



To: Mayor and Council
From: Madison Harris, Planner I
Date: October 10, 2024
Agenda Item: Review of Conditional Use Permits held on the Railroad Property

REQUEST:

Discuss current Conditional Use Permits (CUP) held on the Railroad Property.

INTRODUCTION:

As agreed upon in the terms attached to each Conditional Use Permit held on the Railroad Property that was issued in 2018 and 2020, and renewed in 2021, part of terms is *“Lessees to meet with Town Council every 3 years for CUP review.”* It has been 3 years since the renewals of the CUPs.

ANALYSIS:

Staff suggests that there be a review of the Conditional Use Permits that are held on the Railroad Property and for it to be determined whether or not the existing conditions are clear and communicative on how to address any issues that should arise for both the CUP holders as well as Staff.

COMMUNITY INPUT:

Ongoing.

BUDGET / STAFF IMPACT:

TBD.

STRATEGIC PLAN ALIGNMENT:

The Town Council’s actions with regard to the public process of reviewing these Conditional Use Permits, particularly when focused on ensuring that conditions attached support a realistic, fair and consistent treatment aligns with the following key strategies:

PRACTICE FAIR, TRANSPARENT AND COMMUNICATIVE LOCAL GOVERNMENT

The Town will seek to make **informed**, **data-based decisions** with a **standard** of **“doing it right.”** With an **honest** approach to all aspects of local government and a focus on the **public process**, the Town Council and staff are committed to serving Minturn with the honesty and integrity expected of a small-town government.

SUSTAIN AND INVEST IN THE THINGS THAT DEFINE MINTURN AS A PROUD, STURDY MOUNTAIN TOWN TO “KEEP MINTURN MINTURN”

The ability for Minturn to approach development as **resilient, sustainable, creative and diverse** will allow the town to continue embracing what has **“made Minturn, Minturn.”** The town can further leverage its crossroads location as a valley-wide benefit and **competitive advantage**.

RECOMMENDED ACTION OR PROPOSED MOTION:

Approve the following resolutions:

1. Resolution 54 – Series 2024: A resolution approving the renewal of Conditional Use Application CU 02 – 2018 for Cozzens Construction

2. Resolution 55 – Series 2024: A resolution approving the renewal of Conditional Use Application CU 01 – 2018 for Minturn Builders Alliance Cooperative
3. Resolution 56 – Series 2024: A resolution approving the renewal of Conditional Use Application CU 03 – 2018 for Burke Harrington Construction
4. Resolution 57 – Series 2024: A resolution approving the renewal of Conditional Use Application CU 01 – 2020 for Burke Harrington Construction and Darin Tucholke

ATTACHMENTS:

- Staff report
- Resolution 54 – Series 2024
- Resolution 55 – Series 2024
- Resolution 56 – Series 2024
- Resolution 57 – Series 2024