



2016

# Minturn Council Meeting

Wednesday September 21, 2016

**Work Session:** **5:00 pm**  
(Meet at Town Center, then carpool to Battle Mountain Mountaintop for a review of the property).

**Regular Session:** **7:00 pm**  
(Town Center)



## Agenda

**MEETING OF THE MINTURN TOWN COUNCIL**  
**Minturn Town Center, 302 Pine Street**  
**Minturn, CO 81645 • (970) 827-5645**

**Wednesday September 21, 2016**

**Work Session – 5:00 pm**  
**Regular Session – 7:00 pm**

**MAYOR – Matt Scherr**  
**MAYOR PRO TEM – Earle Bidez**

**COUNCIL MEMBERS:**

Terry Armistead  
Harvey Craig  
Sidney Harrington  
Sage Pierson  
John Widerman

When addressing the Council, please state your name and your address for the record prior to providing your comments. Please address the Council as a whole through the Mayor. All supporting documents are available for public review in the Town Offices – located at 302 Pine Street, Minturn CO 81645 – during regular business hours between 8:00 a.m. and 5:00 p.m., Monday through Friday, excluding holidays.

**Work Session – 5:00 – 7:00 pm**

- Battle Mountain Mountaintop Property Tour – Open to Council, Public & Staff. Contact Jenny Lowe at 970-827-5645 x111 by Tuesday, Sept 20<sup>th</sup> at 4:00 pm for carpool signup.

**Regular Session – 7:00 pm**

- 1. Call to Order**
  - Roll Call
  - Pledge of Allegiance
- 2. Approval of Agenda pg 1**
  - Items to be Pulled or Added
- 3. Approval of Minutes pg 4**
  - September 7, 2016

**4. Public comments on items, which are NOT on the agenda (5-minute time limit per person)**

**5. Special Presentations**

- **Minturn Community Fund Summer Event Recap – Diana Scherr**
- **USFS District Ranger Introduction – Aaron Mayville**
- **Colorado Dept of Public Health & Environment Update – Wendy Naugle pg10**
  
- Committee Reports
- Council Comments

**PUBLIC HEARINGS, DISCUSSION, AND ACTION ITEMS**

**6. Discussion/Action Item: Resolution 23 – Series 2016 a Resolution approving the Economic Development Strategic Plan – Metteer pg 47**

**7. Discussion/Action Item: Ordinance 05 – Series 2016 an Ordinance considering Zoning Code Text Amendment as it concerns the 100 Block commercial development – Hawkinson pg 63**

**COUNCIL AND STAFF REPORTS**

**8. Town Planner**

- Approval of Design Review for Duplex at 1973 HWY 24 pg 82
- Approval of Sipes Architect Sign pg 95
- Approval of Community Unity Day Sign pg 98

**9. Town Manager**

- Manager's Report
- Action Report

**10. Town Attorney**

**EXECUTIVE SESSION**

**11. Executive Session:** Executive Session: An Executive Session for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b) – Eagle River Properties v. Town of Minturn, and an Executive Session for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b) and for the purpose of determining positions relative to matters that may be subject to

negotiations, developing strategy for negotiations, and/or instructing negotiators under C.R.S. Section 24-6-402(4)(e) - Battle Mountain Resorts

## **FUTURE AGENDA ITEMS**

### **12. Next Meeting – October 5, 2016**

- **Acceptance of Preliminary 2017 Fiscal Year Budget**

### **13. Future Meetings:**

- Boneyard Conservation Easement Plan – Hawkinson
- Boneyard Management plan and conservation easement
- Work Session on housing

### **14. Set Future Meeting Dates**

- a) Council Meetings:
- October 5, 2016
  - October 19, 2016
  - November 2, 2016

### **15. Other Dates:**

### **16. Adjournment**



## **Official Minutes**

**MEETING OF THE MINTURN TOWN COUNCIL**  
**Minturn Town Center, 302 Pine Street**  
**Minturn, CO 81645 • (970) 827-5645**

**Wednesday September 7, 2016**

**Work Session – 5:30pm**  
**Regular Session – 6:30pm**

**MAYOR – Matt Scherr**  
**MAYOR PRO TEM – Earle Bidez**

**COUNCIL MEMBERS:**

Terry Armistead  
Harvey Craig  
Sidney Harrington  
Sage Pierson  
John Widerman

These minutes are formally submitted to the Town of Minturn Town Council for approval as the official written record of the proceedings at the identified Council Meeting. Additionally, all Council meetings are tape-recorded and are available to the public for listening at the Town Center Offices from 8:30am – 2:00 pm, Monday through Friday, by contacting the Town Clerk at 970/827-5645 302 Pine St. Minturn, CO 81645.

### **Work Session – 5:30 – 6:30 pm**

- Water Discussion – Brunvand
  - Water use comparison
  - Water tap fees

Direction was given:

- a) To set water rates in comparison with budgeted need and to include needed system upgrades so as to create an even revenue stream from year to year as opposed to back filling revenue needs from year to year.
- b) It was discussed that new development should pay its way and that Tap Fees are considered plant investment capital revenue. With this in mind Water Tap Fees as a policy will be reviewed annually in the budget process.

### **Regular Session – 6:30 pm**

#### **1. Call to Order**

The meeting was called to order by Mayor Scherr at 6:35pm.

- Roll Call

Those present included: Mayor Matt Scherr and Mayor Pro Tem Earle Bidez, Town Council members, Harvey Craig, Terry Armistead, Sidney Harrington, John Widerman, and Sage Pierson.

Staff present: Town Manager Willy Powell, Town Attorney, Mike Sawyer, Town Planner Janet Hawkinson, and Clerk/Treasurer Jay Brunvand.

- Pledge of Allegiance

## **2. Approval of Agenda**

- Items to be Pulled or Added

Motion by John W., second by Terry A., to approve the agenda as presented. Motion passed 7-0.

## **3. Approval of Minutes**

- August 17, 2016

Motion by Sage P., second by Harvey C., to approve the agenda as amended. Motion passed 6-0. Note: Sidney H. abstained as she was absent from the August 17 meeting.

## **4. Public comments on items, which are NOT on the agenda (5-minute time limit per person)**

Mr. Tim McGuire, BMR, commented that they have been working very hard with the BMR Committee and have made a lot of headway. He thanked the Council for the work through the process and was hopeful for a positive resolution.

## **5. Special Presentations**

- Committee Reports
  - County Wide Community Climate Action Plan – Armistead

Terry A. and John W. detailed the Climate Action Plan for Eagle County. The presentation outlined the effects of climate pollution including Green House Gases, on the winters, summers, and the effects on the forests. Although this plan is voluntary, it is being presented and request to support and adopt the plan by all the municipalities and special districts in the county.

Terry A. and John W. are recommending the Council to support and adopt the plan. Discussion ensued as to how individuals can reduce their footprints. Discussion ensued as to future discussion for Minturn to have a single stream recycle program.

The program is holding three open house sessions from 5-7pm:

Wednesday September 14 – Brush Creek Pavilion

Monday September 19 – Grand View, Vail

Thursday September 22 – Miller Ranch Community Room

- Council Comments
  - Sage P. stated she desires to pursue a new full time Town Manager as she feels others are having to pick up in Willy P's absence. She felt this was what the community wants and things are not getting done.
  - Harvey C. noted he had been contacted by Mountain Peddler on Main St regarding the step that was removed when the new sidewalks were installed. Jay B. stated he had been contacted as well just today and would follow up on the concerns.
  - Earle B. updated on the Dowd Jct water connection which would allow for connection to our water system for that parcel. It was noted that the inability to provide water to that parcel could be a cause for them to de-annex.
  - John W. stated that in Maloit Park there is a cycle race at 6pm Thursday; Friday is the VSSA 10<sup>th</sup> anniversary party noon to 4pm with live music. He also stated that ECO Transit is looking to provide expanded bus service to Minturn and would report more as information was made available.
  - Matt S. reminded everyone that Volunteers for Outdoor Colorado will be in Minturn October 1<sup>st</sup> and 2<sup>nd</sup> for Cougar Ridge trail restoration. Any interested volunteers should sign up at [www.voc.org](http://www.voc.org).

## PUBLIC HEARINGS, DISCUSSION, AND ACTION ITEMS

**6. Discussion/Action Item: Resolution 22 – Series 2016 a Resolution approving a service agreement for Minturn Municipal Court Prosecuting Attorney – Brunvand**

Jay B. briefed the Council that the Minturn Municipal Court Prosecuting Attorney had tendered her resignation. The position was advertised on the Public Notice boxes, on the Website, and in the Vail Daily. After review of the submittals, background checks, and reference checks Staff is recommending appointment of Carlson and Carlson due to their extensive background in municipal court and governance.

It was agreed this is an agreement that works well for both the Town and Carlson and Carlson. The firm's extensive background will allow for experience and depth in how best to operate the court.

Motion by Sage P., second by Earle B., to approve Resolution 22 – Series 2016 a Resolution approving a service agreement for Minturn Municipal Court Prosecuting Attorney as presented. Motion passed 7-0.

**7. Discussion/Action Item: Ordinance 05 – Series 2016 an Ordinance considering Zoning Code Text Amendment – Hawkinson**

- *NOTE: Staff is requesting a continuance of the Public Hearing to the September 21, 2016 meeting.*

Motion by Earle B., second by Sage P., to continue Ordinance 05 – Series 2016 an Ordinance considering Zoning Code Text Amendment to the September 21, 2016 Council Meeting. Motion passed 7-0.

**8. Liquor License Authority**

- Shop & Hop #12 renewal a 3.2% Beer Off Premises Liquor license; 401 Main St.; Terry Marcum, Owner/Manager – Brunvand

Jay B. stated this was a renewal of a 3.2% Beer Off Premises Liquor license. He stated the store had been caught selling alcohol to a minor in a Dept of Revenue Liquor Enforcement “sting” operation. As this is a first offence and they have served their sentence with the State, Staff is recommending approval of the renewal.

Motion by Harvey C., second by Sidney H., to approve the Shop & Hop #12 renewal a 3.2% Beer Off Premises Liquor license; 401 Main St.; Terry Marcum, Owner/Manager as presented. Motion passed 7-0.

**COUNCIL AND STAFF REPORTS**

**9. Town Planner**

Janet announced it was her 3<sup>rd</sup> year anniversary, she handed out to the Council and Attorney her resume and her portfolio which outlined how much she has accomplished over her tenure. She outlined she was hired as the Planning Director and to provide in-house design work. She stated the designs on the 100block saved the Town over \$15,000.

**10. Town Manager**

- Manager’s Report

**CDOT Repaving Schedule**

CDOT has informed the town the repaving schedule has been pushed back until 2019 because of right-of way acquisition timelines. This has not altered the town’s timeline for its engineering and submittals. It is difficult to say at this time whether this will have any effect on our grant application.

**TAP Grant Application**

The TAP grant application for construction monies was submitted on August 1. We were just informed our application was deemed complete along with 12 others. The total requests are \$10M with approximately \$1,200,000 available for all of Region 3. Eagle County has made Minturn’s application their top priority within the county.

**Battle Mountain MOU**

The town submitted its response to the Battle drafted MOU on Tuesday. Battle has indicated it will have its response on Friday, 8/26. As of the writing of this memo, the response has not been received. When received it will be distributed to the committee and Council.

### **Meeting with Fire District**

Jay and I met with Karl Bauer and Todd Golding regarding the training facility and terms of an IGA. The two sticking points are: length of term and rental fee after full payment of bonds at 30 years. Generally, the District seems OK with having a lease term of 50 years, with automatic renewals, unless a party wants to withdraw under certain conditions (yet to be specified). The District does not want to pay any lease amounts after 30 years, even if negotiated at that time. They say they may have to look for a different location. Jay and I reminded them Minturn paid for the fire station here, and now Minturn tax payers are paying for facilities elsewhere.

### **Willy's Vacation**

I will be on vacation from August 29 and returning to work on Sept. 12. Nancy and I are touring Iceland. I will have my iPad and be able to respond to important emails when Wi-Fi is available.

Jay B. outlined the Mountain Peddler letter that had been distributed to the Council and stated he would investigate and report to Willy upon his return from vacation on Monday along with recommendations for mitigation.

- Action Report

Matt S. asked about the Railroad update, Janet H. answered the questions that she had heard from the RR but it was more about the trailers. Sidney H. stated the nonconforming use of the trailers and Turntable property and the low standard of operations in the area. She asked how we require UPRR to clean up the property and require them to require their tenants to maintain a high standard.

Matt S. and Sidney H. will sit down with Willy P. upon his return next week to receive a briefing and to develop a strategy for going forward to allow the existing or new renter and or the Railroad to address the issues. Jay B. noted that the Staff had not be sitting back doing nothing and meetings and developments have progressed that should result in an agreeable plan. He further stated he would arrange for the said meeting next week and allow time on the next agenda.

Mike S. clarified, in response to an email question, what constituted a Rolling meeting. Matt S. also stated that Council should not direct Staff they should direct the Manager or his stead.

Matt S. noted several current events.

## **11. Town Attorney**

**EXECUTIVE SESSION**

**12. Executive Session: An Executive Session for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b) – Battle Mountain Resorts**

Motion by Harvey C., second by John W., to convene in Executive Session for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b) – Battle Mountain Resorts. Motion passed 7-0.

Direction received by staff as a result of the Executive Session: Council received legal advice from the Town Attorney related to the Battle Mountain land use approvals and the proposed MOU with Battle Mountain. No decision were made in the Executive Session.

**FUTURE AGENDA ITEMS**

**13. Next Meeting – September 21, 2016**

**14. Future Meetings:**

- Boneyard Conservation Easement Plan – Hawkinson
- Boneyard Management plan and conservation easement
- Work Session on housing

**15. Set Future Meeting Dates**

- a) Council Meetings:
- September 21, 2016
  - October 5, 2016
  - October 19, 2016

**16. Other Dates:**

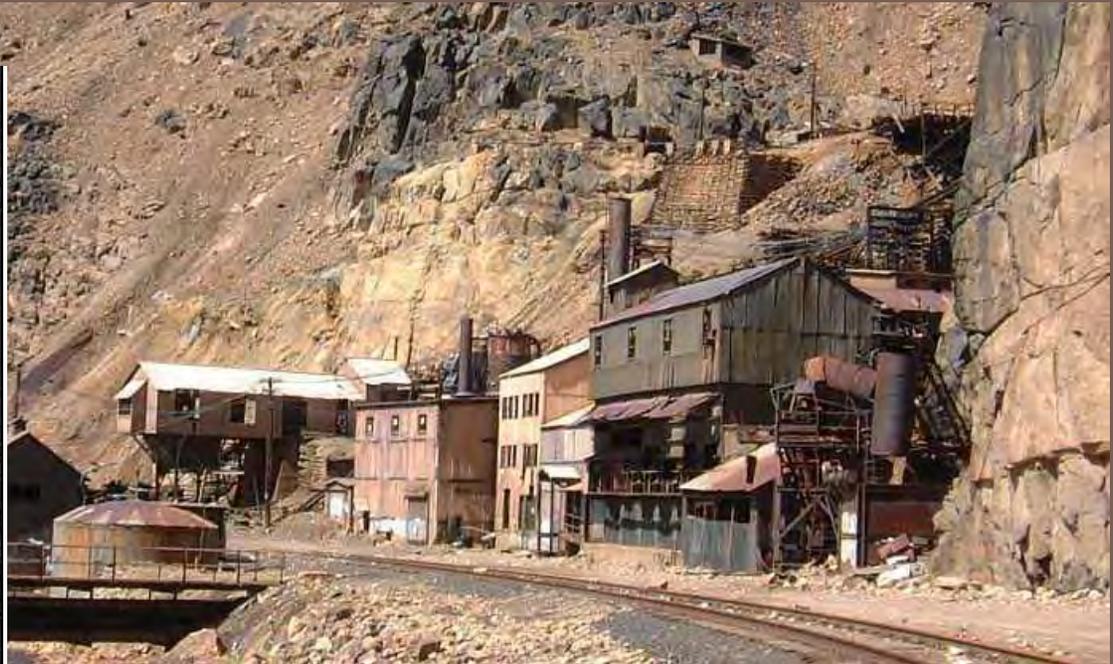
**17. Adjournment**

Motion by Earle B., second by Matt S., to adjourn at 9:45pm. Motion passed 7-0.

\_\_\_\_\_  
Matt Scherr, Mayor

ATTEST:

\_\_\_\_\_  
Jay Brunvand, Town Clerk



# THE EAGLE MINE SUPERFUND SITE

Wendy Naugle, Colorado Department of Public Health &  
Environment

Jamie Miller, U.S. Environmental Protection Agency



Colorado Department  
of Public Health  
and Environment



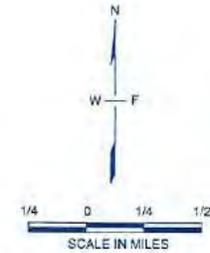
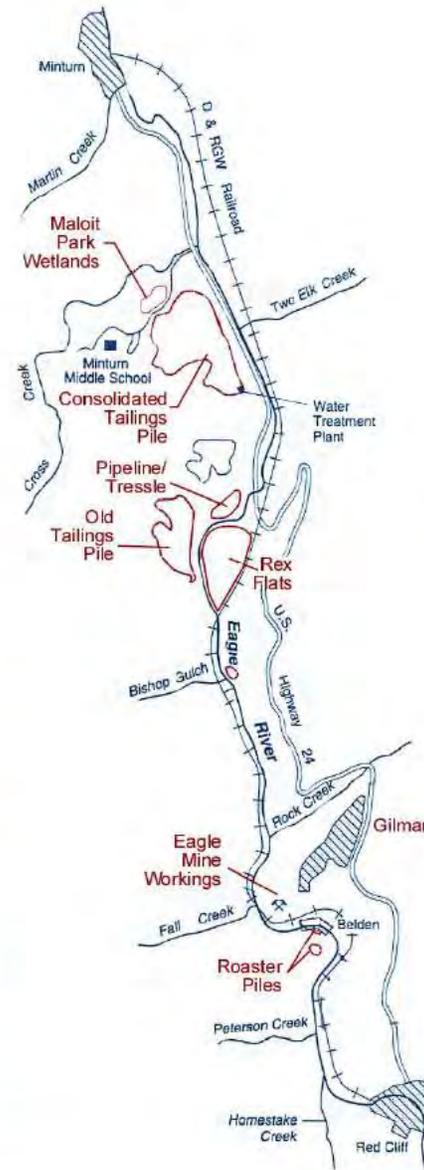
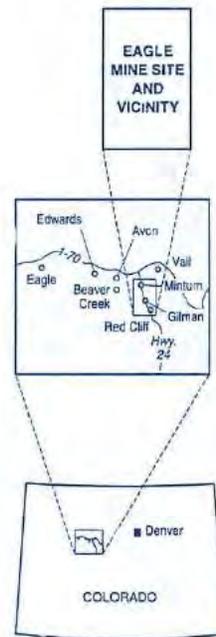
Do not cite or quote any information from this presentation. Information presented herein is for visual display purposes only and is intended to convey information that is otherwise included in other written documentation.

# Presentation Outline



- Eagle Mine History
- Types of Mine Waste/Location
- Remediation Activities
  - ▣ Completed
  - ▣ On-going
- Before & After Photos
- Water Quality
- Superfund Process
- Important Issues for Minturn

# Site Map



**Eagle Mine Workings**  
Over 65 miles of tunnels  
located beneath  
Gilman

Eagle Mine Site and Vicinity Map

# History of the Eagle Mine

- **Late 1870s:** Gold and silver mining begin. Ore was originally processed using roasting and magnetic separation.
- **1905:** Lead and zinc mining begin.
- **1912:** Empire Zinc Company begins consolidating mining claims into what is now the Eagle Mine.
- **1929:** Mill is constructed inside the mine.
- **1977:** (December) Gulf + Western closes the mill & most mining ends.
- **1983:** Mine is sold to Glenn Miller (Battle Mountain Corp). State of Colorado files lawsuit against the mine owners and former owners/operators.
- **1984:** Property is abandoned, electricity is shut off and mine workings begin to flood.

## History of the Eagle Mine (continued)

- **1986**: Eagle Mine added to the National Priorities List (NPL)
- **1986-1988**: 4 bulkheads constructed in mine adits to impound water in the mine workings
- **1988**: Cleanup of major mine waste begins under settlement agreement with the State, agreement included pumping water from the tailings pond into the mine workings in lieu of water treatment
- **1989**: Seepage from the mine pool begins to turn the river orange
- **1990**: 1<sup>st</sup> Water Treatment Plant constructed (July)
- **1991**: Existing Water Treatment Plant constructed (Feb)

# Waste Rock



Rock removed when mine tunnels are constructed.

Waste Rock is not processed.

*Waste Rock Pile 1  
Gilman*

# Roaster Wastes

Waste produced from roasting process contained high concentrations of metals.



Roaster Pile 3 in Belden on the west side of the Eagle River



Roaster Pile 4 in Belden on the east side of the Eagle River

# Mill Tailings

Fine-grained waste material from milling process. Tailings contained high concentrations of metals. Tailings were slurried through a pipeline from Belden and disposed of in tailings ponds which were saturated with acidic metals-laden water.



*Tailings at the Old Tailings Pile and Rex Flats (OTP used for disposal 1929-1940)*



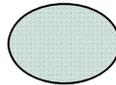
*After the OTP reached capacity, the pipeline was extended using a wooden trestle to cross Rex Flats.*

*Tailings on the side slope of the New Tailings Pond (Now called the Consolidated Tailings Pile or CTP) near Minturn Middle School*

# Former Locations of Mine Wastes at the Eagle Mine

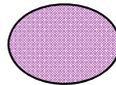
## Waste Rock

Gilman & Belden



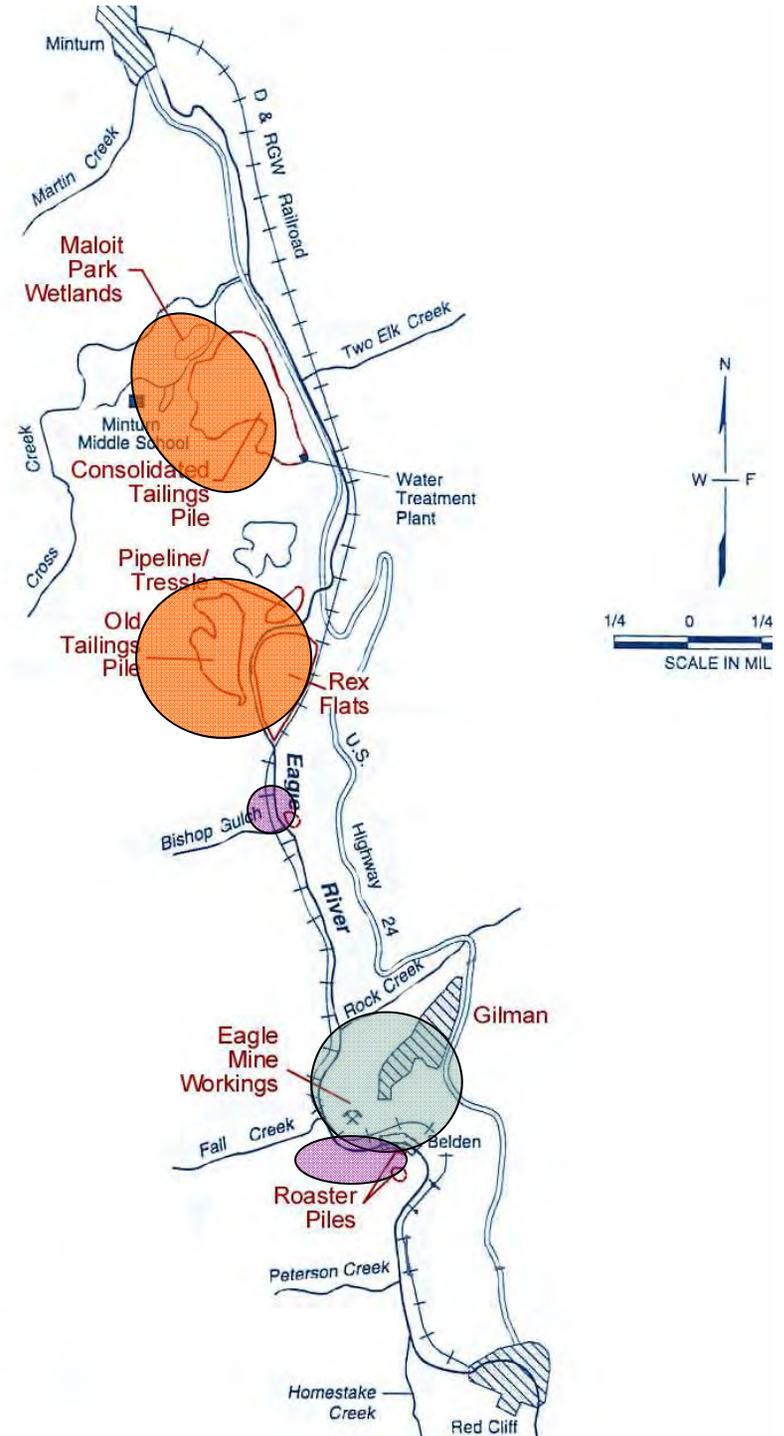
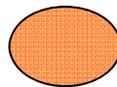
## Roaster Piles

Belden



## Tailings

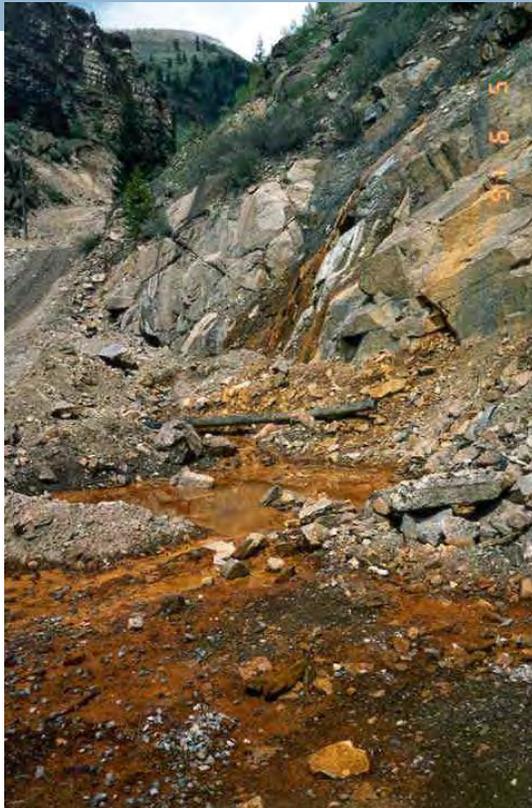
CTP, OTP, Rex Flats,  
Maloit Park



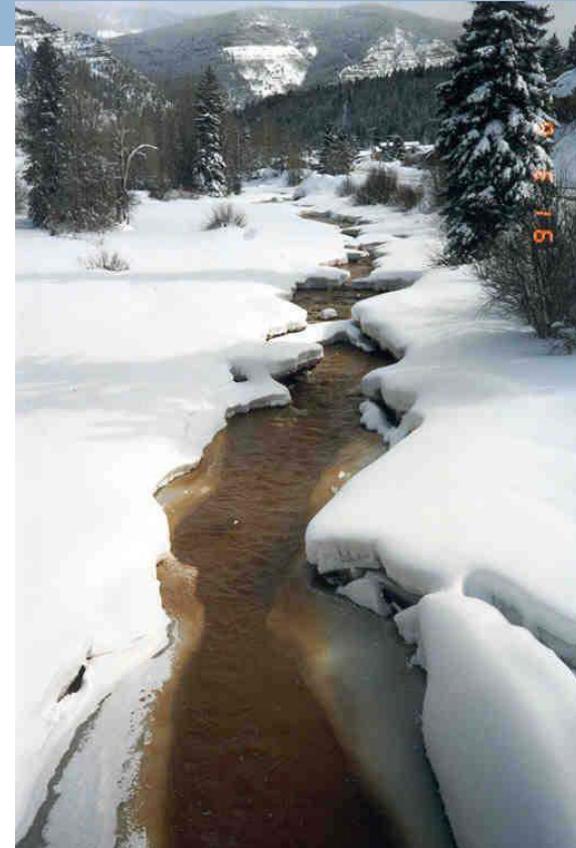
# Acid Mine Drainage (AMD)

- Acid Mine Drainage forms when 3 critical ingredients are present: Rock containing pyrite, water and oxygen
- A chemical reaction occurs that releases sulfuric acid
- The reaction is catalyzed by bacteria
- Within the mine workings, when water contacts the ore in the presence of oxygen, sulfuric acid is produced. The acid then causes further leaching of metals from the ore body. Water in the mine pool becomes contaminated with zinc and other metals.
- Tailings and Roaster Waste also cause AMD. Waste Rock can cause AMD when the rock contains pyrite and has prolonged contact with water

# Examples of Acid Mine Drainage



Acid Mine Drainage  
from the Eagle Mine  
workings in 1991



Eagle River in 1991,  
flowing “orange” from  
Acid Mine Drainage

Air

Photo

Old  
Tailings  
Pond &  
Rex Flats

1985



# Air Photo

New Tailings  
Pond  
(now called  
the  
Consolidated  
Tailings Pile)

1985



# Summary of Completed Remediation Activities

- Clean up at the Site began in **1988** with most activities completed by **1998**
- Roaster piles removed from Belden and tailings removed from Old Tailing Pile, Rex Flats, Maloit Park
- All material moved to the Consolidated Tailings Pile (CTP)
- CTP was capped with an engineered cover
- Two groundwater collection systems installed at the CTP
- Areas where waste had been removed were revegetated
- Clean water diverted away from waste rock piles
- Liberty Well constructed

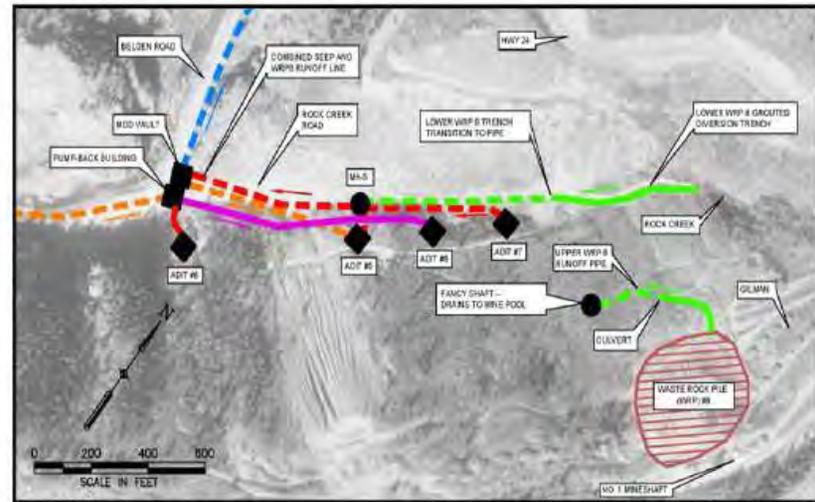
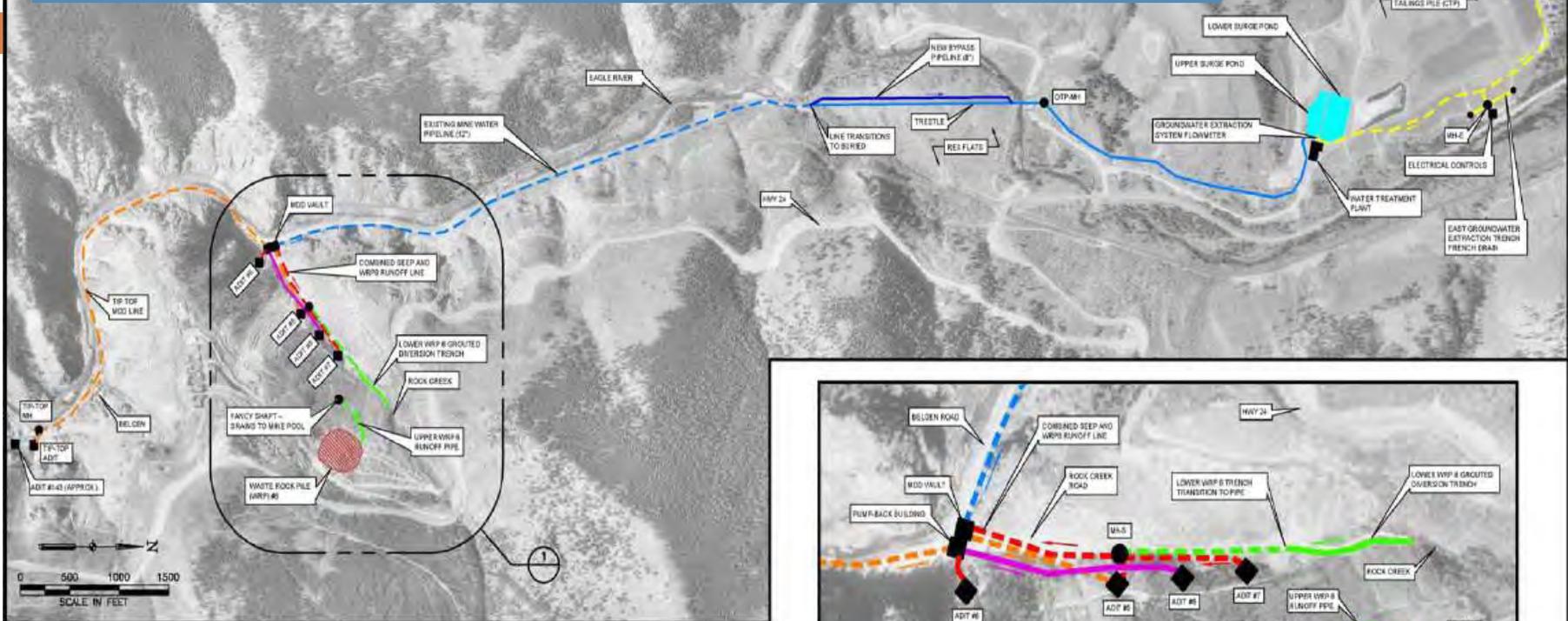
# On-going Remediation Activities

1. Water treatment
  - Water from the Mine Draw Down System (MDD) flows through the pipeline from Adit 5 and from Belden to the surge ponds at the WTP for treatment
  - Groundwater from the CTP collection trenches pumped to the surge ponds for treatment
2. Pumping/discharge of water at the Liberty Well
3. Inspection, maintenance and monitoring of the pipeline, valves, collection sumps etc.
4. Maintenance and operation of water collection systems at Waste Rock Pile 8
5. Environmental monitoring

# Who does the work?

- CBS has 2 contractors that work at the site:
  - ▣ **NewFields** – located in Salida/Denver sitewide responsibilities for project management, environmental monitoring and report writing
  - ▣ **Ramboll Environ** - operates the on-site water treatment plant. Ramboll staffs the WTP 7 days per week and conducts daily inspections 5 days per week. Operators live in Leadville, Vail and Minturn, with the Project Manager in Denver.

This slide is just to show the complexity of the collection and conveyance systems at the site. Nearly 3 miles of pipe, numerous valves, cleanouts, junctions etc.



- LEGEND**
- ABOVE GROUND LINE
  - - - BURIED LINE
  - MOD LINES
  - WRP DRAINAGE
  - SEEPAGE LINE
  - PUMP-BACK LINE
  - EXISTING MINE WATER TRANSPORT LINE
  - NEW BYPASS LINE
  - CTP GROUNDWATER COLLECTION SYSTEM
  - FRENCH DRAIN

DETAIL 1

Job No. : 22241891  
 Prepared By : MCR  
 Date : 10/22/10

FIGURE 1-1 - EAGLE MINE SEEPAGE COLLECTION AND CONVEYANCE SYSTEMS

# Water Treatment

At the water treatment plant, metals are removed using a chemical precipitation process.



Eagle Mine Water Treatment Plant



Lime is added to raise pH, causing metals to solidify and sink. Polymer is added to speed settling. Solids sink to the bottom of the clarifier and treated water flows from the top. Acid is added to the clean water to reduce the pH prior to discharge to the river. Wet solids (sludge) pumped to a filter press. Sludge goes to an on-site disposal cell.

# Eagle Mine Water Level (measured in the Bleakhouse tunnel)

1992-2013

*In 1990 Seepage from mine pool began  
when mine pool reached ~8520'*

Outlet Elevation at Adit 5 - 8443'

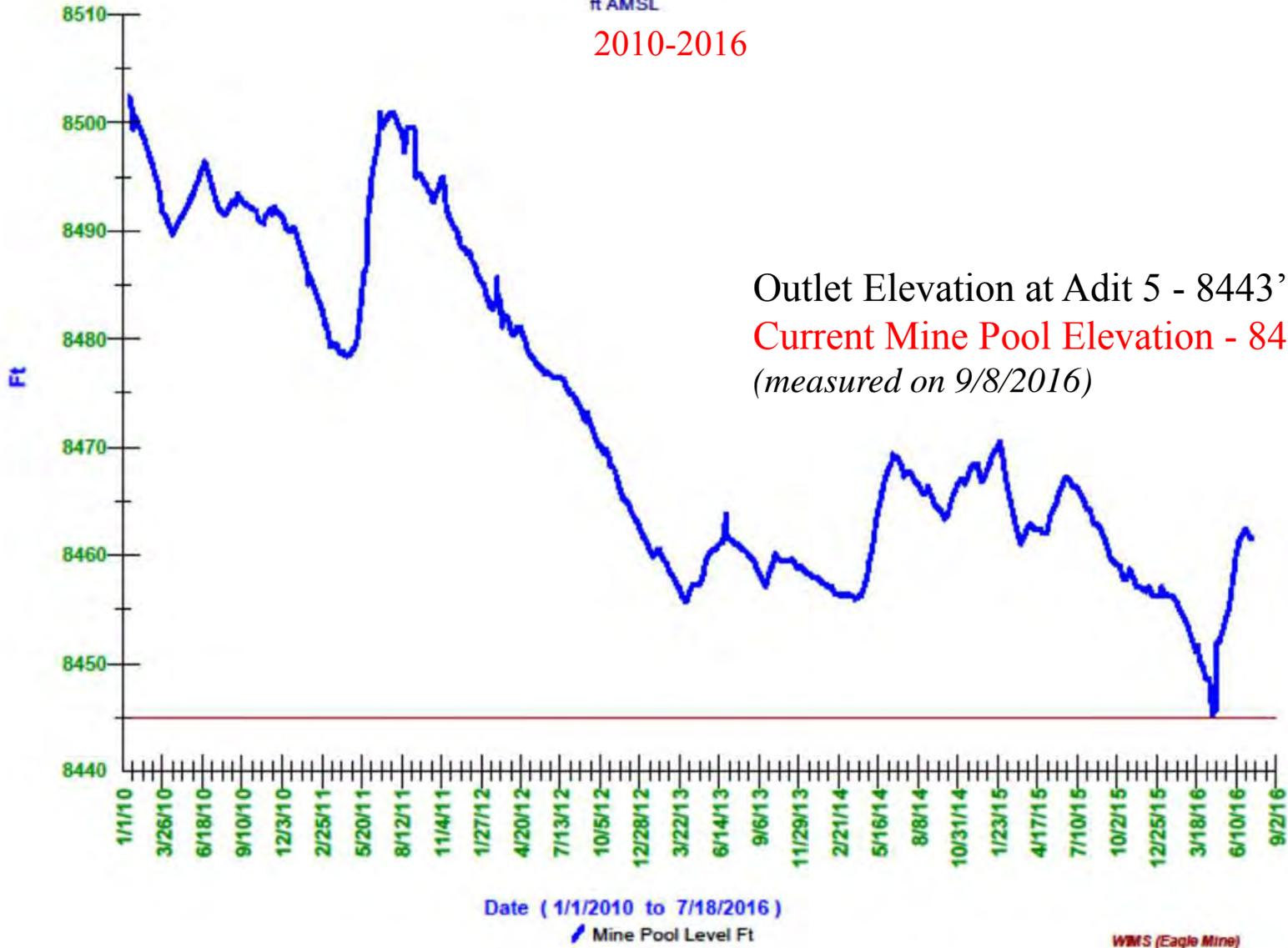


(note change in y-axis scale from previous slide)

### Mine Pool Level

ft AMSL

2010-2016



Outlet Elevation at Adit 5 - 8443'  
Current Mine Pool Elevation - 8458'  
(measured on 9/8/2016)

WMS (Eagle Mine)  
Mine Pool Level 2

# Environmental Monitoring Activities

- **Effluent sampling at the Water Treatment Plant**

*(Colorado Discharge Permit System Permit issued by the CDPHE's Water Quality Control Division)*

- **Surface water samples from the river** *(Superfund Surface Water and Groundwater Monitoring Plan updated annually & approved by CDPHE/EPA)*

- **Groundwater samples** *(Surface Water and Groundwater Monitoring Plan updated annually)*

- **Biological monitoring in the river** *(conducted independently by the CPW)*

- **CBS shares in the funding of the USGS stream gage on the Eagle River through Eagle County**

# Emergency Response/Contingency Plan

- CBS updated Emergency Response/Contingency Plan in 2014
- Plan requires:
  - notification to CDPHE Spill Line for any release at the site, regardless of size, even if the spill does not reach the river
  - notification to downstream water users for any spill greater than 15 gallons per minute that reaches surface water
  - determination of cause, duration, flow rate and volume of a release. Plan contains methods to be used. If flow rate or volume cannot be determined, downstream users are notified
  - immediate actions to prevent, abate or minimize the release
- New Plan resulted in an increased number of releases reported

# Before and After. . . . . Roaster Pile Remediation



**Roaster Pile #1  
Prior to Removal  
1988**



**Roaster Pile #1  
After Restoration  
1994**

# Before and After. . . . . Roaster Pile Remediation



**Roaster Pile #3  
Before Removal  
Circa 1988**



**Roaster Pile #3  
After Remediation  
1994**

66,300 cubic yards of Roaster material were removed from 5 Roaster Piles in 1988 and 1989 and placed in the CTP.

# Before and After. . . Old Tailings Pile Reclamation



**The Old Tailings Pile  
In 1989**

Nearly 1 million cubic yards of tailings were removed from the OTP, Rex Flats and Maloit Park and placed in the CTP between 1988 and 1996.



**The Old Tailings Pile  
After Reclamation  
1999**

# Before and After. . . Consolidated Tailings Pile Side Slope



**The Consolidated Tailings Pile  
Prior to 1989**



**The Consolidated Tailings Pile  
After Reclamation  
1999**

# Before and After. . . Consolidated Tailings Pile Reclamation



**The Consolidated Tailings Pile  
In 1989**



**The Consolidated Tailings Pile  
After Reclamation  
1999**

# Before and After. . . Maloit Park Wetlands



**Maloit Park Wetlands  
In 1993**



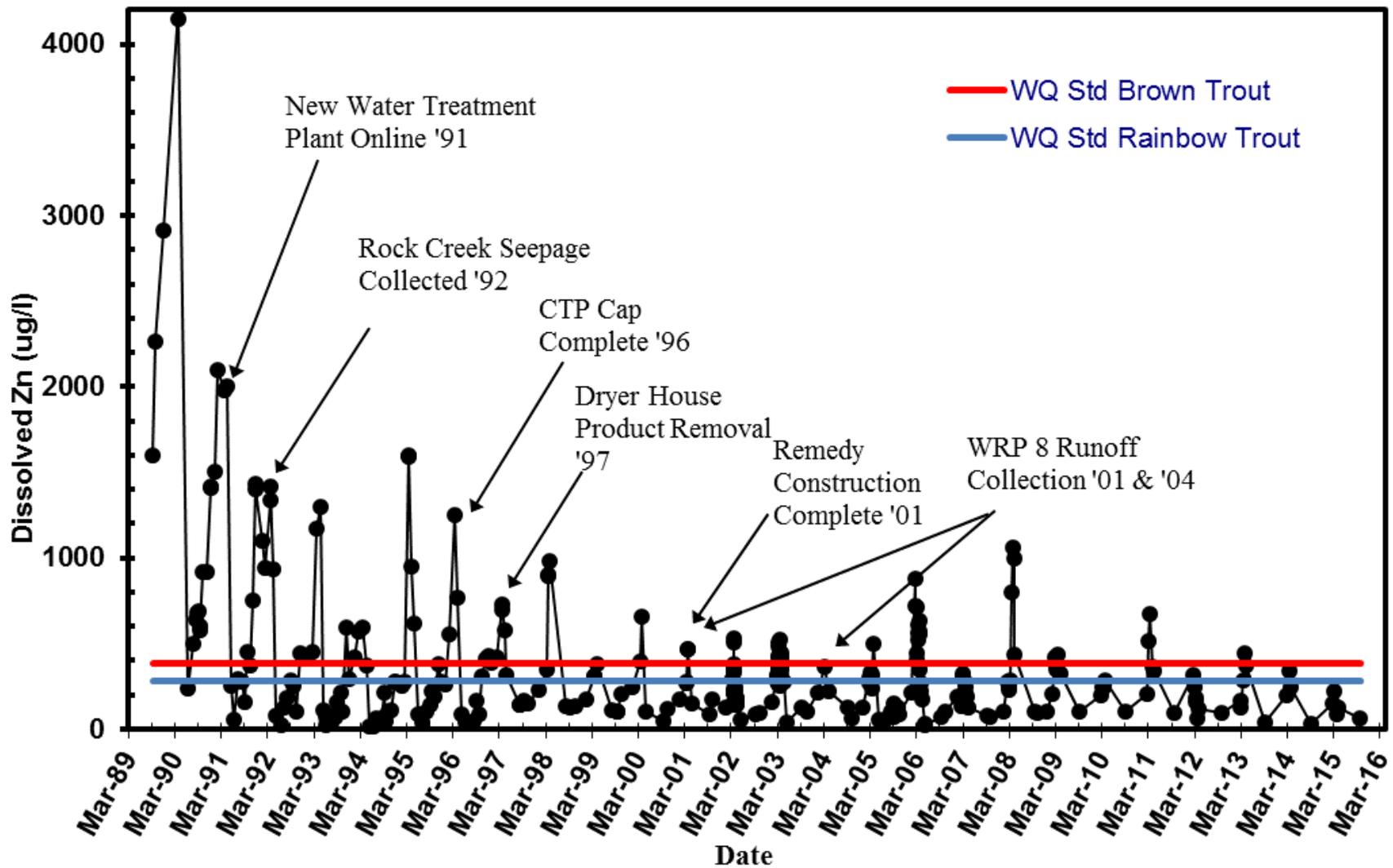
**Maloit Park Wetlands  
After Remediation  
1999**

# Water Quality - How Clean is Clean?

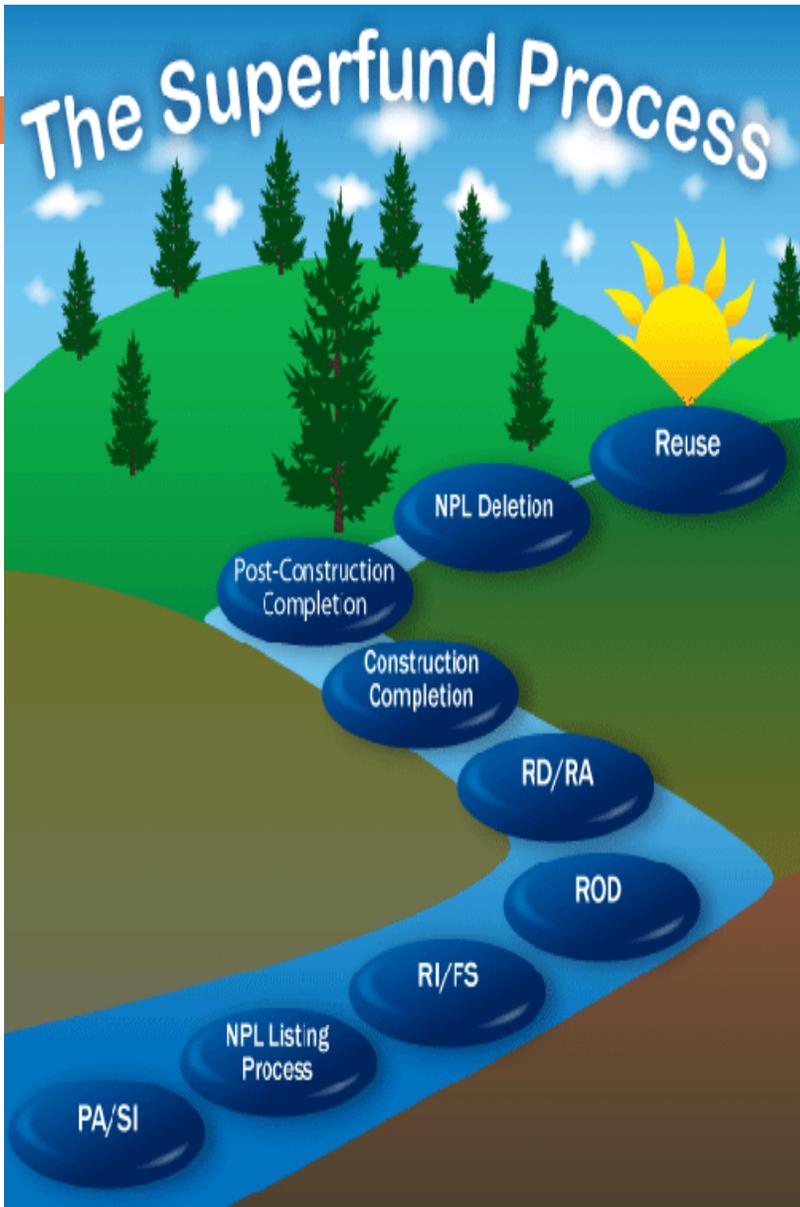


- Surface water quality standards are used to measure success and will be used in the future for compliance
- Surface water quality standards are set by the Colorado Water Quality Control Commission (WQCC)
- WQCC established site-specific standards for the Eagle Mine site in 2008. The standards are based on protecting brown trout year round and rainbow trout during the majority of the year.
- River is divided into 3 segments through the site with standards more stringent in Minturn and less stringent at Belden

# Water Quality – Dissolved Zinc in the Eagle River



# The Superfund Process



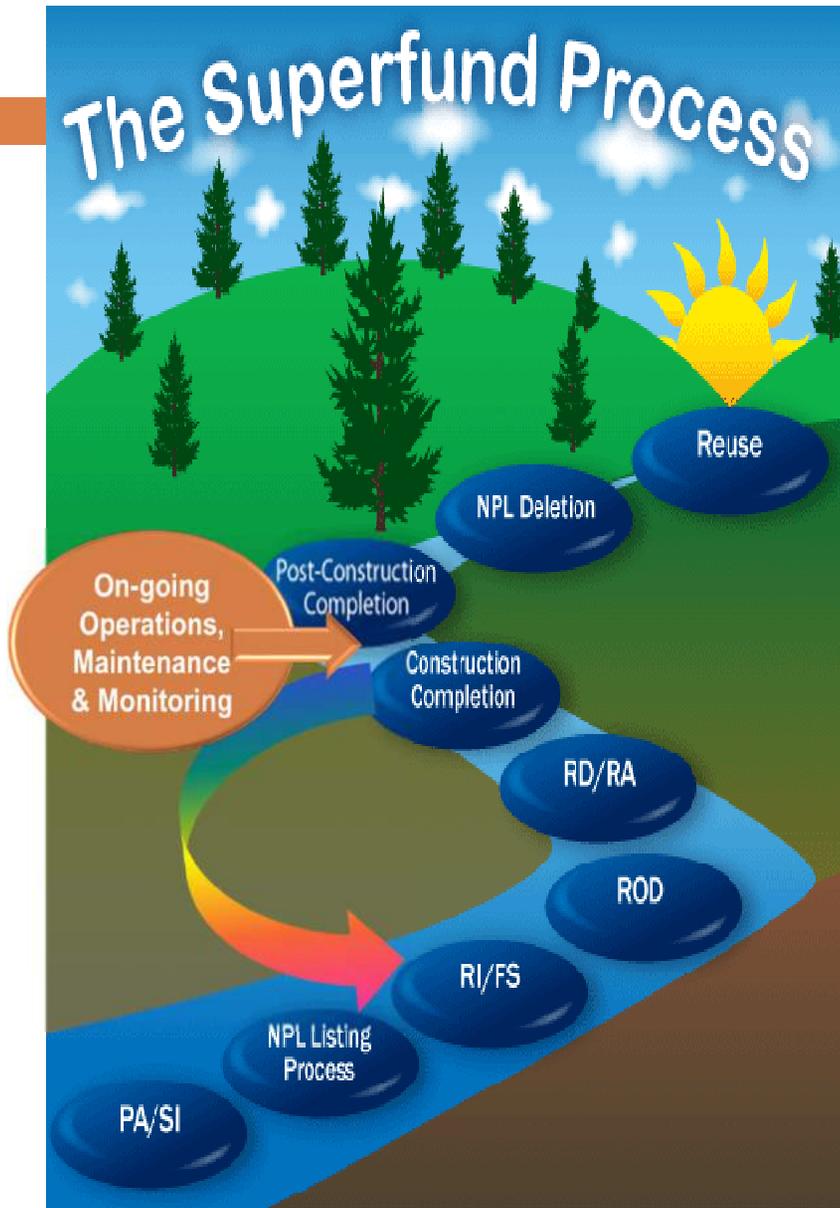
## Superfund Process

### EPA divided the site into 3 Operable Units (OUs):

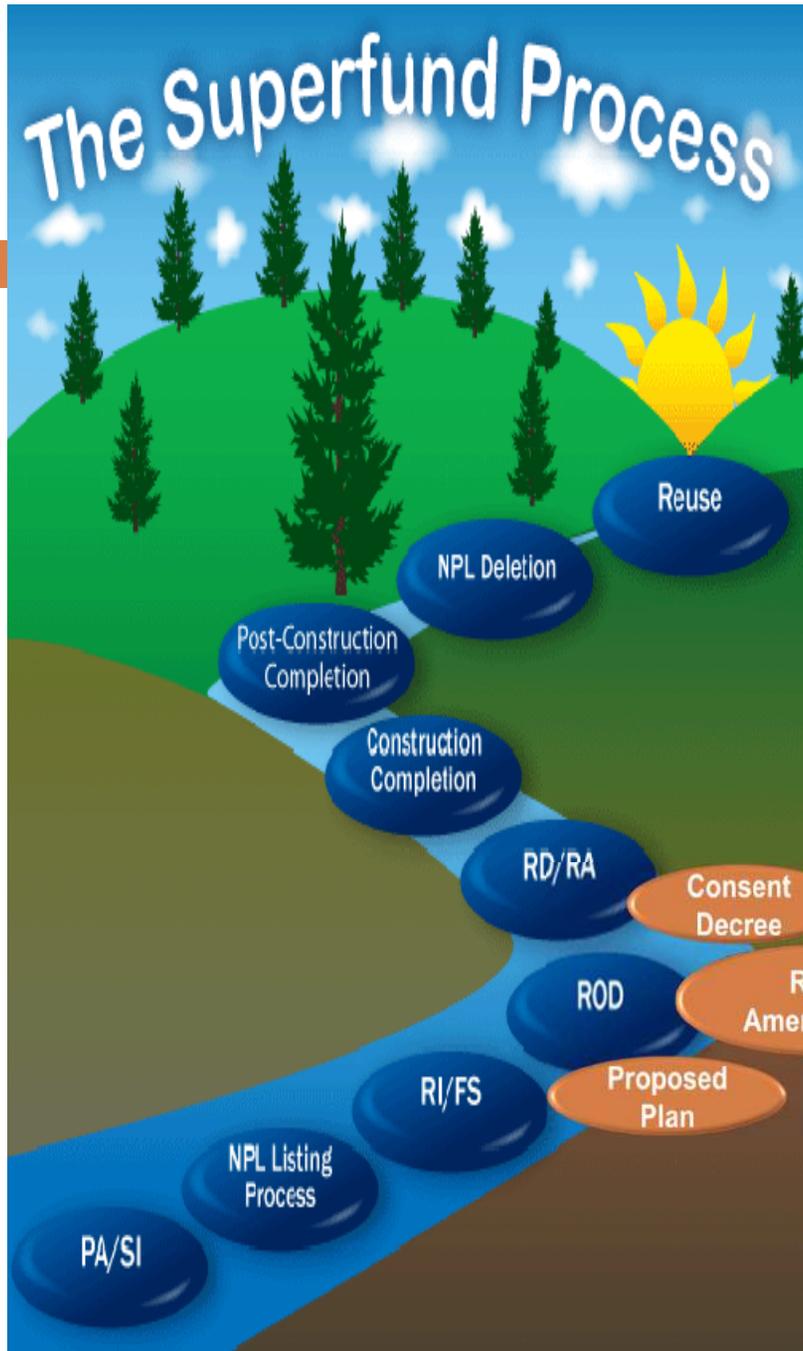
- OU1 – Site Wide Water Quality
  - Record of Decision (ROD) 1993
- OU2 – Human Health (Gilman)
  - ROD 1998
- OU3 – North Property Redevelopment (Battle Mountain Project)
  - Pending

# OU1 –

## Where are we now?



- Originally required cleanup complete
- Currently Operation, Maintenance & Monitoring
- More cleanup needed to meet water quality standards
- Focused Feasibility Study (FFS) compares different remedy options to meet water quality standards

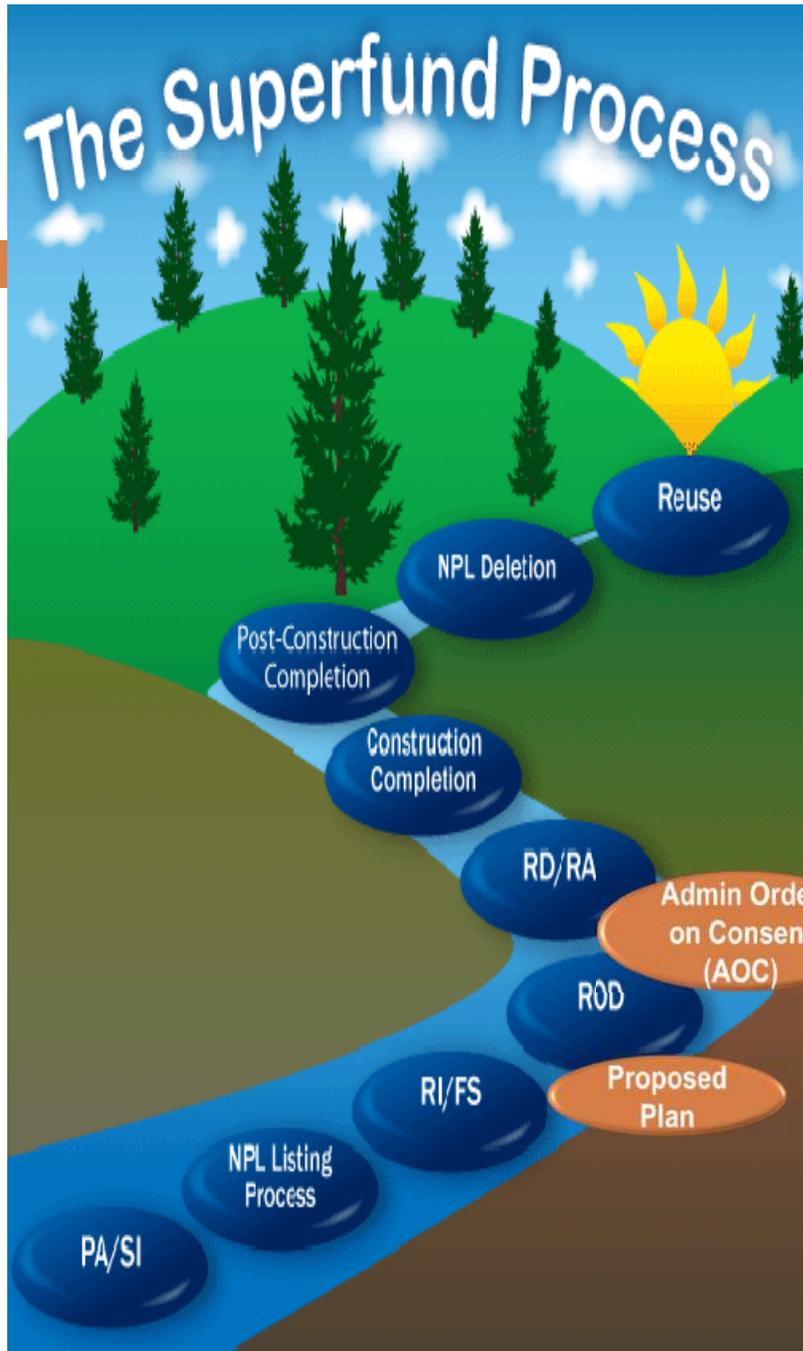


# OU1 – Where are we now?

Next steps are:

- 1) Proposed Plan
- 2) ROD Amendment
- 3) Consent Decree

CBS' obligation to conduct Long-term Operation, Maintenance, Monitoring at the site is on-going and will not end once water quality standards are attained



## OU3 – Where are we now?

Development activities must:

1. protect human health
2. protect the environment
3. protect the existing remedy

- Original remedy did not contemplate residential uses
- EPA will prepare a Proposed Plan that will present the agencies' preferred alternative for additional remediation to meet residential use cleanup standards

# Important Issues for Minturn

- Continue to protect the river
- Be aware of ongoing activities at the Eagle Mine site and use the Emergency Call Down list if anything appears out of order
- Help prevent trespassing at the site
- Maintain the document repository for site-related documents
- Refer questions about the site to CDPHE/EPA
- Continue open communication/coordination on the Battle Mountain Development
- Participate in periodic stakeholder meetings and upcoming Public Comment periods for the Proposed Plans for both Operable Units 1 and 3
- Make land use decisions that are consistent with the remediation and protect the remedy

# Eagle Mine Site Tours

- Tours must be coordinated through CBS and Battle Mountain
- CBS/Battle have limited tours due to increased trespassing that may be related to tours
- Eagle River Watershed Council organizes occasional site tours –
  - ▣ Sign up for e-newsletter at ERWC.org  
for information about a possible tour in 2017
- Video of a site tour available online  
Public Access TV Channel 5 (ERWC Documentaries)  
<http://vp.telvue.com/preview?id=T01004&video=21663>

# Contacts and Additional Information



**Colorado Department  
of Public Health  
and Environment**

**Wendy Naugle, Project Manager**

(303) 692-3394

[wendy.naugle@state.co.us](mailto:wendy.naugle@state.co.us)

**Warren Smith, Community Involvement Manager**

(303) 692-3373

[warren.smith@state.co.us](mailto:warren.smith@state.co.us)

[www.colorado.gov/pacific/cdphe/eagle-mine](http://www.colorado.gov/pacific/cdphe/eagle-mine)



**Jamie Miller, Remedial Project Manager**

(303) 312-6519

[miller.jamie@epa.gov](mailto:miller.jamie@epa.gov)

**Jennifer Chergo, Public Affairs Specialist**

(303) 312-6601

[chergo.jennifer@epa.gov](mailto:chergo.jennifer@epa.gov)

[www.epa.gov/region8/eagle-mine](http://www.epa.gov/region8/eagle-mine)



**View Documents at:**

Minturn Town Hall

P.O. Box 309

Minturn, CO 81645

(970) 827-5645

Michelle Metteer  
Economic Development  
Deputy Clerk  
P.O. Box 309 ♦ 302 Pine St  
Minturn, CO 81645  
970-827-5645  
[mmetteer@minturn.org](mailto:mmetteer@minturn.org)  
[www.gominturn.com](http://www.gominturn.com)



Town Council  
Mayor – Matt Scherr  
Mayor Pro Tem – Earle Bidez  
Terry Armistead  
Harvey Craig  
Sidney Harrington  
Sage Pierson  
John Widerman

---

## AGENDA ITEM COVER SHEET

**AGENDA TITLE:** Economic Development Strategic Plan (EDSP)

**MEETING DATE:** Sept 21, 2016

**PRESENTER:** Metteer

**BACKGROUND:**

In the spring of 2014, with the approval of the Town Council, Matt Scherr and Shelley Bellm began the formation of the Economic Development Advisory Committee (EDAC). This committee is tasked with the following responsibilities:

1. Create and manage the Town of Minturn’s strategic economic plan
2. Recommend to the Town Council: economic policies, goals, and budgets that support the mission, values, and strategic goals of the Town of Minturn.
3. Make recommendations to the Town Council for economic development program continuation or termination based on progress toward identified measurable objectives, available resources, level of community ownership, and alignment with criteria for the economic plan.
4. Work with the community to create and execute initiatives aimed at economic development.
5. Champion the Committee’s Strategic Economic Plan before the Minturn Town Council, its business community, and its residents.

The EDSP is scheduled to be reviewed by the committee on an annual basis, with any recommendations being brought before Council for approval.

Entrepreneurial incubation is noted in the document as still needing completion as one of Minturn’s four main goals, the committee looks to add this goal, and complete action steps, at a later date.

**CORE ISSUES:**

Along with more traditional methods of economic development, the Committee recognizes Minturn’s need to think outside the box in order to obtain many of the town’s economic goals. This document reflects Minturn’s willingness to find unique solutions to our local problems with the integration of “community economic development.”

**STAFF RECOMMENDATION/MOTION:** Review and approve

**TOWN OF MINTURN, COLORADO  
RESOLUTION NO. 23 – SERIES 2016**

**A RESOLUTION TO APPROVE THE ECONOMIC DEVELOPMENT  
STRATEGIC PLAN FOR THE TOWN OF MINTURN.**

**WHEREAS, the Minturn Town Council has endorsed the development of an economic development strategic plan and engaged all Economic Development Advisory Committee members in presenting issues and ideas relevant to the strategic plan development since January 2007; and**

**WHEREAS, an Economic Development Advisory Committee was created and developed a Town of Minturn Economic Development Strategic Plan that identifies the values, vision, and goals of economic development in the Town of Minturn; and**

**WHEREAS, the Economic Development Advisory Committee recommends approval of the Economic Development Strategic Plan as documented in Attachment A to this Resolution; and**

**WHEREAS, the Minturn Town Council encourages annual review and update of the Economic Development Strategic Plan by the Committee on an annual basis;**

**NOW, THEREFORE, BE IT RESOLVED by the Minturn Town Council, that the Economic Development Strategic Plan as documented in Attachment A to this Resolution shall be and hereby are approved.**

PRESENTED, ADOPTED, APPROVED and RECORDED this 21<sup>st</sup> day of September, 2016.

---

Matt Scherr, Mayor

Attest:

---

Jay Brunvand, Town Clerk



# MINTURN

## ECONOMIC DEVELOPMENT STRATEGIC PLAN

---

Adopted by Minturn Town Council on \_\_\_\_\_  
[www.minturn.org](http://www.minturn.org)





Minturn photo by Scott Cramer

## **ACKNOWLEDGEMENTS**

The town of Minturn extends a special thanks to the Economic Development Advisory Committee for their dedication to this project. Additionally, the Vail Valley Partnership was a major contributor in setting the framework for the Economic Development Strategic Planning process which took place in the timespan of over a year. Eagle County, and Minturn, are truly fortunate to have this treasured local resource.

Special recognition is given to the following participants for their valuable insight and time donated to assisting in the creation of this Economic Development Strategic Plan (EDSP):

### **ECONOMIC DEVELOPMENT ADVISORY COMMITTEE**

Shelley Bellm  
Brad Bickerton  
Greg Gas. neau  
Andy Kaufman  
Charles Overy  
Sage Pierson  
Matt Scherr  
Pete Seibert  
Larry Stone  
Lynn Teach

### **TOWN MANAGER**

Willy Powell

### **Minturn Town Council Past & Present**

Matt Scherr (Mayor)  
Earle Bidez (Mayor Pro-Tem)  
Hawkeye Flaherty (past Mayor)  
George Broden (past Mayor Pro-Tem)

### **Council Members**

Terry Armistead  
Shelley Bellm  
Harvey Craig  
Sidney Harrington  
Sage Pierson  
Johnie Rosenfeld  
John Widerman

### **VAIL VALLEY PARTNERSHIP**

Chris Romer, President  
Jeremy Reitman, Business Dev

### **ECONOMIC DEVELOPMENT**

Michelle Metteer,  
Economic Development

### **FINANCE**

Jay Brunvand, Treasurer

### **PLANNING**

Janet Hawkinson, Planner  
Jenny Lowe, Assistant

# TABLE OF CONTENTS

---

<b>PURPOSE</b>	<b>1</b>
<b>STRATEGY</b>	<b>1</b>
<b>BACKGROUND</b>	<b>1</b>
<b>EXISTING CONDITIONS</b>	<b>3</b>
<b>MISSION</b>	<b>4</b>
<b>VISION</b>	<b>4</b>
<b>GOALS</b>	<b>4</b>
<b>TOURISM OBJECTIVES</b>	<b>5</b>
<b>PLACE MAKING OBJECTIVES</b>	<b>6</b>
<b>SMALL BUSINESS SUPPORT OBJECTIVES</b>	<b>7</b>
<b>TOURISM ACTION PLAN</b>	<b>8</b>
<b>PLACE MAKING ACTION PLAN</b>	<b>9</b>
<b>SMALL BUSINESS SUPPORT ACTION PLAN</b>	<b>10</b>
<b>SWOT ANALYSIS</b>	<b>11</b>

# PURPOSE

The Economic Development Strategic Plan (EDSP) is created and implemented to build upon the work of the comprehensive community plan, known as, Minturn’s 2009 Community Plan, as well as the Downtown Colorado Inc (DCI) Plan. It is based on Minturn’s community vision, needs, and priorities. The EDSP looks to increase net new economic activity in the Town of Minturn and enhance community vitality through unique solutions to local problems.

“ To increase net new economic activity in the Town of Minturn and enhance community vitality. ”

# STRATEGY

Traditionally, economic development is defined as new activity that generates income. Simply put, it is a net gain of money flow into a community. Key common sources of “new equity” for communities include: primary job development, **tourism**, **small business assistance**, **entrepreneurial incubation**, international trade, tech transfer and **place-making**. Of the aforementioned examples, those bolded have been deemed the most accessible economic development strategies for Minturn’s near-term goals.

Not as traditional, yet proving to be successful, specifically to small towns, are seven basic themes discovered through the study of community economic development - defined as the process through which communities initiate their own solutions to local problems.<sup>1</sup> Minturn’s strategy will look to combine these themes with the more traditional approach in order to best meet the needs of the community.

1. In small towns, community development is economic development.
2. Small towns with the most dramatic outcomes tend to be proactive and future-oriented; they embrace change and assume risk.
3. Successful community economic development strategies are guided by a broadly held local vision.
4. Defining assets and opportunities broadly can yield innovative strategies that capitalize on a community’s competitive advantage.
5. Innovative local governance, partnerships and organizations significantly enhance the capacity for community economic development.
6. Effective communities identify, measure and celebrate short-term successes to sustain support for long-term community economic development.
7. Viable community economic development involves the use of a comprehensive package of strategies and tools, rather than a piecemeal approach.<sup>2</sup>

# BACKGROUND

## HISTORY THAT CHARACTERIZES MINTURN’S ECONOMIC POSITION

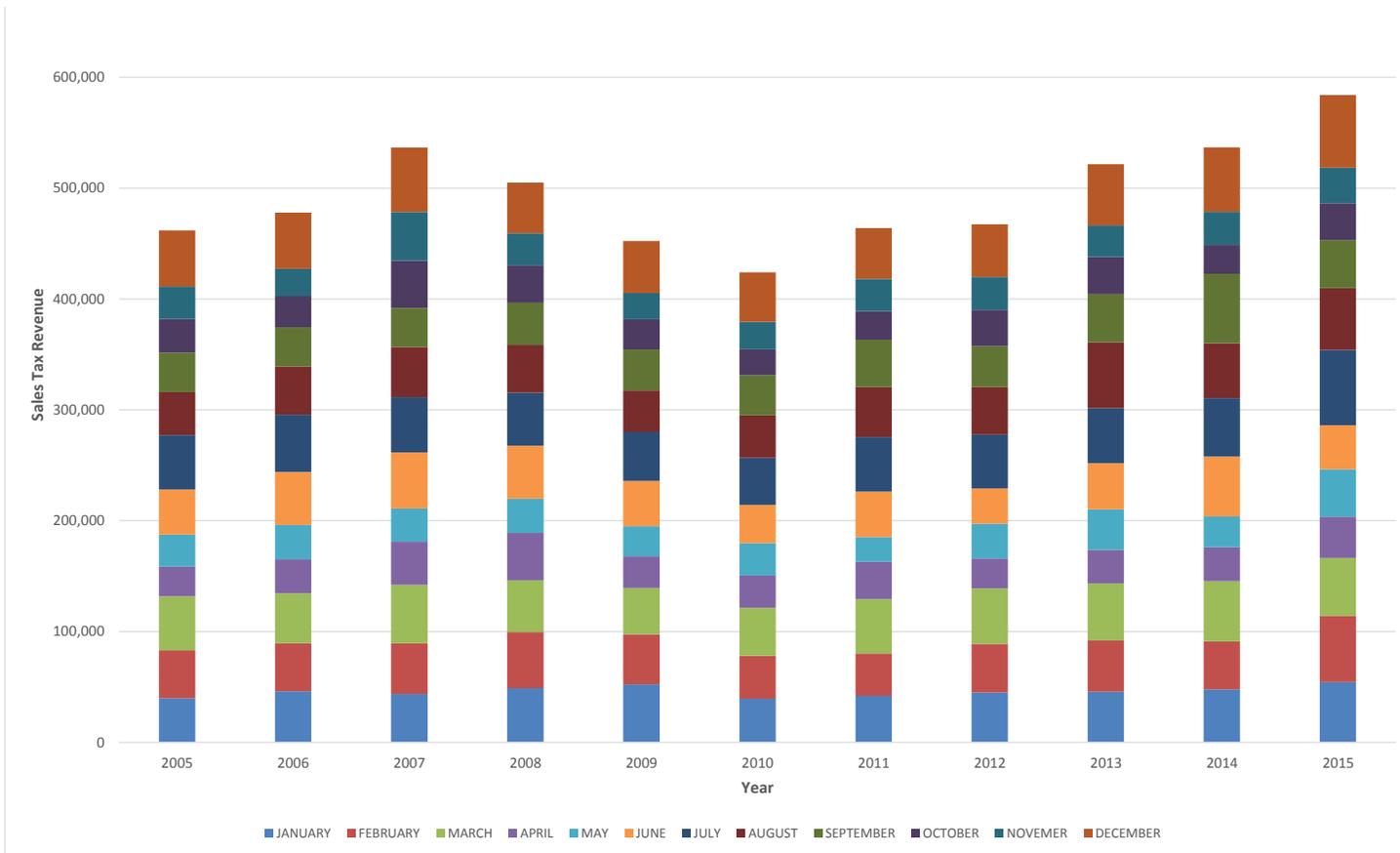
Minturn was originally developed as a railroad, mining and agricultural settlement. With the loss of all three, Minturn has become more economically entwined with the Eagle River and Vail valleys that have developed since the ski industry came to the area in the 1960’s. Minturn’s economic future will clearly be impacted by this larger economy of which it is a part.

The following summarizes the annual sales tax revenue over a 10-year period with results showing the before and after of the 2008 housing/stock market crash. Minturn’s recovery is right in line with the rest of Eagle County, but may be better insulated from such outside variables with a more diversified revenue stream.

While local government is somewhat limited in its revenue sources, additional options to consider may include a USE Tax, rental income, increased available housing, or investment opportunities.

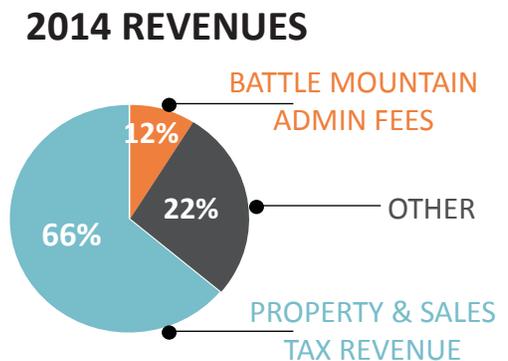
1 Small Towns Big Ideas. Case Studies in Small Town Community Economic Development (pp 249)  
2 Small Towns Big Ideas. Case Studies in Small Town Community Economic Development (pp 15-21)

## ANNUAL SALES TAX REVENUE

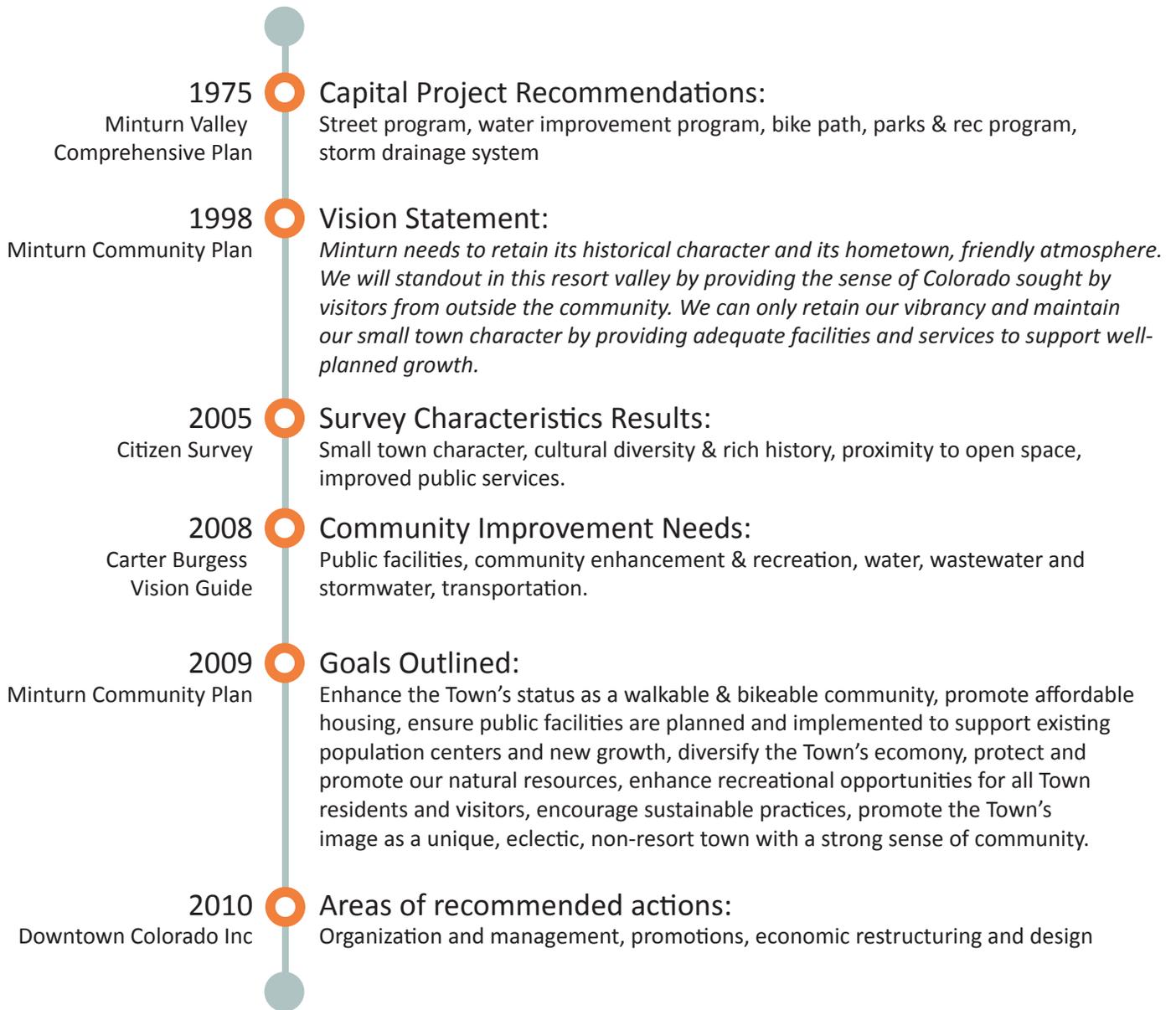


As is evident from the 2014 Revenues diagram, two-thirds of Minturn’s income comes from the tax of goods and property. With the eventual elimination of the Battle Mountain fee payments, the town must either increase the “other category” or at a minimum, better position its income within the tax revenue category.

In 2012 an Economic Development staff position was created by the Town of Minturn municipality to lead marketing efforts, and events. In 2014, the Minturn Town Council added the creation of the Economic Development Advisory Committee (EDAC) with a goal to strengthen and expand economic opportunities within and for the Town of Minturn, its residents, and its businesses. The EDAC works to achieve this goal primarily with the creation and subsequent management of the EDSP.



## HISTORIC DOCUMENTS REFERENCED



## EXISTING CONDITIONS

The regional economy in which Minturn exists is a predominantly tourism and service-based economy. These sectors will therefore dominate Minturn's economic picture as well. For the last few years, 80% of gross sales generated within the Town of Minturn have been from the retail and service sectors. The retail trade sector was dominated by the local restaurants representing 44% of total retail sales in the community. Services contributed 31% and the next largest economic contributor of sales tax was the construction industry at 16%.

Minturn is so small that one or two stores can dominate or completely occupy an entire service or manufacturing category. The loss or addition of a single business can have a significant impact on gross sales in the community. Minturn has lost many of its "neighborhood" commercial businesses (grocery store, dry cleaner, and hardware store) presumably because of competition from regional or national chains locating in the Vail and Eagle River valleys where the higher density populations make business more economically feasible.

Minturn has a reputation for being more eclectic than the other, younger nearby communities. Minturn needs to understand and protect the niche that it occupies - small town and small businesses. However, larger scale businesses can be sensitively developed to accommodate Minturn's small town character.

Growth in a small community presents special problems. Improvements must be paid for in advance of increased tax revenue generated by growth. Maintenance and replacement costs are quite high, but funding is often lacking or sources of funding are not fully investigated nor utilized. "Bedroom communities" such as Minturn often have a difficult time providing for their needs because the relatively large amount of residential use creates costs not met by the small amount of commercial sales tax funds. Minturn's seasonal, tourist-oriented economy means that infrastructure, resources and services have to accommodate additional demands placed by visitors and part-time residents.

The Town of Minturn is aggressively seeking to own the Dowd Junction parcel, currently owned by the United States Forest Service. The USFS desires to consolidate their administrative offices in Eagle. If the move to Eagle occurs, Minturn plans to team with a development partner and Eagle County to create a variety of public and private uses. The public uses would include access to Meadow Mountain, public parking and ECO bus service, and river access. Minturn desires the private uses to be high sales tax producing businesses, such as, hotels, grocery stores and other retail. The desired uses are intended to be complementary to downtown businesses. The process for any acquisition of the Dowd property is ongoing, subject to USFS approval, and has various milestones during the 2016 and 2017 time period. Creation of larger format, sales tax producing businesses has the potential for Minturn to fund important capital needs. The town is currently engaging a waterline extension to service the Dowd Junction site, which is currently served by a well.

## MISSION

**"To enhance the economic vitality of the town of Minturn."**

## VISION

The following economic development vision for Minturn was taken from the 2009 Community Plan document, adopted December 16, 2009, Resolution No. 28 - Series 2009.

*"The Town of Minturn is strategically positioned geographically between two world-class ski resorts. Minturn recognizes that a positive visitor experience is directly related to a positive economic environment. Streetscape improvements in the downtown core are necessary to enhance the pedestrian experience by making the town a more attractive place for visitors and residents alike. A diverse mix of businesses catering to the local community and tourists are necessary for a stable, year-round economy. Special efforts should be made to promote the existing businesses in town and to also facilitate new business development. Additionally, the town should promote its unique history to capitalize on the heritage tourism market."*

## GOALS, OBJECTIVES & ACTION STEPS

Minturn has identified four key common sources of "new equity" for communities which are relevant to Minturn: **Tourism, Small Business Assistance, Place-making** and **Entrepreneurial Incubation**-to be reviewed at a later date. The first three "buckets" of new equity, combined with the non-traditional approach of community economic development, will create the framework for Minturn's community economic development efforts.

# TOURISM

## GOAL: INCREASE GUEST VISITATION TO MINTURN

**OBJECTIVE:** CREATE A MULTI-USE RIVER PLAN TO INCLUDE SEASONAL USAGE, ENVIRONMENTAL ISSUES AND STAGES OF IMPLEMENTATION.

Action Step: Provide a status update on the health of the Eagle River and restricted uses.

Action Step: Create an online and hard copy survey for initial user-group feedback.

Action Step: Evaluate need for establishing a River Work Group with outlined goals for moving the river plan objective forward.

**OBJECTIVE:** CREATE A DOWNTOWN MINTURN EMPLOYEE PARKING PLAN FOR THE FACILITATION OF CONVENIENT VISITOR PARKING.

Action Step: Engage local business owners in dialogue to determine user-group buy-in.

Action Step: Facilitate Minturn Business Owner meetings to open group discussion and establish ownership of the issues.

Action Step: Create communication pieces to effectively promote determined plan to local area staff.

**OBJECTIVE:** CREATE THE “DESTINATION MINTURN” CAMPAIGN.

Action Step: Create a “Destination Minturn” marketing campaign with coordinating media materials for all marketing platforms.

Action Step: Outline a pre-planned half-day itinerary for visitor recommended activities and attractions.

**OBJECTIVE:** CREATE AN ARTIST CO-OP WITH DESIGNATED SPACE

Action Step: Communicate with Minturn general public to determine level of need.

Action Step: Inventory all commercial properties within Minturn.

Action Step: Review potential locations for feasibility.

**OBJECTIVE:** SUPPORT GRANTS FOR A BEAUTIFICATION PROGRAM

Action Step: Develop program outline including requirements and restrictions.

Action Step: Approve program funding.

Action Step: Communicate program availability.

# PLACE MAKING

## GOAL: COMMUNITY TO REIMAGINE ITS PUBLIC SPACES

### **OBJECTIVE:** FORMALIZE COMMUNITY RECREATION.

- Action Step: Determine level of community interest through direct communication, in person, and online surveys.
- Action Step: Review potential locations for available recreational accommodations.
- Action Step: Recruit a community champion or organization to lead recreation league.

### **OBJECTIVE:** UTILIZATION OF THE BONEYARD PROPERTY.

- Action Step: Work with Planning Dept and Citizen group for optimum space utilization.
- Action Step: Create a public awareness campaign of location and amenities.

### **OBJECTIVE:** CREATE BACK TO BASICS COMMUNICATION POINTS.

- Action Step: Review community board program feasibility including inventory of potential location, associated costs and maintenance plan.
- Action Step: Consider cost effectiveness of monthly or biweekly newspaper updates to coincide with websites, e-mail blasts and social media.

### **OBJECTIVE:** CONTINUE TO IMPROVE UPON THE EVENTS CALENDAR

- Action Step: Support funding for third-party event programming.
- Action Step: Review winter program options and funding. Determine best “bang for the buck.”
- Action Step: Fund holiday decor contests to increase seasonal aesthetics.

### **OBJECTIVE:** SUPPORT GRANTS FOR INTERESTED PARTIES TO CREATE EVENTS & ADDITIONAL PLACE MAKING AREAS

- Action Step: Develop program outline including requirements and restrictions.
- Action Step: Approve program funding.
- Action Step: Communicate program availability.

# SMALL BUSINESS SUPPORT

## GOAL: SUPPORT LOCAL SMALL BUSINESS

### **OBJECTIVE:** CREATE A “KNOW YOUR TOWN” CAMPAIGN

- Action Step: Highlight different businesses, attractions, recreational amenities and more through a comprehensive campaign to better inform residents of local offerings.
- Action Step: Create a display in the town hall lobby to coordinate with campaign.
- Action Step: Utilize Vail Daily Town Talk.

### **OBJECTIVE:** INCREASE TRANSPORTATION OPTIONS FOR WORKFORCE, RESIDENTS AND VISITORS IN AND OUT OF THE MINTURN COMMUNITY.

- Action Step: Review third party options and involvement vs cost effectiveness.
- Action Step: Work to provide alternative transportation methods such as

### **OBJECTIVE:** “MADE IN MINTURN” CAMPAIGN

- Action Step: Create a campaign outline with framework, goals and milestones.
- Action Step: Determine potential businesses for program inclusion.

### **OBJECTIVE:** PROMOTE CO-OFFICE SPACE UTILIZATION WHERE APPLICABLE

- Action Step: Inventory commercial spaces in Minturn.
- Action Step: Provide a platform from which owners/landlords can post space openings and facilitate in renter/owner communication.

### **OBJECTIVE:** OPEN BASIC DIALOGUE BETWEEN COUNCIL MEMBERS AND LOCAL BUSINESS OWNERS

- Action Step: Work with the Vail Valley Partnership to create effective business owner surveys.
- Action Step: Coordinate the scheduling of ad-hoc meetings to encourage open dialogue.
- Action Step: Report updates back to Council.

# TOURISM ACTION PLAN

OBJECTIVE	ACTION STEP	RESOURCES NEEDED	CONSTRAINTS	PERFORMANCE MEASURE	TARGET DATES
<b>Multi-Use River Plan</b>	Environmental update	ERWC EPA	Extent of updated information	Present environmental update to Council	Deprioritized by Council
	Survey	ERWSD Billing Constant Contact Media Budget	Resident/Owner access ability	10%-15% Response Rate	Deprioritized by Council
	River Work Group	Citizen Stakeholders Planning Dept. Public Works EDAC	Staff labor, Higher priorities	Update to Council with proposed options of interest	Deprioritized by Council
<b>Downtown Employee Parking Plan</b>	Engage Local Business Owners	Economic Dev EDAC	Stakeholder Interest, Enforcement Willingness to comply	Willingness to discuss	Winter 2017
	Facilitate Meetings	ECSO, Planning Dept, Venue, Budget	Stakeholder Interest, ECSO & Planning Availability	Meetings scheduled and attended	Spring 2017
	Create Communication Pieces	Rack Card Signage	Stakeholder Willingness to participate	Materials created and implemented throughout downtown	Summer 2017
<b>Destination Minturn Campaign</b>	Create Media Materials	Organized Plan of Execution Adobe Suite Minturn Map Budget Multiple media platforms Additional Town Activities	Budget Organization of summer event schedule (need earlier confirmation of events and dates)	Increased sales tax revenue by 3% based on prior year	Summer 2017
	Provide multiple 1/2 day itineraries	Activities Locations	Available winter activities	Increase sales tax revenue by 3% based on prior year	Summer 2017
<b>Artist Co-Op</b>	Determine level of need	Communication Survey Word of Mouth Town Council Mtg	Ability to communicate with necessary user groups,	Obtain a "go / no-go decision" based on feedback from local residents	Winter 2017
	Inventory commercial properties	Staff Labor Communication with local property owners	Staff time	Obtain a complete Town of Minturn commercial space inventory list with associated contacts	Spring 2017
	Review location Feasibility	Available Parking Easily accessible Size	Cost, Available locations within town, management options	Determine approvable location or provide update than none currently exists	Fall 2017

# PLACE MAKING ACTION PLAN

OBJECTIVE	ACTION STEP	RESOURCES NEEDED	CONSTRAINTS	PERFORMANCE MEASURE	TARGET DATES
<b>Formalize Community Recreation</b>	Determine level of interest	Survey, phone, word of mouth, Council announcement	Ability to receive feedback from stakeholders	10-15% involvement	Deprioritized by Council
	Review potential locations for available recreational accommodations.	Public Works, Planning, Town Manager	Limited available locations, water source	Meets criteria, obtain necessary approvals	Deprioritized by Council
	Recruit a community champion or organization to lead recreation league.	Local volunteers	Level of commitment, interested parties may be limited	Committed individual or group	Deprioritized by Council
<b>Boneyard Property Utilization</b>	Work with the Planning Dept and Citizen group for optimum space utilization.	Planning Dept, community input, meeting space, survey	Timeline, Planning availability, community interest	Provide recommendations & feedback to Planning Dept.	As Requested
	Create a public awareness campaign of location and amenities.	Web page, newsletter, brochure inclusion	Staff labor	Public awareness campaign executed and ongoing	Spring 2017
<b>“Back to Basics” Communication Points</b>	Review community board program feasibility.	Available locations, materials, budget, maintenance	Budget vs cost, Available high profile locations, maintenance	Go/No-go decision	Spring 2017
	Consider newspaper campaign to coincide with websites, email blasts and social media.	Budget, staff labor	Budget	Summer season of newspaper updates	Summer 2017
<b>Events</b>	Support funding for third party event programming	Interested third party individuals or organizations, Staff, event locations	Available funding, available indoor locations	Approved event funding	Winter 2017
	Review winter program options and funding. Determine best “bang for the buck.”	Venues, outdoor locations, labor, budget	Venues, outdoor locations, staff	Provide a consistent winter activity/event or attraction for 3-5 years	Spring 2017
	Fund holiday decor contests to increase seasonal aesthetics.	Budget, volunteers, community involvement	Level of community interest, local volunteers needed, small budget	Annually increased community involvement	Fall 2017
<b>Place Making Grant Program</b>	Develop program outline including requirements and restrictions.	Improved paperwork, Interested third parties	Willingness of third party to participate	New activations annually	Revisions by Spring 2017
	Approve program funding.	Council approval	Limited budget	Council approval	Winter 2016/17
	Communicate program availability.	Spread the word: newsletter, community board, Council announcement, flyer	Access to interested parties	New activations annually	Winter 2017

# SMALL BUSINESS SUPPORT ACTION PLAN

OBJECTIVE	ACTION STEP	RESOURCES NEEDED	CONSTRAINTS	PERFORMANCE MEASURE	TARGET DATES
<b>“KNOW YOUR TOWN” CAMPAIGN</b>	Highlight different businesses, attractions and amenities through a comprehensive campaign to better inform residents of local offerings.	Organized campaign plan covering multiple platforms, new resident welcome packet, Minturn business involvement, small budget	Staff time, budget	Welcome packet to new residents	Spring 2018
	Create a display in the town hall lobby to coordinate with campaign.	Wall or floor space, window space (possibly on Main St),	Available window space	Campaign outline with with sign-up dates for businesses	Summer 2018
	Utilize Vail Daily Town Talk.	Photos, short write-ups	High-quality photos	bi-weekly Town Talk submittal	Summer 2018
<b>TRANSPORTATION</b>	Review public transportation opportunities in addition to the current work of the Council ECO Transit Committee.	Staff time, surveys, third party support, volunteers for coordinating	Cost-effectiveness, need to think “outside the box”	Additional transportation methods in and out of the Minturn Community	Fall 2018
<b>“MADE IN MINTURN” PROGRAM</b>	Create a campaign outline with framework, goals and milestones.	Staff time	Staff time	Campaign approval by the EDAC	Winter 2018
	Determine potential businesses for program inclusion.	Local businesses producing products in Minturn	Level of interest from the business community to participate	Participation from three to five businesses to start	Spring 2018
<b>PROMOTE CO-OFFICE SPACE UTILIZATION</b>	Inventory commercial spaces in Minturn.	Staff labor, property owner assistance	Staff labor, available inventory, interested property owners	Map with full inventory of commercial space in Minturn	Spring 2017
	Provide a platform to facilitate renter/owner communication.	web page, staff labor	Staff labor/maintenance/updating	Web page with links to locations and contact information	Fall 2017
<b>IMPROVE COMMUNICATIONS BETWEEN BUSINESS OWNERS AND COUNCIL</b>	Create business owner surveys.	Survey review, Vail Valley Partnership, Business Owner participation	Business Owner participation, Staff labor	Survey approved by EDAC	Winter 2017
	Coordinate the scheduling of ad-hoc meetings to encourage open dialogue.	Council availability, Business Owner participation,	Business Owner participation, Council participation	Regularly scheduled town officials for open discussion with business owners	Spring 2017
	Regularly report updates back to Council.	Staff labor	Staff labor	Quarterly update	Ongoing

# SWOT ANALYSIS

STRENGTHS | WEAKNESSES | OPPORTUNITIES | THREATS

## STRENGTHS

- Authenticity – real town, no chain shops
- Unique in the valley
- Proximity to skiing
- Halloween (authentic events)
- Municipal parking lot
- Funky character
- Age diversity
- SSCV/VSSA
- Maloit Park
- Meadow Mountain
- Access to backcountry
- Minturn Mile
- Little Beach Park
- Artists/Artisans
- Fitness Center
- Walkable core
- Off I-70
- HWY 24 Scenic Byway
- MCF
- Boneyard property
- Rummage sale

## OPPORTUNITIES

- Underutilized parking lot
- Lift connection to resorts
- Vacant commercial space
- River
- RR property and RR tracks
- Bike path connecting
- Develop Cemetery Rd
- Events
- Entry waterfall landscape
- Rummage building
- I-70 Services signs

## WEAKNESSES

- Critical commercial mass
- Lack of bed base
- Visual blight – south town, Business Park, RR yard, Vail Boneyard, nuisance properties, Enclave
- Parking
- Off I-70
- Don't control main transportation artery
- Traffic
- Poor pedestrian experience

## THREATS

- Edwards, Avon, Vail
- Forest Service sale of property – lost control
- Low commercial real estate valuation
- Vacant commercial space
- Union Pacific
- Accessible housing
- Concentrated commercial real estate holdings



Janet Hawkinson  
Planning Director  
P.O. Box 309 ♦ 302 Pine St  
Minturn, CO 81645  
970-827-5645  
[planner@minturn.org](mailto:planner@minturn.org)  
[www.minturn.org](http://www.minturn.org)



Town Council  
Mayor – Matt Scherr  
Mayor Pro Tem – Earle Bidez  
Council – Terry Armistead  
Council – Harvey Craig  
Council – Sidney Harrington  
Council – Sage Pierson  
Council – John Widerman

---

## AGENDA – ACTION ITEM COVER SHEET

**AGENDA TITLE:** Zoning Code Text Amendments – 100 Block Commercial Zone

**MEETING DATE:** September 21, 2016

**BACKGROUND:**

The zoning code text amendment for the 100 block commercial zone addresses the advancement of development in the Town of Minturn. The present commercial zoning code in Old Town, does not address modern development design and construction issues. The present code is a standard urban design code, that does not reflect present downtown Minturn, its character, environment or any guidelines for future built environment.

The Planning Commission and the Planning Department have spent months analyzing the qualities of Minturn and how to have future development reflect those qualities.

The zoning code text amendment for the 100 block commercial zone now addresses the future growth and development of Minturn, to keep the true eclectic elements of the town intact.

**STAFF RECOMMENDATION/MOTION:** To approve the zoning code text amendments

TOWN OF MINTURN, COLORADO  
ORDINANCE NO. 5 – SERIES 2016

AN ORDINANCE OF THE TOWN OF MINTURN,  
COLORADO AMENDING THE ZONING CODE OF THE  
TOWN OF MINTURN SET FORTH AS CHAPTER 16 OF THE  
MINTURN MUNICIPAL CODE.

**WHEREAS**, the Town of Minturn (“Town”) is a legal and political subdivision of the State of Colorado for which the Minturn Town Council (“Town Council”) is authorized to act; and

**WHEREAS**, the Town is authorized by the Local Government Land Use Control Enabling Act of 1974, §29-20-101 through §29-20-108, C.R.S., as amended, and §31-23-301, C.R.S., as amended, to plan for and regulate the use of land within the Town’s jurisdiction, and to enact zoning, subdivision, and other land use and development regulations; and

**WHEREAS**, the Town Council and Planning Commission have held various work sessions and public hearings to receive public input on changes to the Zoning Code; and

**WHEREAS**, §31-23-304, C.R.S., provides that the Town shall provide for the manner in which its land use and development regulations are amended, supplemented, or changed; and

**WHEREAS**, §16-21-430 of the Minturn Municipal Code provides that Town Council, Planning Commission or Planning Director may initiate an amendment of the Zoning Code, and §16-21-440 provides that the Town’s Planning Commission shall review all proposed amendments to the Town’s Zoning Code at a duly noticed public hearing and shall recommend approval or denial of a proposed amendment by Town Council, and that the Town Council shall finally approve or deny a proposed amendment at a duly noticed public hearing; and

**WHEREAS**, the Planning Commission at a duly noticed public hearing on August 24, 2016 considered the Zoning Code amendments and provided a recommendation to the Town Council; and

**WHEREAS**, the Town Council at duly noticed public hearings on September 7, 2016 and September 21, 2016 considered the proposed Zoning Code amendments and recommendation of the Planning Commission and determined that the amendments are in the best interest of the public health, safety and welfare of the citizens of the Town and conformed in all respects to the Minturn Municipal Code.

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

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

SECTION 2. Chapter 16 of the Minturn Municipal Code, the Zoning Code of the Town of Minturn, is hereby amended to read as follows, with additions shown in double underlined

~~text, and strike through language is deleted.~~ Sections of Chapter 16 which are not expressly described in this Ordinance are deemed to continue to be in full effect without change.

#### **Sec. 16-6-10. – Character Area Characteristics.**

The intent of the Community Plan is that the Old Town Character Area maintain its unique and friendly small town character while providing for a compatible mix of retail/commercial and residential uses. Old Town provides for low-impact retail/commercial and residential uses that support and enhance the friendly small town character. Small town main street characteristics such as walkability, window fronts, main entrances fronting sidewalks, and smaller scale buildings are to be promoted. The intent is to concentrate retail/commercial uses on Main Street and Williams Street and discourage retail/commercial uses on secondary streets when they would conflict with existing residential uses. ~~Until the Game Creek area is redeveloped,~~ The Old Town Character Area is to function as the primary retail/commercial core that encourages compatible retail/commercial activity and economic vitality. Subdivisions and planned unit developments occurring within the Old Town Character Area need to comply with the zoning code and promote the objectives in the Design Guidelines.

The small town main street characteristics for the Old Town Character Area are set forth in the Minturn Design Standards and Guidelines. The Design Guidelines are the foundation underlying the Design Review process and are essential for the Town in its efforts to maintain the eclectic small town atmosphere, character and the over-all charm of our community. The Guidelines are a great starting point when considering building or remodeling in Town. Please visit the Planning Department Staff with any questions about your project after consulting the Design Guidelines.

#### **Sec. 16-6-30. - Old Town Commercial Zone.**

(a) The Old Town Commercial Zone is located on either end of the 100 Block Commercial Zone. The Old Town Commercial ~~Core~~ Zone is also characterized by a compact commercial core area bisected by Main Street or Highway 24. The area Old Town Commercial Zone, however, is adjacent to primary residential areas and does not extend off of the Highway 24/Main Street corridor. The area consists of businesses and residences with an identity of the historic commercial core that is distinct from other parts of the community.

(b) The purpose of this area is to provide convenient commercial services to residents and visitors and to promote the development of the Town's retail commercial district along Highway 24 and Main Street. Accommodation of sales tax-generating commercial uses and ~~secondary~~ residential units can enhance Old Town vitality while maintaining the visual character and scale. An objective is to facilitate small business development and economic vitality with land uses that are compatible and supportive, such as retail, office, institutional and residential uses, while maintaining the community scale.

**Sec. 16-6-35. - 100 Block Commercial Zone.**

(a) The 100 Block Commercial Zone is characterized by a compact retail/commercial core area bisected by Highway 24. The area consists of businesses and residences with an identity of the historic commercial core that is distinct from other parts of the community.

(b) The purpose of this area is to provide convenient commercial services to residents and visitors and to promote the development of the Town's primary retail commercial district. Accommodation of sales tax-generating commercial uses and residential units can enhance Old Town vitality while maintaining the visual character and scale. An objective is to facilitate small business development and economic vitality with land uses that are compatible and supportive, such as retail, office, institutional and residential uses, while maintaining the community scale.

(c) The 100 Block Commercial zone should function as pedestrian shopping corridor. Buildings should be oriented toward sidewalks and pedestrian areas with storefront windows and main entrance doors. The scale of buildings both in terms of height and width should encourage pedestrian engagement and facilitate pedestrian movement not only along Highway 24 but also between Highway 24, Williams Street and Eagle Street.

(d) The small town main street character will be maintained by keeping scale of original plat of 25' x 100' lots and 1-2 story building heights. Large monolithic buildings and "strip" retail areas are discouraged.

**Sec. 16-6-60. - Old Town Character Area map.**

The Old Town Character Area map is set forth in Illustration 16-7 below:

**Exhibit A is new zoning map to be incorporated into zoning code**

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

The following uses in the Old Town Character Area use table under "All Commercial Uses" are hereby changed as follows. Any uses not changed herein shall remain the same.

Automotive Detail Shop	R <u>C</u>
Automotive Parts Sales	R <u>C</u>
Car Wash	€ <u>N</u>
Convenience Stores	R <u>C</u>
Gas Stations	€ <u>N</u>
Health/Medical Offices (street level)	R <u>C</u>

- Health/Medical Offices (second floor or above) R
- Professional Offices, business offices and studios (street level) R C
- Professional Offices, business offices and studios (second floor or above) R
- Theaters, meeting rooms, and convention centers R C

The following uses in the Old Town Character Area use table are hereby deleted for all zone districts.

~~Office Uses~~

~~Retail Uses greater than 5,000 square feet~~

~~Service Businesses~~

**Sec. 16-6-70. – Commercial Zone Districts Design Guidelines.**

**Exhibit B is the Design Guidelines for Commercial Zone Districts within Old Town to be incorporated into the code.**

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

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

TABLE 16-A

Dimensional Standards

Character Area	Zones	Min. Lot Area (sq. ft.)	Min. Lot Dimension (feet)	Maximum Building Lot Coverage (%)	Maximum Impervious Surface Area (%)	Minimum Setbacks			River/Creek Setback (ft) <small>(Not to be included in lot square footage for purposes of Maximum Building Lot Coverage and Maximum Impervious Surface Area)</small>
						Front	Rear	Side	
Old Town	Recreation & open space			To be determined as part of conditional review					30
	<b>100 block commercial</b>	<b>2,500</b>	<b>25</b>	<b>80</b>	<b>10</b>	<b>10</b>	0	5	
	Commercial	2,500	25	80			0	5	
South Town	Mixed-use	5,000	50	(Note 1)			10	5	
	Residential	5,000	50	40	80		10	5	10
	Commercial	7,500	50	70			10	5	
	Fed. reg. and use	N/A	N/A	N/A			Rec. 50	Rec. 20	Rec. 10

**Sec. 16-2-60. - Building height limitations for all zone districts except 100 Block Commercial Zone.**

(a) Building roof height is not to exceed twenty-eight (28) feet at the mid-roof line in all character areas and zones, with the exception of the Old Town character area in the Old Town Commercial Zone. Residential construction in the Old Town ~~character area~~ Commercial Zone must follow residential building height limitations.

(b) The maximum angle of the roof is forty-five (45) degrees of the bulk plane from the property line in a Commercial Zone district. See illustrations No. 16-3.

(c) Flat roofs shall not exceed twenty-eight (28) feet in height for any character area or zone (including commercial and mixed-use zones).

(d) In the Old Town Character Area, commercial buildings in the commercial zone can have a maximum roof height of thirty-five (35) feet with a maximum angle of forty-five (45) degree bulk plane from the street front setback or a maximum of twenty-eight (28) feet for a flat roof.

(e) No building shall exceed three (3) stories in height.

(See also Illustration No. 16-2 and Appendix B, Design Standards and Guidelines) The following Table 16-B contains the regulations for building height.

**Sec. 16-2-65. – 100 Block Commercial Zone Building Height Limitations**

(a) In the 100 Block Commercial Zone, commercial buildings not fronting or adjacent to Highway 24 can have a maximum building height of thirty-five (35) feet with a maximum angle of forty-five (45) degree bulk plane from the street front setback or a maximum of twenty-eight (28) feet for a flat roof.

(b) All buildings in the 100 Block Commercial Zone fronting or adjacent to Highway 24 located between Eagle Street and Williams Street can have a maximum building height of twenty-eight (28) feet with a maximum angle of forty-five (45) degree bulk plane from the street front setback or a maximum of twenty-eight (28) feet for a flat roof.

(c) Slope of roof shall be a minimum of 4:12.

(d) Residential construction in the 100 Block Commercial Zone must follow residential building height limitations.

(See also Illustration No. 16-2 and Appendix B, Design Standards and Guidelines) The following Table 16-B contains the regulations for building height.

**Sec. 16-2-70. - Specific Front, Side and Rear Yard Set-backs Requirements for 100 Block Commercial Zone**

- (a) No parking spots allowed in the front or side setback on Highway 24 in the 100 Block Commercial Zone.
- (b) No asphalt.
- (c) Landscaping to include native trees, plants, tables, chairs, benches, decorative hardscape and planters for flowers.
- (d) Pedestrian lights to be hung on building for pedestrian lighting. Meet dark sky requirements in code section 16-17-180 Exterior Illumination Standards.
- (e) Must include irrigation.
- (f) Must have exterior power outlets.
- (g) All setbacks shall contain an area equal to five (5) percent of the total setback area for temporary snow storage (until snow can be removed off-site).
- (h) 10% of each setback area must be landscaped area.
- (i) Properties fronting Williams Street are encouraged to create an attractive, pedestrian friendly streetscape.
- (j) Dumpsters, trash, and storage areas shall be properly screened.

**Sec. 16-2-80. – Block and Building Site Patterns and Side yard Setbacks for 100 Block Commercial Zone**

- (a) Vacations of or building across originally platted lot lines shall not result in a building greater than seventy-five (75) feet in width along Highway 24, Williams Street or Eagle Street.
- (b) Building facades along Highway 24, Williams Street and Eagle Street shall not create the appearance of a single building that is wider than fifty (50) feet. Building facades must maintain the historic platted character of this area with buildings widths of twenty-five (25) feet to fifty (50) feet.
- (c) Maximum lot area (sq. ft): seven thousand five hundred (7500).
- (d) Minimum side yard setback is five (5) feet per 25 foot wide platted lot. For buildings fronting or adjacent to Highway 24 located between Eagle Street and Williams Street, the Planning Commission may require that the side yard setbacks be combined for the purpose of creating a 10 to 15 foot side yard corridor between 2 buildings.
- (e) Corner lots: ten (10) foot front yard setback facing Highway 24; five (5) foot setback on side facing any new or existing street connecting to Highway 24.

**Exhibit C is a diagram depicting block and building site patterns to be incorporated into the code.**

INTRODUCED, READ BY TITLE, APPROVED ON THE FIRST READING AND ORDERED PUBLISHED BY TITLE ONLY AND POSTED IN FULL ON THE OFFICIAL TOWN WEB SITE THE \_\_\_\_ DAY OF \_\_\_\_\_ 2016. A PUBLIC HEARING ON THIS ORDINANCE SHALL BE HELD AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF MINTURN, COLORADO ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2016 AT \_\_\_\_ p.m. AT THE MINTURN TOWN HALL 302 PINE STREET, MINTURN COLORADO 81645.

TOWN OF MINTURN, COLORADO

\_\_\_\_\_  
Matt Scherr, 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 WEB SITE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2016.

TOWN OF MINTURN, COLORADO

\_\_\_\_\_  
Matt Scherr, Mayor

ATTEST:

By: \_\_\_\_\_  
Jay Brunvand, Town Clerk



**OLD TOWN CHARACTER AREA**

- RESIDENTIAL ZONE
- COMMERCIAL ZONE
- MIXED USE ZONE
- OPEN SPACE & RECREATION ZONE
- 100 Block Commercial Zone

NORTH



# Design Guidelines

## 100 Block Commercial Zone



### ‘History meets Present’

- utilize historic cadence of original plat - 25’ wide lots
- reflect history of the “working class town into the design & character of design
- bring historic materials and industry into modern architecture - combine history with present technology and architecture
- use environmental sustainable building practices
- express historic industries of Minturn in the design: mining - railroad - farming

# Cadence in Design:

- utilize the 25' wide historic lot cadence in design, mass and scale of new buildings and facades

Original Plat of the 100 Block Commercial & Residential Area



# Eclectic:

original - creative - varying:

- materials
- designs
- roof lines
- colors
- store fronts
- building facades
- size - height
- corridors
- pathways
- history combined with new technology



Minturn 'Eclectic' Restrooms:

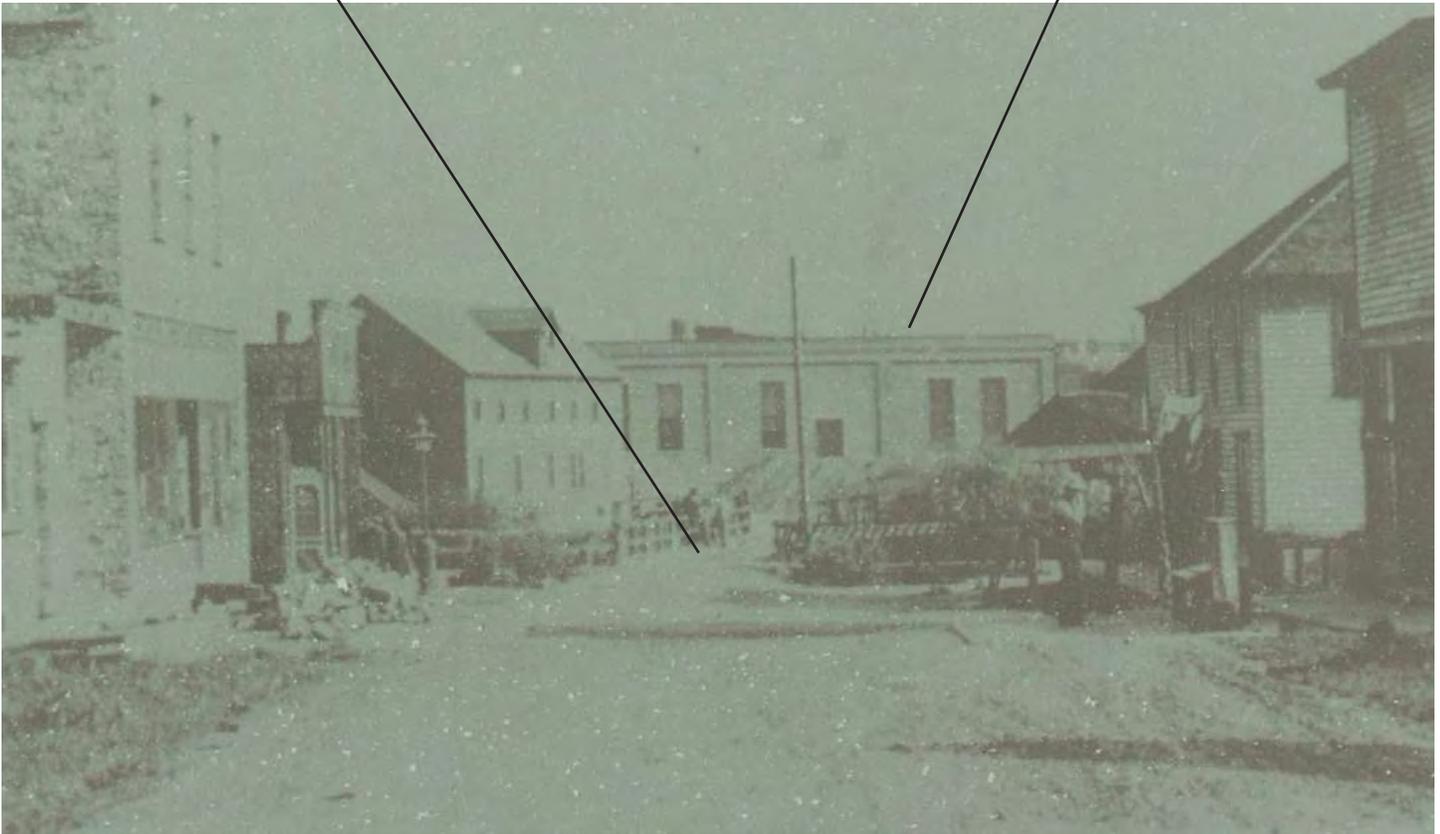
The Adit: the horizontal passageway into a mine meets parametric modeling



Downtown 100 Block on Highway 24 looking NE across river

bridge

railroad turn-table building



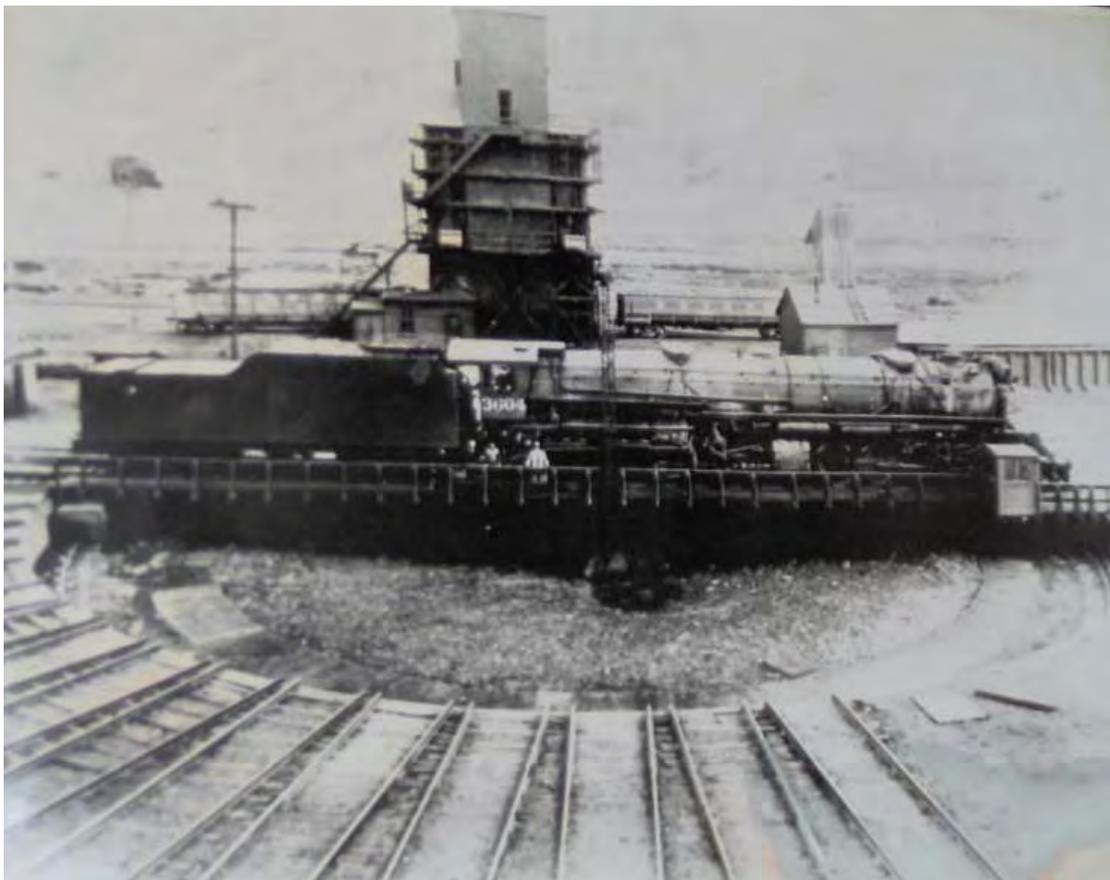
100 block looking SE across bridge



## History meets Present Day

The Minturn Railroad Turn-Table:

utilize in design materials, patterns, industry -



# History meets Present Day

Gilman Zinc Mine: materials, patterns, industry -  
express in present day architecture



# History meets Present Day

Gilman Zinc Mine: materials, patterns, industry -  
express in present day architecture



## Mass & Scale:

- smaller houses - single story - multiple building  
industrial - pedestrian scale - working class town
- by the river and roads - structures are shorter
- similar to the mine - structures grow taller next to the mountains



## Historic Plat of 100 Block

Historically - Highway 24 came straight into  
Town over bridge

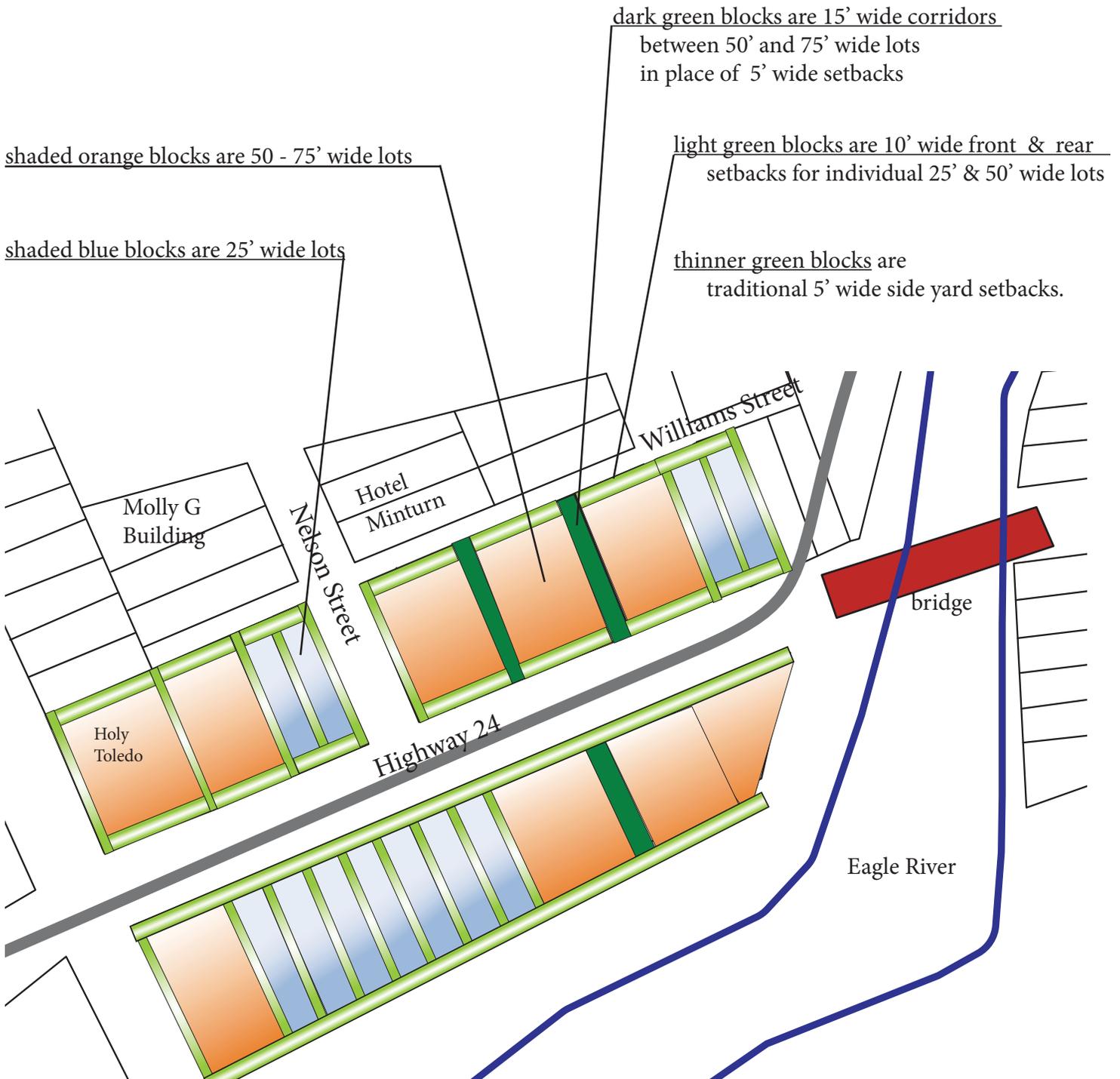


## Diagram Example of:

### 100 Block Commercial Zones: Setbacks & Mass & Scale

#### Design to encourage:

- 15' wide corridors are encourage for walkways to create a pedestrian friendly commercial 100 block
- corridors for tables, landscaping and market space
- encourage street fronts on buildings between William Street and Highway 24
- landscape for beautification - storm water management - shade
- 10' front & rear setbacks for landscaping, patios, flowers, trees, seating, snow storage
- reflect the historic & present cadence of original plat of downtown Minturn





# Design Review Planner Report

9/9/2016

J Hawkinson, Planning Director

Town of Minturn  
302 Pine Street  
Minturn, Colorado  
81654  
970-827-5645

**APPLICANT:** Cross Creek Development

**ARCHITECT:** Reslock & Sullivan 303-917-3733

**REQUEST:** New residential construction of a duplex

**LOCATION:** 1973 US Hwy 24, Minturn, CO

**DATE SUBMITTED:** August 16, 2016

**ZONING:** Mixed-use - Cross Creek Character Area

**PUBLIC NOTICE:** Agenda posted at Town Hall and on website

**PLANNER RECOMMENDATION:** Approve Application

**PLANNING COMMISSION MOTION:** The Planning Commission approved the design on 9/14/2016 with the following condition: the door on the southeast side of the east unit coming out of the utility room be moved, or the entrance protected from snow shedding with an additional roof.

## SITE & BUILDING ANALYSIS:

---

<b>BUILDING HEIGHT:</b>	<u>Maximum Allowed:</u>	<u>Actual:</u>	
	28' at mid-roof line	28'	at mid-roof line as per natural grade

**LOT AREA:** 5963 sq ft

**40% MAXIMUM BUILDING LOT COVERAGE:** 2385.2 SQ FT  
Total Site Coverage: 39.4% - 2,351 sq ft

**50% MAXIMUM IMPERVIOUS SURFACE COVERAGE:** 2981.5 sq ft  
Actual: 49.8% 2,975 sq ft

**SETBACKS:** Meets required setbacks: 10' front 5' side yards 10' rear yards

**TOTAL BEDROOMS:** 4 bedrooms in each duplex

**PARKING SPACES:** Required: 3 spaces for each side  
Actual: 3 spaces

**SNOW STORAGE:** Required: 20% - 125 sq ft

**LANDSCAPING REQUIREMENTS:** meets 5 trees required and pervious surface

**ROOF:** designed to not shed snow, drains in center of roof

NOTES:

- 1) THE PURPOSE OF THIS FINAL PLAT IS TO CREATE LOTS AS SHOWN AND LISTED IN THE LAND USE SUMMARY...
2) THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS, BUILDING SETBACKS AND EASEMENTS OF RECORD...
3) THE DATE OF THIS SURVEY WAS APRIL 30, 2015.

- 4) BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF S96°59'57" E BETWEEN CORNER NO. 1 & 1.14' BLM ALUMINUM CAP I.S. NO. 7252 FOUND IN PLACE AND CORNER NO. 4 & 1.14' BLM ALUMINUM CAP I.S. NO. 7253 FOUND IN PLACE.
5) UNITS OF MEASURE FOR ALL DIMENSIONS SHOWN HEREON IS U.S. SURVEY FEET.
6) THIS SURVEY IS BASED ON THE QUIT CLAIM DEED RECORDED SEPTEMBER 07, 2004 AS RECEPTION NO. 890104...

TITLE CERTIFICATE:

1. THE PROPERTY SHOWN HEREON SHOULD BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS...
2. THE PROPERTY SHOWN HEREON SHOULD BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF EAGLE COUNTY...

LIENHOLDERS CERTIFICATE:

FIRST FARM BANK BEING THE BENEFICIARY OF THE DEEDS OF TRUST RECORDED RECEPTION NO. \_\_\_\_\_ IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO HEREBY CONSENTS TO THIS FINAL PLAT OF CROSS CREEK PLACE.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2016
FIRST FARM BANK
BY: \_\_\_\_\_ AS MANAGER

MINTURN TOWN COUNCIL CERTIFICATE:

THE TOWN COUNCIL OF MINTURN, COLORADO BY ORDINANCE NO. \_\_\_\_\_ DULY ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2016 HAS FOUND AND DETERMINED THAT THE SUBDIVISION OF PROPERTY DESCRIBED HEREON IS IN ACCORDANCE WITH THE REQUIREMENTS OF PROPERTY...

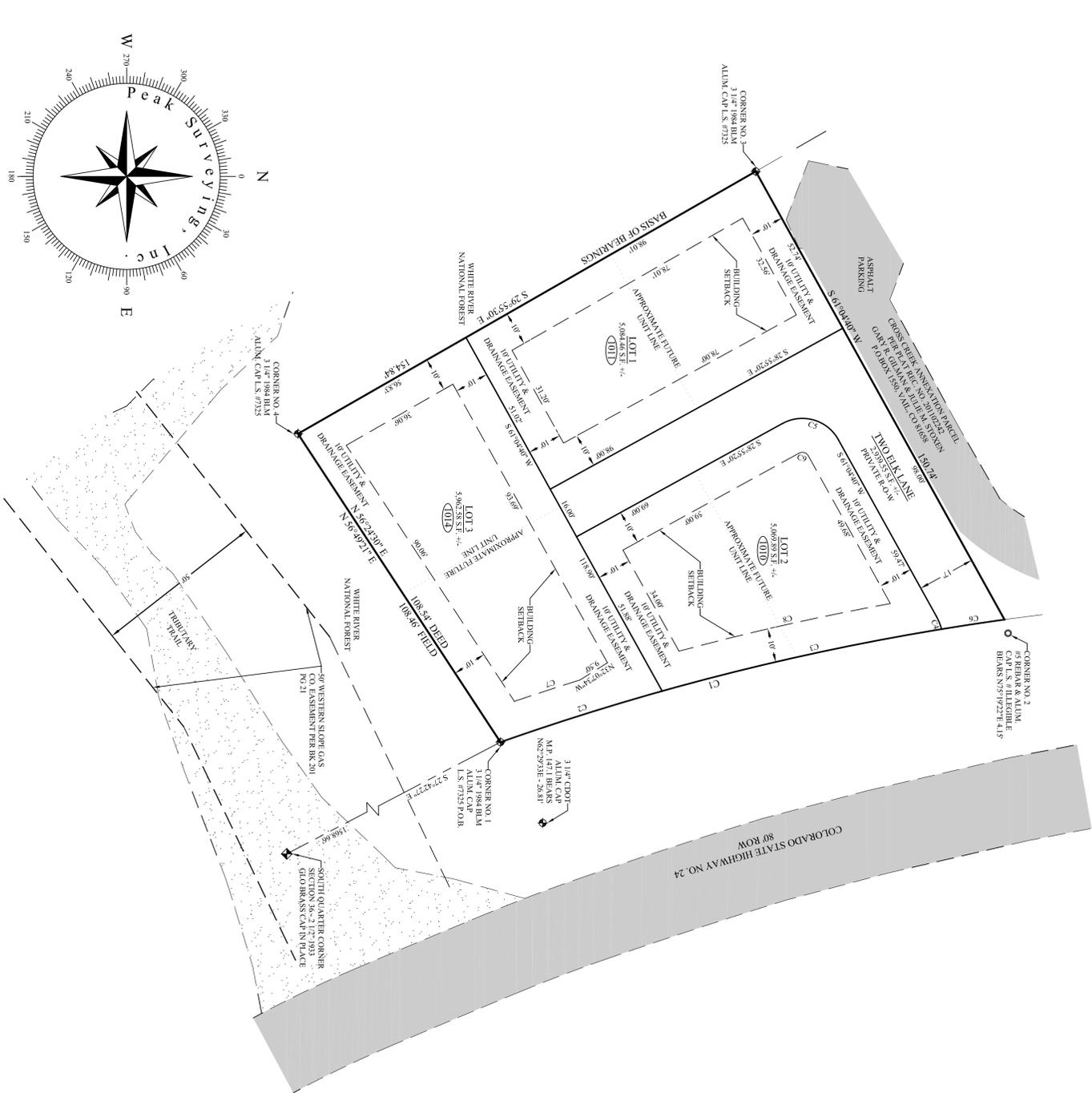
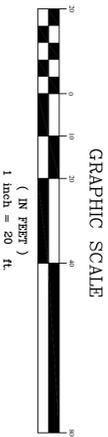
BY: \_\_\_\_\_ AS MAYOR
WITNESS MY HAND AND SEAL OF THE TOWN OF EAGLE, COLORADO.
ATTYST: \_\_\_\_\_ AS TOWN CLERK

CERTIFICATE OF TAXES PAID:

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF \_\_\_\_\_ OON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAN AND PAID IN FULL.
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2016.

Table with 4 columns: PARCEL, SQUARE FEET, LAND USE, ADDRESS. Includes rows for LOT 1, LOT 2, LOT 3 and a TOTAL row.

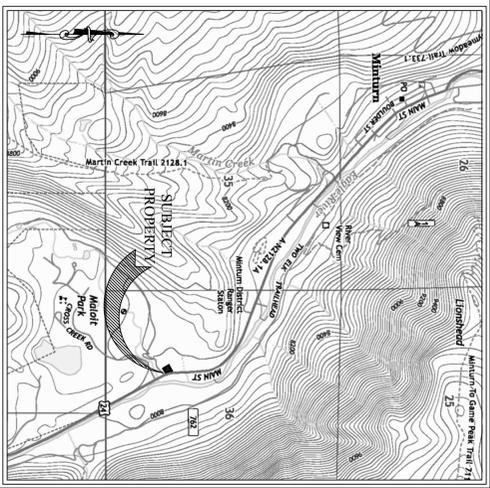
Table with 4 columns: CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Lists curve data for various points in the subdivision.



FINAL PLAT
CROSS CREEK PLACE
A TRACT OF LAND SITUATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 81 WEST OF THE 6TH P.M.
TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO

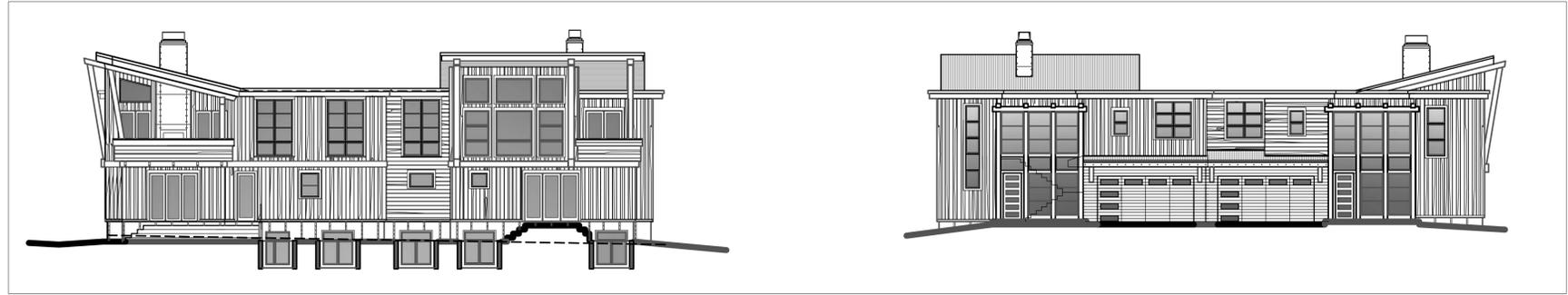
PEAK Surveying, Inc. logo and contact information including phone number and website.

Table with columns: Drawn By, Checked By, Date, NO., Date, Revision. Includes a project information section at the bottom with project name and number.



CERTIFICATE OF DEDICATION AND OWNERSHIP
KNOW ALL MEN BY THESE PRESENTS THAT CROSS CREEK PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER IN THE SINGLE OF ALL THAT REAL PROPERTY KNOWN AS CROSS CREEK PLACE SITUATED IN THE TOWN OF MINTURN, COUNTY OF EAGLE, STATE OF COLORADO...
EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2016.

CLERK AND RECORDERS CERTIFICATE:
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE EAGLE COUNTY, COLORADO CLERK AND RECORDER, AT \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2016, AND IS DULY RECORDED AS RECEPTION NO. \_\_\_\_\_



# CROSS CREEK PLACE

1973 US HIGHWAY 24 MINTURN, CO

## PROJECT DIRECTORY

### OWNER

CROSS CREEK PROPERTIES  
1014 TWO ELK LANE  
MINTURN CO 81645  
970 331 1973

### ARCHITECT

RESLOCK & SULLIVAN LLC  
1582 PROUTY DR  
EVERGREEN CO 80439  
303 917 3733

### CIVIL ENGINEER

CIRQUE CIVIL INC.  
1106 CRAZY HORSE CIRCLE  
EDWARD CO 81632  
970 926 0033

### STRUCTURAL ENGINEER

KRM CONSULTANTS INC.  
P O BOX 4572  
VAIL CO 81657  
970 949 9391

## PROJECT DESCRIPTION

Designed reminiscent of Minturn 100 years ago, the Cross Creek project is a rare new construction rustic-modern duplex. Paying respect to the evolution of the mining and rail era, distinctive materials will be used from vintage rusted galvanized metal roofing to rusted iron exterior siding panels with iron rivets. The exterior chimneys wrapped in rusted metal panels will emulate a mining shoot topping off the chimneys with a locomotive smoke cap. The exterior will appear as old wood siding and the picture-framed wood window trim will have railroad spike accents. The entry of each unit will replicate a mining head frame built out of aged timbers. Each duplex will have its own individual identity and old world charm.

Thank you for your consideration of our design.

Cross Creek Properties Partners

## SITE ANALYSIS LOT 3

LOT SIZE	.1368 ACRES 5963 SF
HEIGHT LIMIT	28'-0"
FRONT SET BACK	10'-0"
SIDE SET BACK	10'-0"
REAR SET BACK	10'-0"
ZONING	CROSS CREEK
PROPOSED UNITS	2
PROPOSED BEDROOMS PER UNIT	4
ALLOWABLE SITE COVERAGE	40% - 2385.2 SF
PROPOSED SITE COVERAGE	39.4% - 2351 SF
ALLOWABLE IMPERVIOUS SURFACE	50% - 2981.5 SF
PROPOSED IMPERVIOUS SURFACE	49.8% - 2975 SF
ONSITE PARKING AREA	624 SF
SNOW STORAGE AREA	125 SF 20% OF PARK'G AREA
PARKING SPACES REQUIRED PER UNIT	3
PARKING SPACES PROVIDED PER UNIT	2 IN GARAGE ONE SURFACE

## SHEET INDEX

A0.0	COVER SHEET, SITE ANALYSIS
A1.0	SITE PLAN
A1.1	LANDSCAPE PLAN
A2.0	BEDROOM LEVEL FLOOR PLAN
A2.1	ENTRY LEVEL FLOOR PLAN
A2.2	LIVING LEVEL FLOOR PLAN
A2.3	ROOF PLAN PLAN
A3.0	NORTH & EAST ELEVATION
A3.1	SOUTH & WEST ELEVATION

Reslock & Sullivan, L.L.C.

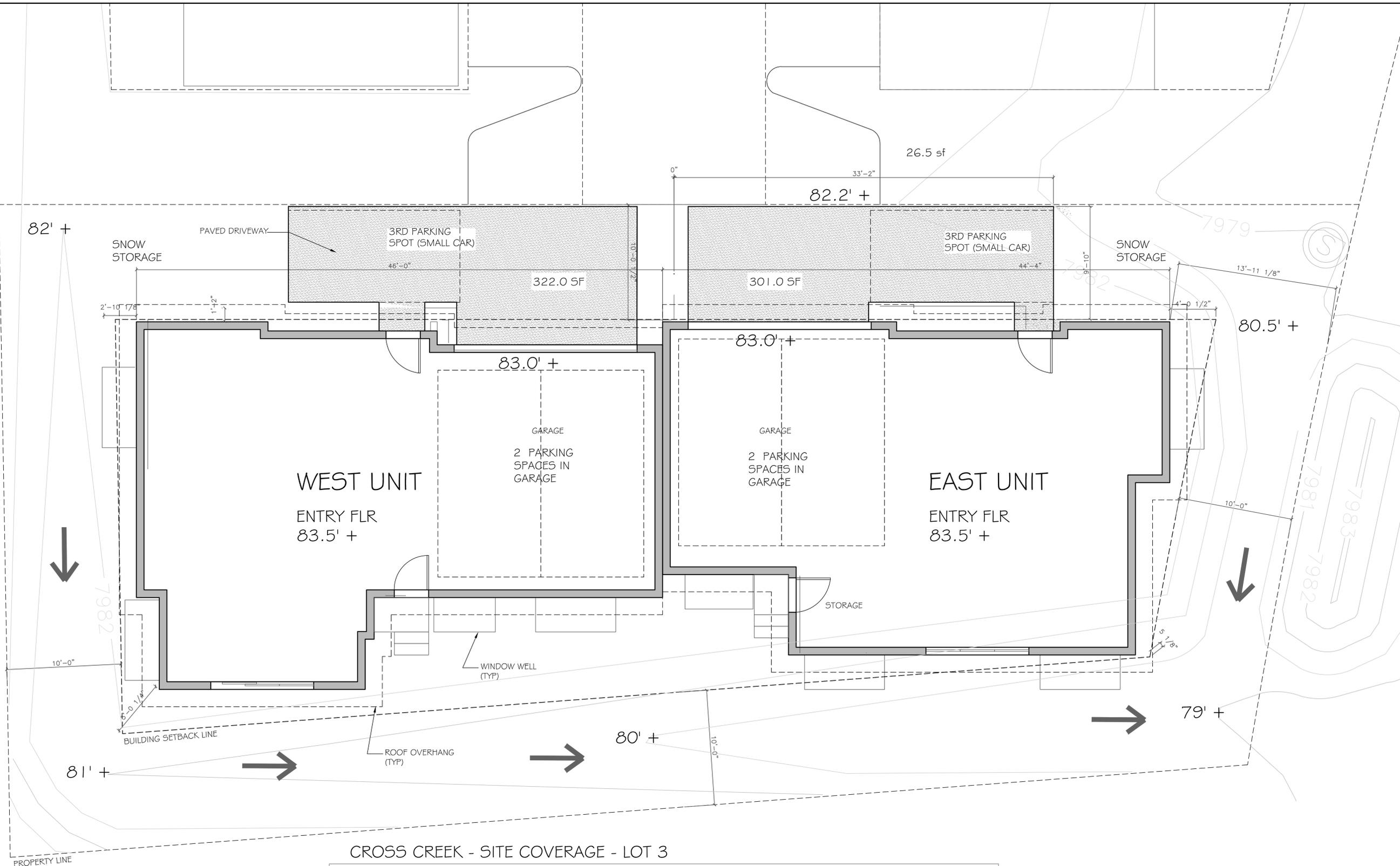
1582 PROUTY DRIVE  
EVERGREEN, COLORADO 80439  
(303) 773-9578

William F. Reslock, A.I.A.  
Architect

CROSS CREEK PLACE  
LOT 3  
MINTURN, COLORADO

PROJECT NO.:  
DATE: 08-10-16  
DRAWN BY:  
REVISIONS:  
REVISIONS:

A0.0



CROSS CREEK - SITE COVERAGE - LOT 3

UNIT	SITE AREA	40% COVERAGE BUILDING FOOT PRINT	PAVING (IMPERV.)	50% IMPERVIOUS	REMARKS
ALLOWED	5963 SF	2385.2 SF		2981.5 SF	
LOT 3 - EAST		1152.0 SF	301.0 SF	1453.0 SF	
LOT 3 - WEST		1199.0 SF	322.0 SF	1521.0 SF	
TOTAL		2351 SF		2974.0 SF	
REMAINING		34.2 SF		7.5 SF	

PARTIAL SITE PLAN - LOT 3  
 1/4" = 1'-0"

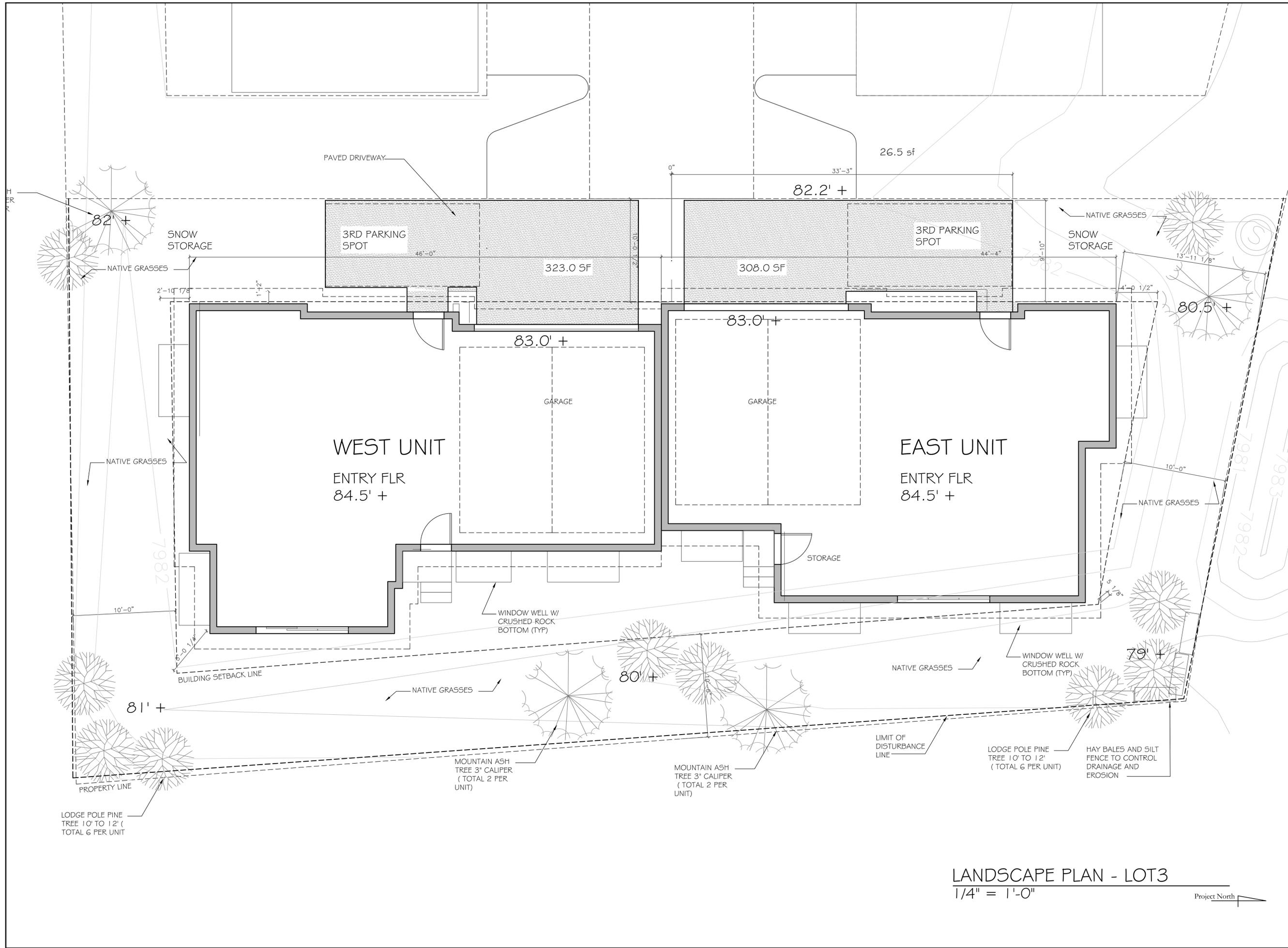


Reslock & Sullivan, L.L.C.  
 1582 PROUTY DRIVE  
 EVERGREEN, COLORADO 80439  
 (303) 773-9578  
 William F. Reslock, A.I.A.  
 Architect

CROSS CREEK PLACE  
 LOT 3  
 MINTURN, COLORADO

PROJECT NO.:  
 DATE: 08-10-16  
 DRAWN BY:  
 REVISIONS: 09-08-16  
 REVISIONS:

A1.0



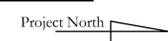
Reslock & Sullivan, L.L.C.  
 1582 PROUDY DRIVE  
 EVERGREEN, COLORADO 80439  
 (303) 773-9578  
 William F. Reslock, A.I.A.  
 Architect

CROSS CREEK  
 LOT 3  
 MINTURN, COLORADO

PROJECT NO.:  
 DATE: 08-10-16  
 DRAWN BY:  
 REVISIONS: 09-08-16  
 REVISIONS:

AI.1

LANDSCAPE PLAN - LOT 3  
 1/4" = 1'-0"



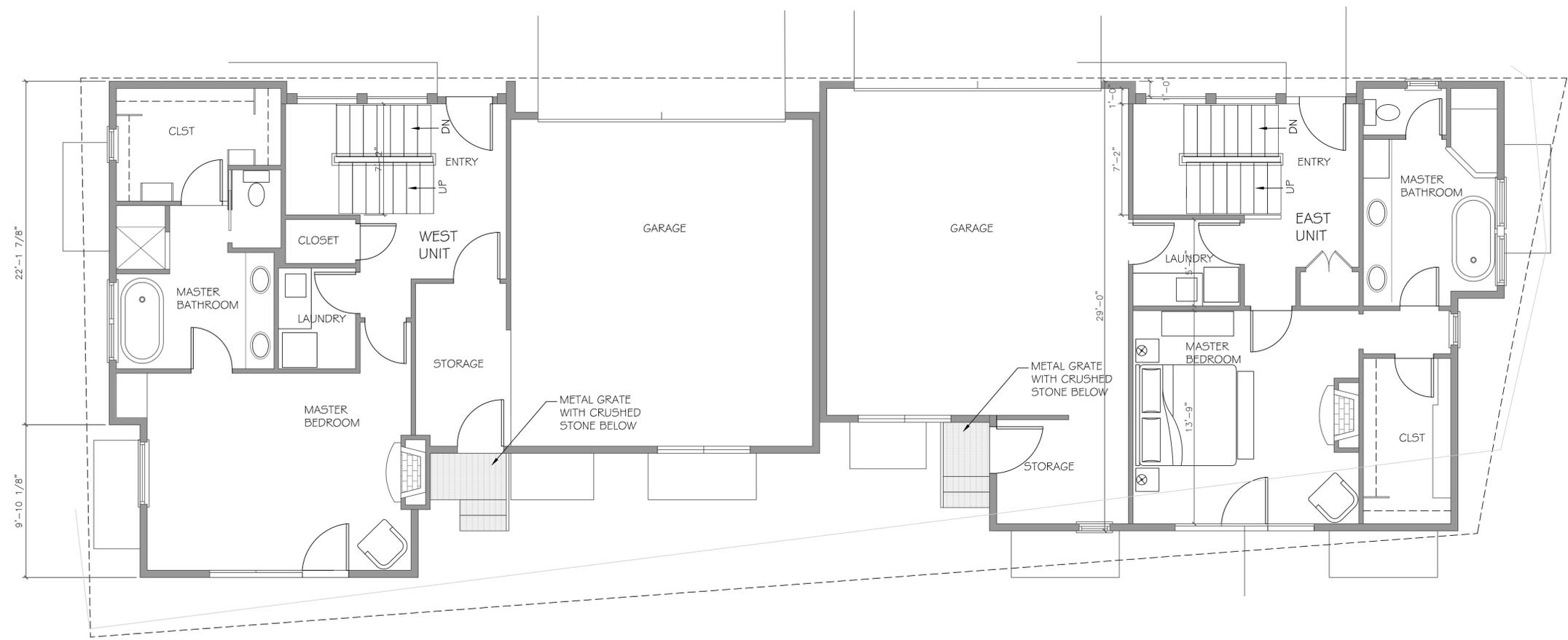
SQUARE FOOTAGE CALCULATION		
	WEST	EAST
LOWER LEVEL	1207 SF	1154 SF
MAIN LEVEL	770 SF	714 SF
UPPER LEVEL	1033 SF	1012 SF
TOTAL	3010 SF	2880 SF
GARAGE	450 SF	450 SF

Reslock & Sullivan, L.L.C.  
 1582 PROUTY DRIVE  
 EVERGREEN, COLORADO 80439  
 (303) 773-9578  
 William F. Reslock, A.I.A.  
 Architect

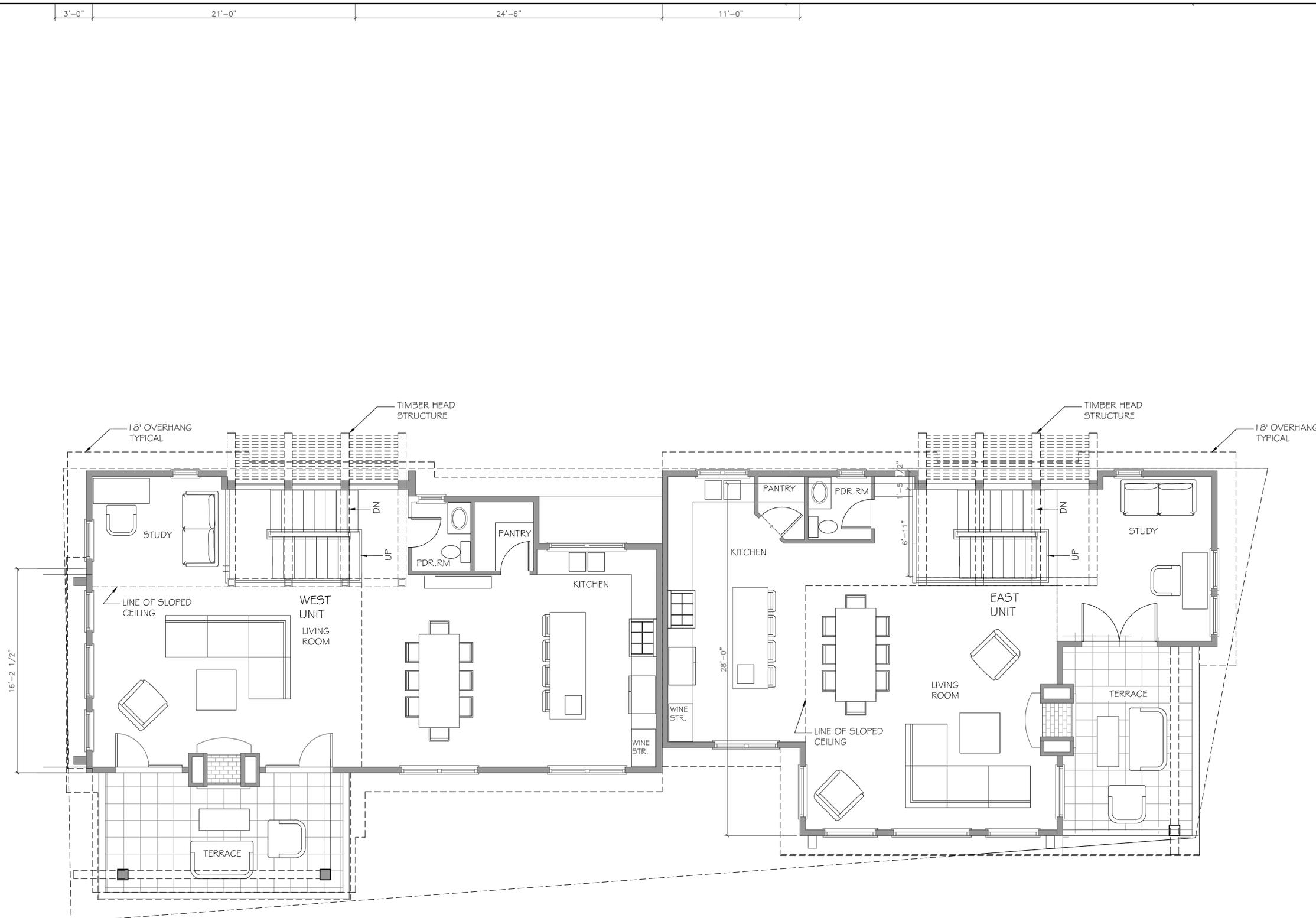
CROSS CREEK  
 LOT 3  
 MINTURN, COLORADO

PROJECT NO.:  
 DATE: 08-10-16  
 DRAWN BY:  
 REVISIONS:

A2.1



ENTRY LEVEL PLAN  
 1/4" = 1'-0"



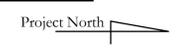
Reslock & Sullivan, L.L.C.  
 1582 PROUTY DRIVE  
 EVERGREEN, COLORADO 80439  
 (303) 773-9578  
 William F. Reslock, A.I.A.  
 Architect

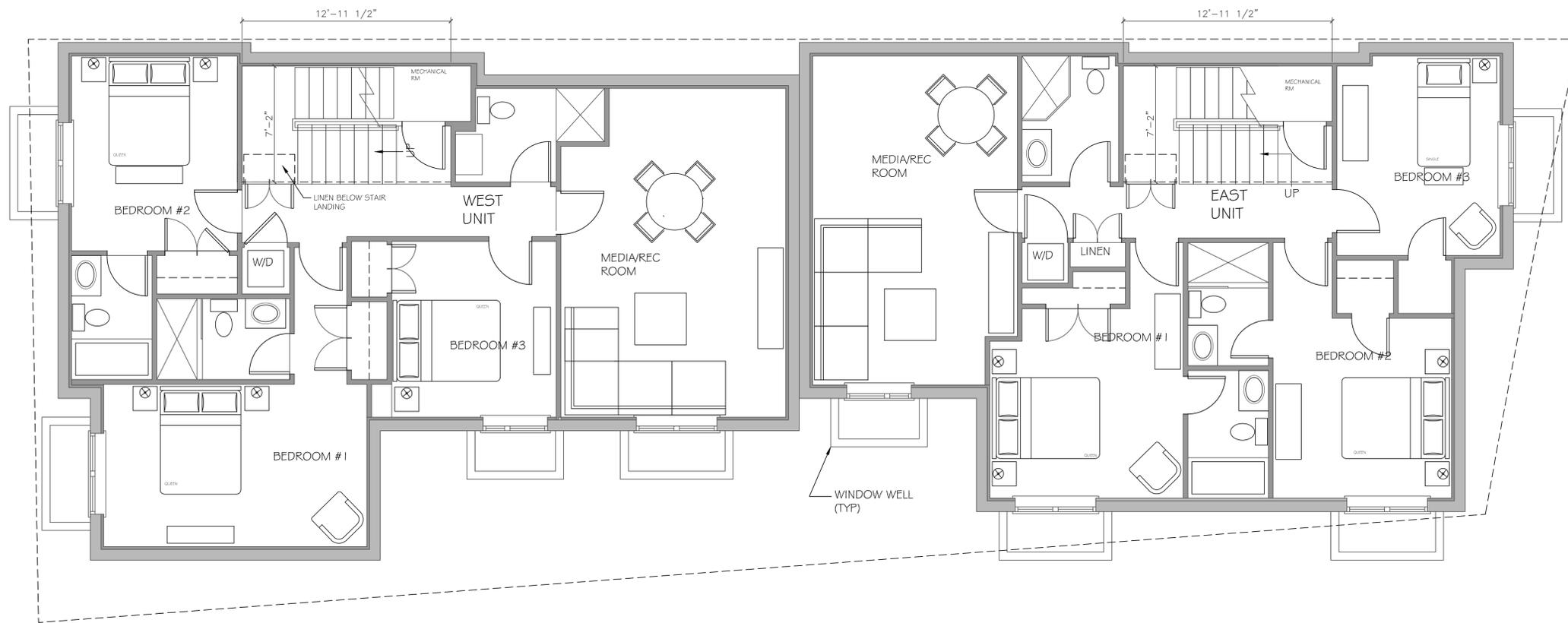
CROSS CREEK  
 LOT 3  
 MINTURN, COLORADO

PROJECT NO.:  
 DATE: 08-10-16  
 DRAWN BY:  
 REVISIONS:

A2.2

LIVING LEVEL PLAN  
 1/4" = 1'-0"





BEDROOM LEVEL PLAN  
 1/4" = 1'-0"

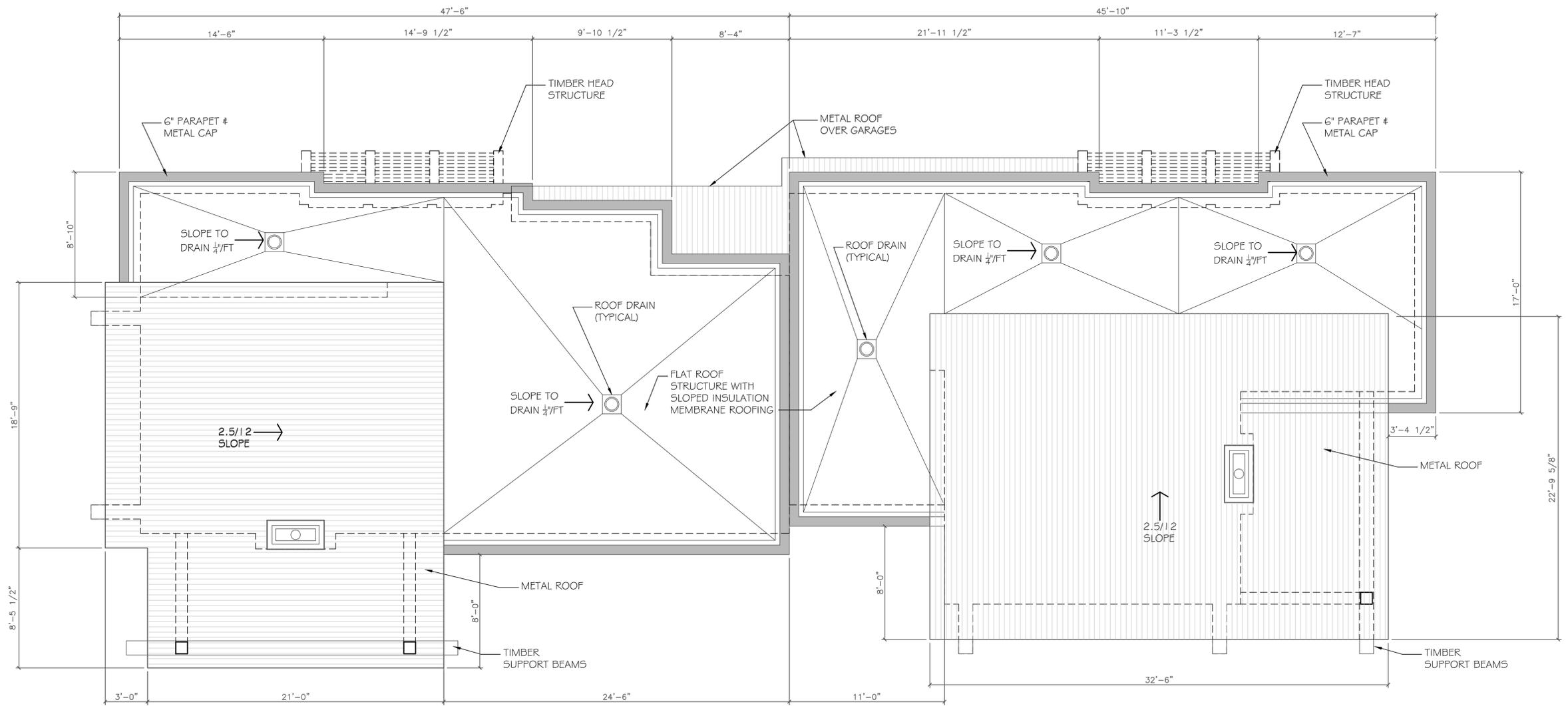


Reslock & Sullivan, L.L.C.  
 1582 PROUTY DRIVE  
 EVERGREEN, COLORADO 80439  
 (303) 773-9578  
 William F. Reslock, A.I.A.  
 Architect

CROSS CREEK  
 LOT 3  
 MINTURN, COLORADO

PROJECT NO.:  
 DATE: 08-10-16  
 DRAWN BY:  
 REVISIONS:

A2.0



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



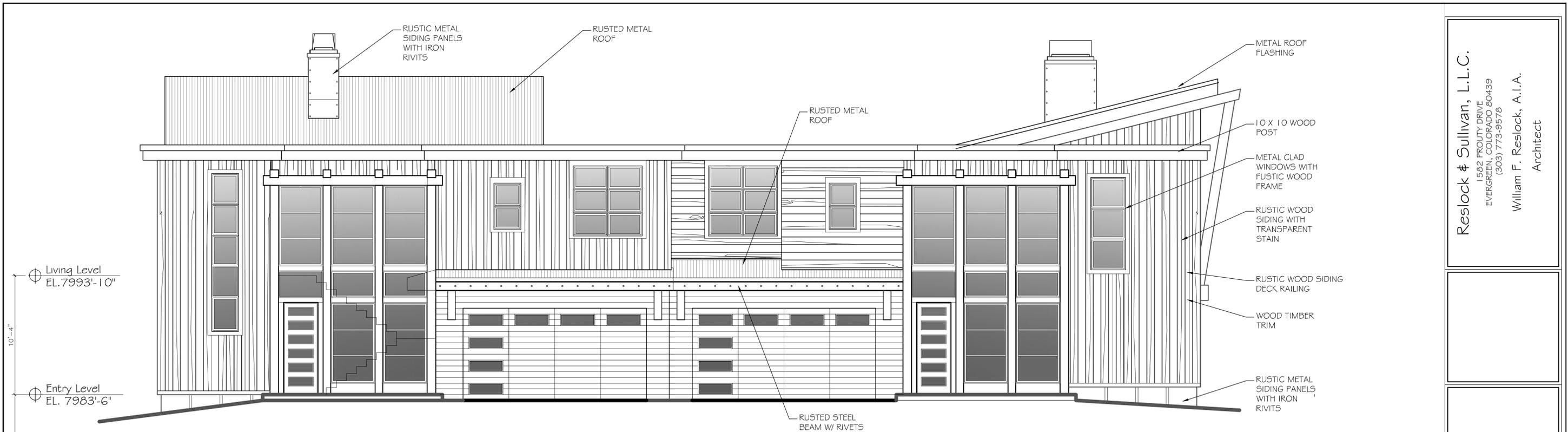
Reslock & Sullivan, L.L.C.  
 1582 PROUTY DRIVE  
 EVERGREEN, COLORADO 80439  
 (303) 773-9578  
 William F. Reslock, A.I.A.  
 Architect

CROSS CREEK PLACE  
 LOT 3  
 MINTURN, COLORADO

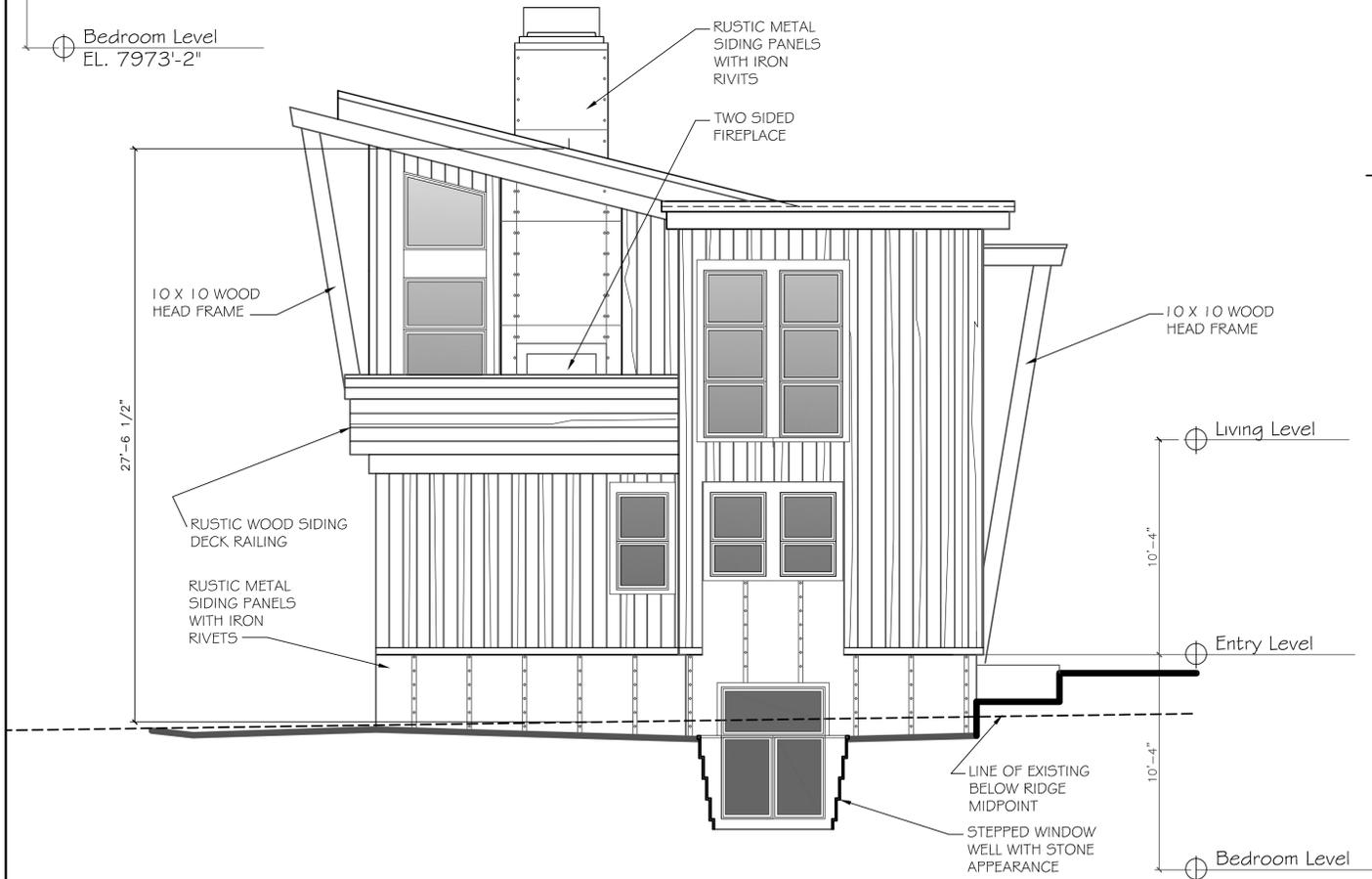
PROJECT NO.:  
 DATE: 08-10-16  
 DRAWN BY:  
 REVISIONS:  
 REVISIONS:

A2.3

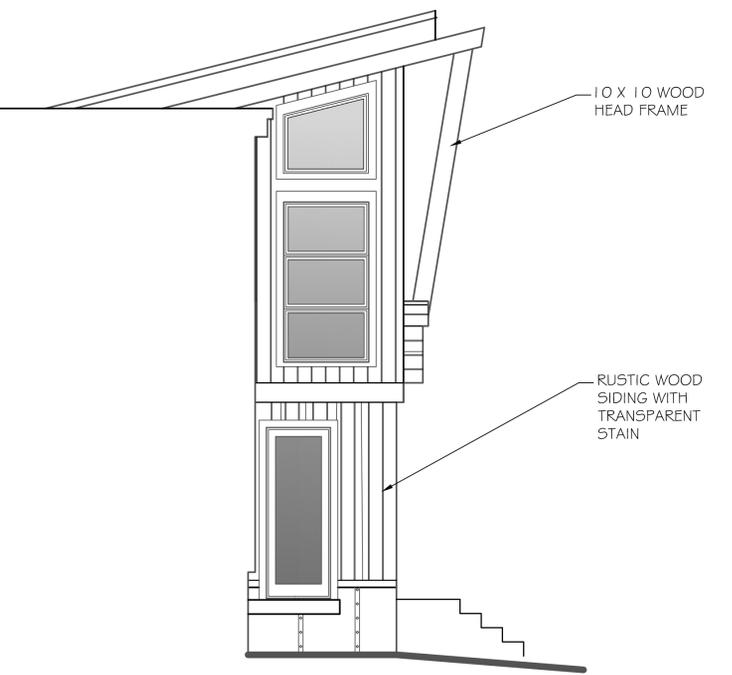
PRELIMINARY



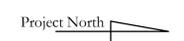
NORTH ELEVATION  
1/4" = 1'-0"



EAST ELEVATION  
1/4" = 1'-0"



PARTIAL EAST ELEVATION (EAST UNIT)  
1/4" = 1'-0"



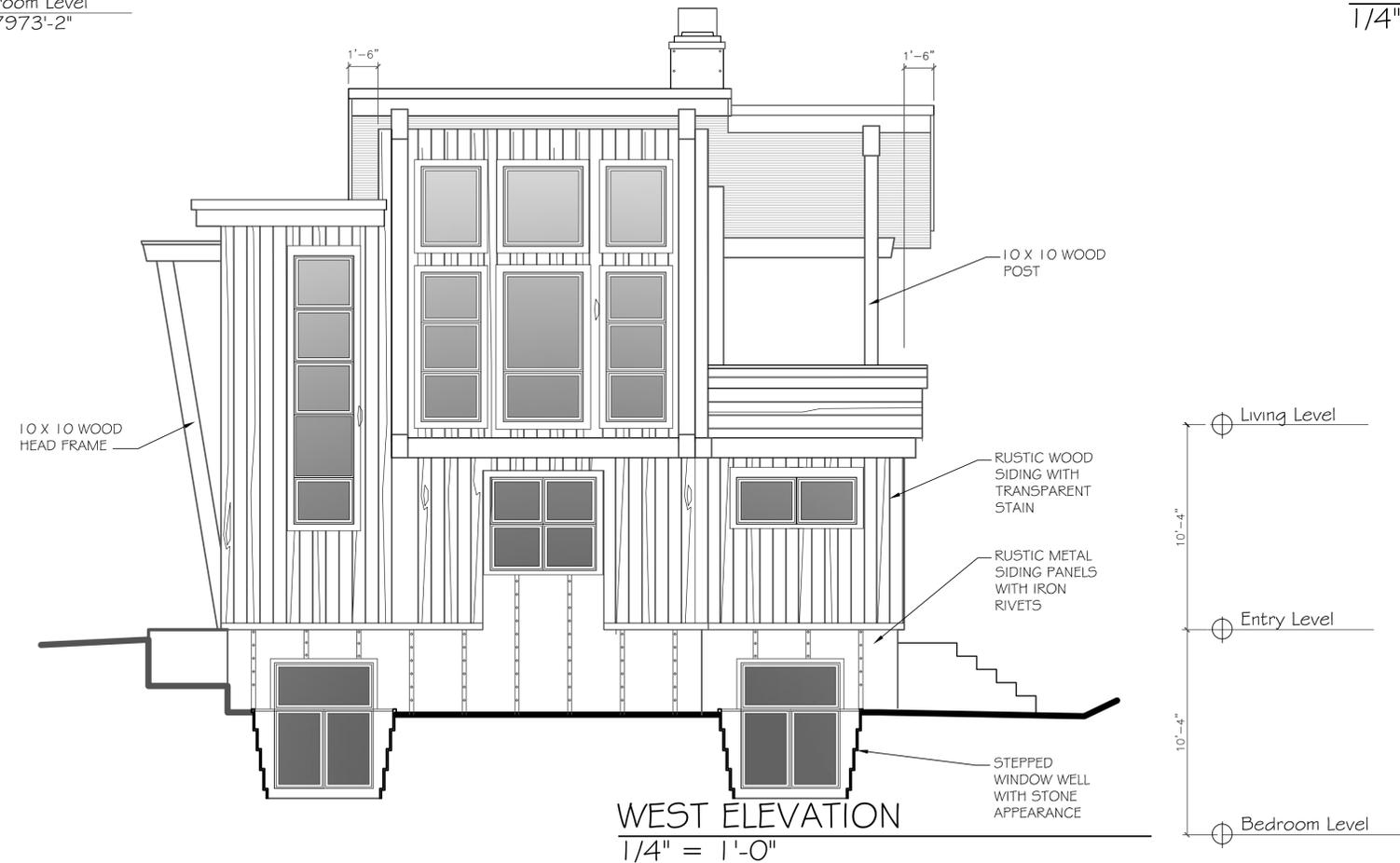
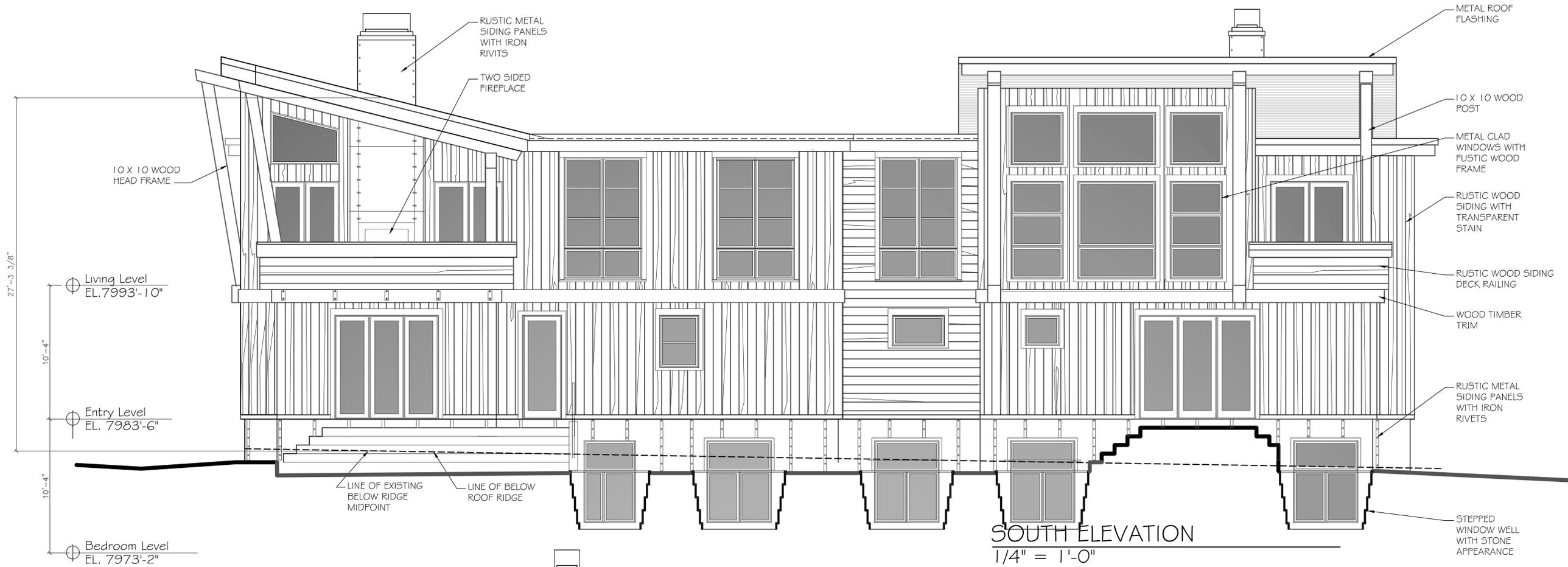
Reslock & Sullivan, L.L.C.  
1582 PROUTY DRIVE  
EVERGREEN, COLORADO 80439  
(303) 773-9578  
William F. Reslock, A.I.A.  
Architect

CROSS CREEK  
LOT 3  
MINTURN, COLORADO

CROSS CREEK  
LOT 3  
MINTURN, COLORADO

PROJECT NO.:  
DATE: 08-10-16  
DRAWN BY:  
REVISIONS: 08-31-16

A3.0



Reslock & Sullivan, L.L.C.  
1582 PROUTY DRIVE  
EVERGREEN, COLORADO 80439  
(303) 773-9578  
William F. Reslock, A.I.A.  
Architect

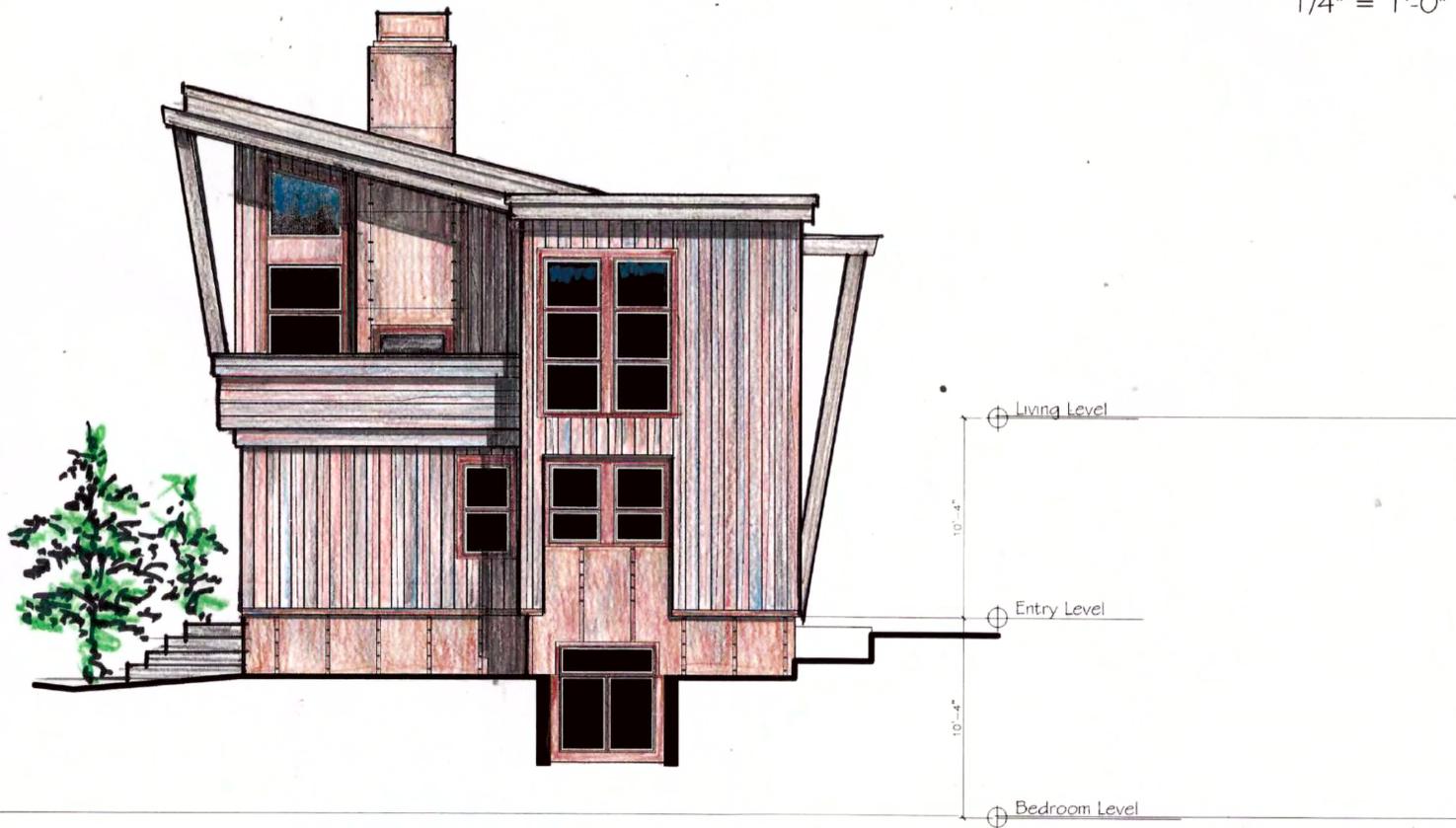
CROSS CREEK  
LOT 3  
MINTURN, COLORADO

PROJECT NO.:  
DATE: 08-10-16  
DRAWN BY:  
REVISIONS: 08-31-16

A3.1



NORTH ELEVATION  
1/4" = 1'-0"



EAST ELEVATION  
1/4" = 1'-0"

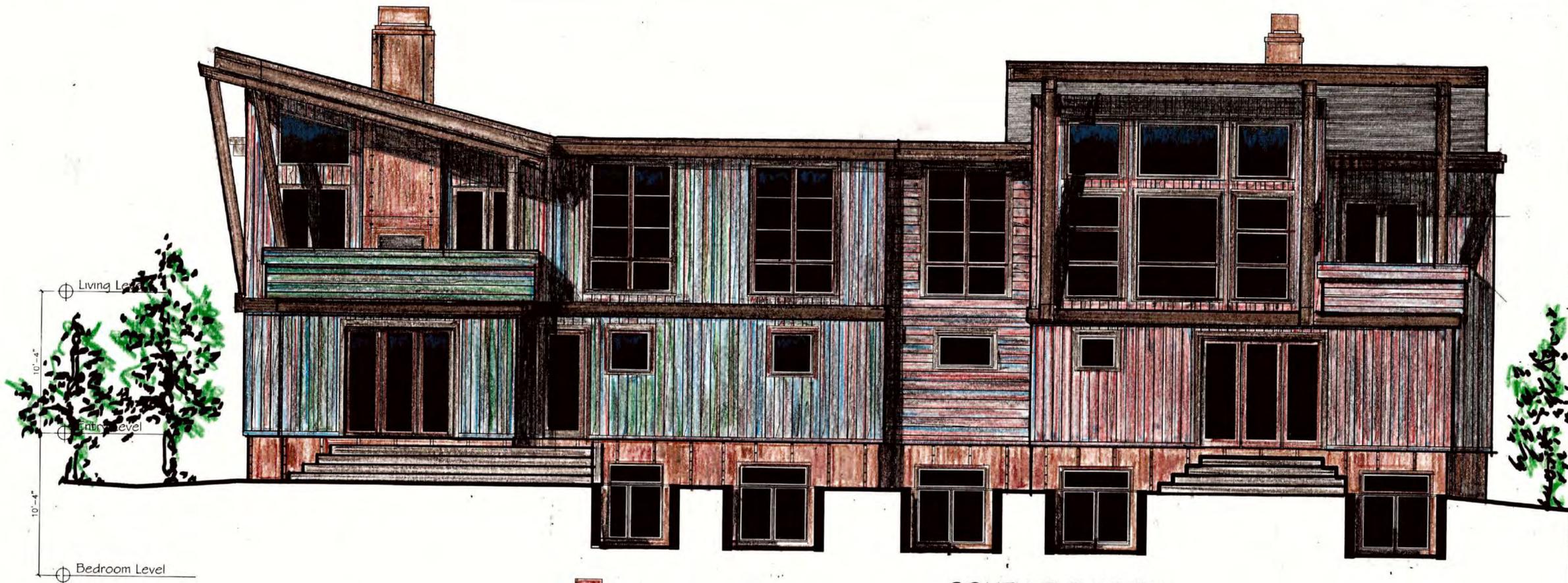
Project North 

Reslock & Sullivan, L.L.C.  
1552 FRUITY DRIVE  
EVERGREEN, COLORADO 80439  
(303) 773-9578  
William F. Reslock, A.I.A.  
Architect

CROSS CREEK  
LOT 3  
MINTURN, COLORADO

PROJECT NO.:  
DATE: 03-18-16  
DRAWN BY:  
REVISIONS: 03-22-16  
REVISIONS: 03-25-16

A4.0



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



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

Reslock & Sullivan, L.L.C.

1582 PROUTY DRIVE  
EVERGREEN, COLORADO 80439  
(303) 773-9576

William F. Reslock, A.I.A.  
Architect

CROSS CREEK  
LOT 3  
MINTURN, COLORADO

PROJECT NO.:  
DATE: 03-18-16  
DRAWN BY:  
REVISIONS: 03-22-16  
REVISIONS: 03-25-16

A5.0



## TOWN OF MINTURN SIGN PERMIT APPLICATION

The following must accompany this application at time of submittal:

- ◆ A scaled drawing showing size, shape, design, colors, materials, lighting and letter styles;
- ◆ An elevation or photo depicting the proposed location of the sign;
- ◆ A plot plan of the proposed site with sign location; setbacks and property lines, plus the sign height and clearance above ground;
- ◆ Application fee of \$125.00

**Process:**

The Planning Director or his/her designee will review the proposal. Following approval, the applicant shall obtain a sign permit. Inspections may be required for placement, footing, electrical and other structural components of which the applicant will be advised upon receipt of the approved sign permit.

**APPLICANT INFORMATION**

1. Name of individual or company proposing the sign: \_\_\_\_\_

Brian Sipes - Sipes Architects, Inc.

2. Address of property: 175 Williams St, Suite 204 (Mollie G Building)

3. Mailing address of applicant: Box 153, Minturn 81645

2. Phone numbers: 970.236.1519 390-0607

3. Description of property Lot & Block, Subdivision name if applicable: \_\_\_\_\_

Only second floor commercial space in the Mollie G building

Date Paid: \_\_\_\_\_ Received by: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Applicant: \_\_\_\_\_

CLIENT: SIPES ARCHITECTS JOB NUMBER: 16-0849  
 DATE: 9.2.16 FILE NAME: EXTERIOR SIGN Specs /Approval  
 ARTWORK BY Leslie PHONE: 970-949-4565

© This document and all of its contents are the exclusive property of Sign Design and Awnings, under US copyright laws. The use of this document is strictly intended for design approval.

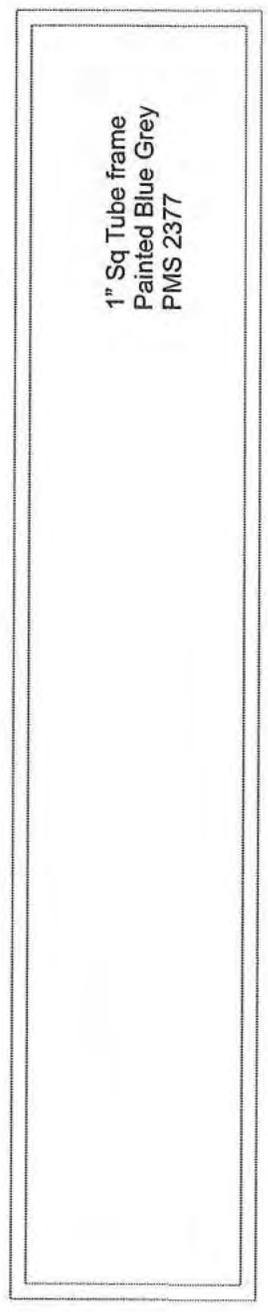
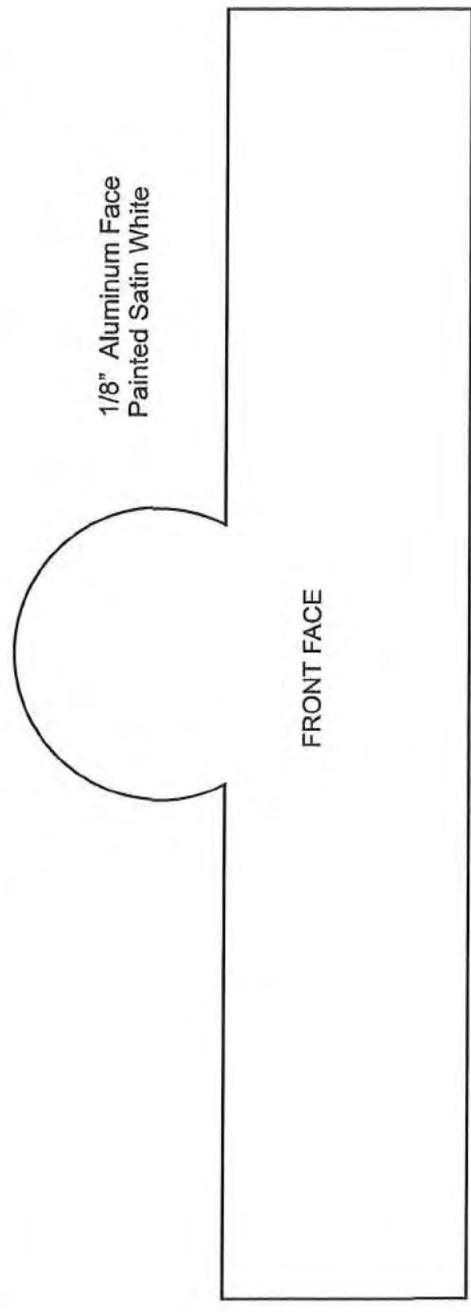


**SIGN ELEVATION**

**NOTE LANDLORD WILL MOVE EXISTING LIGHT AND CONDUIT TO OPTIMISE SIGN LOCATION READABILITY**

**9' FROM GRADE**

204



**COMMUNITY  
UNITY DAY  
SUN. AUG. 14  
4-6PM**

TOWN OF MINTURN  
P.O. Box 309 ♦ 302 Pine Street  
Minturn, CO 81645  
Phone: 970-827-5645 Fax: 970-827-5545

William Powell  
Town Manager



Town Council  
Mayor – Matt Scherr  
Mayor Pro Tem – Earle Bidez  
Councilmember – Terry Armistead  
Councilmember – Harvey Craig  
Councilmember – Sidney Harrington  
Councilmember – Sage Pierson  
Councilmember – John Widerman

---

## Manager Memo September 21, 2016

### **Turntable Issues**

Matt, Sidney and I met on 9/15 to discuss issues related to the Turntable lease properties. It appears certain the Westside Café owners will close on the lease very soon, which lease includes the restaurant, hotel and trailers on 6<sup>th</sup> St. The two most important issues are the unpaid water bill and the disrepair of the trailers. The three of us are pursuing the following actions.

- Work with the new owners to have a successful business, but also inform them of the issues below.
- The vacant trailers will be red tagged for issues related to the International Property Maintenance Code.
- We may need to have the occupied trailers meet improved standards.
- The town has been promised by UP we will be paid the unpaid water bill in conjunction with the closing of the new lease. If that does not prove to be the case, the town will issue a shut-off notice giving the UP 30 days to pay the full amount.

### **Minturn to Dowd Trail**

The trail alignment has been staked and a walk-through with Forest Service personnel is being scheduled. We have yet to hear from the State Land Board related to an easement through their property. The issue is clouded by the SLB wanting to have CDOT maintenance facilities moved from Eagle-Vail to the site (across from Vail “Boneyard”).

### **Code Enforcement**

Staff plans to have a worksession covering many topics related to code enforcement at the October 5 meeting.

### **Dowd Junction**

The Forest Service has appraised the two properties in Eagle, where they desire to move and consolidate offices. The FS cannot pay more than the appraised value. The property owners are now reviewing the appraisals for their acceptability. The vacant parcel owner wants more money than the appraised amount. The Carpenters Union is still reviewing. We are trying to schedule a meeting with the real estate broker, Tom Glass, United Properties representative and me ASAP.

<b>ACTION PLAN</b>	<b>responsible party</b>	<b>status</b>
9/7/2016		
<b>TOP PRIORITIES</b>		
<b>Code Enforcement</b>	Powell	zoning code, nuisance, parking
Provide necessary funding		will be proposed in 2017 budget
Develop enforcement strategies		Council discussion on 10/5
hire enforcement officer		begin hiring process in Oct.
<b>Communication Strategies</b>		
Council strategy--concerts, coffees, etc.	Council	
Consider live phone reception	staff	
Staff returns phone calls w/ 24 hours		
<b>Economic Development Strategies</b>	Metteer, ECAC	
EDAC meeting 8/16 to review plan		Council to review plan 9/21
<b>Main Street Pedestrian Planning</b>	Powell	
Final Design		to be submitted 2/7/17
TAP grant		submitted 7/29/16, award 12/16
apply for DOLA grant		Spring or Summer 2017
determine construction schedule		2019
<b>SECOND TIER PRIORITIES</b>		
<b>Water Rates</b>	Water Comm.	
Water rates to be reviewed 8/17		staff to return with usage at 4000 and 6000 gallons per month at 9/7 meeting
Final water rates for 2017 defined in budget		
<b>Zoning Code Update 100 Block</b>	Hawkinson	
PZ and Council action by October		Council to review ordinance at 9/21 meeting
<b>Zoning Code Update Dowd Junction</b>	Hawkinson	pending
PZ Council action by November		
<b>Bike Path Minturn to Dowd</b>	Powell, Hawkinson	
Alignment, easements, permits		
<b>Soft Paths</b>	Metteer	
construction to occur Sept. 17		Paths to be constructed by volunteers on 9/17
<b>Speed Limits Main St.</b>		
Does Minturn conduct study and budget		
<b>Governance</b>		
Is this a priority of new Council?		