

To: Planning Commission
From: Scot Hunn, Consulting Planning Director
Date: January 17, 2025
RE: Planning Director Update



Minturn Forward Code Update Project:

Staff and Western Slope Consulting have generally completed Articles 5 – *Land Use Application Requirements and Procedures* and are working to finalize Article 8 – *Subdivision Application Requirements and Procedures*. Article 8 still needs review and feedback from the Town Attorney and staff continues to address several outstanding components of this article.

Western Slope Consulting is also working on a draft of Article 11 – Annexation and Disconnection which will be presented to the Planning Commission in February. Staff and Western Slope Consulting will be discussing outstanding issues/questions related to Minor PUD Amendments (from Article 5) at the Planning Commission’s regular meeting of January 22nd.

Active Land Use Applications:

- **Midtown Village Planned Unit Development Preliminary Plan Review**
At their regular meeting of January 15, 2025, the Town Council approved Resolution No. 4, Series 2025, a resolution approving the Preliminary Plan and Plat for Midtown Village PUD. During their review, the Council acknowledged the Planning Commission’s work in reviewing the application and forwarding recommendations with conditions.
- **Eagle County School District – Maloit Park Preliminary Subdivision Plat Review**
Staff continues to review the Eagle County School District Maloit Park Preliminary Plat for Subdivision application. The Applicant has been provided referral agency comments and is in the process of meeting with Town staff, Town consultants, and referral agencies to address, resolve and/or respond to referral comments. Staff are unable to estimate when referral comments will be fully addressed and, therefore, cannot predict how soon this application will be scheduled for its first public hearing.

Other Planning Department Activities:

- **Highlands Parcels Public Engagement Process**
Staff has created a [webpage](#) and [survey](#) as a way to engage the public and solicit feedback related to the Town-owned “Highlands Parcels 1 & 2” in the Bolts Lake Area. A **public open house is scheduled for Wednesday, January 29, 2025 at Town Hall from 4:30pm to 7:30pm**. The goal of the public engagement is to solicit input from the public on preferred land uses and potential options for generating funds for the Town’s use in offsetting water rates and/or the cost of design and construction of a new water treatment plant. As of January 17th, 93 people have taken the survey – a great response!
- **Eagle County Regional Housing Action Plan Partnership**
The planning director has been participating alongside representatives from Eagle County, Avon, Eagle, Gypsum, Red Cliff, and Vail in a regional housing action plan task force spearheaded by Eagle County and the Town of Avon. The purpose of this effort is to create a regional housing action plan – looking at alignment between land use policies and community housing goals within and across jurisdictions, as well as identifying potential funding sources to implement priorities and projects - and is based on a housing needs assessment being finalized by Economic Planning

Systems (EPS). The assessment is based on community survey work and an extensive process by EPS to work with each partner jurisdiction to compile data on existing land use and development, existing housing policies and housing units/supply in each jurisdiction, as well as demographics and market trends. The partnership presented the initial results of the assessment to each of the partner jurisdictions in October and November.

Since then, EPS has worked to finalize a report which should be published in February or March 2025. EPS will now work with each partner jurisdiction to develop individualized action plans (based on the findings from the report) laying out strategies for defining opportunities that fit each jurisdiction, and generally aimed at improving or protecting local's housing stock. In February and March, the partnership – lead by EPS – will again visit each jurisdiction to present the final report along with individualized recommendations (action plans) for consideration.

- **Eagle County Wildland Urban Interface (WUI) Code Working Group**

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

- **Exterior Lighting Regulations – Holiday Lighting**

At their regular meeting of January 15, 2025, the Town Council approved on first reading Ordinance No. 2, Series 2025, an ordinance approving amendments to Chapter 16, Article 17 – Exterior Lighting, to provide new definitions for “Holiday Lighting,” “Festoon Lighting,” and to provide time limits for outdoor displays of holiday lighting (sunrise to 10:00pm).