



Minturn Forward Memo

TO: Minturn Planning Commission
FROM: Matt Farrar, Western Slope Consulting
DATE: May 3, 2024
ATTACHMENTS: Summary of Survey & Open House Responses

1. OVERVIEW OF COMMUNITY ENGAGEMENT ACTIVITIES

In February and March (2024), the town offered a survey and series of open houses to enable community members to provide input on the following neighborhoods/areas in Minturn:

- Dowd Junction
- Grouse Creek/Meadow Mountain Business Park
- Taylor Avenue/Minturn North
- 100-Block
- Main Street (200-600 Block)
- Pine and Boulder Street
- River Lots (200-600 Block)
- East Side of Main Street (800-1200 Block)
- West Side of Main Street (800-1200 Block)
- Martin Creek (including 700-Block)
- Two Elk Estates and Cross Creek
- Maloit Park

The questions asked via the survey and open houses were aimed at better understanding what physical characteristics community members think contribute to the unique “character” of each of these neighborhoods/areas.

A total of 100 people responded to the survey and a total of 38 people attended the open houses.

A copy of the raw data from the survey and open houses can be made available upon request. Please contact the town’s Planning & Zoning Department.

2. USING COMMUNITY INPUT TO GUIDE CODE UPDATE

The input collected via the survey and open houses, along with the 2023 Community Plan, will be used to guide the update to Minturn’s Land Use Code. Specifically, the input will be used to review and revise, as appropriate, the town’s:

- Zoning Regulations ([Chapter 16](#)). In other words, the intent of the town’s zone districts and what types of land uses and development are allowed in different areas of Minturn.

- Dimensional Standards ([Chapter 16](#)). These standards include minimum lot size requirements, minimum setbacks requirements, maximum building heights, etc.
- Design Standards ([Chapter 16](#) & [Appendix B](#)). These include architectural standards, landscaping standards, exterior lighting standards, and off-street parking requirements.

Summary of Survey & Open House Responses

1. Dowd Junction

- A total of 3 people responded to the survey concerning Dowd Junction.
 - 1 doesn't live in Minturn but lives elsewhere in Eagle County.
 - 2 live in Minturn – one of which operates/owns a business in Minturn.
- All 3 people responding to the survey stated that the **Public Open Space Areas** make it a unique place in Minturn, with one stating “the gateway to Minturn from I-70”. At the open house four people stated it was the proximity to River/Creek, one person said Public Spaces, 6 people said **Open Space**, and one person said Access to I-70.
- When asked what types of land uses might be appropriate, survey and open house participants indicated the following:

Type of Land Use	Number of Responses
Retail Businesses	8 people
Apartments	5 people
Triplexes/Fourplexes	4 people
Personal Services Businesses (ex. Salon, Dry Cleaners, etc.)	4 people
Lodging	4 people
Food/Beverage Establishments	4 people
Art Businesses (ex. Art Gallery, Dance Studio, etc.)	3 people
Remain as Open Space	3 people
Duplexes	2 people
Financial Institutions	2 people
Accessory Dwelling Units	1 person
Educational Facilities/Schools	1 person
Manufacturing/Fabrication (ex. Brewery, Welding Shop, etc.)	1 person
Entertainment Businesses (ex. Movie Theater)	1 person
Health/Wellness Businesses (ex. Gym, Yoga Studio, etc.)	1 person

- When asked about the future the common response (7 people between the survey and the open house) was to **keep as open space and maintain the access to Meadow Mountain**. One person proposed “additional affordable housing; anchor store “Traders”” and another proposed “Apartments; retail/grocer.”
- The additional comments question of the survey had similar responses regarding keeping open space.

2. Grouse Creek/Meadow Mountain Business Park

- A total of 1 person responded to the survey concerning Grouse Creek/Meadow Mountain Business Park.
 - They don't live in Minturn but live elsewhere in Eagle County.

- The 1 person responding to the survey stated that the **Public Open Space Areas** make it a unique place in Minturn and that this area is not unique “it is an eyesore for the community”.
- At the open house, participants indicated that the following physical characteristics make this a unique place in Minturn:

Physical Characteristic	Number of Responses
Primarily a Business Area	6 people
Proximity to the Eagle River, Grouse Creek, or Cross Creek	4 people
Architecture of Buildings	3 people
Size/Scale of Buildings	3 people
Age of Buildings	2 people
Size of Lots/Properties	2 people
Architecture of Buildings	3 people
Public Open Space Areas	1 person
Private Spaces (ex. Private yards, Private gathering areas, etc.)	1 person

- When asked what types of land uses might be appropriate, survey and open house participants indicated the following:

Type of Land Use	Number of Responses
Retail Businesses	7 people
Food/Beverage Establishments	6 people
Offices	5 people
Art Businesses (ex. Art Gallery, Dance Studio, etc.)	5 people
Warehouse/Storage Facilities	5 people
Personal Services Businesses (ex. Salon, Dry Cleaners, etc.)	5 people
Health/Wellness Businesses (ex. Gym, Yoga Studio, etc.)	5 people
Manufacturing/Fabrication (ex. Brewery, Welding Shop, etc.)	4 people
Entertainment Businesses (ex. Movie Theater)	3 people
Triplexes/Fourplexes	1 person
Apartments	1 person

- When asked about the future the response was a request for access from the bike trail (a bridge across the river) and for housing to be an addition as well as retail for tax revenue.

3. Taylor Avenue/Minturn North

- A total of 6 people responded to the survey concerning Taylor Avenue/Minturn North.
 - All live in Minturn with 2 operating/owning a business in Minturn.

- When asked about the unique characteristics of the area survey and open house participants indicated the following:

Physical Characteristic	Number of Responses
Primarily a Residential Area	10 people
Public Open Space Areas	10 people
Proximity to the Eagle River, Grouse Creek, or Cross Creek	7 people
Size/Scale of Buildings	7 people
Public Spaces (ex. Parks, Plazas, etc.)	6 people
Types of Buildings (ex. Single-family homes, Townhomes, Apartments, Shops, etc.)	4 people
Age of Buildings	4 people
Private Spaces (ex. Private yards, Private gathering areas, etc.)	3 people
Size of Lots/Properties	3 people
Architecture of Buildings	2 people

- o 1 person specified that they think single family homes are a unique characteristic of this area.

- When asked what types of land uses might be appropriate, survey and open house participants indicated the following:

Type of Land Use	Number of Responses
Single-Family Homes	12 people
Duplexes	10 people
Accessory Dwelling Units	7 people
Triplexes/Fourplexes	5 people
Apartments	5 people
Art Businesses (ex. Art Gallery, Dance Studio, etc.)	3 people
Retail Businesses	2 people
Food/Beverage Establishments	2 people
Educational Facilities/Schools	2 people
Health/Wellness Businesses (ex. Gym, Yoga Studio, etc.)	2 people
Offices	1 person
Lodging	1 person
Manufacturing/Fabrication (ex. Brewery, Welding Shop, etc.)	1 person
Warehouse/Storage Facilities	1 person
Personal Services Businesses (ex. Salon, Dry Cleaners, etc.)	1 person
Vehicle/Equipment Service Businesses	1 person

- When asked about the future the response was split between single family homes/lower density and diverse housing types/higher density. 2 respondents indicated that they would like to keep access to trails and trailhead parking.

4. 100-Block

- A total of 17 people responded to the survey concerning the 100-Block.
 - 16 live in Minturn with 7 operating/owning a business in Minturn.
 - 1 doesn't live in Minturn but lives elsewhere in Eagle County.
- When asked about the unique characteristics of the area survey and open house participants indicated the following:

Physical Characteristic	Number of Responses
Age of Buildings	15 people
Size/Scale of Buildings	13 people
Proximity to the Eagle River, Grouse Creek, or Cross Creek	13 people
Primarily a Business Area	13 people
Mix of Residences and Businesses	12 people
Public Spaces (ex. Parks, Plazas, etc.)	12 people
Architecture of Buildings	11 people
Streets and/or Alleys	11 people
Public Open Space Areas	11 people
Types of Buildings (ex. Single-family homes, Townhomes, Apartments, Shops, etc.)	9 people
Size of Lots/Properties	8 people
Private Spaces (ex. Private yards, Private gathering areas, etc.)	3 people
Primarily a Residential Area	2 people

- Community, small town character, and walkability also came up.
- When asked what types of land uses might be appropriate, survey and open house participants indicated the following:

Type of Land Use	Number of Responses
Food/Beverage Establishments	24 people
Retail Businesses	24 people
Art Businesses (ex. Art Gallery, Dance Studio, etc.)	19 people
Lodging	19 people
Health/Wellness Businesses (ex. Gym, Yoga Studio, etc.)	16 people
Entertainment Businesses (ex. Movie Theater)	15 people
Personal Services Businesses (ex. Salon, Dry Cleaners, etc.)	14 people
Offices	13 people
Accessory Dwelling Units	11 people
Manufacturing/Fabrication (ex. Brewery, Welding Shop, etc.)	10 people
Single-Family Homes	10 people
Apartments	10 people
Type of Land Use	Number of Responses

Duplexes	9 people
Triplexes/Fourplexes	7 people
Financial Institutions	6 people
Educational Facilities/Schools	2 people
Warehouse/Storage Facilities	1 person
Vehicle/Equipment Service Businesses	1 person

- In the open comment portion, residential on 2nd floor and above was stated to be appropriate, as well as a mix of uses, and activating the river more.
- When asked about the future, common themes included:
 - Preserving historic structures.
 - More retail.
 - Denser/affordable housing above retail.
 - Maintaining the current scale and eclectic design.
 - Shrinking setbacks.
- Additional comments included:
 - Need diverse business types (service, restaurants, retail, etc.).
 - More diverse housing.
 - Childcare options.
 - Utilize the Eagle River Park.

5. Main Street (200-600 Block)

- A total of 14 people responded to the survey concerning Main Street 200-600 Block.
 - 11 live in Minturn with 1 of those operating/owning a business in Minturn.
 - 1 operates/owns a business in Minturn and lives elsewhere in Eagle County.
 - 2 live outside Eagle County.
- When asked about the unique characteristics of the area survey and open house participants indicated the following:

Physical Characteristic	Number of Responses
Age of Buildings	17 people
Mix of Residences and Businesses	17 people
Size/Scale of Buildings	16 people
Architecture of Buildings	15 people
Proximity to the Eagle River, Grouse Creek, or Cross Creek	15 people
Size of Lots/Properties	11 people
Types of Buildings (ex. Single-family homes, Townhomes, Apartments, Shops, etc.)	11 people
Streets and/or Alleys	11 people
Primarily a Residential Area	11 people
Private Spaces (ex. Private yards, Private gathering areas, etc.)	5 people
Public Spaces (ex. Parks, Plazas, etc.)	4 people
Public Open Space Areas	3 people
Physical Characteristic	Number of Responses

Primarily a Business Area	2 people
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- In the open comment section respondents identified:
 - An opportunity to draw people from Main Street to the river.
 - A request to not shrink setbacks.
- When asked what types of land uses might be appropriate, survey and open house participants indicated the following:

Type of Land Use	Number of Responses
Single-Family Homes	26 people
Duplexes	17 people
Food/Beverage Establishments	16 people
Art Businesses (ex. Art Gallery, Dance Studio, etc.)	16 people
Personal Services Businesses (ex. Salon, Dry Cleaners, etc.)	13 people
Accessory Dwelling Units	13 people
Retail Businesses	13 people
Lodging	11 people
Triplexes/Fourplexes	10 people
Apartments	10 people
Offices	9 people
Health/Wellness Businesses (ex. Gym, Yoga Studio, etc.)	9 people
Financial Institutions	6 people
Educational Facilities/Schools	4 people
Entertainment Businesses (ex. Movie Theater)	4 people
Manufacturing/Fabrication (ex. Brewery, Welding Shop, etc.)	1 person

- In the open comment portion, the current mix of uses was appreciated.
- When asked about the future the common themes were split between keeping everything the same and slowly increasing density with different housing types and low impact commercial. Safety measures on Main Street was emphasized.
- Additional Comments: parking is an issue, there shouldn't be as much development.

6. Pine and Boulder Street

- A total of 15 people responded to the survey concerning Pine and Boulder.
 - 11 live in Minturn with 2 of those operating/owning a business in Minturn.
 - 1 person just operates/owns a business in Minturn.
 - 2 don't live in Minturn but live elsewhere in Eagle County.

- When asked about the unique characteristics of the area survey and open house participants indicated the following:

Physical Characteristic	Number of Responses
Primarily a Residential Area	22 people
Streets and/or Alleys	15 people
Private Spaces (ex. Private yards, Private gathering areas, etc.)	14 people
Size of Lots/Properties	13 people
Public Spaces (ex. Parks, Plazas, etc.)	12 people
Types of Buildings (ex. Single-family homes, Townhomes, Apartments, Shops, etc.)	10 people
Size/Scale of Buildings	10 people
Age of Buildings	8 people
Proximity to the Eagle River, Grouse Creek, or Cross Creek	5 people
Public Open Space Areas	5 people
Mix of Residences and Businesses	4 people
Architecture of Buildings	3 people

- Families were called out as a highlight of the area.

- When asked what types of land uses might be appropriate, survey and open house participants indicated the following:

Type of Land Use	Number of Responses
Single-Family Homes	25 people
Duplexes	15 people
Accessory Dwelling Units	15 people
Triplexes/Fourplexes	8 people
Educational Facilities/Schools	7 people
Apartments	6 people
Art Businesses (ex. Art Gallery, Dance Studio, etc.)	6 people
Health/Wellness Businesses (ex. Gym, Yoga Studio, etc.)	4 people
Personal Services Businesses (ex. Salon, Dry Cleaners, etc.)	3 people
Entertainment Businesses (ex. Movie Theater)	3 people
Food/Beverage Establishments	2 people
Offices	2 people
Manufacturing/Fabrication (ex. Brewery, Welding Shop, etc.)	2 people
Retail Businesses	1 person
Warehouse/Storage Facilities	1 person

- In the open comment portion, home based office or businesses and parking facilities were suggested.

- When asked about the future the common themes included:
 - More parking or maintain existing parking.
 - Traffic calming measures,
 - Minimizing short term rentals.
 - Housing diversity.
- Additional comments included:
 - Need for more diverse housing.
 - Address renter’s needs.
 - Should be careful about what is potentially rezoned as mixed-use.
 - Keep eclectic style.

7. River Lots (200-600 Block)

- A total of 11 people responded to the survey concerning the River Lots (200-600 Block).
 - 9 live in Minturn with 1 operating/owning a business in Minturn.
 - 2 live outside of Eagle County.
- When asked about the unique characteristics of the area survey and open house participants indicated the following:

Physical Characteristic	Number of Responses
Primarily a Residential Area	15 people
Proximity to the Eagle River, Grouse Creek, or Cross Creek	14 people
Public Open Space Area	9 people
Public Spaces (ex. Parks, Plazas, etc.)	7 people
Private Spaces (ex. Private yards, Private gathering areas, etc.)	6 people
Mix of Residences and Businesses	5 people
Streets and/or Alleys	5 people
Age of Buildings	4 people
Size of Lots/Properties	4 people
Types of Buildings (ex. Single-family homes, Townhomes, Apartments, Shops, etc.)	4 people
Architecture of Buildings	3 people
Size/Scale of Buildings	2 people

- When asked what types of land uses might be appropriate, survey and open house participants indicated the following:

Type of Land Use	Number of Responses
Single-Family Homes	22 people
Duplexes	11 people
Accessory Dwelling Units	11 people
Food/Beverage Establishments	10 people
Triplexes/Fourplexes	9 people
Lodging	7 people
Retail Businesses	6 people

Type of Land Use	Number of Responses
Art Businesses (ex. Art Gallery, Dance Studio, etc.)	6 people
Health/Wellness Businesses (ex. Gym, Yoga Studio, etc.)	6 people
Apartments	5 people
Personal Services Businesses (ex. Salon, Dry Cleaners, etc.)	5 people
Offices	3 people
Educational Facilities/Schools	2 people
Warehouse/Storage Facilities	2 people
Vehicle/Equipment Service Businesses	2 people
Entertainment Businesses (ex. Movie Theater)	2 people
Financial Institutions	1 person
Manufacturing/Fabrication (ex. Brewery, Welding Shop, etc.)	1 person

- In the open comment portion, more parking for residential and property maintenance standards were asked for.
- When asked about the future the common themes included:
 - Getting rid of old, dilapidated buildings.
 - Better multi-modal access.
- Additional comments included:
 - Speed monitoring should be enforced.
 - Potentially increase height limits to accommodate gabled roofs for both commercial and residential.

8. Martin Creek (including 700-Block)

- A total of 1 person responded to the survey concerning Martin Creek (including 700-Block). They live in Minturn.
- When asked about the unique characteristics of the area survey and open house participants indicated the following:

Physical Characteristic	Number of Responses
Primarily a Residential Area	6 people
Public Open Space Areas	5 people
Proximity to the Eagle River, Grouse Creek, or Cross Creek	2 people
Types of Buildings (ex. Single-family homes, Townhomes, Apartments, Shops, etc.)	2 people
Private Spaces (ex. Private yards, Private gathering areas, etc.)	2 people
Public Spaces (ex. Parks, Plazas, etc.)	1 person
Size of Lots/Properties	1 person

- When asked what types of land uses might be appropriate, survey and open house participants indicated the following:

Type of Land Use	Number of Responses
Single-Family Homes	10 people
Duplexes	5 people
Accessory Dwelling Units	4 people
Health/Wellness Businesses (ex. Gym, Yoga Studio, etc.)	1 person
Personal Services Businesses (ex. Salon, Dry Cleaners, etc.)	1 person

- In the open comment portion, ADUs should only be allowed if rented to locals and if parking is available, and Health/Wellness should be specific to physical therapy.

- When asked about the future the comments were that there should be better trailhead parking and that parking requirements should not be lessened.

9. East Side of Main Street (800-1200 Block)

- 0 people responded to the survey concerning the East Side of Main Street (800-1200 Block).
- When asked about the unique characteristics of the area open house participants indicated the following:

Physical Characteristic	Number of Responses
Size/Scale of Buildings	1 person
Size of Lots/Properties	1 person
Proximity to the Eagle River, Grouse Creek, or Cross Creek	1 person
Mix of Residences and Businesses	1 person
Public Open Space Areas	1 person
Public Spaces (ex. Parks, Plazas, etc.)	1 person

- When asked what types of land uses might be appropriate, open house participants indicated the following:

Type of Land Use	Number of Responses
Single-Family Homes	4 people
Duplexes	3 people
Manufacturing/Fabrication (ex. Brewery, Welding Shop, etc.)	1 person

- When asked about the future there were no comments.

10. West Side of Main Street (800-1200 Block)

- A total of 6 people responded to the survey concerning the West Side of Main Street (800-1200 Block).
 - All live in Minturn with 1 operating/owning a business in Minturn and 1 also living outside of Eagle County.

- When asked about the unique characteristics of the area survey and open house participants indicated the following:

Physical Characteristic	Number of Responses
Proximity to the Eagle River, Grouse Creek, or Cross Creek	5 people
Public Open Space Areas	5 people
Mix of Residences and Businesses	4 people
Primarily a Residential Area	3 people
Architecture of Buildings	2 people
Size/Scale of Buildings	2 people
Size of Lots/Properties	1 person
Types of Buildings (ex. Single-family homes, Townhomes, Apartments, Shops, etc.)	1 person
Public Spaces (ex. Parks, Plazas, etc.)	1 person

- When asked what types of land uses might be appropriate, survey and open house participants indicated the following:

Type of Land Use	Number of Responses
Single-Family Homes	6 people
Duplexes	5 people
Apartments	3 people
Retail Businesses	3 people
Entertainment Businesses (ex. Movie Theater)	3 people
Office	2 people
Food/Beverage Establishments	2 people
Health/Wellness Businesses (ex. Gym, Yoga Studio, etc.)	2 people
Triplexes/Fourplexes	1 person
Accessory Dwelling Units	1 person
Lodging	1 person
Educational Facilities/Schools	1 person
Manufacturing/Fabrication (ex. Brewery, Welding Shop, etc.)	1 person
Personal Services Businesses (ex. Salon, Dry Cleaners, etc.)	1 person
Art Businesses (ex. Art Gallery, Dance Studio, etc.)	1 person

- When asked about the future the common themes included:
 - Staying the same.
 - Walkability to Maloit Park.
 - Slower speeds.
 - Small business area.
- Additional comments included:
 - Big developments should not be approved.

11. Two Elk Estates and Cross Creek

- A total of 5 people responded to the survey concerning Two Elk Estates and Cross Creek.
 - All live in Minturn.
- When asked about the unique characteristics of the area survey and open house participants indicated the following:

Physical Characteristic	Number of Responses
Proximity to the Eagle River, Grouse Creek, or Cross Creek	8 people
Size of Lots/Properties	7 people
Private Spaces (ex. Private yards, Private gathering areas, etc.)	7 people
Primarily a Residential Area	5 people
Types of Buildings (ex. Single-family homes, Townhomes, Apartments, Shops, etc.)	5 people
Public Open Space Areas	3 people

- When asked what types of land uses might be appropriate, survey and open house participants indicated the following:

Type of Land Use	Number of Responses
Single-Family Homes	11 people
Duplexes	4 people
Accessory Dwelling Units	4 people
Educational Facilities/Schools	1 person
Health/Wellness Businesses (ex. Gym, Yoga Studio, etc.)	1 person

- When asked about the future the common themes included:
 - Lower density.
 - Lower speed limit.
 - Maintaining open space.
 - Connectivity to Maloit and to town.
- Additional comments included:
 - Gun range needs proper management.
 - Connectivity via sidewalks.

12. Maloit Park

- A total of 19 people responded to the survey concerning Maloit Park.
 - 15 live in Minturn.
 - 2 operate/own a business in Minturn with one of those living elsewhere in Eagle County.
 - 2 don't live in Minturn but live elsewhere in Eagle County.

- When asked about the unique characteristics of the area survey and open house participants indicated the following:

Physical Characteristic	Number of Responses
Public Open Space Areas	22 people
Proximity to the Eagle River, Grouse Creek, or Cross Creek	18 people
Public Spaces (ex. Parks, Plazas, etc.)	16 people
Primarily a Residential Area	11 people
Size/Scale of Buildings	6 people
Mix of Residences and Businesses	5 people
Size of Lots/Properties	5 people
Private Spaces (ex. Private yards, Private gathering areas, etc.)	4 people
Types of Buildings (ex. Single-family homes, Townhomes, Apartments, Shops, etc.)	3 people
Streets and/or Alleys	3 people
Architecture of Buildings	2 people
Age of Buildings	1 person

- Affordable housing and wildlife were also commented on.

- When asked what types of land uses might be appropriate, survey and open house participants indicated the following:

Type of Land Use	Number of Responses
Single-Family Homes	17 people
Educational Facilities/Schools	10 people
Health/Wellness Businesses (ex. Gym, Yoga Studio, etc.)	8 people
Duplexes	6 people
Accessory Dwelling Units	4 people
Triplexes/Fourplexes	3 people
Apartments	2 people
Retail Businesses	2 people
Food/Beverage Establishments	2 people
Art Businesses (ex. Art Gallery, Dance Studio, etc.)	2 people
Lodging	1 person
Manufacturing/Fabrication (ex. Brewery, Welding Shop, etc.)	1 person

- In the open comment portion, land conservation was suggested as well as affordable housing.

- When asked about the future the common themes were split between single-family affordable residential development and keeping it open space.
- Additional comments included:
 - There shouldn't be development here.
 - Wildlife should be protected.