



**OFFICIAL MINUTES**  
**Historic Preservation Commission Meeting**  
**Tuesday, November 19, 2024**  
**Town Hall / Council Chambers - 302 Pine St Minturn, CO**

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The agenda is subject to change, including the addition of items 24 hours in advance or the deletion of items at any time. The order of agenda items listed are approximate.  
This agenda and meetings can be viewed at [www.minturn.org](http://www.minturn.org).

**MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION:**

This will be an in-person meeting with access for the public to attend in person or via the Zoom link included. Zoom Link: <https://us02web.zoom.us/j/83344990329>

**Zoom Call-In Information:** 1 651 372 8299 or 1 301 715 8592 **Webinar ID:** 833 4499 0329

**Please note:** All virtual participants are muted. In order to be called upon an unmuted, you will need to use the “raise hand” feature in the Zoom platform. When it’s your turn to speak, the moderator will unmute your line and you will have five (5) minutes for public comment.

**Public Comments:** If you are unable to attend, public comments regarding any items on the agenda can be submitted to Madison Harris, Planner 1, prior to the meeting and will be included as part of the record.

**1. CALL TO ORDER - 5:30 PM**

Robert Creasy called the meeting to order at 5:32 p.m.

**2. ROLL CALL AND PLEDGE OF ALLEGIANCE**

Members present: HPC Vice Chair Robert Creasy and HPC Members Tracy Andersen, Lynn Teach, and Kelly Toon.

Staff member present: Planner I Madison Harris.

*Note: HPC Chair Ken Halliday is excused absent.*

**3. APPROVAL OF REGULAR AGENDA**

Opportunity for amendment or deletions to the agenda.

Motion by Lynn T., second by Tracy A., to approve the agenda as presented. Motion passed 4-0.

*Note: Ken H. is excused absent.*

**4. APPROVAL OF MINUTES**

**A. October 15, 2024**

Motion by Kelly T., second by Robert C., to approve the minutes of October 15, 2024 as present. Motion passed 4-0.

*Note: Ken H. is excused absent.*

**5. DECLARATION OF CONFLICTS OF INTEREST**

No conflicts of interest.

**6. PUBLIC COMMENTS**

Citizens are invited to comment on any item not on the regular Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person unless arrangements have been made for a presentation with the HPC Secretary. Those who are speaking are requested to state their name and address for the record.

No public comment.

**7. SPECIAL PRESENTATIONS**

Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the HPC Secretary.

**8. BUSINESS ITEMS**

Items and/or Public Hearings are listed under Business may be old or new and may require review or action by the HPC.

**9. DISCUSSION / DIRECTION ITEMS**

- A.** Flexibility - Ordinance No. TBD - Series 2024 An Ordinance of the Town of Minturn Amending Chapter 16 and Chapter 19 of the MMC  
Madison H. introduced the topic.

Robert C. appreciated the clean way of handling the asterisk

Public Comment opened.

Michael Boyd, 502.5 Eagle St

Being on Planning Commission where they've worked on and been working on cleaning up the code. Has an issue with changing setbacks and lot coverage. The available lot coverage is already substantial. Doesn't think that setbacks should be reduced as the historic property is already built on. Thinks we can back up a little bit. How many properties will this actually apply to?

- Tracy A. asked if Mr. Boyd would be more amenable to having this done on a case by case basis?
- Mr. Boyd thinks a good first step would be identifying the potential properties that this would apply to.
- Robert C. said that they recognize that being designated is often a burden on the property owner, and so are trying to find ways to alleviate portions of that burden.
- Mr. Boyd doesn't want people to nominate their properties just to get access to lessened setbacks and larger building and impervious coverage.
- Robert C. pointed out that if we required a variance for these things that's yet another onerous process to ask the property owner to go through.
- Mr. Boyd says that from a Planning and Zoning perspective this might affect the long range planning of the Town.
- Robert C. pointed out that the objectives of the different boards might be in conflict on this point.
- Tracy A. said that getting something designated is a long, hard process, and so doesn't believe this will come up often.

Lynn T. asked for clarification on the designation process. Would like to wait for the seven option that were just adopted to be implemented before changing anything else. Would like to get the public involved and work on promoting historic preservation, get the plaques

established, the Meyer's Barn moved before changing anything else. Doesn't think we have that many more structures that are historically valuable. Would like to get into doing creative things rather than giving away things.

Robert C. would like to change the wording in Sec. 19-5-50 to be "no closer than 3 feet...5 feet" rather than encroaching.

Lynn T. has issue with the six feet separation due to fire danger.

Tracy A. is ok with the changes, but agrees with Lynn T. that they need to engage the public a lot more. Offering incentives is important. Agrees with Robert C. in changing the wording regarding the setbacks that it should be "no less than".

Kelly T. pointed out that this change might not affect any of the designated structures, but if it helps one person than it should be worth it. Agrees with Robert C. as well.

Tracy A. asked for clarification regarding alteration and demolition within the revocation of designation section.

## **10. STAFF REPORTS**

### **11. HISTORIC PRESERVATION COMMISSION COMMENTS**

Lynn T. said that she had talked to Ella Burnett and she would be willing to come to a meeting to answer questions. She also suggested talking to Phyllis, Terry Pierson, Old Dog, and Lynn Kanakis.

Tracy A. suggested Elmer and Bev Christiansan.

Kelly T. would like to discuss potentially historic properties. Would like to have a "what happened during this month x years ago" within the monthly newsletter like the Vail Daily.

Robert C. would like to do an inventory about historic trees.

## **12. FUTURE AGENDA ITEMS**

### **13. ADJOURN**

Motion by Lynn T., second by Kelly T., to adjourn the regular meeting of November 19, 2024 at 5:42 p.m. Motion passed 4-0.

*Note: Ken H. is excused absent.*

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Ken Halliday, Commission Chair

ATTEST:

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Michelle Metteer, Town Manager