

Minturn Planning Department
Minturn Town Center
302 Pine Street
Minturn, Colorado 81645



Minturn Planning Commission
Chair – Lynn Teach
Jeff Armistead
Michael Boyd
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To: Minturn Planning Commission
From: Scot Hunn, Planning Director
Date: March 8, 2024
Re: Minturn Forward – Summary of Previous Chapter 16 Work

As requested by the Planning Commission, staff is sharing copies of various documents – created between 2019 and 2021 – that summarize research and analysis of existing conditions in the Town’s existing zone districts that staff conducted in those same time frames, as well as the discussions and recommendations (at that time) that were generated by previous Planning Commissions and staff.

Attached is a memo dated January 21, 2021, from staff that summarized previous work that the staff and Planning Commission had completed prior to the Town postponing the Chapter 16 Update project until the Town could initiate and complete an update to the Community Plan. The 01.21.21 memo summarizes the recommendations arrived at by previous Planning Commission and staff discussions for changes to allowed uses in certain zone districts, the creation or consolidation of zone districts, and dimensional limitations (minimum lot size, setbacks, lot coverage and building heights).

In some cases, while the update project was postponed, there have been updates to the Code since that time that have changed allowable lot and impervious coverage limits as well as building height for certain areas (100-Block Commercial, for example).

Additionally, for reference, staff has attached a power point presentation dated December 11, 2019, which illustrates the work that staff completed to document and analyze existing conditions throughout the Town – looking at existing lot sizes, existing lot coverages, existing lot setbacks – as well as recommended changes to certain dimensional limitations (mainly lot and/or impervious coverage limits, as well as minimum lot sizes).

PLEASE NOTE: staff has provided these documents for the benefit of the current Planning Commission to provide context and some background as to previous analysis, discussion, and policy direction that was derived from previous Planning Commission efforts. The summary memorandum from January 21, 2021, as well as the sample power point presentation from 2019 do NOT necessarily represent any current proposals, recommendations, or likely policy changes. It is important to consider and view any previous work completed related to Chapter 16 – Zoning, in light of the completed 2023 This is Minturn Community Plan and its

recommendations and policy objectives that may or may not align with previous code update work completed between 2019 and 2021.

That being said, these summaries may lead to efficiencies as the Town continues with the Minturn Forward Code Update Project, particularly if the Town Council, Planning Commission, staff, and the Town's citizens feel that previous work has merit and still aligns with the 2023 Community Plan.