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11/4/24

Planning Director

Town of Minturn Planning Department  
Minturn Town Center  
302 Pine Street Minturn, CO 81645

Scot / Madison,

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Although I was not provided with a specific list of reasons that the Preliminary PUD hearing was continued until December 11<sup>th</sup>, this letter gives a detailed description of my interpretation of the additional information that the commission would like to review at the next meeting.

- **Updated Open Space Plan** showing a table of revised square footages and percentages of color-coded Active and Passive open space. The Open Space Plan that was previously submitted was created with more general calculations relative to the actual Active and Passive spaces and not as exact as the plan that has been provided for this meeting. The reason for that was because the Applicant generally believed that the tradeoff for the increased dedication of deed restricted local housing was more significant than the recommendation of open space dedication. This plan took a more micro focused look at the Open Space calculations and the resulting calculations demonstrate that the PUD is providing almost 28%. This exceeds the “recommended” 25% dedication listed in the MMC and does not require a variation from existing code.

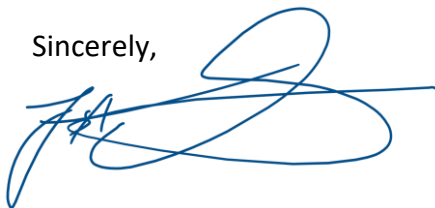
- **Revised Preliminary Landscape Plan** and **Perspective Plan Looking Northwest** (79 Trees and 47 Shrubs, tables showing existing code requirements, *species, quantities of plantings, restoration seed mix*)  
The existing code for this zone requires 1 tree per 1,000 sq ft of land. Commercial parcels are exempt. It does not have any provision for any substitution of shrubs in lieu of trees. This revised Preliminary Landscape Plan demonstrates the Applicant's intention to meet existing zoning and landscape standards for this zone district. This plan illustrates that the PUD will provide 79 Trees and 47 shrubs of various native and drought tolerant species at full buildout. Per the Table shown on the plan, the pertinent square footage is 68,063 sf. This would require 68 Trees to be provided. Depending on how the Planning Commission and Town Council interprets the code, the PUD may still be require additional language for a variation. The applicant has no problem including variation language in the SIA and PUD Guide based on the outcome of the public hearings. Further, some of the species that are specified may need to be revisited at public hearings for future development parcels to possibly assess relative to the proposed uses at the time. If the P&Z and Council determine that the revised plan meets the requirements, no variation will be needed.

- **Color Coded Parking Plan** (*showing numbers of spaces dedicated per Tract and Use*) *The parking plan demonstrates code compliance and Applicant is not requesting a variation from existing code.*
- **More detailed snow storage** (*Revised plan shows snow melted approach to the parking garage*) *Demonstrates code compliance Future Development parcels will also very likely include areas of snow melted driveways, parking lots and approaches to alleviate the need to store snow onsite.*

This was intended to be a comprehensive list of the information that the Commissioners requested and further explanation of what will be included in this next packet for consideration.

Please contact me with any questions or concerns prior to the Dec. 11<sup>th</sup> meeting

Sincerely,



JEFF ARMISTEAD  
10TH MOUNTAIN BUILDERS, LLC