



To: Town Council  
From: Madison Harris  
Date: January 9, 2025  
RE: Ordinance 01 - Series 2025 An Ordinance of the Town of Minturn, Colorado  
Amending Chapter 16 and Chapter 19 of the Minturn Municipal Code

---

### **INTRODUCTION:**

As part of Council's review of Ordinance 20 - Series 2024 amending Chapter 16 - Zoning and Chapter 19 - Historic Preservation, Council directed the HPC to vet additional options to encourage flexibility and economic sustainability for owners of historic properties.

### **ANALYSIS:**

At the October 15, 2024 HPC meeting, staff was given direction to implement Buena Vista's Sec. 19-9 into the Town's code.

Staff also received direction to draft language regarding reduction in setbacks, building coverage and impervious coverage limitations.

At the November 19, 2024 meeting HPC gave staff feedback on specific wording regarding setbacks. That wording has been updated and received a recommendation of approval from HPC to the Town Council.

The ordinance was presented to the Planning Commission at the January 8, 2025 meeting for their recommendation to the Town Council. There was discussion that these changes (setbacks, impervious coverage, etc.) might negatively impact neighboring properties and that historic properties should remain looking historic and so additional development should not be encouraged on historic properties. The Planning Commission voted unanimously to forward a recommendation of denial to the Town Council.

### **STRATEGIC PLAN ALIGNMENT:**

The comprehensive review of the Town's Historic Preservation regulations and processes aligns with the following key values:

- Transparency
- Collaboration
- Resourcefulness

Within the Council's priorities in the 2025-2027 Strategic Plan, under Manage Growth: Refine HPC process for increased flexibility.