



Taylor St. Repaving Open House – Meeting Notes.

January 9, 2025

Meeting directed by Town Engineer Jeff Spanel.

Minutes taken by Cindy Krieg, Deputy Clerk.

In Attendance:

- Michael Gottino, 110 Taylor (Townhomes)
- Darin & Katie Tucholke (530 Taylor, + 480/484)
- Simon Dixon (568 Taylor)
- Bill Hoblitzell (262 Taylor)
- Stefanie Lopez (252 Taylor)
- Patricia Lopez (312 Taylor)
- Mr. & Mrs. Anthony Martinez (232 Taylor)
- Rob Gosiewski (560 Taylor)
- Kate Burchenal (264 Taylor)
- Duncan Robinson (531 Taylor)
- Kim & Hany Malek (498 Taylor)
- Burke Harrington (532A Taylor)

Discussion / Comments from Residents:

Townhomes (Michael Gottino)

- Building B & C driveways have no drainage and end up draining into the garages (garage floors are the same level as the road)
- Some residents suggested to lower the final grade in front of the Townhomes Buildings B & C (closest to curb) and move the fill dirt to in front of 232 (Existing road Goes down and back up)
- The HOA has already corrected the drainage in front of Building C
- There is a detention pond located between building C and Lions Lane. Two large pipes drain into the pond with smaller pipes draining the pond. These pipes discharge below building C.

- There were complaints that cars parked in the Building C driveways hang out into the street. Suggested Taylor be shifted North onto Town parcel to lengthen driveways.

Width of road – at the initial council meeting, some residents in the Townhomes suggested narrowing the street (Jeff recommends not going less than 22 ft) – it's tight now, per several residents. Darin and others suggested 25'. Current "average" is 25 ft but it's inconsistent.

Residents suggested to keep the Eastern side of Taylor as-is / existing, but move roadway as far west as needed.

Darin Tucholke (530) had comments regarding parking (Minturn North), and feels that the industrial-looking guardrail (at 4th Ave) looks out of place.

Lots of parking on the east side now.

Minturn North – 54 spaces of perpendicular parking (per Michelle, she mentioned that this may have already changed somewhat in the plans?... need to confirm) The Grading Permit shows 54 Parking spaces.

Residents suggested that perpendicular parking does not work there, it's too steep. Residents regularly help pull out cars that cannot back out. Suggest a few perpendicular, then parallel the rest of the way. See notes on map for clarification.

Also feel this is more parking than is needed???

No discussion of sidewalk yet (for Taylor) – the "S Curve improvements include a 5ft sidewalk starting at the Taylor / Minturn Road intersection. This is the end of the ECO Trail being constructed by Minturn North and will extend to the Saloon.

Written comments from Darin Tucholke (530 Taylor):

- *The east side of Taylor should be paved to the existing line with no drainage pan*
- *Do not pour concrete anywhere in order to save costs. The road should be tilted to the west, that will provide enough drainage into the ditch they have already made.*
- *Put 20 East - West spots up top for parking only*
- *from May 1 to November 1 allow parallel parking on the west side all along Taylor Street, no Winter parking parallel*
- *Put speed dips in the existing places only*
- *Suggest 25' width minimum*

Thank you for your consideration and including this into the report

Darin

Written comments from Katie Tucholke:

Hello Cindy - I wanted to emphasize our concern for the grading at 530 Taylor Street. As it is now, we have water pooling at the bottom of our driveway on warm days throughout the Winter which then freezes and turns our driveway into an ice-skating rink. A significant amount of that water is coming from the homes above us and it has increased as new homes were built. Snow is pushed at the end of the driveways or pushed off to the side and as the water melts it has nowhere to go but to the bottom of our driveway & our neighbors' driveways (effecting **five** driveways!). During Spring runoff we easily see 4"-5" collect at the bottom of the hill for about 4-6 weeks *every* year.

We kindly ask to have the road regraded so that the water SHEETS OFF TO THE OTHER SIDE OF THE ROAD and away from our driveways. This would be a HUGE improvement! Thank you!

Katie Tucholke

480/484/530 Taylor Street

Dips:

2 existing dips south of 4th that assist with traffic control / speed, even though they are unintentional.

Several residents commented that the dips help with speed control and they would like to see them in other areas. They also feel that they do help somewhat with drainage.

- Near 392 (helpful for any big runoff, runs heavy in the springtime), and 300 Taylor
- There is an arroyo by David Clapp's property ("Dave's Waterfall") Do we know the address?
GIS shows Clapp at 392 Taylor
- Suggested a third dip in front of Hany's (address?) or in front of 210 / 212
- Dip location suggestions noted on the maps (see scanned copies)

Residents like the design of speed dips on Capitol St in Eagle

Jeff S. stated dips could be helpful for speed control, but will of course fill with snow in the winter

Intersection of Lions Lane and Taylor – line of sight is very difficult

- There is a "high spot" on Taylor that should be shaved off and/or the road filled north of the high point.
- What can be done about this?

Suggested a pan on the east side of Taylor to protect the asphalt

West side will have a wide ditch (Minturn North)

Simon Dixon, 568 Taylor:

Talking with neighbors, concerned about why the repaving of Taylor isn't going all the way to where it was paved before (additional 100 ft) ?

- Per Jeff, Taylor Right of Way ends at 568 Taylor and the road beyond is on private property, it's not within the public domain
- There is an easement (per Simon)
- Minturn Mile continues to get busier and busier
- Residents feel this portion of the road should be included in the Taylor repaving since there is "public use" / access

Simon's exact comments (via email) are below:

Discussed paving Taylor street to the very end ie. where it is currently paved too. This proposal had general support from the meeting and I think it should be recorded. We talked about how fire and rescue need access to the bottom of the 'Mile' and it seems odd not to repave this extra 100 feet even though the road runs across private property. Also, the town benefits people using the 'Mile' trail in winter and summer which means access across the private land. Surely there should be some 'give and take' as the marginal cost of the extra tarmac would be small.

Robert Roschman, 585 Taylor (via email):

Cindy, sorry I wasn't able to attend the discussion regarding the paving of Taylor Street. However, I'd like to voice my concern that the city is unwilling to pave and or maintain the main access to the mile. The city benefits, not only from this access as do all the city residents and visitors.

Another concern is if it's not properly maintained for emergency vehicles that may need to access the mile for a rescue or an unexpected forest fire. Colorado is always fighting fires and this access could be very important.

When we were in town this winter, I called Jay at City Hall to ask why the street is no longer being plowed by the city, and he replied that it never was. In the past, they've always plowed up to the bridge. Access to this area is important for even garbage service in the winter, and for access to any rescue. One would assume that plowing the next 50 feet would not be a big concern to the City. Can you please add my concerns to the final report? Thanks,

Robert

Cindy,

My name is Kyle Kunkle, I am one of the owners at 569 Taylor St. The road in question goes through our property and I believe we provide an easement to the city for people to access the Minturn Mile and Game Creek trail. The liability of people using our property to access the trail, especially skiing down and mountain biking down has always been of concern to us. It seems to us that that liability should not be ours. Also it seems like we should be doing everything possible to increase safety. Maintaining a good paved road may help to increase that. It is our contention that the city should have interest in paving that road and in taking liability out of our hands. Thank you for your consideration,

Kyle

Will there be an incentive to homeowners to repave their driveways? (since work will already be being done in the area, perhaps there could be discounts if multiple are done in one timeframe)?

- Per Jeff S. the Town cannot pave private driveways, but will facilitate a contract for interested homeowners with the contractor selected by the Town.

Drainage – Jeff S. stated he thinks we will need some underground crossings. There will need to be a swale or pan on the east side of Taylor to collect drainage.

Taylor/Minturn Road Intersection:

Jeff S. reminded all in attendance that Minturn North did extensive study of this intersection. Taylor is about 10 feet higher than Minturn Road and it would require over 5' of fill to correct the intersection. %' of fill will worsen the garage / drainage problem at Minturn Townhomes.

Can Lines / signage / re-striping, etc help at the junction with the County Rd – Jeff S. responded this is a difficult intersection that can't really be fixed due to grades. Need to manage / mitigate as best as possible – we will look at striping and are open to suggestions.

Bill H. – Could we take a few feet from the parcel the Town was given to give people at that corner a few feet back of their driveway – Per Jeff S, this may not be feasible. Also would not fix the intersection issues, but could provide some additional safety by keeping vehicles out of the street.

Trying to fix the angle of the intersection to make it safer is recommended.

Could you straighten out below building C of Minturn Townhomes and do a retaining wall or rock wall vs. fill?

Jeff S - This does not improve the safety of the intersection, but would provide some additional safety by keeping vehicles out of the street

Anthony Martinez – 232 – would like to request to fill / flatten out Taylor below his property.

Hany M. – Drainage issues below his property (water going across the Chadwick's and running down, also have had a river to the side of his property) – this happens in big snow years with higher runoff

Below Darin's is every year (river running along the property)

The new asphalt will need to be protected from drainage:

May require a continuous concrete pan or earth swale on the east side of Taylor to collect drainage.
storm sewer crossings

Concern the swale would interfere with parking on east side of road.

Suggested an intermittent pan - North of 4th recommended by Rob G.

Per Jeff S. An intermittent pan is not feasible.

Not room for both a swale and a pan – would need to be one or the other

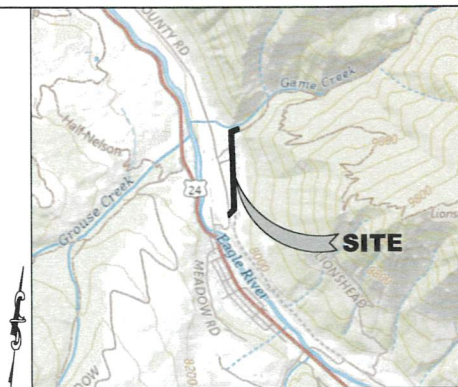
Need to protect the new asphalt

4th St to Townhomes is flat, it's the other ends that have the elevation / drainage issues

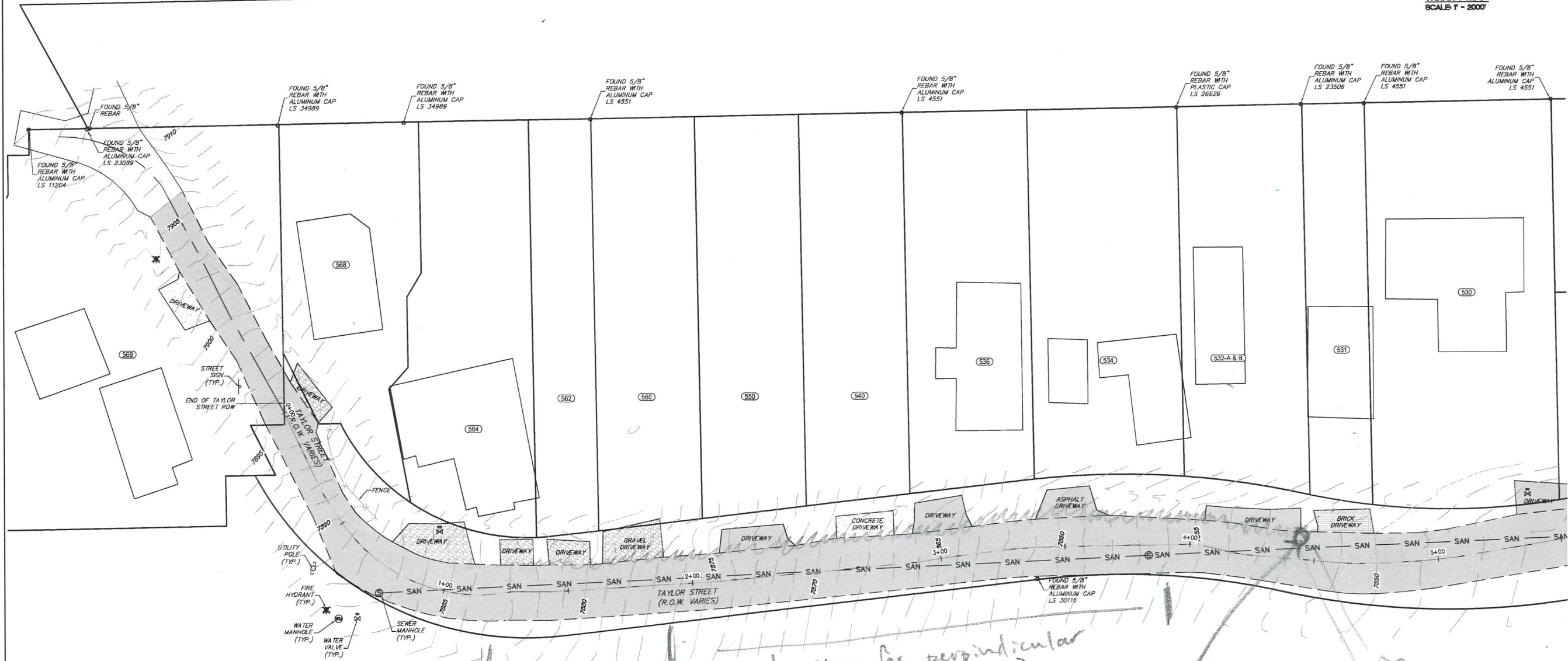
Below Hany M. (498) and Darin T. (530) – too steep / too dangerous for parking, can't stop coming out of driveway.

Suggest that there be no parking below, and that be used instead for snow storage

TOPOGRAPHIC MAP
TAYLOR STREET ALIGNMENT
LOCATED IN SECTION 26, T. 5 S., R. 81 W. OF THE 6TH P.M.
COUNTY OF EAGLE, STATE OF COLORADO



VICINITY MAP
SCALE: 1" = 2000'



NOTES

1. BEARINGS ARE BASED ON THE WEST LINE OF SECTION 26, TOWNSHIP 5 SOUTH, RANGE 81 WEST BEARING S00°41'50"W. BOTH CORNERS A 2-1/2" OLD BRASS CAP MARKED 1942.
2. TOPOGRAPHY WAS GENERATED FROM GROUND LOCATIONS. BASIS OF ELEVATIONS: U.S. COAST AND GEODETIC MONUMENT KLO423, NAVD 88 ELEVATION = 7303.00'.
3. THE ADDRESSES POSTED ARE 210 - 232 TAYLOR STREET, MINTURN, CO. 81645 AND 101 - 156 LIONS LANE, MINTURN, CO 81645.
4. A TITLE COMMITMENT WAS NOT PROVIDED.
5. UNDERGROUND UTILITIES WERE NOT LOCATED OR SHOWN FOR THIS SURVEY.
6. THE CONTOUR INTERVAL IS 1 FOOT.
7. THE UNITS OF LINEAL MEASUREMENT FOR THIS SURVEY ARE U.S. SURVEY FEET.
8. DATE OF SURVEY: OCTOBER 23, 2024.

LEGEND

- MONUMENT FOUND AS DESCRIBED
- MONUMENT FOUND AS DESCRIBED
- ✱ FIRE HYDRANT
- ⊙ BOLLARD/GUARD POST
- ⊙ SEWER MANHOLE
- ⊙ TELECOM PEDESTAL
- SAN — SANITARY SEWER LINE
- X — FENCE
- — — GUARD RAIL
- ⊗ WATER VALVE
- ⊙ SEWER CLEANOUT
- ⊙ UTILITY/POWER POLE
- ⊙ LANDSCAPE LIGHT
- STREET SIGN
- ⊙ WATER MANHOLE

0 20' 40'
SCALE: 1" = 20'

MATCHLINE - SEE SHEET 2

TOWN OF MINTURN

CLIENT:

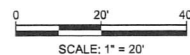
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Civil Engineers & Surveyors
30 BENCHMARK RD, STE 100, P.O. BOX 974, AUSTIN, CO 81602
PH: 719.253.5127 / FAX: 719.253.5128

TAYLOR ST TOPOGRAPHIC MAP
A PORTION OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 81 WEST
COUNTY OF EAGLE, STATE OF COLORADO

DESIGNED BY: JG
DRAWN BY: JG
CHECKED BY: SF
DATE ISSUED: 12-17-24
PROJECT NO: 24-0060
SHEET NO: 1 OF 4

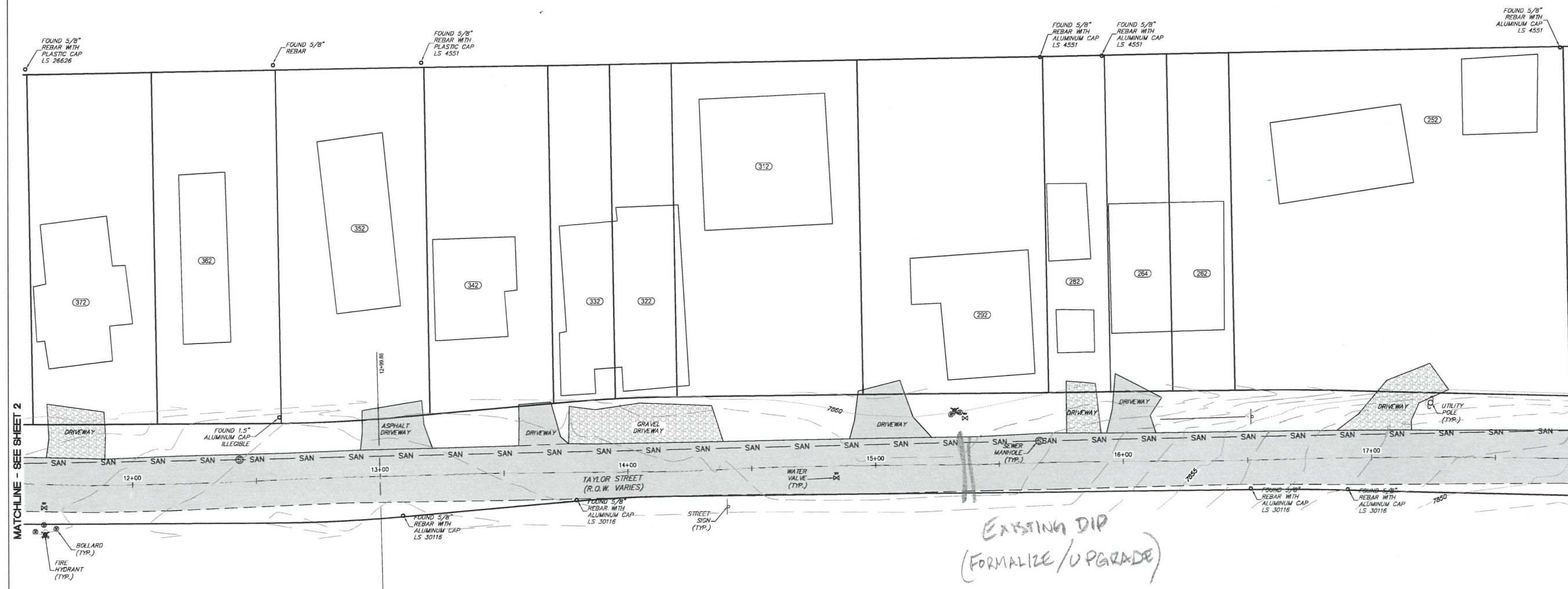
COUNTY OF EAGLE, STATE OF COLORADO



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

SHEET NO.
2 OF 4

TOPOGRAPHIC MAP
TAYLOR STREET ALIGNMENT
LOCATED IN SECTION 26, T. 5 S., R. 81 W. OF THE 6TH P.M.
COUNTY OF EAGLE, STATE OF COLORADO



EXISTING DIP
(FORMALIZE / UPGRADE)

- # LEGEND
- | | |
|-------------------------------|----------------------|
| ○ MONUMENT FOUND AS DESCRIBED | ⛶ WATER VALVE |
| ● MONUMENT FOUND AS DESCRIBED | ⚙️ SEWER CLEANOUT |
| ✕ FIRE HYDRANT | ⚡ UTILITY/POWER POLE |
| ⑧ BOLLARD/GUARD POST | ☼ LANDSCAPE LIGHT |
| ⑤ SEWER MANHOLE | — STREET SIGN |
| Ⓜ TELECOM PEDESTAL | Ⓜ WATER MANHOLE |
-
- | | |
|---------------|---------------------|
| — SAN — | SANITARY SEWER LINE |
| — X — X — | FENCE |
| — U — U — U — | GUARD RAIL |

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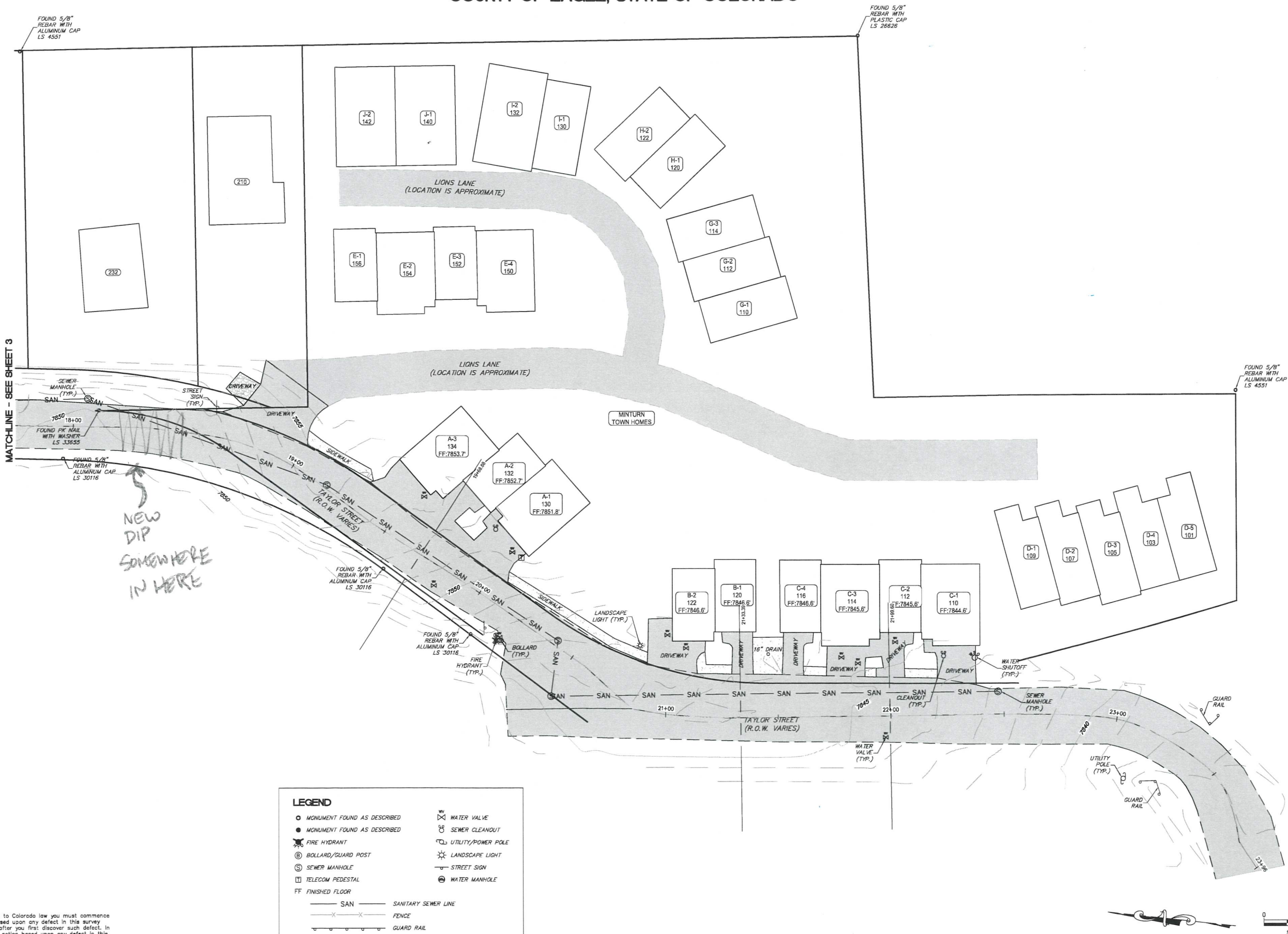
Civil Engineers & Surveyors
30 BENCHMARK RD., STE 216, P.O. BOX 974, AVON, CO 81620
PH: (970) 445-5072 / EMAIL: INFO@INTERMOUNT.NE

MATCHLINE - SEE SHEET 4
TOWN OF MINTURN
REPORT:

TAYLOR ST TOPOGRAPHIC MAP
A PORTION OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 81 WEST
COUNTY OF EAGLE, STATE OF COLORADO

DESIGNED BY:	
DRAWN BY:	JG
CHECKED BY:	SF
DATE ISSUED:	12-17-24
PROJECT NO. 24-0060	
SHEET NO. 3 OF 4	

TOPOGRAPHIC MAP
TAYLOR STREET ALIGNMENT
LOCATED IN SECTION 26, T. 5 S., R. 81 W. OF THE 6TH P.M.
COUNTY OF EAGLE, STATE OF COLORADO



NEW
DIP
SOMEWHERE
IN HERE

LEGEND	
○ MONUMENT FOUND AS DESCRIBED	⊗ WATER VALVE
● MONUMENT FOUND AS DESCRIBED	⊕ SEWER CLEANOUT
⊗ FIRE HYDRANT	⊕ UTILITY/POWER POLE
⊕ BOLLARD/GUARD POST	⊕ LANDSCAPE LIGHT
⊕ SEWER MANHOLE	⊕ STREET SIGN
⊕ TELECOM PEDESTAL	⊕ WATER MANHOLE
FF FINISHED FLOOR	
— SAN — SANITARY SEWER LINE	
— X — FENCE	
— — — GUARD RAIL	

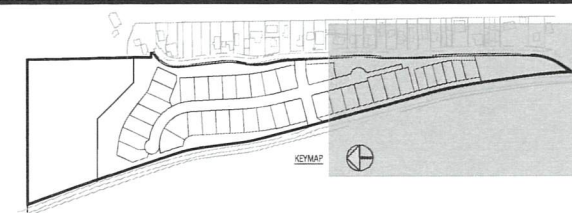
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Inter-Mountain
Engineers & Surveyors
Civil Engineers & Surveyors
300 BENCH MARK RD. STE 216, P.O. BOX 514, AVON, CO 81602
PH: (970) 464-2527 / EMAIL: INTERMOUNTAIN.NET

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TAYLOR ST TOPOGRAPHIC MAP
A PORTION OF SECTION 26
TOWNSHIP 5 SOUTH, RANGE 81 WEST
COUNTY OF EAGLE, STATE OF COLORADO

DESIGNED BY: JG
DRAWN BY: JG
CHECKED BY: SF
DATE ISSUED: 12-17-24
PROJECT NO.: 24-0060
SHEET NO.: 4 OF 4

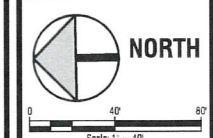


Boundaries Unlimited Inc.
Civil Engineering
Surveying
& Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(773) 945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: **TBD**
If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**



Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2633
EDWARDS, CO 81632
970 926-1720



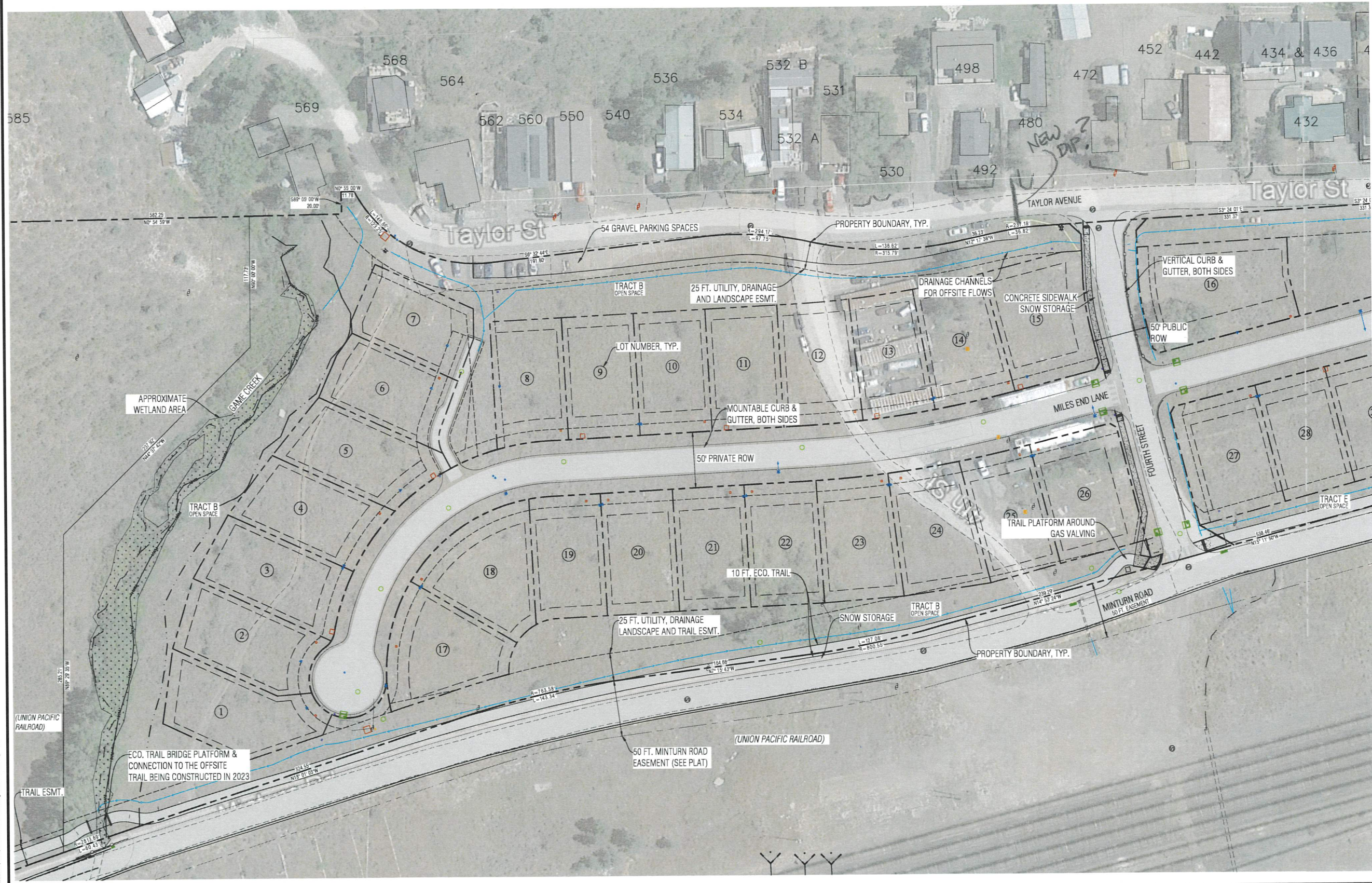
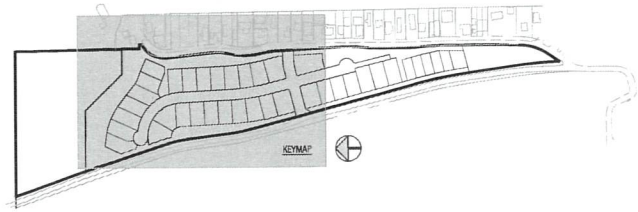
811
Know what's below.
Call before you dig.

TOWN OF MINTURN, COLORADO
Minturn North P.U.D.
Overall Site Plan
Construction Plan Set 5/1/24

No.	Date	Revision	By
1			
2			
3			
4			
5			
6			
7			
8			

PROJECT NO.
22036
Design:
FAR
Drawn:
BU
12/28/22
Sheet
C.1
File Name: 22036 c-1.dwg



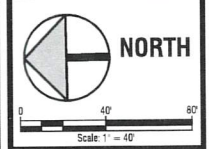


Boulevard Unlimited Inc.
Civil Engineering
Surveying
& Beyond
923 Cooper Ave., Ste. 201
Glenwood Springs, CO 81601
(773) 970.945.5252
www.bu-inc.com

Subsurface Utility Engineering (SUE)
Required Project: **TBD**
If "Yes", SUE Certification by:
Firm: **TBD**
Job #: **TBD**
Date: **TBD**



Client Information:
MINTURN NORTH LAND COMPANY LLC
PO BOX 2833
EDWARDS, CO 81632
970 926-1720



TOWN OF MINTURN, COLORADO
Minturn North P.U.D.
Overall Site Plan
Construction Plan Set 5/1/24

By		Revision		Date		No.	
						1	2
						3	4
						5	6
						7	8
						9	
PROJECT NO. 22038 Designer: PAM Checker: BUR Date: 12/25/22						Sheet C.2	
File Name: 22038 c-site.dwg							