- March 19, 2025
Upcoming Events:
-- March 7, 2025 - First Friday at Gel Z Art and Wild Mountain Cellars

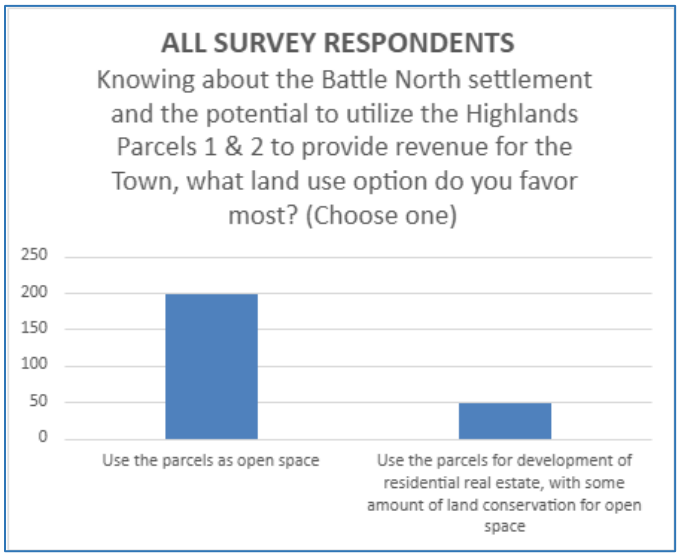
EXHIBIT A:

By the Numbers

The following summary of the survey and open house responses provide a clear picture of the sentiments and preferences for the future use of the Highlands Parcels Nos. 1 & 2 by those who participated. (A summary of written responses obtained during the open house is attached to this memo).

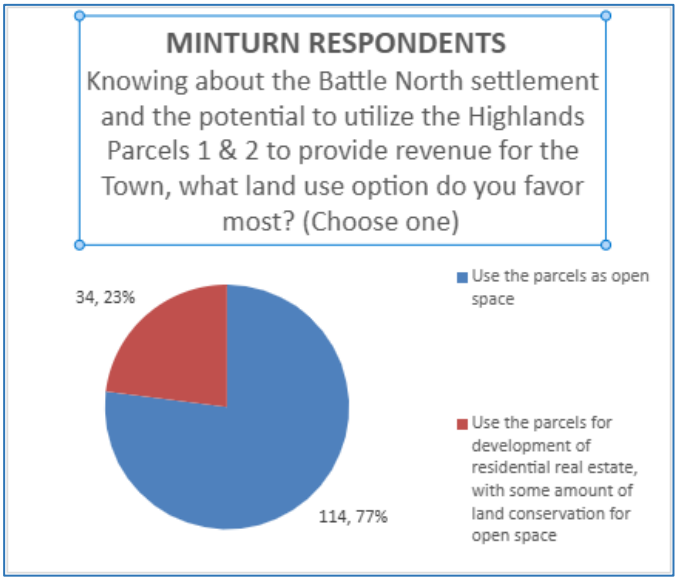
Survey Results:

- 248 individuals completed the survey, with 148 (60%) responding as Minturn residents, and 40% (100) identifying as non-residents. The survey was anonymous and was offered online, and by hard copy.
- Overall, survey participants expressed a strong preference to see the Highlands Parcels remain or be protected as open space rather than to see the Parcels developed for some combination of real estate development and open space. (This January 2025 survey result mirrors and reinforces the responses given in the Town of Minturn 2024 Community Survey in spring 2024 to a similar question).

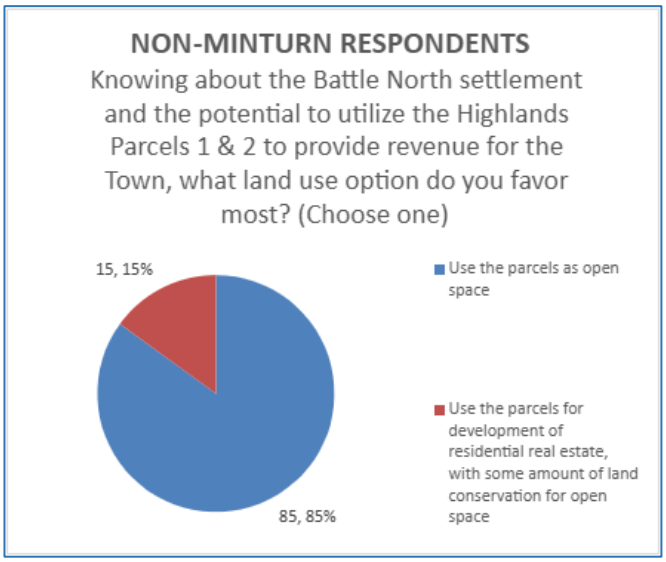


- Considering all respondents (residents and non-residents), nearly 81% (199 responses) indicated a preference to use the Parcels as open space (survey question No. 1). When split out as residents or non-residents, 114 Minturn residents (77%) preferred open

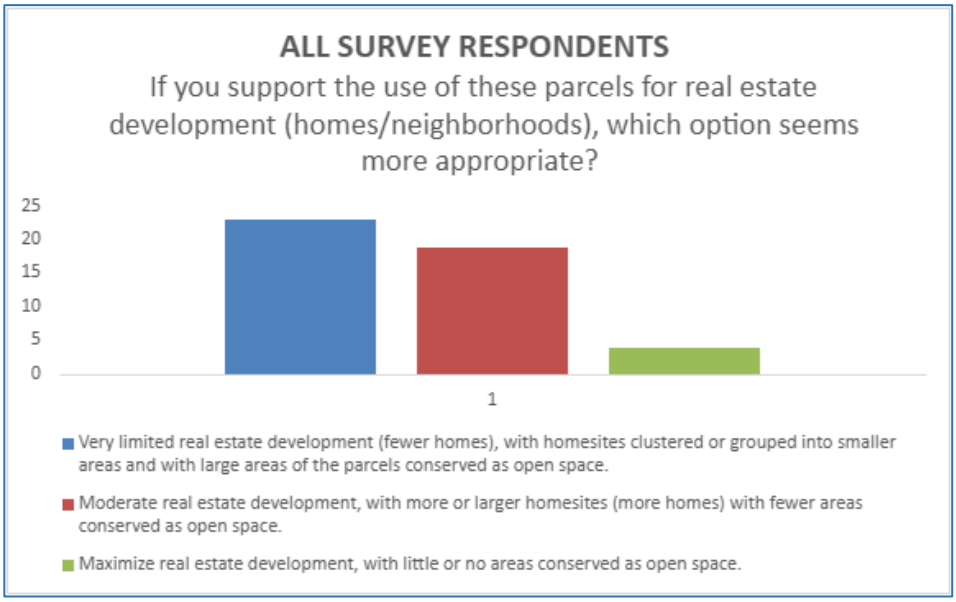
space as an option, while 23% preferred to use the Parcels for some type of real estate development combined with open space.



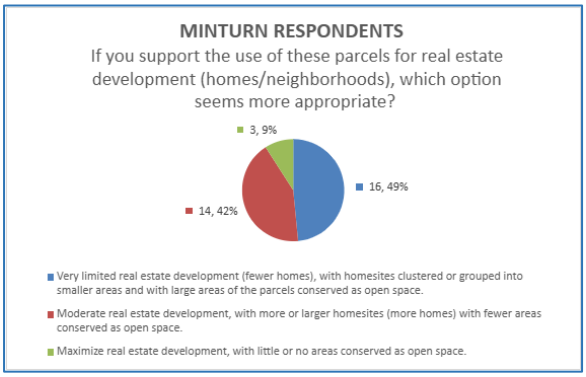
- Interestingly, the percentage of non-residents preferring open space to real estate development was even higher (85%) than Minturn residents.

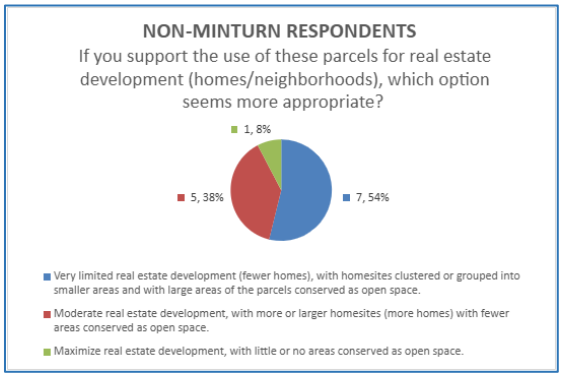


- For all respondents (residents and non-residents) who preferred real estate development of some kind (49 responses out of 248 total responses, or 19%), just over 90% (42 responses) indicated support for either “Very limited” real estate development with larger areas of open space or “Moderate” real estate development with more or larger homesites and fewer areas of open space. Only 4 respondents supported the option to maximize real estate development and minimize open space.

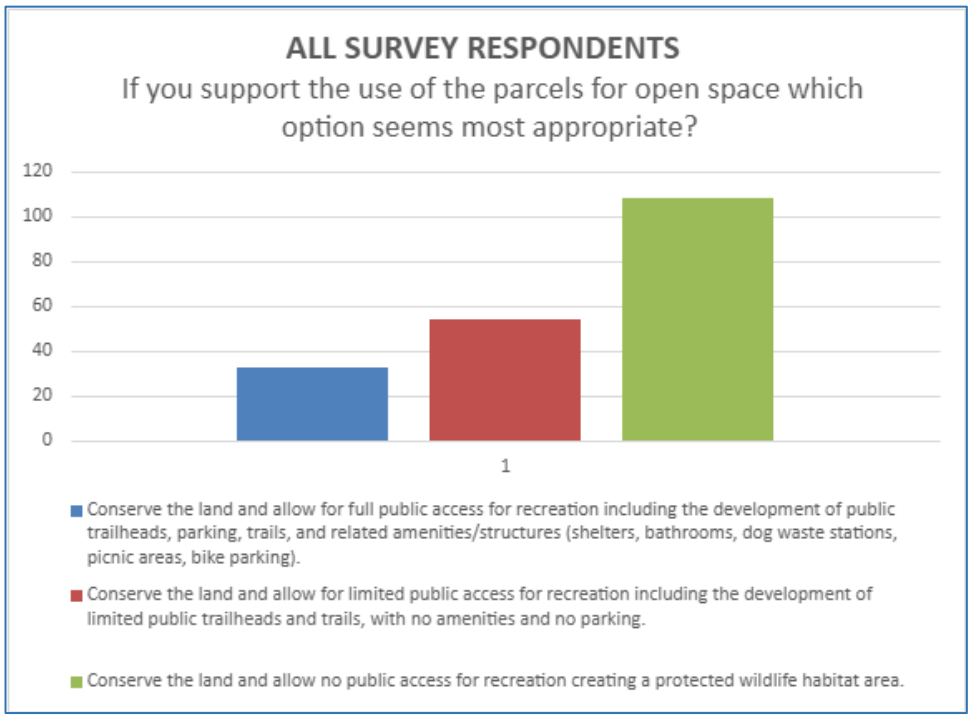


- When splitting out Minturn residents who prefer real estate development from non-residents who feel the same way, the numbers were identical for both groups, with 91-92% of respondents preferring either limited or moderate real estate development, while only 8-9% (four respondents across residents and non-residents) indicated support for maximizing real estate development on the Parcels.

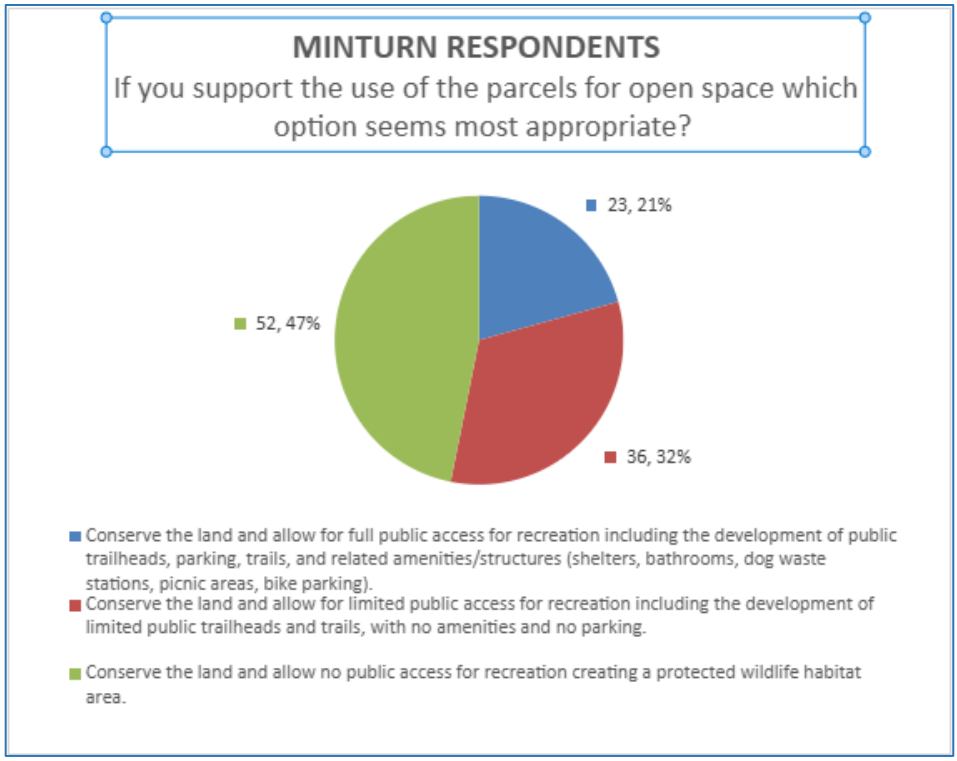




- When resident and non-resident survey (all) participants who preferred to see the Parcels preserved as open space were asked to choose between three potential open space scenarios, 55% supported the option to “Conserve” the land with no public access for recreation, 27% were open to conservation while allowing for “limited” public access, and just 17% supported conservation with full public access for recreational purposes.

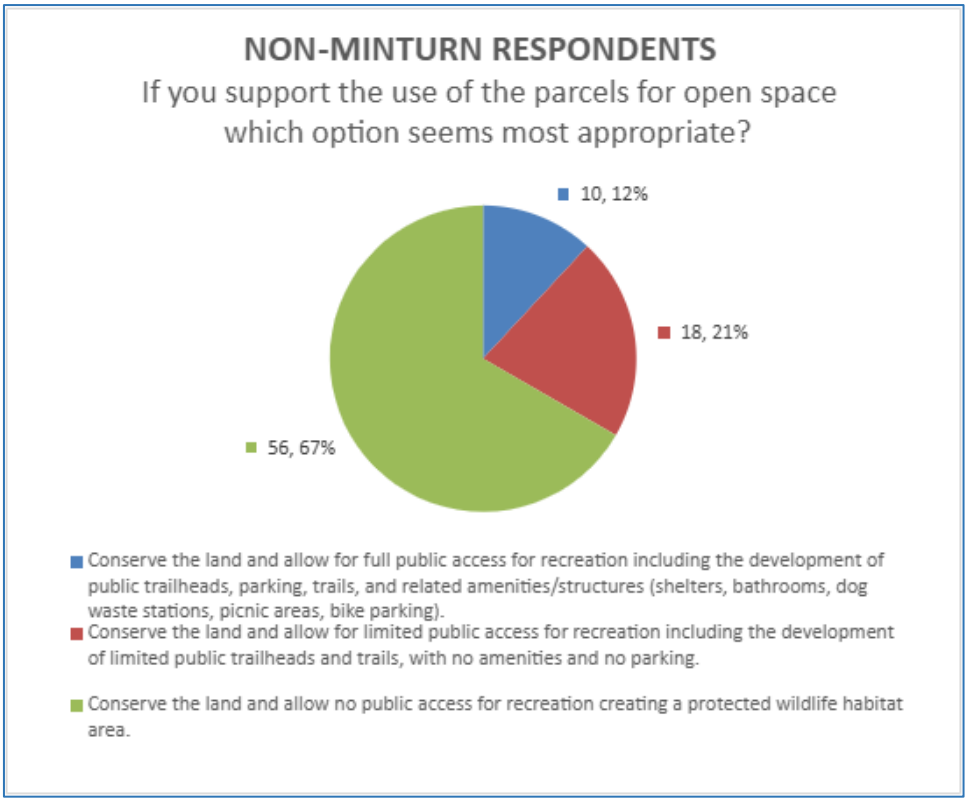


- Minturn residents who supported an open space option leaned heavily toward conservation with no public access and/or wildlife habitat preservation (47%, or 52



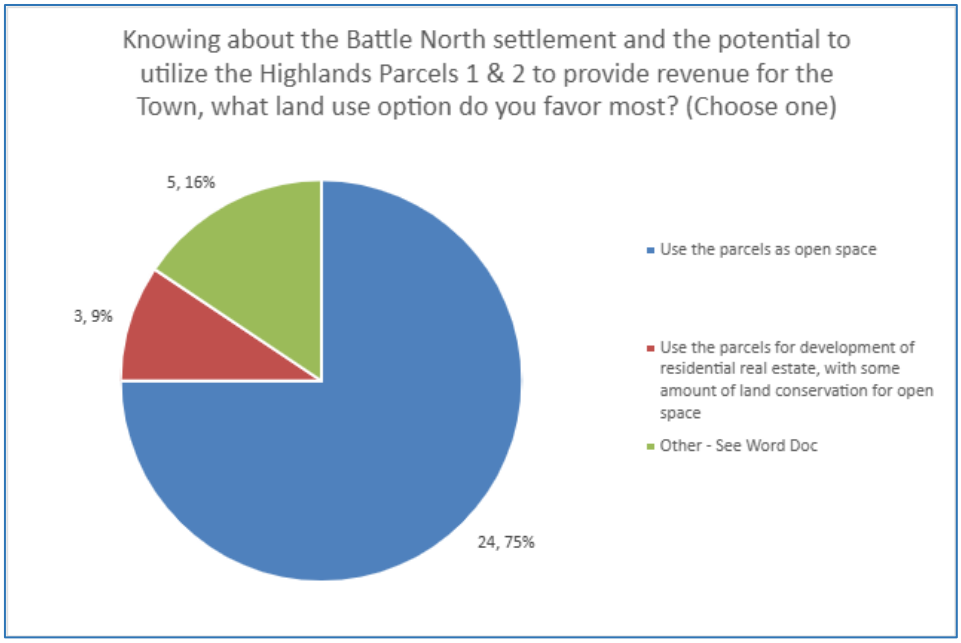
individuals) or conservation with limited access (another 36 individuals, or 32%), or nearly 80% for the most restrictive open space scenarios.

- Finally, when non-residents were asked the same question, the percentage of respondents who preferred open space conservation with no public access was even higher at 67% (56 respondents) than residents. Another 21% of non-residents supported conservation/open space options that allowed for some or limited public access, while an even lower percentage (10 individuals, or 12%) supported an option allowing full public access and the development of trails and amenities.

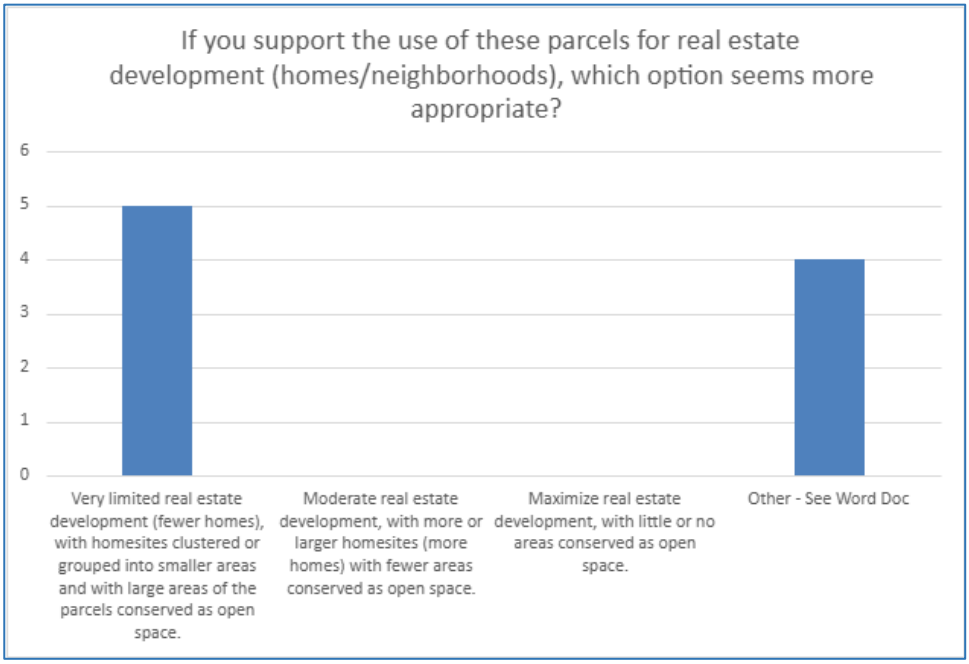


<u>Open House Results</u>:

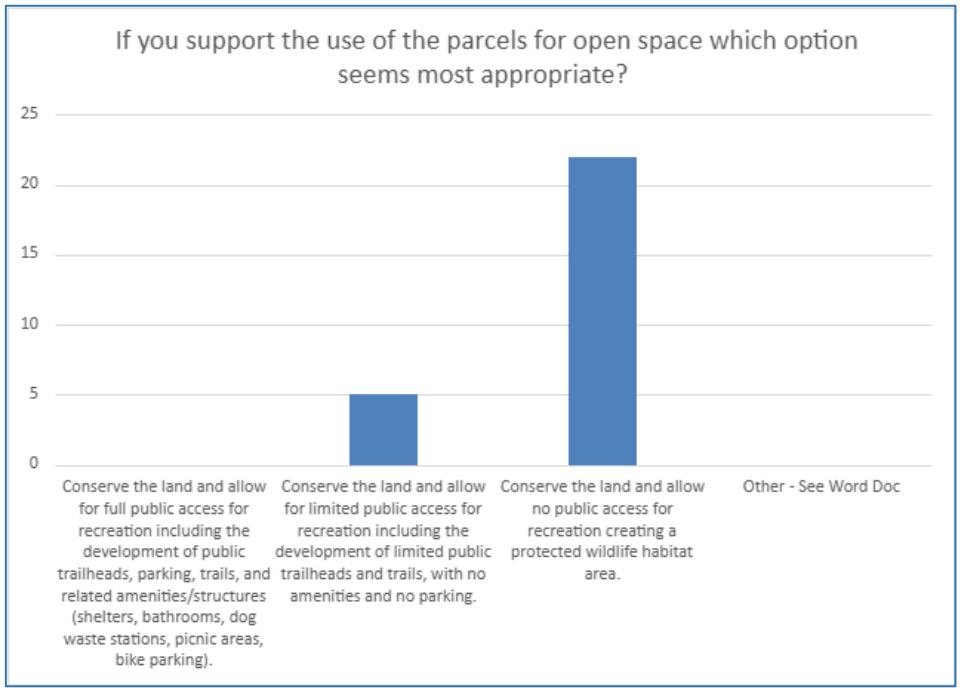
- Approximately 40 people attended the open house on January 29th, 2025.
- Similar to the survey results, the majority (24 individuals, or 75%) of participants at the open house expressed a strong preference for using/selling the Highlands Parcels for open space purposes.



- For those attendees who preferred options that include some amount of real estate development, most (5 individuals) support limited development of clustered homesites, with large areas of open space conservation.



- Another four people provided written comments/ideas that were more specific (Summary of Open House write-in comments attached), including the creation of a tiny home village, or the creation and sale of one or two "estate" lots – larger acreage residential lots – where homesites could be created and the rest of the Parcels would be preserved as open space.
- Of those attendees who supported an open space option, 22 (91%) preferred to see the Parcels conserved/protected for wildlife habitat (no public access for recreation), while another 5 individuals would be amenable to allowing some or limited public access for recreation purposes.



Next Steps:

Staff observes that the results from the 2024 Community Survey and this more recent community engagement effort resulted in an overwhelming preference to see the Highlands Parcels Nos. 1 & 2 preserved in some manner as open space – either as fully protected wildlife habitat, or as open space allowing some amount of recreational access or activities. However, the survey and open house also revealed some support for limited real estate development on the parcels.

Additionally, there have been specific ideas put forth wherein the Town would permit very limited, large estate lot residential uses - perhaps allowing for the creation of one or two large (20+ acre) parcels with small building envelopes and the remainder of the parcels conserved as open space – to achieve a balance between real estate development and land conservation/protection.

Of critical importance to the Town is the use of the Parcels to generate income for the Town's water enterprise fund. Based on the results from the Town's public engagement on this topic, the two preferred general options – conservation/open space primarily for the protection of habitat or allowance for very limited real estate development combined with open space conservation – likely allow for several variations that should be studied further to determine:

1. Feasibility.
2. Potential revenue generation.
3. Sources of funding (i.e., sale to private buyers, sale to public entities, public-private partnerships, or public-private-nonprofit partnerships).
4. Timing and logistics (i.e., additional land use approvals such as zoning, subdivision, surveying and/or land planning; additional stakeholder outreach; investigating partnerships).
5. Impact on staff capacity and budget considerations; need for additional third-party consultants.

Staff request direction from Council on which alternatives to pursue further before proceeding with any additional work. Once staff have direction, the Planning Director will work with the In-House Interim Town Administrator, Jay Brunvand, Town Attorney, and Town Engineer to establish goals for the project, a scope of work, estimated timelines, and a proposed budget for Council's consideration.

To: Mayor and Town Council
From: Cindy Krieg
Date: February 27, 2025
Agenda Item: Letter of Support for a GOCO Grant Application

REQUEST:
Approve / sign on to a Letter of Support for Eagle County and the Vail Valley Mountain Trails Alliance with regard to a GOCO Stewardship Impact Program grant application.

INTRODUCTION / ANALYSIS:

The Eagle County Outdoor Stewardship Partnership seeks to address critical stewardship needs across public lands in Eagle County. The project will expand and enhance existing stewardship programs, including the Trail Conservation Crew (TCC) and creating the Outdoor Stewardship Crew (OSC) programs, to mitigate recreation-related impacts, improve ecological health, and engage the community through volunteerism and education. Eagle Valley Outdoor Stewardship Coalition (EVOSC) partners will utilize these crews to accomplish important and necessary stewardship projects on the ground. Through collaboration with land managers and community partners, this project will support long-term resource sustainability while fostering equitable access to outdoor recreation opportunities.

Project Need and Benefits:
Eagle County's public lands continue to experience increasing recreational use, resulting in significant impacts such as trail degradation, habitat disruption, and ecological disturbance. Public lands make up over 80% of Eagle County. A majority of which is part of the White River National Forest (WRNF) which is the busiest forest in the country. In 2011 visits to the WRNF were estimated to be around 10 million and in 2022 that number increased to 18 million. While a majority of those visitors were for skiers, almost 7 million were during the summer season. Meanwhile, the WRNF's budget has decreased from $30 million in the early 2000s to $18 million in 2023. These visits and public lands contribute an estimated $1.6 billion in economic impact for communities surrounded by the WRNF. So what do these numbers mean? In short, they simply don't add up. While visitation and use continues to increase, the boots on the ground to maintain natural resources decline.
Proactive and increased stewardship is critical to sustaining the Eagle County's environmental and economic vitality. The project will significantly enhance the quality of life in the community by ensuring safe, sustainable recreational access, preserving natural resources, and fostering a culture of environmental responsibility.

COMMUNITY INPUT: Ongoing

BUDGET / STAFF IMPACT:
- No impact to Town of Minturn budget or staff requirements with regard to this request

STRATEGIC PLAN ALIGNMENT:
- This contract supports all proprieties identified in the 2025-27 Strategic Plan

RECOMMENDED ACTION OR PROPOSED MOTION:
- Approve the Town of Minturn to sign on to this letter of support

ATTACHMENTS:
- Letter of Support
- GOCO Grant Program Narrative

GRANT PROGRAM BACKGROUND & INFORMATION

STEWARDSHIP IMPACT PROGRAM

https://goco.org/programs-projects/grant-programs/stewardship-impact

Great Outdoors Colorado's (GOCO) Stewardship Impact Program aims to improve the condition of our state's lands by advancing collaborative outdoor stewardship projects that demonstrate meaningful improvements to the ecological and recreational amenities that attract residents and visitors to numerous, diverse destinations throughout Colorado. Working in partnership with land managers, outdoor stewardship organizations, conservation services corps, corporate volunteers, or any number of individuals or entities, GOCO sees value in a coordinated approach that more comprehensively addresses a community's stewardship needs.

Colorado continues to experience recreation and climate-related impacts on our lands and natural resources. Further, Colorado's consistent population growth exacerbates these issues and accelerates the need to identify solutions to adequately steward the state's natural and recreational resources for generations to come.

Through this program, GOCO invites partners to apply for funding to:

- target a resource or location for stewardship, and scale-up from a project-by-project engagement model to a more comprehensive, prioritized effort at addressing resource stewardship needs;
- take advantage of opportunities for collaboration among stewardship organizations, land managers, and community partners;
- increase capacity of existing stewardship organizations and provide opportunities for collaboration and mentoring among organizations;
- solicit new funding sources to increase capacity and sustainability.

Proposed projects must reflect one or more of GOCO's program values as identified in our 2020 strategic plan and outlined later in this document. These values are intentionally open to interpretation and definition by our partners; how they are or could be reflected in each community is unique. And not every project will integrate multiple values. Projects that demonstrate several values, as well as projects that embody a singular value, can have meaningful impacts and significant merit.

GRANT CONCEPT

Brief Project Description:
The Eagle County Outdoor Stewardship Partnership seeks to address critical stewardship needs across public lands in Eagle County. The project will expand and enhance existing stewardship programs, including the Trail Conservation Crew (TCC) and creating the Outdoor

Stewardship Crew (OSC) programs, to mitigate recreation-related impacts, improve ecological health, and engage the community through volunteerism and education. Eagle Valley Outdoor Stewardship Coalition (EVOSC) partners will utilize these crews to accomplish important and necessary stewardship projects on the ground. Through collaboration with land managers and community partners, this project will support long-term resource sustainability while fostering equitable access to outdoor recreation opportunities.

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Proactive and increased stewardship is critical to sustaining the Eagle County's environmental and economic vitality. The project will significantly enhance the quality of life in the community by ensuring safe, sustainable recreational access, preserving natural resources, and fostering a culture of environmental responsibility.

This project directly addresses these challenges by:

- Strengthening the **Trail Conservation Crew (TCC)** to provide 14 weeks of targeted maintenance and recreation impact mitigation projects across public lands including but not limited to Forest Service, BLM, municipalities, and county. The TCC is entering its fifth year of existence and has a history of success performing trail maintenance and stewardship projects. They build bridges, install signage, lead volunteers, decommission trails, and perform work to mitigate user impacts. The TCC does not have restrictions on whose land they operate on as long as it is land that is open to the public. The TCC will work alongside volunteers and with local partners to execute on the ground projects to improve our natural resources while maintaining our recreation experience.
    - For example, the Town of Eagle Open Space could request two weeks of the TCC's time to complete a trail reroute and social trail decommissioning project. This would reserve two of the fourteen weeks the TCC is available to support partner projects.

- Creating an **Outdoor Stewardship Crew (OSC)** to manage dispersed recreation, enforce fire restrictions, barbed wire fence removal, restoration work, watershed

improvements, trailhead management, river put-in/take-out management, and clean-up across multiple jurisdictions. This OSC would support and be modeled after the existing Front Country Ranger (FCR) program. The FCR consists of seasonal Forest Service employees and interns working on Forest Service lands only. This expansion would add four additional crew members and the ability for them to work on neighboring public lands such as BLM, municipalities, and county. Lands, open space, and infrastructure managed by these agencies are in need of a crew to support projects and management.

- For example, the Eagle Valley Land Trust could request one week of the OSC's time to support a barbed wire fence removal project in Brush Creek Ranch & Open Space. This would reserve two of the fourteen weeks the OSC is available to support partner projects.

- Utilizing the Eagle Valley Outdoor Stewardship Coalition (EVOSC) partners to identify and implement recreation stewardship projects, restoration and habitat improvement projects, a diverse range of stewardship projects, and further expanding community involvement. EVOSC partners include land managers and other local non-profits such as Eagle Valley Land Trust, Eagle River Coalition, Wilderness Workshop, and more. Through this partnership, these partners would be able to reserve the TCC and/or OSC to execute a wide range of stewardship projects that may include recreation mitigation, habitat improvement projects, noxious weed management, watershed restoration, and other public land and environmental initiatives. These projects would be implemented by the partners, supported by volunteers, and the TCC or OSC as requested.

Collaboration and Implementation:
The project will be implemented through a collaborative, community-driven process led and managed by Eagle County Open Space and the VVMTA. It will be informed by our partners and through our Regional Partnership Initiative, Eagle County Community Wildlife Roundtable (CWR). The CWR's current state is working towards completing our first phase conservation and wildlife plan which will be followed by our second phase of a recreation assessment. We anticipate having these plans finished by late 2026. We are currently restructuring the CWR to include an overall full roundtable which is informed by committees focusing on wildlife/conservation, recreation/stewardship (EVOSC), education, and outdoor equity. While the CWR has made significant progress and is moving in the right direction, the urgency to begin implementing projects on the ground now is necessary. The CWR is 18-24 months away from focusing on the project implementation phase.

This project serves as a pilot for broader stewardship efforts, aligning with the CWR's long-term vision for recreation management, stewardship, and conservation efforts. By demonstrating successful implementation and measurable impact, the initiative will serve as a foundation for future funding opportunities and partnerships, ensuring continued stewardship growth beyond the grant period. It will be a catalyst to pull people together to move forward the CWR and our community efforts.

To identify, prioritize, and implement projects, regular EVOSC partner meetings will occur and be led by partners and/or CWR facilitators. All projects will strongly encourage community involvement through volunteer opportunities. This will engage diverse participants in stewardship activities, fostering a sense of ownership and responsibility for local trails, open spaces, rivers, and wildlife. This collaborative model ensures efficient resource allocation, long-term stewardship sustainability, and strengthened community relationships.

The project is also grounded in a commitment to equity and inclusion. Efforts will be made to elevate underrepresented voices and remove barriers to participation by leveraging the collective strength of all partners' DEI initiatives. This includes offering diverse volunteer opportunities that cater to all skill levels and backgrounds. Through the CWR's outdoor equity committee we would conduct outreach and engagement initiatives to involve local communities in project visioning and implementation. And we would ensure projects take place on a mix of federal and non-federal lands to provide equitable access to public outdoor spaces.

In conclusion, by strengthening the TCC, creating the OSC, and leveraging the collective reach and impact of EVOSC partners, we will start to tip the scales and stop continually playing catchup to manage and improve our natural resources. This proposal presents a strategic, collaborative approach to stewardship that aligns with GOCO's program values of resource conservation, outdoor stewardship, equitable access, and community vitality. We look forward to partnering with GOCO to enhance the sustainability of Eagle County's outdoor recreation spaces.

Tuesday, February 25, 2025

Great Outdoors Colorado (GOCO)
1900 Grant Street, Suite 725
Denver, CO 80203

Subject: Letter of Support for Eagle County and VVMTA's Outdoor Stewardship Partnership Grant Application

Dear GOCO Grant Committee,

On behalf of the {insert town/county name here}—we express our strong support for Eagle County and the Vail Valley Mountain Trails Alliance's (VVMTA) grant application to Great Outdoors Colorado (GOCO). This request will provide essential resources to create the Outdoor Stewardship Partnership initiative, a crucial effort to protect and sustain our public lands.

Public lands in Eagle County provide tremendous recreational, economic, and ecological value to our communities. However, with increasing visitation, our trails, open spaces, and watersheds face significant pressures. This initiative will directly address these challenges by expanding the Trail Conservation Crew (TCC) and creating the Outdoor Stewardship Crew (OSC), ensuring much-needed on-the-ground stewardship, restoration, and sustainable recreation management.

Additionally, our federal land managers—including the U.S. Forest Service (USFS) and Bureau of Land Management (BLM)—are facing significant budget and staffing reductions, creating even greater uncertainty in their ability to manage and maintain the public lands that are vital to our communities. These funding shortfalls further reduce the "boots on the ground" necessary for essential stewardship efforts, increasing the urgency for local and regional partnerships to fill the gap. This initiative will directly support USFS and BLM by providing critical stewardship capacity that would otherwise be lacking.

Through collaboration with local governments, land managers, and community organizations, this initiative aligns with our municipalities' commitment to preserving natural resources, maintaining recreational access, and fostering environmental responsibility. By supporting this grant, GOCO will help strengthen stewardship efforts across jurisdictions, ensuring the long-term health of Eagle County's outdoor spaces for both residents and visitors.

We fully support Eagle County and VVMTA's grant application and urge GOCO to invest in this transformative project. Thank you for your consideration.

Signed by the following municipalities and county representatives in support of this effort:

[Name]
[Title]
[Municipality Name]

[Name]
[Title]
[Municipality Name]

[Name]
[Title]
[Municipality Name]

[Name]
[Title]
[Municipality Name]

[Name]
[Title]
[Municipality Name]

[Name]
[Title]
[Municipality Name]

[Name]
[Title]
[Municipality Name]

To: Mayor and Council
From: Madison Harris, Planner II
Date: February 27, 2025
Agenda Item: Recent Planning Commission Recommendations and Actions

REQUEST:
Review and ratification of Planning Commission actions from their regular meeting of February 12, 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:

532 Main Street
- 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 a modification to a condition recommended by staff.

INTRODUCTION:

532 Main Street
At their regular meeting of February 12, 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 532 Main Street. 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 proposed by Town Staff, and one added by the Planning Commission:

1. Prior to or concurrent with building permit application submission, the Applicant shall provide documentation for any required encroachment agreement(s) with the Eagle River Water and Sanitation District for any improvements within the platted sewer easement.
2. Complete the Amended Final Plat prior to or concurrent with building permit.

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. 532 Main Street – New Single Family Residence

ATTACHMENTS:

- Staff Report
- Review letter by Inter-Mountain Engineering
- DRB Application
- Proposed exterior elevation drawings and site plans for 532 Main Street

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 Home

532 Main Street

Hearing Date:	February 12, 2025
File Name and Process:	Single-Family Residence Final Plan Review
Owner/Applicant:	Ken & Patty Halliday
Representative:	Tobin Smith, Tobin Smith Architect
Legal Description:	Section: 26 Township: 5 Range: 81 PCLIN SE1/4SW1/4 Subdivision: BOOCO 2ND Block: 3 Lot: 3
Address:	532 Main Street
Zoning:	Old Town Character Area – Residential Zone District
Staff Member:	Madison Harris, Planner I
Recommendation:	**Approval, with conditions**

Staff Report

I. Summary of Request:

The Applicants, Ken and Patty Halliday, request Final Plan review of a new, four-bedroom, 6,597 (gross) square foot single-family residence located at 532 Main Street in the Old Town Residential Zone District. The Applicant's representative, Tobin Smith, has been proactive in meeting with Town staff prior to submitting plans for a new home and have provided a relatively complete and thorough set of site, landscaping, and architectural plans.

Proposed Plans
The plans show a two- to three-story, four-bedroom structure with a maximum building height - measured to the midpoint of the roof – of 27 feet 9 inches, under the maximum allowable 28-foot limit within the Old 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.

The plans show the ground level with the garage, primary living area, and master bedroom, the upper level has a game room which could double as a bedroom, and the lower level has the three remaining bedrooms and a craft studio. Parking is adequate, even with the potential extra bedroom, with four off-street spaces, two of which are provided within the garage and two in front of the garage.

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,** with conditions.

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 532 Main Street meet or can be revised to meet the required findings 'a,' 'b,' and 'c' or subparagraph 3 – *Necessary findings* – with proposed conditions of approval.

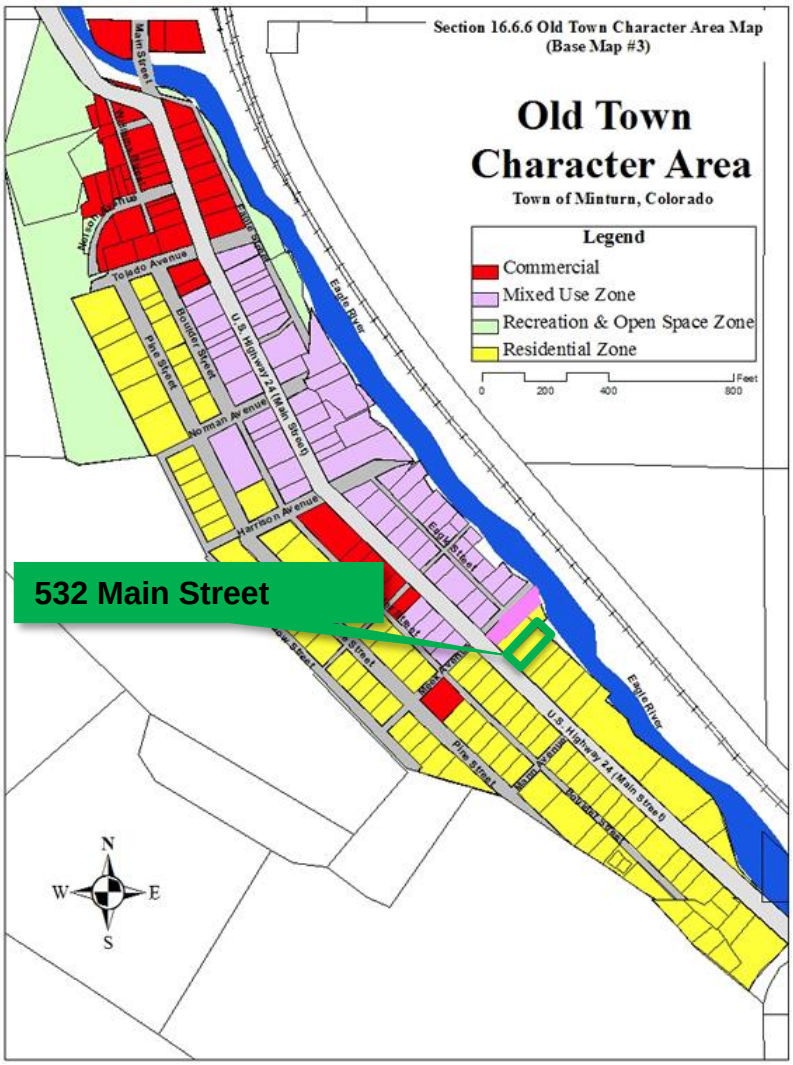
III. Zoning Analysis:

Zoning
The subject property is located within the "Old Town Character Area" Residential Zone District, described as follows:

*(a) The neighborhood is bisected by Highway 24 and is **characterized by single-family residences** with a mix of business and institutional uses. **The residences are typically** one (1) and **two (2) stories**, with outbuildings and minimal setback between structures.*
*(b) **The purpose of this zone is to provide for continued residential use** and redevelopment that preserves the unique character and scale of the neighborhood. **An objective is to retain the historically residential areas as quiet and safe neighborhoods** while allowing for limited home-based occupations and home-based businesses to encourage permanent residency. This area can accommodate reasonable growth where land and services are available.*

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Figure 1: Old Town Character Area Zoning Map



Dimensional Limitations and Development Standards

The following table summarizes the lot, development and dimensional standards and limitations applicable to the subject property pursuant to Sections 16-2-40. - *General lot requirements and dimensional standards* and 16-16-20 – *Parking Required for Residential and Lodging Uses*.

Regulation	Allowed/Required	Proposed/Existing
Minimum Lot Area:	5,000 sq. ft.	8,640.8 sq. ft. (.198 ac.)
Maximum Building Height:	28 feet	27 feet – 9 inches
Minimum Front Setback:	10 feet	10+ feet
Minimum Side Setback:	5 feet	5 feet

Minimum Rear Setback:	10 feet (to property line) 30 feet (to high water mark)	10+ feet (to property line) 30+ feet (to high water mark)
Maximum Lot Coverage:	45% (3,888.36 sq. ft.)	3,260 sq. ft. (37.73%) Proposed
Maximum Impervious Coverage:	55% (4,752.44 sq. ft.)	4,743 sq. ft. (54.89%) Proposed
Minimum Snow Storage Area:	5% of Lot Area (8,640.8 sq. ft. x .05 = 432.04 sq. ft.)	507 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
The following have been identified by staff that have been addressed or are in the process of being addressed that the Planning Commission should be aware about:

Encroachments into Easements
The back deck is cantilevered over and into an existing sewer easement. The applicant has indicated that they have initiated the encroachment agreement process with Eagle River Water and Sanitation District.

VI. Staff Recommendation:

Staff suggests that the Final Plans for 532 Main Street, as conditioned below, 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, with the following recommended condition(s):
1. Prior to or concurrent with building permit application submission, the Applicant shall provide documentation for any required encroachment agreement(s) with the Eagle River Water and Sanitation District for any improvements within the platted sewer easement.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

January 19, 2025

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

Re: 532 Main
Lot 3, Block 3, Booco's 2nd Addition to Minturn
DRB resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Eagle River Residence; 532 Main Street, Minturn Colorado"* prepared December 16, 2024, by Tobin Smith Architect (Plans). Sheet A101 *"Site Plans"* dated January 16, 2025, was submitted to supplement the DRB application for 532 Main. Our review compares the Plans 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:
"Improvement Survey Plat with Topography; Lot 3, Block 3 Booco's 2nd Addition to Minturn & a Parcel of Land Situated in Section 26, Township 5 South, Range 81 West, 6th PM; Town of Minturn, County of Eagle, State of Colorado, prepared October 3, 2024 by Kipp Land Surveying has been included as the Boundary and Topographical survey.
We offer the following comments:

a. Survey Note 7 references Land Title Guarantee Company Order No. V50071530-3 dated September 19, 2024. We recommend a copy of the Commitment be provided and made a part of the Town's file.
b. On October 17, 2024, we reviewed an Amended Final Plat combining thing the two parcels shown on the survey. We understand from Randy Kipp PLS "*Final Plat of Booco's 2nd Addition to the Town of Minturn, Lot 3, Block 3"* was never recorded.

Please note these are not required elements and the plat meets MMC requirements for the Boundary Survey.

Section (C) (3) Site Plan:
Sheet A101 *"Site Plans"* revised January 16, 2025, was submitted to supplement the application. ~~does not meet the requirements of Subsection (C)(3) Site Plan:~~

Madison Harris
Re: 532 Main
Lot 3, Block 3, Booco's 2nd Addition to Minturn
DRB resubmittal Review
Project No. 24-0001

a. ~~The Site Plan should show dimensioned property lines, easements, setbacks, dimensioned building location, etc~~. Dimensions locating the residence on the lot have been added. The revised plan meets the requirements of MMC Subsection (C)(3) Site Plan.

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

Sheets C1.0, C2.0, C4.0, and C4.1 *" 532 Main Street, Minturn CO"* prepared by Alpine Engineering Inc. November 19,2024 presents the Grading and Drainage Plans for the project.

a. The Plans meet MMC Grading and Drainage Plan requirements.
b. The details include water service line information. Please note Minturn requires copper water service line.

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. 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, Tobin Smith

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:

Eagle River Residence

Project Location

Street Address: 532 Main St. Minturn, CO 81645

Zoning:	Parcel Number(s):
single-family residence	201908667 & 201802728

Application Request:

Approval of the architectural design for this proposed single-family residence

Applicant:

Name: Tobin Smith (Tobin Smith Architect)

Mailing Address: 2201 San Pedro Ave. San Antonio, TX 78212

Phone:	Email:
210-817-4744	tobin@tobinsmitharchitect.com

Property Owner:

Name: Patty and Ken Halliday

Mailing Address: 5150 Broadway #615 San Antonio, TX 78209

Phone:	Email:
210-867-1514	khalliday62@gmail.com

Required Information:

Lot Size: 8,640.8 sq ft	Type of Residence (Single Family, ADU, Duplex): Single Family	# of Bedrooms: 5	# On-site Parking Spaces: 5
# of Stories: 3	Snow storage sq ft: 473 sq ft	Building Footprint sq ft: 3,260 sq ft	Total sq ft Impervious Surface: 4,743 sq ft

Signature:

Tobin Smith

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.



TOBIN SMITH ARCHITECT

EAGLE RIVER RESIDENCE

Letter of Intent
02 February 2025

Eagle River Residence is a proposed single-family home for Patty and Ken Halliday, current Minturn residents. This structure would replace an existing single-family structure and detached shed currently on the site. A notice of intent to demolish these structures was previously filed and notice posted; the structures were not nominated for historic status.

The design of Eagle River Residence will allow Patty and Ken to live primarily on one level giving them confidence that they can enjoy this home for years to come. A lower level, hidden from the street, contains bedrooms and bathrooms to accommodate their two grown children and spouses, as well as young grandchildren, when they visit. Viewed from the street, a game room above the garage gives the impression of a two-story pitched-roof residence in keeping with the adjacent homes. While the massing and rooflines are different from house to house, the overall scale and building forms are similar.

Located approximately thirty feet from the front property line, significantly beyond the ten-foot setback line, the home is sited to continue the pattern of development established by the adjacent houses. This larger buffer space accommodates both parking and plantings. A flagstone walkway flanked by five new Aspen trees and native grasses connects the sidewalk and driveway to the welcoming entry porch, a design element that reinforces Minturn's architectural character and neighborliness. The architectural design accommodates four on-site parking spaces with snow storage conveniently located adjacent to the driveway and flagstone entry walkway.

The exterior palette includes vertical wood siding, dry-stacked stone, and standing seam metal roofing – materials utilized throughout town on both historic and contemporary structures. Oxidized steel accents, touches of warm wood tones, and bronze window and door cladding complete the grouping of materials. The varied tones and textures will connect Eagle River Residence with the town's fabric and history.

Last, Patty and Ken will be pursuing an upper-level deck encroachment agreement with Eagle River Water & Sanitation District. As designed, the deck cantilevers four feet over the district's easement approximately nine feet above natural grade. The support columns are set back from the edge of the deck and are located outside of the easement. Final approval of the proposed design shall be contingent upon approval of the proposed encroachment.



EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

Patty + Ken Halliday

DESIGN REVIEW PACKAGE
05 FEBRUARY 2025

2201 SAN PEDRO AVE
SAN ANTONIO, TX 78212
T 210.817.4744
www.tobinsmitharchitect.com
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TOBIN SMITH ARCHITECT

ABBREVIATIONS

ABV	ABOVE
AFF	ABOVE FINISHED FLOOR
ACOUS	ACOUSTICAL
ADJ	ADJUSTABLE
ANOD	ANODIZED
A/C	AIR CONDITIONING
ALT	ALTERNATE
ALUM	ALUMINUM
ADA	AMERICANS WITH DISABILTIES ACT
A.B.	ANCHOR BOLT
ARCH	ARCHITECT (URAL)
AD	AREA DRAIN
ASPH	ASPHALT
BRG	BEARING
BM	BEAM
B.M.	BENCH MARK
BTWN	BETWEEN
BIT	BITUMINOUS
BLK (G)	BLOCK (ING)
BD	BOARD
B.S.	BOTH SIDES
B.W.	BOTH WAYS
BOT	BOTTOM
B.O.B.	BOTTOM OF BEAM
B.O.D.	BOTTOM OF DECK
B.O.S.	BOTTOM OF STEEL
BLDG	BUILDING
BU	BUILT UP
CABT	CABINET
C.I.	CAST IRON
C.B.	CATCH BASIN
CLG	CEILING
CEM	CEMENT
CER TILE	CERAMIC TILE
CIR	CIRCLE
CIRC	CIRCULAR, CIRCUMFERENCE
CLR	CLEAR
COL	COLUMN
COMB	COMBINATION
CONC	CONCRETE
CMU	CONCRETE MASONRY UNIT
CONST	CONSTRUCTION
CONT	CONTINUOUS, CONTINUE
CTR	CONTRACTOR
C.J.	CONTROL JOINT
CNTR	COUNTERTOP
D.	DEEP
DEMO	DEMOLISH, DEMOLITION
DTL	DETAIL
DIAG	DIAGONAL
DIA	DIAMETER
DIM	DIMENSION
DR	DOOR
D.H.	DOUBLE HUNG
DBL	DOUBLE
DS	DOWNSPOUT
DISP	DISPENSER
DWR	DRAWER
DWG	DRAWING
E	EAST
ELEC	ELECTRIC (AL)
ELEV	ELEVATION
ELV	ELEVATOR
EXIST	EXISTING
EPS	EXPANDED (EXTRUDED) POLYSTYRENE BOARD
EQ	EQUAL
EMERG	EMERGENCY
EX	EXHAUST
EXP	EXPOSED
EXP JT	EXPANSION JOINT
EIFS	EXTERIOR INSULATING FINISH SYSTEM
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH (ED)
FIN FLR	FINISHED FLOOR
FP	FIREPLACE
FLR	FLOOR (ING)
F.D.	FINISHED DIMENSION
FD	FLOOR DRAIN
FLUOR	FLUORESCENT
FRP	FIBERGLASS REINFORCED PANEL
FRZR	FREEZER
FT	FOOT (FEET)
FTG	FOOTING
FOUND	FOUNDATION
GA	GAGE, GAUGE
GALV	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL	GLASS
GYP BD	GYPSUM WALL BOARD
GYP	GYPSUM
H/C	HANDICAPPED
HDWE	HARDWARE
HDR	HEADER
HVAC	HEATING/VENTILATING/AIR CONDITIONING
H.D.	HEAVY DUTY
HGT	HEIGHT
H.	HIGH
HC	HOLLOW CORE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HB	HOSE BIBB
INCAND	INCANDESCENT
IN	INCHES
INCL	INCLUDE (D), (ING)
ID	INSIDE DIAMETER
INSUL.	INSULATION, INSULATING
INT	INTERIOR
LAM	LAMINATE (D)
LAV	LAVATORY
LH	LEFT HAND
L	LENGTH, LONG
LLH	LONG LEG HORIZONTAL
LLV	LONG LEG VERTICAL
MSRY	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
M.C.	MEDICINE CABINET
MED	MEDIUM
MBR	MEMBER
MEMB	MEMBRANE
MTL	METAL
M.	METER (S)
MIN	MINIMUM
MISC	MISCELLANEOUS

ABBREVIATIONS (CONT.)

NOM	NOMINAL
N	NORTH
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER (S)
O.H.	OPPOSITE HAND
OPG	OPENING
OPP	OPPOSITE
OD	OUTSIDE DIAMETER
PTD	PAINTED
PANEL	ELECTRICAL PANELBOARD
PERF	PERFORATED
PLAS	PLASTER
P LAM	PLASTIC LAMINATE
PNL	PANEL
PL.	PLATE
PLYWD	PLYWOOD
PVC	POLYVINYL CHLORIDE
POLYISO	POLYISOCYANURATE BOARD
PSI	POUNDS PER SQUARE INCH
PROP	PROPERTY LINE
R.	RADIUS
REF	REFER (ENCE)
REFL	REFLECTED
REFG	REFRIGERATOR
RAG	RETURN AIR GRILLE
REQ'D	REQUIRED
RH	RIGHT HAND
RD	ROOF DRAIN
RO	ROUGH OPENING
SCHED.	SCHEDULE
SEC	SECTION
SHT	SHEET
SHLV	SHELVING
SIM	SIMILAR
SC	SOLID CORE
S	SOUTH
SP	SPACES
SPEC	SPECIFICATION, SPECIFIED
SQ	SQUARE
STND	STAINED
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STR	STAIR, STRINGER
SD	STORM DRAIN
STRUCT	STRUCTURAL
TAS	TEXAS ACCESSIBILTY STANDARDS
TEL	TELEPHONE
TV	TELEVISION
THK	THICK (NESS)
T&G	TONGUE AND GROOVE
T.O.P.	TOP OF PLATE
T.O.S.	TOP OF STEEL
T.O.W.	TOP OF WALL
T	TREAD, TEMPERED
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
WSCT	WAINSCOT
WH	WATER HEATER
W/C	WATER CLOSET
WP.	WATERPROOFING
WWF	WELDED WIRE FABRIC
W	WEST
WIN	WINDOW
W/	WITH
W/O	WITHOUT
WD	WOOD

DRAWING SYMBOLS

- 100A — DOOR NUMBER
- 2.02 — WINDOW NUMBER
- ELEVATION MARK - HEIGHT ABOVE REF. ELEV. (0'-0")
- 1 — REVISION NUMBER
- 101 — ROOM NUMBER
- 1 / 4 A700 2 / 3 — INTERIOR ELEVATION NUMBER AND SHEET NUMBER
- 1 / A900 — DETAIL NUMBER / SHEET NUMBER
- 3 / A401 — EXTERIOR ELEVATION NUMBER / SHEET NUMBER
- 2 / A501 — SECTION NUMBER / SHEET NUMBER

ABBREVIATION SYMBOLS

∠ ,∡	ANGLE
℄	CENTERLINE
C	CHANNEL
d	PENNY
℔	PLATE
ϕ	DIAMETER
W	WIDE FLANGE BEAM

DRAWING INDEX

A000	ABBREVIATIONS / SYMBOLS / INDEX
A001	MAPS / DATA / SQ FTG
A002	SITE PHOTOS – WINTER
A003	SITE PHOTOS – SUMMER
A004	COLORADO COLORS
A005	EXTERIOR MATERIALS
3D–01	3–D VIEWS [AERIAL]
3D–02	3–D VIEWS [EYE LEVEL]
3D–03	3–D VIEWS [EYE LEVEL]
3D–04	3–D VIEWS [AERIAL W/ 28' PLANE]
EX100	SURVEY – EXISTING
EX101	SURVEY – EXISTING

CIVIL

C1.0	GRADING + DRAINAGE PLAN
C2.0	STORM SEWER PLAN
C4.0	DETAILS
C4.1	DETAILS

ARCHITECTURAL

A100	SITE CONTEXT
A101	SITE PLANS
A102	ARCHITECTURAL FOUNDATION PLANS
A200	FLOOR PLAN – GROUND LEVEL
A201	FLOOR PLAN – UPPER LEVEL
A202	FLOOR PLAN – LOWER LEVEL
A240	ROOF PLAN
A260	EXTERIOR DOOR + WINDOW SCHEDULE
A400	EXTERIOR ELEVATIONS
A401	EXTERIOR ELEVATIONS
A500	BUILDING SECTIONS
A501	BUILDING SECTIONS

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EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
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SURVEYOR
KIPP LAND SURVEYING
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EAGLE, CO 81631
970 390 9540 T

05 FEB 2025 PROJ. NO. 2401

PROJ. ARCHITECT TS DRAWN BY

REVISION	DESCRIPTION

DESIGN REVIEW PACKAGE

BOILER PLATE

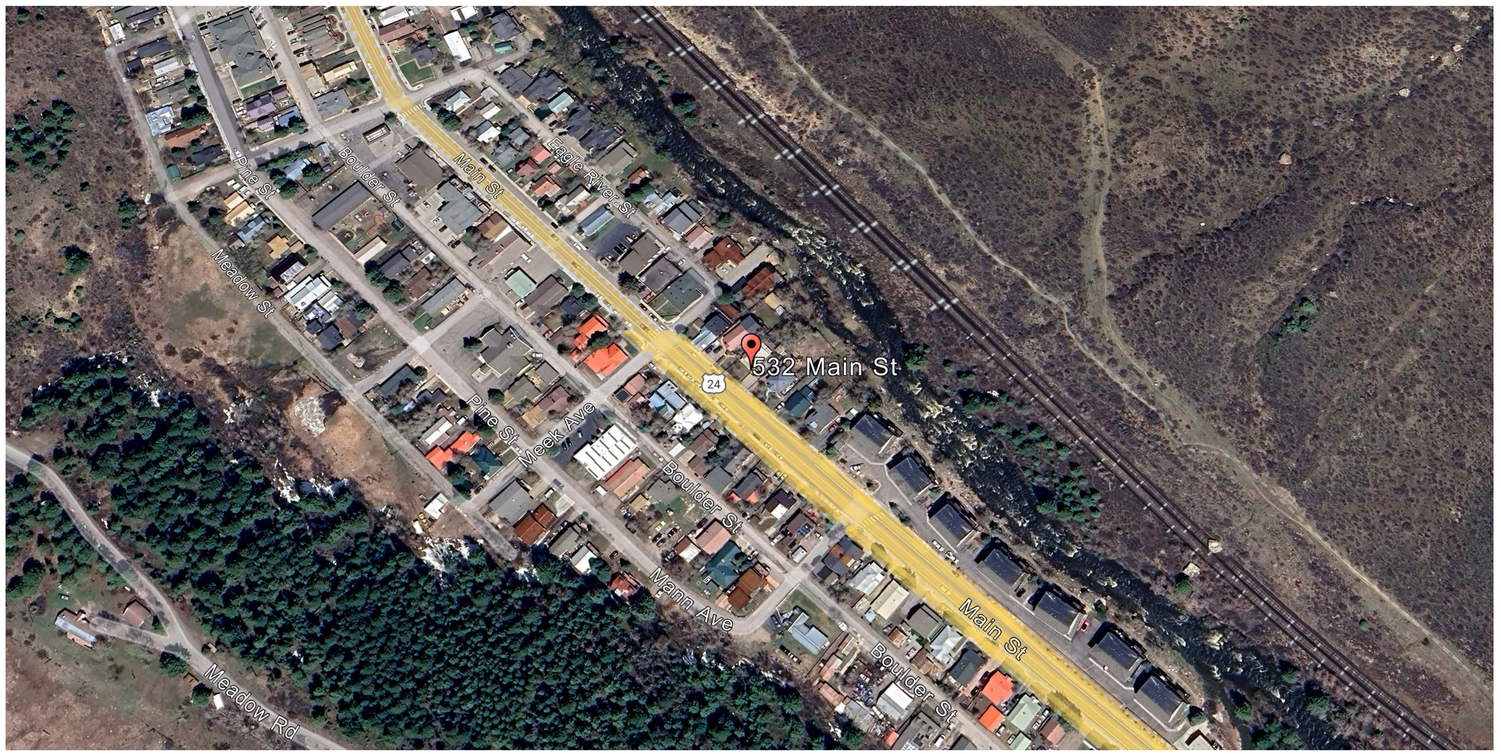
A000

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VICINITY MAP



LOCAL MAP



PROJECT DATA

NAME: EAGLE RIVER RESIDENCE

PROJECT ADDRESS:
532 MAIN STREET
MINTURN, CO 81645

ZONING: OLD TOWN CHARACTER AREA - RESIDENTIAL ZONE

BUILDING USE: SINGLE FAMILY RESIDENCE

SQUARE FOOTAGE

HOUSE - CONDITIONED:

GROUND LEVEL = 2,595 SQ FT

UPPER LEVEL = 886 SQ FT

LOWER LEVEL = 2,286 SQ FT [+ 165 MECH]

TOTAL CONDITIONED = 5,767 SQ FT [+ 165 MECH]

HOUSE - NON-CONDITIONED:

GARAGE = 665 SQ FT

TOTAL NON-CONDITIONED = 665 SQ FT

EXTERIOR ELEMENTS:

ENTRY PORCH = 113 SQ FT

DECK / STAIRS = 607 SQ FT

PATIO = 688 SQ FT

BALCONY = 75 SQ FT

WINDOW WELL WALLS = 30 SQ FT

TOTAL EXTERIOR ELEMENTS = 1,513 SQ FT

*** SEE SHEET A101 FOR LOT COVERAGE + IMPERVIOUS AREA CALCULATIONS ***

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EAGLE RIVER RESIDENCE

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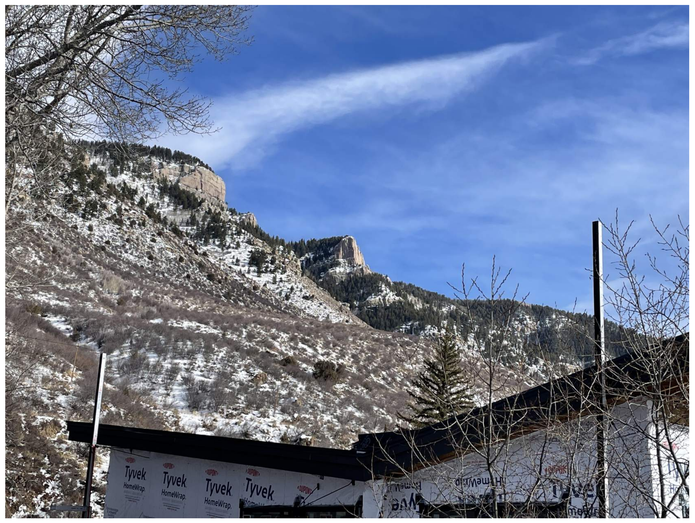
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BOILER PLATE

A001

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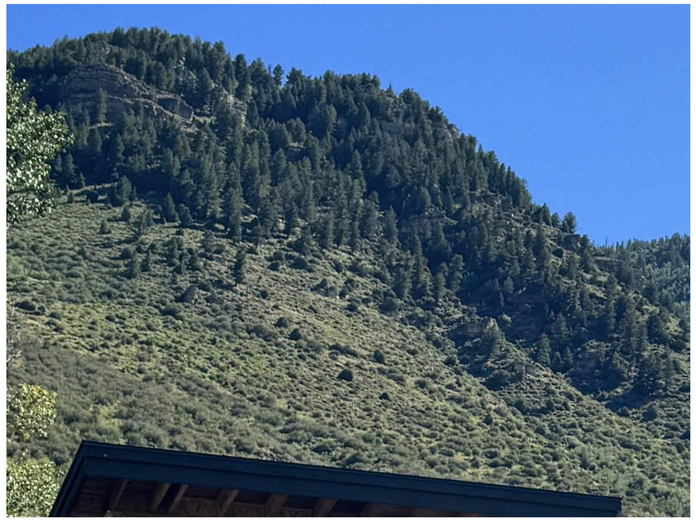
SITE PHOTOS - WINTER

A002

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DESIGN REVIEW PACKAGE

SITE PHOTOS - SUMMER

A003

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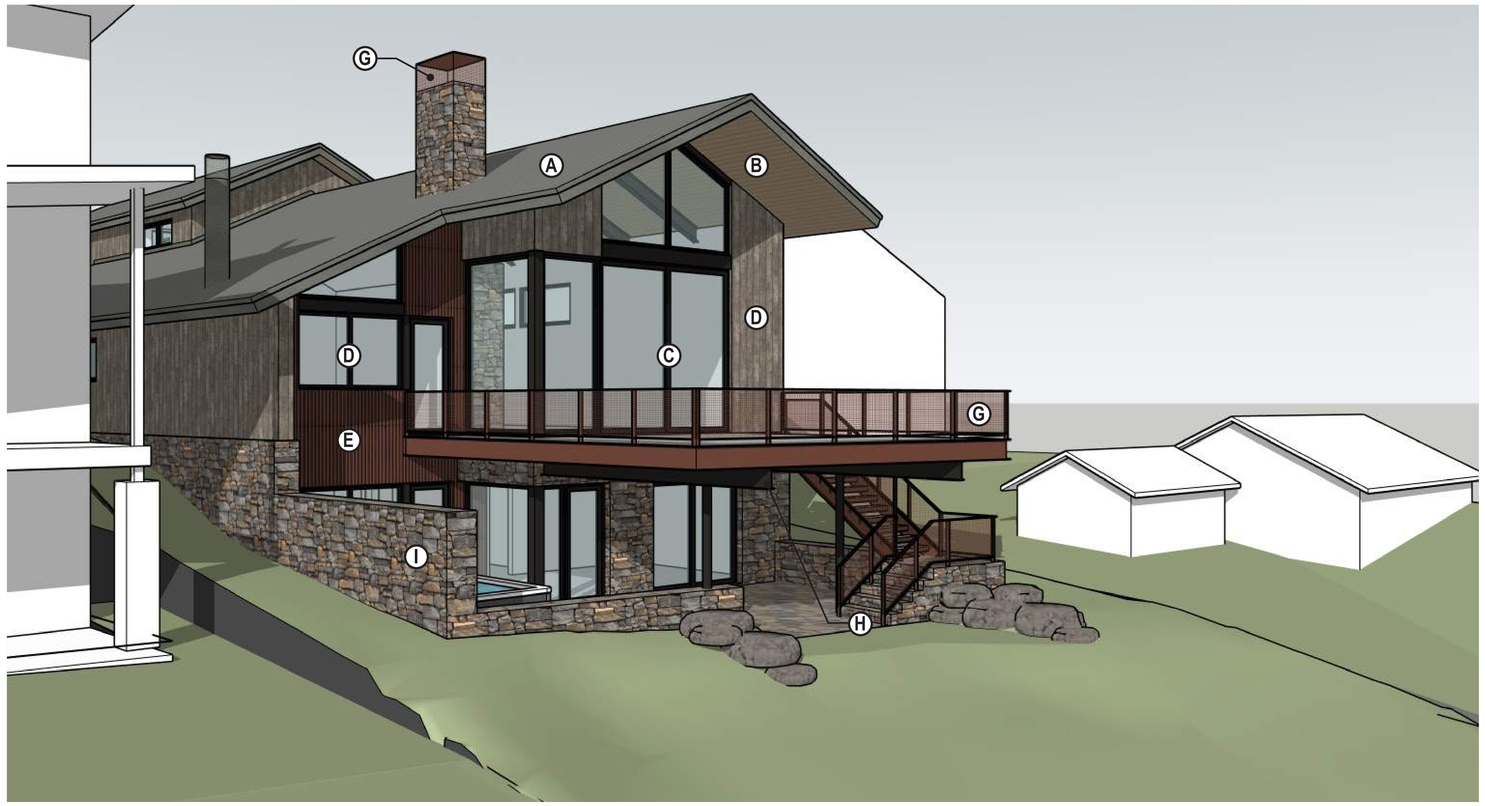
DESIGN REVIEW PACKAGE

COLORADO COLORS

A004

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A STANDING SEAM METAL ROOF - GREY


B WOOD EAVES / SOFFIT + FRONT DOOR - BLOND


C WINDOW + DOOR CLADDING - BRONZE


D WOOD SIDING - GREY


E CORRUGATED METAL SIDING - OXIDIZED


F FLAT METAL PANEL CLADDING - OXIDIZED


G FLAT BAR FRAME + WOVEN WIRE MESH INFILL - OXIDIZED


H PAINTED STEEL STRUCTURE - BRONZE


I STONE VENEER - TELLURIDE GOLD

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EXTERIOR MATERIALS

A005

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AERIAL LOOKING NORTHEAST



AERIAL LOOKING NORTHWEST



AERIAL LOOKING SOUTHWEST



AERIAL LOOKING SOUTHEAST

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PROJ. ARCHITECT TS DRAWN BY

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DESIGN REVIEW PACKAGE

3D VIEWS

3D-01

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FRONT VIEW - NORTHEAST



FRONT VIEW - SOUTHEAST



FRONT VIEW - GARAGE



FRONT VIEW - WALK-UP

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XXX XXX XXXX T

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DESIGN REVIEW PACKAGE

3D VIEWS

3D-02

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REAR VIEW - NORTHWEST



REAR VIEW - SOUTHWEST



REAR VIEW - ON AXIS



REAR VIEW - LOWER PATIO

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EAGLE, CO 81631
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REVISION	DESCRIPTION

DESIGN REVIEW PACKAGE

3D VIEWS

3D-03

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AERIAL LOOKING NORTHEAST W/ 28' PLANE



AERIAL LOOKING NORTHWEST W/ 28' PLANE



AERIAL LOOKING SOUTHWEST W/ 28' PLANE



AERIAL LOOKING SOUTHEAST W/ 28' PLANE

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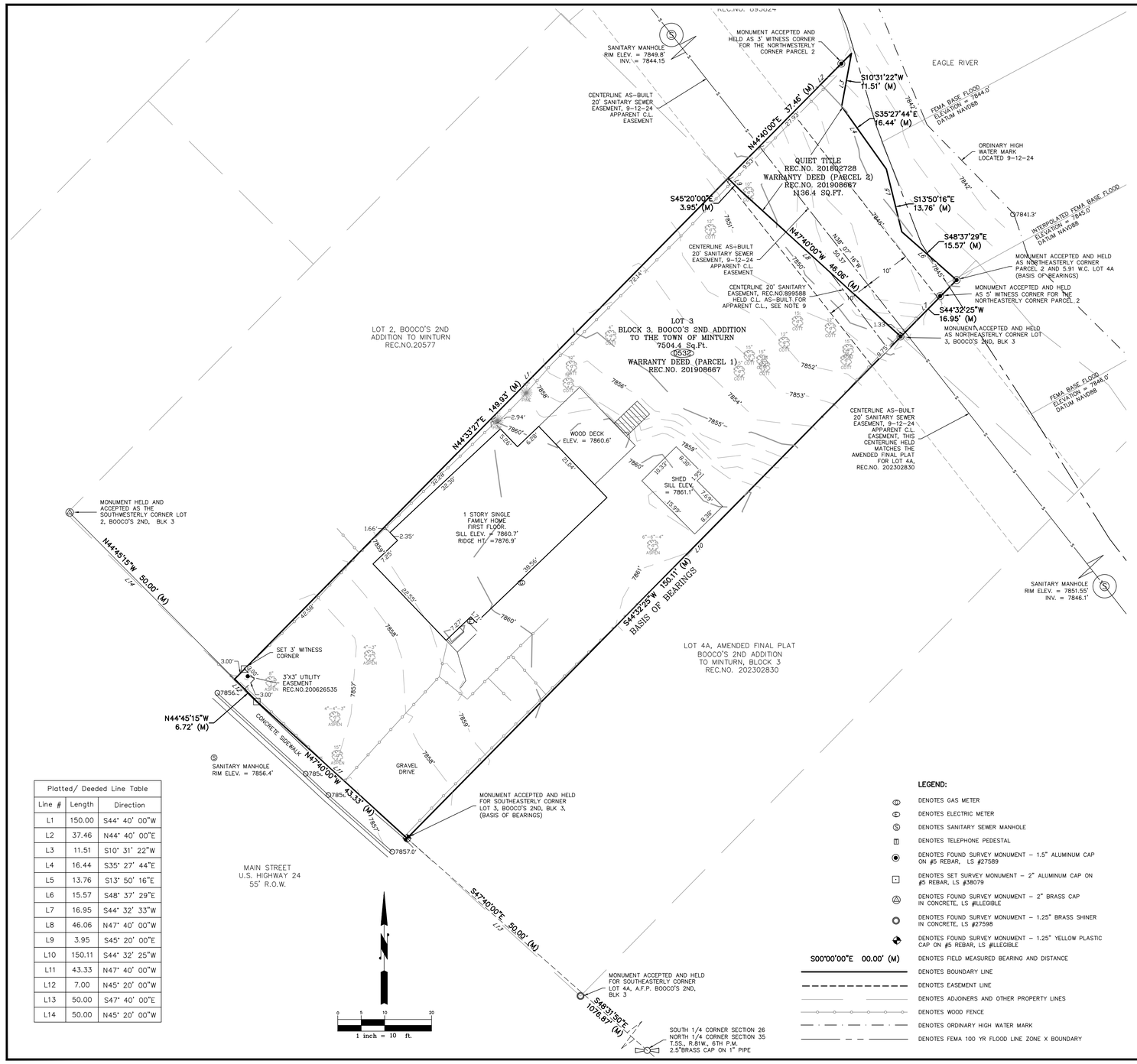
PROJ. ARCHITECT TS DRAWN BY

REVISION	DESCRIPTION

DESIGN REVIEW PACKAGE

3D VIEWS

3D-04



Platted/ Deeded Line Table		
Line #	Length	Direction
L1	150.00	S44° 40' 00"W
L2	37.46	N44° 40' 00"E
L3	11.51	S10° 31' 22"W
L4	16.44	S35° 27' 44"E
L5	13.76	S13° 50' 16"E
L6	15.57	S48° 37' 29"E
L7	16.95	S44° 32' 33"W
L8	46.06	N47° 40' 00"W
L9	3.95	S45° 20' 00"E
L10	150.11	S44° 32' 25"W
L11	43.33	N47° 40' 00"W
L12	7.00	N45° 20' 00"W
L13	50.00	S47° 40' 00"E
L14	50.00	N45° 20' 00"W

LEGEND:

- DENOTES GAS METER
- DENOTES ELECTRIC METER
- DENOTES SANITARY SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES FOUND SURVEY MONUMENT – 1.5" ALUMINUM CAP ON #5 REBAR, LS #27589
- DENOTES SET SURVEY MONUMENT – 2" ALUMINUM CAP ON #5 REBAR, LS #38079
- DENOTES FOUND SURVEY MONUMENT – 2" BRASS CAP IN CONCRETE, LS #ILLEGIBLE
- DENOTES FOUND SURVEY MONUMENT – 1.25" BRASS SHINER IN CONCRETE, LS #27598
- DENOTES FOUND SURVEY MONUMENT – 1.25" YELLOW PLASTIC CAP ON #5 REBAR, LS #ILLEGIBLE
- S00°00'00"E 00.00' (M) — DENOTES FIELD MEASURED BEARING AND DISTANCE
- DENOTES BOUNDARY LINE
- DENOTES EASEMENT LINE
- DENOTES ADJOINERS AND OTHER PROPERTY LINES
- DENOTES WOOD FENCE
- DENOTES ORDINARY HIGH WATER MARK
- DENOTES FEMA 100 YR FLOOD LINE ZONE X BOUNDARY

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY

Lot 3, Block 3 Booco's 2nd Addition to Minturn & a Parcel of Land Situated in Section 26, Township 5 South, Range 81 West , 6th P.M.

TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

LEGAL DESCRIPTION:

(PARCEL 1) SPECIAL WARRANTY DEED REC.NO. 202400298
LOT 3, BLOCK 3, BOOCO'S 2ND ADDITION TO THE TOWN OF MINTURN, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED 10-10-1901 AT RECEPTION NO. 20577 AND WARRANTY DEED REC.NO. 201908667 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO.

TOGETHER WITH

(PARCEL 2) SPECIAL WARRANTY DEED REC.NO. 202400298 AND QUIET TITLE DECREE REC.NO. 201802728
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF MINTURN, EAGLE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF LOT 3, BLOCK 3, BOOCO'S SECOND ADDITION, ALSO BEING THE EAST CORNER OF LOT 2, SAID BLOCK 3, AND THE SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN RECEPTION NUMBER 893824 TO ELIZABETH & TIMOTHY CAMPBELL

THENCE NORTH 44 DEGREES 40 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID CAMPBELL TRACT, A DISTANCE OF 37.46 FEET TO THE EAST CORNER OF SAID CAMPBELL TRACT, BEING ON THE SOUTHWESTERLY HIGH WATER LINE OF THE EAGLE RIVER PER RECORDED DEED;

THENCE ALONG SAID SOUTHWESTERLY HIGH WATER LINE OF THE EAGLE RIVER THE FOLLOWING COURSES AND DISTANCES:

SOUTH 10 DEGREES 31 MINUTES 22 SECONDS WEST, A DISTANCE OF 11.51 FEET;
SOUTH 35 DEGREES 27 MINUTES 44 SECONDS EAST, A DISTANCE OF 16.44 FEET;
SOUTH 13 DEGREES 50 MINUTES 16 SECONDS EAST, A DISTANCE OF 13.76 FEET;
SOUTH 48 DEGREES 37 MINUTES 29 SECONDS EAST, A DISTANCE OF 15.57 FEET TO THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN RECEPTION NUMBER 200605871 TO BENJAMIN RADER, TRUSTEE;

THENCE SOUTH 44 DEGREES 32 MINUTES 25 SECONDS WEST, A DISTANCE OF 16.95, DEPARTING SAID HIGH WATER LINE, ALONG THE NORTHWEST LINE OF SAID RADER TRACT, TO THE WEST CORNER OF SAID RADER TRACT, ALSO BEING THE EAST CORNER OF SAID LOT 3;

THENCE NORTH 47 DEGREES 40 MINUTES 00 SECONDS WEST, LONG THE NORTHEAST LINE OF SAID LOT 3, A DISTANCE OF 46.06 FEET;

THENCE NORTH 45 DEGREES 20 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID NORTHEAST LINE, A DISTANCE OF 3.95 FEET TO THE POINT OF BEGINNING.

NOTES:

1) DATE OF SURVEY: JANUARY 10, 2024 AND UPDATED SEPTEMBER 12, 2024.
2) STREET ADDRESS: 532 MAIN STREET (POSTED)
3) LOCATION OF IMPROVEMENTS AND LOT LINES ARE BASED UPON THE LEGAL DESCRIPTION ABOVE PROVIDED BY LAND TITLE GUARANTEE COMPANY AND SURVEY MONUMENTS FOUND AT THE TIME OF THIS SURVEY AS SHOWN HEREON.
4) BENCHMARK: S-280 3.25" BRASS CAP SET IN ROCK, ELEVATION = 7894.4'
5) U.S. SURVEY FEET USED FOR THIS SURVEY.
6) BASIS OF BEARINGS: AN ASSUMED BEARING OF S 44° 32' 25" W BETWEEN THE SOUTHERLY PROPERTY CORNER OF LOT 3, BOOCO'S 2ND ADDITION TO THE TOWN OF MINTURN, REC.NO. 20577 (A FOUND 1.25" YELLOW PLASTIC CAP ON #5 REBAR, LS # ILLEGIBLE) AND THE NORTHEASTERLY PROPERTY CORNER OF PARCEL 2, AS DESCRIBED IN REC.NO. 20198667 (A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, LS #27598). ALL BEARINGS HEREON ARE RELATIVE THERETO.
7) TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. V50071530-3, WITH AN EFFECTIVE DATE OF 9-19-2024.
8) 1' CONTOURS SHOWN HEREON.
9) THE CENTERLINE FOR THE RECORDED SANITARY EASEMENT RECEPTION NO. 899598, DOES NOT COVER THE QUIET TITLE REC.NO. 201802728 PARCEL 2 BECAUSE IT DID NOT EXIST WHEN THE EASEMENT WAS CREATED. IT ALSO DOES NOT MATCH THE AS-BUILT LOCATION FOR CENTERLINE MANHOLES WERE LOCATED AND POPPED TO MEASURE LOCATION OF THE CENTERLINE BURIED PIPE. THERE IS AN APPARENT 20' EASEMENT WITH THE CENTERLINE RUNNING ALONG THE AS-BUILT LOCATION AS SHOWN HEREON, ACROSS LOT3 (PARCEL 1) AND PARCEL 2.
10) FEMA FLOOD INSURANCE RATE MAP NO. 08037C0658D, DATED 12/4/2007 DESIGNATES THIS PROPERTY AS – ZONE X – AREA OF MINIMAL FLOOD HAZARD. EXCEPT AS SHOWN HEREON.
11) NOTICE; ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CERTIFICATION:

I, RANDALL P. KIPP, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS PREPARED FOR KEN AND PATTY HALLIDAY REVOCABLE TRUST, AND IS THE RESULT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING. I FURTHER CERTIFY THAT THIS LAND SURVEY PLAT IS IN CONFORMANCE WITH 38-51-106 C.R.S.: MINIMUM STANDARDS FOR LAND PLATS, AND IS BASED ON THE LAND SURVEYORS KNOWLEDGE INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



RANDALL P. KIPP P.L.S. #38079
COLORADO PROFESSIONAL LAND SURVEYOR

COUNTY SURVEYOR CERTIFICATION:

DEPOSITED THIS _____ DAY OF _____, 20___, AT _____ IN BOOK 1 OF THE EAGLE COUNTY SURVEYOR'S LAND SURVEY PLATS/ RIGHTS-OF-WAY SURVEYS AT PAGE _____. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-102, OF THE COLORADO REVISED STATUTES.

REV.DATE 11-19-24 – ADDED NOTES	
REV.DATE 10-28-24 – ADDED FEMA FIRM FLOODPLAIN INFORMATION	
IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY Lot 3, Block 3, Booco's 2nd Addition to Minturn and a Parcel of Land in S-26, T.5S., R.81W., 6th P.M. TOWN OF MINTURN, COUNTY OF EAGLE, COLORADO	*KIPP LAND SURVEYING*
JOB NO.: 241001 DATE: 10-03-24	Randy Kipp P.L.S. P.O. Box 3154 Eagle, CO 81631 (970) 390-9540 email: randy@kipplandsurveying.com web: kipplandsurveying.com
SHEET 1 OF 1 DWG. NAME 241001-L3Booco's2ndBlk3	
REV. DATE: 9-12-24 – ADDED OHWM	

1 SURVEY - EXISTING

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL , PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT
2201 SAN PEDRO AVE
SAN ANTONIO, TX 78212
210 817 4744 T

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO 81637
970 390 4931 T

STRUCTURAL ENGINEER
COMPANY
ADDRESS
CITY, STATE ZIP
XXX XXX XXXX T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9 / P.O. BOX 97
EDWARDS, CO 81632
970 926 3373 T

MECHANICAL CONSULTANT
COMPANY
ADDRESS
CITY, STATE ZIP
XXX XXX XXXX T

LIGHTING CONSULTANT
VESPR DESIGNS, LLC
P.O. BOX 90095
SAN ANTONIO, TX 78209
347 821 1914 T

GEOTECHNICAL ENGINEER
COMPANY
ADDRESS
CITY, STATE ZIP
XXX XXX XXXX T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970 390 9540 T

05 FEB 2025 PROJ. NO. 2401
PROJ. ARCHITECT TS DRAWN BY

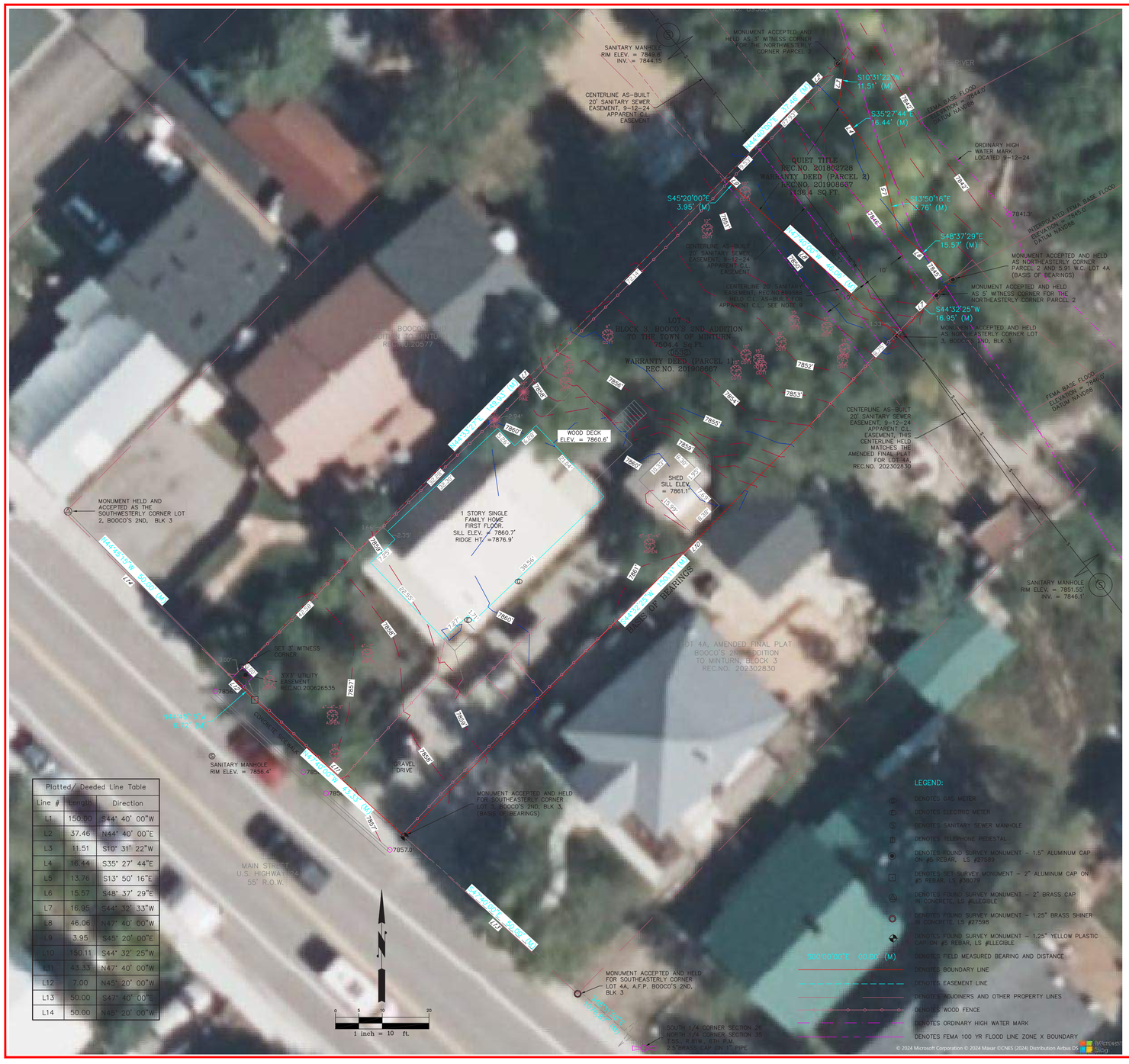
REVISION	DESCRIPTION

DESIGN REVIEW PACKAGE

SURVEY-EXISTING

EX100

c:\users\smith\appdata\local\temp\183660ea.db__a098.sht 20241209



Platted / Deeded Line Table		
Line #	Length	Direction
L1	150.00	S44° 40' 00"W
L2	37.46	N44° 40' 00"E
L3	11.51	S10° 31' 22"W
L4	16.44	S35° 27' 44"E
L5	13.76	S13° 50' 16"E
L6	15.57	S48° 37' 29"E
L7	16.95	S44° 32' 33"W
L8	46.06	N47° 40' 00"W
L9	3.95	S45° 20' 00"E
L10	150.11	S44° 32' 25"W
L11	43.33	N47° 40' 00"W
L12	7.00	N45° 20' 00"W
L13	50.00	S47° 40' 00"E
L14	50.00	N45° 20' 00"W

LEGEND:

- DENOTES GAS METER
- DENOTES ELECTRIC METER
- DENOTES SANITARY SEWER MANHOLE
- DENOTES TELEPHONE PEDESTAL
- DENOTES FOUND SURVEY MONUMENT – 1.5" ALUMINUM CAP ON #5 REBAR, LS #27589
- DENOTES SET SURVEY MONUMENT – 2" ALUMINUM CAP ON #5 REBAR, LS #38079
- DENOTES FOUND SURVEY MONUMENT – 2" BRASS CAP IN CONCRETE, LS #LLEGIBLE
- DENOTES FOUND SURVEY MONUMENT – 1.25" BRASS SHINER IN CONCRETE, LS #27598
- DENOTES FOUND SURVEY MONUMENT – 1.25" YELLOW PLASTIC CAP ON #5 REBAR, LS #LLEGIBLE
- DENOTES FIELD MEASURED BEARING AND DISTANCE
- DENOTES BOUNDARY LINE
- DENOTES EASEMENT LINE
- DENOTES ADJOINERS AND OTHER PROPERTY LINES
- DENOTES WOOD FENCE
- DENOTES ORDINARY HIGH WATER MARK
- DENOTES FEMA 100 YR FLOOD LINE ZONE X BOUNDARY

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY

Lot 3, Block 3
Booco's 2nd Addition to Minturn
& a Parcel of Land Situated in Section 26, Township 5 South, Range 81 West , 6th P.M.

TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

LEGAL DESCRIPTION:

(PARCEL 1) SPECIAL WARRANTY DEED REC.NO. 202400298
LOT 3, BLOCK 3, BOOCO'S 2ND ADDITION TO THE TOWN OF MINTURN, ACCORDING TO THE RECORDED PLAT THEREOF, RECORDED 10-10-1901 AT RECEPTION NO. 20577 AND WARRANTY DEED REC.NO. 201908667 IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF EAGLE, STATE OF COLORADO.

TOGETHER WITH

(PARCEL 2) SPECIAL WARRANTY DEED REC.NO. 202400298 AND QUIET TITLE DECREE REC.NO. 201802728
A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST, 6TH PRINCIPAL MERIDIAN, TOWN OF MINTURN, EAGLE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH CORNER OF LOT 3, BLOCK 3, BOOCO'S SECOND ADDITION, ALSO BEING THE EAST CORNER OF LOT 2, SAID BLOCK 3, AND THE SOUTH CORNER OF A TRACT OF LAND DESCRIBED IN RECEPTION NUMBER 893824 TO ELIZABETH & TIMOTHY CAMPBELL

THENCE NORTH 44 DEGREES 40 MINUTES 00 SECONDS EAST, ALONG THE SOUTHEAST LINE OF SAID CAMPBELL TRACT, A DISTANCE OF 37.46 FEET TO THE EAST CORNER OF SAID CAMPBELL TRACT, BEING ON THE SOUTHWESTERLY HIGH WATER LINE OF THE EAGLE RIVER PER RECORDED DEED;

THENCE ALONG SAID SOUTHWESTERLY HIGH WATER LINE OF THE EAGLE RIVER THE FOLLOWING COURSES AND DISTANCES:

SOUTH 10 DEGREES 31 MINUTES 22 SECONDS WEST, A DISTANCE OF 11.51 FEET;
SOUTH 35 DEGREES 27 MINUTES 44 SECONDS EAST, A DISTANCE OF 16.44 FEET;
SOUTH 13 DEGREES 50 MINUTES 16 SECONDS EAST, A DISTANCE OF 13.76 FEET;
SOUTH 48 DEGREES 37 MINUTES 29 SECONDS EAST, A DISTANCE OF 15.57 FEET TO THE NORTH CORNER OF A TRACT OF LAND DESCRIBED IN RECEPTION NUMBER 200605871 TO BENJAMIN RADER, TRUSTEE;

THENCE SOUTH 44 DEGREES 32 MINUTES 25 SECONDS WEST, A DISTANCE OF 16.95, DEPARTING SAID HIGH WATER LINE, ALONG THE NORTHWEST LINE OF SAID RADER TRACT, TO THE WEST CORNER OF SAID RADER TRACT, ALSO BEING THE EAST CORNER OF SAID LOT 3;

THENCE NORTH 47 DEGREES 40 MINUTES 00 SECONDS WEST, LONG THE NORTHEAST LINE OF SAID LOT 3, A DISTANCE OF 46.06 FEET;

THENCE NORTH 45 DEGREES 20 MINUTES 00 SECONDS WEST, CONTINUING ALONG SAID NORTHEAST LINE, A DISTANCE OF 3.95 FEET TO THE POINT OF BEGINNING.

NOTES:

1) DATE OF SURVEY: JANUARY 10, 2024 AND UPDATED SEPTEMBER 12, 2024.
2) STREET ADDRESS: 532 MAIN STREET (POSTED)
3) LOCATION OF IMPROVEMENTS AND LOT LINES ARE BASED UPON THE LEGAL DESCRIPTION ABOVE PROVIDED BY LAND TITLE GUARANTEE COMPANY AND SURVEY MONUMENTS FOUND AT THE TIME OF THIS SURVEY AS SHOWN HEREON.
4) BENCHMARK: S-280 3.25" BRASS CAP SET IN ROCK, ELEVATION = 7894.4'
5) U.S. SURVEY FEET USED FOR THIS SURVEY.
6) BASIS OF BEARINGS: AN ASSUMED BEARING OF S 44° 32' 25" W BETWEEN THE SOUTHERLY PROPERTY CORNER OF LOT 3, BOOCO'S 2ND ADDITION TO THE TOWN OF MINTURN, REC.NO. 20577 (A FOUND 1.25" YELLOW PLASTIC CAP ON #5 REBAR, LS # ILLEGIBLE) AND THE NORTHEASTERLY PROPERTY CORNER OF PARCEL 2, AS DESCRIBED IN REC.NO. 20198667 (A FOUND 1.5" ALUMINUM CAP ON #5 REBAR, LS #27598). ALL BEARINGS HEREON ARE RELATIVE THERETO.
7) TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. V50071530-3, WITH AN EFFECTIVE DATE OF 9-19-2024.
8) 1' CONTOURS SHOWN HEREON.
9) THE CENTERLINE FOR THE RECORDED SANITARY EASEMENT RECEPTION NO. 899598, DOES NOT COVER THE QUIET TITLE REC.NO. 201802728 PARCEL 2 BECAUSE IT DID NOT EXIST WHEN THE EASEMENT WAS CREATED. IT ALSO DOES NOT MATCH THE AS-BUILT LOCATION FOR CENTERLINE. MANHOLES WERE LOCATED AND POPPED TO MEASURE LOCATION OF THE CENTERLINE BURIED PIPE. THERE IS AN APPARENT 20' EASEMENT WITH THE CENTERLINE RUNNING ALONG THE AS-BUILT LOCATION AS SHOWN HEREON, ACROSS LOT3 (PARCEL 1) AND PARCEL 2.
10) FEMA FLOOD INSURANCE RATE MAP NO. 08037C0658D, DATED 12/4/2007 DESIGNATES THIS PROPERTY AS – ZONE X – AREA OF MINIMAL FLOOD HAZARD. EXCEPT AS SHOWN HEREON.
11) NOTICE; ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CERTIFICATION:

I, RANDALL P. KIPP, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT WAS PREPARED FOR KEN AND PATTY HALLIDAY REVOCABLE TRUST, AND IS THE RESULT OF A SURVEY PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, RESPONSIBILITY AND CHECKING. I FURTHER CERTIFY THAT THIS LAND SURVEY PLAT IS IN CONFORMANCE WITH 38-51-106 C.R.S.: MINIMUM STANDARDS FOR LAND PLATS, AND IS BASED ON THE LAND SURVEYORS KNOWLEDGE INFORMATION AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR — Randall P. Kipp — PLS 38079 — 10-03-24 — STATE OF COLORADO

RANDALL P. KIPP P.L.S. #38079
COLORADO PROFESSIONAL LAND SURVEYOR

COUNTY SURVEYOR CERTIFICATION:

DEPOSITED THIS _____ DAY OF _____, 20___, AT _____ IN BOOK 1 OF THE EAGLE COUNTY SURVEYOR'S LAND SURVEY PLATS/ RIGHTS-OF-WAY SURVEYS AT PAGE _____. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-102, OF THE COLORADO REVISED STATUTES.

REV.DATE 11-19-24 – ADDED NOTES
REV.DATE 10-28-24 – ADDED FEMA FIRM FLOODPLAIN INFORMATION

IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY
Lot 3, Block 3, Booco's 2nd Addition to Minturn and a Parcel of Land in S-26, T.5S., R.81W., 6th P.M.
TOWN OF MINTURN, COUNTY OF EAGLE, COLORADO

JOB NO.: 241001	DATE: 10-03-24
SHEET 1 OF 1	DWG. NAME 241001-L3Booco's2ndBlk3
REV. DATE: 9-12-24 – ADDED OHWM	

KIPP LAND SURVEYING
Randy Kipp P.L.S.
P.O. Box 3154
Eagle, CO 81631
(970) 390-9540
email: randy@kipplandsurveying.com
web: kipplandsurveying.com

1 SURVEY - EXISTING

TOBIN SMITH ARCHITECT

NOTE
ALL DRAWINGS & WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT & MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOT FOR REGULATORY APPROVAL , PERMITTING OR CONSTRUCTION

EAGLE RIVER RESIDENCE

532 MAIN STREET
MINTURN, CO 81645

ARCHITECT
TOBIN SMITH ARCHITECT
2201 SAN PEDRO AVE
SAN ANTONIO, TX 78212
210 817 4744 T

ARCHITECTURAL CONSULTANT
MPP DESIGN SHOP, INC.
P.O. BOX 288
GYPSUM, CO 81637
970 390 4931 T

STRUCTURAL ENGINEER
COMPANY
ADDRESS
CITY, STATE ZIP
XXX XXX XXXX T

CIVIL ENGINEER
ALPINE ENGINEERING, INC.
34510 HWY 6, UNIT A9 / P.O. BOX 97
EDWARDS, CO 81632
970 926 3373 T

MECHANICAL CONSULTANT
COMPANY
ADDRESS
CITY, STATE ZIP
XXX XXX XXXX T

LIGHTING CONSULTANT
VESPR DESIGNS, LLC
P.O. BOX 90595
SAN ANTONIO, TX 78209
347 821 1914 T

GEOTECHNICAL ENGINEER
COMPANY
ADDRESS
CITY, STATE ZIP
XXX XXX XXXX T

SURVEYOR
KIPP LAND SURVEYING
P.O. BOX 3154
EAGLE, CO 81631
970 390 9540 T

05 FEB 2025 PROJ. NO. 2401
PROJ. ARCHITECT TS DRAWN BY

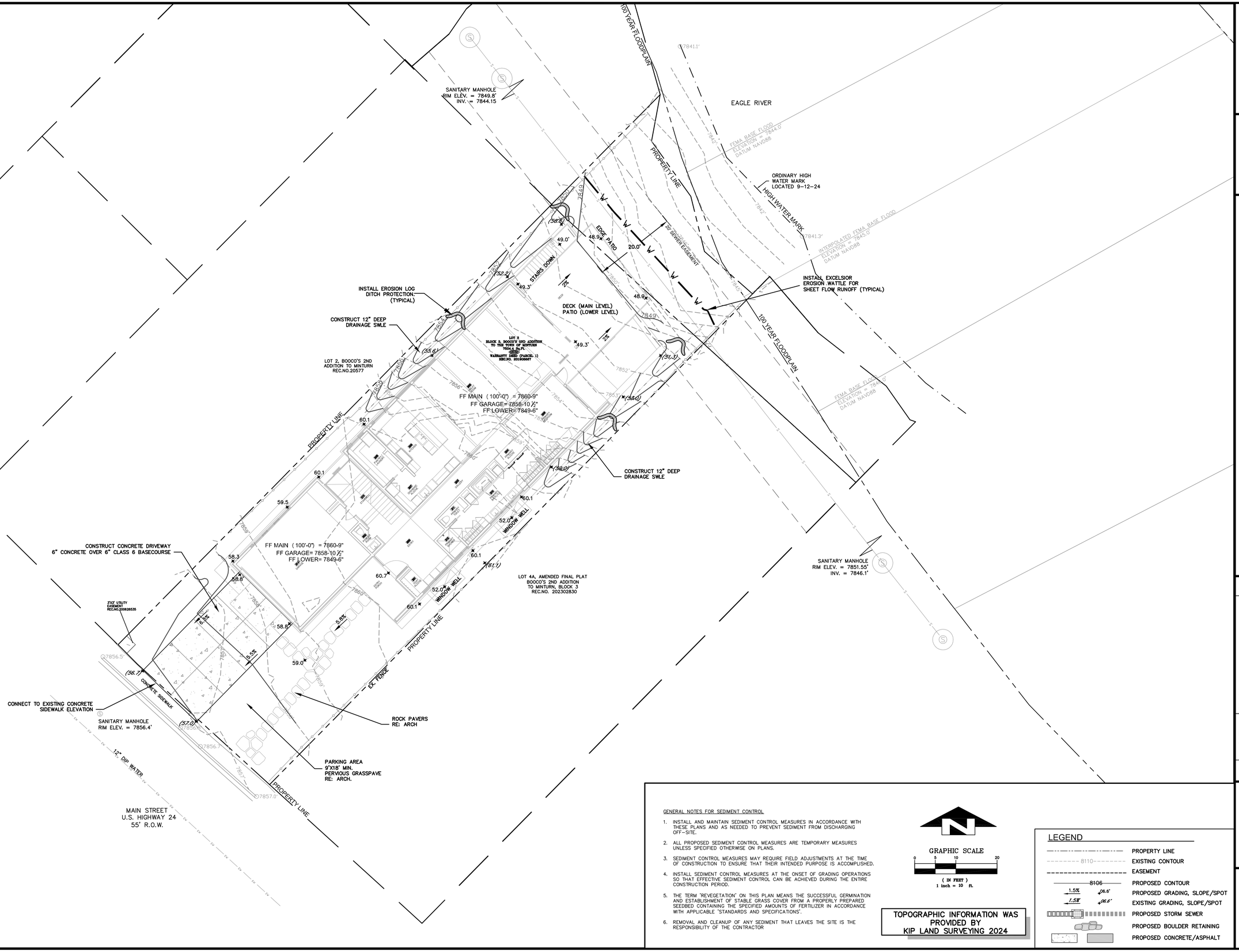
REVISION	DESCRIPTION

DESIGN REVIEW PACKAGE

SURVEY-EXISTING

EX101

c:\users\smith\appdata\local\temp\183660a.db_a099.sht 20241209



GENERAL NOTES FOR SEDIMENT CONTROL

1. INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND AS NEEDED TO PREVENT SEDIMENT FROM DISCHARGING OFF-SITE.
2. ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
3. SEDIMENT CONTROL MEASURES MAY REQUIRE FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO ENSURE THAT THEIR INTENDED PURPOSE IS ACCOMPLISHED.
4. INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS SO THAT EFFECTIVE SEDIMENT CONTROL CAN BE ACHIEVED DURING THE ENTIRE CONSTRUCTION PERIOD.
5. THE TERM 'REVEGETATION' ON THIS PLAN MEANS THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF FERTILIZER IN ACCORDANCE WITH APPLICABLE 'STANDARDS AND SPECIFICATIONS'.
6. REMOVAL AND CLEANUP OF ANY SEDIMENT THAT LEAVES THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 inch = 10 ft.

TOPOGRAPHIC INFORMATION WAS PROVIDED BY KIP LAND SURVEYING 2024

LEGEND

- PROPERTY LINE
- 8110 EXISTING CONTOUR
- EASEMENT
- 8106 PROPOSED CONTOUR
- 1.5% 06.6' PROPOSED GRADING, SLOPE/SPOT
- 1.5% 06.6' EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT

ALPINE ENGINEERING INC.
34510 HWY 6 / UNIT A9 / PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

532 MAIN STREET
MINTURN, CO

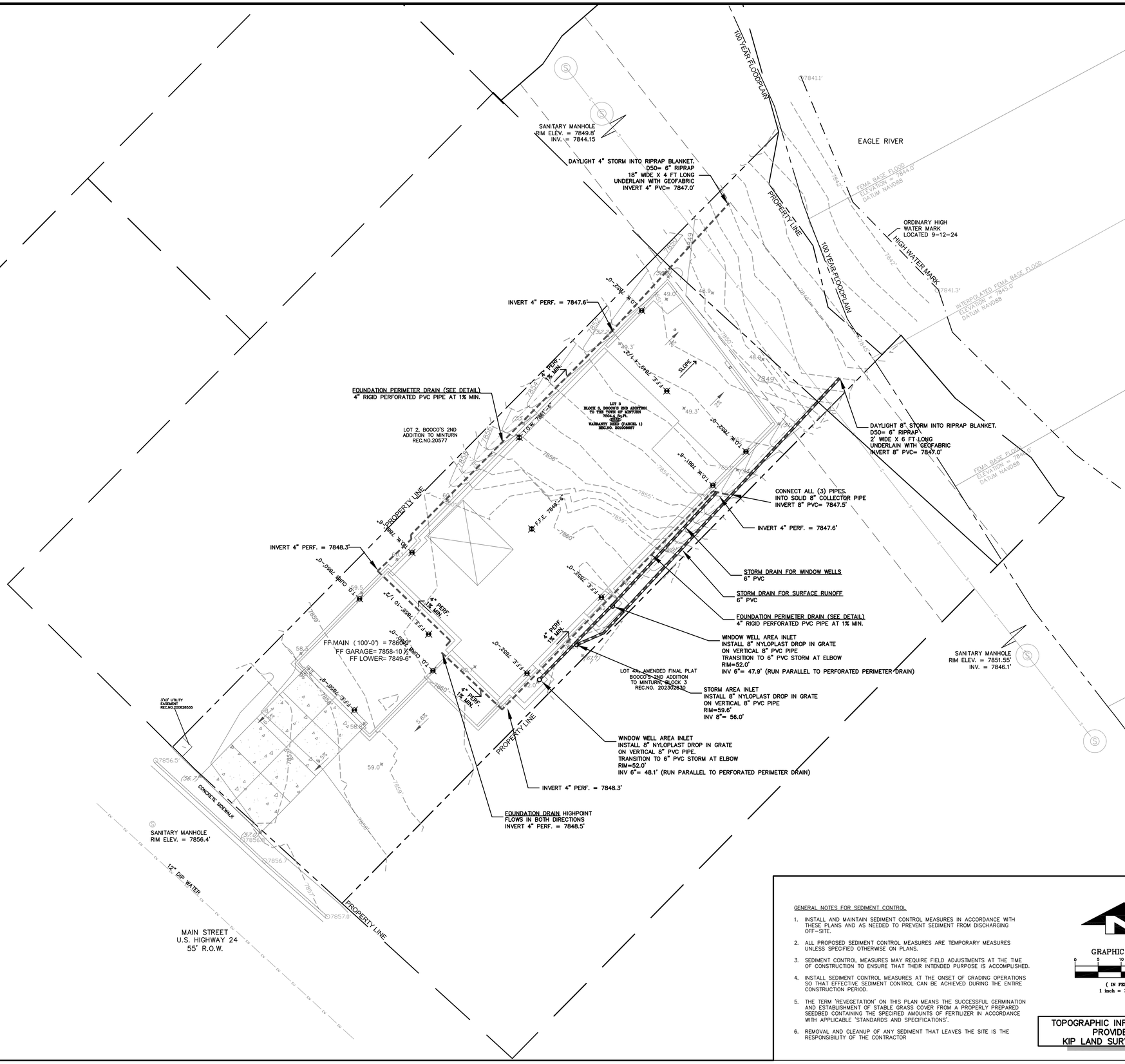
GRADING AND DRAINAGE PLAN

NO.	DATE	REVISIONS	BY
	12/16/2024	DRB SUBMITTAL	MCW

DESIGNED MCW
DRAWN TSL, MCW
CHECKED MCW
JOB NO. --
DATE 11/19/2024

SHEET
C1.0

O:\Minturn\532 Main St- 2024\dwg\Master\Grading_532 Main St.dwg, 12/13/2024 11:37:38 AM, wadley



GENERAL NOTES FOR SEDIMENT CONTROL

1. INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND AS NEEDED TO PREVENT SEDIMENT FROM DISCHARGING OFF-SITE.
2. ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
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5. THE TERM 'REVEGETATION' ON THIS PLAN MEANS THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF FERTILIZER IN ACCORDANCE WITH APPLICABLE 'STANDARDS AND SPECIFICATIONS'.
6. REMOVAL AND CLEANUP OF ANY SEDIMENT THAT LEAVES THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 inch = 10 ft.

TOPOGRAPHIC INFORMATION WAS PROVIDED BY KIP LAND SURVEYING 2024

LEGEND

- PROPERTY LINE
- 8110 EXISTING CONTOUR
- EASEMENT
- 8106 PROPOSED CONTOUR
- 1.5% 8106' PROPOSED GRADING, SLOPE/SPOT
- 1.5% 8106' EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT

ALPINE ENGINEERING INC.
34510 HWY 6 / UNIT A9 / PO BOX 97
EDWARDS CO 81632 / 970.926.3373
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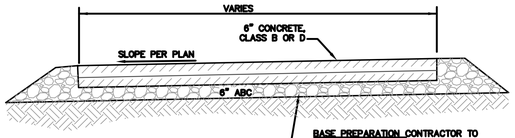
532 MAIN STREET
MINTURN, CO

STORM SEWER PLAN

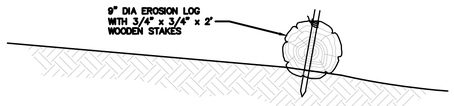
NO.	DATE	REVISIONS	BY
	12/16/2024	DRB SUBMITTAL	MCW

DESIGNED MCW
DRAWN TSL, MCW
CHECKED MCW
JOB NO. --
DATE 11/19/2024

SHEET
C2.0

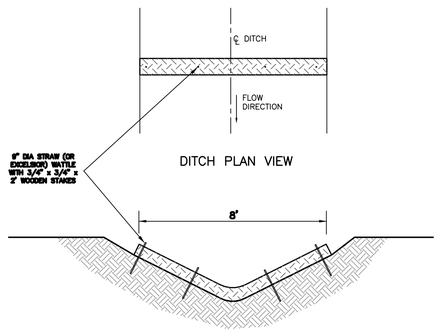


A CONCRETE DRIVEWAY SECTION



N.T.S.

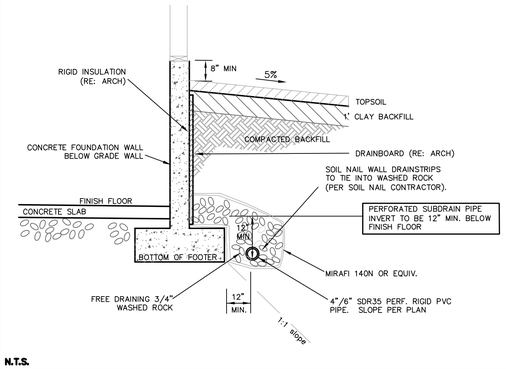
C EROSION LOG WATTLE DETAIL



1. THE HEIGHT OF A STRAW WATTLE IS 9 IN. THE INSTALLED HEIGHT IS APPROXIMATELY 5 –7 IN. THE STANDARD LENGTH OF STRAW WATTLES IS 25 FT., HOWEVER OTHER LENGTHS WILL BE MADE UPON REQUEST.
2. STRAW WATTLES SHOULD BE INSTALLED IN SHALLOW TRENCHES, 2 – 4 IN. DEEP, DEPENDING ON SOIL TYPE AND SLOPE STEEPNESS. DIG THE TRENCH DEEPER FOR SOFT, LOAMY SOILS AND STEEPEST SLOPES. DIG THE TRENCH SHALLOWER FOR HARD, ROCKY SOILS AND GENTLER SLOPES. USE MATTOCKS AND SHOVEL TO DIG THE TRENCH, THROWING EXCAVATED SOIL TO THE UPHILL SIDE TO PREVENT RUNOFF FROM UNDERCUTTING THE WATTLE.
3. INSTALL WATTLE IN DRAINAGE DITCH PERPENDICULAR TO FLOW DIRECTION.

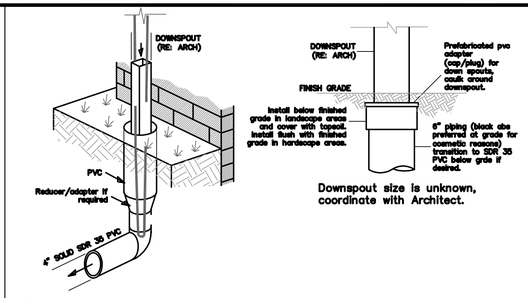
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D DITCH EROSION LOG



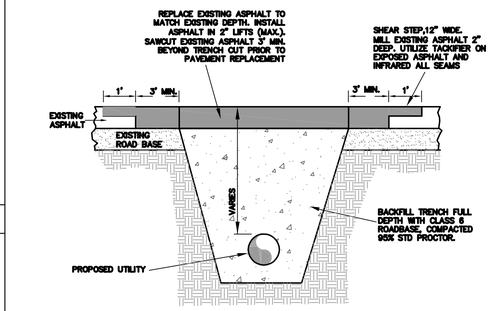
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B EXTERIOR FOUNDATION PERIMETER DRAIN



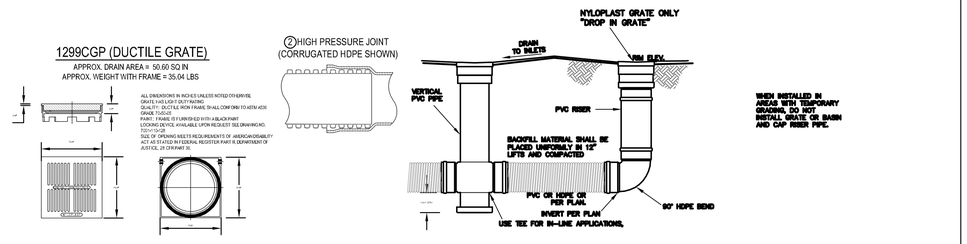
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E DOWNSPOUT (BURIED)



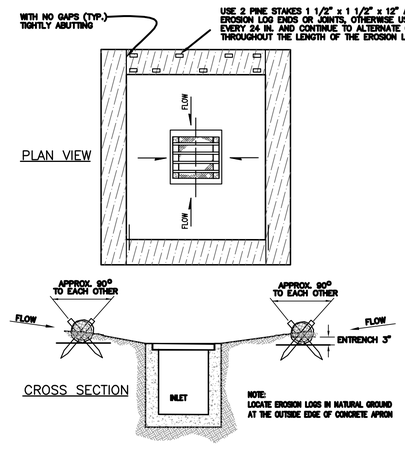
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F ROADCUT DETAIL



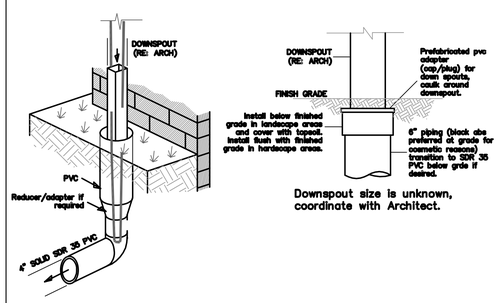
N.T.S.

G NYLOPLAST INLET GRATES



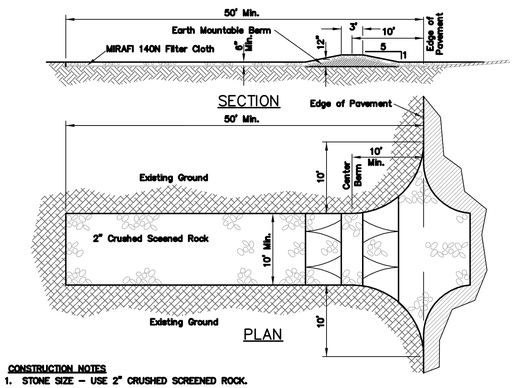
N.T.S.

H EROSION LOG INLET PROTECTION



N.T.S.

J DOWNSPOUT (BURIED)



CONSTRUCTION NOTES

1. STONE SIZE – USE 2" CRUSHED SCREENED ROCK.
2. LENGTH – AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT–OF–WAY MUST BE REMOVED IMMEDIATELY. SCE SHALL REMAIN IN PLACE UNTIL PAVING OF ENTRANCE COMMENCES.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS–OF–WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

K STABILIZED CONSTRUCTION ENTRANCE

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WWW.ALPINECIVIL.COM

532 MAIN STREET
MINTURN, CO

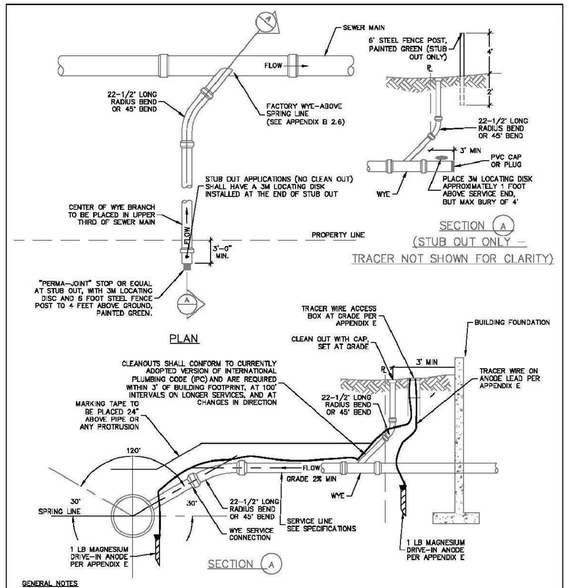
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DRAWN TSL, MCW
CHECKED MCW
JOB NO. --
DATE 11/19/2024

SHEET
C4.0

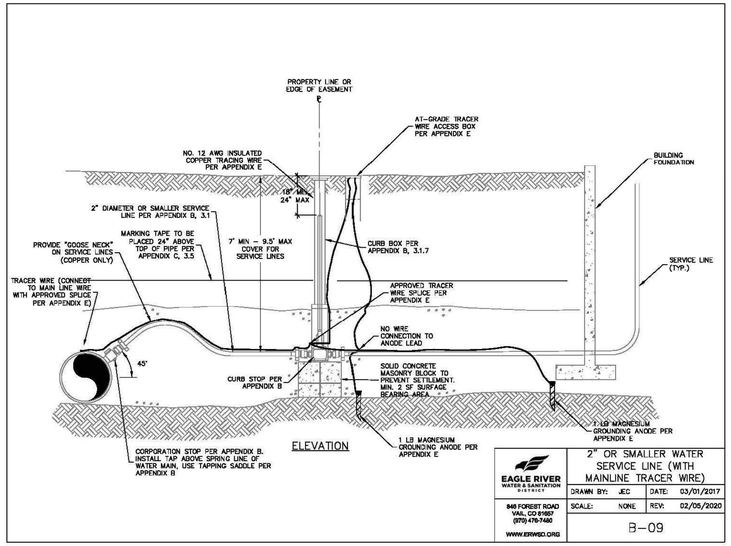
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GENERAL NOTES

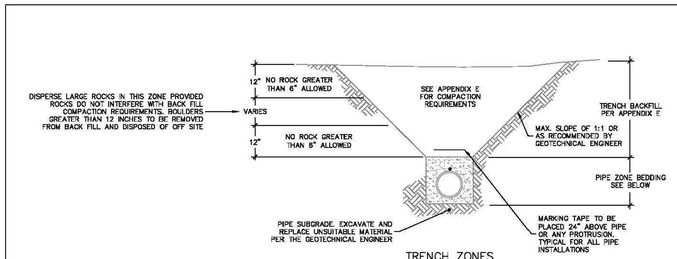
1. MINIMUM SEPARATION BETWEEN TAPS SHALL BE 18 INCHES.
2. SEWER SERVICE LATERAL CONNECTION SHALL BE 30° TO THE CENTER OF THE SEWER MAIN AND ABOVE SPRING LINE OF THE MAIN.
3. FACTORY WYE SHALL BE INSTALLED FOR SERVICES ON NEW MAINLINE INSTALLATIONS. FOR SERVICE CONNECTIONS TO EXISTING MAINS, TAP TO BE PERFORMED BY DISTRICT USING TAPPING SADDLE FOR SERVICES UP TO 6" IN DIAMETER. SERVICES 8" OR GREATER REQUIRE INSTALLATION OF A MANHOLE.
4. ALL SEWER SERVICE LINES SHALL BE ELECTRONICALLY LOCATABLE WITH A TRACER WIRE SYSTEM AS SPECIFIED IN APPENDIX E.
5. CLEANOUTS AND TRACER WIRE ACCESS BOXES MAY NEED TO BE PROTECTED BY CAST IRON ASSEMBLIES IF LOCATE IN TRAFFIC AREA
6. IF MAINLINE TRACER WIRE IS PRESENT, CONNECT SERVICE LINE WITH APPROVED SPLICE CONNECTION PER APPENDIX E 1.12.

EAGLE RIVER WATER & SANITATION DISTRICT	846 FOREST ROAD VAIL, CO 81657 (970) 476-7480 WWW.ERWSD.ORG
SEWER SERVICE CONNECTION	
DRAWN BY: JEC	DATE: 03/01/2017
SCALE: NONE	REV: 2/5/2020
B-08	

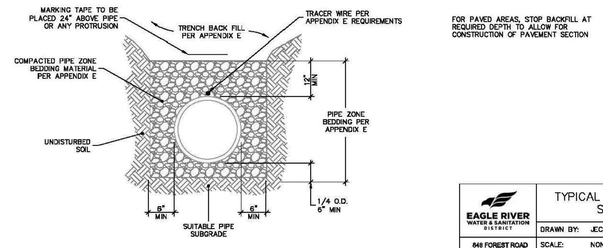


ELEVATION

EAGLE RIVER WATER & SANITATION DISTRICT	2" OR SMALLER WATER SERVICE LINE (WITH MAINLINE TRACER WIRE)
846 FOREST ROAD VAIL, CO 81657 (970) 476-7480 WWW.ERWSD.ORG	DRAWN BY: JEC — DATE: 03/01/2017
	SCALE: NONE — REV: 02/05/2020
	B-09



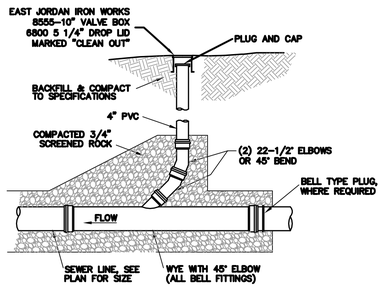
TRENCH ZONES



PIPE BEDDING ZONE

FOR PAVED AREAS, STOP BACKFILL AT REQUIRED DEPTH TO ALLOW FOR CONSTRUCTION OF PAVEMENT SECTION

EAGLE RIVER WATER & SANITATION DISTRICT	TYPICAL MAIN TRENCH SECTION
846 FOREST ROAD VAIL, CO 81657 (970) 476-7480 WWW.ERWSD.ORG	DRAWN BY: JEC — DATE: 03/01/2017
	SCALE: NONE — REV: 1/21/2020
	E-01



A SANITARY SEWER CLEANOUT

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WWW.ALPINECIVIL.COM

532 MAIN STREET
MINTURN, CO

DETAILS

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JOB NO. --
DATE 11/19/2024

SHEET
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2 SITE CONTEXT - EYE LEVEL VIEW



1 SITE CONTEXT - AERIAL VIEW

TOBIN SMITH
ARCHITECT

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TOBIN SMITH ARCHITECT
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GYPSUM, CO 81637
970 390 9931 T

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MECHANICAL CONSULTANT
COMPANY
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LIGHTING CONSULTANT
VESPR DESIGNS, LLC
P.O. BOX 90595
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KIPP LAND SURVEYING
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EAGLE, CO 81631
970 390 9540 T

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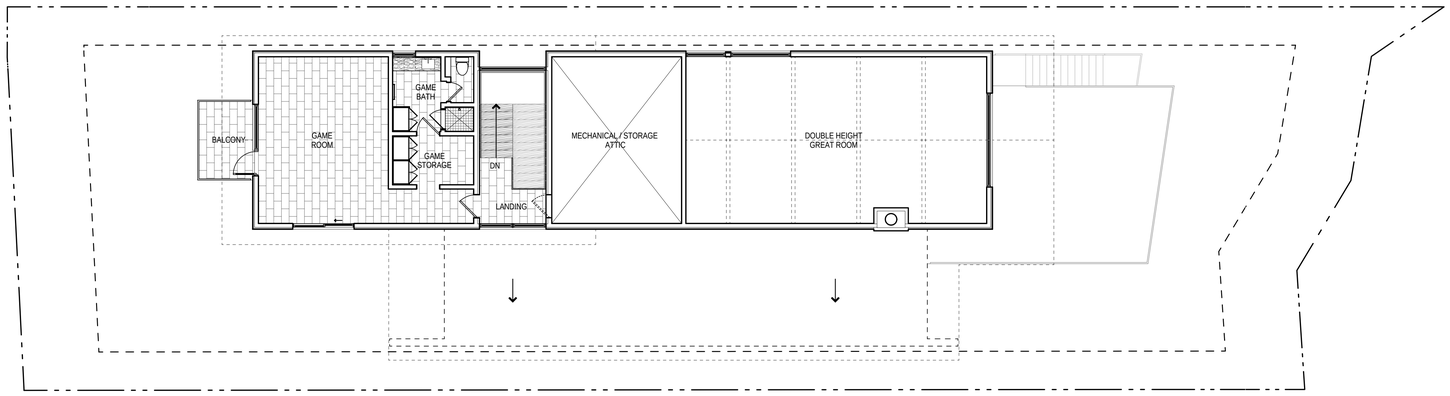
REVISION	DESCRIPTION

DESIGN REVIEW PACKAGE

SITE CONTEXT

A100

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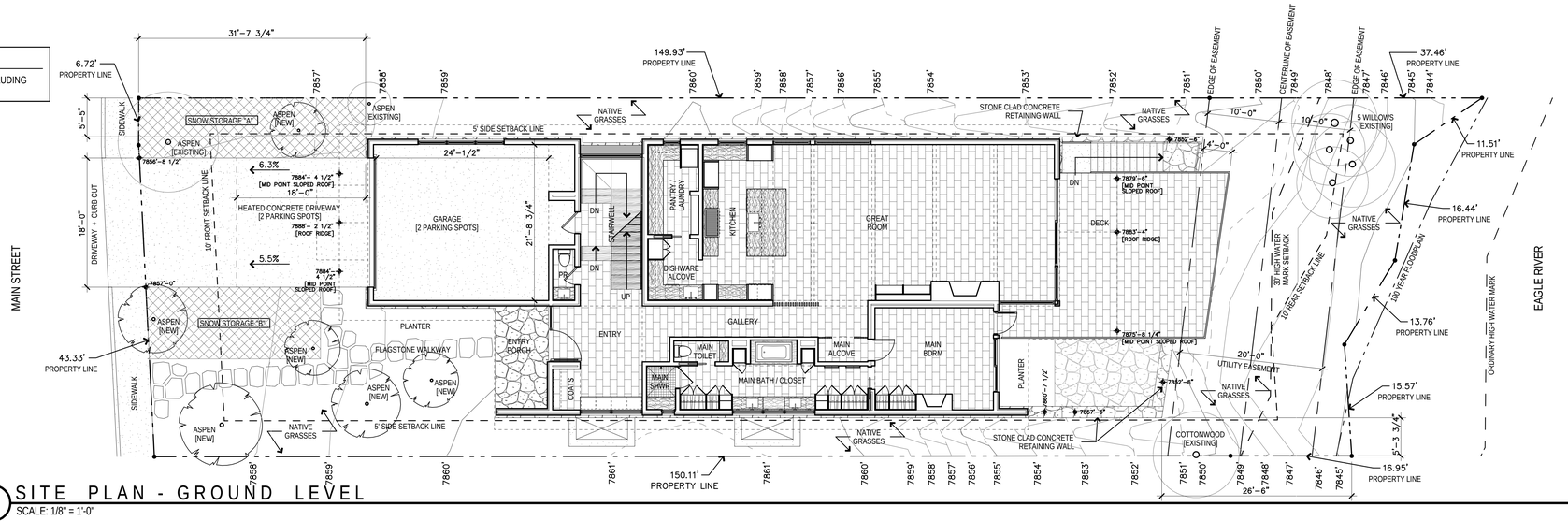
NORTH PLAN NORTH

3 PLAN - UPPER LEVEL
SCALE: 1/8" = 1'-0"

CONDITIONED = 886 SQ FT
BALCONY = 75 SQ FT

0 1 2 4 8 16

NOTE:
-SEE EX100 FOR EXISTING BUILDINGS INCLUDING HOUSE, DECK AND SHED STRUCTURES



NORTH PLAN NORTH

2 SITE PLAN - GROUND LEVEL
SCALE: 1/8" = 1'-0"

SNOW STORAGE "A" = 265 SQ FT
SNOW STORAGE "B" = 242 SQ FT
TOTAL = 507 SQ FT [5.9% OF LOT AREA]

EXISTING TREES = 8
NEW TREES = 6
TOTAL TREES = 14

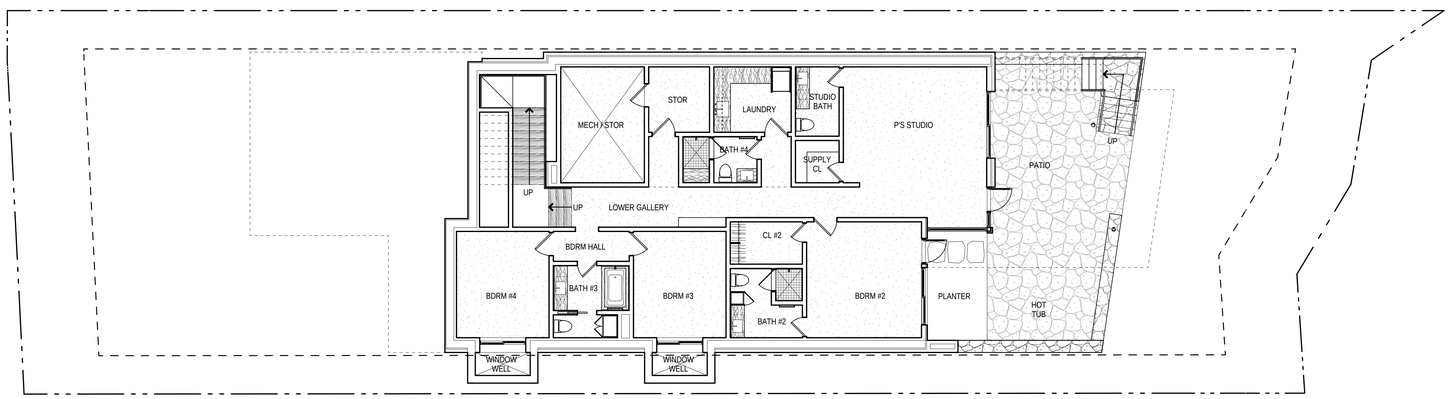
LOT AREA = 8,640.8 SQ FT

CONDITIONED = 2,595 SQ FT
GARAGE = 665 SQ FT
TOTAL STRUCTURES = 3,260 SQ FT
LOT COVERAGE = 37.7% [45% MAX]

DRIVEWAY = 560 SQ FT
ENTRY PORCH = 113 SQ FT
DECK */ STAIRS / PATIO = 780 SQ FT
WINDOW WELL WALLS = 30 SQ FT
TOTAL IMPERV = 4,743 SQ FT [INC STRUCTS]
IMPERV AREA = 54.9% [55% MAX]

* 50% OF AREA OVER PERVIOUS YARD BELOW

0 1 2 4 8 16



NORTH PLAN NORTH

1 PLAN - LOWER LEVEL
SCALE: 1/8" = 1'-0"

CONDITIONED = 2,286 SQ FT
MECHANICAL = 165 SQ FT
PATIO = 688 SQ FT
WINDOW WELL WALLS = 30 SQ FT

0 1 2 4 8 16

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970 390 9540 T

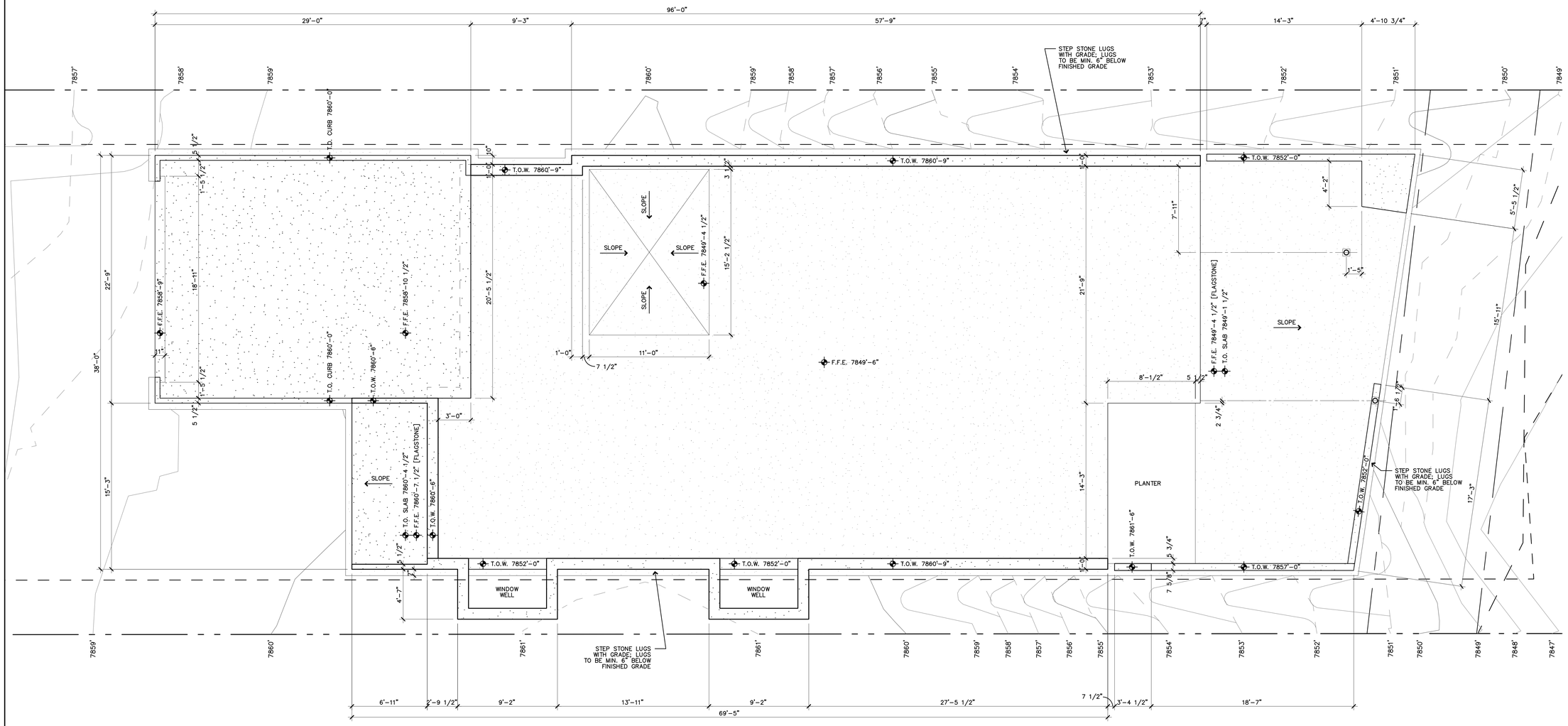
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PROJ. ARCHITECT TS DRAWN BY

REVISION	DESCRIPTION

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SITE PLANS

A101

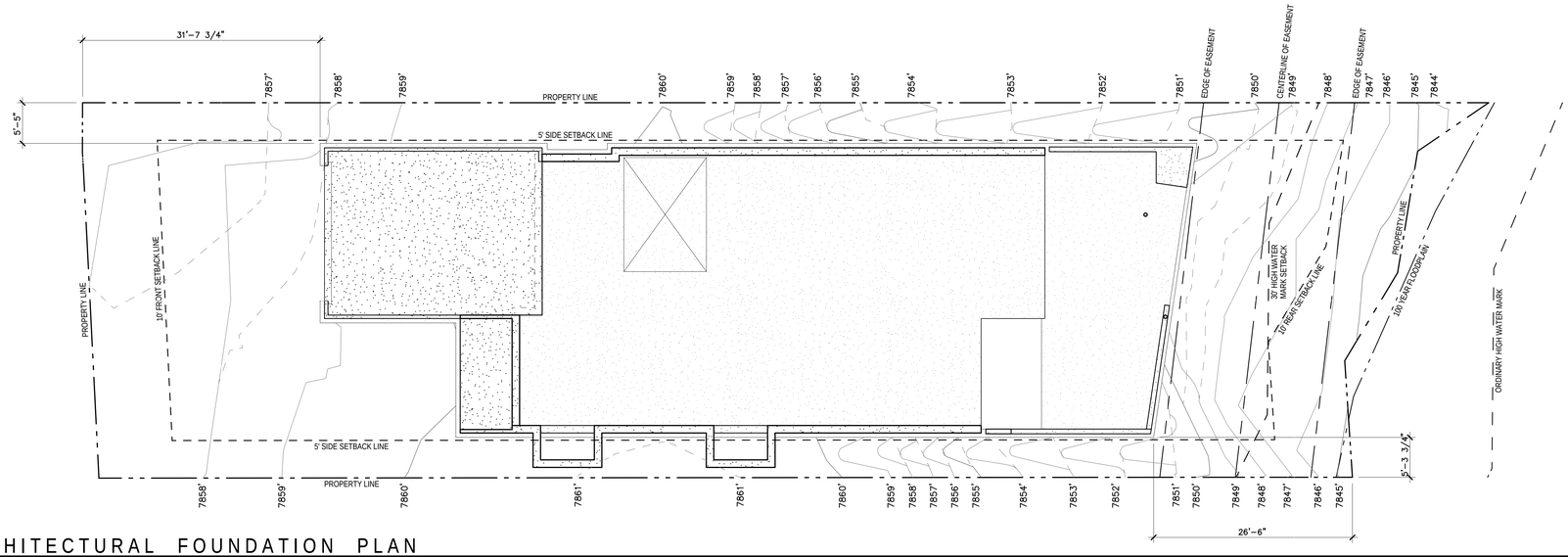


NORTH PLAN NORTH

2 ARCHITECTURAL FOUNDATION PLAN - ENLARGED

SCALE: 1/4" = 1'-0"

0 1 2 4 8



NORTH PLAN NORTH

1 ARCHITECTURAL FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

0 1 2 4 8 16

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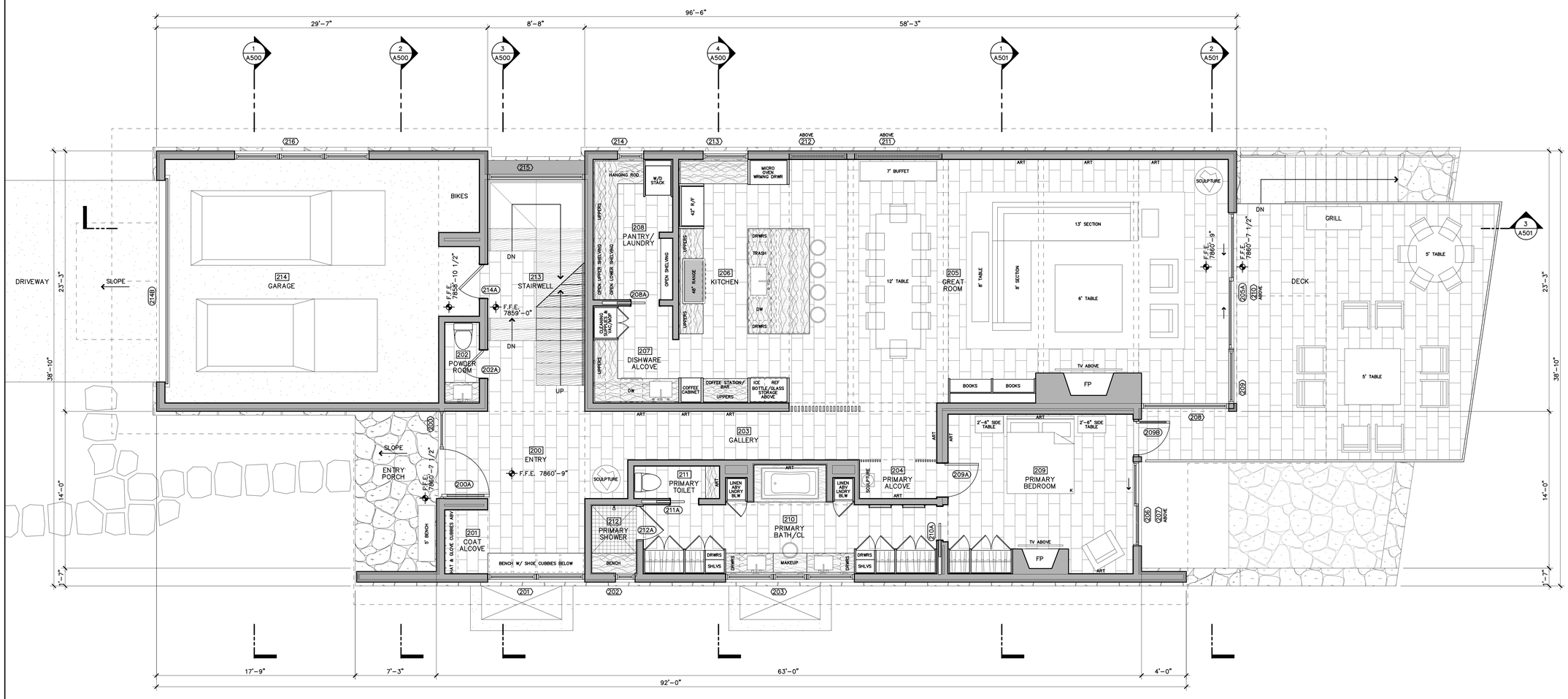
DESIGN REVIEW PACKAGE

ARCHITECTURAL FOUNDATION PLANS

A102

SYMBOL LEGEND

- PORCELAIN
- CONCRETE
- TILE
- WOOD
- STONE [SLAB]
- FLAGSTONE



1 FLOOR PLAN - GROUND LEVEL
SCALE: 1/4" = 1'-0"

NORTH PLAN NORTH

0 1 2 4 8

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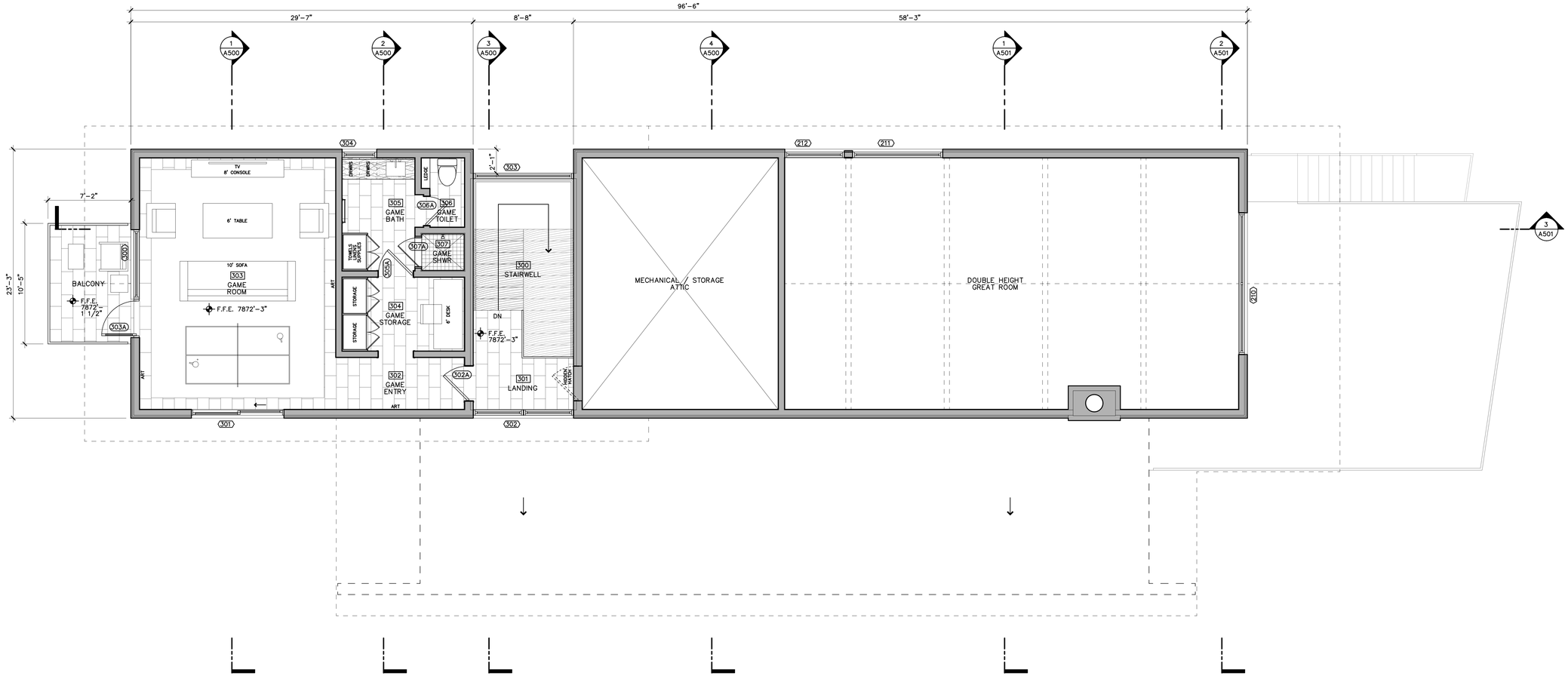
DESIGN REVIEW PACKAGE

FLOOR PLAN- GROUND LEVEL

A200

SYMBOL LEGEND

- PORCELAIN
- CONCRETE
- TILE
- WOOD
- STONE [SLAB]
- FLAGSTONE



1 FLOOR PLAN - UPPER LEVEL
SCALE: 1/4" = 1'-0"

NORTH PLAN NORTH

0 1 2 4 8

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REVISION	DESCRIPTION

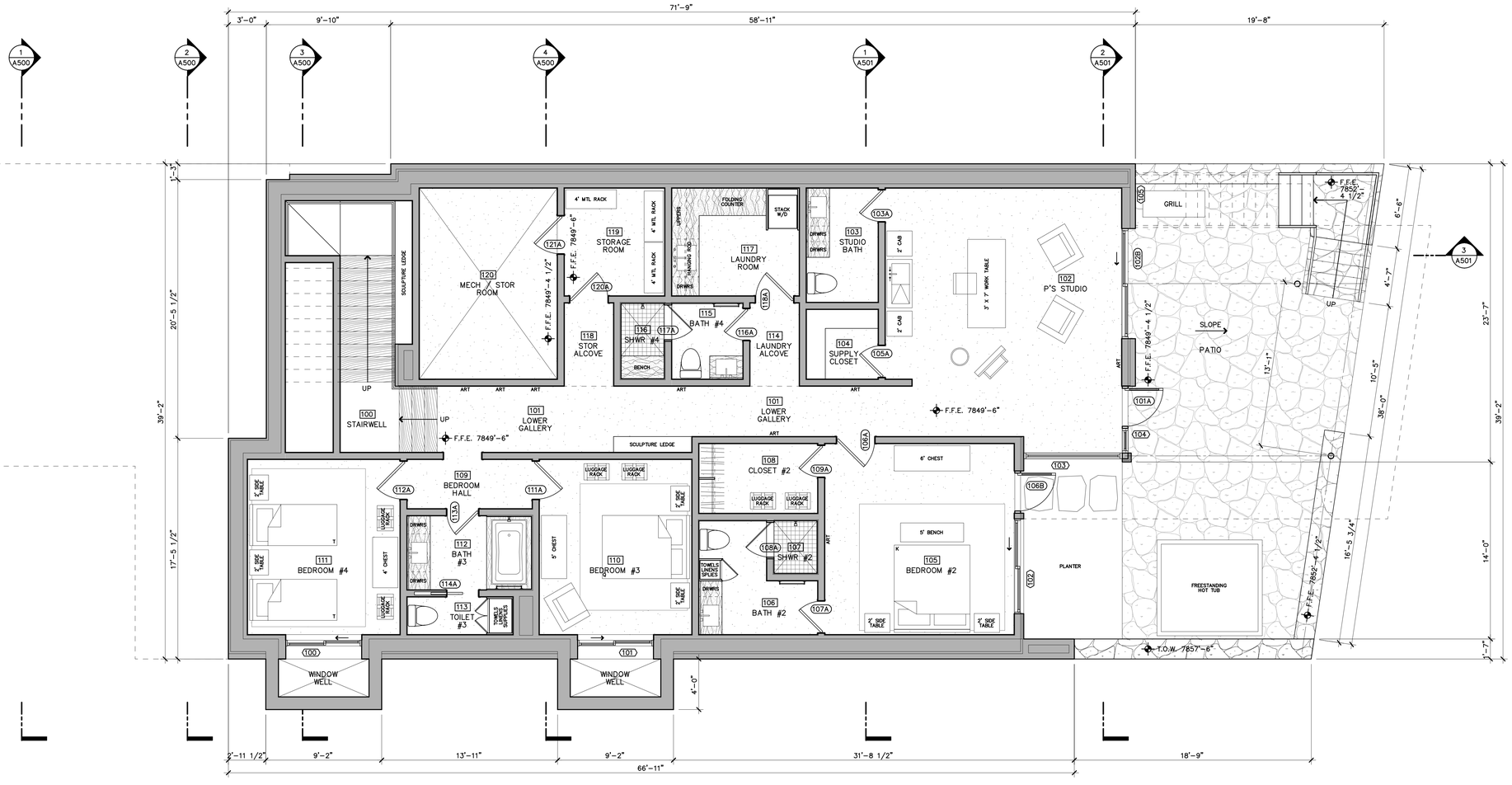
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FLOOR PLAN- UPPER LEVEL

A201

SYMBOL LEGEND

- PORCELAIN
- CONCRETE
- TILE
- WOOD
- STONE [SLAB]
- FLAGSTONE



1 FLOOR PLAN - LOWER LEVEL
SCALE: 1/4" = 1'-0"

NORTH PLAN NORTH

0 1 2 4 8

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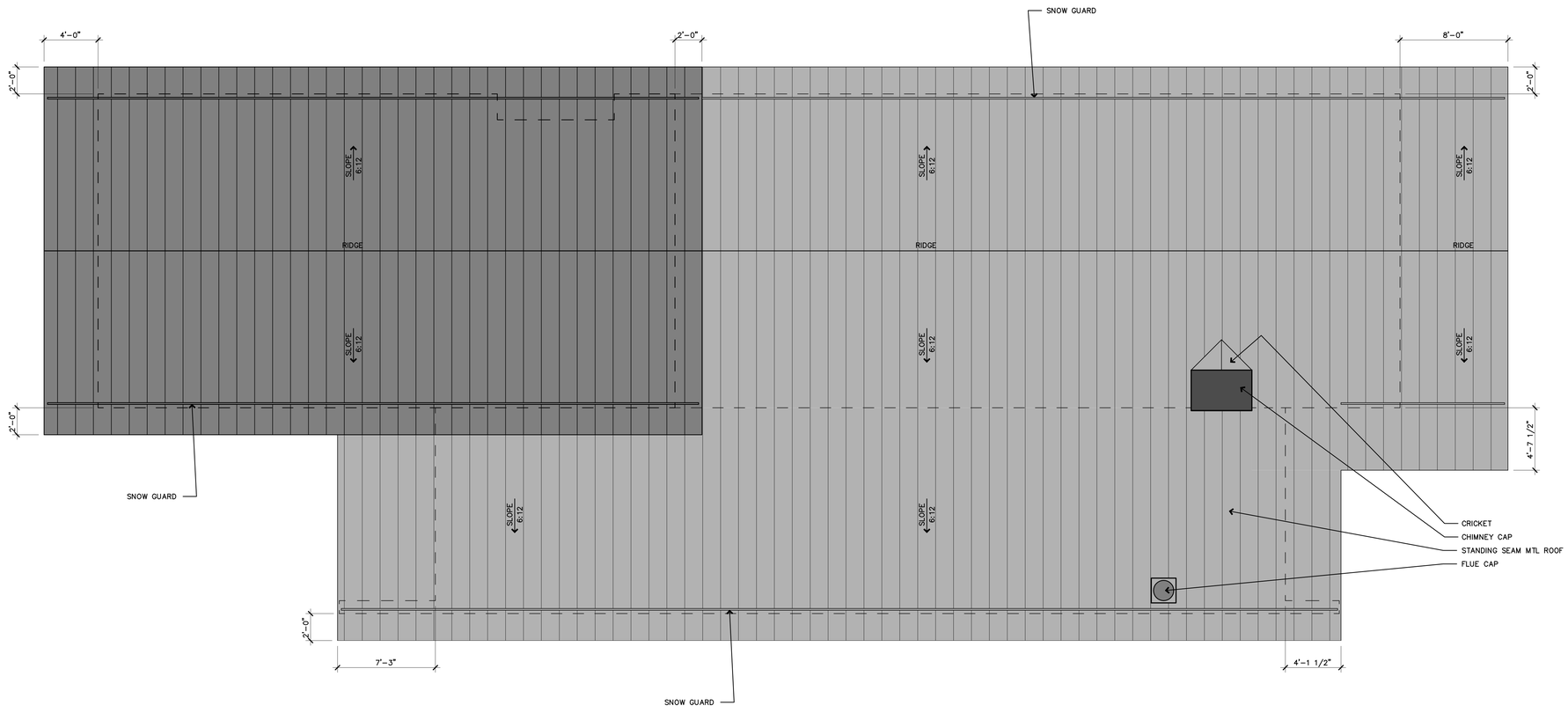
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DESIGN REVIEW PACKAGE

FLOOR PLAN- LOWER LEVEL

A202



NORTH

PLAN NORTH

1 ROOF PLAN
SCALE: 1/4" = 1'-0"

0 1 2 4 8

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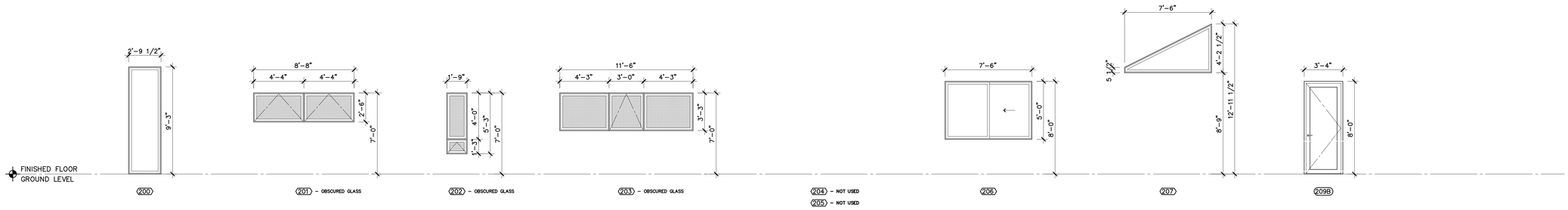
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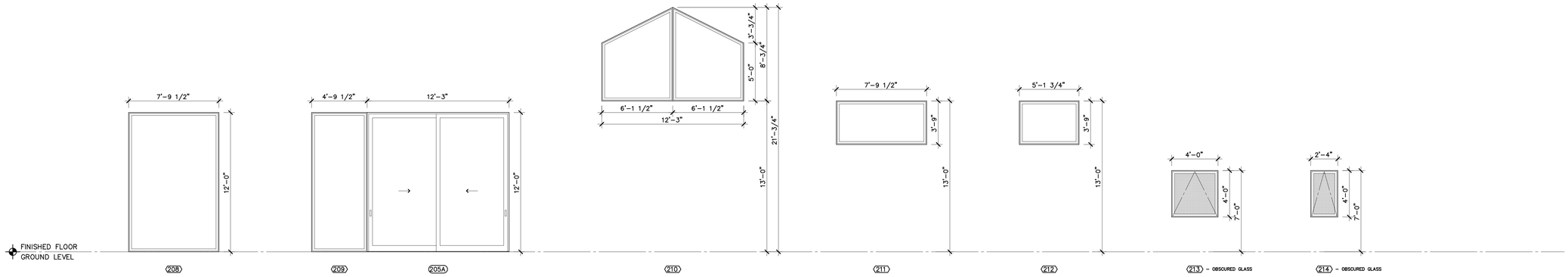
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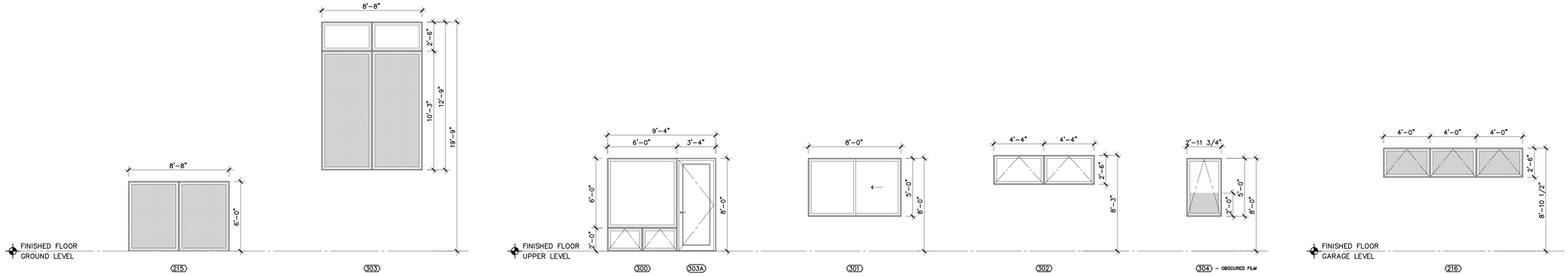
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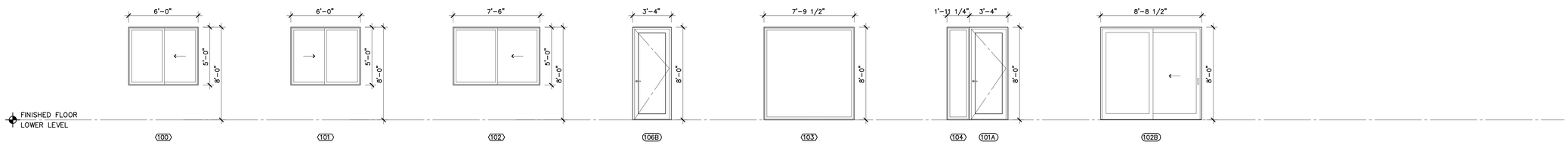
ROOF PLAN

A240











1 EXTERIOR WINDOW & DOOR SCHEDULE

SCALE: 1/4" = 1'-0"

WINDOW & DOOR NOTES:

- ALL DOOR TYPES ARE DRAWN AS VIEWED FROM THE EXTERIOR. SWING INDICATION IS DIAGRAMATIC ONLY – SEE PLAN FOR SWING.
- ALL WINDOW TYPES ARE DRAWN AS VIEWED FROM THE EXTERIOR. SWING INDICATION IS DIAGRAMATIC ONLY – SEE EXTERIOR ELEVATIONS FOR SWING.
- ALL DOOR GLAZING SHALL BE TEMPERED INSULATED LOW-E GLASS.
- ALL WINDOW GLAZING SHALL BE INSULATED LOW-E GLASS UNLESS NOTED OTHERWISE. GLAZING SHALL BE TEMPERED AS REQUIRED BY CODE.
- ALL DOOR AND WINDOW GLAZING SHALL BE PROVIDED BY THE SAME MANUFACTURER.
- FIELD VERIFY BEFORE ORDERING

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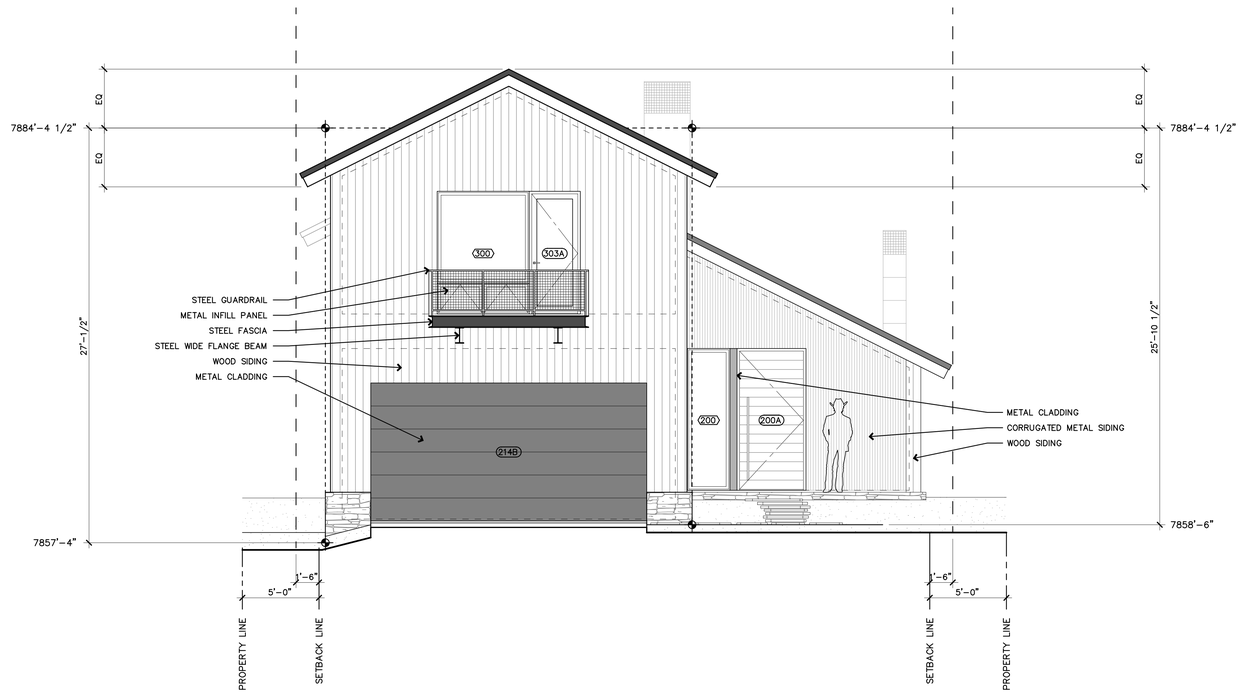
REVISION	DESCRIPTION

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EXTERIOR DOOR & WIND SCHEDULE

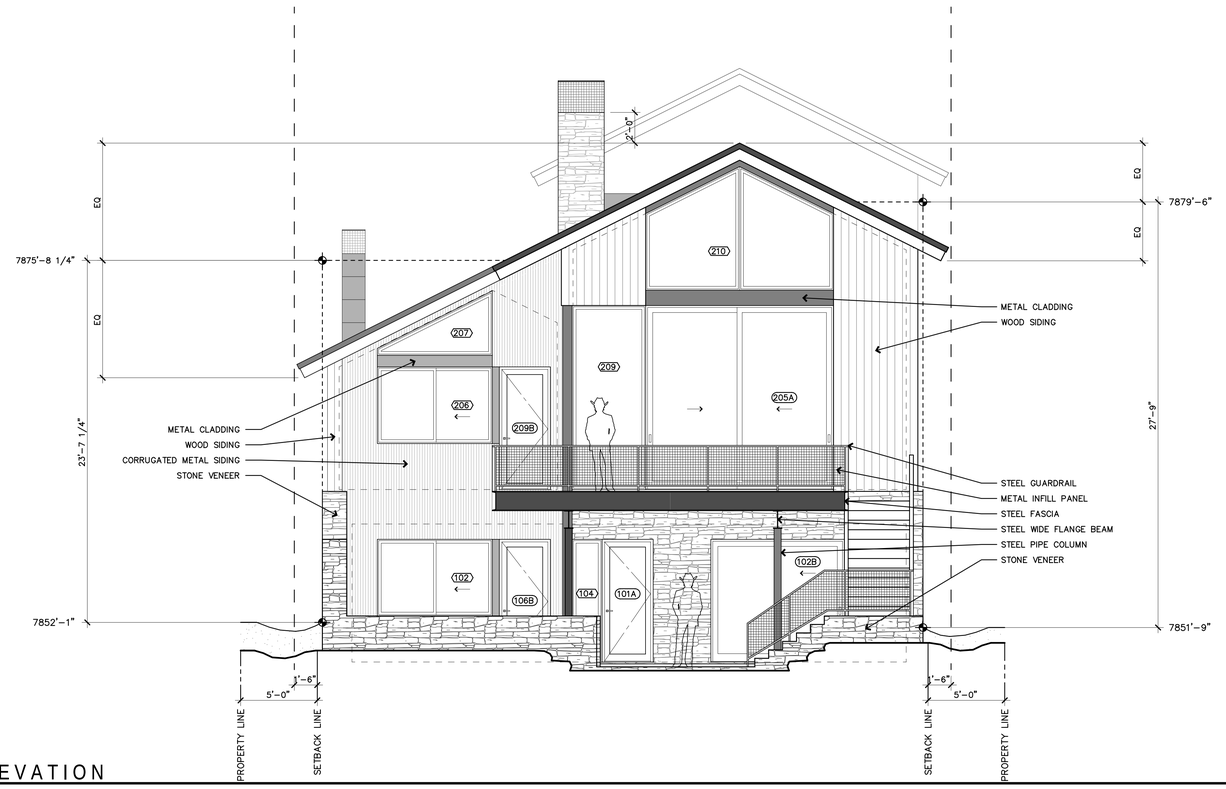
A260

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1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 4 8



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

0 1 2 4 8

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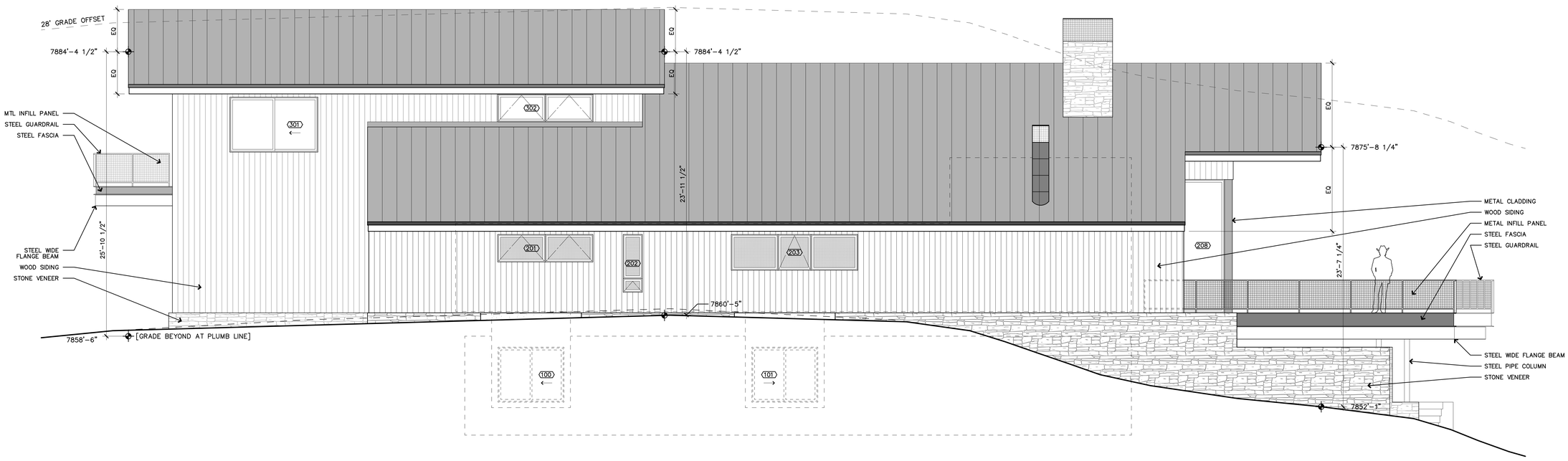
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REVISION	DESCRIPTION

DESIGN REVIEW PACKAGE

EXTERIOR ELEVATIONS

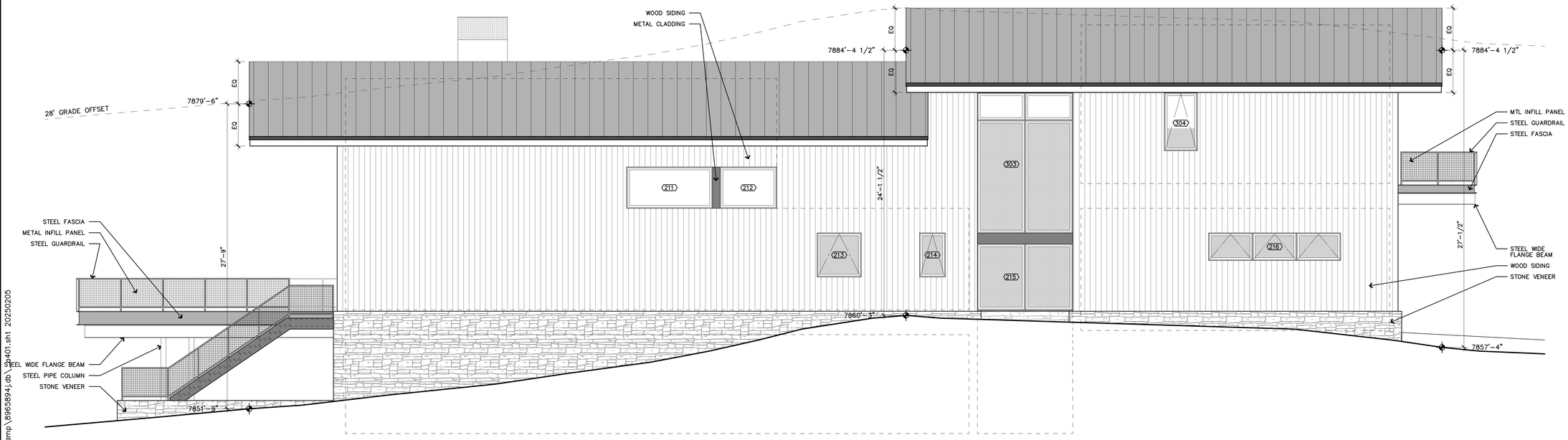
A400



1 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

0 1 2 4 8



2 NORTH ELEVATION

SCALE: 1/4" = 1'-0"

0 1 2 4 8

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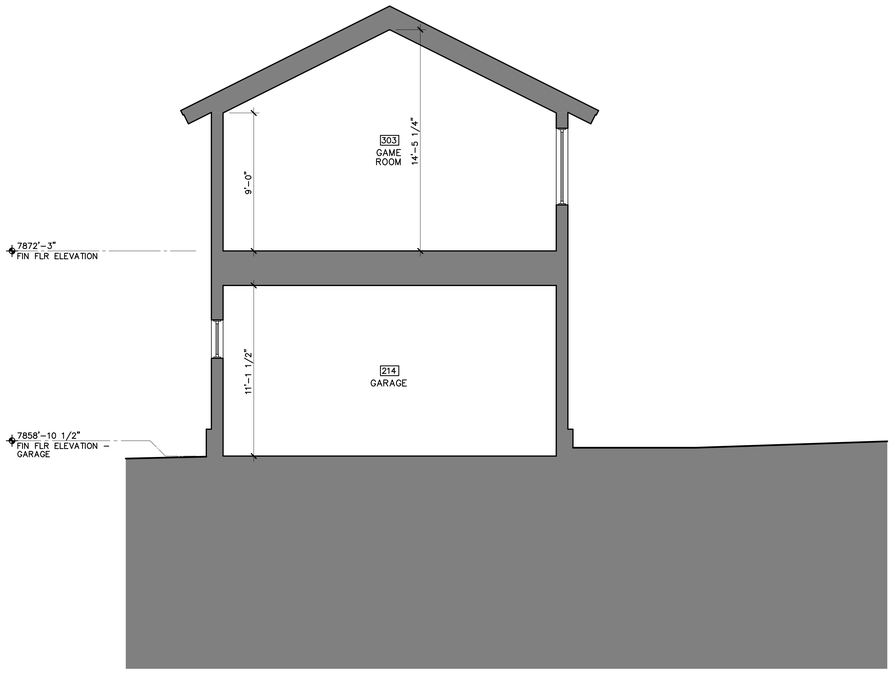
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REVISION	DESCRIPTION

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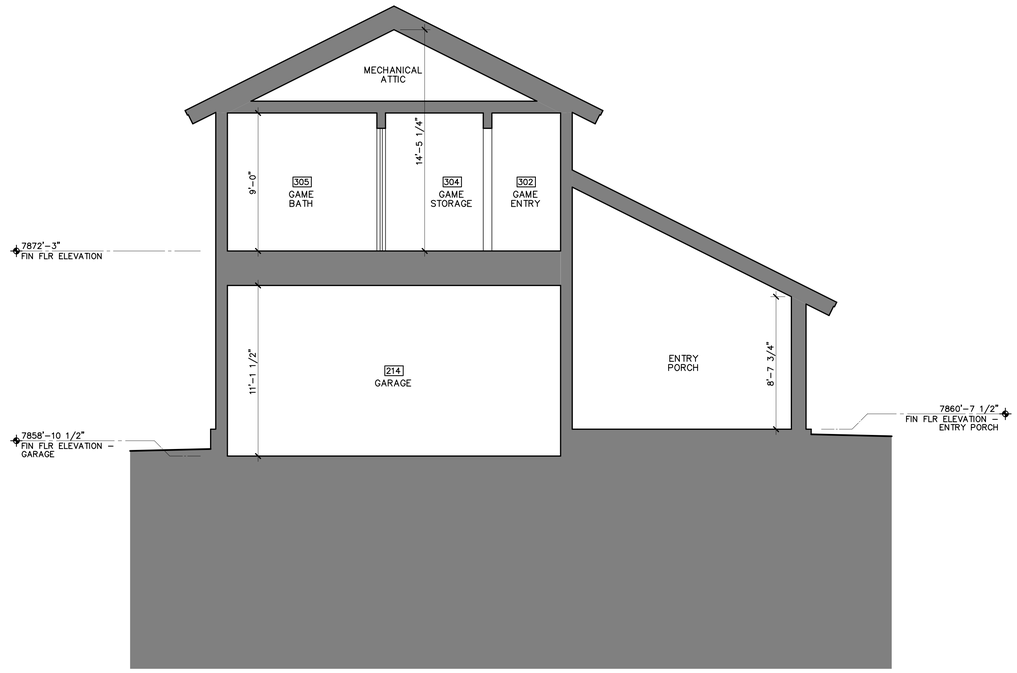
EXTERIOR ELEVATIONS

A401



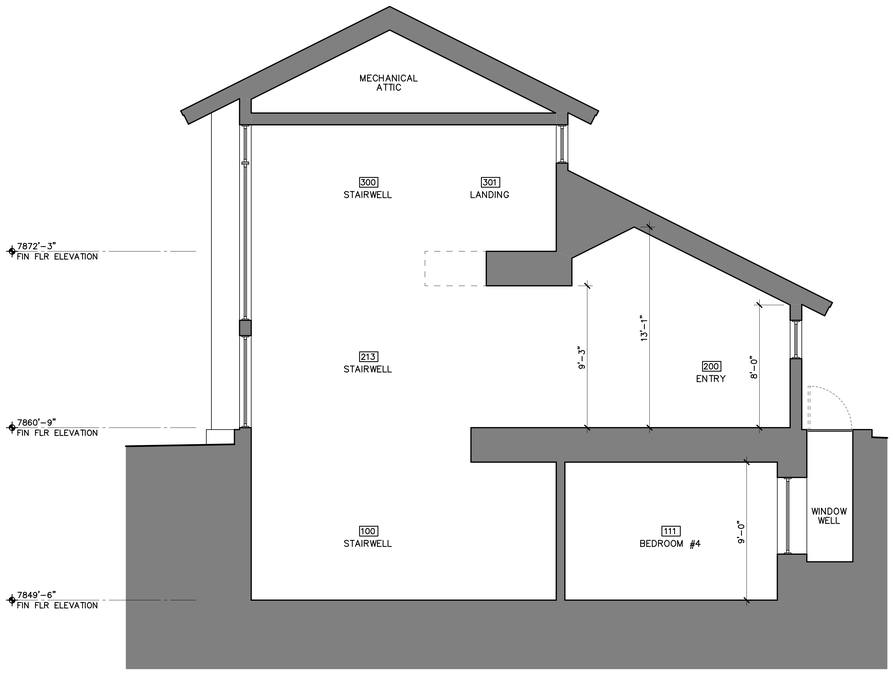
1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

0 1 2 4 8 16



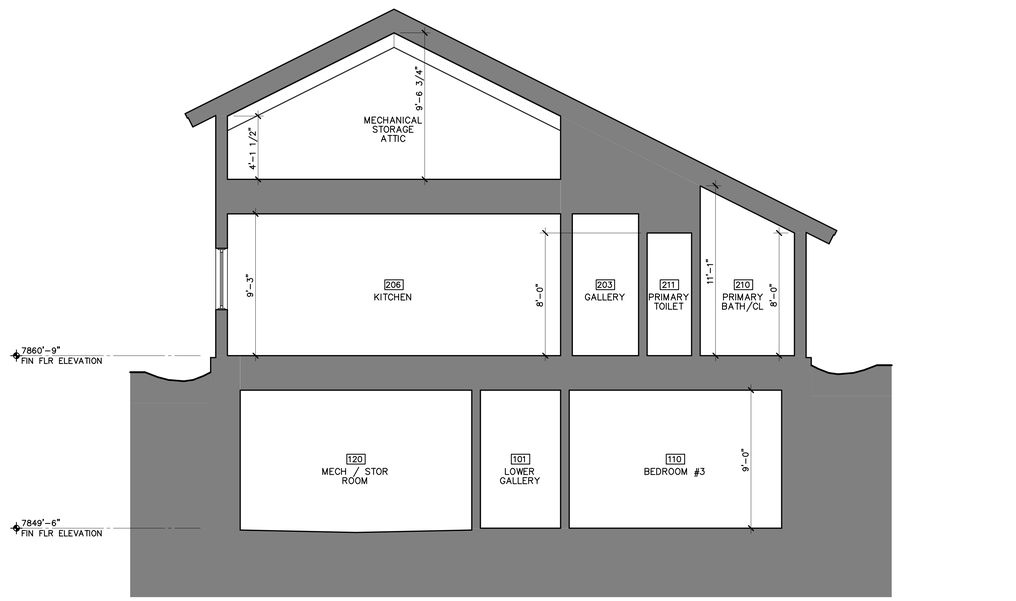
2 BUILDING SECTION
SCALE: 1/8" = 1'-0"

0 1 2 4 8 16



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"

0 1 2 4 8 16



4 BUILDING SECTION
SCALE: 1/8" = 1'-0"

0 1 2 4 8 16

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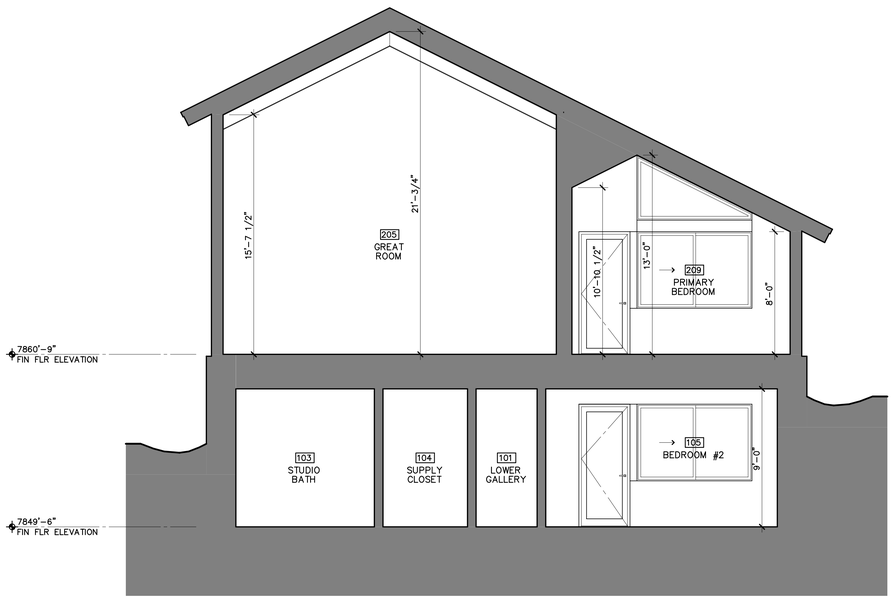
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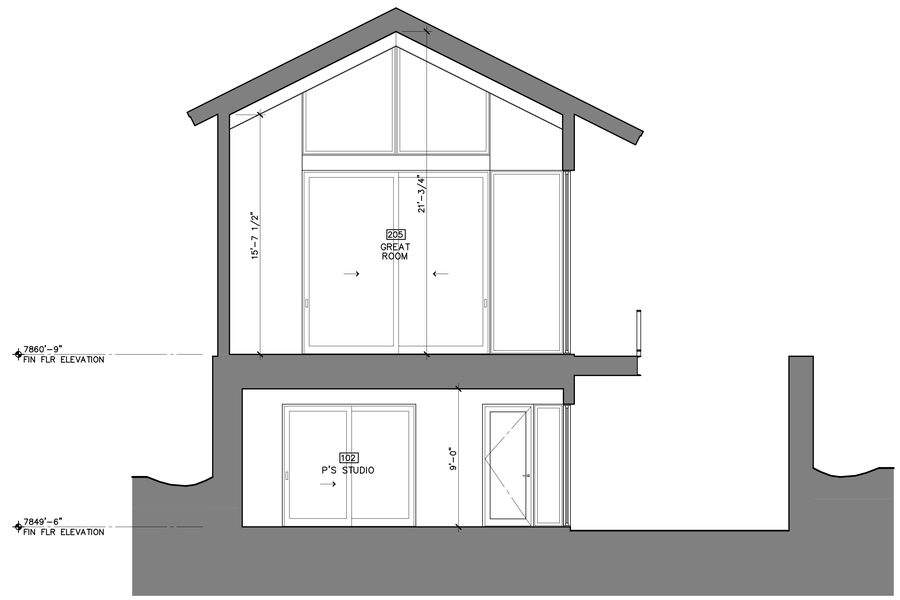
BUILDING SECTIONS

A500



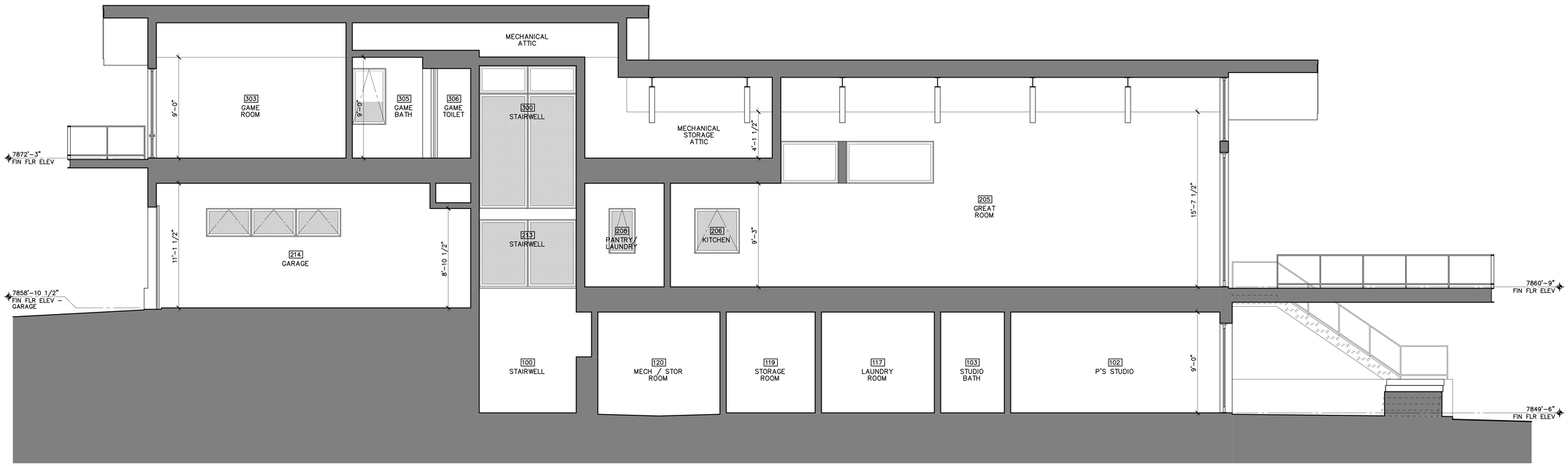
1 BUILDING SECTION
SCALE: 1/8" = 1'-0"

0 1 2 4 8 16



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"

0 1 2 4 8 16



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"

0 1 2 4 8 16

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REVISION	DESCRIPTION

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BUILDING SECTIONS

A501

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 and Accessory Dwelling Unit (ADU)
0019 Belden Way

Hearing Date:	February 12, 2025
File Name and Process:	Single Family Residence and Accessory Dwelling Unit Final Plan Review
Owner/Applicant:	Alison Perry, Miners Base Camp LLC
Representative:	Greg Macik, TAB Associates, Inc.
Legal Description:	Subdivision: BELDEN PLACE PUD Lot: 12
Address:	0019 Belden Way
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 five bedroom, 3,525 (gross) square foot single-family residence and a one bedroom, 1,033 (gross) square foot accessory dwelling unit (ADU) located at 0019 Belden Way 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 and ADU with a maximum building height - measured via a weighted height calculation approved in the Belden Place PUD Guide – of 27 feet and 2 and 3/8 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 for the single family dwelling, two of which are provided within the garage and two at surface level in front of the garage, and with two off-street spaces for the ADU, one provided in the garage and one 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 and ADU 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:

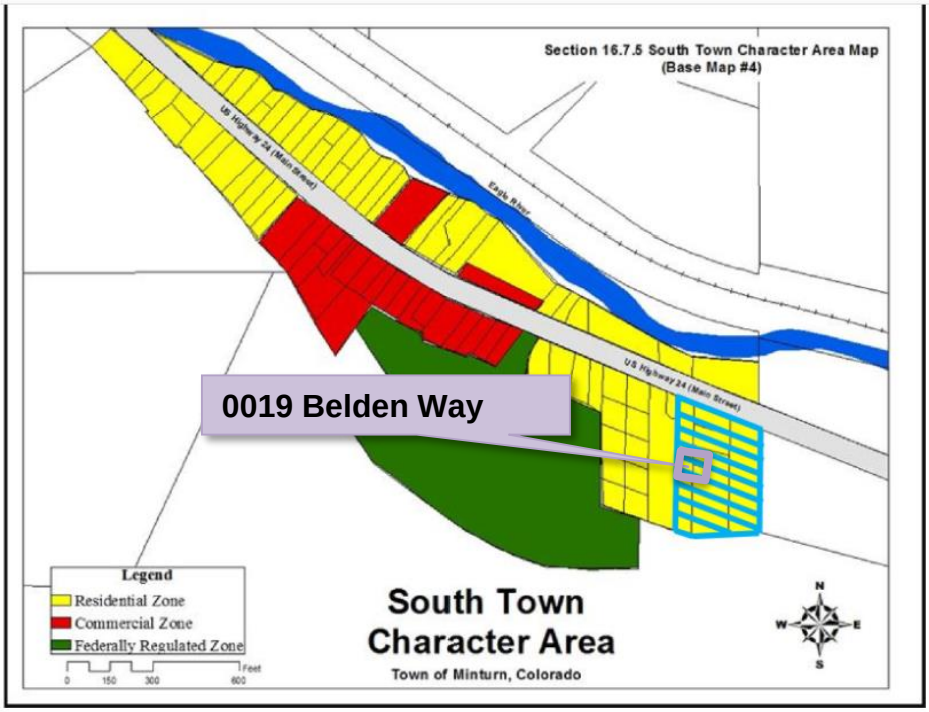
a. That the proposal is in conformance with the Town zoning regulations.
b. That the proposal helps achieve the goals and objectives of the Community Plan.
c. That the proposal complies with the Design Standards.

Staff suggests that the final plans for 0019 Belden Way 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:	3,641 sq. ft.	3,641 sq. ft. (.084 ac.)
Maximum Building Height:	28 feet	27 feet – 2 3/8 inches
Minimum Front Setback:	10.68 feet	10.68+ feet
Minimum Side Setback:	2 feet	2+ feet
Minimum Rear Setback:	2 feet	2+ feet
Maximum Lot Coverage:	70% (2,548.7 sq. ft.)	1,820 sq. ft. (49.99%) Proposed
Maximum Impervious Coverage:	70% (2,548.7 sq. ft.)	2,180 sq. ft. (59.87%) Proposed
Minimum Snow Storage Area:	5% of Lot Area	190 sq. ft.

	(3,641 sq. ft. x .05 = 182.05 sq. ft.)	
Parking:	6 spaces	6 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 0019 Belden Way 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

January 19, 2025

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

Re: 0019 Belden Way
Lot 12, Belden Place PUD
DRB Resubmittal Review
Project No. 24-0001

Dear Madison:

We reviewed the plans entitled *"Belden Place; Lot 12 – 0019 Street, Single Family w/ADU, Minturn Colorado"* prepared December 12, 2024, by TAB Associates (Plans) included in the Resubmittal of the DRB application for Lot 12, Minturn North PUD. Our review was for compliance with the engineering requirements of Section 16-21-615: Design Review applications of the Minturn Municipal Code (MMC).

General:

1. ~~The cover page title is incorrect – it refers to "0019 Street". The address is 0019 Belden Way.~~ The Title has been corrected.
2. ~~The Application form is incomplete and incorrect. It shows the street address as 14 Beldwn (sp) Way. The correct address is 0019 Belden Way~~ and the applicant portion of the checklist has not been completed. The Application form has been corrected; however, the applicant portion of the checklist has not been completed.

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. A note was added to Sheet 3 of 5 incorporating the complete "Final Plat, Beden Place PUD" by reference as part of the Application. The Plat and associated title commitment were reviewed by the Town and fulfill the requirements as the Boundary Survey for this application.

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. A note was added to Sheet

Madison Harris
Re: 0019 Belden Way
Lot 12, Belden Plane PUD
DRB Resubmittal Review
Project No. 24-0001

C.111 incorporating the complete *"Belden Place PUD – Final Plan Submittal"* by reference. These plans are the basis of the design and fulfil the requirements of paragraph f through i.

Section (C) (3) Site Plan:

Sheet C.1 of the Plans *"Belden Place – Unit 12 Single Family Residence W/ADU*" prepared by Timberline Engineering dated 10/9/24 presents the proposed site plan ~~The following elements from the MMC should be added~~: A revised plan dated December 30, 2024, has been included with the resubmittal.

a. ~~Paragraphs a, b, and c: The Site Plan should show dimensioned property lines, easements, setbacks and include dimensions locating the building. Please darken the property line dimensions and add building dimensions~~. Dimensions have been added to the Site Plan.
b. Sheet A3.1 provides Building height information for Planning Staff review.

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

Sheet C.1 of the Plans "*Belden Place – Unit 12 Single Family Residence W/ADU"* prepared by Timberline Engineering dated 10/9/24 presents the proposed site grading plan. ~~The following elements from the MMC should be added:~~ A revised plan dated December 30, 2024, has been included with the resubmittal.

~~*a.* Paragraph c. requires "*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."~~ Finish grades are provided at the building corners.

~~*b.* Paragraph d. requires: "*Top-of-foundation elevations. The top-of-foundation elevation must be shown on the plan and must be consistent with the foundation plan."~~ Elevations at the top of the foundation have been added.

~~c. The grading does not 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%.~~ Slopes have been revised to meet IBC requirements~~.~~

Review by Inter-Mountain Engineering is for general conformance with Minturn Municipal Code requirements and is not a peer review. 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

Madison Harris
Re: 0019 Belden Way
Lot 12, Belden Plane PUD
DRB Resubmittal Review
Project No. 24-0001

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 w/ ADU

Project Location

Street Address: 0019 Beldan Way (Lot 12)

Zoning:	Parcel Number(s):
PUD	L10-210335113013

Application Request:
Design review for single family with ADU.

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: 3641 sf	Type of Residence (Single Family, ADU, Duplex): Single Family, ADU	# of Bedrooms: 6	# On-site Parking Spaces: 6
# of Stories: 3 + Partial Basement	Snow storage sq ft: 192	Building Footprint sq ft: 1820	Total sq ft Impervious Surface: 2180

Signature:
Greg Macik

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

BELDEN PLACE

Lot 12 - 0019 Belden Way

Single Family w/ ADU

Minturn, CO 81645



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C1.110	SURVEY
C1.111	OVERALL SITE PLAN
C.1	SITE PLAN
C.2	DETAILS AND CROSS SECTIONS
A1.1	LANDSCAPE PLAN AND DETAILS
A2.1	BASEMENT AND GROUND FLOOR PLANS
A2.2	MAIN AND UPPER FLOOR PLANS
A2.3	ROOF PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	RENDERINGS
A3.4	MATERIALS
A4.1	SECTIONS
A5.01	DETAILS
A5.02	DETAILS
A5.03	DETAILS



TRUE N
BUILDING NORTH

VICINITY MAP

DESIGN REVIEW
12/11/2024

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 - Single Family w/ ADU
Lot 12 - 0019 Belden Way
Minturn, CO 81645

Revisions:		
No	Description	Date

Issue Dates:
DRB-10/10/2024
DRB-12/11/2024

Sheet Title:
Cover

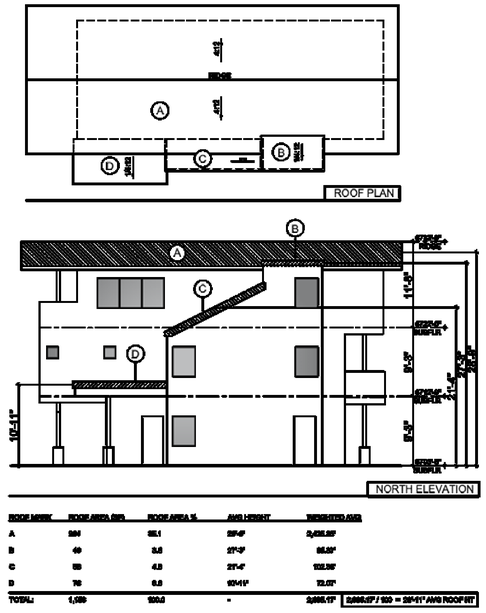
Project No:
2215

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.

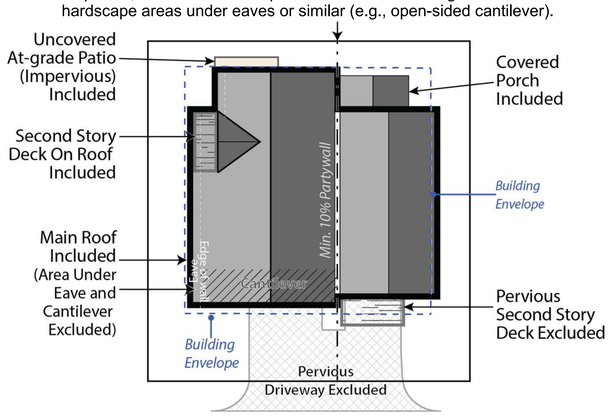
Building Height. Determining building height uses a weighted height calculation as measured from final/finished grade. Max heights - 28' for single famil and duplex, 35' for Row Houses and Flats.



ROOF MARK	ROOF AREA (SF)	ROOF AREA %	AVG HEIGHT	WEIGHTED AVG
A	924	65.1	29'-0"	2,436.60'
B	49	3.5	27'-3"	95.55'
C	69	4.9	21'-4"	103.96'
D	78	5.5	10'-11"	72.05'
TOTAL:	1,420	100.0	-	2,668.17'

2,668.17' / 100 = 26'-8" AVG ROOFHT

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
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email: tab@vail.net
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Civil Engineer
Timberline Engineering
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Structural Engineer
KRM Consultants, Inc
(970) 949-9391
Mechanical Engineer
Electrical Engineer

Seal

Belden Place - Single Family w/ ADU
Lot 12 - 0019 Belden Way
Minturn, CO 81645

Revisions:		
No	Description	Date

Issue Dates:
DRB-10/10/2024

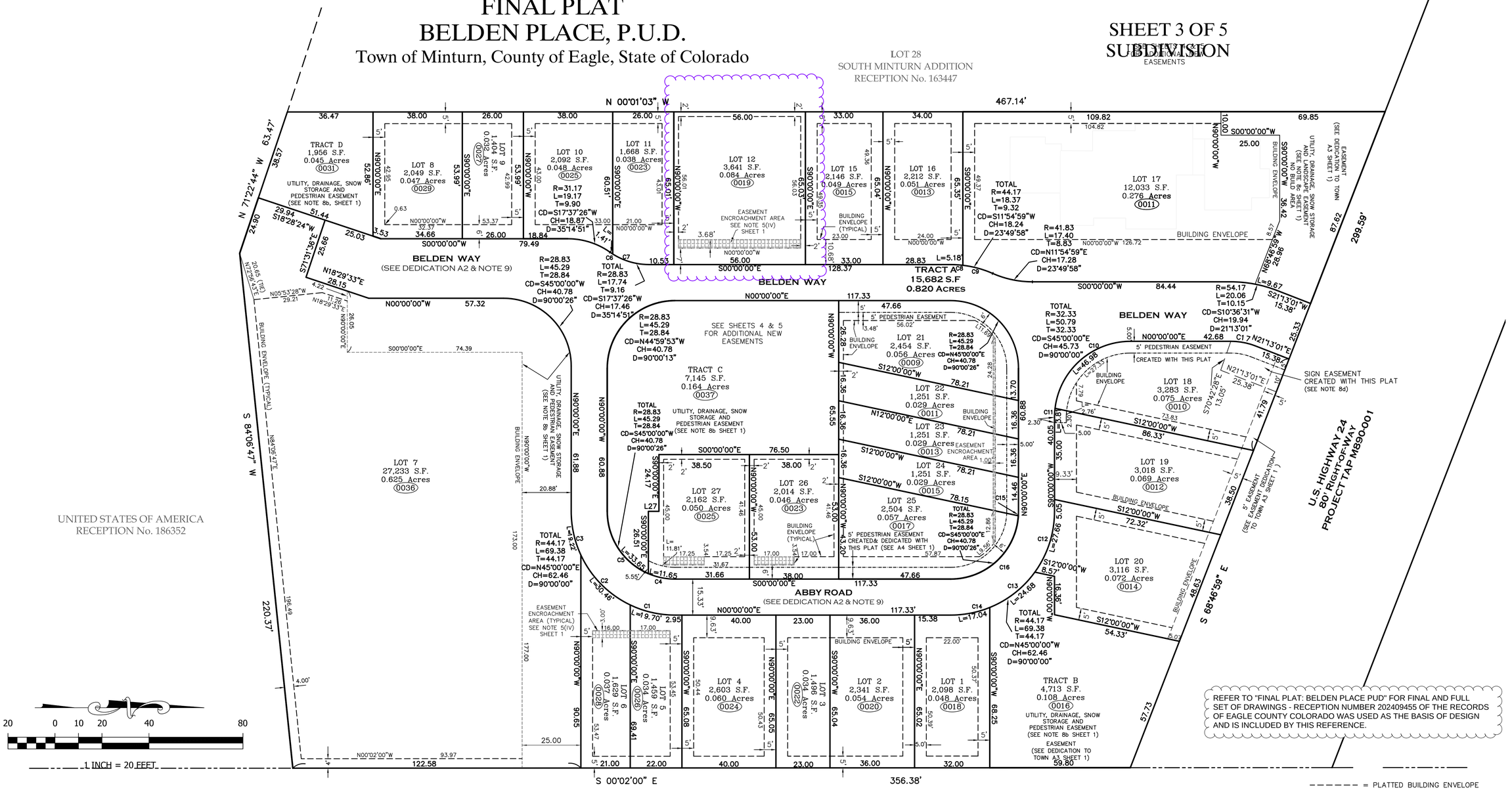
Sheet Title:
PUD Guide

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



REFER TO "FINAL PLAT: BELDEN PLACE PUD" FOR FINAL AND FULL SET OF DRAWINGS - RECEPTION NUMBER 202409455 OF THE RECORDS OF EAGLE COUNTY COLORADO WAS USED AS THE BASIS OF DESIGN AND IS INCLUDED BY THIS REFERENCE.

= PLATTED BUILDING ENVELOPE
= PEDESTRIAN EASEMENT
= 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"

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.

PRELIMINARY

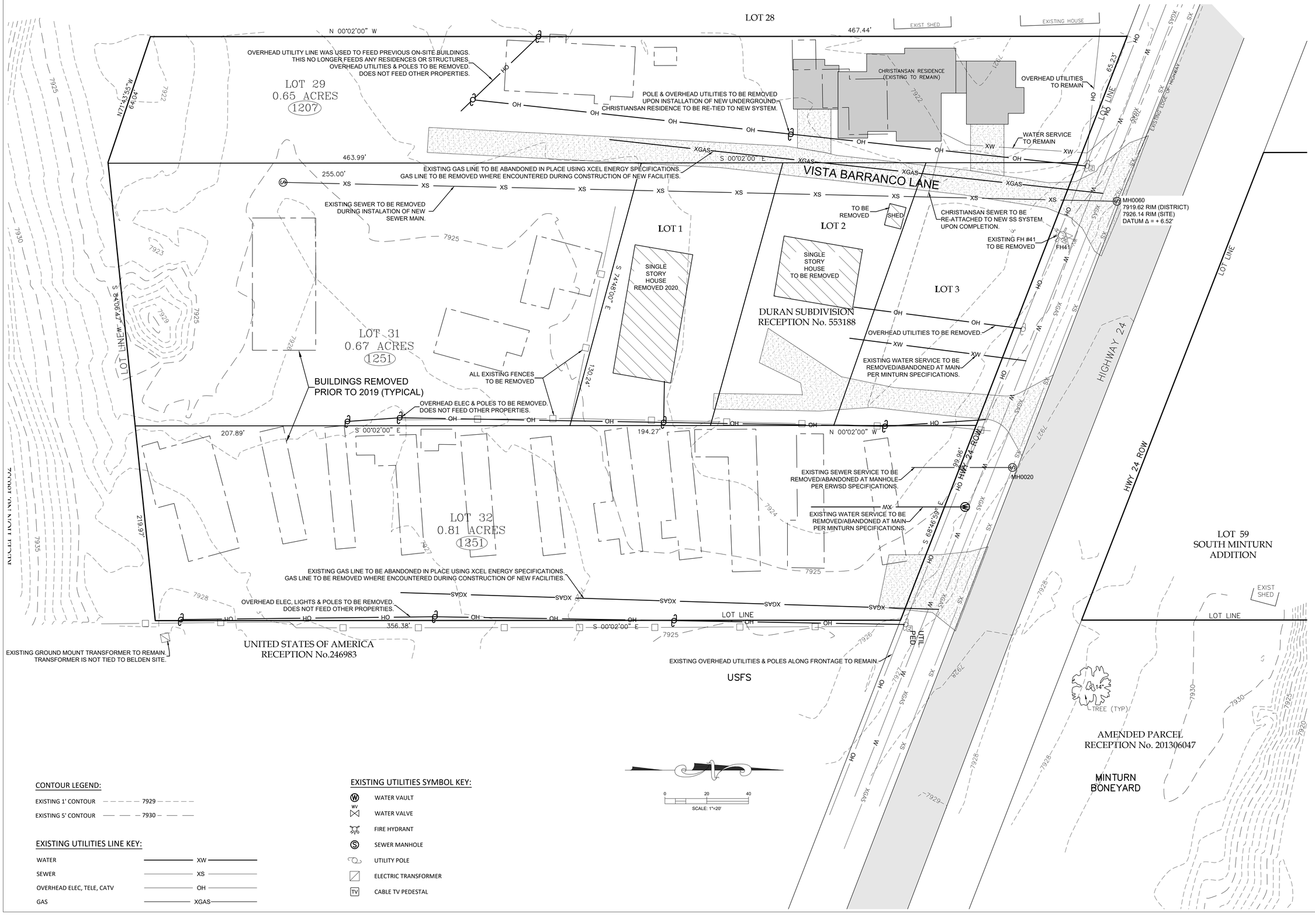
07-09-2024

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



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 - 12 Plex (Flats)
Lot 7

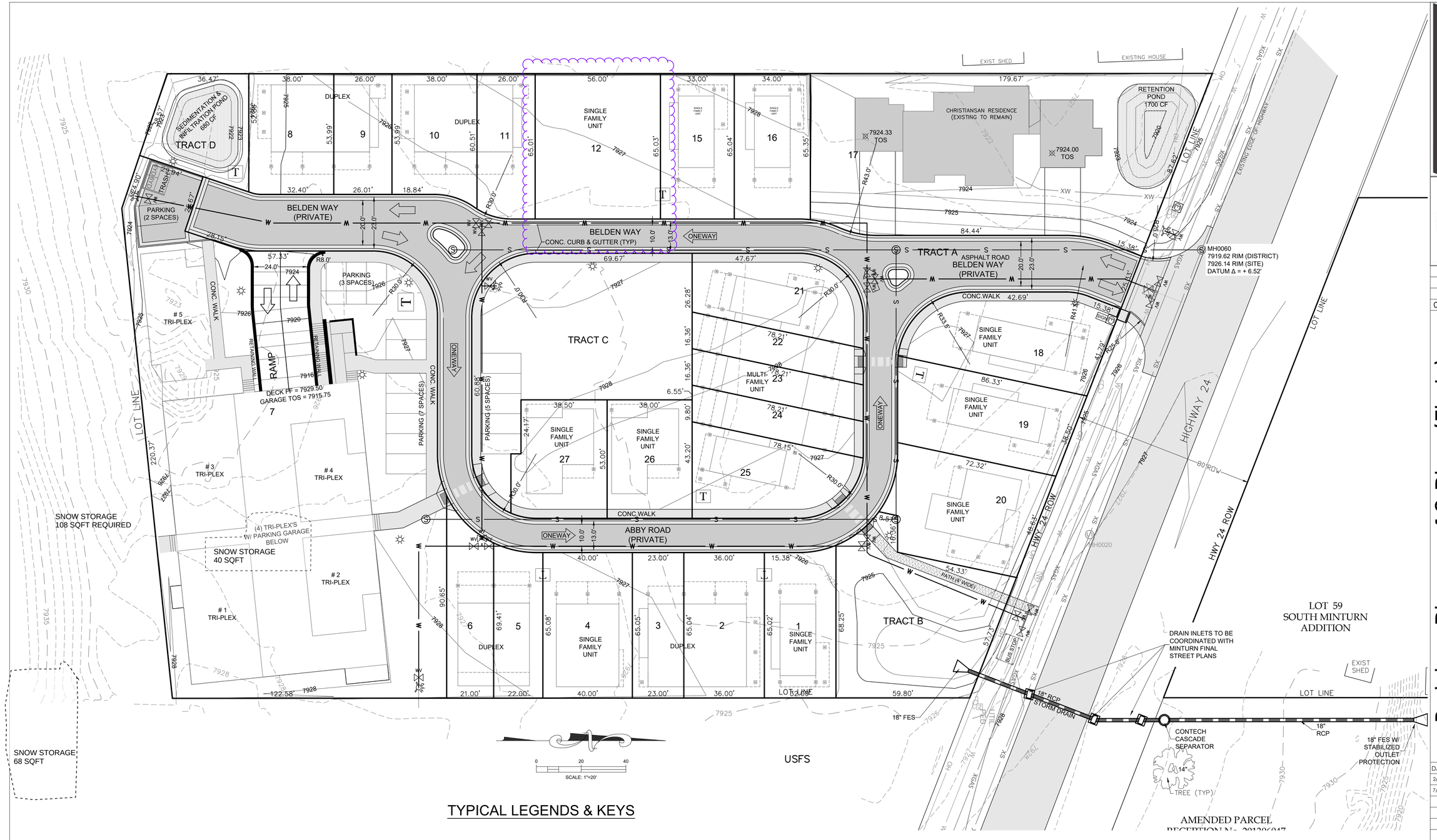
0036 Abby Road, Minturn, Colorado 81645

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
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EXISTING UTILITIES SYMBOL KEY:

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

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

TIMBERLINE ENGINEERING llc CIVIL STRUCTURAL
218 E. Valley Rd. p 970.963.9869
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COLORADO REGISTERED DAVID JOHN ANDERSON 39276 PROFESSIONAL ENGINEER

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Belden Place - 12 Plex (Flats)
Lot 7

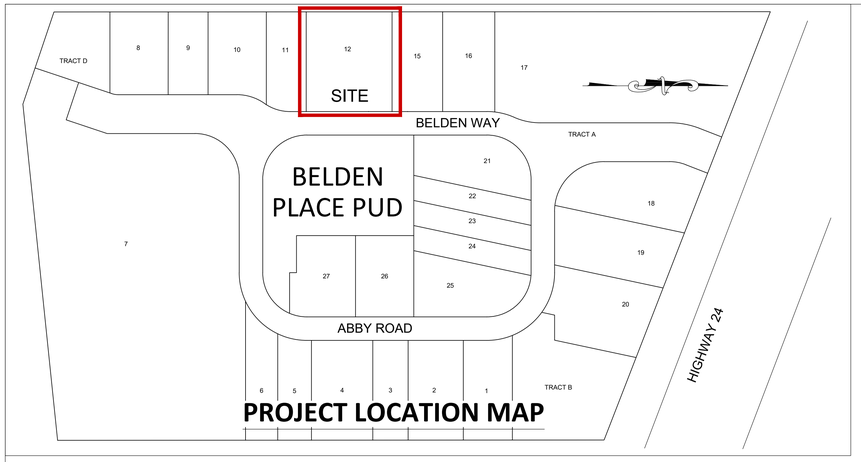
0036 Abby Road, Minturn, Colorado 81645

NOT FOR CONSTRUCTION

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

Title: PROPOSED SITE PLAN

Sheet: C.111



PROJECT LOCATION MAP

CONTACTS

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

UNIT 12

SHEET INDEX:

C.1 SITE PLAN
C.2 DETAILS & CROSS SECTION

ABBREVIATION KEY

AD	= AREA DRAIN
CFS	= CUBIC FEET PER SECOND
CONC	= CONCRETE
EC	= EDGE OF CONCRETE
EOA	= EDGE OF ASPHALT
EP	= EDGE OF PAVEMENT
EX	= EXISTING
FF	= FINISHED FLOOR
FG	= FINISHED GRADE
FL	= FLOW LINE
GD	= GRADE/GROUND
HP	= HIGH POINT
LP	= LOW POINT
TBC	= TOP BACK OF CURB
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

CONTOUR LEGEND:

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

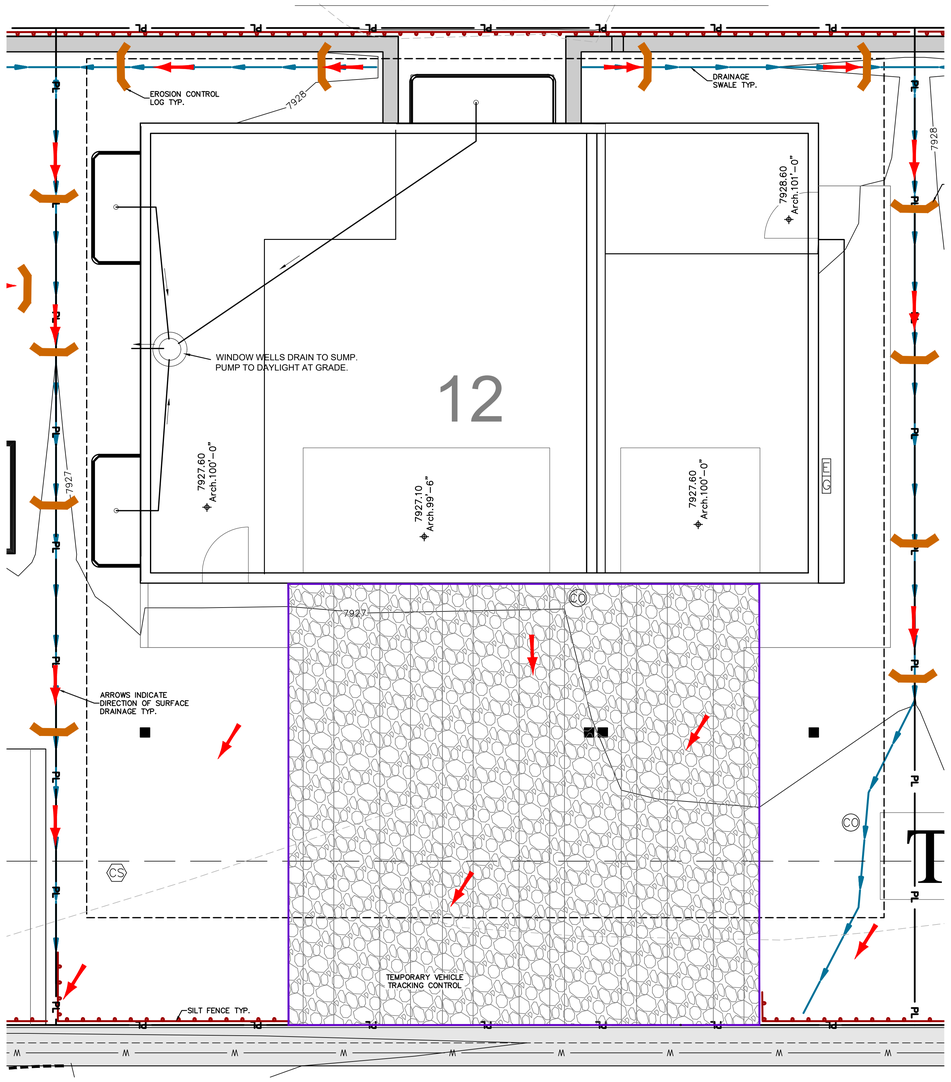
LINE KEY:

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

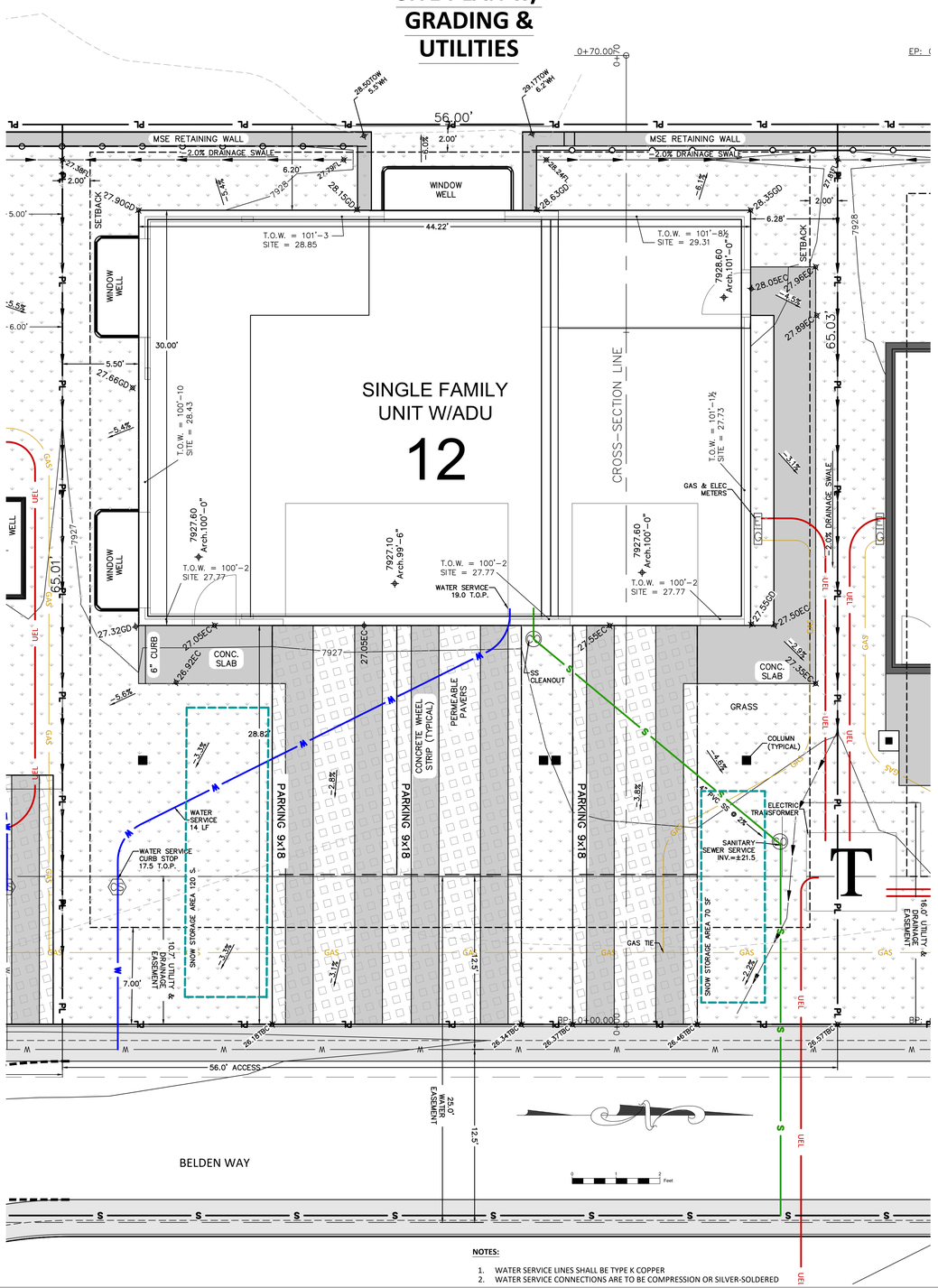
PROPOSED UTILITY SYMBOL KEY:

- 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

DRAINAGE & EROSION CONTROL PLAN



SITE PLAN w/ GRADING & UTILITIES



NOTES:

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

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

COLORADO REGISTERED DAVID JOHN ANDERSON 39276 PROFESSIONAL ENGINEER

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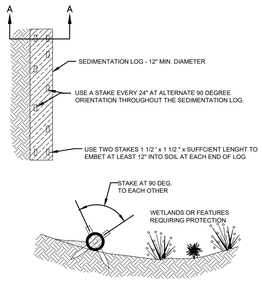
Belden Place
UNIT 12 SINGLE FAMILY RESIDENCE W/ ADU
Minturn, Colorado

NOT FOR CONSTRUCTION

DATE	REVISION
10/9/24	DRB Coordination
11/11/24	DRB Coord. updates
12/5/24	Permit submittal
12/30/24	Permit resubmittal

Title: SITE PLAN

Sheet: C.1



SECTION A - A

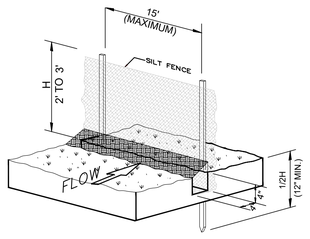
SEDIMENT CONTROL LOG INSTALLATION NOTES

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

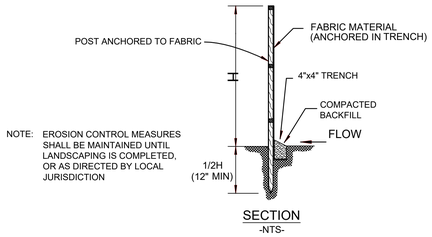
1. THE SWMP MANAGER SHALL INSPECT SEDIMENT CONTROL LOGS DAILY, DURING AND AFTER ANY STORM EVENT AND MAKE REPAIRS OR CLEAN OUT UPSTREAM SEDIMENT AS NECESSARY.
2. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOGS SHALL BE REMOVED WHEN THE UPSTREAM SEDIMENT DEPTH IS WITHIN ½ THE HEIGHT OF THE CREST 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



SILT FENCE INSTALLATION

-NTS-

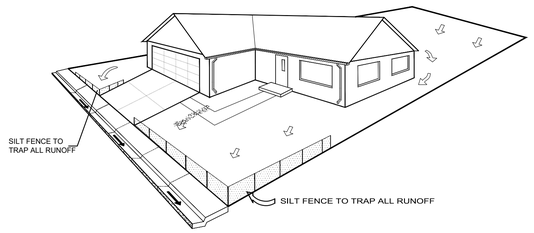


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL LANDSCAPING IS COMPLETED, OR AS DIRECTED BY LOCAL JURISDICTION

SECTION

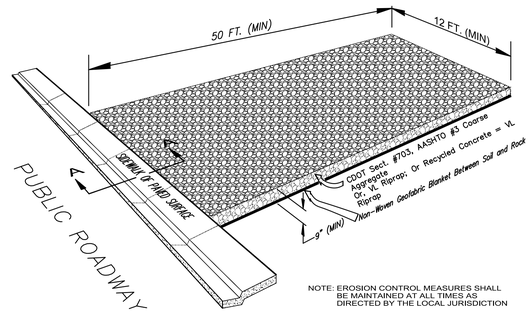
-NTS-

SILT FENCE INSTALLATION DETAIL

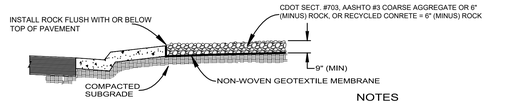


NOTE: EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES AS DIRECTED BY LOCAL JURISDICTION

SILT FENCE PLACEMENT DETAIL



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



SECTION A-A

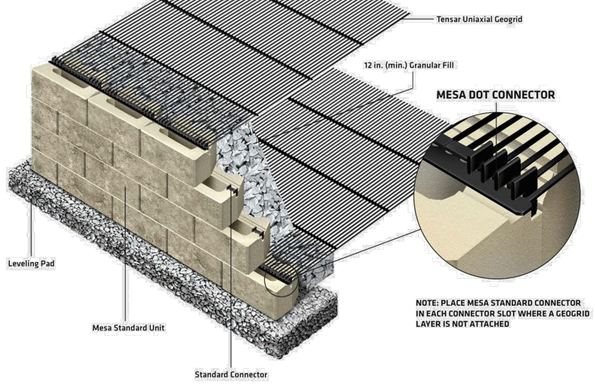
-NTS-

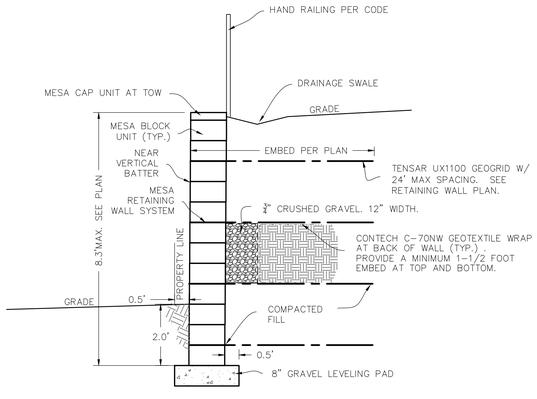
NOTES

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

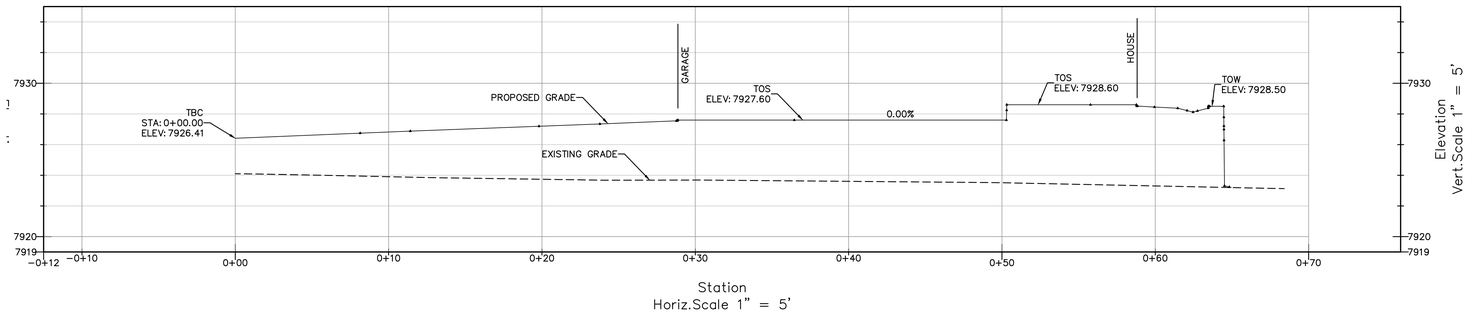
MESA® SYSTEM NEAR VERTICAL SETBACK WITH DOT CONNECTOR





RETAINING WALL DETAIL

UNIT 12 SECTION



Station
Horiz.Scale 1" = 5'

TIMBERLINE ENGINEERING LLC CIVIL STRUCTURAL
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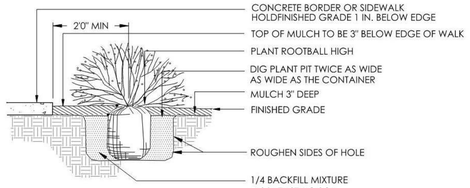
Title:

DETAILS & CROSS SECTION

Sheet:

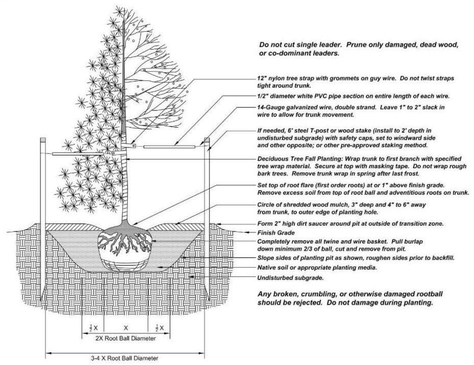
C.2

PRUNE ALL DAMAGED OR DEAD WOOD IMMEDIATELY PRIOR TO PLANTING



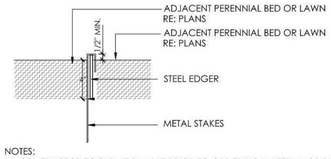
1 SHRUB PLANTING
SCALE: 3/4" = 1'-0"

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 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

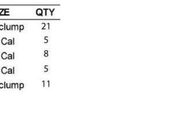
2' GRAVEL DRIP LINE MULCH

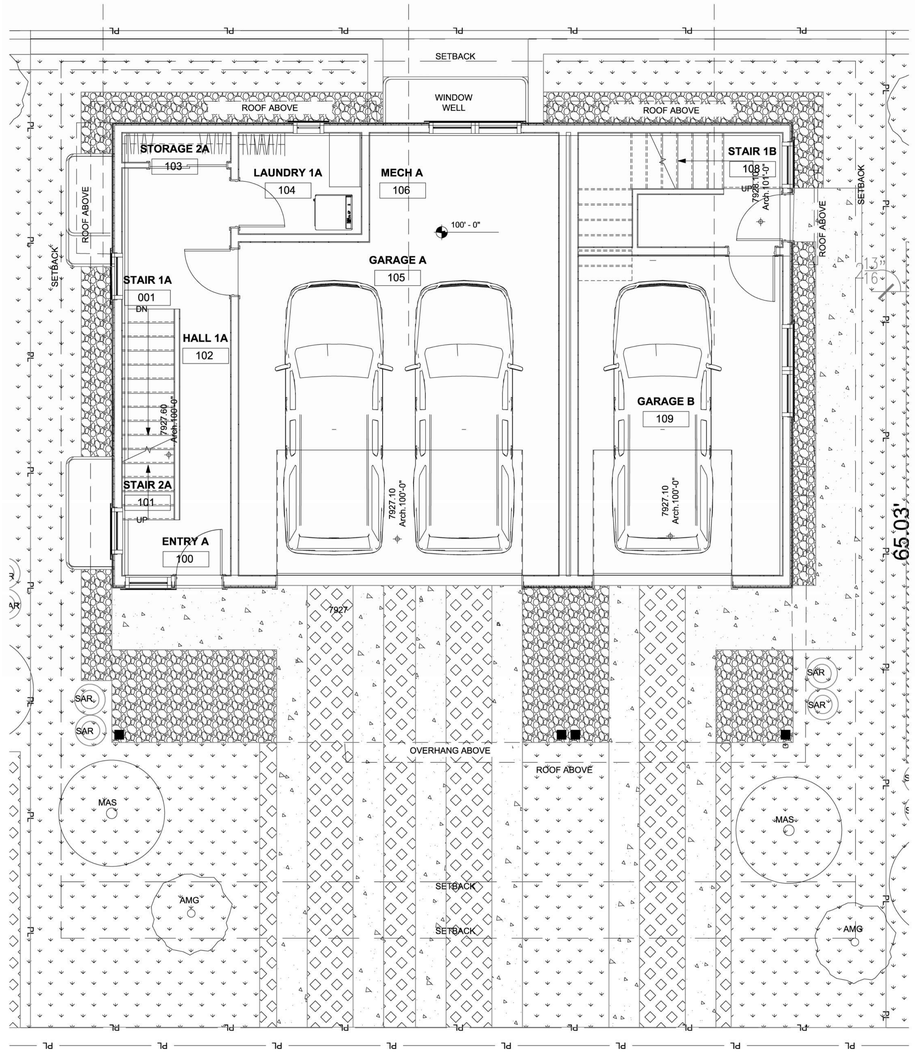
2' GRAVEL DRIP LINE MULCH

PERMEABLE PAVERS

SITE CALCULATIONS

SITE SQFT	3,641 SQFT
BUILDING COVERAGE	1,820 SQFT
IMPERVIOUS COVERAGE (Includes Building)	2,180 SQFT
SITE COVERAGE ALLOWED	70%
SITE COVERAGE	59.9%





1 LANDSCAPE PLAN
A1.1 1/4" = 1'-0"

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.

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 - Single Family w/ ADU
Lot 12 - 0019 Belden Way
Minturn, CO 81645

Revisions:		
No	Description	Date

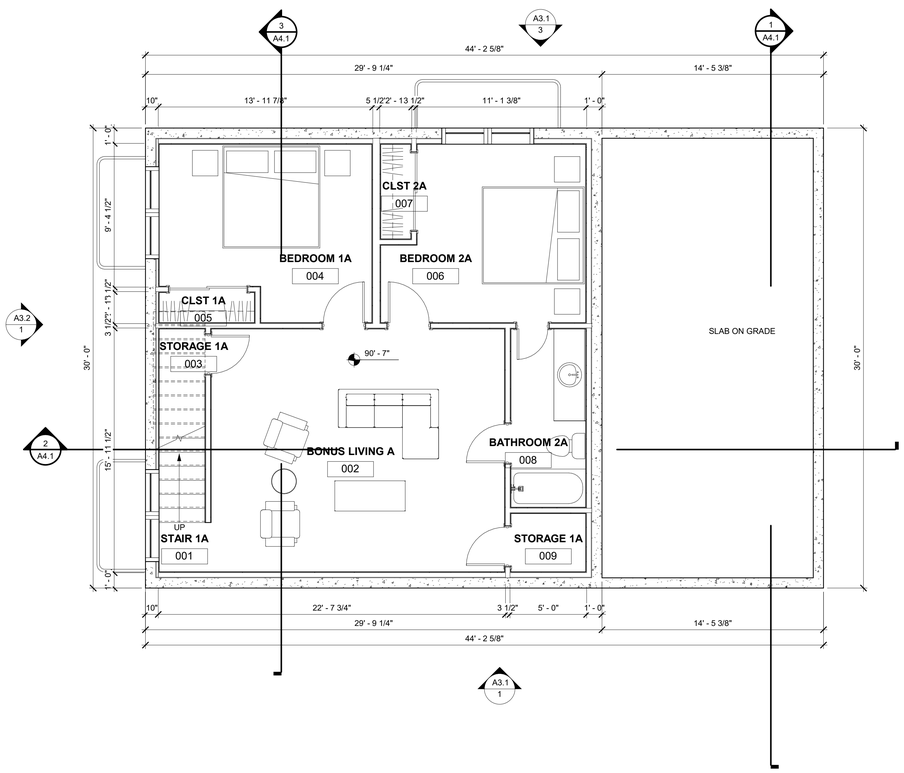
Issue Dates:
DRB-10/10/2024

Sheet Title:
Landscape Plan

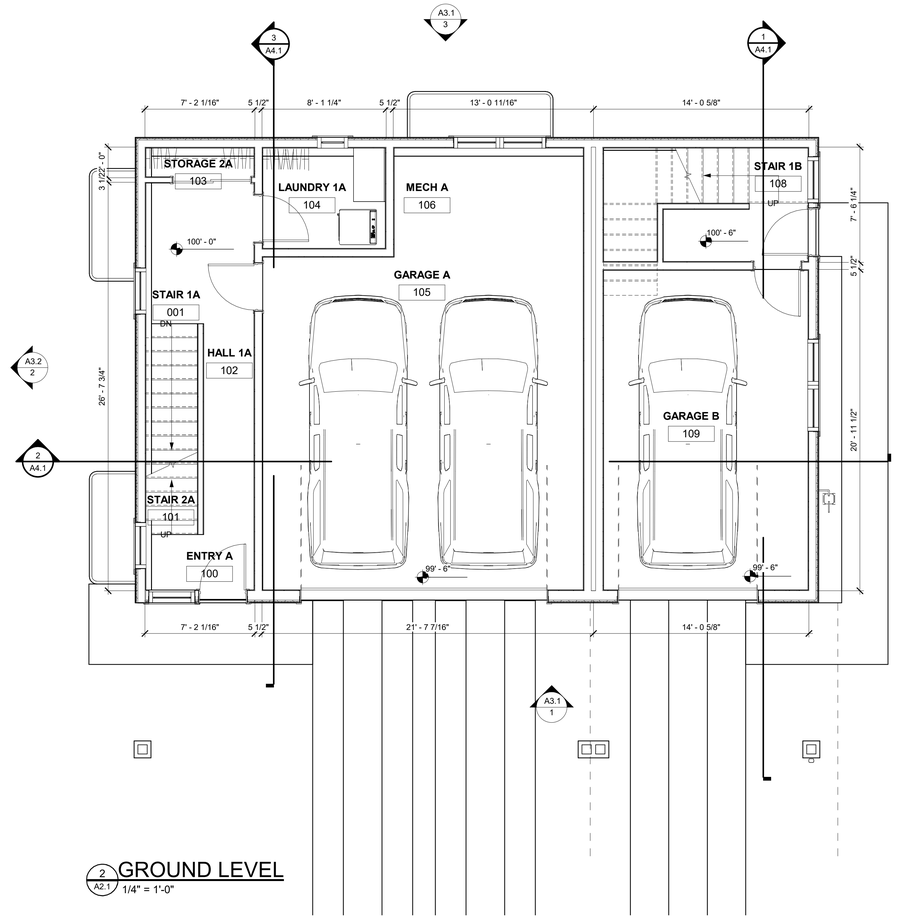
Project No:
2215

Sheet No:
A1.1

P:\2215 Belden Place Phase 2\01 Drawing Files\03 Schematic\Lot 12\2024 1008 - Lot 12.rvt
10/10/2024 11:19:42 AM



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



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

AREA SUMMARY

PROPOSED CONDITIONED SQUARE FOOTAGE	UNIT A	UNIT B
BASEMENT LEVEL	738 SF	0 SF
GROUND LEVEL	271 SF	41 SF
MAIN LEVEL	1,031 SF	428 SF
UPPER LEVEL	932 SF	281 SF
TOTAL	2,972 SF	750 SF
PROPOSED UNCONDITIONED SQUARE FOOTAGE		
BASEMENT LEVEL	0	0
GROUND LEVEL	553 SF	283 SF
MAIN LEVEL DECK	0	0
UPPER LEVEL	0	0
TOTAL	553 SF	283 SF
TOTAL COND & UNCOND	**3,525 SF**	**1,033 SF**

AREA SUMMARY
1/2" = 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.
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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Revisions:

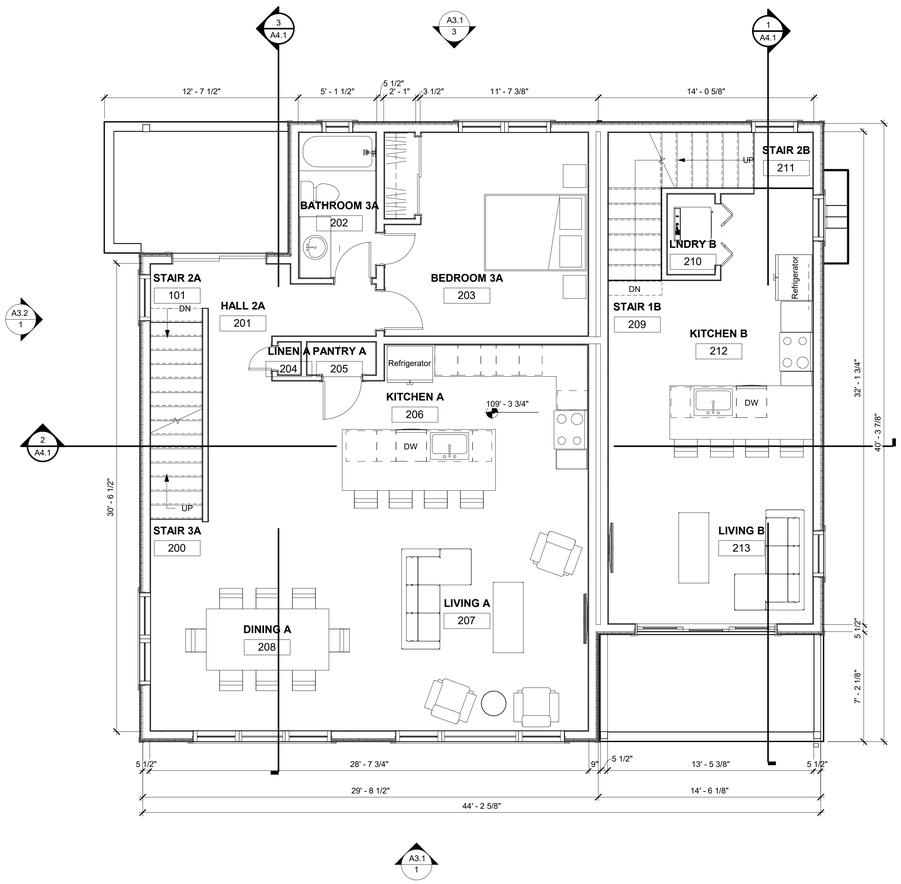
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Issue Dates:
DRB-10/10/2024

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Basement & Ground Floor Plans

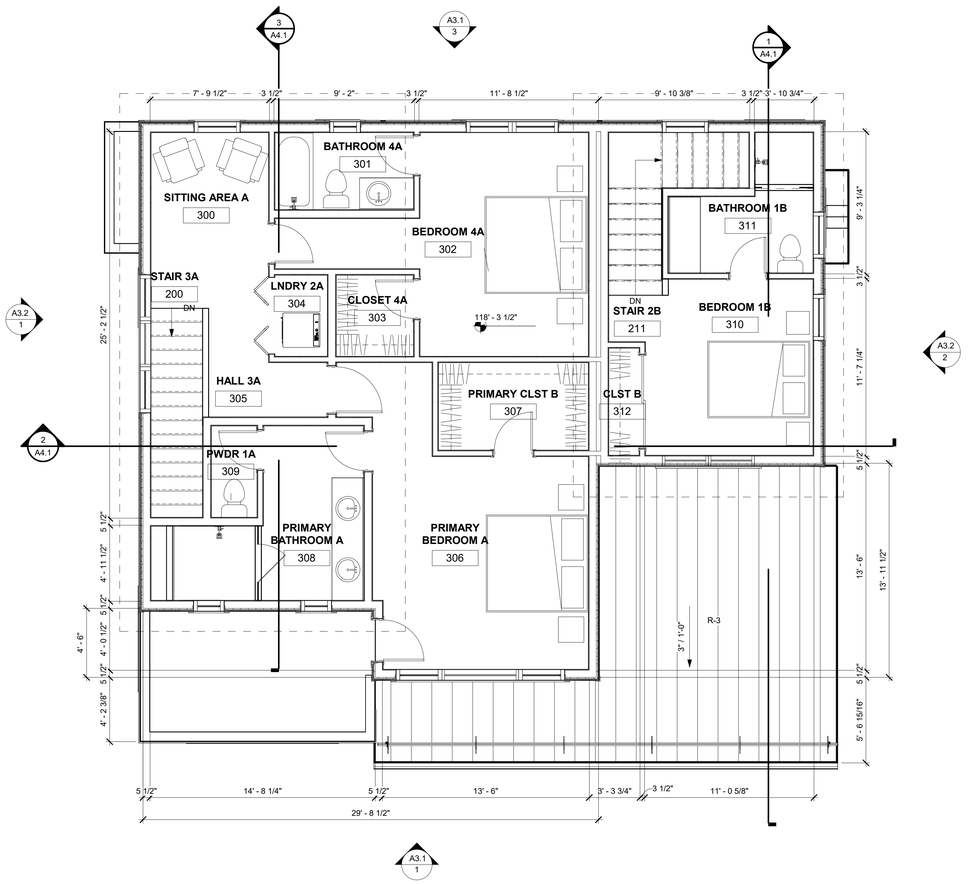
Project No:
2215

Sheet No:
A2.1



1 A2.2 MAIN LEVEL

1/4" = 1'-0"



2 A2.2 UPPER LEVEL

1/4" = 1'-0"



NOTES:

CLOSET NOTES:

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

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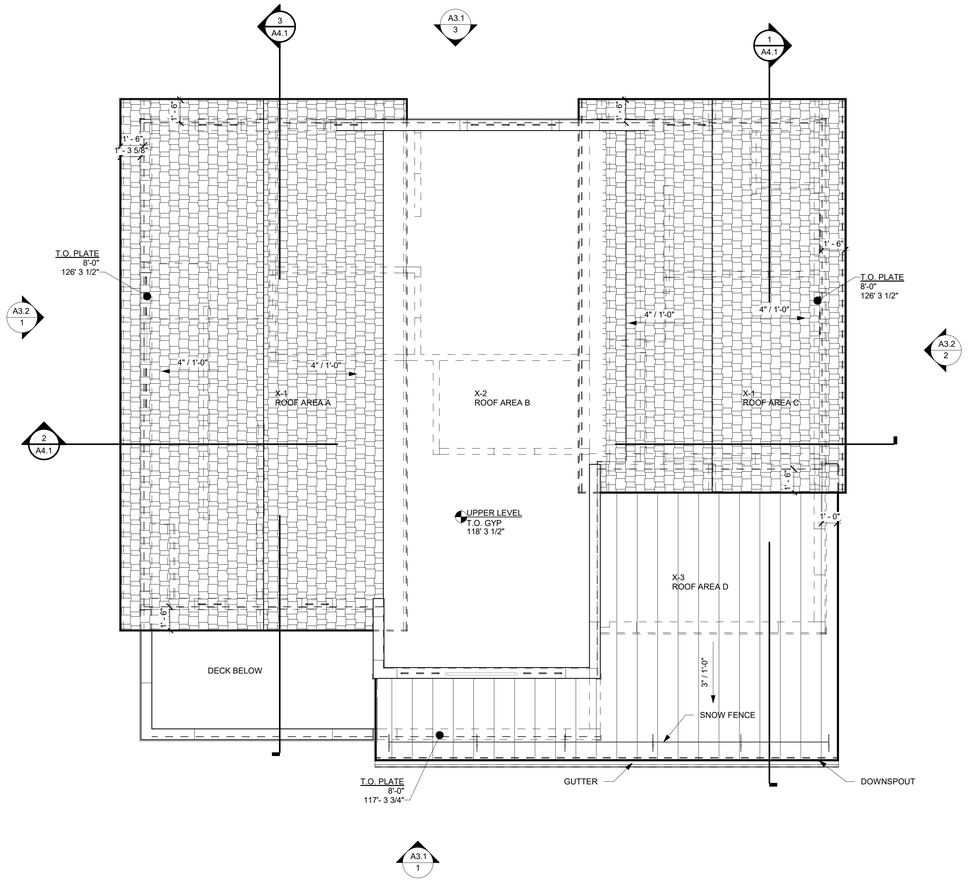
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Issue Dates:
DRB-10/10/2024

Sheet Title:
Main & Upper Floor Plans

Project No:
2215

Sheet No:
A2.2



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



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

BEAMWORK LEGEND:

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

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 +110'-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 +110'-0" 110'-0" +16" HEEL

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Issue Dates:
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Sheet Title:
Roof Plan

Project No:
2215

Sheet No:
A2.3

Roof Mark	Roof Area (SF)		Roof Area %		Avg Hgt (Ft)		Weighted Avg (Ft)	
A	597.00	/ by total	31.47	X	28.91	=	909.82	
B	577.00	/ by total	30.42	X	29.04	=	883.29	
C	353.00	/ by total	18.61	X	28.81	=	536.11	
D	370.00	/ by total	19.50	X	20.04	=	390.87	
	1897.00		100.00		106.80		2720.09	27.20
								27' 2 3/8"



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



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

NOTES:

EXTERIOR MATERIAL LEGEND:

X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-2 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-3 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-4 VERTICAL CORRUGATED METAL SIDING

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.

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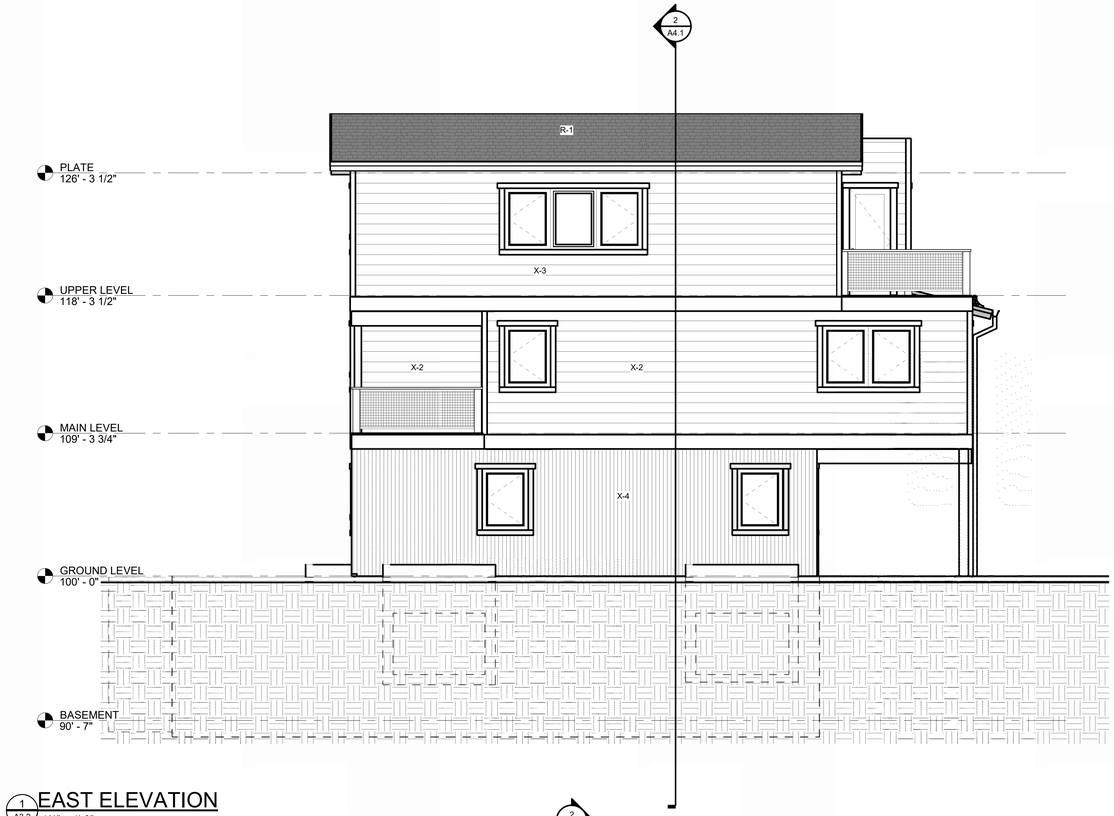
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No	Description	Date

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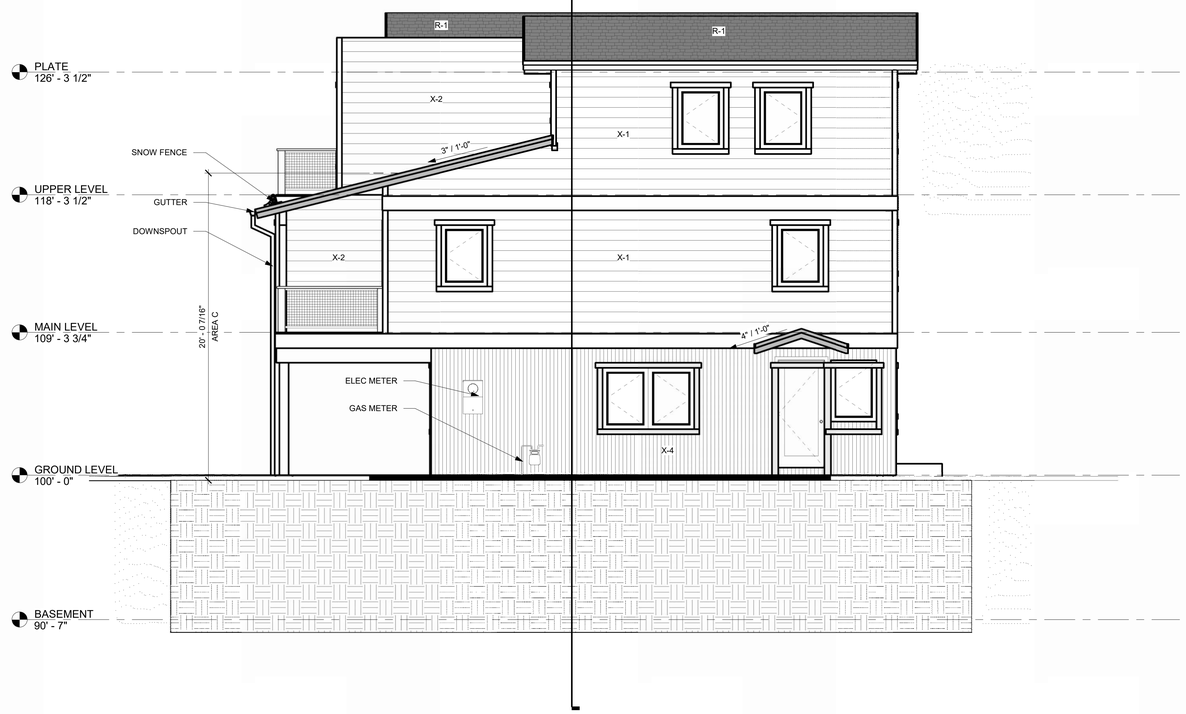
Sheet Title:
Exterior Elevations

Project No:
2215

Sheet No:
A3.1



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



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

NOTES:

EXTERIOR MATERIAL LEGEND:

X-1 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-2 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-3 DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-4 VERTICAL CORRUGATED METAL SIDING

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R-3 STANDING SEAM METAL ROOF

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No	Description	Date

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2215

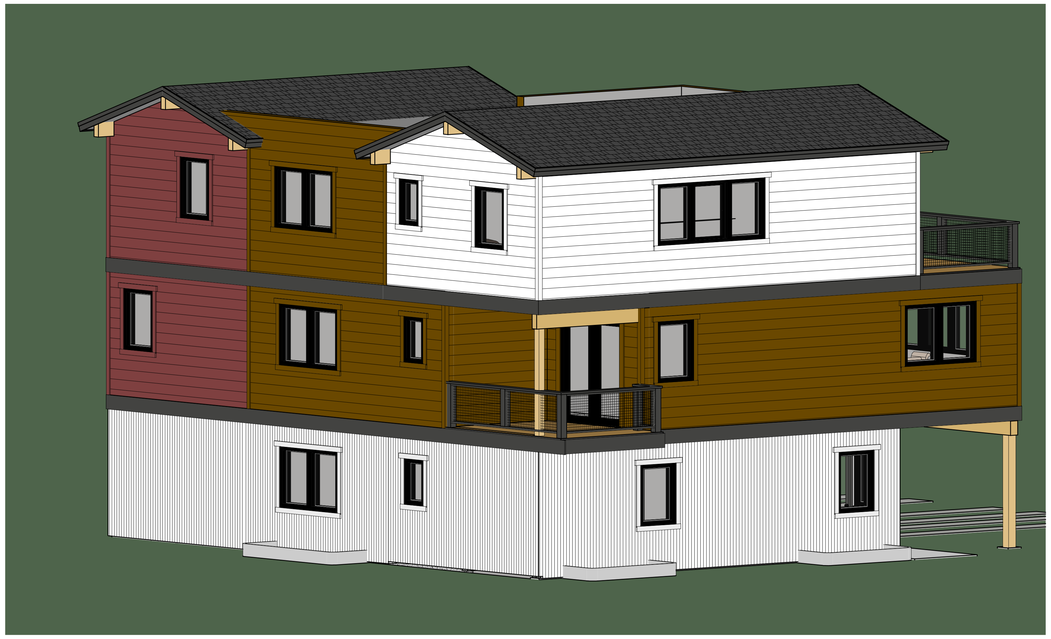
Sheet No:
A3.2



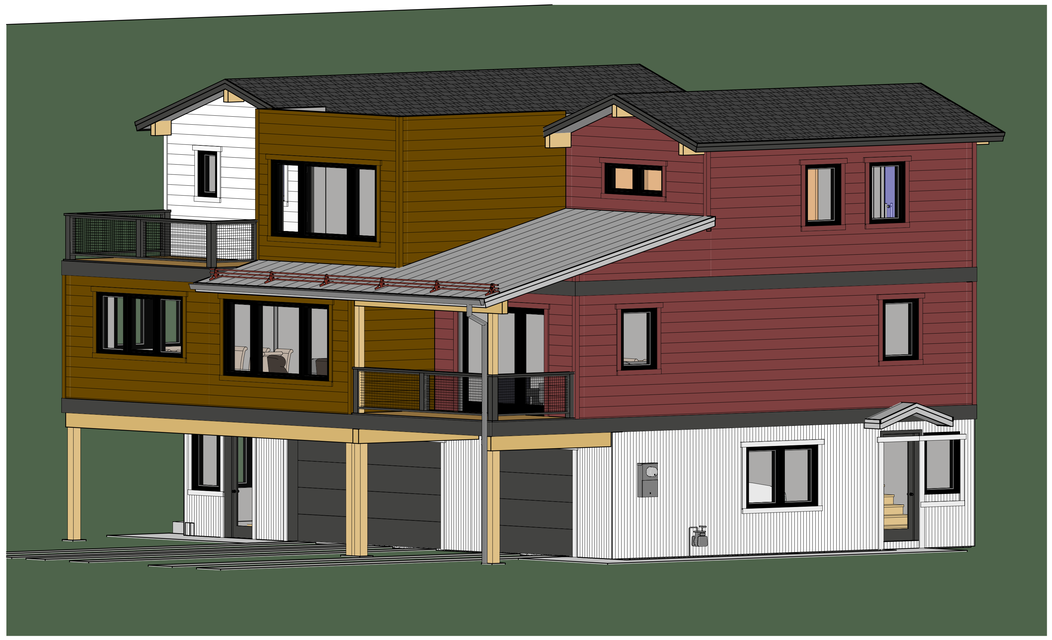
1 A3.3 SOUTHWEST CORNER



2 A3.3 NORTHEAST CORNER



3 A3.3 NORTHWEST CORNER



4 A3.3 SOUTHEAST CORNER

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Revisions:		
No	Description	Date

Issue Dates:
DRB-10/10/2024

Sheet Title:
Renderings

Project No:
2215

Sheet No:
A3.3

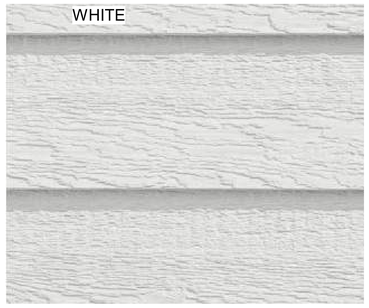
P:\2215 Belden Place Phase 2\01 Drawing Files\03 Schematic\Lot 12\2024 1008 - Lot 12.rvt
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X-1 - LAP SIDING COLOR 1



X-2 - LAP SIDING COLOR 2



X-3 - LAP SIDING COLOR 2

EXTERIOR MATERIAL LEGEND:

X-1	DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-2	DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-3	DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-4	VERTICAL CORRUGATED METAL SIDING
R-1	ASPHALT SHINGLE ROOF
R-2	LOW SLOPE EPDM
R-3	STANDING SEAM METAL ROOF



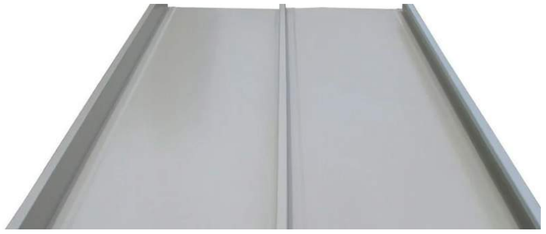
X-4 VERTICAL CORRUGATED PANELS



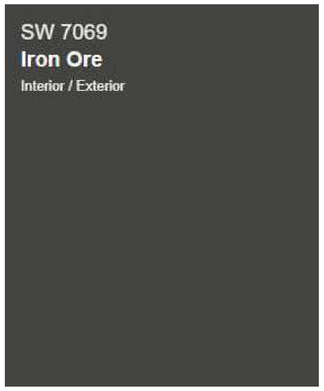
X-6 STONE VENEER
SIMILAR TO GALLEGOS - #366
COURTLAND LOW RISE



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



R-3 ROOFING
SIMILAR OT WESTERN STATES
2" STANDING SEAM - 12" WIDTH
COLOR: GALVANIZED TO MATCH
CORRUGATED PANELS



PAINTED ITEMS:
SHERWIN WILLIAMS 7069 IRON ORE
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

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) (950W8_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 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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Revisions:		
No	Description	Date

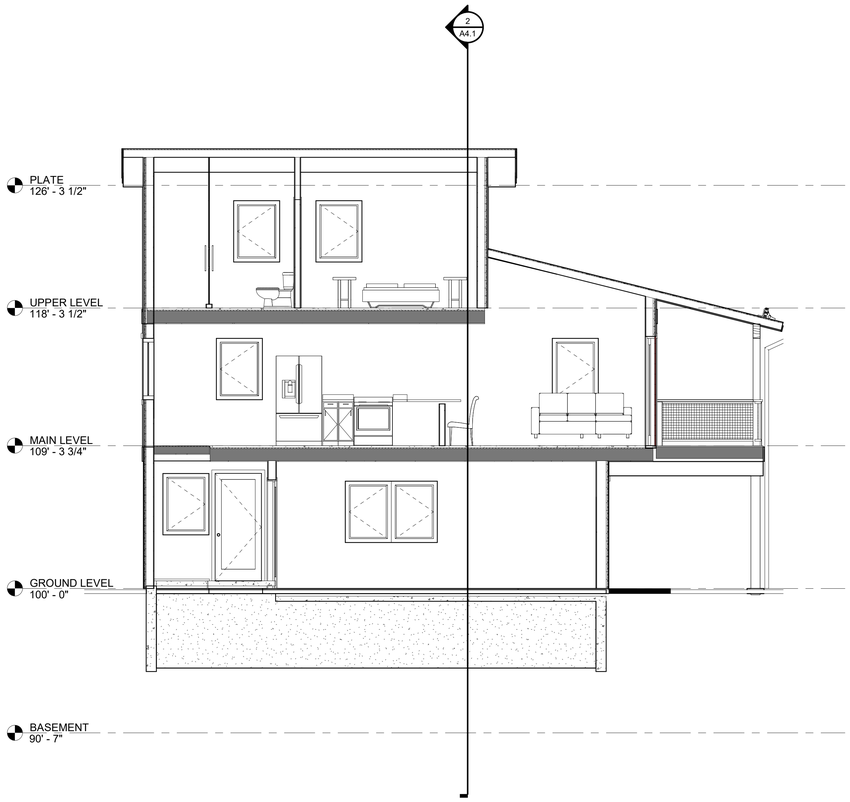
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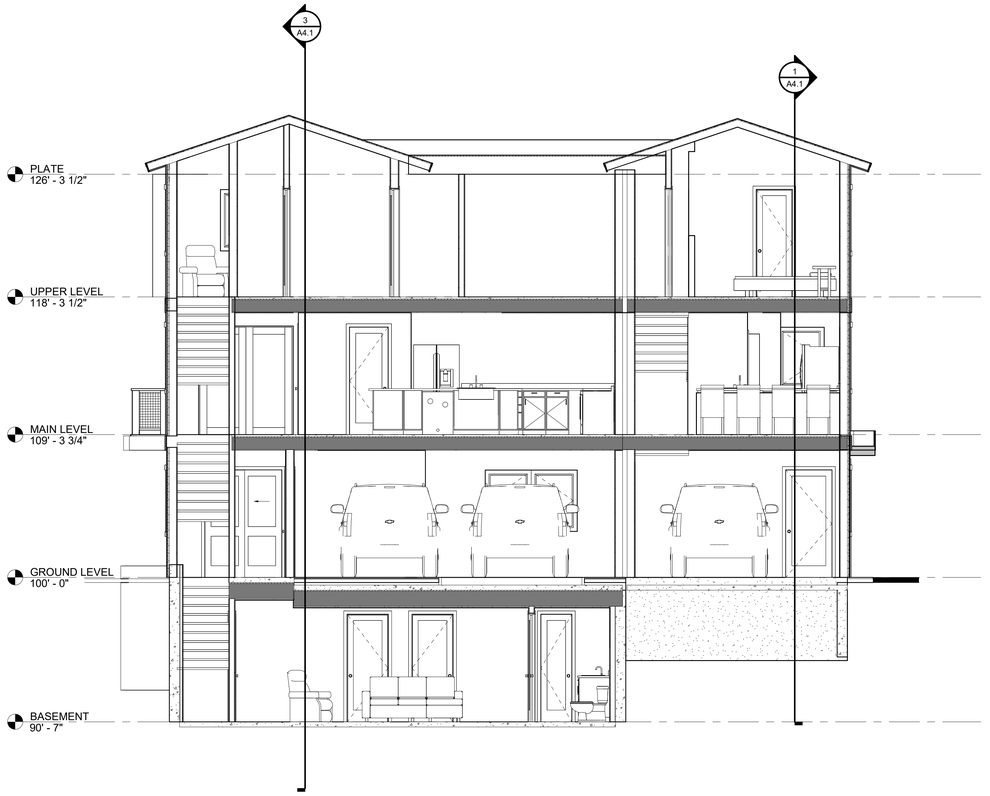
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Sheet No:
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10/10/2024 11:19:54 AM



1 A4.1 ADU BUILDING SECTION
1/4" = 1'-0"



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



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

NOTES:

EXTERIOR MATERIAL LEGEND:

X-1	DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-2	DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-3	DIAMOND KOTE LP SMARTSIDE LAP SIDING
X-4	VERTICAL CORRUGATED METAL SIDING
R-1	ASPHALT SHINGLE ROOF
R-2	LOW SLOPE EPDM
R-3	STANDING SEAM METAL ROOF

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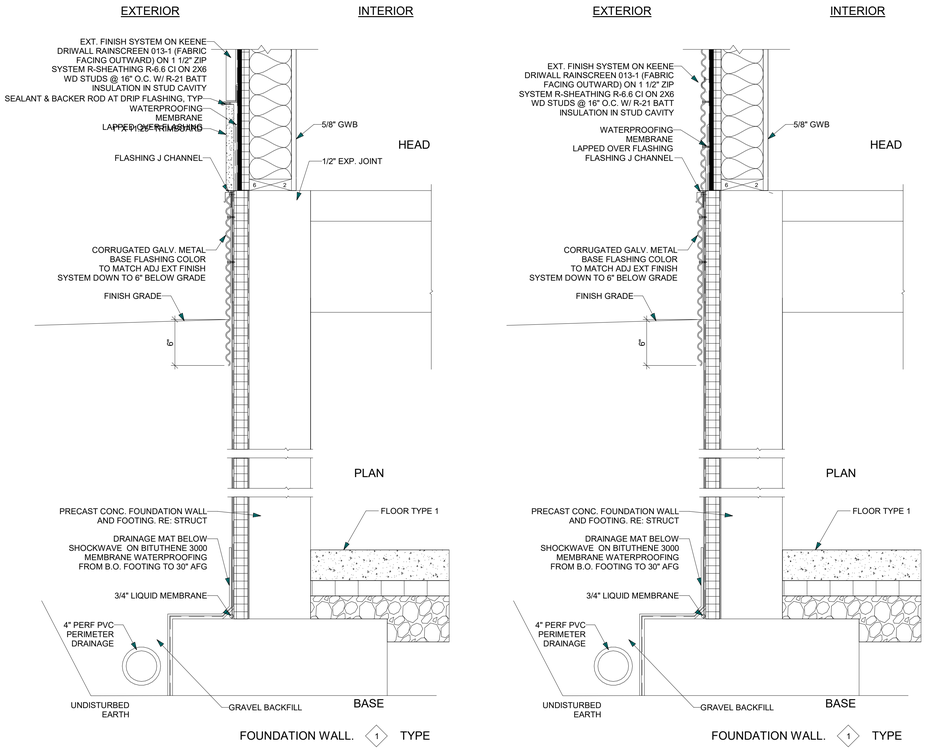
Revisions:		
No	Description	Date

Issue Dates:
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Sheet Title:
Building Sections

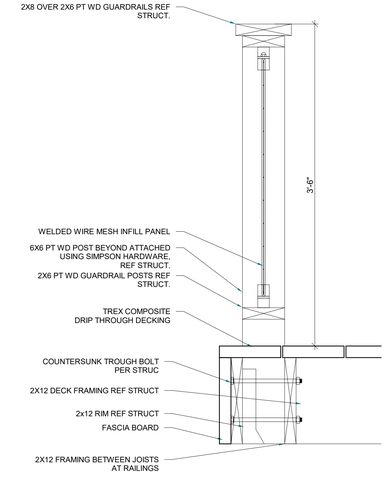
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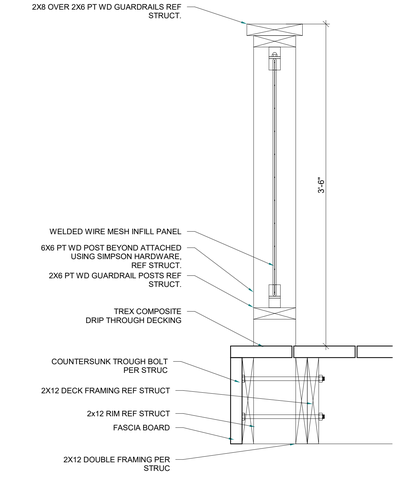


1 A5.1 FOUNDATION DETAIL - CORRUGATED SIDING
1 1/2" = 1'-0"

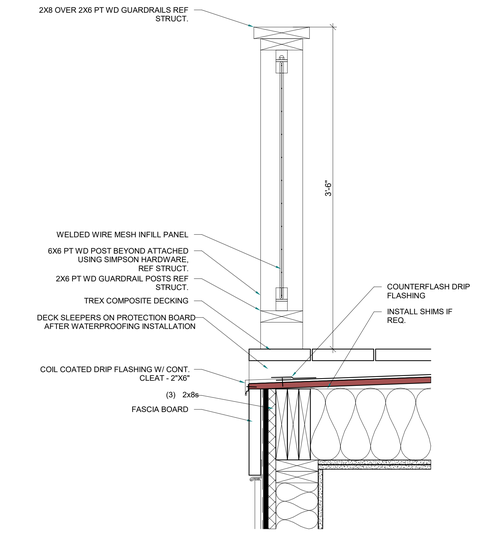
2 A5.1 FOUNDATION DETAIL - WOOD SIDING
1 1/2" = 1'-0"



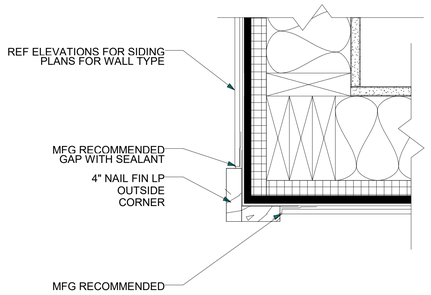
3 A5.1 DRIP THROUGH DECK - PERP STRUC
1 1/2" = 1'-0"



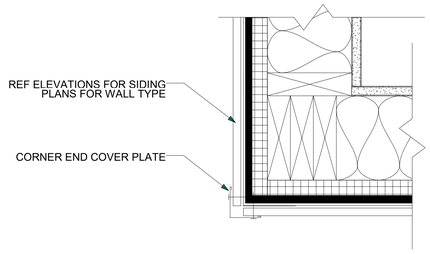
4 A5.1 DRIP THROUGH DECK - PARA STRUC
1 1/2" = 1'-0"



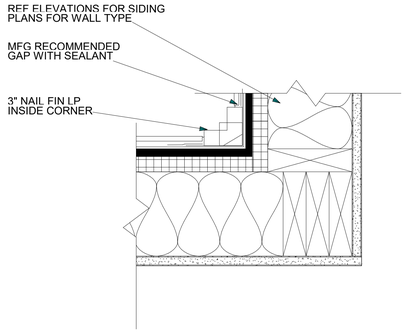
5 A5.1 WATERPROOF DECK
1 1/2" = 1'-0"



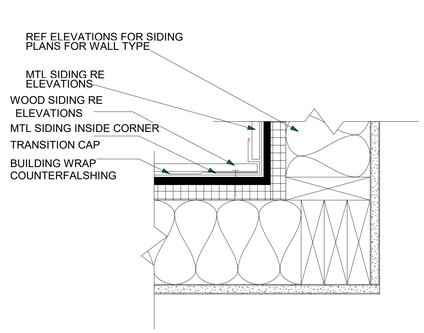
6 A5.1 PLAN DETAIL - CORNER TRIM
3" = 1'-0"



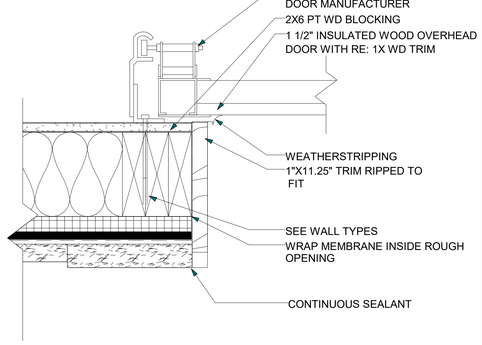
7 A5.1 PLAN DETAIL - CORNER TRIM MTL
3" = 1'-0"



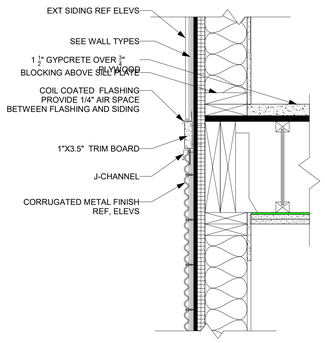
8 A5.1 PLAN DETAIL - INSIDE TRIM
3" = 1'-0"



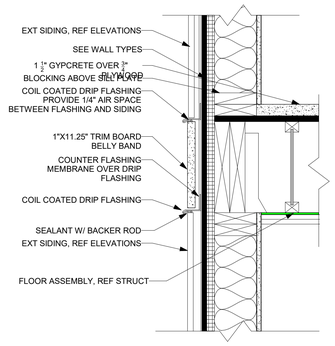
9 A5.1 PLAN DETAIL - INSIDE TRIM MTL
3" = 1'-0"



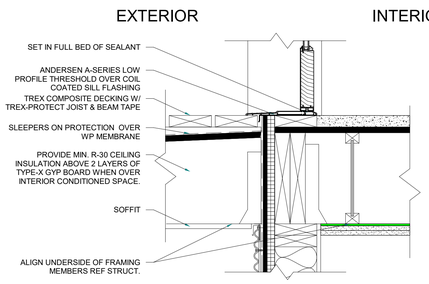
10 A5.1 GARAGE DOOR JAMB
3" = 1'-0"



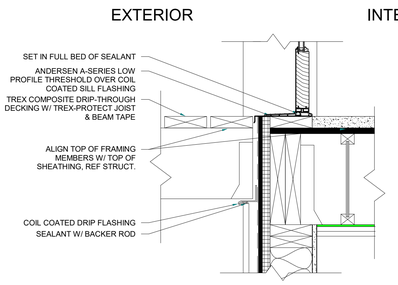
11 A5.1 FLOOR TRANSITION MTL
1 1/2" = 1'-0"



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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Revisions:		
No	Description	Date

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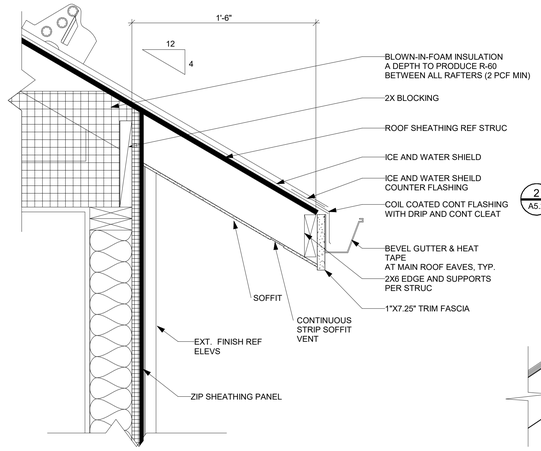
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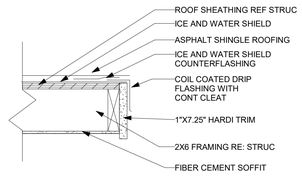
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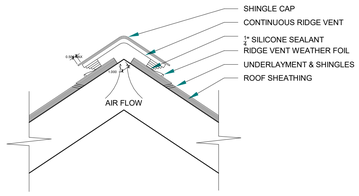
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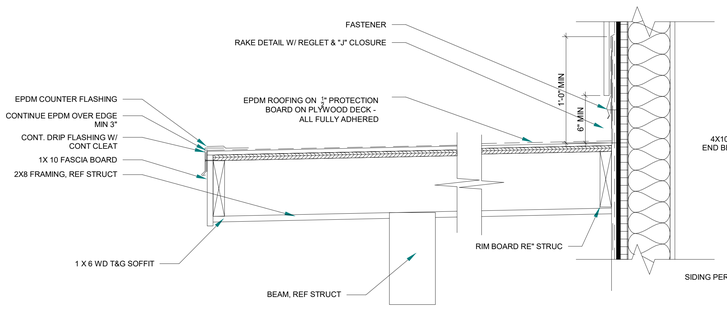
1 A5.2 FASCIA AT TRUSS
1 1/2" = 1'-0"



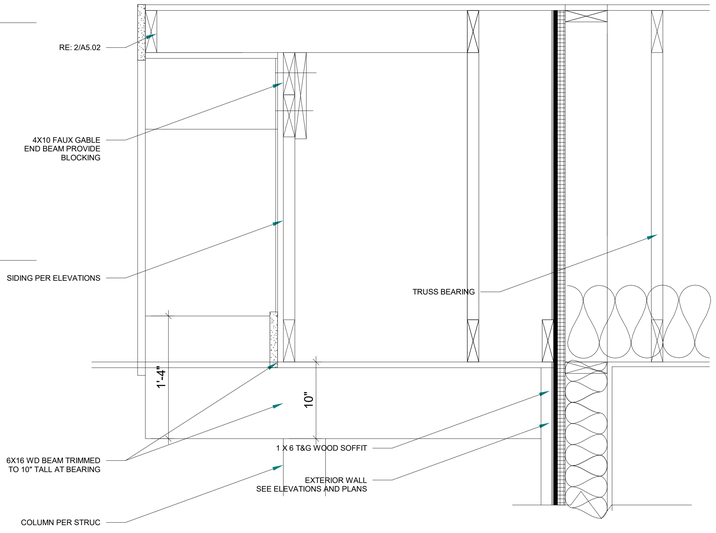
2 A5.2 TYPICAL EAVE
1 1/2" = 1'-0"



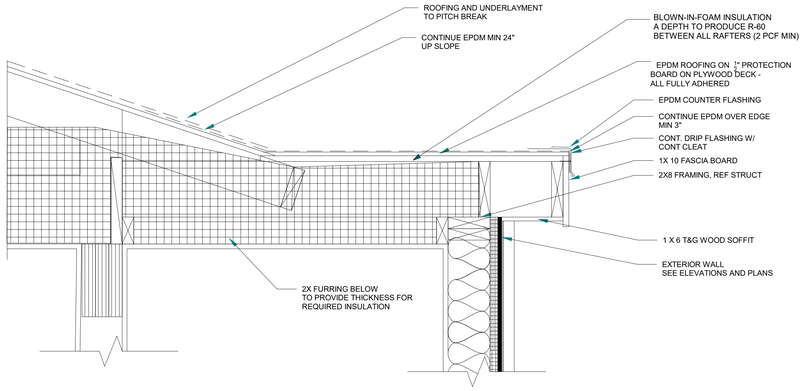
3 A5.2 TYPICAL RIDGE
1 1/2" = 1'-0"



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"

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No	Description	Date

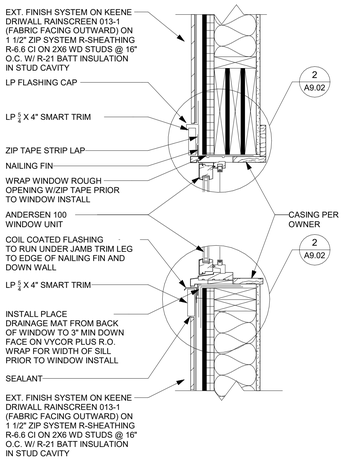
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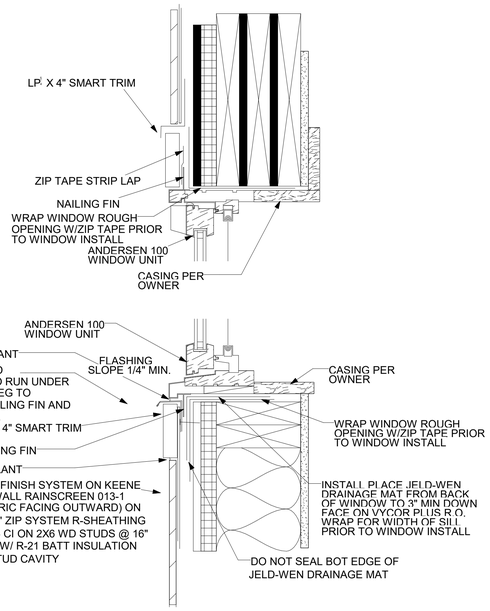
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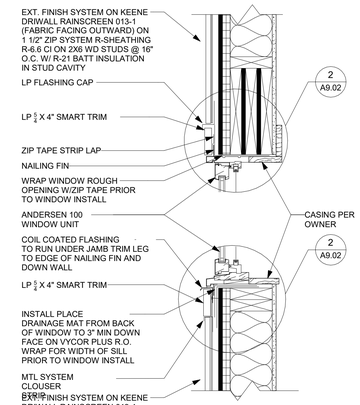
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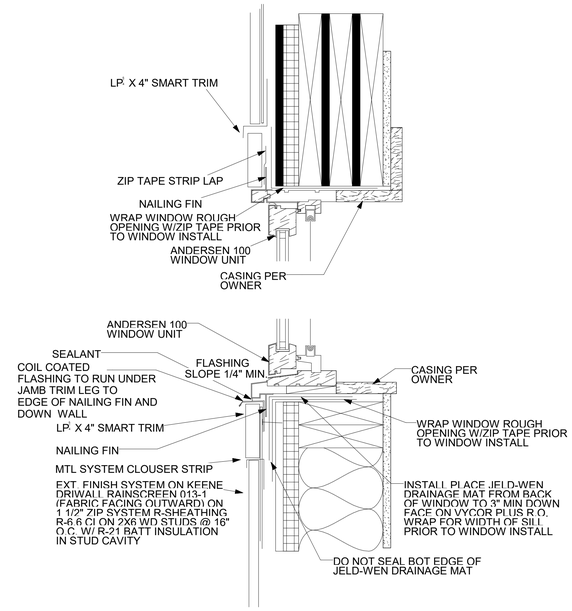
1 A5.3 WINDOW HEAD SILL
1 1/2" = 1'-0"



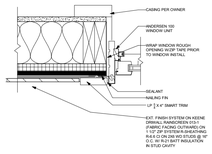
2 A5.3 WINDOW HEAD SILL - ENLARGED
3" = 1'-0"



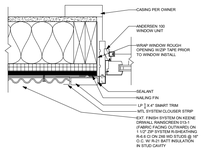
3 A5.3 WINDOW HEAD SILL MTL
1 1/2" = 1'-0"



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

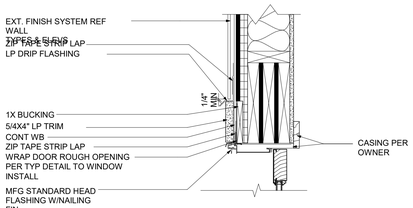


5 A5.3 WINDOW JAMB
1 1/2" = 1'-0"



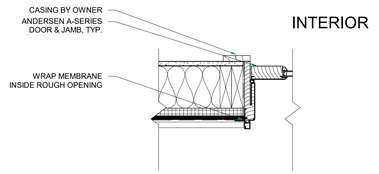
6 A5.3 WINDOW JAMB MTL
1 1/2" = 1'-0"

EXTERIOR INTERIOR



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

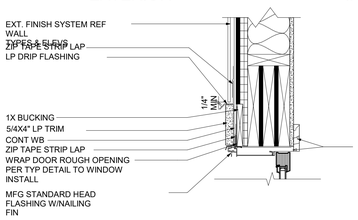
INTERIOR



INTERIOR
EXTERIOR

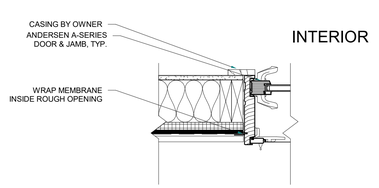
8 A5.3 DOOR JAMB - SWING
1 1/2" = 1'-0"

EXTERIOR INTERIOR



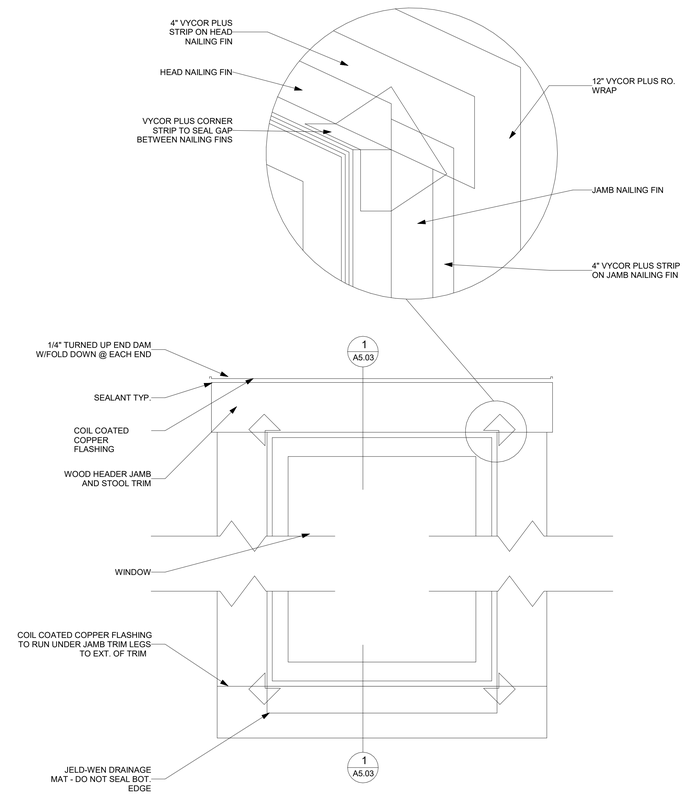
9 A5.3 DOOR HEAD - SLIDER
1 1/2" = 1'-0"

INTERIOR



INTERIOR
EXTERIOR

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



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

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

Seal

Belden Place - Single Family w/ ADU
Lot 12 - 0019 Belden Way
Minturn, CO 81645

Revisions:

No	Description	Date

Issue Dates:
DRB-10/10/2024

Sheet Title:
Details

Project No:
2215

Sheet No:
A5.3

P:\2215 Belden Place Phase 2\01 Drawing Files\03 Schematic\Lot 12\2024 1008 - Lot 12.rvt
10/10/2024 11:19:59 AM

To: Minturn Town Council
From: Jay Brunvand
Date: February 19, 2025
RE: Town Manager Update

March 5 Council Meeting

Staff is looking at having a work session to start the 3/5/25 meeting. This work session will start at 4:30 and dinner will be included. The session will cover the Minturn Townhome drainage and Taylor St Paving and will be presented by our Town Engineer, Jeff Spanel. This will allow Jeff to give a more complete picture of the two projects for the council and citizens.

MuniBilling Utility Billing System

We continue to assuage this, as with any new system I am finding minor tweaks that need to be made but all in all I am very happy. I am also working with Core and Main (previously Dana Kepner) who handles the radio tower and data collection process. Currently we receive a monthly data push from ERWSD that gives us the current read for the month. Having our own tower will allow us to access a lot more data to make the system more cohesive and useful. I have been pushing Core and Main to keep this on the front burner but we are looking at April or May, not the February or March I had hoped for and this date might change too. They are the only game in town and they are less responsive than I had desired.

Minturn Education Fund

The Minturn Education Fund committee has been busy getting the 2025 Scholarship program ready. Scholarship applications are available and all applications and associated requirements are due in by end of business on March 14, 2025!

Community Dinners

There have been two community dinners so far and the last one of the season is scheduled for Monday, March 10.

Eagle County Wildlife Round Table

I attended an Eagle County Wildlife Round Table meeting. During the meeting they reviewed the draft Decision Support Tool. During this meeting SG Group provided an update on the development of the Egle County decision support tool and provided a brief demonstration of the product. The demonstration allowed attendees to comment and ask questions. More information will be forthcoming, but it appears that this tool will allow the user the ability to view specific areas in the county to estimate impacts on the environment and wildlife when looking at developments and new trails before construction is actually begun.

Town Manager Search

I spoke with our KRW associate on how the town manager search is progressing. She stated all is going well and they/we currently have 10 applicants. She noted that she anticipates more applicants as the deadline draws nearer. The close date for applications is Friday March 14. Once the close date passes things should start moving a little faster with reviews, setting up interviews, interviews, and hire.

Snow and ice removal

I wanted to give a shout-out to Public Works. During the recent onslaught of snow, cold and ice they kept or streets safe and traversable. Any call I received has been quickly attended too. During the warm trend of 2/24-28 they attacked the snow dumps and hauled everything to our main Cemetery Rd dump and addressed the traditional ice spots such as Pine to Main on Toledo. A strong thank you to Arnold, Isiaha, Michael and Micah!

Holy Cross Electric

HCE has contacted me regarding the Avon to Gilman high power transmission line project that has been under study for the past several years. We have set up a meeting to discuss the current proposal for March 13. This current proposal was agreed to by HCE about a year ago and has been the foundation of the NEPA hearings. The difference from prior iterations is an additional mile or so of undergrounding from the Vail Boneyard to the USFS office and they eliminated the HWY 24 overhead crossing by undergrounding it. Additionally, HCE would like to get back in front of the Council in a near upcoming meeting. I will work with HCE and set a Council meeting date for them to present and field questions.

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
March 5, 2025 Meeting Update

It has been a great month getting the feel for the Minturn community. I met all the staff February 11. Town staff has a good handle on their respective duties and I hope to provide support where needed if needed. For the most part I am concentrating on the assigned projects.

A. Update on the Water Treatment Plant (WTP) Design & Engineering:

HDR provided an explanation to a recent invoice that had $1,688,540 instead of the $1,393,000 I reported last month. Below is the breakdown of the $1,688,540.00 plus the $280,400.60. This is the comprehensive fee amount from the original contract plus the amendments received over time on the project.

Original Contract Fee	$	1,529,000.00	*WTP Design (July 2022)*
Amendment No. 1	$	53,780.00	*Water Supply Alternatives & Evaluation Workshops (Nov. 2022)*
Amendment No. 2	$	105,760.00	*Additional Engineering Services (Nov. 2023)*
Amendment No. 3	$	-	*Budget Reallocation of $1,688,540.00 for adjustment of SOW(April 2024)*
Original + Amend. 1-3 Total	**$**	**1,688,540.00**	
Amendment No. 4	$	280,400.60	*Updated WTP Design Fee (February 2025)*
Overall Total Fee Booked	**$**	**1,968,940.60**	

Invoiced to date $591,918.45 with $1,377,022.10 remaining. The 2025 budget includes $875,136.20. To advance the plans to 90% September 2025 will require a budget supplement. This expense is covered by CDF.

B. CDOT Feb 26 Bellm Bridge Kickoff Meeting



CDOT bridge staff will provide an estimate of repurposing the Dolores bridge in Minturn after they review inspection reports, however the other option was to use the arched details as a façade. Even without the inspection reports, CDOT Bridge staff felt that the cost would exceed $5.5 million. The façade idea seemed to be particularly popular. Minturn is 1st in line for the Dolores bridge and La Junta is next. Minturn will receive an IGA and additional documents in a week or two to draft an RFQ for design. An engineering firm with CDOT and bridge experience was emphasized several times during the meeting. The grant provides design funding of which expires in four years. Although the bridge replacement is important, the design may sit on a shelf for years until construction funding is secured.

The CDOT staff recommended that the quiet title work planned in this area be completed ASAP.

C. Williams Street and CDOT:

Jeff Spanel found the August 2022 emails regarding redirecting Willims Street north. The explanation provided that without infrastructure to allow a right turn only land and lack of a physical location for a 3rd lane CDOT would not allow. Due to the congestion, confusion, planned development on Nelson and a discussion with Madison I asked Jeff to consider other physical changes in the town right-of-way that may reduce the conflicts. Jeff can provide more info.

D. Little Beach Park Retaining Wall and Playground:

Below is a draft schedule for the Little Beach Park Retaining Wall and Playground. For the most part this project will avoid summer events, however there are only two summers to complete both projects. We are searching for grant opportunities regarding the playground expense. Jeff Armistead is interested in housing the playground either temporarily or for his purpose.

Little Beach Park Retaining Wall Replacement and Playground Design funded by DOLA $147,000 Grant Match $153,097. New Playground funded by Minturn $?.	Mar/Apr 25	May/Jun 25	Jul/Aug 25	Sep/Oct 25	Nov/Dec 25	Jan/Feb 26	Mar/Apr 26	May/Jun 26	Jul/Aug 26	Sep/Oct 26	Nov/Dec 26	Jan/Feb 27	27-Mar
Determine Salvage Interest in Current Playground Amenities													
RFP for Design/Engineer Consultant/Bid Opening													
Retaining Wall Design and Engineering													
RFP for Contractor/Bid Opening													
Project Demolition & Construction													
Playground Public Input, Survey and Open House													
RFP for Playground Design													
Design Options and Public Response													
Order Playground Amenities													
Prep Play Area													
Prep and Install Playground													
Ribbon Cutting													
Final Details													
Close Grant													

E. Revitalizing Main Street – Phase II Sidewalks:

Submittal deadline for proposals - Tuesday, March 11, 2025 (3pm MST) then evaluation of proposals will go to Town Council for Final Selection - Wednesday, March 19, 2025.

F. Safe Street for All:

The virtual meeting was held the evening of February 25 and stakeholders on February 26. Just a couple more meetings and Stolfus will provide a draft SS4A plan. The photo is a Silt pedestrian extension on US Hwy 6.



G. The Town Manager position ad closes on March 17.

To: Mayor and Town Council
From: Cindy Krieg
Date: February 27, 2025
Agenda Item: Appointment of Minturn DDA Board

Request
Council is asked to approve Resolution 08- Series 2025 appointing four (plus one Council member) to the Minturn Downtown Development Authority Board of Directors.

Introduction
The DDA Board is a five member board appointed with "four year staggered terms from the date of their appointment; The initial staggered terms are set by State statute and cannot be changed. Although two of the initial terms will expire quickly, those board members may apply right away to be reappointed and would then serve a 4 year term.

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

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

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

- The Town Council member shall serve at the pleasure of the Town Council.
- The terms of 2 members shall expire on June 30, 2025.
- The terms of 2 members shall expire on June 30, 2026.

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

Staff has advertised the formation of the DDA Board and received five (5) applications, all of whom are qualified to serve under the ordinance. Council is asked to appoint four applicants.

Tom Priest has volunteered to serve as the Council representative on this board.

Applicants:

- Spence Neubauer (Property and business owner downtown)
- Tom Warren (MR Minturn representative, representing multiple downtown properties)
- Morgen McLaughlin (Residential and commercial property owner downtown)
- Joe Delude (Business owner downtown)
- Zane Gearhart (Resident within the district)

Applicants will have time to answer questions from the Council. Ballots will be provided to the Council with the five applicants' names. Council will be asked to choose four names, and the applicants that receive the two highest votes will be appointed to the longer terms, third and fourth highest votes will be appointed to shorter terms. If there is a tie, Council will ask for volunteers to take the shorter terms and then reapply since those initial terms are so short in duration.

Per State statute, the board is required to have specific board roles including a Chair, Secretary, and Treasurer. A Vice-Chair role is optional, and the council board member will be an at-large member. These roles will be determined by the board itself at the first board meeting.

Analysis

Upon appointment selections, the DDA Board can begin regular meetings, and can begin with the primary initial goal of creating a Minturn DDA Plan. A DDA Plan serves as a comprehensive roadmap outlining the vision for the development and improvement of a city or town's central business district, aiming to revitalize the area through targeted projects, economic strategies, and beautification efforts, in Minturn's case utilizing funds generated from tax increment financing within the designated downtown district area.

Community Input

Candidates were solicited through public notice via e-blast, town website and public notices in the Vail Daily.

Budget/Staff Impact:

Unknown. The board is not compensated (expect for eligible expenses) and consumption of staff time is not yet determined.

The DDA is required to have an Executive Director (separate from the Board). Until the DDA has enough funding to hire this position, Economic Development Director / Deputy Clerk Cindy Krieg will serve in this role.

Strategic Plan Alignment

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

Practice fair, transparent and communicative local government

Advance decisions/projects/initiatives that expand future opportunity and viability for Minturn

Attachments

- Resolution 08 - Series 2025
- DDA Board Applications Submitted
- Ordinance 25-2024 Establishing the Minturn Downtown Development Authority and detailing the board requirements

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 08 - SERIES 2025

A RESOLUTION APPOINTING MINTURN DOWNTOWN DEVELOPMENT AUTHORITY BOARD MEMBERS

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

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

WHEREAS, the Town of Minturn recently posted announcements requesting applications for the DDA board and received the necessary amount of applications to fill the required board seats; and

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

NAME	**TERM ENDING**
_____	June 30, 2025
_____	June 30, 2025
_____	June 30, 2026
_____	June 30, 2026

INTRODUCED, READ, APPROVED, ADOPTED AND RESOLVED THIS 5th DAY OF MARCH, 2025.

TOWN OF MINTURN

By:_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

APPLICATION FOR DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

Attached is information about serving on the Minturn DDA Board.

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

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

- **Planning Commission**

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

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

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

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

A. The Town Council member shall serve at the pleasure of the Town Council.
B. The terms of 2 members shall expire on June 30, 2025.
C. The terms of 2 members shall expire on June 30, 2026.

APPLICATION FOR DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

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

Board you are interested in serving on: DDA Board of Directors

Name: Spence Neubauer

Mailing Address: PO Box 1253, Minturn, CO 81645

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

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

161 Main St, Minturn, CO 81645

Phone: 603-770-8756 Email: spence@minturnwhisky.com

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

Are You Over 18 Years of Age? Yes

Current Occupation: Chief Operations Officer Employer: Minturn Whisky Co.

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

Applicant's Signature

01/14/2025
Date

(FOR INTERNAL USE ONLY)

Appointed: ___Yes ____No

____New Appointment ____Reappointment

Appointment Date: _____ Term expiration: _____

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

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

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

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

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

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

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

Yes, I'm fully aware of the time commitment and have the flexibility in my schedule to meet the Board's needs. I'm already deeply involved in the community, so I'm ready to dedicate the necessary hours to attend meetings, collaborate on projects, and fulfill any additional responsibilities that come with serving on this Board.

4.) What other Boards have you served on?

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

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

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

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

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

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

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

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

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

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

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

APPLICATION FOR DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

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- **Planning Commission**

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

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APPLICATION FOR DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

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

Board you are interested in serving on: Downtown Development Authority

Name: Thomas R. Warren

Mailing Address: 15870 CR 162, Nathrop, Colorado 81236

Residence within District (Physical Address): Multiple

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

MR Minturn, LLC

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

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

Are You Over 18 Years of Age? Yes

Current Occupation: Real Estate Employer: MR Minturn, etc

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



Applicant's Signature

2/11/25
Date

(FOR INTERNAL USE ONLY)

Appointed: ___Yes ____No

____New Appointment ____Reappointment

Appointment Date: _____ Term expiration: _____

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

I have been actively managing properties in Minturn's downtown for about 10 years. I have 25 years experience in real estate development and operational management. I also serve as the president of Historic St Elmo giving me a unique perspective on historical preservation.

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

I have a vested interest in Minturn downtown corridor being successful and would love to help facilitate that success.

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

I am absolutely aware of the time commitment required to serve on this board. I am hoping there will be a remote option as I travel extensively for work.

4.) What other Boards have you served on?

I cofounded the Chaffee County Economic Development Corporation, and served as its Chair and Vice Chair for many years. It is known across the state as being one of the most successful EDC's in the state.

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

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

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

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

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

My goal in serving on this board would be to create a vibrant and stable economic environment in the downtown corridor. I hope that this board can help facilitate a partnership with the residents of Minturn and the business owners/operators downtown to reach common economic goals, while preserving the quaint nature of the town .

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

It seems to me that in Minturn there is a gigantic disconnect between the residents and the business owners/operators.

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

I have been impressed by the town of Minturn's staff in their ability to communicate with owners and operators. This is not always the case in rural Colorado. I think that the town could be useful in the future in helping to facilitate dialogue between developers and business owners/operators in keeping things reasonable. It seems that there is sometimes a rumor mill that gets out of control in Minturn and it can take over reality.

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

APPLICATION FOR DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

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

- **Planning Commission**

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

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APPLICATION FOR DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

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

Board you are interested in serving on:

Name: Morgen McLaughlin

Mailing Address: 10325 SW Cormorant Drive, Beaverton, OR 97007

Residence within District (Physical Address): OR Business Name & Address OR Property Address ithin the District (Physical Address): 107 Williams Street, Minturn (AirBnb and commercial rental space)

Phone: 805-680-2602
Email: morgenmclaughlin@gmail.com

Length of Residency (OR Business / Property Ownership) in the Town of Minturn: 6 years

Are You Over 18 Years of Age? yes

Current Occupation: Employer: Executive Director, Willamette Valley Wineries Association and Willamette Valley Wine Foundation

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

Applicant's Signature Date 2/13/2025

(FOR INTERNAL USE ONLY)

Appointed: Yes No

New Appointment Reappointment

Appointment Date: Term expiration:

1.) Tell us briefly about yourself, why you are interested in being appointed and what experience or education would you bring to this Commission / Board? I am interested in the DDA Board of Directors because I have strong interest in the current and future economic vitality of Minturn's downtown corridor. My family owns 107 Williams Street and six years ago we converted the second floor of the building into a short-term rental. I have Board leadership experience as both a full-term employee and volunteer director positions with organizations in the tourism, economic development and defense industries.
2.) Why do you wish to be appointed/reappointed to this Board? I wish to be appointed to the DDA because I have a deep affinity to Minturn and wish to see the downtown corridor thrive and retain its small mountain vibrancy.
3.) Are you aware of the time commitment and do you have the personal time to devote to this Commission or Board? Yes, I am aware of the time commitment and have the personal time to serve.
4.) What other Boards have you served on? Wine Origins Alliance – Steering Committee (Current) Oregon Wine Board Industry Partner Committee (Current) Wine America State and Regional Associations Advisory Council (Current) Women in Wine - Board Member and Mentor (Past) Visit Santa Barbara – Board Member (Past) Santa Barbara County Agricultural Advisory Commission - Commissioner (Past) Economic Vitality Team of Santa Barbara County – Board Member (Past) Santa Barbara Vintners Foundation - Board Member (Past) Santa Barbara County Workforce Development Commission – Commissioner (Past) Santa Barbara County Arts and Culture Commission – Commissioner (Past)

Finger Lakes Wine Alliance – Board Member (Past) Finger Lakes Tourism Alliance – Board Member (P
Southern Tier Regional Economic Development Council – Tourism Subcommittee (Past)

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

If appointed, I would like to be a collaborative and focused director to fulfill the mission of the DDA to develop and redevelop the Town's downtown commercial core, promote the long-term viability and general welfare of Minturn, halt or prevent deterioration of property values or structures within the Town's commercial core, and assist the Town in the development and redevelopment of the business district in the overall planning to restore or provide for the continuance of the economic health.

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

I believe conflicting interests and perspectives among DDA directors and business owners will likely arise on short and long range issues. There is a delicate balance upholding the quirky and traditional elements of Minturn and the future development projects that will likely be led by people less familiar with Minturn's history.

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

I believe it is the Town's responsibility to provide clear. efficient and equitable guidelines and regulations that encourage and inspire economic development.

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

APPLICATION FOR DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

Attached is information about serving on the Minturn DDA Board.

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

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

- **Planning Commission**

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

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

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

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

A. The Town Council member shall serve at the pleasure of the Town Council.
B. The terms of 2 members shall expire on June 30, 2025.
C. The terms of 2 members shall expire on June 30, 2026.

APPLICATION FOR DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

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

Board you are interested in serving on: DDA Board

Name: Joe DeLude

Mailing Address: 301 Boulder St #334 Minturn, CO 81645

Residence within District (Physical Address): 145 North Main St , Minturn

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

Eagle River Inn

Phone: 847-902-6606 Email: joedelude@aol.com

Length of Residency (OR Business / Property Ownership) in the Town of Minturn: 15 Mos.

Are You Over 18 Years of Age? Yes

Current Occupation: Investment Consultant/Business Owner Employer: Mercer/ Eagle River Inn

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

Joseph DeLude
Applicant's Signature

2/14/2025
Date

(FOR INTERNAL USE ONLY)

Appointed: ___Yes ____No

____New Appointment ____Reappointment

Appointment Date: _____ Term expiration: _____

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

I am a new resident and business owner in Minturn.

I have a degree in Finance and over 30 years of experience in Institutional Investment Consulting.

I have experience in owning and running my own business and real estate investment/management.

I love the town and the community and want to contribute to its future success.

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

With a considerable personal financial stake, I have a vested interest in seeing the town flourish.

A vibrant and inviting downtown business environment, is vital for us all to succeed.

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

Yes, I am aware of the time committment, and expect it to grow over time.

4.) What other Boards have you served on?

HOA boards and investment committees.

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

I would like to see the 100 block develop a sustainable business environment with a vision for the future that attracts businesses, visitors and provides services to the residents.

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

Finding a balance between local residents concerns and needs and those of business owners looking to bring commerce and visitors to the town. It will also be a potential challenge to find businesses that can create a successful business model with the rent needed from landlords to maintain their investment.

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

The town needs to have the long term vision and communicate that vision clearly to the business community. Again, balancing residents needs with business needs, for the town to succeed.

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

APPLICATION FOR DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

Attached is information about serving on the Minturn DDA Board.

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

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

- **Planning Commission**

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

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

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

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

A. The Town Council member shall serve at the pleasure of the Town Council.
B. The terms of 2 members shall expire on June 30, 2025.
C. The terms of 2 members shall expire on June 30, 2026.

APPLICATION FOR DOWNTOWN DEVELOPMENT AUTHORITY BOARD OF DIRECTORS

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

Board you are interested in serving on: Downtown Development Authority Board

Name: Zane Gearhart

Mailing Address: PO Box 4204 Avon, CO 81620

Residence within District (Physical Address): 165 Railroad Ave # Lower Level, Minturn, CO 81645

OR Business Name & Address OR Property Address within the District (Physical Address):
Resident at 165 Railroad Ave

Phone: 303 810 2061 Email: Zane.Gearhart@gmail.com

Length of Residency (OR Business / Property Ownership) in the Town of Minturn: 3 years

Are You Over 18 Years of Age? Yes

Current Occupation: Relationship Banker II VP Employer: First Western Trust Bank

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

Applicant's Signature

2/13/25
Date

(FOR INTERNAL USE ONLY)

Appointed: ___Yes ____No

____New Appointment ____Reappointment

Appointment Date: _____ Term expiration: _____

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

11 year Valley local that moved from the front range in late 2013. Bachelor of Science and Masters of Science in Econ & Supply Chain/Logistics from CSU. Prior work and nonprofit experience in development, construction, real estate, title, legal, investment management, commercial banking, community outreach

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

I would like to hopefully provide expertise, oversight and guidance through the new development authority. Want to be more socially and civically engaged

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

Aware of the time commitment required and am able to fulfill the obligation.

4.) What other Boards have you served on?

Habitat for Humanity Vail Valley
Starting Hearts
United Way of Eagle River Valley

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

If appointed, I would like to assist with the framework for the board to be a successful entity, guide infrastructure and improvements in the Authorized areas Develop the downtown plan

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

Issue facing the board will be the growth of Congestion on Hwy 24 as a transit corridor for the Red Cliff & Leadville Communities coupled with additional residential developments in and around Minturn.

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

The Town's responsibility in overseeing and regulating Commercial development and growth is to balance aspirational future potential against the potential change that may alter the town's character. Minturn is my favorite place to be in the Vail Valley; its quirky individual character must be factored into future growth/development goals.

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

TOWN OF MINTURN, COLORADO
ORDINANCE NO. 25 – SERIES 2024

AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO CREATING AND ESTABLISHING THE MINTURN DOWNTOWN DEVELOPMENT AUTHORITY IN THE TOWN OF MINTURN, COLORADO AND DETERMINING ORGANIZATIONAL ASPECTS OF THE MINTURN DOWNTOWN DEVELOPMENT AUTHORITY BOARD AND PROVIDING OTHER DETAILS RELATED THERETO

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, by Ordinance 18 – Series 2024, the Town Council determined that: it is necessary to establish a Downtown Development Authority (the "DDA") to develop and redevelop the Town's downtown commercial core and to serve a public purpose; to promote the long-term viability and general welfare of Minturn; to halt or prevent deterioration of property values or structures within the Town's commercial core, and to assist the Town in the development and redevelopment of the business district in the overall planning to restore or provide for the continuance of the economic health thereof; and to be of special benefit to the properties within the Downtown Development Authority; and

WHEREAS, by Ordinance No. 18-2024, the Town Council established boundaries of the proposed DDA, and, pursuant to C.R.S. § 31-25-801, *et seq.*, submitted to the qualified electors at the election of November 5, 2024 a ballot question to form the DDA; and

WHEREAS, a majority of the qualified electors voting on the question approved the ballot question; and

WHEREAS, the Town now seeks to provide for the legal organization of the DDA to accomplish the goals stated herein.

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

SECTION 1. STATUS. There is hereby created and established pursuant to C.R.S. § 31-25-801, *et seq.*, a Downtown Development Authority in the Town of Minturn, Colorado to be known as the Minturn Downtown Development Authority (the "Authority" or the "DDA"). The Authority shall be a body corporate and political subdivision with all the purposes and powers now or hereafter authorized by C.R.S. § 31-25-801, *et seq.*, and all additional and supplemental powers necessary or convenient to carry out and effectuate its purposes, and such other powers and

authority as provided by law. The DDA shall only have the authority to institute legal proceedings in eminent domain if said proceedings are first approved by the Town Council.

SECTION 2. BOUNDARIES. The boundaries of the Authority shall be as set forth in Ordinance 18 – Series 2024. The Authority may include additional property within the boundaries of the Authority as provided in C.R.S. § 31-25-822.

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

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

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

A. The Town Council member shall serve at the pleasure of the Town Council.
B. The terms of 2 members shall expire on June 30, 2025.
C. The terms of 2 members shall expire on June 30, 2026.

SECTION 5. REMOVAL. After notice and an opportunity to be heard, an appointed member of the Board may be removed for cause by the Town Council.

SECTION 6. COMPENSATION. Members of the board shall serve without compensation, but they may be reimbursed for actual and necessary expenses.

SECTION 7. INDEMNITY. The Authority shall, to the extent permitted and within the limitations of the Colorado Governmental Immunity Act, indemnify and defend each director, officer and employee of the Authority in connection with any claim or action or threatened suit, action or proceeding in which he or she may be involved in his or her official capacity by reason of his or her being or having been such director, officer or employee, or by reason of any action or omission by him or her in any such capacity.

SECTION 8. PROCEDURES. The Board shall adopt and promulgate rules governing its procedure, including election of officers, and these rules shall be filed in the office of the Town Clerk. The Board shall hold regular and special meetings in the manner provided in the rules of the Board. All meetings shall be in accordance with the Colorado Open Meetings Law.

SECTION 9. PLAN OF DEVELOPMENT. The Board shall, after approval of the Town Council, adopt a plan or plans of development outlining potential development of public facilities or improvements to public or private property that will aid and improve the property within the boundaries of the Authority, which plan may provide for tax increment financing for property tax and/or sales tax as authorized by C.R.S. § 31-25-807(3).

SECTION 10. BUDGET. The Authority shall submit a budget to the Town Council for review no later than September 30 of each year. The Authority shall maintain accounting records and records of transactions for the Authority. The Authority shall invest any funds not required for immediate disbursement in legal investments for public funds authorized by C.R.S. § 24-75-601, *et seq.*, and to deposit any funds not required for immediate disbursement in any depository authorized by C.R.S. § 24-75-603.

SECTION 11. FUNDING. The operations of the Authority shall be principally financed from:

a. Tax increment funds as defined in C.R.S. § 31-25-807(3), if the plan of development provides for such tax increment funding;
b. Donations to the Authority for the performance of its functions;
c. Moneys borrowed and to be repaid from other funds received under C.R.S. § 31-25-801, *et seq.*; and
d. Such other sources as may be approved by the Town Council.

SECTION 12. APPLICABLE LAW. The Authority shall be subject to the following laws:

a. The Colorado Open Records Act, C.R.S. § 24-72-200.1, *et seq.*
b. The Colorado Open Meetings Law, C.R.S. § 24-6-401, *et seq.*
c. The Local Government Budget Law of Colorado, C.R.S. § 29-1-101, *et seq.*
d. The Local Government Uniform Accounting Law, C.R.S. § 29-1-501, *et seq.*
e. The Local Government Audit Law, C.R.S. § 29-1-601, *et seq.*
f. The Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*
g. The Minturn Municipal Code, as amended, and other applicable law.

SECTION 13. SEVERABILITY. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Town Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one, or part, or parts be declared unconstitutional or invalid.

SECTION 14. SAFETY. This ordinance is deemed necessary for the protection of the public health, safety, and welfare.

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 4th DAY OF DECEMBER 2024. A PUBLIC HEARING ON THIS

ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE 18th DAY OF DECEMBER 2024 AT 5:30 p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEBSITE THIS 18th DAY OF DECEMBER 2024.

TOWN OF MINTURN, COLORADO

Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

TOWN OF MINTURN, COLORADO
ORDINANCE NO. 21 – SERIES 2024
AN ORDINANCE AMENDING THE 2024 BUDGET AS SET FORTH IN THE FOLLOWING EXHIBIT "A", TO APPROPRIATE ADDITIONAL GENERAL FUND REVENUES IN THE AMOUNT OF $ 641,725.00, AND APPROPRIATING ADDITIONAL GENERAL FUND EXPENDITURES IN THE AMOUNT OF $425,961.00, AND APPROPRIATING ADDITIONAL ENTERPRISE FUND REVENUES IN THE AMOUNT OF $ 2,955,300.00, AND APPROPRIATING ADDITIONAL ENTERPRISE FUND EXPENDITURES IN THE AMOUNT OF $ 201,539.00, AND APPROPRIATING ADDITIONAL CONSERVATION TRUST FUND REVENUES IN THE AMOUNT OF $ 2,903.00, AND APPROPRIATING ADDITIONAL MARKET FUND REVENUES IN THE AMOUNT OF $14,305.00, AND APPROPRIATING ADDITIONAL MARKET FUND EXPENSES IN THE AMOUNT OF $12,597.00, AND APPROPRIATING ADDITIONAL CAPITAL FUND REVENUES IN THE AMOUNT OF $12,900.00, AND APPROPRIATING ADDITIONAL SCHOLARSHIP FUND EXPENESE IN THE AMOUNT OF $1,108.00,
AND APPROPRIATING ADDITIONAL BATTLE MOUNTAIN FUND REVENUES IN THE AMOUNT OF $21,827.00, AND APPROPRIATING ADDITIONAL BATTLE MOUNTAN FUND EXPENESE IN THE AMOUNT OF $60,000.00.

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEB SITE THIS 4th DAY OF DECEMBER, 2024.

Earle Bidez, Mayor
ATTEST:

Jay Brunvand, Town Clerk

TOWN OF MINTURN, COLORADO
ORDINANCE NO. 22 – SERIES 2024
AN ORDINANCE LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2025, TO MEET GENERAL OPERATING COSTS OF GOVERNMENT FOR THE TOWN OF MINTURN, COLORADO FOR THE 2025 BUDGET YEAR.

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEB SITE THIS 4th DAY OF DECEMBER, 2024.

Earle Bidez, Mayor
ATTEST:

Jay Brunvand, Town Clerk

TOWN OF MINTURN, COLORADO
ORDINANCE NO. 23 – SERIES 2024
AN ORDINANCE APPROPRIATING REVENUES, APPROPRIATING EXPENDITURES, APPROVING TRANSFERS AND ADOPTING THE TOWN OF MINTURN BUDGET FOR THE PERIOD BEGINNING ON THE FIRST DAY OF JANUARY, 2025 AND ENDING ON THE LAST DAY OF DECEMBER, 2025.

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEB SITE THIS 4th DAY OF DECEMBER, 2024.

Earle Bidez, Mayor
ATTEST:

Jay Brunvand, Town Clerk

ORDINANCE 24 – SERIES 2024 AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO, AMENDING SECTION 4-4-40 OF THE MINTURN MUNICIPAL CODE TO PROVIDE FOR THE IMPLEMENTATION OF PROPOSED TAXING MEASURE REFERRED TO THE TOWN'S ELECTORS.

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 4 th DAY OF DECEMBER 2024. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE 18th DAY OF DECEMBER, 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:

Jay Brunvand, Town Clerk

TOWN OF MINTURN, COLORADO ORDINANCE NO. 25 – SERIES 2024 AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO CREATING AND ESTABLISHING THE MINTURN DOWNTOWN DEVELOPMENT AUTHORITY IN THE TOWN OF MINTURN, COLORADO AND DETERMINING ORGANIZATIONAL ASPECTS OF THE MINTURN DOWNTOWN DEVELOPMENT AUTHORITY BOARD AND PROVIDING OTHER DETAILS RELATED THERETO

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 4 th DAY OF DECEMBER 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 18 th DAY OF DECEMBER 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:

Jay Brunvand, Town Clerk

PUBLISHED IN THE VAIL DAILY ON SATURDAY, DECEMBER 7, 2024.

ORDINANCE 24 – SERIES 2024 AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO, AMENDING SECTION 4-4-40 OF THE MINTURN MUNICIPAL CODE TO PROVIDE FOR THE IMPLEMENTATION OF PROPOSED TAXING MEASURE REFERRED TO THE TOWN'S ELECTORS.

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEB SITE THIS 18 th DAY OF DECEMBER, 2024.

TOWN OF MINTURN, COLORADO
Earle Bidez, Mayor
ATTEST: By: Jay Brunvand, Town Clerk

TOWN OF MINTURN, COLORADO ORDINANCE NO. 25 – SERIES 2024 AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO CREATING AND ESTABLISHING THE MINTURN DOWNTOWN DEVELOPMENT AUTHORITY IN THE TOWN OF MINTURN, COLORADO AND DETERMINING ORGANIZATIONAL ASPECTS OF THE MINTURN DOWNTOWN DEVELOPMENT AUTHORITY BOARD AND PROVIDING OTHER DETAILS RELATED THERETO

THE TOWN OF MINTURN, COLORADO, ORDAINS THIS ORDINANCE ENACTED ON SECOND READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEB SITE THIS 18 th DAY OF DECEMBER, 2024.

TOWN OF MINTURN, COLORADO
Earle Bidez, Mayor
ATTEST: By: Jay Brunvand, Town Clerk

PUBLISHED IN THE VAIL DAILY ON SATURDAY, DECEMBER 21, 2024.

To: Mayor and Town Council
From: Cindy Krieg, Economic Development
Date: 12/13/2024
Agenda Item: Ordinance 25, Series 2024 – An Ordinance Establishing the Minturn DDA

REQUEST:
Staff is requesting approval of Ordinance 25-Series 2024, An Ordinance Establishing the Minturn DDA. This ordinance passed at first reading, with one modification. The second reading will be heard at the December 18th Council meeting.

INTRODUCTION:
The Town of Minturn held a special election on November 5, 2024, regarding the creation of a Minturn Downtown Development Authority. The measure passed by majority vote. The DDA must now be officially formed according to State Statute.

ANALYSIS:
A Downtown Development Authority functions as quasi-municipal corporation which is intended to halt or prevent deterioration of property values or structures in a Central Business District. To this end, a DDA is focused with finding ways for improving real estate development, infrastructure, and operations of a downtown area. It does this by leveraging any future increase in assessed property valuations within the approved DDA boundary. This allows the DDA to reinvest in Minturn's downtown and keep money in Minturn which would have otherwise gone to the bevy of other organizations that see revenue through property taxes, This is all done through a mechanism called Tax Increment Financing (TIF). A DDA has a lifespan of 30 years with the potential to be extended by an affirmative action of the Council.

COMMUNITY INPUT: Ongoing over the past 3 years, including multiple stakeholder meetings, discussions at the Council-level, and informational sessions. Special election held on November 5, 2024.

BUDGET / STAFF IMPACT: No impact to the Town of Minturn budget expected. Town Staff will work with Town Council to appoint a Board of Directors, create a Plan of Development, and establish Bylaws for the DDA.

STRATEGIC PLAN ALIGNMENT:

ADVANCE DECISIONS/PROJECTS/INITIATIVES THAT EXPAND FUTURE OPPORTUNITY AND VIABILITY FOR MINTURN

RECOMMENDED ACTION OR PROPOSED MOTION:
Motion to approve Ordinance 25-2024 as presented.

ATTACHMENTS:

- DDA Creation Ordinance No. 25-2024

Karp Neu Hanlon PC
ATTORNEYS AT LAW

MEMORANDUM

DATE: February 28, 2025

TO: Minturn Town Council

FROM: Michael Sawyer and Harper Powell

RE: Encroachment Removal Agreement

Chris Rhodes and Juliet Greene Rhodes own the property at 501 Pine Street in the Town of Minturn. Town Staff discovered that certain improvements, including a fence, encroach from the Rhodeses' property onto the Town-owned right-of-way known as Meadow Lane (the "ROW"). Town Staff have been in communication with the Rhodeses to make a plan for the removal of these encroachments.

The Encroachment Removal Agreement, attached as **Exhibit A**, designates a timeline and conditions for removal of the encroachments from the ROW. The Agreement requires that the Town surveyor place flagging on the property to show the property and ROW boundaries. The Agreement also sets June 30, 2025 as the date for final removal of the encroachments following the snow/mud cycle of the spring months. In the event the property survey shows that certain of the improvements encroach no more than six inches into the ROW, the Rhodeses may apply for an encroachment license from the Town to allow these improvements to remain inside the ROW.

Town Staff recommends the Town Council approve the Encroachment Removal Agreement, attached as **Exhibit A**, to ensure the safe and timely removal of the encroachments.

TOWN OF MINTURN, COLORADO
RESOLUTION NO. 09 - SERIES 2025

A RESOLUTION APPROVING AN ENCROACHMENT REMOVAL AGREEMENT

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. Chris Rhodes and Juliet Greene Rhodes (the "Rhodeses") own the property at 501 Pine Street in the Town (the "Property").

C. The Town owns a 20-foot right-of-way (the "ROW") adjacent to the rear of the Property and known as Meadow Lane.

D. Certain improvements, including a fence, encroach from the Property onto Meadow Lane (the "Encroachments").

E. Accordingly, the Town and the Rhodeses wish to enter into an encroachment removal agreement attached as **Exhibit A** hereto (the "Agreement") to establish a timeline and conditions for removal of the Encroachments.

F. The Town Council wishes to approve the Agreement and believes that doing so 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:

1. Recitals. The foregoing recitals are incorporated herein as findings of the Town Council.

2. Encroachment Removal Agreement. The Town Council hereby approves the Agreement enclosed as **Exhibit A**, authorizing the Mayor or Town Manager to execute the same, and further directs Staff to take such actions as are necessary to execute the terms of the Agreement.

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 March, 2025.

TOWN OF MINTURN

By:_____
Earle Bidez, Mayor

ATTEST:

_____
Jay Brunvand, Town Clerk

ENCROACHMENT REMOVAL AGREEMENT

This ENCROACHMENT REMOVAL AGREEMENT (this "Agreement") is made and entered into as of the date of the last signature hereto (the "Effective Date"), by and between Chris Rhodes and Juliet Greene Rhodes, individuals, (collectively, the "Rhodeses") and the Town of Minturn, Colorado, a home rule municipality whose address is 302 Pine Street, Minturn, Colorado 81645 (the "Town") (individually, a "Party"; collectively, the "Parties").

RECITALS

WHEREAS, the Rhodeses own the property at 501 Pine Street in Minturn more particularly described as follows:

LOT 17, BLOCK 2, BALDAUF ADDITION TO THE TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO.

(the "Rhodes Property"); and

WHEREAS, the Town owns a 20-foot right-of-way ("ROW") that is adjacent to the rear of the Rhodes Property and is known as Meadow Lane; and

WHEREAS, certain improvements, including a fence, encroach from the Rhodes Property onto Meadow Lane (the "Encroachments"); and

WHEREAS, the Town has started the process of prosecuting the removal of the Encroachments in municipal court; and

WHEREAS, the Parties desire to not use the municipal court process to resolve this dispute and instead have the Encroachments removed from Meadow Lane at the time that weather allows and to otherwise set forth and memorialize the terms of this Agreement herein.

NOW, THEREFORE, in consideration of the mutual representations and covenants made in this Agreement, the receipt and sufficiency of which is acknowledged, the Parties agree as follows:

TERMS

Section 1. Incorporation of Recitals. The foregoing recitals are incorporated as terms of this Agreement as though set forth in full.

Section 2. Encroachment Removal. The Rhodeses shall remove the Encroachments from Meadow Lane and restore the area to its previous condition as soon as practicable but no later than June 30, 2025 (the "Removal Date").

Section 3. Property Survey. After snow has melted, the Town will have its surveyor put flagging on the existing survey pins along the Meadow Lane ROW and the Rhodes Property.

After the Encroachments have been removed, the Town will have its surveyor confirm that the Encroachments are no longer in the ROW.

Section 4. Encroachment License. In the event the Rhodeses intend to request an encroachment license for minor encroachments (not to exceed six inches inside the ROW) to remain in the ROW, an application for an encroachment license shall be submitted to the Town with all required attachments no later than April 15, 2025. Nothing in this Agreement constitutes a representation that an encroachment license will be granted. All encroachment licenses require payment of annual fees to the Town.

Section 5. Continued Encroachment – Fine. For any Encroachments that remain on Meadow Lane past the Removal Date for which an encroachment license has not been approved, the Rhodeses shall pay the Town two-hundred fifty dollars ($250.00) per day as liquidated damages for non-removal of such Encroachments.

Section 6. Miscellaneous Provisions.

A. Indemnification. The Rhodeses hereby covenant and agree to indemnify, save, and hold harmless the Town, its officers, employees, and agents from any and all liability, loss, costs, charges, obligations, expenses, attorney's fees, litigation, judgments, damages, claims, and demands of any kind whatsoever arising from the activities of the Rhodeses undertaken in furtherance of this Agreement.

B. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and venue shall be in the County of Eagle, State of Colorado, including in the Municipal Court of the Town of Minturn.

C. Governmental Immunity Act. No term or condition of this Agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions of the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 *et seq.*

D. Binding Effect. This Agreement shall be binding upon, and shall inure to the benefit of, the Parties hereto and their respective heirs, personal representatives, successors, and assigns.

E. Severability. In the event a court of competent jurisdiction holds any provision of this Agreement invalid or unenforceable, such holding shall not invalidate or render unenforceable any other provision of this Agreement.

F. Headings. Paragraph headings used in this Agreement are for convenience of reference and shall in no way control or affect the meaning or interpretation of any provision of this Agreement.

G. Authority. Each person signing this Agreement, and any addendums or attachments hereto, represents and warrants that said person is fully authorized to enter into and execute this Agreement and to bind the Party it represents to the terms and conditions hereof.

H. Attorneys' Fees. Should this Agreement become the subject of litigation between the Town and the Rhodeses, the prevailing Party shall be entitled to recovery of all actual costs in connection therewith, including but not limited to attorneys' fees and expert witness fees. All rights concerning remedies and/or attorneys' fees shall survive any termination of this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

CHRIS RHODES		JULIET GREENE RHODES	
Signature:	Christopher Rhodes (Feb 19, 2025 14:23 MST)	Signature:	
By:		By:	
Name:	Christopher Rhodes	Name:	
Date:	Feb 19, 2025	Date:	

H. Attorneys' Fees. Should this Agreement become the subject of litigation between the Town and the Rhodeses, the prevailing Party shall be entitled to recovery of all actual costs in connection therewith, including but not limited to attorneys' fees and expert witness fees. All rights concerning remedies and/or attorneys' fees shall survive any termination of this Agreement.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

CHRIS RHODES		JULIET GREENE RHODES	
Signature:	_____	Signature:	juliet greene rhodes juliet greene rhodes (Feb 19, 2025 09:14 MST)
By:	_____	By:	_____
Name:	_____	Name:	Feb 19, 2025
Date:	_____	Date:	Feb 19, 2025

TOWN OF MINTURN, COLORADO

Kathleen Ann Sickles, Interim Town Manager

ATTEST:

Town Clerk

20250129 Agreement - 501 Pine St

Final Audit Report 2025-02-19

Created:	2025-02-18
By:	Harper Powell (hep@mountainlawfirm.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA4qjtwa6-0bqvrkUole4PeZxqhFrRwyjd

"20250129 Agreement - 501 Pine St" History

Document created by Harper Powell (hep@mountainlawfirm.com)
2025-02-18 - 3:55:51 PM GMT

Document emailed to Christopher Rhodes (chris.rhodes@pwc.com) for signature
2025-02-18 - 3:56:11 PM GMT

Email viewed by Christopher Rhodes (chris.rhodes@pwc.com)
2025-02-18 - 3:56:56 PM GMT

Document e-signed by Christopher Rhodes (chris.rhodes@pwc.com)
Signature Date: 2025-02-19 - 9:23:47 PM GMT - Time Source: server

20250129 Agreement - 501 Pine St

Final Audit Report 2025-02-19

Created:	2025-02-18
By:	Harper Powell (hep@mountainlawfirm.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAANAlHWrnhTE82ohP42-2WGUjWqsMRDAwZ

"20250129 Agreement - 501 Pine St" History

Document created by Harper Powell (hep@mountainlawfirm.com)
2025-02-18 - 3:53:47 PM GMT

Document emailed to juliet.greene.rhodes@gmail.com for signature
2025-02-18 - 3:55:39 PM GMT

Email viewed by juliet.greene.rhodes@gmail.com
2025-02-19 - 4:13:44 PM GMT

Signer juliet.greene.rhodes@gmail.com entered name at signing as juliet greene rhodes
2025-02-19 - 4:14:21 PM GMT

Document e-signed by juliet greene rhodes (juliet.greene.rhodes@gmail.com)
Signature Date: 2025-02-19 - 4:14:23 PM GMT - Time Source: server

Agreement completed.
2025-02-19 - 4:14:23 PM GMT

To: Town Council
From: Madison Harris
Date: February 27, 2025
Agenda Item: Ordinance 04 - Series 2025 (First Reading) An Ordinance Amending Chapter 13, 16, and 17 of the MMC to Incorporate into the Code Existing Restrictions on Connections to the Town's Water System Based on Limitations of Available Legal and Physical Water Supply

REQUEST:
Council to approve on first reading Ordinance 04 - Series 2025 amending Chapter 13, 16, and 17 of the MMC to incorporate into the Code existing restrictions on connections to the Town's water system based on limitations of available legal and physical water supply .

INTRODUCTION:
Per the Town Attorney's direction explained in the attached memo, this ordinance is essentially codifying the existing water moratorium (Ord. 02 - Series 2023).

ANALYSIS:
The Planning Commission reviewed the ordinance at their regular meeting on February 26, 2025. They forwarded a recommendation of approval to the Town Council with no recommended changes.

COMMUNITY INPUT:
No members of the public spoke at the 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: TBD

STRATEGIC PLAN ALIGNMENT:
The comprehensive review of the Town's regulations and processes aligns with the following key values:

- Transparency
- Collaboration
- Resourcefulness

Karp.Neu.Hanlon PC
ATTORNEYS AT LAW

MEMORANDUM

DATE: February 21, 2025

TO: Minturn Planning and Zoning Commission

FROM: Michael Sawyer and Harper Powell

RE: Ordinance Amending Chapters 13, 16, and 17 of the Municipal Code – Water Restrictions

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The Town wishes to amend Chapters 13, 16, and 17 of the Minturn Municipal Code (the "Code") to incorporate into the Code existing restrictions on connections to the Town's water system based on limitations of available legal and physical water supply.

The limitations that exist on the Town's water availability include: (1) legal consumptive use limitations on the Town's water rights, and (2) limited physical capacity of the Town's water treatment facility, both of which necessitated implementing a moratorium on connection to the Town's water system and allocation of water service in 2020.

The Town extended the 2020 moratorium in 2023 to limit allocation of water service to no more than the historic number of Single Family Equivalents ("SFEs") used plus one additional SFE for new water use for an entire property or collection of adjoining properties owned by the same or related owners, as legally configured on the date the 2020 ordinance was passed.

Chapter 13 of the Code contains the provisions that govern Municipal Utilities. Chapters 16 and 17 contain the Zoning and Subdivision provisions of the Code and include language on connections to the Town's water supply. Town staff has reviewed these Code chapters and believes it necessary to amend the code provisions set forth in the ordinance exhibit to condition any building permit or subdivision on issuance of a "Letter of Service" from the Town authorizing connection to the Town's water system. This condition will ensure that no building permit is issued without conformance to the restrictions set forth by the 2020 and 2023 moratoriums. The code changes will also limit the processing and approval of a subdivision creating more lots or units than are made available in the Letter of Service.

To protect the Town's water supply while the Town pursues legal and physical capacity solutions to expand its water service, Town staff recommends codifying the restrictions articulated by the 2020 and 2023 moratoriums into the Code with the adoption of the ordinance attached as **Exhibit A**.

TOWN OF MINTURN, COLORADO
ORDINANCE NO. 04 – SERIES 2025

AN ORDINANCE OF THE TOWN OF MINTURN, COLORADO AMENDING CHAPTERS 13, 16, AND 17 OF THE MINTURN MUNICIPAL CODE TO INCORPORATE INTO THE CODE EXISTING RESTRICTIONS ON CONNECTIONS TO THE TOWN'S WATER SYSTEM BASED ON LIMITATIONS OF AVAILABLE LEGAL AND PHYSICAL WATER SUPPLY

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, limitations on the Town's water supply, due to (1) consumptive use limitations on the Town's ability to divert and use water within its service area and (2) limited capacity of the Town's water treatment facility necessitated implementing a moratorium on connection to the Town's water system and allocation of water service (the "Moratorium"); and

WHEREAS, by Ordinance No. 02 – Series 2023, the Town Council continued the Moratorium on connection to the Town's water system that limits allocation of water service to no more than the historic number of Single Family Equivalents ("SFEs") used plus one additional SFE for new water use for an entire property or collection of adjoining properties owned by the same or related owners as legally configured on the date Ordinance No. 05 – Series 2020 was passed; and

WHEREAS, in order to comply with its decreed water rights and physical supply limitation, the Town has determined it is necessary to incorporate the restrictions imposed by the Moratorium into the Minturn Municipal Code (the "Code") until the Town has adequate water supply to allocate additional SFEs for connection to the Town's water system beyond what is provided for in the Moratorium; and

WHEREAS, the Town Council hereby finds and determines that the passage of this Ordinance is necessary to protect public health and safety and promote orderly development within the Town and is not contrary to any statewide regulatory schemes or policies.

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

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

SECTION 2. AMENDMENT. Chapters 13, 16, and 17 of the Code are hereby amended as set forth in **Exhibit A**, with <u>double underlined text</u> added and ~~strike through language~~ deleted.

SECTION 3. SEVERABILITY. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall

not affect the validity or constitutionality of the remaining portions of this ordinance. The Town Council hereby declares that it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one, or part, or parts be declared unconstitutional or invalid.

SECTION 4. REPEAL OF INCONSISTENT ORDINANCES. Ordinance No. 02 – Series 2023 and Ordinance No. 05 – Series 2020 are repealed. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof is hereby repealed to the extent of such inconsistency or conflict.

SECTION 5. SAFETY. This ordinance is deemed necessary for the protection of the public health, safety, and welfare.

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 5th DAY OF MARCH 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 19th DAY OF MARCH 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 19th DAY OF MARCH 2025.

TOWN OF MINTURN, COLORADO

_____
Earle Bidez, Mayor

ATTEST:

By:_____
Jay Brunvand, Town Clerk

EXHIBIT A
MINTURN MUNICIPAL CODE AMENDMENT

Sec. 13-1-10. Definitions.

As used in this Chapter, the following definitions shall apply:

Accessory areas means areas such as lobbies, mechanical rooms, convention centers, ballrooms, auxiliary dining rooms and guest recreational facilities in a hotel, lodge, motel, lock-off or accommodation unit.

ADD means average daily demand.

Backflow means the flow of nonpotable water or other nonpotable liquids, mixtures, gases or substances into the distributing pipes of a potable water supply, from any source other than its intended source.

Backflow preventer means an assembly or method designed to prevent backflow, consisting of one (1) of the following:

a. Air-gap method. The unobstructed vertical distance through the free atmosphere between the lowest opening from any pipe or faucet supplying water to a tank, plumbing fixture or other device and the flood-level rim of said vessels.

b. Atmospheric vacuum-breaker assembly.

c. Pressure vacuum-breaker assembly.

d. Double-check valve assembly.

e. Reduced pressure principle assembly.

Backflow prevention means the prevention of the flow of any foreign liquids, mixtures, gases or substances into the distributing pipe lines of the public water system.

Backflow prevention device is a device or assembly accepted and approved by the Town as meeting an applicable specification stated or cited in this Chapter, or as suitable for the proposed use and as approved and accepted by the Colorado Department of Public Health and Environment (CDPHE).

Battle Retained Parcels has the meaning stated in Section 16-2-20.

Bolts Development Agreement means, as may be amended, that certain Development and Vested Property Rights Agreement Implementing the Bolts Lake Settlement Agreement Battle One Developer, LLLP, a Georgia limited liability limited partnership, Battle Two Developer, LLLP, a Georgia limited liability limited partnership, Battle North, LLC, a Georgia limited liability company, Battle South, LLC, a Georgia limited liability company, and Battle One A Developer, LLC, a Georgia limited liability company (collectively, together with their respective successors and assigns, "Battle"), and the Town of Minturn, Colorado, a home rule municipal corporation (together with its successors and assigns, the "Town") having an execution date of _____, 2024, recorded in the public records of Eagle County at Reception No. ____.

Bolts Lake Property has the meaning stated in Section 16-2-20.

Bolts Water Distribution System means all water mains, storage tanks, distribution lines, service lines, and related infrastructure necessary to deliver water from the Bolts Water Treatment Plant to lots within the Battle Retained Parcels and, if applicable, to support non-Town (or Town successors and assigns) activities permitted upon or within the restricted parcels.

Bolts Water Treatment Plant means the ERWSD water treatment plant developed within the Battle Retained Parcels (or as may be permitted use within a restricted parcel, within a restricted parcel) to serve the Battle Retained Parcels with a treatment capacity sized to serve up to two hundred fifty (250) dwelling units and fifty thousand (50,000) square feet of gross leasable area.

Bolts Water Treatment System means the Bolts Water Treatment Plant and all diversion structures, raw water input lines and related infrastructure inboard to the Bolts Water Treatment Plant.

CDPHE means the Colorado Department of Public Health & Environment.

CDPHE regulations means the regulations promulgated from time to time by CDPHE.

CDWR means the Colorado Division of Water Resources, which is also known and referred to as the State Engineer's Office.

CDWR regulations means the well permit and related regulations promulgated from time to time by CDWR.

Community water system means facilities for the provision of water service to multiple dwelling unit(s), structures and permitted uses located and/or undertaken within multiple estate lots and ranch lots, which system(s) may include community well(s), storage facilities and related distribution facilities that are owned and operated either by an owners association or a metropolitan district organized pursuant to Sections 32-1-101, et seq., C.R.S., in either case in accordance with applicable CDPHE regulations.

Community well means a water well for which a well permit has been issued pursuant to CDWR regulations, which well is utilized to provide water service for multiple dwelling unit(s), structures and permitted uses located and/or undertaken within estate lots and ranch lots.

Cross-connection means any unprotected actual or potential connection or structural arrangement between the water system or a customer's potable water system and any other source or system, through which it is possible to introduce into any part of the water system any used water, industrial fluid, gas or substance not meeting drinking water requirements in the Colorado Primary Drinking Water Regulations. By-pass arrangements, jumper connections, removable sections, swivel or changeover devices and other temporary or permanent devices through which, or because of which, backflow can or may occur, are considered to be cross-connections.

Curb stop means a shut-off valve located in the private service line.

Customer is any person or entity authorized to connect to and use the Town's water system. The customer effectively encompasses: owner, renter, contractor, subcontractor, developer, etc. A *customer* is also any person who applies to the Town for a service connection, service disconnection, main line extension or other such service agreement, or who attempts to have real property included within the Town.

ECPHA means the Eagle County Public Health Agency.

ECPHA regulations means the OWTS permit regulations and related OWTS regulations promulgated from time to time by ECPHA.

Efficiency room means a single room with a bathroom and a kitchen.

ERWSD means, collectively and together with their respective successors and assigns, the Eagle River Water and Sanitation District and the Upper Eagle Regional Water Authority.

Estate lot has the meaning stated in Section 17-2-10.

Estate lot plat has the meaning stated in Section 17-2-10.

Estate lot process has the meaning stated in Section 17-2-10.

Exemption plat has the meaning stated in Section 17-2-10.

Exemption plat parcel has the meaning stated in Section 17-2-10.

Exemption plat process has the meaning stated in Section 17-2-10.

Kitchen includes, but is not limited to, hot and cold water, stove and/or microwave, sink and refrigerator.

Letter of Service has the meaning stated in Section 13-2-10.

Mountaintop area has the meaning stated in Section 17-2-10.

OWTS means an On-Site Wastewater Treatment System as such term is defined in the ECPHA regulations.

OWTS permit means a permit issued by ECPHA pursuant to applicable ECPHA regulations for the construction or alteration, installation, and use or for the repair of an OWTS.

Package sewage plant means an OWTS that provides sanitary sewer treatment for multiple ranch lots or estate lots pursuant to an OWTS permit, which OWTS is owned and operated either by a homeowners' association or a metropolitan district organized pursuant to Sections 32-1-101, et seq., C.R.S.

Private OWTS means an OWTS that provides sanitary sewer service pursuant to an OWTS permit to dwelling unit(s), other structure(s) and/or any permitted uses within, as applicable, a single ranch lot or a single estate lot.

Private service line means the service line from the curb stop to the customer's water-using unit. The private service line includes, without limitation, the curb stop and water meter. With the exception of the water meter, the private service line is owned and maintained by the customer.

Private well means a water well for which a well permit has been issued pursuant to CDWR regulations, which well is utilized to provide water service for dwelling unit(s), structures and permitted uses located and/or undertaken within, as applicable, a single estate lot or a single ranch lot.

Project water rights means those water rights adjudicated in Case No. 06CW264, as may be further decreed and modified in Case Nos. 16CW3122, 16CW3123 and future water court cases, related to the originally decreed water rights Case No. 06CW264, which water rights are available for use within the Battle Mountain Property (as such term is used in said decrees), including the Mountaintop area in accordance with the terms and conditions set forth in said decrees.

Ranch lot has the meaning stated in Section 17-2-10.

Ranch lot plat has the meaning stated in Section 17-2-10.

Ranch lot process has the meaning stated in Section 17-2-10.

Reservoir Agreement means and refers to that certain agreement pertaining to acquisition for Bolts Lake Reservoir by and among Eagle River Water and Sanitation District, Upper Eagle Regional Water Authority and Battle North, LLC, dated as of February 9, 2021.

Residential unit means any living unit with a kitchen. Examples are: single-family houses, residential condominiums, townhomes, apartments, duplexes, triplexes, lock-off apartments, etc.

Restricted parcels has the meaning stated in Section 16-2-20.

Room means a single room without a kitchen, with or without a bathroom, with private access to a central corridor or the outside.

SFE (single family equivalent) means the basic unit for determination of water charges and usage. One (1) SFE shall be equal to the water required to serve up to three thousand (3,000) square feet of building area as measured from the exterior dimensions of development and two thousand (2,000) square feet of outside irrigated area.

Square-foot floor area, as used in determining fees, is calculated on gross residential floor area, plus unfurnished areas, but excluding garage area and multi-unit common space.

System improvement fee (SIF) means a payment or charge made for a permanent reservation of water ~~plant~~ system capacity and the right to use water from the Town water system.

System improvement fee schedule for commercial means the schedule of fees adopted by resolution of the Town Council and applied based on the water connection service line size needed for a commercial development.

System improvement fee schedule for residential means the schedule of fees adopted by resolution of the Town Council and applied to the development of residential dwellings based on square footage added.

Tap or *connection* means the process of connecting a service line to the water main.

Tap fee means a fee charged to a customer of water or sewer utility, which fee represents an investment and capital contribution to the Town's present physical water and sewer utility system, and includes such items as collection, treatment and storage, but does not include extensions of the Town water and sewer system to provide service, nor payment for acquisition, adjudication, or changes in water rights necessary to provide water service or to protect the Town's water rights.

Threshold criteria means the criteria set forth in Section 13-7-45(i).

Town parcels has the meaning stated in Section 16-2-20.

Water connection or *service line* means a service line connection from the property line to the water main, including the curb stop installation.

Water main means the principal artery of the water system to which service lines may be connected. The water main is owned, operated and maintained by the Town.

Water meter means a device which measures all water use on a property, including in-house use and outside irrigation use.

Water system means the public water system owned and/or operated by the Town.

Water-using property includes any real property within the Town or outside the legal boundaries of the Town, and being serviced by the Town, on which a water-using unit is located or desired to be located.

Water-using unit includes any space, structure or building, movable, fixed or otherwise, or any part or parcel of the same for which a separate water rate is applicable, or, in the alternative, any space, structure or building, movable, fixed or otherwise, or any part or parcel thereof having or being equipped with a device, fixture or method for using water.

Well permit means any permit issued in accordance with applicable requirements by CDWR for, as applicable, a "well" that is "exempt" or "non-exempt" (as applicable CDWR regulations define such terms) that is appropriate for providing water service to one (1) or more residential unit(s), other structure(s), and/or for any permitted uses within ranch lots or estate lots located within the mountaintop area.

. . .

Sec. 13-2-10. Application procedure generally.

(a) An application and written ~~approval of the application~~ Letter of Service by the ~~Public Works Director,~~ Town ~~Treasurer, and Planning Director~~ shall be required for any material change in water service for the customer or potential customer, including, without limitation for any new service connection, any expansion of or addition to the water-using unit, any change in use of the water-using unit or property served (e.g., from residential to commercial, conditional-use permit, any increase in irrigated landscape area beyond 2,000 square feet, home-occupation permit or conversion of a garage into a residential unit), the addition of additional water fixtures in commercial establishments, any remodel or other work for which a building permit is required, any demolition of a water-using unit, and/or rezoning or subdivision of property. The water service application shall be in writing on a form approved by the Town, shall be submitted to the Town Clerk and shall set forth: the name and post office address of the owner of the water-using property, the legal description of the water-using property for which water is desired, the purpose or purposes for which the water will be used, plans or drawings depicting the square footage of structures in which water will be used and water fixtures in the structures, and such other facts reasonably required by the Town, to

determine the purpose, extent, nature and location of water use, the water-using property and the water-using unit.

(b) Applications shall be made only in the names of and for water-using property owners.

(c) No Customer may obtain any connection to the Town's water system without receiving written approval from the Town authorizing such connection in the form of a Letter of Service. The Letter of Service must state the number of SFEs that will be serviced by the connection. The Town shall only issue a Letter of Service for connection in an amount limited to no more than the historic number of SFEs served on a property or collection of adjoining properties, which are owned by the same or related owner, as legally configured on the date Ordinance No. 05 Series 2020 was passed, plus one additional SFE for new water service.

(~~c~~d) The Town reserves the exclusive right to deny application for service when, in the opinion of the Town, the service applied for would create an excessive seasonal or other demand on the facilities. Denial may also be based upon an unresolved obligation between the Town and the applicant, inadequate documentation of easements for main lines serving the property or any other reason as determined by the Town. The Town reserves the right to revoke any prior approval before service has been provided, and the right to revoke service after it has commenced for any violation of this Chapter.

(e) Any application required under this Chapter shall be accompanied by such application fee as the Town Council may establish by resolution. Payment shall be made to the Town Clerk.

(Ord. 15-2008 §1; Ord. 2-2018, §3)

Sec. 13-2-20. ~~Application and w~~Water system fee payments; water dedication or payment of cash in lieu of water rights.

(a) Application. Each application for connection to the water system or for a certificate of occupancy following new construction or an addition to an existing structure shall be accompanied by a tap fee and/or SIF. ~~Any other application required under this Chapter shall be accompanied by such application fee as the Town Council may establish by resolution. Payment shall be made to the Town Clerk.~~

(b) Fees. No water service shall be furnished without a Letter of Service and ~~to any new connection or to any property, the redevelopment or change of use of which requires an additional SFE or payment of an SIF,~~ until all fees have been paid as provided in this Chapter. System improvement fees owed to the Town due to any addition to an existing structure or change in use shall take into account the existing use and/or retained structure size. However, no credit shall be given for the prior structure size or use in cases of new development or the tear down and redevelopment of the structure. Fees shall be based on the current fee rates set by resolution of the Town Council.

Example: Where one thousand (1,000) square feet is added to a one thousand five hundred (1,500) square foot residential dwelling unit, the SIF shall be calculated at the rate of one thousand (1,000) multiplied by the then applicable Tier 2 price per square foot.

Example: Where an existing structure is scraped and redeveloped, no credit shall be given for the prior structure size, and the SIF shall be calculated as though for a new structure.

The following fees shall be assessed, except as otherwise determined by the Town Council:

(1) *Residential water service.*

a. *Tap fee.* A tap fee shall be paid for each three thousand (3,000) square feet of developed building space as measured from the exterior walls of the building and/or two thousand (2,000) square feet of outside irrigated area.

b. *System improvement fee.* SIF's for any new development or redevelopment of property resulting in the addition of square footage shall be calculated at prices set by resolution of the Town Council and according to the following SIF Table:

SYSTEM IMPROVEMENT FEE TABLE

	Floor Area Tiers
Tier 1	0—1,500 sq. ft.
Tier 2	1,501—3,000 sq. ft.
Tier 3	3,001 sq. ft. or more

c. *Accessory unit fees.*

1. *System improvement fee.* The addition of any accessory unit, whether attached or detached from the primary structure on a property, shall be calculated as though an addition of square footage to the primary structure.

2. *Tap fee.* The addition of any accessory unit that does not require the purchase of a separate tap, but which would otherwise result in an additional SFE, shall be charged one-half (0.5) SFE.

(2) *Commercial, industrial, and irrigation water service.*

Commercial water service fees shall be assessed based upon the size of all service lines and using total water demand from all fixtures, connections, outlets, or other water uses, determined by the current section of the International Plumbing Code for metered water.

(c) In addition to the fees described above, the Town conditions new water service upon either a dedication of water rights or a payment of cash in lieu of water rights. This condition applies to:

(1) All new development or redevelopment within the Town not covered by existing taps and all redevelopment within the Town that will require an increase in water use in excess of the use covered by existing taps; and

(2) All properties not currently within the Town, as provided in Section 13-2-80 of this Article. The applicant for water service for new development or redevelopment in the Town must agree, in writing, to:

a. Dedicate water rights to the Town in an amount, legal priority, and of a quality adequate, in the judgment of the Town and its water consultants, to serve the needs of the new water use or the increase in water use not covered by existing taps; or

b. At the Town's sole discretion, pay cash in lieu of such water rights at the then-current rate set by the Town. Such cash-in-lieu payments shall be paid to the Town to be used, at the discretion of the Town, to develop and/or acquire water rights or storage for the Town or to construct or improve municipal water facilities.

The increase in water use caused by redevelopment may be as a result of increased density, increased landscaping or any other change in use of the property that increases the water demand from the pre-redevelopment demand. The applicant must provide evidence, acceptable to the Town, regarding the amount of water required by the proposed use. The applicant shall be required to pay the Town for all legal, engineering and other costs incurred or which may be incurred by the Town to evaluate the application and implement this Section or to adjudicate any Water Court application necessary to provide water service to the new development or redevelopment within the Town. Such agreement shall be made a covenant running with the land.

(d) Letter of Service. Acceptance of an application is conditioned upon issuance by the Town of a Letter of Service as described in Section 13-2-10.

(e~~d~~) Should any information disclosed on the application prove at any time to be false, or should the applicant omit any material information, the Town shall have the right to:

(1) Reassess the tap fee originally charged to the rate current at the time of discovery by the Town of the false or omitted information;

(2) Disconnect the service in question;

(3) Back-charge the customer for the water-using unit in question for tap fees and/or service fees that may be due and owned; and/or

(4) Charge any other additional fee or penalty specified in this Chapter. Any reassessment, penalties or other additional fees, charged with interest at the maximum legal rate on the entire balance upon and from the date of the original application, shall be due and payable immediately.

(fe) Unless otherwise agreed by the Town in writing, the customer shall pay a monthly water service fee commencing upon the earlier of:

(1) The use of water at the site;

(2) Two (2) years from the Town's issuance of the tap for the water-using unit or property;

(3) Expiration of the building permit issued for the water-using unit; or

(4) Issuance of the certificate of occupancy or temporary certificate of occupancy for the water-using unit.

Monthly service fees commencing under Subparagraphs (e)(1) through (e)(3) above shall be at the base rate, unless the Town Council has established another rate by resolution. Monthly service fees commencing under Paragraph 13-2-20(e)(4) above shall be at the metered water rate.

Editor's note(s)—Ord. 2-2018, §5, adopted May 2, 2018, amended §13-2-20 in its entirety to read as herein set out. Former §13-2-20 pertained to application and tap fee payment; water dedication or payment of cash in lieu of water rights and derived from Ord. 15-2008 §1.

. . .

Sec. 13-2-60. Connections; maintenance and operations; terms generally.

(a) No person shall make a tap or connect onto the water system of the Town, either within or without the Town, without first submitting an application and obtaining written approval of the application by the Public Works Director along with a Letter of Service pursuant to Section 13-2-10. Tap and service connections are approved for specific uses, as stated on the application. The Public Works Director may conduct an inspection in accordance with Section 13-1-70 of this Chapter, to identify any unauthorized use for which the customer is subject to a fine in accordance with Sections 13-1-110 and 13-2-120 of this Chapter.

. . .

Sec. 16-21-120. Provisions of general applicability.

Application forms. All applications for development permits shall be submitted with the applicable Town forms, which shall be available from the Planning Department. No application shall be considered complete for review unless the requested numbers of copies of all required materials, twelve (12) minimum, are submitted in sufficient detail for the Planning Director to determine whether the application complies with the substantive requirements of these Land Use Regulations.

Water Service. The Town shall not consider an application complete for review unless the applicant has obtained a Letter of Service from the Town for connection to the Town's water distribution system pursuant to Section 13-2-10(c).

. . .

Sec. 16-21-170. Minimum contents of application.

The application shall be submitted in a form established by these Land Use Regulations and made available to the public. All applications shall include, at a minimum, the following materials:

(1) Applicant's identity. The applicant's name, mailing address, telephone and fax number. If the applicant is to be represented by an agent, a letter signed by the applicant granting power of attorney to the agent shall be submitted, authorizing the agent to represent the applicant and stating the representative's name, mailing address, telephone and fax number.

(2) Legal description. The legal description and street address, if such exists, of the parcel on which development is proposed to occur.

(3) Disclosure of ownership. A disclosure of ownership of the parcel on which the development is to occur, listing the names of all owners of the property and all mortgages, judgments, liens, easements, contracts and agreements that run with the land. The disclosure of ownership may be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion or other documentation acceptable to the Town Attorney.

(4) Vicinity map. An eleven-inch-by-seventeen-inch vicinity map, locating the subject parcel within the Town.

(5) Written description. A written description of the proposal and an explanation in written, graphic or model form of how the proposed development complies with the review standards applicable to the application.

(6) Environmental impact report, when applicable.

(7) Adjacent property owners. A list of all adjacent property owners, compiled by the applicant using the most recent county ad valorem tax rolls (as available from the County Assessor), is required for all applications and shall be submitted to the Town Planner as part of the application for development. In addition to submitting a written list, the applicant shall also submit the addresses on adhesive labels or in the form of preaddressed envelopes.

(8) Water Service. Letter of Service from the Town for connection to the Town's water distribution system pursuant to Section 13-2-10(c).

(9~~8~~) Additional requirements. Submittal requirements as outlined in the specific development permit section of these Land Use Regulations.

. . .

Sec. 16-21-615. Design Review applications.

(a) Purpose. The purpose of a Design Review is to ensure that all new development and major redevelopments in the Town are constructed in a manner that complies with the adopted regulations of the Town.

(b) Applicability. All major construction must receive Design Review approval from the Design Review Board prior to the issuance of a building permit. Major construction is defined as all new construction projects and any building addition that increases the building footprint and/or square footage of an existing structure.

(c) Application requirements. In addition to the requirements of Section 16-21-170, the following information must be submitted for a Design Review application.

(1) Application form and fee. Application fees are set annually by the Town Council.

(2) A boundary survey, with a stamp and signature (or electronic equivalent) of a licensed surveyor, that includes the following information:

a. Date of survey (survey date must be within six (6) months of the project application date).

b. Right-of-way and property lines; including bearings, distances, and curve information.

c. Labeled ties to existing USGS benchmark.

d. Property boundaries to the nearest one-hundredth (0.01) 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.

e. All existing easements recorded with the County Clerk and Recorder. Include bearings and distances.

f. 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.

g. Topographic conditions at two-foot contour intervals.

h. Existing trees or groups of trees having trunks with diameters of four (4) inches or more.

i. Rock outcroppings and other significant natural features.

j. 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.

k. Environmentally sensitive areas or areas of natural hazards, where applicable (i.e., rock fall, wetlands, or floodplain).

l. Watercourse setbacks and floodplain information, if applicable. Show centerline and edge of stream or creek in addition to the one hundred-year floodplain, as well as the required stream setback from the ordinary high-water mark.

(3) A scaled site plan showing the following information:

a. Property line locations and dimensions based on a current boundary survey of the property.

b. Setback lines.

c. Existing and proposed easements.

d. Existing and proposed buildings, including sheds and enclosures. Include decks, patios, and balconies. Indicate the building footprint and the outside face of exterior walls, inclusive of all cantilevered elements of the building, with a solid line and the roof/eave edge with a dashed line.

e. Height elevations of all roof ridgelines and/or the top of all flat roof elements, as well as the mid-point of all sloped roof elements.

f. Driveways and parking areas. Indicate finished surface, heated or unheated, grade, percent slope, dimensions, turning radii and spot elevations at the property line.

g. Identify all slopes between thirty percent (30%) and forty percent (40%), as well as any slopes in excess of forty (40%) percent.

h. Existing and proposed retaining walls including materials and spot elevations.

i. Existing and proposed fences (including height and materials).

j. Waterbodies, stream setbacks from the ordinary high-water mark, and floodplain information according to a current survey of the property, if applicable to the subject property.

k. Snow storage areas denoted with hatching and showing corresponding area (expressed in square feet) as a percentage of overall site area.

l. Sidewalks and walkways.

m. All areas of lot and impervious coverage denoted with hatching and showing corresponding area (expressed in square feet) as a percentage of overall site area.

(4) A grading and drainage plan that includes the following information:

a. Existing contours. Existing two-foot contours must be provided for all areas proposed to be disturbed as a result of the project proposal. Contours for undisturbed areas must be shown when drainage in those areas impacts the disturbed area, or vice versa.

b. Proposed contours. Proposed two-foot contours for all disturbed areas must be shown and must demonstrate positive drainage.

c. 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.

d. 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.

e. 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.

f. Drainage facilities. Proposed drainage facilities, such as French drains or culverts, must be shown.

g. Retaining walls. Retaining wall details are required and must include drainage details. Note top- and bottom-of-wall elevations shall be shown at each location where the retaining wall steps up or down, and shall include the tallest point of the retaining wall.

(5) Building elevations and proposed architectural detailing for all sides of the proposed structure(s), indicating type, size, and texture of all exterior materials, as well as building heights, setback lines, locations of exterior lighting fixtures and roof and building drainage system (i.e., gutters and downspouts).

(6) Color chips and/or a materials board shall be required for all projects.

(7) A landscaping plan pursuant to the Town of Minturn Landscape Standards shall be provided, if applicable.

(8) Floor plans of all levels of any proposed structure(s) indicating the proposed uses and dimensions of all interior space shall be included. For additions to existing structures, floor plans must be provided for the existing building as well as all proposed additional floor area.

(9) Reflected ceiling plans if applicable, showing exterior lighting (recessed or can lighting) within soffits.

(10) Multi-family and commercial developments may require one (1) or more of the following: a three-dimensional model of the proposed project and adjacent buildings to scale; a three-dimensional architectural model including adjacent structures; and a two-dimensional photo illustration of the proposed building in relation to adjacent structures.

(11) Property corners shall be staked and remain in place throughout the public hearing process.

(12) Such additional information as the Planning Department or Design Review Board may require.

(13) Water Service. Letter of Service from the Town for connection to the Town's water distribution system pursuant to Section 13-2-10(c).

(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 Town of Minturn Design Standards and Guidelines.

(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 Town of Minturn Design Standards and Guidelines.

(4) Conditions of approval. The following conditions shall apply to all projects approved by the Design Review Board:

a. No changes to an approved plan or design may be made without the written consent of the Town staff. Town staff reserves the right to forward any change to the Design Review Board for final approval.

b. Design Review Board approval does not constitute a permit for building.

c. Design Review Board approval shall not become valid for twenty (20) days following the date of approval, pursuant to Section 16-21-110(b)(3) and Section 16-21-700.

d. Approval of this project shall lapse and become void one (1) year following the date of final approval unless a building permit is issued and construction is commenced and is diligently pursued toward completion. A maximum of one (1) one-year extension may be granted at the request of an applicant.

(e) Construction process.

(1) Building permit required. Once an application has been approved by the Design Review Board, the applicant may apply for a building permit. A building permit shall be submitted in substantial compliance with plans approved by the Planning Commission and shall be reviewed by the Building Official for compliance with all applicable codes and laws enforceable by the Town of Minturn.

(2) Pre-construction meeting and inspection required. Once a building permit has been issued, and prior to any construction activity being authorized on the subject property, a pre-construction meeting is required to be held at the subject property. The purpose of the pre-construction meeting is for the contractor (General Contractor and/or Owner's Representative of record with the Town) to familiarize themselves with the Town's construction regulations, inspection process, and requirements. This is also a time for Town staff to inspect the pre-construction conditions of the subject property and to verify limits of disturbance along with any required erosion control measures.

(3) Foundation inspection required. After any foundation has been poured and foundation work has been completed, and prior to scheduling a foundation inspection, an Improvement Location Certificate (ILC) verifying the location of the foundation must be submitted to the Building Official. Construction may not proceed until the location of the approved foundation has been verified by the Building Official as part of the foundation inspection.

(4) Framing inspection required. After the framing of the structure(s) has been completed, and prior to scheduling a framing inspection, an Improvement Location Certificate (ILC) verifying the location of all

roof ridge height(s) and locations of all exterior walls of the structure relative to required setbacks and property boundaries must be submitted to the Building Official. Construction may not proceed until the location and the extents of the structure(s) have been verified by the Building Official as part of the framing inspection.

(5) TCO inspection required. At the completion of the project, a Temporary Certificate of Occupancy (TCO) inspection shall be required. An updated Improvement Location Certificate showing all new improvements on the site, shall be submitted to the Building Official prior to scheduling a TCO inspection.

(6) CO inspection required. The final step in the construction and inspection process is the final Certificate of Occupancy inspection.

(Ord. 2-2012 §1; Ord. 4-2023 §2)

. . .

Sec. 17-1-110. Water service connection – general applicability.

No person may submit an application pursuant to this Chapter without first having obtained a Letter of Service from the Town for connection to the Town's water distribution system pursuant to Section 13-2-10(c).

To: Mayor and Council

From: Scot Hunn, Planning Director

Date: February 28, 2025

Agenda Item: Live Stream Setback Regulations and Enforcement Discussion

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Background:

Section 16-2-50(B) – *Live Stream Setback*, of the Minturn Municipal Code (MMC) has been in effect since 1999. The regulation generally prohibits human made improvements and disturbance within the 30-foot setback area – measured horizontally from the ordinary high water mark of any live stream, river, or creek - and requires that only "natural" plantings be allowed to grow within that area. Here is the regulation and definition of "Ordinary High Water Mark" for reference:

(b) Live stream setback. A strip of land measured horizontally from the ordinary high water mark on each side of any live stream, river, or creek shall be protected in its natural state free from human made structures or other improvements and appurtenances, and vegetated with natural riparian vegetation. If necessary to protect the live stream, river or creek, additional setback distances may be required by the Planning Commission. The following exceptions may be considered by the Planning Commission and/or the Town Council on a case-by-case basis:

(1) Underground utilities may be located in the live stream river or creek setback; provided, however, that there is no practical alternative location for such utilities, and that plans and/or reports related to proposed disturbance within the setback area are prepared by qualified professionals showing limits of disturbance, erosion control measures and revegetation are approved by the Town Council.

(2) Roof overhangs may project a maximum of eighteen (18) inches into the live stream setback if the Planning Commission determines that such encroachments do not detrimentally impact the proper, natural functioning of the protected live stream setback area. (This provision was added in 2023).

Ordinary high water mark means that line on the bank established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris or other appropriate means that consider the characteristics of the surrounding areas.

Historically, the Town has been able to enforce this regulation upon review and approval of new homes along the Eagle River, or upon review of proposed development projects along Cross Creek, Game Creek, or Grouse Creek. For example, plans for new homes include landscape plans showing tree and shrub species as well as areas of natural or "native" seeding as well as areas where sod or seeding of grass is planned. For projects along a stream, river, or creek, this allows staff to identify areas within the 30-foot setback and to determine if proposed planting or seeding is appropriate.

However, once projects are completed and the Town has finalized its building permit inspection process, some residents along the river modify their landscaping within the 30-foot setback area by removing vegetation (cutting trees or other riparian vegetation); by mowing or manicuring areas previously approved as "native" grass; or constructing improvements such as pathways or small patios/seating areas within the setback area.

The Town has historically approached code enforcement on a complaint basis; meaning the Town has not proactively identified or pursued enforcement of violations within the 30-foot setback, choosing, instead, to respond to complaints on a case-by-case basis. The Town has also had difficulty enforcing the regulation due to limited resources (lack of code enforcement personnel and/or competing enforcement priorities).

Recent Complaints:
The Town periodically receives complaints about live stream setback violations. In the past, the Town has acted on such complaints by inspecting properties and, depending on the case and the severity of a violation, has required removal of unauthorized encroachments and/or restoration of disturbed areas.

The Town received complaints in late 2024 regarding apparent violations within the 30-foot setback along the Eagle River, including alleged human made improvements, planting/manicuring of non-native or non-riparian species, and the cutting/removal of natural riparian vegetation. In response to those complaints, staff has initiated investigations which may not be completed until late spring or early summer 2025 when the snowpack has receded and areas within the 30-foot setback can be accessed.

Next Steps:
While staff continues its investigations, the Town Council has directed staff to facilitate a discussion to address the current live stream setback regulation, recent complaints, enforcement alternatives, and other best practices that the Town could pursue to enhance river and riparian area health and protection.

The Town has invited Peter Wadden, Town of Vail Watershed Health Specialist, and Peder Franson, Eagle River Coalition Watershed Restoration Manager to join the Town Council discussion on March 5th to share their experience around river and riparian area setback enforcement, restoration, protection, and best practices.

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

February 28, 2025

Minturn Town Council
PO Box 309
Minturn, CO 81645

Re: Taylor Avenue Reconstruction
Main Street Pedestrian Improvements
Design Criteria Recommendations
Project No. 24-0060

This letter is an update to Town Council for the Taylor Avenue capital improvement project. Two meetings were held to allow the Taylor Street residents the opportunity to discuss concerns regarding the resurfacing of Taylor Avenue. The first was the September 18, 2024 Town Council Meeting and an Open House held at Town Hall on January 9, 2025. There were approximely15 residents who attended the open house and Cindy Krieg (Economic Development/Deputy Clerk) heard from several residents after the Open House meeting

Our notes from the Town Council and the Open House meetings (including the subsequent comments) are attached. Our letter is our understanding of neighborhood concerns and will provide a framework for the Council to direct final design parameters.

Northern Extent of Taylor Avenue Reconstruction:
The southeast limit of the Taylor Avenue reconstruction is the intersection with Minturn Road in front of the Minturn Towne Homes. Our understanding was to end construction at the north end of the Taylor Avenue public right of way. The right of way ends at the north property line of Lot 12 of the Taylor Addition (568 Taylor). Please refer to the partial plan below. At public meetings, several property owners spoke up and said public access extends beyond this point and feel road improvements should extend further uphill to the limits of public access (beyond the right of way).



Minturn Town Council
Re: Taylor Avenue Reconstruction
Main Street Pedestrian Improvements
Design Criteria
Project No. 24-0060

Action Item:
The Town needs to confirm the northerly extent of the repaving project.

Paving Private Driveways:
Several residents asked if the Town would pay for, facilitate, or provide incentives for paving private driveways. At the neighborhood meeting, we informed residents the current plan only included paving within the Taylor Avenue right of way, and suggested the Town could facilitate a meeting with the selected contractor and interested neighbors to negotiate private contracts for private driveway construction while the Taylor construction is underway. This approach would keep the Towns contracted scope of work under its insurance liability and may reduce costs for each owner by eliminating additional contractor mobilization and taking advantage of bulk pricing.

Action Item:
The design will include paving a five foot (5.0) asphalt apron at each driveway to facilitate blending the new roadway to existing driveways. Additional pavement and associated costs beyond that would be an additional cost and Town decision.

Taylor/Minturn Road Intersection:
Residents noted the Taylor Avenue intersection with Minturn Road is steep and skewed. It should be noted the skew angle was established with the Final Plat of the Taylor Addition in the 1900's.

- The skew angle of this intersection is approximately 42 degrees, which does not meet design standards. The American Association of State Highway and Transportation Officials (AASHTO), which is considered the industry standard guideline, recommends a maximum skew angle of 75 degrees. The smaller angle restricts a southbound driver from seeing and reacting to approaching vehicles coming from the north along Minturn Road.
- AASHTO recommends existing intersections with an acute skew (less than 75 degrees) should ideally have the skew angle corrected. If improving the skew is not possible, alternative measures should be considered such as modifying the intersection to right in right out access on the skewed leg.
- The existing slope of Taylor Street is about 7.0% coming into the intersection. To meet design requirements the road should be no more than 4.0% (flatter) at the intersection for the first forty-feet (40.0'). If the intersection approach is reduced to 4.0% the balance of Taylor Street coming into the intersection will exceed Minturn Municipal Code (MMC) requirements and the road surface will not align with existing driveways.

Minturn North studied the relocation of Taylor to correct both the slope and skew angle (below). This requires the intersection at Minturn Road to be raised approximately six (6) feet, which will create access issues with connecting driveways at the Minturn Towne Homes.

Minturn Town Council
Re: Taylor Avenue Reconstruction
Main Street Pedestrian Improvements
Design Criteria
Project No. 24-0060



Neighbors asked if something could be done on a smaller scale such as restriping to improve the intersection. The existing asphalt does not have sufficient width to effectively restripe the existing lines to straighten the intersection. Improving Taylor Avenue will require relocating the intersection with Minturn Road. We looked briefly at straightening Taylor Avenue for a short distance at the intersection. This appears possible but will require right of way to be taken from the Ton Tract C, placing considerable fill material and extensive utility relocation.

Action Item:
The Town needs to decide if there will be additional investigation of the Taylor Avenue/Minturn Road intersection.

Realign Taylor Avenue away from Building C of the Minturn Towne Homes.
Residents pointed out Building C of the Minturn Towne Homes is too close to the Taylor Avenue pavement. The driveways are short and large vehicles parked in the driveway encroach into traveled way. They suggested moving the pavement north into the Town's Parcel C to be able to lengthen the driveways.

- Relocating the asphalt will require widening the right of way into Parcel C. The ground surface falls off steeply at the edge of the pavement and moving the roadway will require extensive fill material and regrading.

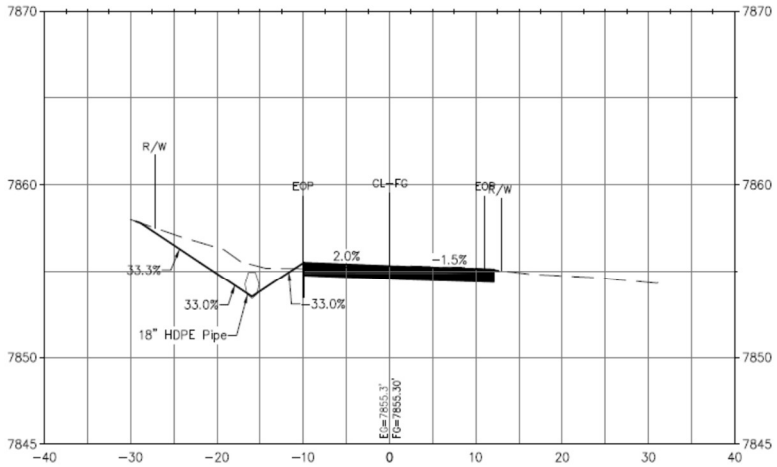
Minturn Town Council
Re: Taylor Avenue Reconstruction
Main Street Pedestrian Improvements
Design Criteria
Project No. 24-0060



Action Item:
The Town needs to decide if they want to allow the encroachment into Parcel C and incur the additional reconstruction costs.

Drainage Considerations:
The mountain hillside above Taylor Avenue produces significant runoff, with both surface and subterranean flow, particularly during spring runoff. The existing street slopes to the west and water is allowed to flow over the street. There are a few culverts which collect water and direct drainage under the road. Water damages asphalt paving through frost action and damaging the subgrade. The typical design for a road in a similar location would include a roadside ditch to collect water with culverts to control the flow of water below the roadway.

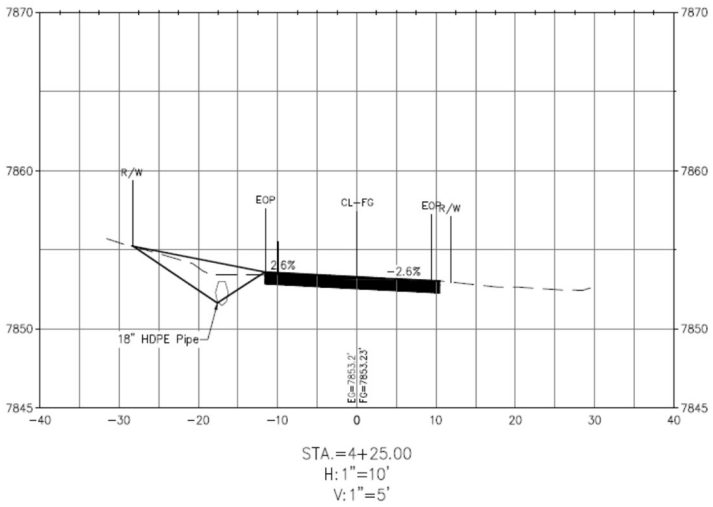
Residents would like to preserve on-street parking on the east side of Taylor and felt a ditch or shallow swale would preclude parking. A drainage ditch will preclude parking and require culverts to be installed under each driveway. A sample cross section is shown below.



STA.=4+00.00
H: 1"=10'
V: 1"=5'

Minturn Town Council
Re: Taylor Avenue Reconstruction
Main Street Pedestrian Improvements
Design Criteria
Project No. 24-0060

Taylor Avenue residents would prefer the drainage to continue to sheet flow across the surface of the Taylor Avenue roadway. This would be accomplished by sloping the roadway to the west and bringing the adjoining grading up to the surface of the road. If this alternative is selected, we recommend thickening the east edge of the asphalt to stiffen and minimize water from entering the roadbase. Existing culverts and storm sewer crossings will be inspected and repaired or replaced. Additional inlets and culverts will be added at locations necessary to promote drainage flow.



Action Item:
We need guidance from the Town on the preferred roadway section and drainage improvements.

Width of the roadway:
Residents would like the road to remain in its current location on the west side of the right of way to preserve on-street parking in front of the existing homes. The existing asphalt is approximately 25 feet wide, and the neighborhood would like to maintain the 25 foot width.

- The Town has approved narrowing travel lanes to 10 feet to promote traffic calming. The approval for Minturn Road is 22 feet of asphalt with 10 foot travel lanes.

Action Item:
Please provide guidance for the width of the roadway.

Traffic Calming.
There is concern for slowing traffic and the neighborhood would like to see speed dips installed at the locations where dips in the road already exist. Locations identified include 484 Taylor (Sta 6+50); 392 Taylor (Sta 10+50); 292 Taylor (Sta 15+50); and 232 Taylor (Sta 18+25).

A "speed dip" is a depression in the road and a "speed hump" is a raised section of pavement. Both are typical additions used to control speed, with the key difference being that a dip forces drivers to slow down by going through a low point, and a hump forces drivers to slow down driving over a raised obstacle. "Speed humps" are generally considered the preferred method for traffic calming as they are less

Minturn Town Council
Re: Taylor Avenue Reconstruction
Main Street Pedestrian Improvements
Design Criteria
Project No. 24-0060

jarring to vehicles and easier to see than dips. The residents feel the speed dips are more appropriate and will help transmit drainage across Taylor. Speed dips will lose effectiveness when they fill with ice and snow. The difference can be seen in the pictures below:



Speed Dip



Speed Hump

Action Item:
Please provide direction on the use of speed dips.

Parking for the Minturn Mile:
The Minturn North development agreed to construct 54 perpendicular parking spaces between Fourth Street and the northerly limit of Taylor Avenue. Construction has started and the parking is in use. Residents are concerned there are too many spaces, many are too steep, with vehicles getting stuck regularly. Residents would also like the spaces restricted to daytime use for recreation activities.

- Residents suggest limiting the perpendicular parking area from roughly 564 Taylor to 560 Taylor; switching to parallel parking to 534 Taylor. The limits are marked on the map included with the Neighborhood Meeting Notes.

Action Item:
Does the Town wish to make changes to the parking for the Minturn Mile?

Drainage and Grade at Minturn Town Homes
The residents are concerned about the profile of Taylor Avenue near the intersection of Lions Lane. There is a roadway crest ("hump") in the road at the intersection that reduces the the driver's sight distance. It was suggested to either lower or raise Taylor Avenue north of this area. Lowering the roadway crest will increase the slope of Lions Lane and is not a good solution. We are told vehicles slide through their stop sign at Taylor Avenue now and a steeper slope will exacerbate the current problem. Neighbors suggested adding fill to the north side of the crest area The placement of additional fill material would need to be analyzed to assure it does not interfere with access to existing driveways.

Minturn Town Council
Re: Taylor Avenue Reconstruction
Main Street Pedestrian Improvements
Design Criteria
Project No. 24-0060

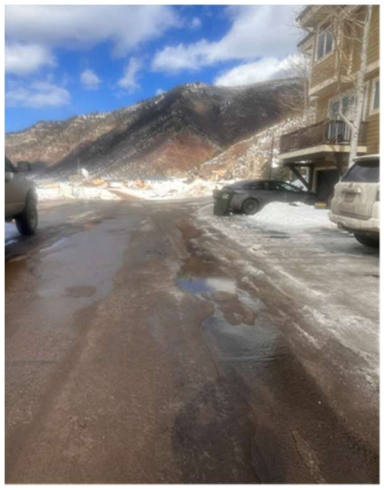


Action Item:
The Town needs to consider the request and provide direction.

Minturn Towne Home Drainage

We met with representatives of the Minturn Towne Homes HOA to discuss drainage concerns. The existing storm sewer backs up and they are requesting a larger public storm sewer be constructed as a part of the Taylor Avenue improvements. The request can be summarized as follows:

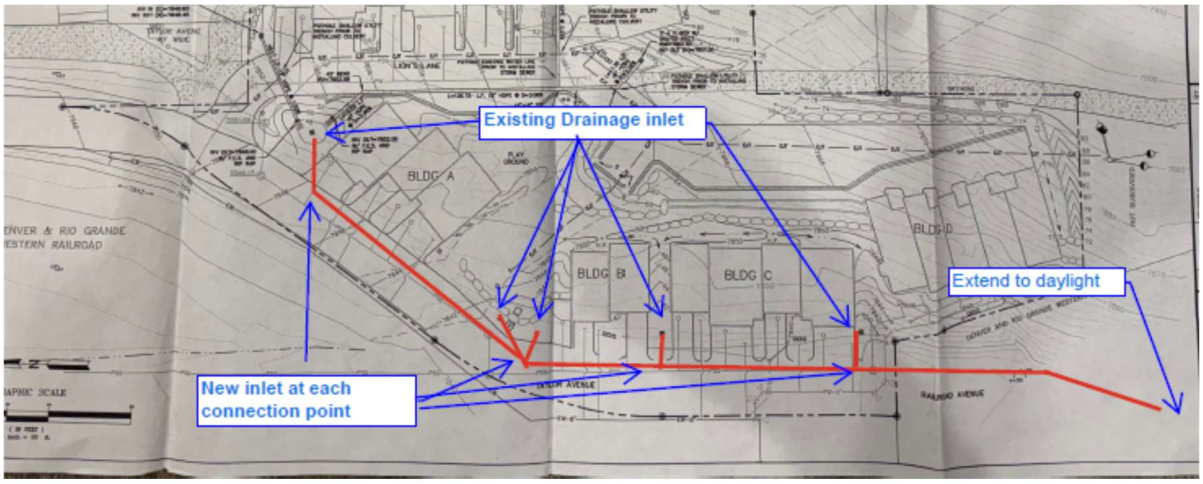
- Replace the private storm sewer with a new, larger diameter storm sewer Mainline from the retention pond at the corner of Lions Lane and Taylor Avenue to the point of discharge of the existing storm sewer near the Railroad signal on the east side of the Railroad Avenue crossing. (The actual location would need to be located after the snow melts).
- The new storm sewer would have inlets along the edge of the existing road to collect water flowing along the roadway. These inlets will not collect all the water shown in the example photographs below. These are often caused by small ice dams during freeze/thaw events or pavement irregularities and would require a heated concrete pan to eliminate them.





- The new public storm sewer would be connected to new, larger inlets at the location of the existing inlets.

Minturn Town Council
Re: Taylor Avenue Reconstruction
Main Street Pedestrian Improvements
Design Criteria
Project No. 24-0060



Action Item:
The Town needs to decide if the storm sewer improvements will be added to the scope of the Taylor Avenue roadway improvements and incur the associated construction costs

We are requesting direction for these action items to proceed with preparing the design, cost estimates for budget, and construction documents.

Thank you,
Inter-Mountain Engineering

Jeffery M. Spanel PE

CC: Katie Sickle, Cindy Krieg, Madison Harris, Brad Stempihar

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors

Taylor Avenue Resurfacing
Open House
January 9, 2025

Purpose:
The purpose of tonight's meeting is to gather information from the neighborhood to suggest design parameters for resurfacing Taylor Ave. Inter-Mountain will summarize the comments and report to the to the Town Council for final direction.

Town Representatives:
Cindy Krieg, Deputy Town Clerk
Jeffery M. Spanel PE, Town Engineer,

Notes from Town September 18, 2024 Council meeting:

Design requests:
- Do not straighten roadway – repave in current location.
- Road section:
  - No curbs or sidewalks
  - Asphalt no wider than existing – narrower preferred for speed control.
  - Prefer speed dips (not humps) for traffic calming.

Parking:
- Trailhead – 54 spaces proposed.
  - Concern that it may be too much parking.
  - Concern about Minturn North residents use for guest/overflow parking.
  - Gravel parking on the east side of roadway should remain.

Drainage:
- Concerns regarding specific drainage crossings – need to identify locations.

Other:
- Would like to see overhead electric buried as part of the project.

Driveway paving:
- Several residents inquired about having driveways paved as a part of the project.
- Roadway beyond 569 Taylor is private and not part of Taylor Ave. Paving would be a private improvement.

Taylor St. Repaving Open House – Meeting Notes.

January 9, 2025

Meeting directed by Town Engineer Jeff Spanel.
Minutes taken by Cindy Krieg, Deputy Clerk.

In Attendance:

- Michael Gottino, 110 Taylor (Townhomes)
- Darin & Katie Tucholke (530 Taylor, + 480/484)
- Simon Dixon (568 Taylor)
- Bill Hoblitzell (262 Taylor)
- Stefanie Lopez (252 Taylor)
- Patricia Lopez (312 Taylor)
- Mr. & Mrs. Anthony Martinez (232 Taylor)
- Rob Gosiewski (560 Taylor)
- Kate Burchenal (264 Taylor)
- Duncan Robinson (531 Taylor)
- Kim & Hany Malek (498 Taylor)
- Burke Harrington (532A Taylor)

Discussion / Comments from Residents:

Townhomes (Michael Gottino)

- Building B & C driveways have no drainage and end up draining into the garages (garage floors are the same level as the road)
- Some residents suggested to lower the final grade in front of the Townhomes Buildings B & C (closest to curb) and move the fill dirt to in front of 232 (Existing road Goes down and back up)
- The HOA has already corrected the drainage in front of Building C
- There is a detention pond located between building C and Lions Lane. Two large pipes drain into the pond with smaller pipes draining the pond. These pipes discharge below building C.

- There were complaints that cars parked in the Building C driveways hang out into the street. Suggested Taylor be shifted North onto Town parcel to lengthen driveways.

Width of road – at the initial council meeting, some residents in the Townhomes suggested narrowing the street (Jeff recommends not going less than 22 ft) – it's tight now, per several residents. Darin and others suggested 25'. Current "average" is 25 ft but it's inconsistent.

Residents suggested to keep the Eastern side of Taylor as-is / existing, but move roadway as far west as needed.

Darin Tucholke (530) had comments regarding parking (Minturn North),and feels that the industrial-looking guardrail (at 4th Ave) looks out of place.

Lots of parking on the east side now.

Minturn North – 54 spaces of perpendicular parking (per Michelle, she mentioned that this may have already changed somewhat in the plans?... need to confirm) The Grading Permit shows 54 Parking spaces.

Residents suggested that perpendicular parking does not work there, it's too steep. Residents regularly help pull out cars that cannot back out. Suggest a few perpendicular, then parallel the rest of the way. See notes on map for clarification.

Also feel this is more parking than is needed???

No discussion of sidewalk yet (for Taylor) – the "S Curve improvements include a 5ft sidewalk starting at the Taylor / Minturn Road intersection. This is the end of the ECO Trail being constructed by Minturn North and will extend to the Saloon.

Written comments from Darin Tucholke (530 Taylor):

- *The east side of Taylor should be paved to the existing line with no drainage pan*
- *Do not pour concrete anywhere in order to save costs. The road should be tilted to the west, that will provide enough drainage into the ditch they have already made.*
- *Put 20 East - West spots up top for parking only*
- *from May 1 to November 1 allow parallel parking on the west side all along Taylor Street, no Winter parking parallel*
- *Put speed dips in the existing places only*
- *Suggest 25' width minimum*

Thank you for your consideration and including this into the report

Darin

Written comments from Katie Tucholke:

Hello Cindy - I wanted to emphasize our concern for the grading at 530 Taylor Street. As it is now, we have water pooling at the bottom of our driveway on warm days throughout the Winter which then freezes and turns our driveway into an ice-skating rink. A significant amount of that water is coming from the homes above us and it has increased as new homes were built. Snow is pushed at the end of the driveways or pushed off to the side and as the water melts it has nowhere to go but to the bottom of our driveway & our neighbors' driveways (effecting **five** driveways!). During Spring runoff we easily see 4"-5" collect at the bottom of the hill for about 4-6 weeks *every* year.

We kindly ask to have the road regraded so that the water SHEETS OFF TO THE OTHER SIDE OF THE ROAD and away from our driveways. This would be a HUGE improvement! Thank you!

Katie Tucholke

480/484/530 Taylor Street

Dips:

2 existing dips south of 4th that assist with traffic control / speed, even though they are unintentional.

Several residents commented that the dips help with speed control and they would like to see them in other areas. They also feel that they do help somewhat with drainage.

- Near 392 (helpful for any big runoff, runs heavy in the springtime), and 300 Taylor
- There is an arroyo by David Clapp's property ("Dave's Waterfall") Do we know the address? *GIS shows Clapp at 392 Taylor*
- Suggested a third dip in front of Hany's (address?) or in front of 210 / 212
- Dip location suggestions noted on the maps (see scanned copies)

Residents like the design of speed dips on Capitol St in Eagle

Jeff S. stated dips could be helpful for speed control, but will of course fill with snow in the winter

Intersection of Lions Lane and Taylor – line of sight is very difficult

- There is a "high spot" on Taylor that should be shaved off and/or the road filled north of the high point.
- What can be done about this?

Suggested a pan on the east side of Taylor to protect the asphalt

West side will have a wide ditch (Minturn North)

Simon Dixon, 568 Taylor:

Talking with neighbors, concerned about why the repaving of Taylor isn't going all the way to where it was paved before (additional 100 ft) ?

- Per Jeff, Taylor Right of Way ends at 568 Taylor and the road beyond is on private property, it's not within the public domain
- There is an easement (per Simon)
- Minturn Mile continues to get busier and busier
- Residents feel this portion of the road should be included in the Taylor repaving since there is "public use" / access

Simon's exact comments (via email) are below:

Discussed paving Taylor street to the very end ie. where it is currently paved too. This proposal had general support from the meeting and I think it should be recorded. We talked about how fire and rescue need access to the bottom of the 'Mile' and it seems odd not to repave this extra 100 feet even though the road runs across private property. Also, the town benefits people using the 'Mile' trail in winter and summer which means access across the private land. Surely there should be some 'give and take' as the marginal cost of the extra tarmac would be small.

Robert Roschman, 585 Taylor (via email):

Cindy , sorry I wasn't able to attend the discussion regarding the paving of Taylor Street. However, I'd like to voice my concern that the city is unwilling to pave and or maintain the main access to the mile. The city benefits, not only from this access as do all the city residents and visitors.

Another concern is if it's not properly maintained for emergency vehicles that may need to access the mile for a rescue or an unexpected forest fire. Colorado is always fighting fires and this access could be very important.

When we were in town this winter, I called Jay at City Hall to ask why the street is no longer being plowed by the city, and he replied that it never was. In the past, they've always plowed up to the bridge. Access to this area is important for even garbage service in the winter, and for access to any rescue . One would assume that plowing the next 50 feet would not be a big concern to the City. Can you please add my concerns to the final report? Thanks,

Robert

Cindy,
My name is Kyle Kunkle, I am one of the owners at 569 Taylor St. The road in question goes through our property and I believe we provide an easement to the city for people to access the Minturn Mile and Game Creek trail. The liability of people using our property to access the trail, especially skiing down and mountain biking down has always been of concern to us. It seems to us that that liability should not be ours. Also it seems like we should be doing everything possible to increase safety. Maintaining a good paved road may help to increase that. It is our contention that the city should have interest in paving that road and in taking liability out of our hands. Thank you for your consideration,

Kyle

Will there be an incentive to homeowners to repave their driveways? (since work will already be being done in the area, perhaps there could be discounts if multiple are done in one timeframe)?

- Per Jeff S. the Town cannot pave private driveways, but will facilitate a contract for interested homeowners with the contractor selected by the Town.

Drainage – Jeff S. stated he thinks we will need some underground crossings. There will need to be a swale or pan on the east side of Taylor to collect drainage.

Taylor/Minturn Road Intersection:

Jeff S. reminded all in attendance that Minturn North did extensive study of this intersection. Taylor is about 10 feet higher than Minturn Road and it would require over 5' of fill to correct the intersection. %' of fill will worsen the garage / drainage problem at Minturn Townhomes.

Can Lines / signage / re-striping, etc help at the junction with the County Rd – Jeff S. responded this is a difficult intersection that can't really be fixed due to grades. Need to manage / mitigate as best as possible – we will look at striping and are open to suggestions.

Bill H. – Could we take a few feet from the parcel the Town was given to give people at that corner a few feet back of their driveway – Per Jeff S, this may not be feasible. Also would not fix the intersection issues, but could provide some additional safety by keeping vehicles out of the street.

Trying to fix the angle of the intersection to make it safer is recommended.

Could you straighten out below building C of Minturn Townhomes and do a retaining wall or rock wall vs. fill?

Jeff S - This does not improve the safety of the intersection, but would provide some additional safety by keeping vehicles out of the street

Anthony Martinez – 232 – would like to request to fill / flatten out Taylor below his property.

Hany M. – Drainage issues below his property (water going across the Chadwick's and running down, also have had a river to the side of his property) – this happens in big snow years with higher runoff

Below Darin's is every year (river running along the property)

The new asphalt will need to be protected from drainage:

May require a continuous concrete pan or earth swale on the east side of Taylor to collect drainage. storm sewer crossings

Concern the swale would interfere with parking on east side of road.

Suggested an intermittent pan - North of 4th recommended by Rob G.

Per Jeff S. An intermittent pan is not feasible.

Not room for both a swale and a pan – would need to be one or the other

Need to protect the new asphalt

4th St to Townhomes is flat, it's the other ends that have the elevation / drainage issues

Below Hany M. (498) and Darin T. (530) – too steep / too dangerous for parking, can't stop coming out of driveway.

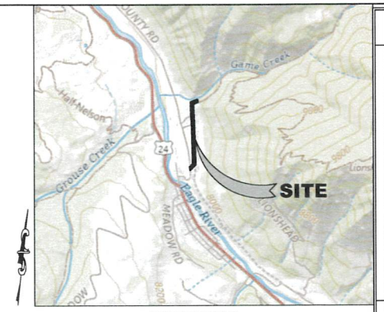
Suggest that there be no parking below, and that be used instead for snow storage

TOPOGRAPHIC MAP

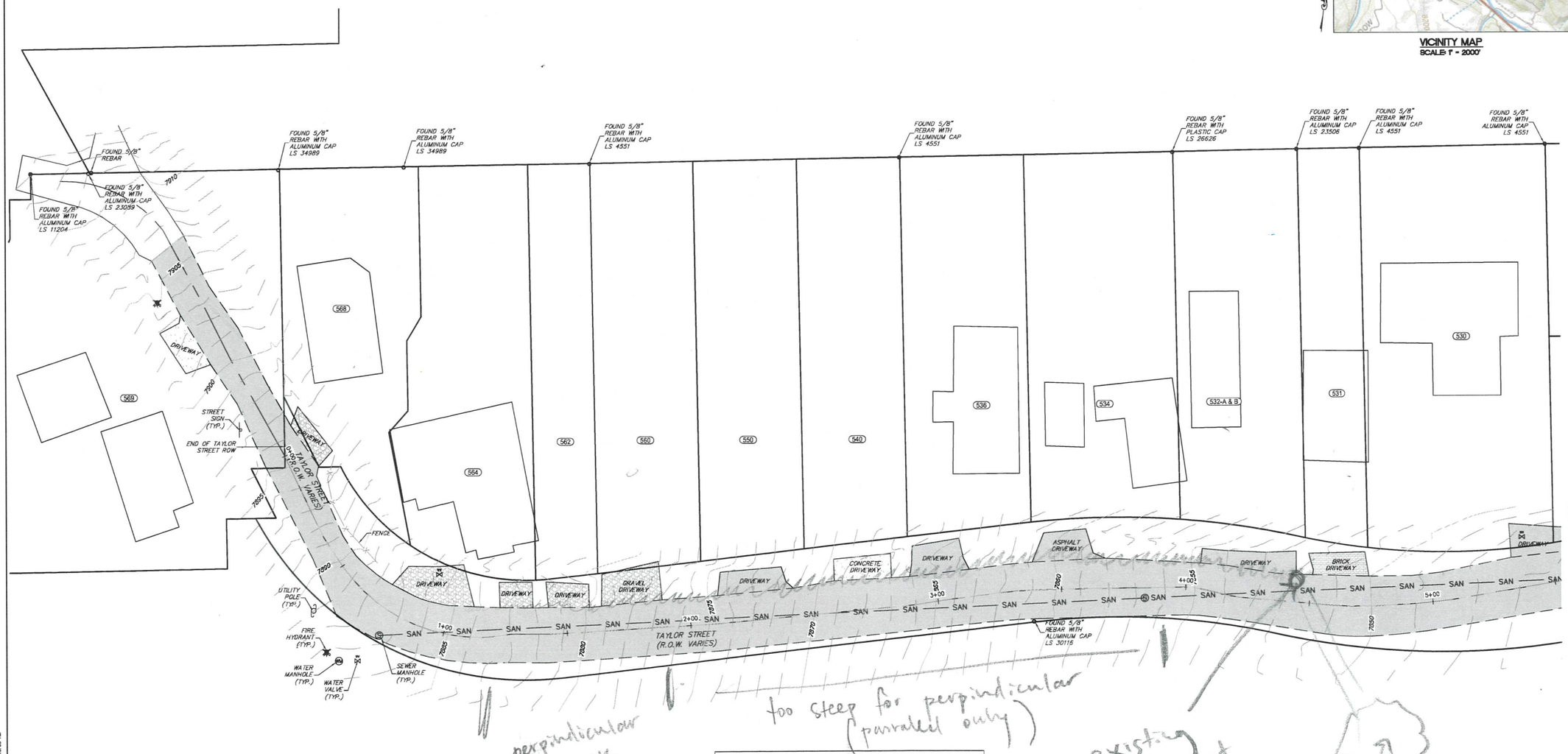
TAYLOR STREET ALIGNMENT

LOCATED IN SECTION 26, T. 5 S., R. 81 W. OF THE 6TH P.M.

COUNTY OF EAGLE, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 2000'



NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST BEARING S00°41'50"W, BOTH CORNERS A 2-1/2" GLO BRASS CAP MARKED 1942.
2. TOPOGRAPHY WAS GENERATED FROM GROUND LOCATIONS. BASIS OF ELEVATIONS: U.S. COAST AND GEODETIC MONUMENT KL0423, NAVD 88 ELEVATION = 7303.00'.
3. THE ADDRESSES POSTED ARE 210 – 232 TAYLOR STREET, MINTURN, CO. 81645 AND 101 – 136 LIONS LANE, MINTUR, CO 81645.
4. A TITLE COMMITMENT WAS NOT PROVIDED.
5. UNDERGROUND UTILITIES WERE NOT LOCATED OR SHOWN FOR THIS SURVEY.
6. THE CONTOUR INTERVAL IS 1 FOOT.
7. THE UNITS OF LINEAL MEASUREMENT FOR THIS SURVEY ARE U.S. SURVEY FEET.
8. DATE OF SURVEY: OCTOBER 23, 2024.

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LEGEND

- MONUMENT FOUND AS DESCRIBED
- MONUMENT FOUND AS DESCRIBED
- FIRE HYDRANT
- BOLLARD/GUARD POST
- SEWER MANHOLE
- TELECOM PEDESTAL
- WATER VALVE
- SEWER CLEANOUT
- UTILITY/POWER POLE
- LANDSCAPE LIGHT
- STREET SIGN
- WATER MANHOLE
- SAN — SANITARY SEWER LINE
- FENCE
- GUARD RAIL

too steep for perpindicular (parrallel only)

perpindicular OK

existing drain inlet

day light (found by Resort Concepts at request of homeowners)

0 20' 40'
SCALE: 1" = 20'

NO.	DATE	REVISION

Inter-Mountain ENGINEERING
Civil Engineers & Surveyors
301 BROADWAY, SUITE 101, EAGLE, COLORADO 81631
PH: (970)949-5072 | EMAIL: INFO@INTERMTNENG.COM

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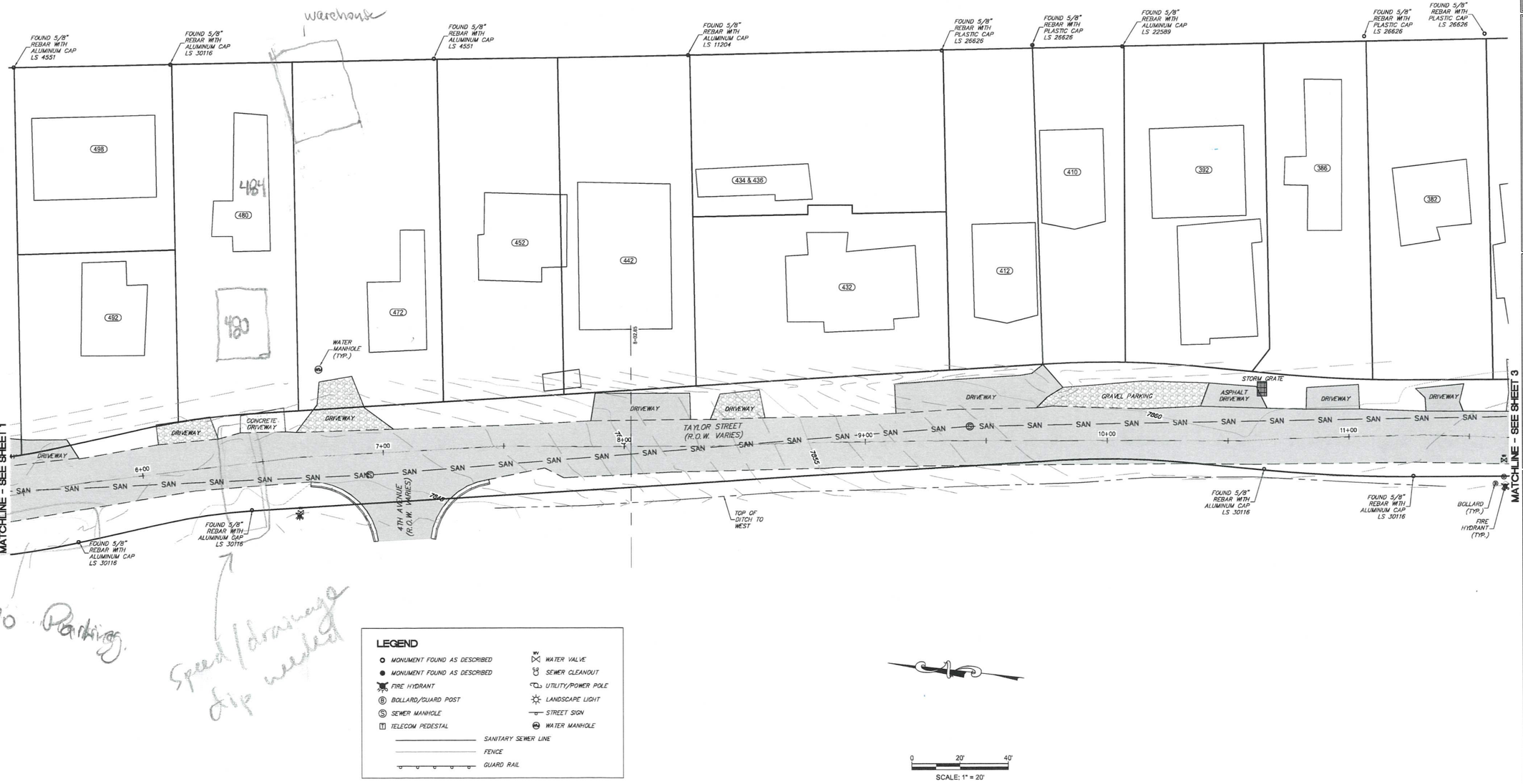
A PORTION OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 81 WEST
COUNTY OF EAGLE, STATE OF COLORADO

DESIGNED BY:	
DRAWN BY:	JG
CHECKED BY:	SF
DATE ISSUED:	12-17-24
PROJECT NO.	24-0060
SHEET NO.	1 OF 4

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TOPOGRAPHIC MAP

TAYLOR STREET ALIGNMENT
LOCATED IN SECTION 26, T. 5 S., R. 81 W. OF THE 6TH P.M.
COUNTY OF EAGLE, STATE OF COLORADO



LEGEND

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- STREET SIGN
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- SANITARY SEWER LINE
- FENCE
- GUARD RAIL

0 20' 40'

SCALE: 1" = 20'

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Inter-Mountain ENGINEERING
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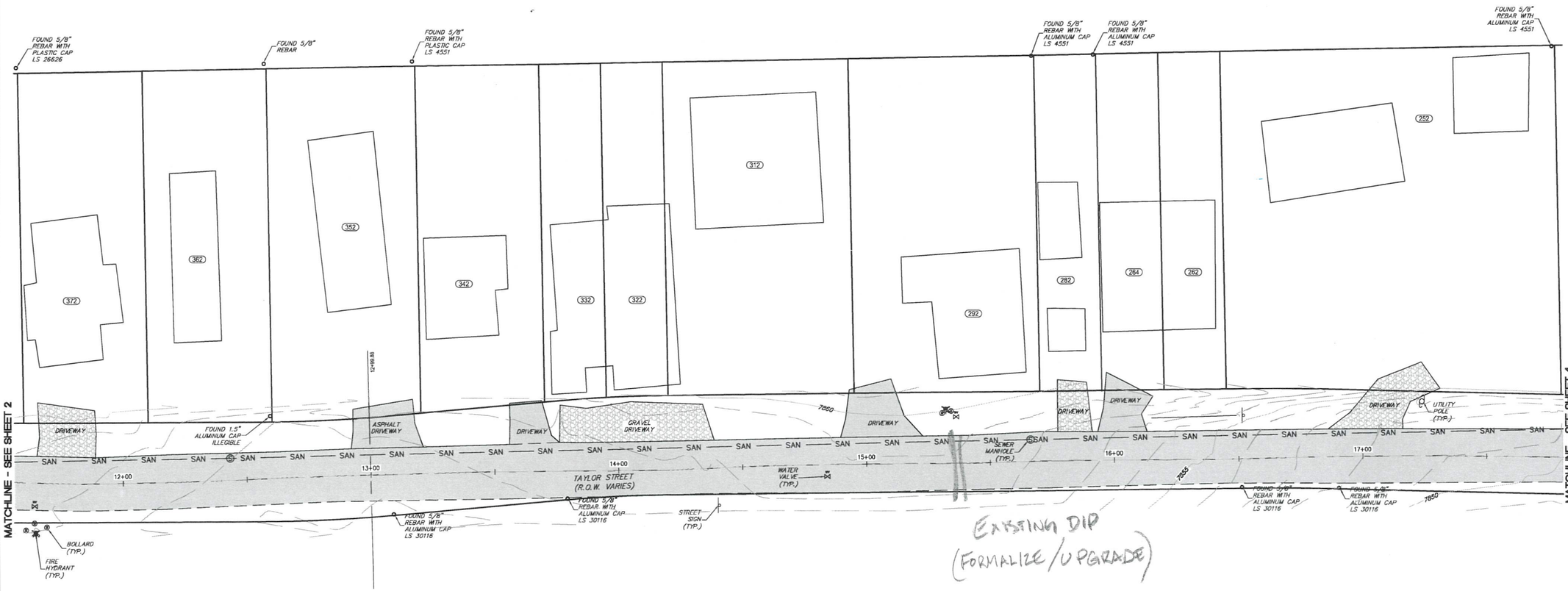
TAYLOR ST TOPOGRAPHIC MAP

A PORTION OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 81 WEST
COUNTY OF EAGLE, STATE OF COLORADO

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TOPOGRAPHIC MAP

TAYLOR STREET ALIGNMENT
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COUNTY OF EAGLE, STATE OF COLORADO



LEGEND

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0 20' 40'

SCALE: 1" = 20'

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COUNTY OF EAGLE, STATE OF COLORADO

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DATE ISSUED:	12-17-24
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SHEET NO.	3 OF 4

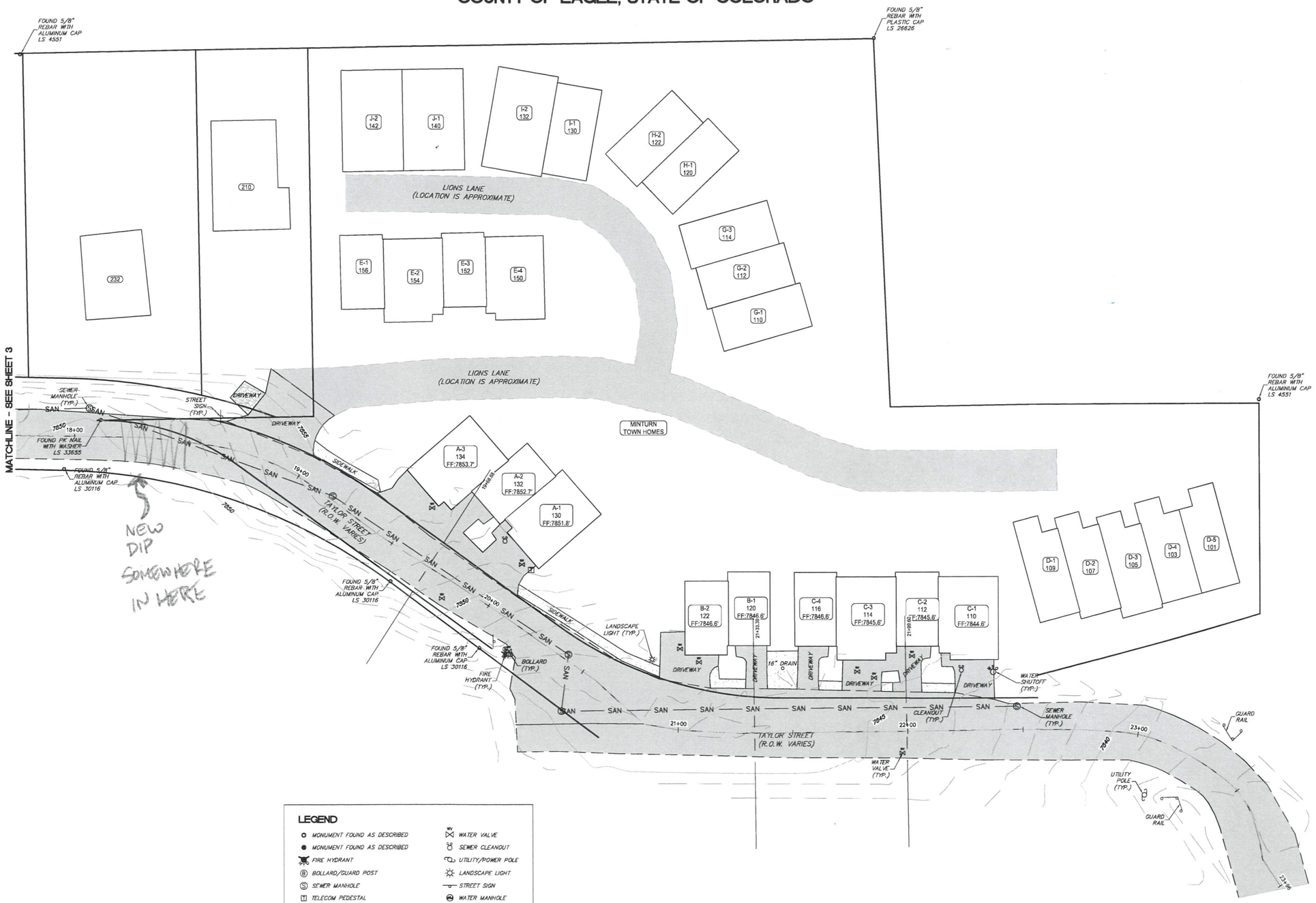
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TOPOGRAPHIC MAP

TAYLOR STREET ALIGNMENT

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COUNTY OF EAGLE, STATE OF COLORADO



LEGEND

- MONUMENT FOUND AS DESCRIBED
- MONUMENT FOUND AS DESCRIBED
- FIRE HYDRANT
- (B) BOLLARD/GUARD POST
- (S) SEWER MANHOLE
- (T) TELECOM PEDESTAL
- FF FINISHED FLOOR
- WATER VALVE
- SEWER CLEANOUT
- UTILITY/POWER POLE
- LANDSCAPE LIGHT
- STREET SIGN
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Civil Engineers & Surveyors
30 BENCH MARK RD., STE 216, P.O. BOX 978, AVON, CO 81620
970.949.0454 | 800.949.0454 | WWW.IMEINC.COM

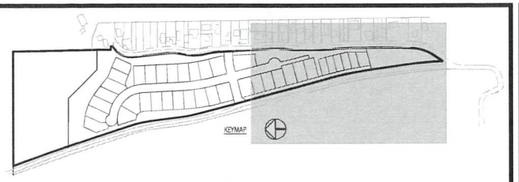
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Bou Unlimited Inc.
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE) Required Project: **TBD**

If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**

Engineer or Surveyor Seal

COLORADO LICENSED
BRIDGET STEVENS
5/1/24
19082
PROFESSIONAL ENGINEER

Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

NORTH
0 40' 80'
Scale: 1" = 40'

811
Know what's **below.**
Call before you dig.

TOWN OF MINTURN, COLORADO

Minturn North P.U.D.

Overall Site Plan
Construction Plan Set 5/1/24

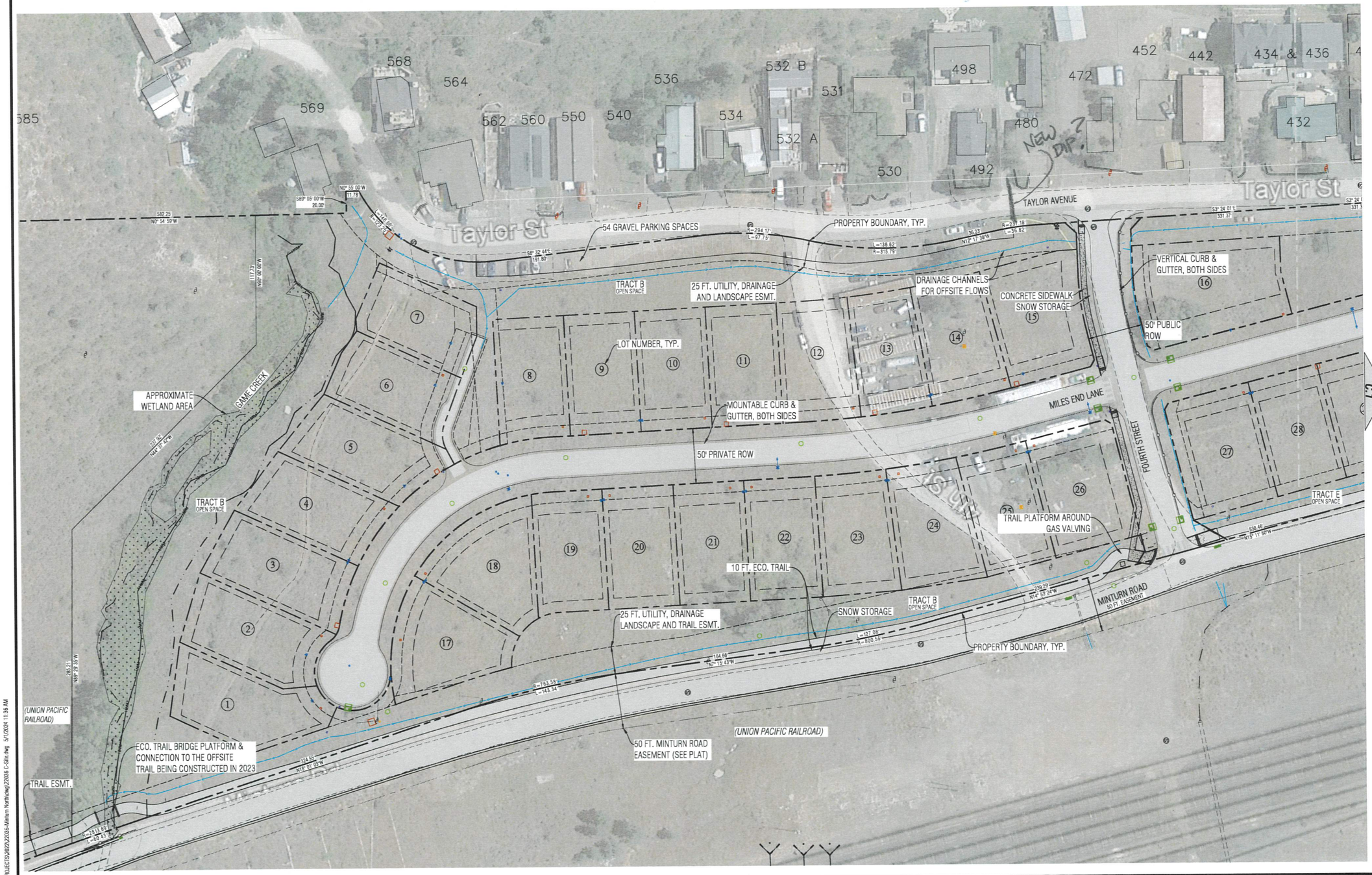
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PROJECT NO.
22036
Designer:
PAY
Drafter:
BW
Date:
12/25/22

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C.1

File Name *22036 c-site.dwg*

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Bonnie's Unlimited Inc.
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(T) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE) Required Project: **TBD**

If "Yes", SUE Certification by:
Firm: **TBD**
Job # **TBD**
Date: **TBD**

Engineer or Surveyor Seal

COLORADO LICENSED
BONNIE S. TEMPEL
5/1/24
19082
PROFESSIONAL ENGINEER

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MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720

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Minturn North P.U.D.

Overall Site Plan

Construction Plan Set 5/1/24

No.	Date	Revision	By
1.			
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PROJECT NO.
22036
Designer:
PAH
Drafter:
BUI
Date:
12/25/22

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File Name: 22036 c-site.dwg

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Town of Minturn
301 Boulder St #309
Minturn, CO 81645
970-827-5645
council@minturn.org
www.minturn.org

FUTURE MEETING AGENDA ITEMS

Below reflects proposed topics to be scheduled at future Town Council meetings and is informational only. Dates and topics are subject to change.

March 19, 2025

- SS4A Update - Stolfus Engineering
- Resolution __ - Series 2025 A Resolution Appointing Planning Commission Members – Harris
- Ord 04-2025 (second reading) an Ordinance codifying the water moratorium
- Highlands Parcels Discussion - Hunn
- Eagle County Housing Update & Minturn Local's Housing Policy Discussion - Hunn

April 2, 2025

- Nelson St/Williams Ave Traffic flow, heat exchange project & paving discussion
- Resolution __ - Series 2025 A Resolution Renewing the Xcel Energy Franchise Agreement – Brunvand

April 16, 2025

- Resolution __ - A Resolution Approving the Updated Town of Minturn Employee Handbook – Brunvand

Dates to be Determined:

- Ordinance __ - An Ordinance Adoption of the 2024 Model Traffic Code – Legal/Krieg
- Ordinance __ - An Ordinance to add new Colorado Traffic Violation (Prohibits drivers from holding or handling their phones while driving, including at stoplights). – Legal/Krieg
- Discussion/Direction – Wildlife Migration Corridor/Winter Habitat Area and Approved Windows for Construction – Hunn/Harris