



## Minturn Forward Memo

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TO: Minturn Planning Commission  
FROM: Matt Farrar, Western Slope Consulting  
DATE: October 18, 2024  
ATTACHMENTS: Revised draft of Article 12: Development Impact Report

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To assist the Planning Commission with their review of the revised draft of Article 12: Development Impact Report, this memo lists the key changes that have been made following the October 9 Planning Commission meeting.

### 1. Environmental Changed to Development

The language in Article 12 has been changed to refer to a Preliminary Development Assessment and Development Impact Report, instead of a Preliminary Environmental Assessment and Environmental Impact Report.

### 2. Minturn's Key Attributes

The initial draft of Article 12 defined "Minturn's environment" as the natural, cultural, social, and economic attributes of the Town. Given that the language in Article 12 has been changed to focus on a broader range of potential impacts from a proposed development, rather than just environmental impacts, "Minturn's environment" has been changed to "Minturn's key attributes."

The revised version of Article 12 defines the natural, cultural, social, economic, and human-made attributes of the Town as "Minturn's key attributes."

### Section 16-12-20: Preliminary Development Assessment

- The following changes have been made to the list of items to be addressed via a Preliminary Development Assessment:
  - #2 has been modified to include "fins" as an example of environmentally sensitive areas. Please note that the terms "High-Priority Wildlife Habitat" and "Environmentally Sensitive Areas" will be defined in the Definitions section of the updated Code.
  - #3 has been modified to address any significant changes to existing vegetation.
  - #6 has been modified to include wildfire as a hazard.

- #15 has been modified to clarify that it is referring to permanent noise. Please note that “Permanent Noise” will be defined in the Definitions section and/or Noise Standards of the updated Code.
- Language has been added under Subsection 16-12-20(B) that requires an applicant to submit a brief description of impacts that their proposed development “will” or “could possibly” have. The intent of this requirement is to provide the Planning Director with general information about potential impacts so they can better determine if a Development Impact Report is needed.

**Section 16-12-30: Development Impact Report**

- A fiscal impact study has been added to Subsection 16-12-30(B) as a type of technical study that may be required to support a Development Impact Report.