



MINTURN PLANNING COMMISSION
Minturn Town Center, 302 Pine Street
Minturn, CO 81645 • (970) 827-5645

Wednesday July 26, 2017
Regular Session – 6:30 pm

COMMISSION MEMBERS:
CHAIR – Lynn Teach
Jeff Armistead
Lauren Dickie
Greg Gastineau
Burke Harrington
Greg Sparhawk
Planning Director- Janet Hawkinson
Clerk – Jenny Lowe

AGENDA

1. Call to Order

- Roll Call
- Pledge of Allegiance

2. Approval of Agenda

- Items to be Pulled or Added

3. Approval of Minutes

- July 12, 2017

4. Public comments on items, which are NOT on the agenda

*When addressing the Commission, state your name and address for the record, prior to comments.
All supporting documents are available for public review in the Town Offices.*

5. Planning Commission Comments

6. Work Session:

- New Developments: recommendations for ordinance on the requirements for affordable housing – deed restricted housing – work force housing on PUD's
- New Zoning: Create Zoning for Dowd Junction Parcel

7. Next Meeting – August 9, 2017

8. Adjournment

List of Uses at Dowd Junction

	R	C	N
Use	Use by Right	Conditional Use	Not Allowed
large format retail over 10,000SF	R		
grocery stores	R		
Hotel	R		
Government Office	R		
pharmacy retail		C	
Restaurant		C	
Fast Food Restaurant		C	
retail under 10,000SF		C	
Long Term Housing		C	
Parking Structures		C	
Service Businesses			N
Warehouse/Distribution			N
Outside Storage			N
Professional/Business Offices			N
gasoline station			N

DRAFT

Minturn Local Housing Plan

DEED Restricted Housing for PUD's

This plan is to create a housing market for local families, workers, and community members to be able to own a home and thrive in Minturn.

A 'Local Resident' Defined as: a local who works a minimum of 30 hours a week in Eagle County. The local worker makes a median income per family household between \$65,000-100,000 a year (median income majority made up of 2 salaries)

Community
Development

Janet
Hawkinson

7/21/2017

Minturn Local Housing Plan

DEED Restricted Housing for PUD's

Case Studies of Deed Restricted Housing in Colorado:

- I. Steamboat 700 Unit Development
- II. Peak 1 Development - Frisco
- III. Basecamp Development - Breckenridge
- IV. Miller Ranch – Edwards
- V. Eagle Ranch - Eagle

Opportunity for Minturn to have a 'locals' deed restricted neighborhood with Battle Mountain Proposed 700 Unit Development

Steamboat 700 Unit Development

The developers are negotiating with the town so that a 'locals neighborhood' will be created. All the deed restricted housing is in this one area – 'neighborhood' and owned by citizens who work and live in Steamboat.

The 700 unit development is divided into neighborhoods and phases of construction.

The first neighborhood is all deed restricted housing.

It is 33% of the whole 700 unit development.

This neighborhood is being negotiated to be 80% deed restricted housing with a 3% property value increase per year. The remaining 20% is open market.

To buy into this deed restricted 'local' neighborhood the criteria is:

Must work a minimum of 30 hours in Routt County a week.

Wages are not included in determining criteria for buyers.

The remaining development is open market.

Application process handled by town.

The land is bought and owned by the developer – no government subsidy is involved.

Peak 1 Development - Frisco

Breckenridge gave the developers the land. It was on its way to being placed as a superfund site. Development stopped this action.

It is 100% deed restricted. 80% can have 3% appreciation cap, 20% are open market.

Criteria to buy in the development is that the buyer must work in Breckenridge for a minimum of 30 hours a week.

Wages are not included in determining criteria for buyers.

Short term rentals are not allowed. Can sublet long term lease if leaving area for less than a year – otherwise must sell home.

Application process managed by town of Breckenridge.

It is a nationally award winning development and has allowed Breckenridge to keep a local housing component in the town.

Basecamp Development - Breckenridge

Same deed restricted development as Peak 1 in Frisco. Different architecture to reflect the different town character. Same percentages, mining site, buyer criteria, etc....

Miller Ranch – Edwards, CO

Land donated by the town to the developer.

100% deed restricted with 3% appreciation cap. No open market housing.

Special loans available for applicants to qualify.

Must work in the county. Wages are a factor in being able to buy here.

Operated by Eagle County Housing Department.

Short term rentals are not allowed. Must sell if work outside of county.

Architecture represents areas ranching history.

High density with housing opportunities: loft condominiums, duplexes, row houses and single family houses.

Eagle Ranch – Eagle, CO

Total of 61 deed restricted units – or 10% of the development

Town Ordinance is for all development to have 10% deed restricted housing units with a 3% appreciation cap and the following eligibility requirements:

- You must be a current resident of the Town of Eagle or Eagle County, or currently employed within the Town of Eagle or Eagle County to purchase a unit. You will be required to present proof of your residency and employment. Persons neither, residing or employed within the Town of Eagle or Eagle County are eligible for the program only after a Local Employee Residence has been on the market for a least thirty (30) days. Employment includes both retired and disabled persons.
- It is the clear preference of this program to first provide affordable units to those persons that are both full-time employees and residents in the Town of Eagle.
- You must apply to the Town and be certified in order to be eligible to purchase a unit.
- You must be pre-qualified with a mortgage lender, and provide the Town of Eagle with a letter from the lender to that effect at the time of application.
- You must occupy the property as your sole, exclusive, and permanent place of residence during the entire time you own.
- The property may not be used for rental income unless:
 - You choose to bring in roommates
 - You're moving and you have the property up for sale
 - You're leaving the area for up to 9 (9) months and plan to return to the property

Battle Mountain – Minturn

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