



MEETING MINUTES
Planning & Zoning Commission
Tuesday, June 7, 2022, 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631

This agenda and the meetings can be viewed at www.Townofeagle.org.

PUBLIC WIFI – Eagle Guest

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

This was an in-person meeting with option for the public to attend via Teams.

6:00 PM - REGULAR MEETING CALLED TO ORDER

Meeting called to order at 6:00pm.

COMMISSIONERS PRESENT

Matt Hood, Charlie Perkins,
Jesse Gregg, Bill Nutkins, Keith Klesner
Jennifer Filipowski, Kyle Hoiland,
Keegan Winkeller (via Teams)

COMMISSIONERS ABSENT

None

STAFF

Jim White – Interim Town Manager
Chad Phillips – Community Development Director
Dennis Wike – Town Engineer
Jessica Lake – Planner I
Peyton Heitzman – Planner II
Nikki Davis - Administrative Tech II
Carrie McCool – Contract Planner

APPROVAL OF MINUTES

1. Minutes dated May 17, 2022

The minutes were approved without change.

PUBLIC COMMENT

Public comment opened at 6:01pm. There was no public comment.

PUBLIC HEARINGS

1. Project: Sawatch View Rezone
 File #: RZ22-02
 Applicant: Tom Boni on behalf of Mike Dantas
 Location: 295 Rule Road, Lot 1, Eagle Interchange East
 Staff Contact: Peyton Heitzman, Planner II
 Request: To rezone a 7.576-acre property from Commercial General (CG) to Residential Multi-Family (RMF)

Staff Presentation

Heitzman presented this file. The Town's Municipal Code (Code) outlines four conditions to grant a rezoning approval.

Condition #1 examines compatibility with surrounding land uses along with consistency with the Town's goals, policies, and plans. Staff believes the proposed rezoning is compatible with surrounding commercial and residential uses. The property sits on a hillside above the commercial area. With the rezone, staff anticipates an increase in traffic volume. An upcoming development permit application for 82 residential units on this parcel would be the traffic generator. Heitzman included that staff will require a traffic analysis and public facilities impact report. Next, staff reviewed the request against the Town's Comprehensive Plan (Comp Plan) and Future Land Use Map (FLUM). It was determined that the requested RMF zoning is permitted in that mixed-use area. Furthermore, the rezone would promote a healthy mix of housing and densities, preserve view corridors, and would promote development near public transit. Heitzman added that items such as recreational amenities for residents, avoiding natural hazards, and protecting wildlife habitat areas would need special consideration at the time of development permit review.

Condition #2 aims to resolve whether the land was previously zoned in error or that the current zoning is inconsistent with the Comp Plan. Staff determined that the existing CG zoning is inconsistent with the FLUM which identifies this area as mixed-use.

Heitzman continued, explaining that the application must meet either Condition #3 – where there is a substantial change to the area such that the proposed zoning better suits the community's needs; or Condition #4 – the rezoning is incidental to a comprehensive revision of the Town's zoning map. Staff believes Condition #3 was met whereas Condition #4 does not apply.

Based on this analysis, staff recommends approval of the application.

Applicant Presentation

Tom Boni was the applicant representative and gave a brief overview. He began by describing the current state of the parcel and its topography. There is an access and parking easement between lots 2 & 3 that was provided by John Poukish, the previous owner. Boni expanded on the rationale behind the rezone request also highlighting the benefits of infill development, increasing multi-family units, the site's desirable proximity to transit/retail, and the ability to connect to an existing utility system. Alternatively, Boni suggested there would be low traffic impacts since the site is on the north side of the interchange, separate from more heavily trafficked roadways like Eby Creek Road, Chambers Avenue, or Capitol Street. A conceptual sketch plan was presented.

Q & A

Klesner asked how the plan addresses on-site or nearby recreation. Boni replied there are areas where the land is flatter and the development plan will look at placing amenities in that valley. The development team also aims to create a wildlife corridor.

Public Comment

There was no public comment.

Discussion

The Commission unanimously supported the request for approval.

MOTION: NUTKINS MOTIONED TO APPROVE FILE # RZ22-02 REZONING 295 RULE ROAD, EAGLE INTERCHANGE EAST, LOT 1 BASED ON STANDARDS (1), (2) AND (3) OF SECTION 4.04.030. OF THE MUNICIPAL CODE. MOTION WAS SECONDED BY HOILAND AND PASSED UNANIMOUSLY.

Hood closed file # RZ22-02.

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| 2. | Project: | Reserve at Hockett Gulch - Minor PUD Amendment |
| | File #: | PUDA22-01 |
| | Applicant: | Epoch GCH Hockett Gulch Holdings, LLC |
| | Location: | 16186 Hwy 6 |
| | Staff Contact: | Carrie McCool, Contract Planner |
| | Request: | A minor PUD amendment to change the location of a portion of the 5-foot-wide soft perimeter path. |

Planning & Zoning Commission Site Visit

On Monday, June 6, 2022, members of the Planning & Zoning Commission (Commission) and staff conducted a site visit at Reserve at Hockett Gulch to review the conditions as they exist now. Hood, Klesner, and Gregg provided a summary of their observations.

Staff Presentation

McCool presented all three Reserve at Hockett Gulch (RHG) files.

The first application requests for a minor PUD amendment in order to relocate a portion of the perimeter path. This perimeter path was designed to give RHG residents access to the Town's established recreation path system, and inversely, could be accessed by the public. Per the Annexation and Development Agreement (ADA), the path's construction is required for the first development permit.

Through the review process, Colorado Parks and Wildlife (CPW) noted their concerns related to the construction of the pathway. The concerns included effects on current wildlife populations utilizing the property; increased wildlife strikes along Highway 6; public safety; and how dog walking in the area presents a disturbance to local wildlife. CPW provided recommendations to help minimize these disturbances.

The applicant presented two options for relocating a portion of the perimeter path: either relocate a portion to the west side of RHG within HD/PUD-3 or relocate a portion to the east side of RHG within HD/PUD-2. McCool stated there are

two more options which include eliminating the required perimeter path or maintaining the path alignment and foregoing the PUD amendment.

Following this, McCool addressed the Code's six conditions for granting a Minor PUD Amendment along with analysis against the Comp Plan.

Based on this analysis, staff recommends approval with a condition.

Applicant Presentation

Rob Mackenzie, a member of the applicant team, spoke briefly. Mackenzie confirmed they were OK with removing the path and want to work with CPW. The road is already graded and compacted.

Q & A

Hoiland asked to clarify if a portion of the path is already in. Mackenzie confirmed this, repeating that it has been graded and compacted. If the Town eventually got access, it can be easily restored.

Klesner asked to clarify what portion of the pathway would be eliminated. Mackenzie said the section could just tie back into the development and it is temporary until Phase 2/Lot 2 is developed. McCool added there are improvements in OS1 if people want to take a different route.

Perkins asked what the vision of the path is other than terminating at this property. McCool replied that the intent is to have the perimeter path around OS2 with access to OS1. OS1 will eventually be dedicated to the Town with improvements. It is just the perimeter of the PUD. On the Town-owned property, the PUD guide dictates permitted uses and accessible hours.

Hood noted that the most efficient solution is to eliminate the path. It is wildlife preservation efficiency. McCool noted that RHG residents will still have access through internal sidewalks.

Nutkins asked if the park will also be eliminated. McCool said the park is in OS1. It would just be eliminated from HD/PUD-3.

Wike added that the path could connect under the bridge at Brush Creek and connect to east/west paved trails. If the trail were to be left as is, they could be established with restrictions.

Public Comment

Corky Fitzsimmons, Eagle – Mr. Fitzsimmons owns land next to the RHG project. He requested a fence either paid by the Town or the applicant because he anticipates more trespassers. While the fence would be detrimental to wildlife, it would keep trespassers out. He noted that access to his property will become restricted with this development. Mr. Fitzsimmons suggested a 1031-land exchange so that his family can continue raising cattle.

Public comment closed at 7:00pm.

Discussion

Majority of the Commission were in favor of eliminating the requirement of the path to reduce human & wildlife interactions. Klesner highlighted that enforcement is challenging and wildlife protection is a community priority.

Nutkins asked CPW to comment on Mr. Fitzsimmons' request to build a fence. Wodrich replied, suggesting we try to avoid a fence but if needed, keep it wildlife friendly. On the west side, the recreation path would go through a winter migration range further fragmenting and displacing wildlife herds. Citing CPW's referral comment from May 13, 2022, Wodrich suggested the path abut OS1 to Mt. Eve Road.

Hood asked if a seasonal closure or restrictive access helpful. Wodrich replied that if the pathway must go in, a seasonal closure would likely be mandated. However, seasonal closures are breached constantly. The Town already has a robust hard-path system that this development can connect to and utilize. McCool added there are already restrictions implemented through OS1.

Gregg and Perkins preferred to move the pathway to the east side of the drainage.

MOTION: HOILAND MOTIONED TO APPROVE THE RESERVE AT HOCKETT GULCH MINOR PUD AMENDMENT FILE # PUDA22-01 BASED ON COMPLIANCE WITH CONDITIONS 1-6 OF SECTION 4.11.050 OF THE LAND USE AND DEVELOPMENT CODE WITH THE FOLLOWING FINDING OF FACT AND CONDITION: THAT THE PERIMETER TRAIL IS ELIMINATED THROUGH HD/PUD-3 AND THAT THE APPLICATION IS IN CONFORMANCE WITH SECTION 4.11 OF THE LAND USE AND DEVELOPMENT CODE AND WITH THE ELEVATE EAGLE COMPREHENSIVE PLAN. MOTION WAS SECONDED BY PERKINS AND APPROVED UNANIMOUSLY.

Hood closed file # PUDA22-01.

3. Project: Reserve at Hockett Gulch - Major Development Permit
 File #: DR21-02
 Applicant: Epoch GCH Hockett Gulch Holdings, LLC
 Location: 16186 Highway 6
 Staff Contact: Carrie McCool, Contract Planner
 Request: Major Development Permit approval to construct 216 rental units and a clubhouse on 17.2 acres. Forty-five percent (45%) of the units proposed include a deed restriction requiring local residency.

Staff Presentation

The applicant is seeking approval to execute the first phase of development. During this phase, the development team aims to build out HD/PUD-1 and a portion of HD/PUD-2 which includes five multi-dwelling unit buildings and a clubhouse. Additionally, the team will execute improvements within open space tracts OS-1 and OS-2 and construct access points and improvements along Grand Avenue and Sylvan Lake Road.

The Town's Code outlines three standards for a major development permit.

Standard #1 speaks to compliance with the Town's goals, policies, and plans. McCool highlighted that the site-specific development plan was created with vested rights under and in compliance with the former Eagle Area Community Plan. Additionally, wildlife protection was recently addressed by the Commission via the minor PUD amendment. As part of ongoing review, staff has provided a list of technical corrections and conditions of approval to the applicant. Other

topics for the Commission to consider include open space and parks, landscape buffers along Grand Avenue and Sylvan Lake Road, as well as architectural style.

Standard #2 aims to mitigate adverse impacts caused by the development. McCool noted that anticipated adverse impacts were addressed at the time of annexation and zoning.

Standard #3 recommends establishing municipal or park land dedication or a fee. Neither have been required based on the approved ADA.

Staff believes the development permit is in compliance with the Town's standards and recommends approval with conditions.

Q & A

Hoiland asked if the developers are working toward having a non-potable irrigation system and if they can temporarily use potable water. McCool replied yes, and that the ADA outlines when the developers need to complete the raw water system. Wike added there is a strict timeline because this is a water case.

Nutkins asked to clarify if there are three separate development phases, or three separate lots. McCool explained there are three separate lots, three separate planning areas, and a phased approach to development.

Perkins asked if there is anything in our Code that requires the installation of electric vehicle charging stations (EVCS). McCool confirmed the development plan does account for EVCS.

Klesner asked about access or connectivity to the eco transit bus system. Wike noted this is being considered under the scope of the Grand Ave Corridor Study to find the best location on the western side of Town. Currently, there is bus stop at the Sylvan Lake roundabout.

Hood asked if staff is comfortable resolving the technical comments by the June 10, 2022 deadline. McCool replied yes. There has been ongoing work between staff and the applicant to meet that deadline so that staff can review the technical comments ahead of the June 28, 2022 Town Council meeting.

Public hearing adjourned at 7:48pm for a temporary recess. Public hearing resumed at 7:56pm.

Applicant Presentation

Rob Mackenzie presented on behalf of the development team.

Mackenzie provided history on the raw water case. The developers received an 88 equivalent residential unit (EQR) water credit. If they do not use this credit the developers would be responsible for repayment of nearly \$1 million.

This site was bought by Brue Baukol Capital Partners in 2015 and the PUD was approved in 2019. The residential units can either be for rent or for sale; 45% of the rental units are required to be deed restricted. The developers are aiming to get the foundation of Phase 1 poured by late summer/early fall 2022 and begin framing throughout the winter. It is anticipated that the initial building and clubhouse will be move-in ready by winter 2023. The total project is expected to be completed by summer 2024. Additionally, the developers are talking with several large local employers about establishing master leasing units for their employees. Mackenzie addressed data points related to the Eagle County housing shortage and importance of amenities for an outdoor/active lifestyle. There will be a third-party property management company on-site.

Next, Mackenzie provided an overview three-part phasing plan. Most of the development work will be completed in Phase 1. Given the high leasing demand, Mackenzie notes they hope to initiate Phase 2 immediately. Mackenzie also reviewed the landscape plan as well as the architecture package and interior design palette.

Q & A

Hood questioned the open space calculations. McCool explained that they need to reconfigure the sites. Dominic Mauriello from the development team noted that usable open space is defined in the Town's code. He added that the plan does not need more open space, but they do need to recategorize the uses.

Nutkins asked if the clubhouse considered usable open space. McCool replied, yes. Even though it is a building, there will be outdoor amenities. Nutkins asked Phillips to confirm that the applicant can take back sections of OS-1 and OS-2. Phillips replied it could be done and McCool added the developers would have to replat. Nutkins also questioned whether the original conceptual plan had misrepresented the size of the buildings; the buildings being presented now are much bigger. Mauriello confirmed the scale of the buildings were smaller, but the number of units is the same. The group assessed open space calculations and landscape design standards at length. The Commission and applicant team agreed that reconfigurations to the development plan will help meet those requirements.

Perkins asked if the Eagle County school bus system can service this development. McCool replied that referrals were sent to the school district, but it has not been confirmed. Staff will follow up with the school district.

Public Comment

Jake Hesseltine, 294 Tanager Circle – Mr. Hesseltine is the manager at Green Acres Mobile Home Park. He is concerned about increased traffic impacts. There have been multiple complaints about vehicles not stopping to allow kids to cross the street. Mr. Hesseltine asked about the traffic safety measures.

Public comment closed at 8:48pm.

Q & A

Hood asked what was being proposed for traffic safety measures. Wike explained that the Town has moved the Sylvan Lake roundabout cross walk. He agreed that the road is busy but added that it was originally designed to accommodate a much higher level of traffic.

Discussion

The Commission revisited four topics for discussion beginning with open space and land areas. Gregg supported staff's recommendation to repurpose some of the parking lot landscaping and that the development should incorporate more multi-sport recreation areas for a broader range of use. Hood agreed with the applicant in that the definition for open space should be derived from the Town Code. Next, the landscape buffer along Grand Avenue was discussed. Gregg suggested that both entrances to the development could use more dense planting and a larger sign; what is currently proposed is minimal. Additionally, the buffer along Grand Avenue should be denser as an entry feature into town while the trees along Sylvan Lake Road should be more spread out. Staff added Condition #6-F.

Perkins asked how these residents would receive their mail. Mackenzie replied they have designed an area to receive packages, not mail.

The Commission showed unanimous support for the the proposed architectural style and design palette. Nutkins observed that these will be the largest buildings in Eagle. Winkeller added that, ideally, he would like to see more space between the buildings.

Nutkins added he does not see the outer park in OS-1 being used. The Commission expressed mixed opinions about the park use and a future pathway extension.

Public hearing adjourned at 9:26pm for a temporary recess. Public hearing resumed at 9:32pm.

MOTION: KLESNER MOTIONED TO APPROVE THE RESERVE AT HOCKETT GULCH MAJOR DEVELOPMENT PERMIT FILE # DR21-02 WITH THE FOLLOWING FINDING OF FACTS AND CONDITIONS. CONDITION #6-F WAS ADDED AND APPROVED DURING THE HEARING.

FINDINGS OF FACT:

- 1.) The proposed Development Permit is in compliance with Section 4.07 of the Land Use and Development Code.
- 2.) The proposed Development Plan is in conformance with the approved PUD Guide and Annexation Agreement.

CONDITIONS OF APPROVAL:

- 1.) Revise all development plan drawings within the major development permit plan set to accurately reflect all square footages and areas calculations within all tables and graphically depict said data throughout the corresponding plans that demonstrates PUD Guide and Code conformance documents by June 9, 2022, close of business.
- 2.) Revise the Development Plan Map to include the correct building square footages and residential floor area ratio by June 9, 2022, close of business.
- 3.) Revise Sheet A-20 of the Architectural Design Plan to include the metal roof material.
- 4.) Revise building elevations to include call outs for metal roofs.
- 5.) Revise the development permit plans to include a two-room bathroom facility option connected to potable water and sanitary sewer for the trailhead flush restroom by June 9, 2022, by close of business.
- 6.) A revised Landscape Plan shall be submitted by June 9, 2022, close of business. A decision on the revised Landscape Plan will be made administratively without notice. The revised plan shall include:
 - a.) Changes that reflect conformance with the usable open space requirements set forth in the PUD Guide.
 - b.) Deciduous trees, ornamental grasses or deciduous shrubs with landscape bed mulch in the landscape islands located at the intersection of Mt. Thomas Road and Mt. Thomas Spur.
 - c.) Changes that demonstrate compliance with the applicable town landscape standards.
 - d. Deletion of "maintenance agreement" language and replace it with identification of the parties responsible for maintenance of landscaping and irrigation system including irrigation and maintenance of landscaping and improvements on town owned property.
 - e.) Minimum 3-inch caliper deciduous trees along the Sylvan Lake Road street frontage.
 - f.) Landscaping along the Grand Avenue and Sylvan Lake Road buffer areas will be redesigned to include robust landscaping, denser treatments, and ornamental landscaping around the development's entryway signs.
- 7.) The Developer shall submit a phasing plan in conformance with the Code by June 9, 2022, close of business.
- 8.) Revise the construction drawings (civil plans) to state the flashing beacon sign at the crosswalk to the north of the Sylvan Lake Road access is solar powered by June 9, 2022, close of business.
- 9.) Design and submit plans for the raw water irrigation system within six month of Major Development Plan approval.

- 10.) Developer shall address and correct all written and redlined technical revisions for final approval by the Public Works Department prior to permit issuance.
- 11.) Tract A shall be designated as a utility easement and such easement shall be dedicated to the Town of Eagle. All other drainage, water line, sewer line, pedestrian access, and general utility easements shall be dedicated to Town of Eagle. These easements shall be shown on the final plat.
- 12.) All timeframes included in these conditions of approval may be extended administratively by the Community Development Director without notice if progress or due diligence is proven.
- 13.) Any future signs will not require a PUD amendment, but shall comply with the Town Sign Code.
- 14.) Accessory structures may be approved administratively without notice.

MOTION WAS SECONDED BY NUTKINS AND APPROVED UNANIMOUSLY.

Hood closed file # DR21-02.

4. Project: Reserve at Hockett Gulch - Preliminary Plan and Final Plat
 File #: PFP21-01
 Applicant: Epoch GCH Hockett Gulch Holdings, LLC
 Location: 16186 Highway 6
 Staff Contact: Carrie McCool, Contract Planner
 Request: Preliminary Plan and Final Plat approval to subdivide 29.65 acres into three lots and two open space tracts.

Staff Presentation

In addition to subdividing the parcel, the application also requests to establish Tract A, a private street, and address on- and off-site improvements. The application was reviewed against the Code's two standards for subdivision review.

Staff recommends approval with 22 conditions.

Applicant Presentation

Mackenzie stated that the applicant team agrees with conditions.

Q & A

Hood asked why streets are their own tract. Gary Brooks from the applicant team explained that Tract A is a both a roadway and utility road. The tract was created to gather and group as many of the utility and drainage easements, rather than have a skinnier road with easements flanking it.

Perkins asked why we are increasing the water infrastructure from 12 to 16. Brooks replied this is what the Town's model wanted.

Winkeller asked if we will need to subdivide again when development happens on Lot 2 and Lot 3 to account for new tracts., we will subdivide again to account for new tracts. Brooks and Wike both confirmed, yes. Roads will need to be extended which will be recorded on a new final plat.

Perkins asked if the buildings have fire suppression. Brooks replied, yes, it is required.

Klesner commended all the electric construction and environmental features.

Public Comment

There was no public comment.

Discussion

The Commission unanimously agreed to recommend approval with technical clean up.

MOTION: NUTKINS MOTIONED TO APPROVE THE RESERVE AT HOCKETT GULCH PRELIMINARY PLAN AND FINAL PLAT FILE # PPFP21-01 WITH THE FOLLOWING FINDINGS OF FACTS AND CONDITIONS 1-22:

FINDINGS OF FACT:

- 1.) The proposed Preliminary Plan and Final Plat are in compliance with Section 4.13 of the Land Use and Development Code.**
- 2.) The proposed Preliminary Plan and Final Plat are in conformance with the approved PUD Guide and Annexation Agreement.**

CONDITIONS OF APPROVAL:

- 1.) Prior to recordation of the final plat, a land use table shall be provided that delineates the function, ownership, and manner of maintenance for all lots and tracts on the final plat.**
- 2.) Prior to recordation of the final plat, Tract A shall be dedicated as a Town of Eagle Easement with ownership and maintenance by the owner/property owner's association and the reference to 'Public Right of Way' be changed to 'Town of Eagle Easement' on the final plat to provide for public access, emergency access, drainage and general utilities.**
- 3.) The Developer shall submit a legal exhibit to the Town prepared by a licensed surveyor that depicts the future storm easement on town owned property (Eagle Ranch Filing 3 Tract OS-1) prior to final plat recordation.**
- 4.) Prior to final plat recordation, the 14-foot pedestrian access easement (Item 12 D. on the final plat) shall be retitled "Public Access Easement" and state it is for all public access including pedestrian traffic (delete "non-motorized vehicular").**
- 5.) The applicant shall address Town Surveyor comments dated May 26, 2022, prior to recordation of the final plat.**
- 6.) Prior to construction, the applicant shall obtain bids for the water line upgrade to 16- inch.**
- 7.) The Developer shall submit a legal exhibit to the Town prepared by a licensed surveyor that depicts the non-exclusive easement from the Town to the Developer for the construction, maintenance, repair, replacement, and other similar items of a road for vehicular and pedestrian egress from the Development to Sylvan Lake Road prior to final plat recordation.**
- 8.) Prior to building permit issuance, the applicant shall secure approval and construct two access points for vehicular access and curb cuts on Sylvan Lake Road and Grand Avenue in locations depicted on the civil plans.**
- 9.) The Developer shall submit a legal exhibit prepared by a licensed surveyor that depicts the easements necessary for the privately owned improvements to be constructed on Eagle Ranch Filing 3 Tract OS-1 prior to recordation of the final plat.**
- 10.) The Developer shall submit a legal exhibit prepared by a licensed surveyor that depicts a revised temporary construction easement limited to the specific area that is needed to construct the water and sewer-serviced restroom prior to recordation of the final plat.**
- 11.) Address irrigation and maintenance of landscaping and improvements on Town owned property.**
- 12.) Design and submit plans for the raw water irrigation system.**

- 13.) Within 30 days of approval by Town Council the Developer shall provide a \$50,000 deposit to the Town to initiate the water rights process. Extensions can be made administratively without notice.
- 14.) Within 90 days of approval by Town Council the Developer shall provide the information needed for the Town to file in water court to change the point of diversion for the raw water system.
- 15.) Within six months of approval by Town Council the Developer shall provide the Town with engineered drawings for the irrigation system. The irrigation plan shall include specific notes that all underground irrigation lines installed in Town rights-of-way or Town of Eagle easements must be locatable, registered with CO 811 program, and meet Colorado 811 requirements.
- 16.) Within 9 months of approval by Town Council the Developer shall provide the Town with copies of recorded easements from the Medical Center and any other necessary parties for installation and maintenance of the pumphouse, pipeline, and any other elements of the raw water system.
- 17.) Prior to the completion of the raw water system, the project may utilize the Town's potable water system for irrigation. Approvals associated with using potable water for irrigation shall be made through the Public Works Director. The Developer will disconnect the irrigation system from the Town's potable system and connect to their own non potable system within 60 days of the entry of a final decree in the water court case.
- 18.) Developer shall address and correct all written and redlined technical revisions for final approval by the Public Works Department prior final plat recordation.
- 19.) Submit a revised irrigation plan with specific notes that all underground irrigation lines installed in Town of Eagle rights-of-way or Town of Eagle easement must be locatable, must be registered with CO 811 program and all other 811 requirements.
- 20.) Prior to recordation, the Greater Eagle Fire Protection District comments dated May 24, 2022 shall be addressed within the engineered construction plans and approved by the District.
- 21.) Submit a Phasing Plan by June 9, 2022, close of business.
- 22.) Submit cost estimates for all public and private improvements to be installed by the subdivider in dedicated land, rights-of-way or easements June 9, 2022, close of business.

MOTION WAS SECONDED BY KLESNER AND APPROVED UNANIMOUSLY.

Hood closed file # PFP21-01.

OPEN DISCUSSION

No other discussion items.

ADJOURN

MOTION: NUTKINS MOTIONED TO ADJOURN. MOTION WAS SECONDED BY HOILAND AND PASSED UNANIMOUSLY.

MEETING ADJOURNED AT 10:00 PM.