



October 24, 2023

Mr. Scot Hunn  
Town of Minturn  
PO Box 309  
Minturn CO 81645  
Via email: [planner1@minturn.org](mailto:planner1@minturn.org)

RE: Minturn North PUD  
Final Plan Review  
Project No. 19-0064

Dear Scot:

We reviewed the Final PUD Development Plan Application dated September 29, 2023 for Minturn North PUD. Our review compared the submittal with the Preliminary Plan and Preliminary Plat Conditions of Approval; Final Plan requirements of Section 16-15-200; and Final Plat Application requirements of Section 17-6-40 of the Minturn Municipal Code (MMC).

**PRELIMINARY PLAN CONDITIONS OF APPROVAL:**

- (1) The Applicant shall work with the Town Engineer prior to or concurrent with any Final Plan/Plat application to address referral comments related to further evaluation of hazards that may impact final design of all civil engineering and/or subdivision design(s).
  - a. Applicant submitted memorandums dated August 21, 2023 prepared by Wright Water Engineers and August 23, 2023 by Boundaries Unlimited to address debris flow concerns. The concerns were raised in the drainage report prepared by Wright Water Engineers and geotechnical report prepared by CTL Thompson submitted with the application. The concern was also raised by Colorado Geologic Service. Applicant believes these Memorandums adequately address concerns relating to hazards.
- (2) The Applicant shall work with the Town Engineer prior to or concurrent with any Final Plan/Plat application to adequately address all remaining technical plat and/or civil engineering details and suggested revisions outlined in letters from Intermountain Engineering dated May 22, 2023, and June 20, 2023.

Please note the following:

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30 Benchmark Road, Suite 216 | PO Box 978 | Avon, CO 81620

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**MMC Section 16-15-140:**

**Subsection (a) General Requirements:**

**(5). Proposed grading & drainage plans:**

**Grading & Drainage Plan:**

- i. The plan shows off-site grading & storm sewer construction.  
*A proposed agreement for construction and maintenance of off-site improvements with the Union Pacific Railroad (UPRR) has been included with the application. Please note:*
  1. *The agreement does not identify any specific drainage or grading improvements on UPRR property.*
  2. *The drainage improvements crossing Minturn Road are public improvements which will be maintained by the HOA. These improvements are critical infrastructure, and the Town must have the ability to step in and take care of an emergency.*
- ii. 2:1 slopes are proposed in the drainage swales and the front portion of lots 1 through 7. The geotechnical engineer should review and provide any necessary stabilization recommendations.
  1. *Specific Geotechnical Engineers recommendations have not been provided.*
  2. *The Post Development Erosion Control Plan requires the slope in front of lots 1-7 to have temporary erosion control fabric. This is satisfactory if the lots are regraded during building construction. Include a note that permanent slope protection and/or regrading will be included on the Building Permit plans.*
  3. *The Post Development Erosion Control Plan requires permanent erosion control fabric in the drainage ditches.*
- iii. “Snout & Bio-skirt” storm water quality control devices are specified.
  1. *Complete - concerns regarding size and freezing have been addressed.*
- iv. Erosion Control Plans:
  1. *A Storm Water Discharge Permit from the Colorado Department of Public Health & Environment will be required prior to construction.*
- v. General:
  1. *Drainage improvements such as the ditches and stormwater quality devices are typically public improvements but will be maintained by the HOA. These improvements are critical infrastructure, and the Town must have the ability to step in and take care of an emergency.*

**Road Plans**

**i. General:**

There are several road sections which show a steep grade to the adjoining lots and roads. *Slope stability recommendations from the Geotechnical engineer have not been provided – refer to item 5.ii above.*

ii. **Minturn Road:**

Minturn Road plans are provided from the intersection with Taylor Street to the north end of the subdivision. *No plans have been provided for the extension of Minturn Road north of Game Creek. Developer proposes to submit plans prior to the construction of the 30<sup>th</sup> home.*

iii. **Silver Star Trail:**

Silver Star Trail is proposed as a 12.5' wide private road maintained by the home owner's association. *Paragraph 1.03 H of "CHAPTER 4 - ROADWAY DESIGN & TECHNICAL CRITERIA" of the MMC specifies the minimum width of a driveway as 12 feet. The drive serves no more than 3 homes, and it is reasonable to classify this road as a driveway.*

iv. **Minturn Trail:**

1. *The proposed cross section of the trail is shown on sheet DT.R1 The proposed section is a 10.0' asphalt trail platform with 6" gravel shoulders. Chapter 4 of the "Eagle County Regional Trails Plan (Trails Design and Construction Standards)" requires the typical section to have a 10' platform with a minimum of 1' wide shoulders.*
2. *Structural plans for the bridge crossing Game Creek need to be provided.*
3. *The bridge will impact wetland vegetation and Applicant must provide Army Corps of Engineer approvals.*

v. **CDOT Access Permits (Intersection of Minturn Road and US 24):**

The Developer has obtained a CDOT Access Permit for improvements to the intersection of Minturn Road and US 24. *Developer proposes engineering plans and CDOT Notice to Proceed be submitted prior to the construction of the 30th home.*

**(6). Domestic water & sanitary sewer plans:** Construction plans for domestic water & sanitary sewer are included in the submittal,

1. *Sanitary Sewer: ERWSD approval of the sanitary sewer plans has not been provided.*
2. *Domestic Water:*
  - a. *Plans specify C900 PVC water mains – Minturn requires the use of poly wrapped ductile iron pipe. Please revise the pipe specification to conform to the requirements of section 3.2 of Appendix C of the ERWSD "STANDARD SPECIFICATIONS FOR WATER MAINS."*
  - b. *Minturn requires service lines to be constructed with Type K copper tubing. Reference section 2.1.2 of APPENDIX B of the ERWSD "WATER AND WASTEWATER SERVICE CONSTRUCTION SPECIFICATIONS".*
  - c. *There are no requirements for notification to neighbors or restrict the period of time the contractor will be allowed to shut down the existing water main to make connections. Please include a note on*

- the plans with these requirements. This will also be on the agenda for the preconstruction meeting.*
- d. *There do not appear to be sufficient mainline valves to perform future repairs in reasonable segments of the main. Public Works (John Volk and Arnold Martinez) needs to review and provide comments on valve locations.*
  - e. *What is the plan for evacuation of air at the connection to the existing main at station 23+34?*
  - f. *The Eagle River Fire Protection District reviewed the plans and reported:
    - i. *Hydrants meet IFC and ERFPD requirements.*
    - ii. *Apparatus access meets minimum requirements for fire suppression.**
  - g. *There was discussion during Preliminary Plan hearings regarding utilizing common irrigation with one master meter. Details for the master meter & irrigation mainlines need to be included in the plan set.*

**(14 & 15) Phasing Plan:** Phasing is not proposed, however, an estimate for the cost of public and necessary improvements is required for inclusion in the Subdivision Improvements Agreement. *Please refer to the MMC Section 17-5-70 "Subdivision Improvements Agreement" comments below.*

**MMC Section 17-5-70:**

**(b) Preliminary Plat:** Two draft Final Plats have been provided; UPPR Subdivision and Minturn North PUD. *Revised Final Plats were submitted 10/23 and will be reviewed separately.*

**(e) Grading & Drainage Plan:** *Please refer to the MMC Section 16-15-140 comments above.*

**(f) Utility plans:** *Please refer to the MMC Section 16-15-140 comments above.*

**(g) Erosion Control Plans:** *Please refer to the MMC Section 16-15-140 comments above.*

**Subdivision Improvements Agreement:**

Engineers Cost Estimate: *Three estimates were provided for inclusion in the Subdivision Improvements Agreement:*

**1. Onsite Improvements:**

- a. *The estimate is reasonable for the scope of work shown on the plans. The estimate should be revised to include any plan revisions resulting from addressing plan review comments (such as common irrigation mains).*

**2. Off-site improvements – Minturn Road:**

- a. *There are no plans to form the basis for this estimate. The quantities for nearly one mile of road reconstruction appear low and need to be verified. Please update or provide the basis for the estimated quantities.*
- b. *Construction may not occur for up to three years, therefore, in addition to construction cost contingency, a contingency for construction cost escalation should be included.*

**3. Offsite Improvements – US 24 access:**

- a. *The estimate provided for access was prepared by Yarnell Consulting & Civil Design LLC, dated August 7, 2020. The estimate is 3 years old, unit prices are not current, and the estimate needs to be updated.*
- b. *Construction may not occur for up to three years, and a contingency for construction cost escalation should be included in addition to construction cost contingency.*

- (3) The Applicant shall work with the Town to finalize any/all outstanding issues related to the draft Subdivision Improvements Agreement and associated 100% construction level plans prior to or concurrent with Final Plan/Plat application submittal.

*Please refer to the Subdivision Improvements Agreement comments in item 2 above.*

- (4) The Applicant shall continue dialogue with the Town Engineer about potential improvements to Taylor Avenue in line with potential capital improvements as determined and approved by the Minturn Town Council as part of the Town of Minturn Capital Improvements Plan, as amended from time to time.

*The Development submittal shows construction of 53 gravel parking spaces at the north end of Taylor. No other improvements to Taylor Ave. are proposed.*

- (10) The Applicant shall work with the Town prior to any Final Plan/Plat application to update plans to add three (3) walkway connections and to provide details for materials and construction. Any plan details for additional trail connections added within the PUD shall be accompanied by engineer estimates of probable costs (to be included in Final Plan Subdivision Improvement Agreement documents) and shall include the following:
- (a) One (1) at the end of Miles End Lane access driveway serving Lots 6 and 7, connecting to Taylor Avenue.
  - (b) One (1) at the cul-de-sac of Miles End Lane connecting to the ECO Trail along Minturn Road.
  - (c) One (1) at the southern end of Miles End Lane connecting to Taylor Avenue.

*Easements for the trails have been included on the Plat of Minturn North PUD, however, details for the construction of the trails have not been provided.*

- (12) Current parking conditions along the West side of Taylor Avenue and within the Taylor Avenue Right-of-Way shall be maintained.  
*Constraints required rearrangement of the parking. 53 gravel spaces are proposed at the north end of Taylor Avenue.*
- (15) The Applicant shall work with the Town prior to or concurrent with any Final Plan for PUD submission to determine locations where on street parking may be accommodated on or along Minturn Road.  
*There is no room in the Minturn Road Right of Way to add parking. The ground falls off at a steep slope to the railroad yard and slopes steeply to the Minturn North Development to cover a high-pressure gas line. Cars parked on the 2' shoulder will encroach several feet into the travel lane creating a safety issue.*
- (16) The Applicant shall facilitate additional review of any Final Plan/Plat documents with the Eagle River Fire Protection District prior to or concurrent with any Final Plan for PUD submission, to specifically confirm maneuverability, turn-arounds, and fire hydrant location.  
*Complete. Application includes an August 21, 2023 plan review.*
- (19) The Applicant shall revise the Final Plat document as well as the Minturn North PUD Guide and/or project covenants to remove the "Dedication Parcel" from the PUD boundaries.  
*Complete – the Dedication Parcel has been removed from the PUD.*
- (20) The Applicant shall revise the PUD Final Plan documents to include a Wildlife Mitigation Plan pursuant to Appendix "O" of the PUD Preliminary Plan application, to be reviewed and approved by Colorado Parks and Wildlife (CPW) prior to or concurrent with any Final Plan/Plat application submission.  
*Complete – The Application includes a Wildlife Mitigation Plan.*

**Preliminary Plat Conditions of Approval:**

- (1) The Applicant shall work with Town staff to update the Updated Preliminary Plat prior to or concurrent with any Final Plan/Plat application to address any/all outstanding technical and/or legal requirements as noted in previous staff and consultant referral comments.  
*Revised Final Plats were submitted 10/23 and will be reviewed separately.*
- (2) The Applicant revised the Updated Preliminary Plat to add language specific to Tracts B and E, "Open Space," as well as Tract C, "Dedication Parcel," to reference and provide for snow storage uses.  
*The Plat note has been revised to include "Snow Storage."*
- (3) The Applicant revise the Updated Preliminary Plat to add language and/or easements permitting public access on, over and through Tract D "R-O-W" for Miles End Lane, as

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well as Tract G “Right of Way,” and associated “Access, Utility and Drainage” easement for Silver Star Trail.

*Revised Final Plats were submitted 10/23 and will be reviewed separately.*

**MMC Section 16-15-200:**

**Final Plan for PUD:** *Please refer to comments in the “Conditions of Approval” section above.*

**MMC Section 17-6.40:**

**(b) Final Plat:** *A revised Final Plat was submitted on 10/23 and will be reviewed separately.*

Thank you for the opportunity to review this plan – please feel free to call with questions.

Sincerely,  
Inter-Mountain Engineering



Jeffery M. Spanel PE

CC: Michelle Metteer; Madison Harris, Michael Sawyer