

Madison Harris

From: Bob stephanoff <bob@bpcvail.com>
Sent: Wednesday, November 13, 2024 7:28 PM
To: Madison Harris
Cc: hbaskerville@fortislawpartners.com; Craig Yarde; Rhonda DeSantis
Subject: Minturn Village PUD

Hello Madison,

Regarding this evening's Planning Commission meeting on the Minturn Village PUD. We have a few concerns.

The request for set back variance: As a home owner at 962 Main Street and having recently completed a house renovation we are adamantly opposed to granting a setback variance. We were restricted significantly in design and siting options due to our strict setbacks and utility easement. The owner/ developer of Minturn Village should be held to same standard. We were held to stringent set backs on the river, side and front setbacks. These developers should not get the variance for setbacks even if abuts open space similar to being restricted against the river.

In addition to variances for setbacks are the SIGNIFICANT concerns regarding traffic flow out of a single entrance to the entire development. With 42 units with at least 2 bedrooms, it's potentially 4 cars per dwelling unit which equates to 168 cars for the residential units total plus the cars for the 2 commercial spaces which will have constant traffic to them.

The placement of the proposed commercial/fire station being on the opposite side of the development from the other commercial space. Both commercial spaces should be placed on the south side of the PUD closer to existing light commercial in this area. Moving the proposed commercial/fire dept building to the south allows for a separate/2nd or 3rd entrance for the development which provides a safer and more dedicated access for service.

This PUD is proposing a SINGLE entrance to the entire development. That has significant impact to traffic flow not only for Minturn residents but for all of those traveling from Leadville through Minturn. Has CDOT done a full traffic impact study for this PUD? At minimum the development with this density of residential and added commercial space should be required to have two if not three points of egress for the development.

Regards

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