



Code Assessment Memo

TO: Minturn Planning Commission
FROM: Matt Farrar, Western Slope Consulting
DATE: December 5, 2023
ATTACHMENTS: Code Assessment

To prepare for the update to the Town of Minturn’s Land Use Code (“Code”), town staff and I have: (1) conducted a thorough review of, and gathered stakeholder input on, the existing Code; and, (2) performed a comprehensive analysis of the Town’s 2023 Community Plan and 2023-2025 Strategic Plan to identify priorities, and craft recommendations, for the Code update. The Town’s “Land Use Code” comprises [Chapter 16 - Zoning](#), [Chapter 17 - Subdivisions](#), and [Appendix B - Minturn Design Standards and Guidelines of Minturn’s Municipal Code](#).

The attached “Code Assessment” is intended to serve as a guide for the update to Minturn’s Land Use Code. The Code Assessment summarizes the key themes that emerged from the review of the Community Plan and Strategic Plan, as well as those identified from discussions with the Planning Commission and stakeholders. These themes serve as priorities, and the basis of the recommendations, for the Code update. The following is a list of the themes (i.e., priorities) to be addressed via the update to the Town’s Land Use Code:

1. Re-Organize and Re-Format Code to Improve Usability
2. Develop a Code that Facilitates the Implementation of Minturn’s Community Plan and Strategic Plan
3. Enhance Review Processes
4. Create More Opportunities For A Range of Housing Options for Full-Time Residents
5. Increase Flexibility of Regulations & Standards
6. Explore Options to Promote/Incentivize Certain Types of Development
7. Ensure Compliance With Court Rulings

Recommendations for addressing the above themes are provided in the Code Assessment.

The goals for the Planning Commission’s meeting on December 13, 2023, are to: (1) review and discuss the Code Assessment with the Planning Commission; and, (2) discuss next steps for the Code update process.