



Town Council
Tuesday, July 12, 2022
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO

*This agenda and the meetings can be viewed at www.Townofeagle.org.
Times listed are approximate and are subject to change.*

TOWN COUNCIL MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

1. This will be an in-person meeting with access via Microsoft Teams. First-time users of Teams will need to download the app,

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 469-770-0416,,135465674#](#) United States, Dallas

Phone Conference ID: 135 465 674#

Please note: All participants must remain muted until they are requested to speak. This will reduce background noise disruptions to the meeting attendees.

When it's your turn to speak, you will have three (3) minutes for public comment.

PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on this agenda can be submitted to Jenny Rakow, Town Clerk, and will be included as part of the record.

For technical difficulties, please email jenny.rakow@townofeagle.org and we will do our best to assist you.

CALL TO ORDER - 6:00 PM

ROLL CALL

ADOPTION OF AGENDA *Opportunity for amendment or deletions to the agenda.*

PUBLIC COMMENT - 6:05 PM *Citizens are invited to comment on any item, not on the Agenda subject to a public hearing. Please limit your comments to three (3) minutes per person per topic unless arrangements have been made for a presentation with the Town Clerk. Those who are speaking are requested to state their name and address for the record.*

PRESENTATIONS - 6:10 PM *Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the Town Clerk.*

1. Eagle Valley Land Trust Update, Jessica Foulis
2. Eby Creek Art Mural at Chambers Avenue Update

CONSENT AGENDA - 6:30 PM *Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.*

1. Minutes - June 28, 2022
2. Bill Pay - June 2022
3. Resolution 36, Series 2022 "A Resolution of the Town Council of the Town of Eagle, Colorado, Appointing Members to the Economic Vitality Committee and Allowing For Three, Three-Year Terms and Four, Two-Year Terms to Be Decided by Its Members"
4. Resolution 56, Series 2022 "A Resolution of the Town Council of the Town of Eagle, Colorado Appointing a Town Manager"
5. Resolution 57, Series 2022 "A Resolution of the Town Council of the Town of Eagle, Colorado, Approving a Contract for a Water Rates Study
6. Resolution 59, Series 2022 "A Resolution of the Town Council of the Town of Eagle, Colorado, Appointing Scott Turnipseed and Dennis Wike as Town Representatives on the Eagle Recreation Facility Advisory Corporation Board"

STAFF REPORTS - 6:35 PM *The Town Manager and department staff prepare and provide internal updates to the council.*

1. Town Manager Update
2. Department Update for June 2022

BUSINESS ITEMS - 6:40 PM *Items and / or Public Hearings are listed under Business may be old or new and may require review or action by the council.*

1. PUBLIC HEARING: File #SU22-03 Stone Concepts Outdoor Storage Special Use Permit
 - a. Resolution No. 60, Series 2022, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving a Special Use Permit for 1248 Chambers Avenue (the "Property") to Allow for an Outdoor Storage Facility with Conditions"
2. PUBLIC HEARING: File #LLA22-02 Lot Line Adjustment to Replat the Lot Line between RMF-1 and RMF-2
 - a. Resolution 52, Series 2022, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving a Lot Line Adjustment for Haymeadow RMF-1 and RMF-2"
3. PUBLIC HEARING: File #DR22-01 Major Development Permit for Haymeadow RMF-1 and RMF-2
 - a. Resolution 53, Series 2022, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving a Major Development Permit for Haymeadow RMF-1 and RMF-2 and the Associated Development Agreement"
4. Code Amendment to Section 4.12.040. - Lot Line Adjustment
 - a. Ordinance No. 13, Series 2022, An Ordinance of the Town Council of the Town of Eagle, Colorado Repealing and Reenacting Section 4.12.040 of the Eagle Municipal Code, Regarding Lot Line Adjustments
5. PUBLIC HEARING: File #DR22-03 Major Development Permit for 435 Eby Creek Apartments (Request to continue)
6. DOLA Grant Approval

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS - 8:00 PM

1. Future Agenda Items

2. Council Committee Updates

ADJOURN - 8:10 PM

I hereby certify that the above Notice of Meeting was posted by me in the designated location at least 24 hours prior to said meeting.



Jenny Rakow, CMC
Town Clerk

PUBLIC WIFI – Eagle Guest



MISSION

Eagle Valley Land Trust protects forever
the lands we love, building a permanent
legacy for future generations



EAGLE VALLEY
LAND TRUST

PROGRAM AREAS

- **Land Conservation**
 - Over 14,000 acres protected
 - 38 conservation easements
 - Private and Public
 - 1 property transferred to federal ownership
- **Stewardship**
 - Annual monitoring
 - Landowner relationships
 - Restoration and Improvement
- **Community Conservation**
 - Education & Advocacy



EVLT'S PROGRAMS WOULD NOT EXIST WITHOUT YOUR SUPPORT!! THANK YOU!

2021 Program Overview:

Future Conservationists

- 1 Program
 - 12 Youth, 6 Adults

Volunteer Restoration Event

- 1 Program
 - 12 Youth

Community Land Connection Series:

- 5 Programs
 - 14 Youth, 40 Adults





Thank you for your stewardship and partnership!!





2022-2023 Project Ideas

Barbed wire removal

Comprehensive Conservation Initiative

Volunteer recruitment, technical support by Town staff

Other projects as needed by Town of Eagle

Let us know asap so we can get them on our 2022-23 calendar



WHY CONSERVE?

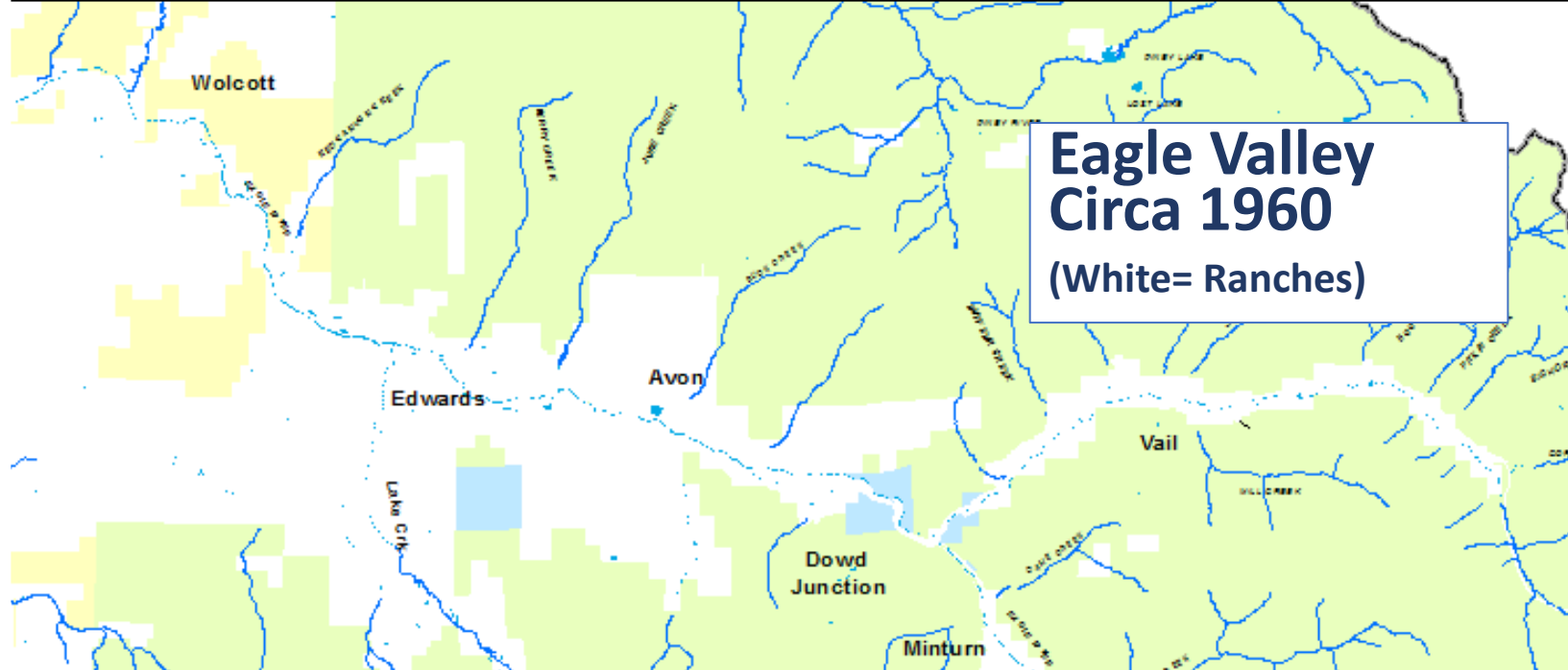
80% of Eagle County is publicly owned, other 20% is...

...our river valleys

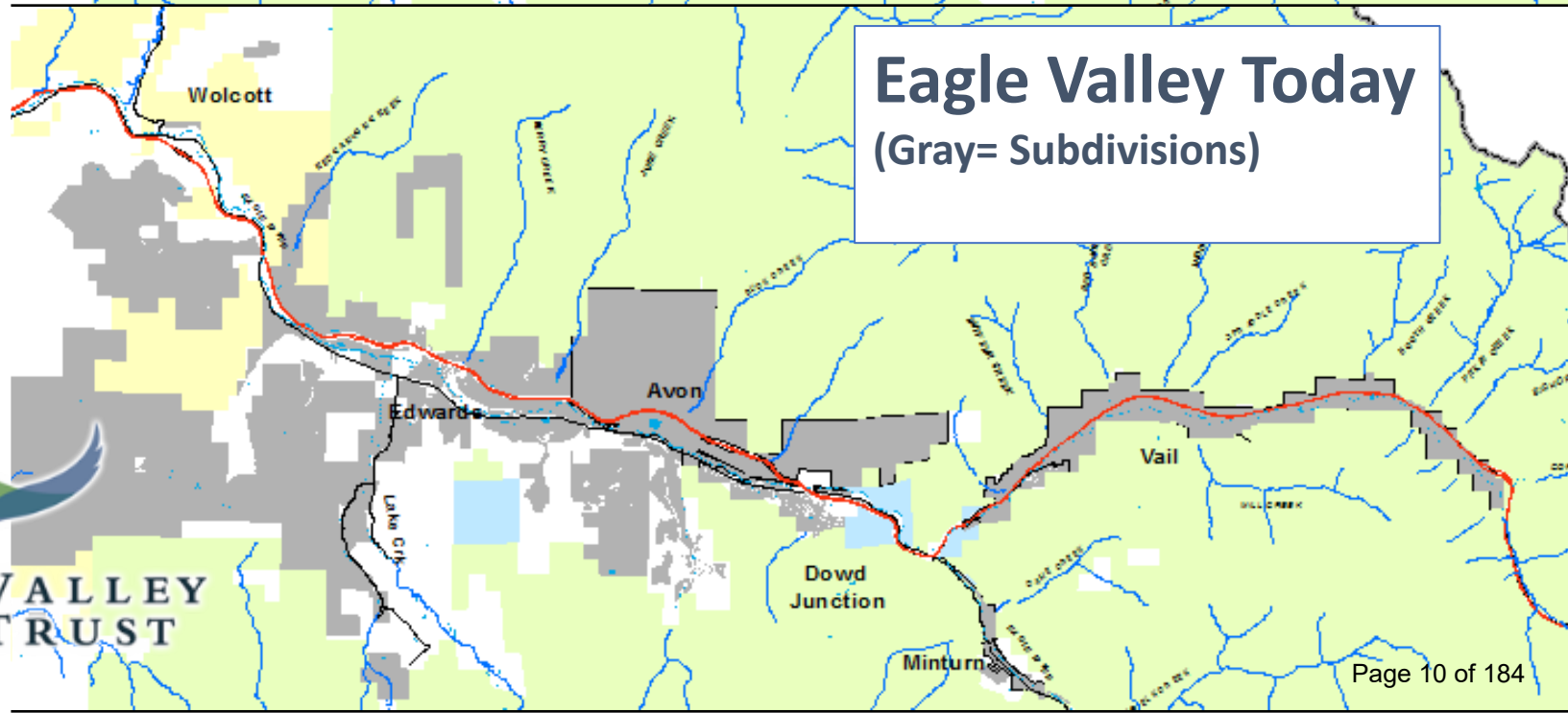
...where we live

...accessible

...critical for wildlife



**Eagle Valley
Circa 1960**
(White= Ranches)



Eagle Valley Today
(Gray= Subdivisions)



Abrams Creek and Spud Cellar – Four miles of trails and over 207 acres to enjoy



EAGLE VALLEY
LAND TRUST



HABITAT

Permanent protection of over 207 acres of
wildlife habitat in Eagle, including
wildflowers and pollinators



EAGLE VALLEY
LAND TRUST

SCENIC BEAUTY

Permanent protection of open space and scenic vistas throughout the Town of Eagle



EAGLE VALLEY
LAND TRUST

HERITAGE

Protection of Agricultural Heritage

PARTNERSHIP OPPORTUNITIES

- **Conservation Easements**

- Landowners promise to limit development, Land Trusts are the other party to the contract
- Tax Benefits and Cash
- Landowner can keep doing what they've always done
- Future owners are bound

- **Comprehensive Conservation Initiative**

- Improved comprehensive mapping
- Wildlife habitat prioritization
- Recreation in balance with wildlife
- Collaborative project identification and prioritization

- **Land Acquisition**

- We can help with Town of Eagle Acquisition and Conservation Priorities



**EAGLE VALLEY
LAND TRUST**

**Thank you for your support.
Together, we are conserving more of the places we love
*FOREVER.***

**Adde Sharpe
Community Engagement Manager
adde@evlt.org (970) 748-7654**



To: Mayor and Town Council

From:

Date: July 12, 2022

Agenda Item: Eby Creek Art Mural at Chambers Avenue Update

REQUEST:

BACKGROUND:

ANALYSIS:

COMMUNITY INPUT:

BUDGET / STAFF IMPACT:

STRATEGIC PLAN ALIGNMENT / STANDARDS ACHIEVED:

RECOMMENDED ACTION OR PROPOSED MOTION:

ATTACHMENTS:

1. Norris Design-220707-EbyCreek Art Mural Update-TownCouncil (003)

EBY CREEK AT CHAMBERS MURAL PROJECT

JULY 2022 : TOWN COUNCIL

CONCEPT No. 1

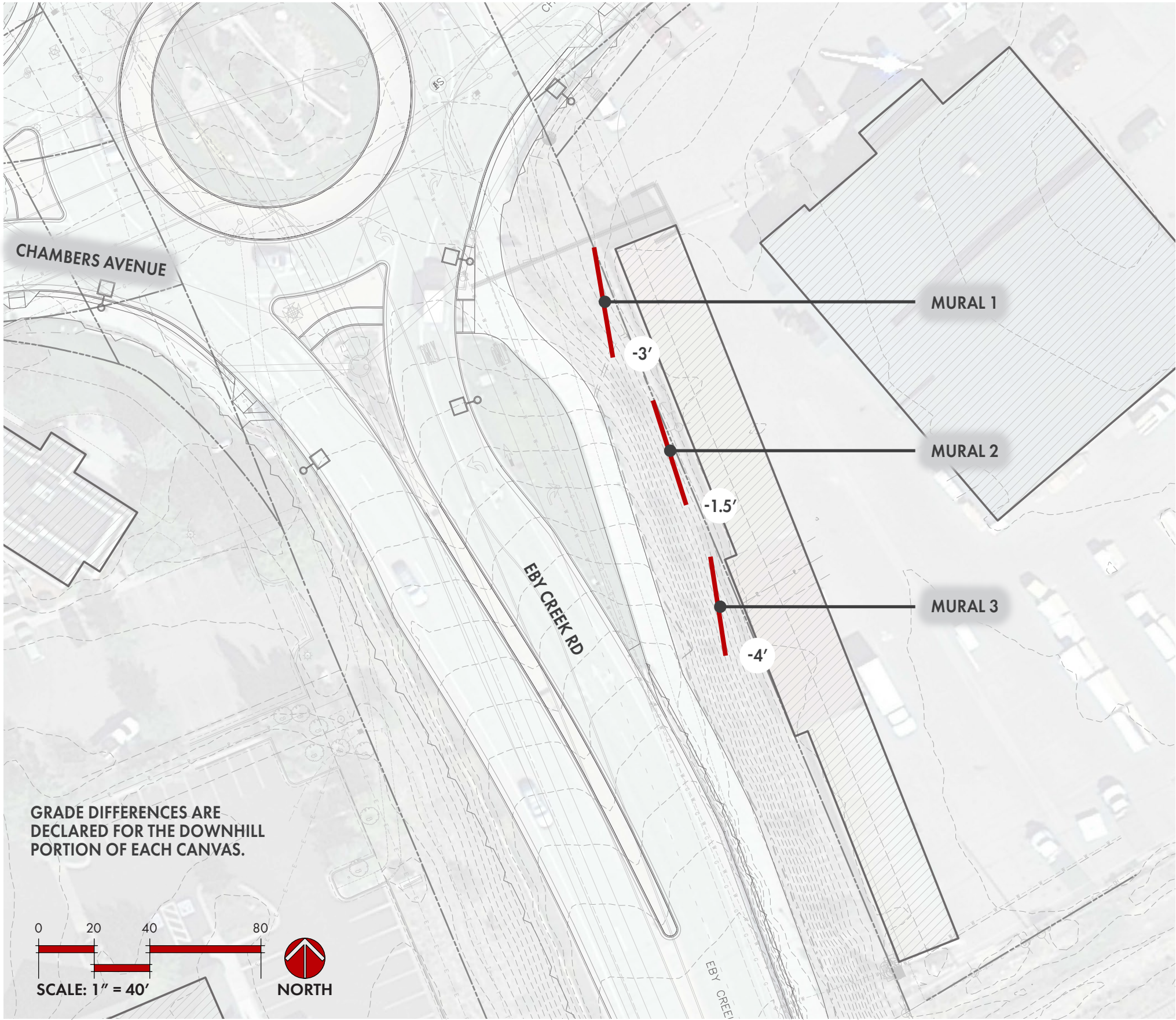
Informed by the initial site visit. Mural locations and start points reflect group discussion with modifications made to reflect grading limitations.

The three murals would be viewed as 10'x36' canvases. The murals will be placed relatively close to the building to maximize screening. Grade limits rotation due to the 36' proposed spans as the downhill side of the mural would have large gaps between the bottom of the mural and the hill.

The panels are located 20' apart. Where significant differences occur between the bottom of canvas and top of grade, landscaping materials such as plants and boulders may be utilized to minimize and obscure gaps.

Design Considerations

- 3 – 10'x36' canvases;
20' apart
- Landscaping materials used
to hide grade changes



CONCEPT No. 1



FROM THE NORTHERN APPROACH

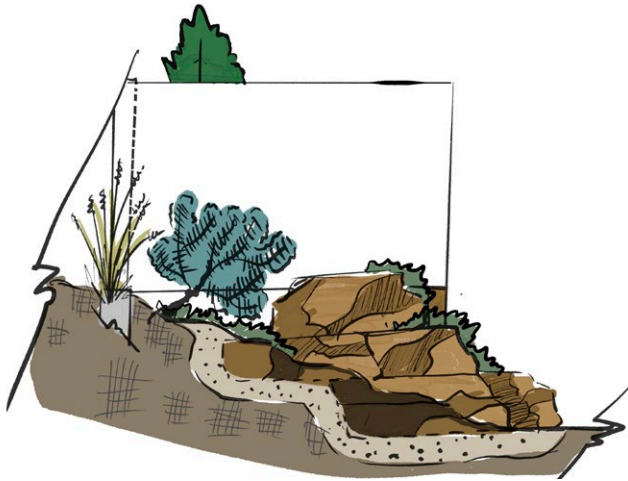


FROM THE WESTERN APPROACH

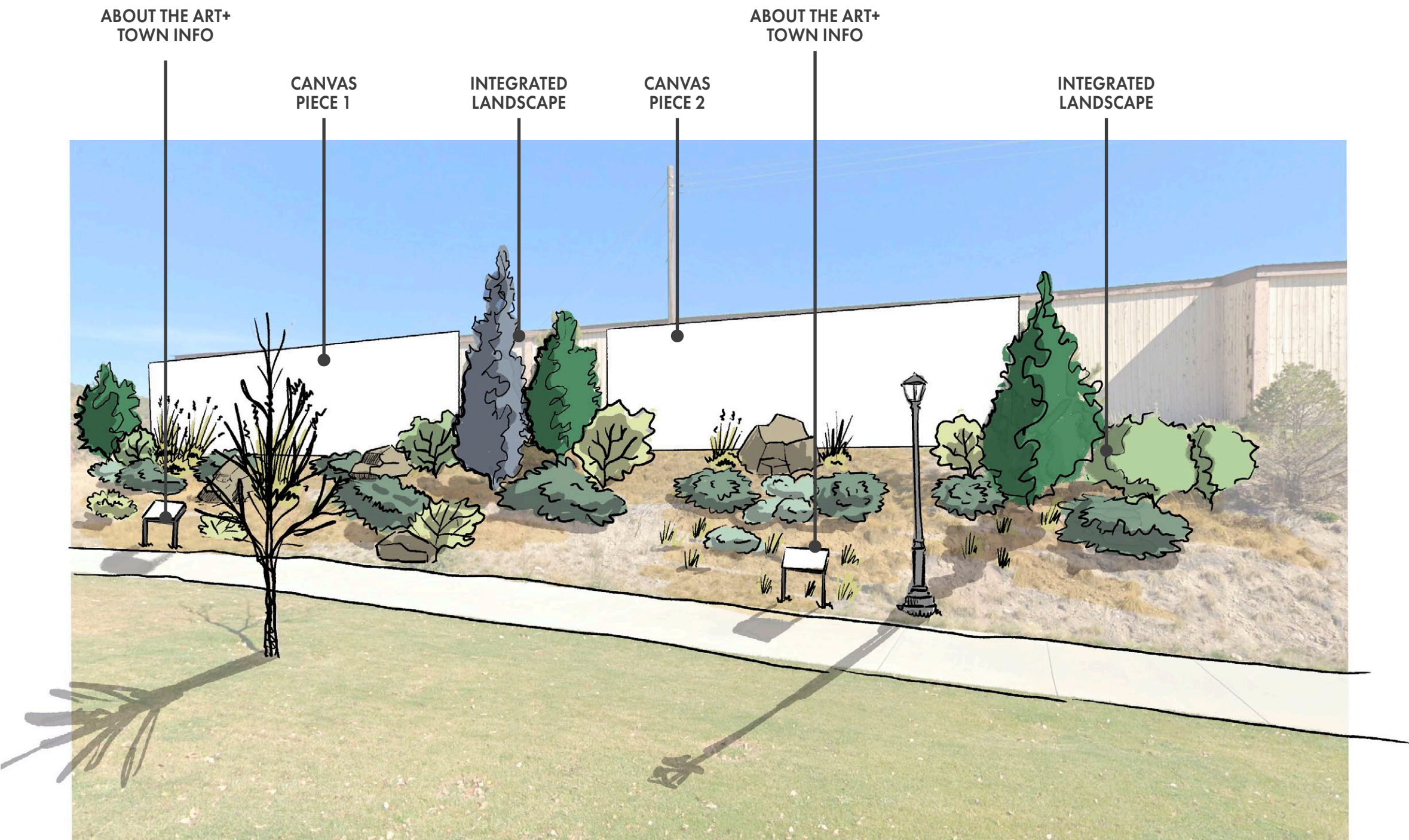
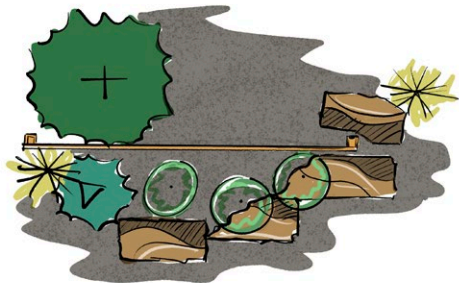
CONCEPT No. 1

The individual murals are secured to a properly engineered base with consideration for potential replacement or removal of pieces for restoration in the future. The boulders and landscape are positioned to obscure the posts and add to the natural theme of the art while also helping retain the grade.

NATURAL STONE BLOCK RETAINING ELEMENTS



INTENTIONAL BACKGROUND, MID-GROUND, AND FOREGROUND ELEMENTS FOR EACH PIECE.



CONCEPT No. 2

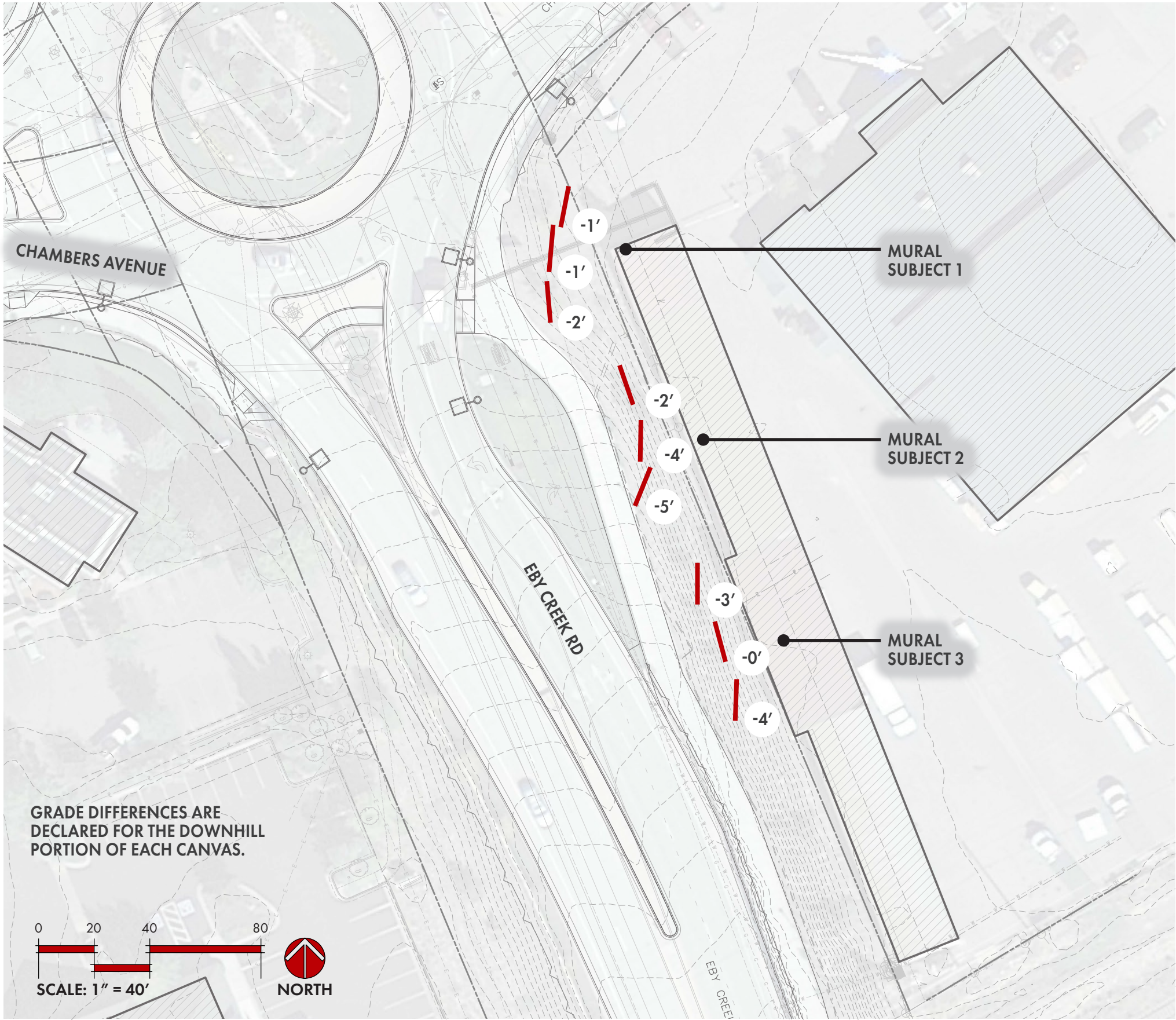
The placement of the murals is based on a lenticular rotation that orients the canvases towards traffic from various approaches, and landscape from the opposing directions.

The concept breaks each canvas into three panels that are sized approximately at 12'x10' allowing the murals to be separated into foreground, mid-ground, and background elements to produce the highest degree of immersion and integration with this steep site.

Having shorter murals also allows us to angle the art towards the passing vehicles without creating odd gaps between grade and bottom of the mural towards the base of the hill.

Design Considerations

- 9 – 10'x12' canvases;
3 groups about 20' apart
- Landscaping materials used to hide grade changes



CONCEPT No. 2



FROM THE NORTHERN APPROACH

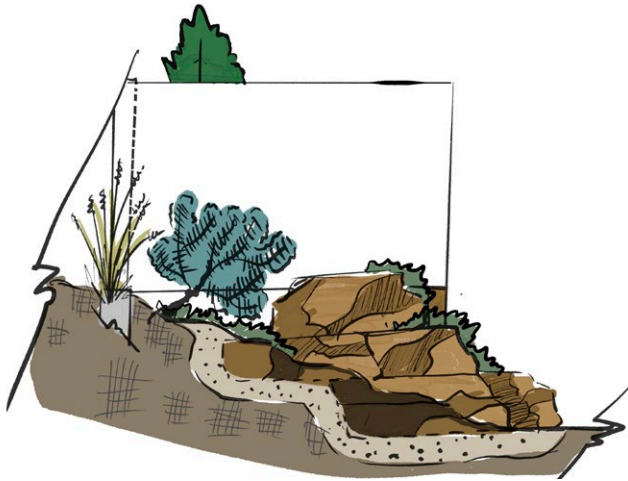


FROM THE WESTERN APPROACH

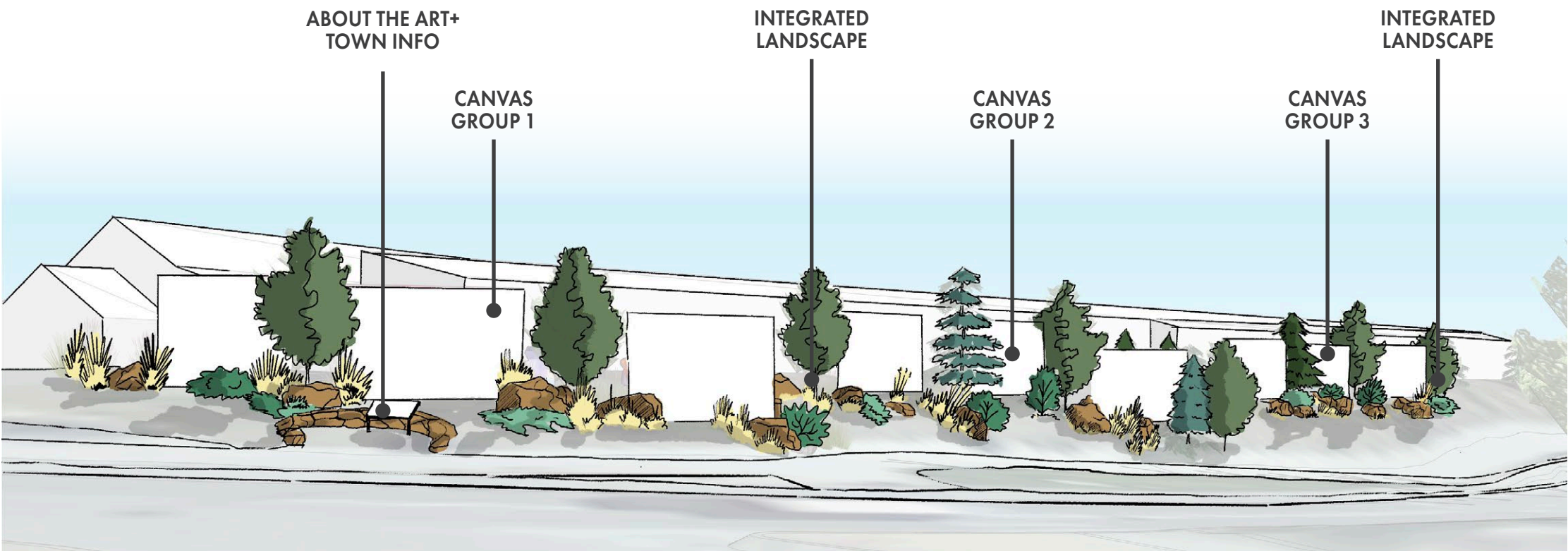
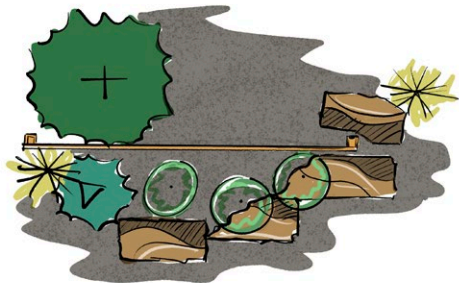
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NATURAL STONE BLOCK RETAINING ELEMENTS



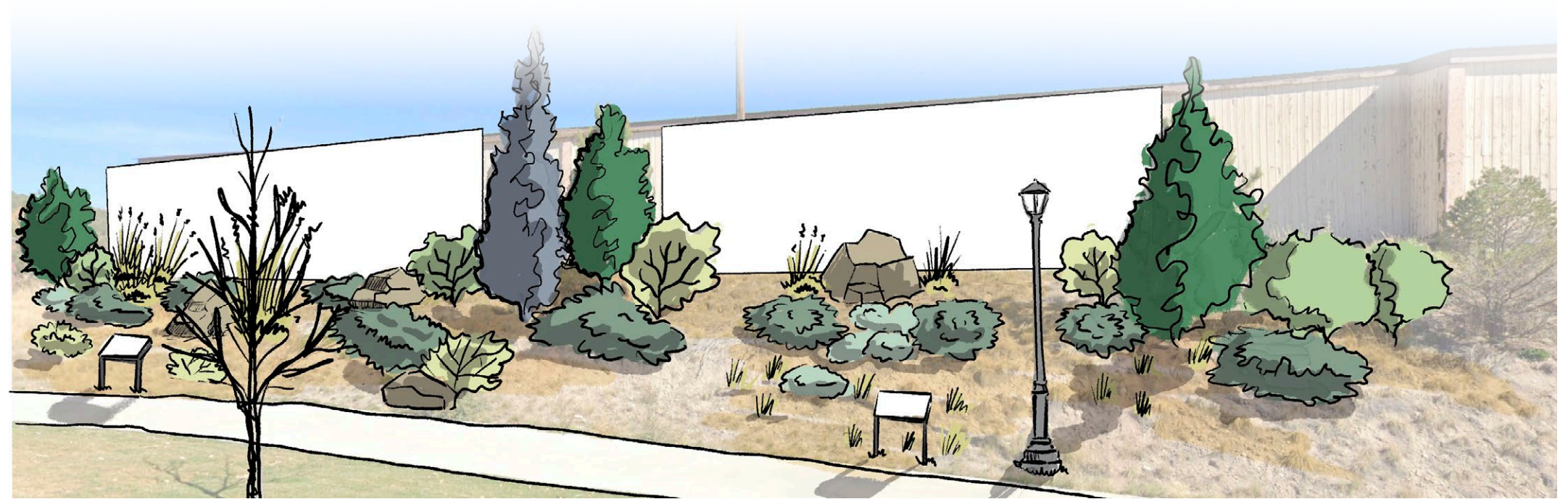
INTENTIONAL BACKGROUND, MID-GROUND, AND FOREGROUND ELEMENTS FOR EACH PIECE.



CONCEPT No. 1

High Level Cost Estimates

- Total Project Cost Estimate:
Viewing Area: \$30,000
Landscape/Grading: \$120,000
Mural Structures: (3) \$400,000
- Phasing Option:
1 panel installed in 2022 \$120,000 to \$140,000
- Fabrication Methods are currently being reevaluated.



CONCEPT No. 2

High Level Cost Estimates

- Total Project Cost Estimate:
Viewing Area: \$30,000
Landscape/Grading: \$120,000
Mural Structures: (9) \$450,000
- Phasing Option:
3 panels installed in 2022 \$130,000 to \$160,000
- Fabrication Methods are currently being reevaluated.



COORDINATION

CDOT

- Coordination with CDOT in process
- Plan review comments in July
- Potential concerns are possible informational sign location and viewing area. These areas are to be reviewed as crash worthy.



ARTIST

- Amy Dose
- Contracted to paint all three murals in 2022, anticipated start date is August 2022
- Artist Services \$14,400 per contract
- Reimbursable Materials \$6,000



VENDORS

- Awaiting Fabrication Pricing for Painting Material and Mural Framing
- Given the current state of procurement for goods receiving final pricing from Vendor has been delayed.
- Bids from Vendors are expected in July 2022.

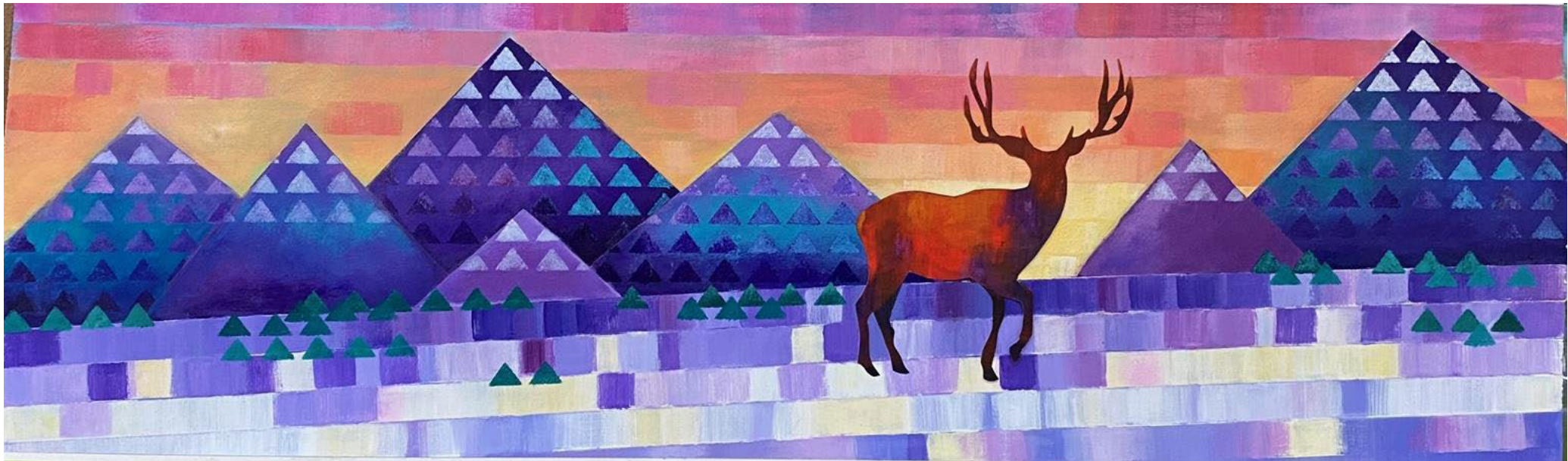


LANDSCAPE ARCHITECT

- Norris Design
- LA services to date \$19,000
- Project inventory, site analysis, base mapping and layout plan
- Conceptual Design Options, supportive landscape area design, mural material and framing conceptual design
- Designers Opinion of Probable Cost, Bid Form, Assistance with bid procurement



PROSPECTIVE ART MURALS



THANK YOU!



MEETING MINUTES
Town Council
Tuesday, June 28, 2022
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO

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Times listed are approximate and are subject to change.*

TOWN COUNCIL MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

1. This was an in-person meeting with access via Microsoft Teams.

CALL TO ORDER - 6:00 PM

Mayor Turnipseed called the meeting to order at 6:00 p.m.

ROLL CALL

COUNCIL MEMBERS PRESENT

Scott Turnipseed, Ellen Bodenhemier, Janet Bartnik,
Geoffrey Grimmer, Nick Sunday

COUNCIL MEMBERS ABSENT

Mikel "Pappy" Kerst and Sarah Parrish

STAFF PRESENT

Jim White, Interim Town Manager
Matt Mire, Town Attorney
Jenny Rakow, Town Clerk
Jill Kane, Finance Director/Treasurer
Chad Phillips, Comm Dev Director/Town Planner
Tom Gosiorowski, Public Works Director
Carrie Buhlman, Interim Police Chief
Dennis Wike, Engineer
Peyton Heitzman, Planner
Lynette Horan, Human Resources Manager
Martha Miller, Engineer
Kevin Aoki, IT Manager
Jessica Lake, Planner
Nikki Davis, Administrative Assistant Planning

ADOPTION OF AGENDA

There were no changes to the agenda.

MOTION: Council Member Janet Bartnik motioned to adopt the agenda as presented. The motion was seconded and Passed with a vote of 5 in favor (Turnipseed, Bodenhemier, Bartnik, Grimmer, and Sunday) and 0 opposed.

PUBLIC COMMENT

Stefen Brenner – 402 Shorthorn Drive. Inquired about the irrigation ditch behind his property and wanted to see if it can be turned back on to address erosion issues.

Meghan Lukens – introduced herself and stated that she is running for the Colorado House of Representatives in House District 26.

Dan Lambert – 253 N. Penstemon Lane, requested that the width restriction for motorized vehicles be expanded from 50 inches to at least 65 inches on the Second Gulch Trail.

CONSENT AGENDA

MOTION: Council Member Janet Bartnik motioned to approve the consent agenda. The motion was seconded and Passed with a vote of 5 in favor (Turnipseed, Bodenheimier, Bartnik, Grimmer, and Sunday) and 0 opposed.

1. Minutes - May 26, 2022
2. Minutes - June 14, 2022
3. Resolution 55, Series 2022 "A Resolution of the Town Council of the Town of Eagle, Colorado Approving a Contract for the 2022 Street Resurfacing Project"

STAFF REPORTS

1. Town Manager Update
Jim White thanked staff organizers for the Flight Days event.
2. Information Technology Update, Kevin Aoki
Kevin Aoki presented this item.

Council comments: request for permanent Wi-Fi at the Town Park.

BUSINESS ITEMS

1. **Grand Avenue Corridor Plan Update** Pedro Campos - Zehren and Associates
Pedro Campos from Zehren and Associates presented this item.
Greg Schroeder from McDowell Engineering presented the traffic analysis.
Andrew Knudtsen and Sarah Dunmire from Economic & Planning Systems provided the financial analysis.

Council comments: discussion about the “lock box” funding strategy, mill levy options, and viability for investors to fund a project using these methods. Other discussions regarding DDA, URA, TIF, and PIF took place. Additional grants were discussed and cost-savings strategies, including the removal of Segment 6 of the plan to create a more cost-effective and fundable project.

Council requested that the consulting team continue working with town staff to come up with cost savings before deciding on a funding strategy. Interested in doing polling to gauge public interest. Requested further information on Hockett Gulch obligations and impacts on reducing the overall plan costs in that area. Discussion about the cycle and pedestrian path and the possibility of combining the two.

Council would like to continue discussions on this project in a work session.

(All items below are linked to documents)

- [1. Agenda for the Meeting](#)
- [2. GACP Phase 3 Update Presentation](#)
- a. [3. GACP 30% Design Engineering Plans](#)
- [4. GACP 30% Design Landscape Plans with Aerial Image Background](#)
- [5. GACP 30% Design Cost Estimate](#)
- [6. GACP Phase 2 Technical Memo](#)
- [7. GACP Phase 1 Summary \(prepared and presented June 1, 2021\)](#)

- [8. GACP Traffic Analysis Report Draft](#)
- [9. GACP Illustrative Plan, Sections, Conceptual Gateways, Before and After Photo Simulation](#)
- [10. Federal Highway Administration Bulletin – Roundabout Safety Statistics](#)
- [11. GACP Prototypical Designs for Pedestrian and Bike Crossings and Transit Stops](#)
- [12. GACP Contextual Planning Diagrams](#)
- [14. Preliminary Access Management Plan](#)

2. **PUBLIC HEARING:** File #RZ22-02, Sawatch View Rezone

Mayor Scott Turnipseed opened the public hearing for File# RZ220-02 Sawatch View Rezone.

Peyton Heitzman presented this item.

Tom Boni presented for the applicant.

Council comments: inquiry on the walkability to recreation for these residents and if there would be amenities close by. Tom Boni indicated there is an area for this and the possibility of a pathway to the shopping area below. Inquiry on comments from Colorado Parks and Wildlife and impacts, applicant will be working on those mitigations.

Mayor Scott Turnipseed opened public comment.

John Poukish stated he is the owner of the adjacent parcel of 32 acres. His concerns related to the temporary easement being shown as a permanent easement and parking lot in the preliminary plans and his plans to defend the easement issue. Provided information relating to previous plans for this area showing steep slopes, drainage issues, wildlife concerns along with the suitability of soils. Mr. Poukish expressed his concerns regarding the disruption on the site, the density plan as shown, the unauthorized easement use.

Mayor Scott Turnipseed closed public comment.

Council comments: discussion on the previous adjustment of the urban growth boundary and this project. Only the portion within the current town limits is being considered.

- a. Ordinance No. 12, Series 2022, An Ordinance of the Town Council of the Town of Eagle, Colorado, Rezoning the Property Located at 295 Rule Road, Eagle, Colorado from Commercial General (CG) to Residential Multi-Family (RMF)

MOTION: Council Member Janet Bartnik motioned to approve Ordinance No. 12, Series 2022, An Ordinance of the Town Council of the Town of Eagle, Colorado, Rezoning the Property Located at 295 Rule Road, Eagle, Colorado from Commercial General (CG) to Residential Multi-Family (RMF). The motion was seconded and Passed with a vote of 3 in favor (Turnipseed, Sunday, and Bartnik) and 2 opposed (Bodenhemier and Grimmer).

3. The Reserve at Hockett Gulch Major Development Permit file number DR21-02 and Preliminary Plan and Final Plat file number PPFP21-01 (Rescheduled to July 26, 2022)

MOTION: Council Member Geoffrey Grimmer motioned to continue The Reserve at Hockett Gulch Major Development Permit file number DR21-02 and Preliminary Plan and Final Plat file number PPFP21-01 until Rescheduled to July 26, 2022. The motion was seconded and with a vote of 5 in favor (Turnipseed, Bodenhemier, Bartnik, Grimmer, and Sunday) and 0 opposed.

4. Resolution 49, Series 2022 "A Resolution Approving a Second Amendment to the Agreement Between Eagle County, Colorado and the Town of Eagle for Use, Operation and Maintenance of the Eagle River Park at the Eagle County Fairgrounds Property"

MOTION: Council Member Janet Bartnik motioned to approve Resolution 49, Series 2022 "A Resolution

Approving a Second Amendment to the Agreement Between Eagle County, Colorado and the Town of Eagle for Use, Operation and Maintenance of the Eagle River Park at the Eagle County Fairgrounds Property". The motion was seconded and Passed with a vote of 5 in favor (Turnipseed, Bodenhemier, Bartnik, Grimmer, and Sunday) and 0 opposed.

5. Resolution 51, Series 2022 "A Resolution Approving a First Amendment to Intergovernmental Agreement Between Eagle County, Colorado and the Town of Eagle Concerning Authorization for Law Enforcement Services Within Portions of Unincorporated Eagle County Known as the Eagle River Park"

Jim White stated that attorneys for the town and the county have worked on this agreement.

Council comments: inquiry to Interim Chief Buhlman what types of issues the Eagle Police Department responds to on this property. Buhlman stated that is generally related to transients, drugs and open containers.

Jeff Shroll, Eagle County Manager provided his support for this agreement.

MOTION: Council Member Geoffrey Grimmer motioned to approve Resolution 51, Series 2022 "A Resolution Approving a First Amendment to Intergovernmental Agreement Between Eagle County, Colorado and the Town of Eagle Concerning Authorization for Law Enforcement Services Within Portions of Unincorporated Eagle County Known as the Eagle River Park". The motion was seconded and Passed with a vote of 5 in favor (Turnipseed, Bodenhemier, Bartnik, Grimmer, and Sunday) and 0 opposed.

6. Resolution 50, Series 2022 "A Resolution of the Town Council of the Town of Eagle Colorado, Seeking Voter Approval of the Town's Participation in the Eagle Valley Transportation Authority"
- Council Member Nick Sunday gave a brief update regarding this Resolution and the current status of the proposed transit authority. Stated his preference to leave the decisions regarding participation up to the voters and the sales tax increase that may be necessary.

Council comments: inquiry on when the authority would take effect. Jeff Shroll provided that, if approved, it would not likely start until 2024. Also gave a brief history of the circulator route between Eagle and Gypsum and intentions to improve that service. Jeff also offered to do additional presentations.

MOTION: Council Member Nick Sunday motioned to approve Resolution 50, Series 2022 "A Resolution of the Town Council of the Town of Eagle Colorado, Seeking Voter Approval of the Town's Participation in the Eagle Valley Transportation Authority". The motion was seconded and Passed with a vote of 5 in favor (Turnipseed, Bodenhemier, Bartnik, Grimmer, and Sunday) and 0 opposed.

Council Member Ellen Bodenhemier left the meeting.

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS

1. Future Agenda Items
 2. Council Committee Updates
- Council Member Nick Sunday stated the Economic Vitality Committee is working on membership and needs one additional alternate member to complete the appointments needed.

Council Member Janet Bartnik stated that a geo tech firm is looking at the pool tomorrow.

EXECUTIVE SESSION - 8:35 PM

MOTION: Council Member Scott Turnipseed motioned to enter into Executive Session to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e), and to hold a conference with the Town Attorney to receive legal advice on

specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), on the topic of a draft Pre-Development Agreement between the Town of Eagle Meadows Colorado, LLC and Red Mountain Ranch Partnership, LLLP the motion was seconded and Passed with a vote of 4 in favor (Turnipseed, Bartnik, Grimmer, and Sunday) and 0 opposed.

- Executive session to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e), and to hold a
1. conference with the Town Attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), on the topic of a draft Pre-Development Agreement between the Town of Eagle Meadows Colorado, LLC and Red Mountain Ranch Partnership, LLLP.

BUSINESS ITEM

1. Action as a Result of Executive Session
No action was taken.

ADJOURN - 9:10 PM

MOTION: Councilmember Nick Sunday motioned to adjourn. The motion was seconded and passed with a vote of 4 in favor (Turnipseed, Bartnik, Grimmer, and Sunday) and 0 opposed.

Date: _____
Scott Turnipseed, Mayor

Jenny Rakow, CMC Town Clerk

**BILL SCHEDULE
JUNE 2022**

GENERAL FUND

Town Council

Pinnacol Assurance	Worker's Compensation	34.43
CEBT	Health & Insurance Benefits	18.00
Leader's Edge Consulting	Professional Services	3,500.00
Total Town Council		\$ 3,552.43

General Government

Pinnacol Assurance	Worker's Compensation	245.10
Batson's Corner Store	Office Supplies	7.90
Hartman, Laura A	Professional Services	4,000.00
University Of Colorado	Professional Services	36,892.80
Hoffman, Parker, Wilson & Carberry PC	Legal - General	2,357.50
Batson's Corner Store	Town Manager Search	6.58
Casa Mexico	Town Manager Search	649.00
Costco	Town Manager Search	274.69
Henderson, Bentley	Town Manager Search	185.13
Hoffman, Parker, Wilson & Carberry PC	Town Manager Search	1,810.11
KRW Associates LLC	Town Manager Search	18,362.00
Moe's Original BBQ	Town Manager Search	300.00
PR Studio	Town Manager Search	620.00
Red Canyon Café	Town Manager Search	112.97
City Market	Meeting Expense	13.00
Moe's Original BBQ	Meeting Expense	224.25
Antlers And Rose	Public Relations - Impact Award	158.73
Total General Government		\$ 66,219.76

General Administration

Bennett, Scott Or Courtney	Utility Overpayment Refund	161.85
Purse, Todd C.	Utility Overpayment Refund	46.95
Sule, David Or Catherine	Utility Overpayment Refund	7.01
Colorado Department Of Revenue	Misc. Deductions Payable	450.00
Family Support Registry	Misc. Deductions Payable	146.76
Bacio Garcia, Noemi	Facility Usage Deposit Refund	375.00
Colo High School Cycling League	Facility Usage Deposit Refund	1,125.00
Esparza-Rosales, Lina	Facility Usage Deposit Refund	375.00
Rahe, Denise	Facility Usage Deposit Refund	750.00
Seybold, Sheila	Facility Usage Deposit Refund	375.00
Youth Power 365	Facility Usage Deposit Refund	750.00
Old Growth Tree Service	Sign Permits Refund	100.00
Galarza Soltelo, Isac Armando	Fines & Forfeits Refund	100.00
Galarza Soltelo, Isac Armando	Police Surcharge Refund	10.00
Galarza Soltelo, Isac Armando	Police Miscellaneous Refund	35.00
Wagner Equipment Co	Miscellaneous	15,000.00

General Administration (Cont.)

Pinnacol Assurance	Worker's Compensation	407.62
CEBT	Health Insurance	5,292.00
Rocky Mountain Reserve LLC	Health & Insurance Benefits	9.74
Standard Insurance Co	Disability Insurance	120.96
CO Department Of Personnel	Office Supplies	53.43
Fleet Services	Gas & Oil	64.94
Amazon	Employee Appreciation	111.74
City Market	Employee Appreciation	16.47
Northside Coffee & Kitchen	Employee Appreciation	68.30
Pazzo's	Employee Appreciation	105.75
Petals Of Provence	Employee Appreciation	100.00
Pitney Bowes	Communication & Transportation	50.00
Column Software, PBC	Legal Notices	18.88
Governmentjobs.Com	Dues & Subscriptions	495.00
Mail Chimp	Dues & Subscriptions	73.99
Mountain Careers	Recruitment	53.00
Chase Paymentech	C.C. Transaction Fees	46.62
Forte Payments	C.C. Transaction Fees	174.64
Xpress Bill Pay	C.C. Transaction Fees	18.41
Civic Plus	Professional Services	2,535.78
Employer's Council Services, Inc.	Professional Services	1,060.00
Hoffman, Parker, Wilson & Carberry PC	Legal	1,006.19
Gov Os, Inc.	Computer Support	833.34
Xpress Bill Pay	Computer Support	50.00
Cirsa	Insurance - Pavilion	1,087.56
Total General Administration		\$ 33,661.93

Community Development

Pinnacol Assurance	Worker's Compensation	2,505.08
CEBT	Health & Insurance Benefits	6,398.12
Rocky Mountain Reserve LLC	Health & Insurance Benefits	10.64
Standard Insurance Co	Disability Insurance	168.38
Signature Signs Inc	Office Supplies	40.00
Colorado Mtn. News Media	Recruitment	662.56
Mountain Careers	Recruitment	53.00
Marchbanks, Donald E.	Professional Services	2,340.00
McCool Development Solutions, LLC	Professional Services	2,557.50
Certified Mail Envelopes	Planning Reimbursable	63.36
Column Software, PBC	Planning Reimbursable	160.51
Eagle County Clerk & Recorder	Planning Reimbursable	7.00
Garfield & Hecht, P.C.	Planning Reimbursable	7,531.50
Hoffman, Parker, Wilson & Carberry PC	Planning Reimbursable	2,062.50
McCool Development Solutions, LLC	Planning Reimbursable	2,790.00
Quenon Engineering And Surveying	Planning Reimbursable	200.00
Hoffman, Parker, Wilson & Carberry PC	Legal	1,906.50
Casa Mexico	Meeting Expense	61.27

Community Development (Cont.)

EDCC	Tuition & Books	595.00
Heitzman, Peyton	Tuition & Books	355.00
Mountain Resort Planners Summit	Tuition & Books	450.00
Eagle County Clerk & Recorder	Recording Documents	4.50
Total Community Development		\$ 30,922.42

Municipal Court

Pinnacol Assurance	Worker's Compensation	26.70
CEBT	Health & Insurance Benefits	243.09
Rocky Mountain Reserve LLC	Health & Insurance Benefits	0.40
Standard Insurance Co	Disability Insurance	6.82
Carlson, Edwards & O'Connor P.C.	Legal	1,500.00
Hoffman, Parker, Wilson & Carberry PC	Legal	717.50
CAMCA	Tuition & Books	125.00
Total Municipal Court		\$ 2,619.51

Streets

Pinnacol Assurance	Worker's Compensation	9,991.48
CEBT	Health Insurance	3,329.46
Rocky Mountain Reserve LLC	Health & Insurance Benefits	11.04
Standard Insurance Co	Disability Insurance	157.32
Amazon	Office Supplies	75.00
Cintas Corporation	Office Supplies	34.79
Quill Corporation	Office Supplies	76.66
Jb T-Shirts Silkscreen & Embroidery	Uniforms	564.50
Alpine Lumber Co.	Repair & Maintenance Supplies	46.87
Amazon	Repair & Maintenance Supplies	74.94
Envirotech Services Inc	Repair & Maintenance Supplies	3,440.59
H & H Hydraulics	Repair & Maintenance Supplies	254.86
OldCastle SW Group Inc	Repair & Maintenance Supplies	1,438.15
Rexel USA, Inc	Repair & Maintenance Supplies	5,354.76
Traffic Signal Controls Inc.	Repair & Maintenance Supplies	355.00
United Rentals (North America) Inc	Repair & Maintenance Supplies	158.35
Wagner Equipment Co	Repair & Maintenance Supplies	3,276.24
Wylaco Supply Co	Repair & Maintenance Supplies	209.42
Two Valley Tire LLC	Vehicle Repair & Maintenance Supplies	1,901.10
Collett Enterprises	Gas & Oil	1,165.46
Fleet Services	Gas & Oil	1,184.70
Two Valley Tire LLC	Gas & Oil	518.20
Amazon	Communication & Transportation	1.20
Wagner Equipment Co	Communication & Transportation	33.40
AllData	Dues & Subscriptions	1,500.00
Holy Cross Energy	Utility Services	2,372.48
Mountain Careers	Recruitment	53.00
Elliott Concrete	Repair & Maintenance Services	6,550.00
Safety-Kleen Systems, Inc.	Repair & Maintenance Services	186.57

Streets (Cont.)

Two Valley Tire LLC	Repair & Maintenance Services	1,355.50
Utility Notification Center Of Colorado	Repair & Maintenance Services	196.30
Wagner Equipment Co	Repair & Maintenance Services	1,188.00
G H Daniels III & Associates	Tree Management-Comm Forestry	6,804.65
Cirsa	Insurance	2,500.00
Total Streets		\$ 56,359.99

Public Safety

Pinnacol Assurance	Worker's Compensation	24,811.48
CEBT	Health Insurance	25,159.26
Rocky Mountain Reserve LLC	Health & Insurance Benefits	37.14
Standard Insurance Co	Disability Insurance	670.01
Amazon	Office Supplies	519.03
Vista Print	Office Supplies	66.22
Zazzle	Office Supplies	31.77
Amazon	Operating Supplies	210.10
Fleet Services	Gas & Oil	3,678.81
USPS	Communication & Transportation	23.20
Zazzle	Communication & Transportation	8.79
Color Coffee Roasters	Recruitment	68.20
Hoffman, Parker, Wilson & Carberry PC	Recruitment	451.00
Indeed	Recruitment	436.14
Strategic Government Resources, Inc.	Recruitment	9,040.69
Hoffman, Parker, Wilson & Carberry PC	Legal	307.50
White Water Express Carwash	Repair & Maintenance Services	95.50
Real Jalisco	Meeting Expense	103.80
Stout House	Meeting Expense	65.02
Defense Technology LLC	Training & Travel - Grants	495.00
Ptarmigan Lodge	Training & Travel - Grants	620.94
Total Public Safety		\$ 66,899.60

Buildings & Grounds

Pinnacol Assurance	Worker's Compensation	8,889.28
CEBT	Health & Insurance Benefits	5,838.18
Rocky Mountain Reserve LLC	Health & Insurance Benefits	9.71
Standard Insurance Co	Disability Insurance	162.87
Amazon	Office Supplies	75.00
Cintas Corporation	Office Supplies	34.79
Quill Corporation	Office Supplies	76.66
Jb T-Shirts Silkscreen & Embroidery	Uniforms	265.50
Alpine Lumber Co.	Repair & Maintenance Supplies	293.73
G & S Tool Clinic, LLC	Repair & Maintenance Supplies	158.12
Grainger	Repair & Maintenance Supplies	135.84
Grand Junction Pipe & Supply	Repair & Maintenance Supplies	2,099.58
Gypsum Eagle Ace Hardware	Repair & Maintenance Supplies	227.05
K-D Flags LLC	Repair & Maintenance Supplies	321.18

Buildings & Grounds (Cont.)

Mr. Plumber Inc.	Repair & Maintenance Supplies	550.36
Native Electric	Repair & Maintenance Supplies	95.20
Paint Bucket	Repair & Maintenance Supplies	123.34
Summit Supply Corporation	Repair & Maintenance Supplies	133.80
Wylaco Supply Co	Repair & Maintenance Supplies	90.55
Collett Enterprises	Gas & Oil	1,165.47
Fleet Services	Gas & Oil	1,158.84
Home Depot Pro	Janitorial Supplies	2,012.72
Amazon	Communication & Transportation	1.20
K-D Flags LLC	Communication & Transportation	18.82
Summit Supply Corporation	Communication & Transportation	38.50
Black Hills Energy	Utility Services	1,821.91
Holy Cross Energy	Utility Services	3,153.75
Colorado Mtn. News Media	Recruitment	479.20
Jerrymaster Janitorial	Janitorial Maint. Contracts	2,158.00
Mountain Pest Control, Inc.	Repair & Maintenance Services	80.00
Mr. Plumber Inc.	Repair & Maintenance Services	260.00
Native Electric	Repair & Maintenance Services	345.00
Sno-White Linen Rental	Repair & Maintenance Services	261.47
Vail Honeywagon	Repair & Maintenance Services	1,163.41
Venzor Carpet Cleaning	Repair & Maintenance Services	388.88
G H Daniels III & Associates	Contract Payments	10,000.00
Superior Alarm & Electronics	Contract Payments	531.00
Total Buildings & Grounds		\$ 44,618.91

Information Center

Pinnacol Assurance	Worker's Compensation	26.21
CEBT	Health & Insurance Benefits	6.00
Grand Avenue Grill	Meeting Expense	37.89
Total Information Center		\$ 70.10

Marketing & Events

Pinnacol Assurance	Worker's Compensation	2,279.30
CEBT	Health Insurance	2,127.50
Rocky Mountain Reserve LLC	Health & Insurance Benefits	3.99
Standard Insurance Co	Disability Insurance	59.87
Ace Hardware	Office Supplies	25.99
Costco	Office Supplies	111.97
Copy Copy	Promotional Materials	162.75
Wishes Toy Store	Promotional Materials	32.90
Costco	Equipment (Non-Capital)	314.98
Canva	Computer Support	12.99
Canva	Media	1.00
Innis, Sherri	Media	199.00
Color Coffee Roasters	Meeting Expense	6.35
Hovey & Harrison	Meeting Expense	51.60

Marketing & Events (Cont.)

Mauka Poke Bar	Meeting Expense	38.40
Red Canyon Café	Meeting Expense	8.25
Stout House	Meeting Expense	14.10
Yeti's Grind	Meeting Expense	42.25
Batson's Corner Store	Event Production - Flight Days	78.44
Camelot Balloons	Event Production - Flight Days	500.00
No Bull Entertainment, LLC	Event Production - Flight Days	1,000.00
Paxson, Steven Sean	Event Production - Flight Days	1,500.00
Target	Event Production - Flight Days	69.68
Total Marketing & Events		\$ 8,641.31

Engineering

Pinnacol Assurance	Worker's Compensation	2,814.91
CEBT	Health Insurance	3,707.95
Rocky Mountain Reserve LLC	Health & Insurance Benefits	5.94
Standard Insurance Co	Disability Insurance	116.87
Amazon	Office Supplies	75.00
Cintas Corporation	Office Supplies	34.79
Quill Corporation	Office Supplies	76.66
Fleet Services	Gas & Oil	42.17
Amazon	Communication & Transportation	1.20
DLT Solutions LLC	Computer Support	338.10
Total Engineering		\$ 7,213.59

Information Technology

CEBT	Health Insurance	621.31
Rocky Mountain Reserve LLC	Health & Insurance Benefits	2.05
Standard Insurance Co	Disability Insurance	42.47
Amazon	Office Supplies	258.34
SHI International Corp	Equipment (Non-Capital)	300.00
Amazon	Communication & Transportation	5.99
SHI International Corp	Communication & Transportation	31.93
Century Link	Utility Services	5,630.90
Verizon Wireless, Bellevue	Utility Services	875.36
Performance Enhancements, Inc.	Professional Services	7,105.50
Aspen Wireless Technologies, Inc.	Computer Support	10,600.45
Mammoth Networks	Computer Support	1,380.00
Performance Enhancements, Inc.	Computer Support	24,344.73
TEC Integration, Inc.	Computer Support	100.00
Keystone Lodge & Spa	Travel Expense	171.56
Pickled	Meeting Expense	36.80
High Country Copiers	Contract Payments	74.43
US Bank Equipment Finance	Contract Payments	1,448.97
Xerox Financial Services LLC	Contract Payments	698.03
Total Information Technology		53,728.82

TOTAL GENERAL FUND	374,508.37
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CAPITAL IMPROVEMENTS FUND

Eagle Recreation Facility Advisory Corp	Pool & Ice Maint. Fund	50,000.00
Aspen Wireless Technologies, Inc.	Town Hall Improvements	24,005.50
Performance Enhancements, Inc.	Town Hall Improvements	216.91
SHI International Corp	Town Hall Improvements	141.63
Zehren And Associates, Inc	Grand Avenue Improvements	19,743.13
G & S Tool Clinic, LLC	Equipment - Lawn Mower	30,436.00
Total CAPITAL IMPROVEMENTS FUND		\$ 124,543.17

WASTE WATER FUND

Pinnacol Assurance	Worker's Compensation	4,675.31
CEBT	Health Insurance	6,615.18
Rocky Mountain Reserve LLC	Health & Insurance Benefits	10.57
Standard Insurance Co	Disability Insurance	218.84
Amazon	Office Supplies	75.00
Cintas Corporation	Office Supplies	34.79
Quill Corporation	Office Supplies	76.65
Western Slope Supplies Inc	Office Supplies	14.90
Jb T-Shirts Silkscreen & Embroidery	Uniforms	100.50
Grainger	Repair & Maintenance Supplies	133.51
Gypsum Eagle Ace Hardware	Repair & Maintenance Supplies	89.94
Two Valley Tire LLC	Vehicle Repair & Maintenance Supplies	33.00
Fleet Services	Gas & Oil	350.85
Two Valley Tire LLC	Gas & Oil	46.50
106 West Logistics	Communication & Transportation	200.00
Amazon	Communication & Transportation	1.19
Copy Plus	Communication & Transportation	75.18
Federal Express Corp.	Communication & Transportation	481.87
Nexttrust Inc	Communication & Transportation	668.85
Western Slope Supplies Inc	Communication & Transportation	3.90
Black Hills Energy	Utility Services	1,061.74
Holy Cross Energy	Utility Services	9,587.07
Chase Paymentech	C.C. Transaction Fees	601.04
Xpress Bill Pay	C.C. Transaction Fees	322.17
Denali Water Solutions LLC	Sludge Disposal	5,394.64
Two Valley Tire LLC	Repair & Maintenance Services	82.50
Utility Notification Center Of Colorado	Repair & Maintenance Services	196.30
Seacrest Group	Testing & Permits	1,705.00
SGS North America Inc	Testing & Permits	3,910.88
Railroad Management Company	Contract Payments	609.60
Total WASTE WATER FUND		\$ 37,377.47

WATER FUND

Pinnacol Assurance	Worker's Compensation	9,598.02
CEBT	Health & Insurance Benefits	11,034.12

WATER FUND (Cont.)

Rocky Mountain Reserve LLC	Health & Insurance Benefits	15.58
Standard Insurance Co	Disability Insurance	302.23
Amazon	Office Supplies	215.50
Cintas Corporation	Office Supplies	34.79
Quill Corporation	Office Supplies	76.66
Allwater Supply LLC	Operating Supplies	11,718.66
DPC Industries, Inc.	Operating Supplies	180.00
Gypsum Eagle Ace Hardware	Operating Supplies	956.34
Jb T-Shirts Silkscreen & Embroidery	Uniforms	100.50
Amazon	Repair & Maintenance Supplies	142.84
Backyard Irrigation, Inc.	Repair & Maintenance Supplies	76.00
Grainger	Repair & Maintenance Supplies	109.49
Grand Junction Pipe & Supply	Repair & Maintenance Supplies	3,094.08
Gypsum Eagle Ace Hardware	Repair & Maintenance Supplies	401.69
Native Electric	Repair & Maintenance Supplies	218.24
Wylaco Supply Co	Repair & Maintenance Supplies	183.85
Fleet Services	Gas & Oil	675.85
Core & Main LP	Meters & Related Items/Resale	66.24
Allwater Supply LLC	Communication & Transportation	784.00
Amazon	Communication & Transportation	7.19
CH Diagnostic & Consulting Ser, Inc	Communication & Transportation	80.00
Core & Main LP	Communication & Transportation	12.64
Federal Express Corp.	Communication & Transportation	792.95
Gypsum Eagle Ace Hardware	Communication & Transportation	9.32
Nexttrust Inc	Communication & Transportation	668.85
United Parcel Service, Inc.	Communication & Transportation	230.26
AmeriGas	Utility Services	1,583.53
Black Hills Energy	Utility Services	43.30
Holy Cross Energy	Utility Services	7,855.31
Chase Paymentech	C.C. Transaction Fees	934.94
Xpress Bill Pay	C.C. Transaction Fees	506.26
Garfield & Hecht, P.C.	Legal	1,188.21
LRE Water	Engineering	718.50
Mott Macdonald	Engineering	1,417.50
Backyard Irrigation, Inc.	Repair & Maintenance Services	1,020.00
Native Electric	Repair & Maintenance Services	304.50
Utility Notification Center Of Colorado	Repair & Maintenance Services	196.30
Vail Honeywagon	Repair & Maintenance Services	170.43
CH Diagnostic & Consulting Ser, Inc	Testing & Permits	1,180.00
SGS North America Inc	Testing & Permits	5,166.06
Mott Macdonald	Tank Replacement	16,126.50
Column Software, PBC	Lower Basin Water Treatment	35.17
MWH Constructors Inc.	Lower Basin Water Treatment	308,755.00
Wells Fargo - Comml Operations	2013 Water Bond Interest	11,530.89
Total WATER FUND		\$ 400,518.29

REFUSE FUND

Pinnacol Assurance	Worker's Compensation	210.81
CEBT	Health & Insurance Benefits	2.00
Nexttrust Inc	Communication & Transportation	668.86
Chase Paymentech	C.C. Transaction Fees	133.56
Xpress Bill Pay	C.C. Transaction Fees	73.64
Vail Honeywagon	Contract Services	52,083.33
Total REFUSE FUND		\$ 53,172.20

SALES TAX CAPITAL IMPROVEMENTS FUND

Hoffman, Parker, Wilson & Carberry PC	Legal	660.00
Total SALES TAX CAPITAL IMPROVEMENTS FUND		\$ 660.00

CONSERVATION TRUST FUND

SE Group	Professional Services	3,628.75
SE Group	Professional Services	1,282.69
Total CONSERVATION TRUST FUND		\$ 4,911.44

OPEN SPACE FUND

Pinnacol Assurance	Worker's Compensation	1,790.27
CEBT	Health & Insurance Benefits	1,023.51
Rocky Mountain Reserve LLC	Health & Insurance Benefits	2.95
Standard Insurance Co	Disability Insurance	57.18
Alpine Lumber Co.	Repair & Maintenance Supplies	102.89
Colorado Barricade	Repair & Maintenance Supplies	264.50
G & S Tool Clinic, LLC	Repair & Maintenance Supplies	30.47
Mountain Pedaler Of Vail	Repair & Maintenance Supplies	48.00
Wylaco Supply Co	Repair & Maintenance Supplies	168.00
Fleet Services	Gas & Oil	183.28
G & S Tool Clinic, LLC	Gas & Oil	25.99
Hoffman, Parker, Wilson & Carberry PC	Legal	20.50
Vail Honeywagon	Repair & Maintenance Services	423.21
Mountain Pest Control, Inc.	Weed & Pest Control	490.00
Alpine Lumber Co.	Trail Construction	3,773.84
CW&H Graphics	Trail Construction	2,187.50
Eagle Valley Land Trust	Community Requests	10,000.00
Total OPEN SPACE FUND		\$ 20,592.09

TOTAL **\$ 1,016,283.03**

PAYROLL **\$ 393,620.06**

GRAND TOTAL **\$ 1,409,903.09**



To: Mayor and Town Council
From: Jenny Rakow, Town Clerk
Date: July 12, 2022

Agenda Item: Resolution 36, Series 2022 "A Resolution of the Town Council of the Town of Eagle, Colorado, Appointing Members to the Economic Vitality Committee and Allowing For Three, Three-Year Terms and Four, Two-Year Terms to Be Decided by Its Members"

REQUEST: The Town Council is requested to review the applicants for the Economic Vitality Committee and select the 7 members and 1 alternate to serve two-year terms ending in May 2024.

BACKGROUND: The Economic Vitality Committee was formed by Resolution 22, Series 2019, and subsequently updated by appointments with Resolutions 27, 29, and 87 in 2020.

The current membership consists of Kevin Brubeck, Kari McDowell Schroeder, Mick Daly, Rick Beveridge, Maren Cerimele, Kat Conner, Levi Rozga, and Christina Taylor serving as an Alternate. Levi Rozga, Rick Beveridge, Maren Cerimele, and Kat Conner have all submitted their resignations at the end of their term in May 2022.

At a meeting held on June 27 and without a quorum present, the remaining members felt it was appropriate to send the current applicants to the Town Council for appointment so they are able to continue their meeting schedule with a quorum and move to determine their staggered terms and positions.

ANALYSIS: All members are limited to 3 successive 2-year terms. Once the Council selects the members, the Economic Vitality Committee will select their Chair, Vice-Chair, Secretary, Committee Coordinator and Alternate pursuant to their Bylaws.

COMMUNITY INPUT: The application process was solicited by public notice in the newspaper, on our website, and on social media.

The following applications were received and reviewed by the Economic Vitality Committee:

1. David Gaboury
2. Eric Eves
3. Christina Taylor
4. Kari McDowell Schroeder
5. Kevin Brubeck
6. Melissa Lally - requested to be an alternate
7. Mick Daly
8. Yuri Kostick

BUDGET / STAFF IMPACT: There is no additional budget or staff impact at this time.

STRATEGIC PLAN ALIGNMENT / STANDARDS ACHIEVED: The Economic Vitality Committee advises the Town Council and Town Staff of Economic Development needs and does so through direct Community Engagement.

RECOMMENDED ACTION OR PROPOSED MOTION: A motion to APPROVE or DENY Resolution No. 36, Series 2022 "A Resolution of the Town Council of the town of Eagle, Colorado, Appointing Members to the Economic Vitality Committee and Allowing For Three, Three-Year Terms and Four, Two-Year Terms to Be Decided by Its Members."

ATTACHMENTS:

1. Resolution 36 EVC Appointments

**TOWN OF EAGLE, COLORADO
RESOLUTION NO. 36
(SERIES OF 2022)**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO, APPOINTING MEMBERS TO THE ECONOMIC VITALITY COMMITTEE AND ALLOWING FOR THREE, THREE-YEAR TERMS, AND FOUR, TWO-YEAR TERMS TO BE DECIDED BY ITS MEMBERS

WHEREAS, pursuant to Article II Section B. Of the Bylaws, which provides for membership terms and appointment process by the Town Council; and

WHEREAS, all current terms for members have expired; and

WHEREAS, it is the desire of the Economic Vitality Committee to stagger three of the seven terms; and

WHEREAS, the Economic Vitality Committee would like to choose those extended terms for members at their next regular meeting; and

WHEREAS, Christina Taylor, Eric Eves, Kari McDowell Schroeder, Kevin Brubeck, Yuri Kostick, David Gaboury, and Mick Daly have applied and expressed interest to be appointed; and

WHEREAS, Melissa Lally has applied and expressed interest to the alternate; and

WHEREAS, it is the desire of the Economic Vitality Committee to engage and empower all interested members of the community; and

NOW, THEREFORE, BE IT RESOLVED BY THE EAGLE TOWN COUNCIL:

Section 1. That the Economic Vitality Committee will choose to give three members, three-year terms to expire in June 2025, and four members, two-year terms to expire in June 2024.

Section 2. That Christina Taylor, Eric Eves, Kari McDowell Schroeder, Kevin Brubeck, Yuri Kostick, David Gaboury, and Mick Daly shall be appointed to the Economic Vitality Committee for a term to be decided at the next Economic Vitality Committee meeting.

Section 3. That Melissa Lally shall be appointed to the Economic Vitality Committee for a two-year term as an alternate.

INTRODUCED, READ, PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Eagle, Colorado, held on July 12, 2022.

TOWN OF EAGLE, COLORADO

By: _____
Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk



To: Mayor and Town Council

From: Lynette Horan, HR Manager

Date: July 12, 2022

Agenda Item: Resolution 56, Series 2022 "A Resolution of the Town Council of the Town of Eagle, Colorado Appointing a Town Manager"

REQUEST: Officially appoint Larry Pardee as the Town Manager for the Town of Eagle.

BACKGROUND: The contract was approved by the council on June 7, 2022. This appointment is in accordance with the provisions of Section 31-4-304, C.R.S. and [Article IV, Sections 04.02 of the Eagle Town Charter](#), and [Chapter 2.02 of the Eagle Municipal Code](#).

ANALYSIS: n/a

COMMUNITY INPUT: None required.

BUDGET / STAFF IMPACT: Budget approved by Council on June 7, 2022.

STRATEGIC PLAN ALIGNMENT / STANDARDS ACHIEVED: Strengthen Town Organization and Culture by attracting and retaining a high-quality workforce.

RECOMMENDED ACTION OR PROPOSED MOTION: Motion to Approve or Deny Resolution 56, Series 2022 "A Resolution of the Town Council of the Town of Eagle, Colorado Appointing a Town Manager".

ATTACHMENTS:

1. 56 APPOINTMENT OF TOWN MANAGER

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 56
(SERIES OF 2022)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO,
APPOINTING A TOWN MANAGER

WHEREAS, the Town of Eagle desires to appoint Larry Pardee to the office of Town Manager for the Town of Eagle, Colorado; and

WHEREAS, Larry Pardee desires to accept such appointment; and

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO:

Section 1. In accordance with the provisions of Section 31-4-304, C.R.S. and Article IV, Section 4.02 of the Eagle Town Charter and Chapter 2.02 of the Eagle Municipal Code, the Town hereby appoints Larry Pardee to the office of Town Manager for the Town of Eagle, Colorado; and

Said appointment shall not continue beyond thirty (30) days after compliance with Section 31-4-401, C.R.S. by the members of the Town Council succeeding the Council that appointed Larry Pardee as Town Manager.

INTRODUCED, READ, PASSED, AND ADOPTED at a regular meeting of the Town Council of the Town of Eagle, held on July 12, 2022.

TOWN OF EAGLE, COLORADO

ATTEST:

By: _____
Scott Turnipseed, Mayor

Jenny Rakow, Town Clerk



To: Mayor and Town Council

From: Jim White, Interim Town Manager

Date: July 12, 2022

Agenda Item: Resolution 57, Series 2022 "A Resolution of the Town Council of the Town of Eagle, Colorado, Approving a Contract for a Water Rates Study"

REQUEST: The Town Council consider approval of the contract with Raftelis to complete a water rate study. Todd Cristiano is the Raftelis representative.

BACKGROUND: Raftelis recently completed a wastewater rate study for the Town of Eagle. Staff has held several telephone conferences with Todd Cristiano to refine the plans for this study. This is a budgeted item, and the Professional Service Agreement from Raftelis and the contract amount come in below the budgeted amount.

ANALYSIS: A periodic review of water rates is essential to keep pace with plans for future capital improvement projects while providing fair user rates for the town's water customers.

COMMUNITY INPUT: Community input is anticipated during the study.

BUDGET / STAFF IMPACT: This is a 2022 budgeted amount set at \$60,000.

STRATEGIC PLAN ALIGNMENT / STANDARDS ACHIEVED: This effort is consistent with the Town of Eagle's strategic goal of Matching Infrastructure to the Quality of Life.

RECOMMENDED ACTION OR PROPOSED MOTION: I move to approve (or deny) Resolution 57, Series 2022 "A Resolution of the Town Council of the Town of Eagle, Colorado, Approving a Contract for a Water Rates Study"

ATTACHMENTS:

1. 2022-57 RAFTELIS CONTRACT
2. Raftelis 2020 CONTRACT - Town of Eagle

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 57
(Series 2022)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO,
APPROVING A CONTRACT FOR A WATER RATES STUDY

WHEREAS, the Town of Eagle desires to contract with Raftelis Financial Consultants Inc. for a Water Rates Study pursuant to the agreement attached as Exhibit "A" on the terms and conditions set forth therein; and

WHEREAS, Raftelis agrees to perform such services on the terms and conditions set forth in Exhibit "A"; and

WHEREAS, this contract is authorized pursuant to Section 29-1-201 and 30-11-101, Colorado Revised Statutes, as amended, and Article XIV, Section 18, of the Colorado Constitution.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL FOR THE TOWN OF EAGLE, COLORADO:

The Town Council approves the contract with Raftelis Financial Consultants Inc. for services attached as Exhibit "A."

RESOLVED, APPROVED, AND ADOPTED THIS 12th DAY OF JULY 2022.

TOWN OF EAGLE, COLORADO

BY: _____
Mayor, Scott Turnipseed

ATTEST:

Town Clerk, Jenny Rakow

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT FOR PROFESSIONAL SERVICES (the "Agreement") is made and entered into this 12th day of July 2022 (the "Effective Date"), by and between the Town of Eagle, a Colorado home rule municipality with an address of P.O. Box 609, Eagle, Colorado 81631 (the "Town") and RAFTELIS FINANCIAL CONSULTANTS, INC., a North Carolina Corporation with an address of 5619 DTC Parkway, Suite 850, Greenwood Village, CO 80111 ("Contractor") (each a "Party" and collectively the "Parties").

WHEREAS, the Town requires professional services; and

WHEREAS, Contractor has held itself out to the Town as having the requisite expertise and experience to perform the required services.

NOW, THEREFORE, for the consideration hereinafter set forth, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. SCOPE OF SERVICES

A. Contractor shall furnish all labor and materials required for the complete and prompt execution and performance of all duties, obligations, and responsibilities which are described or reasonably implied from the Scope of Services set forth in **Exhibit A**, attached hereto and incorporated herein by this reference.

B. A change in the Scope of Services shall not be effective unless authorized as an amendment to this Agreement. If Contractor proceeds without such written authorization, Contractor shall be deemed to have waived any claim for additional compensation, including a claim based on the theory of unjust enrichment, quantum merit or implied contract. Except as expressly provided herein, no agent, employee, or representative of the Town is authorized to modify any term of this Agreement, either directly or implied by a course of action.

II. TERM AND TERMINATION

A. This Agreement shall commence on the Effective Date, and shall continue until Contractor completes the Scope of Services to the satisfaction of the Town, or until terminated as provided herein.

B. Either Party may terminate this Agreement upon 30 days' advance written notice. The Town shall pay Contractor for all work previously authorized and completed prior to the date of termination. If, however, Contractor has substantially or materially breached this Agreement, the Town shall have any remedy or right of set-off available at law and equity.

III. COMPENSATION

In consideration for the completion of the Scope of Services by Contractor, the Town shall pay Contractor \$56,245.00. This amount shall include all fees, costs and expenses incurred by

Contractor, and no additional amounts shall be paid by the Town for such fees, costs and expenses. Contractor may submit periodic invoices, which shall be paid by the Town within 30 days of receipt.

IV. RESPONSIBILITY

A. Contractor hereby warrants that it is qualified to assume the responsibilities and render the services described herein and has all requisite corporate authority and professional licenses in good standing, required by law. The work performed by Contractor shall be in accordance with generally accepted professional practices and the level of competency presently maintained by other practicing professional firms in the same or similar type of work in the applicable community. The work and services to be performed by Contractor hereunder shall be done in compliance with applicable laws, ordinances, rules and regulations.

B. The Town's review, approval or acceptance of, or payment for any services shall not be construed to operate as a waiver of any rights under this Agreement or of any cause of action arising out of the performance of this Agreement.

C. Because the Town has hired Contractor for its professional expertise, Contractor agrees not to employ subcontractors to perform any work except as expressly set forth in the Scope of Services.

V. OWNERSHIP

Any materials, items, and work specified in the Scope of Services, and any and all related documentation and materials provided or developed by Contractor shall be exclusively owned by the Town. Contractor expressly acknowledges and agrees that all work performed under the Scope of Services constitutes a "work made for hire." To the extent, if at all, that it does not constitute a "work made for hire," Contractor hereby transfers, sells, and assigns to the Town all of its right, title, and interest in such work. The Town may, with respect to all or any portion of such work, use, publish, display, reproduce, distribute, destroy, alter, retouch, modify, adapt, translate, or change such work without providing notice to or receiving consent from Contractor.

VI. INDEPENDENT CONTRACTOR

Contractor is an independent contractor. Notwithstanding any other provision of this Agreement, all personnel assigned by Contractor to perform work under the terms of this Agreement shall be, and remain at all times, employees or agents of Contractor for all purposes. Contractor shall make no representation that it is a Town employee for any purposes.

VII. INSURANCE

A. Contractor agrees to procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands, and other obligations assumed by Contractor pursuant to this Agreement. At a minimum, Contractor shall procure and maintain,

and shall cause any subcontractor to procure and maintain, the insurance coverages listed below, with forms and insurers acceptable to the Town.

1. Workers' Compensation insurance as required by law.
2. Commercial General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 general aggregate. The policy shall be applicable to all premises and operations, and shall include coverage for bodily injury, broad form property damage, personal injury (including coverage for contractual and employee acts), blanket contractual, products, and completed operations. The policy shall contain a severability of interests provision, and shall include the Town and the Town's officers, employees, and contractors as additional insureds. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations.
3. Professional liability insurance with minimum limits of \$1,000,000 each claim and \$2,000,000 general aggregate.

B. Such insurance shall be in addition to any other insurance requirements imposed by law. The coverages afforded under the policies shall not be cancelled, terminated or materially changed without at least 30 days' prior written notice to the Town. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Any insurance carried by the Town, its officers, its employees, or its contractors shall be excess and not contributory insurance to that provided by Contractor. Contractor shall be solely responsible for any deductible losses under any policy.

C. Contractor shall provide to the Town a certificate of insurance showing the required policies are in full force and effect. The certificate shall identify this Agreement.

VIII. INDEMNIFICATION

A. Contractor agrees to indemnify and hold harmless the Town and its officers, insurers, volunteers, representative, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney fees, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor, or which arise out of a worker's compensation claim of any employee of Contractor or of any employee of any subcontractor of Contractor. Contractor's liability under this indemnification provision shall be to the fullest extent of, but shall not exceed, that amount represented by the degree or percentage of negligence or fault attributable to

Contractor, any subcontractor of Contractor, or any officer, employee, representative, or agent of Contractor or of any subcontractor of Contractor.

B. If Contractor is providing architectural, engineering, surveying or other design services under this Agreement, the extent of Contractor's obligation to indemnify and hold harmless the Town may be determined only after Contractor's liability or fault has been determined by adjudication, alternative dispute resolution or otherwise resolved by mutual agreement between the Parties, as provided by C.R.S. § 13-50.5-102(8)(c).

IX. MISCELLANEOUS

A. *Governing Law and Venue.* This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Eagle County, Colorado.

B. *No Waiver.* Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by the Town shall not constitute a waiver of any of the other terms or obligation of this Agreement.

C. *Integration.* This Agreement constitutes the entire agreement between the Parties, superseding all prior oral or written communications.

D. *Third Parties.* There are no intended third-party beneficiaries to this Agreement.

E. *Notice.* Any notice under this Agreement shall be in writing and shall be deemed sufficient when directly presented or sent prepaid, first-class United States Mail to the Party at the address set forth on the first page of this Agreement.

F. *Severability.* If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

G. *Modification.* This Agreement may only be modified upon written agreement of the Parties.

H. *Assignment.* Neither this Agreement nor any of the rights or obligations of the Parties hereto, shall be assigned by either Party without the written consent of the other.

I. *Governmental Immunity.* The Town and its officers, attorneys and employees are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the Town and its officers, attorneys or employees.

J. *Rights and Remedies.* The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

K. *Subject to Annual Appropriation.* Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

L. *Force Majeure.* No Party shall be in breach of this Agreement if such Party's failure to perform any of the duties under this Agreement is due to Force Majeure, which shall be defined as the inability to undertake or perform any of the duties under this Agreement due to acts of God, floods, storms, fires, sabotage, terrorist attack, strikes, riots, war, labor disputes, forces of nature, the authority and orders of government or pandemics.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

TOWN OF EAGLE

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk

RAFTELIS

Todd Cristiano, Senior Manager

STATE OF COLORADO)
) ss.
COUNTY OF _____)

Subscribed, sworn to and acknowledged before me this _____ day of _____,
2022, by _____ as _____ of _____.

My Commission expires:

(SEAL)

Notary Public

EXHIBIT A
SCOPE OF SERVICES

Scope of Work

Task 1: Project initiation

Work Plan Activities

- **Project Management**
 - Provide timely invoices, conduct regular calls with the Town's project manager, and identify milestones and deliverables.
- **Project Initiation Meeting**
 - Provide data request in advance of project initiation meeting.
 - Review prior 2018 rate and fee study in advance of meeting
 - Schedule conference call to review and clarify data request items.
 - Discuss other policy objectives that may affect the study (e.g., reserve policies, debt coverage requirements, etc.).
- **Pricing Objectives Workshop**
 - Conduct a pricing objectives workshop with Town staff to better understand the genesis of current rate structures, and critical issues that should be considered in the development of alternative rate designs. Discuss efficacy of continuing the tiered surcharge
 - Review current tap fee structure and identify the key priorities for tap fees (i.e. equity between different types of development, affordable housing, consistency in application, etc.)
 - Establish criteria for each objective in which to measure the ability of each structure to meet the objective
- **Deliverables**
 - On-site kick-off meeting with Town Staff
 - Pricing objectives workshop

Task 2: Water Customer Demand

Work Plan Activities

- Tabulate and summarize monthly billing data by customer class.
- Develop the bill frequency to determine the number of bills and volume billed in each tier. If possible, separate analysis by class for rate design alternatives.
- Calculate the number of bills and accounts by meter size (if available) for the rate structure alternative analysis.
- Project water demands considering growth and changes in use per account.
- **Deliverables**
 - Technical memorandum summarizing customer class demand and flow characteristics

Task 3: Tap Fees (Plant Investment Fees)

Work Plan Activities

Conduct the following analysis for the water tap fees in compliance with CRS 29-20-104 Impact Fee Statute:

- Calculate the current value of available capacity and planned growth-related costs. We will calculate the existing facilities value in one of two ways:
 - The value of system facilities will be evaluated using the existing asset listing, or
 - The unit replacement cost of the water system's backbone facilities (treatment plant. Large transmission mains, pump stations, treated storage, etc.).
- Expansion facilities will be valued in current dollars
- Estimate the remaining capacity in existing facilities and capacity to be added with future facilities (e.g. growth-related CIP).
- Apply adjustments such as developer contributions and outstanding loans currently paid through rates
- Calculate the unit cost of capacity (value of facilities / capacity of facilities)
- Establish the demand basis for one EQR either through billing data or values used in the sizing and design of the current water treatment plant. The Town's current EQR definition 3 bedrooms, 3 bathrooms, and 2,500 square feet of irrigable area
- Calculate fees under existing fee structure. Review and evaluate existing fee structure against the objectives identified in Task 1. Propose recommendations to address any deficiencies considering data, billing system, or administrative limitations to improve equity between new development and existing customers.
- Determine the number of build-out equivalent residential units (EQRs) for projecting anticipated growth. Incorporate tap fee revenue based on proposed fees and anticipated growth in the financial plan analysis
- Compare tap fees under new structure to fees under existing structure.
- Prepare a tap fee survey of peer communities for use in the final Council presentation.
- **Deliverables**
 - Technical memorandum summarizing the methodology, calculations, and tap fee assessment schedules
 - Proposed water tap fees with assessment schedule alternatives
 - Peer survey of tap fees

Task 4: 10-Year Financial Plan

Work Plan Activities

Develop a revenue requirement financial plan projections for water utility incorporating the following:

- Create a financial plan for the study period 2022 to 2031. Within each financial plan, prepare separate cash flows that track annual operating activities and capital activities.
- Forecast revenue under existing rates using the demands projections in Task 2, tap fees, and other miscellaneous revenues. Tap fee revenues will be projected based on the growth estimates of infill and new development.
- Forecast operations and maintenance (O&M), repair and replacement (R&R) capital, expansion capital (based on master plan results or other engineering reports), and existing and proposed debt service. Incorporate new positions, changes in operating efficiencies, etc.

Task 4: 10-Year Financial Plan

Work Plan Activities

- Identify the projects eligible for bond or state loans based on timing, duration, and the amount of the project. The Town traditionally finances most projects through rate revenues. As an option, Raftelis can present financial plan alternatives considering specific projects financed through state loans or grants.
 - Develop 'optimal' revenue requirement financial plan balancing a mix of cash funding and debt financing capital projects (if applicable) while meeting reserve targets and debt service coverage requirements and minimizing revenue increases. Calculate annual rate revenue adjustments needed through the study period.
 - Review existing reserve levels for water and wastewater and recommend changes based on specific financial risks or upcoming large capital expenditures.
 - Conduct an on-site meeting to review preliminary results with Town staff.
 - Update financial plan scenarios based on feedback from Town staff
 - Update rates under existing rate structure based on proposed financial plan adjustments
 - Prepare a rate survey of communities for use in the final Council presentation.
- **Deliverables**
 - Financial plan alternative cash flows
 - On-site meeting with Staff to review and finalize cash flows for use in the cost of service and rate design analysis

Task 5: Cost of Service Analysis

Work Plan Activities

- Determine the test year revenue requirement
 - Assign the net book value or replacement cost of existing utility infrastructure to the correct functional categories for the allocation of annual capital costs. Functional categories include: treatment, transmission and distribution, pumping, storage, and fire protection.
 - Assign test-year capital costs (PAYGO financing and projected debt service), O&M expenses, and non-rate revenue offsets to the correct functional categories
 - Allocate test-year capital cost, O&M expenses, and non-rate revenue offsets to the correct demand parameters. Demand parameters include average day demands, peak demands, and customer-related activities such as billing, meters and services, and customer field services.
 - Determine customer class units of service. Units of service include class average day demands, peak demands, number of bills and number of EQRs.
 - Distribute the allocated test-year capital costs, O&M expenses and non-rate revenue offsets to customer classes based on each of their proportionate share of demands, bills and EQRs
- **Deliverables**
 - Cost to provide service to each customer class based on their usage and customer characteristics
 - Technical memorandum summarizing the results of the cost of service analysis
 - Conference call with Staff to review results

Task 6: Rate Design

Work Plan Activities

Develop Rates Under the Town's Existing Rate Structures:

- Develop fair and equitable test year water rates under the Town's existing rate structure including the current surcharge

Develop Rates Under Proposed Alternative Rate Structures:

- Based on consultations with Town staff and other stakeholders, develop potential alternative water rate structures based on the pricing objectives identified in Task 1. Compare results from proposed rates under each structure against the ability to meet pricing objectives.

-

Conduct a Rate Survey

- Develop a water utility bill comparison under the Town's existing and proposed rates compared against at least 5 peer utilities

- **Deliverables**

- On-site meeting with Town Staff and other stakeholders to review rate design alternatives, update based on discussions with Staff and finalize the preferred alternative and the preferred tap fee alternative
- Bill impact showing the change in a typical monthly bill as well as the change in each customers' annual bill
- Rate survey of peer utilities

Task 7: Reports and Board Presentations

Work Plan Activities

- Prepare a draft summary report of findings and conclusions of the study for staff to review and comment.
- Incorporate comments from the draft report into a final report.
- Attend one Town Council meeting (on-site) to present the findings of the study.



To: Mayor and Town Council
From: Jenny Rakow, Town Clerk
Date: July 12, 2022

Agenda Item: Resolution 59, Series 2022 "A Resolution of the Town Council of the Town of Eagle, Colorado, Appointing Scott Turnipseed and Dennis Wike as Town Representatives on the Eagle Recreation Facility Advisory Corporation Board"

REQUEST: The request is to consider adding Mayor Scott Turnipseed and Dennis Wike as representatives to the Eagle Recreation Facility Advisory Corporation Board. Past appointments have included the Town Engineer serving at the time and more recently the Town Manager.

BACKGROUND: Since the incorporation of this entity in 2005 and pursuant to its bylaws, the Board of Directors shall have two representatives from the Town of Eagle.

ANALYSIS: Both Mayor Scott Turnipseed and Dennis Wike have expressed interest in serving in this capacity on behalf of the Town of Eagle.

COMMUNITY INPUT: None required.

BUDGET / STAFF IMPACT: There is no budget impact for this appointment.

STRATEGIC PLAN ALIGNMENT / STANDARDS ACHIEVED: This appointment allows the Town to participate in the sound planning and appropriate investment as it relates to the joint ownership of the Eagle Recreation Facility.

RECOMMENDED ACTION OR PROPOSED MOTION: A motion to APPROVE the Consent Agenda or remove this item for further discussion.

ATTACHMENTS:

1. 59 APPOINTING TO EAGLE RECREATION ADVISORY BOARD

**TOWN OF EAGLE, COLORADO
RESOLUTION NO. 59
(Series of 2022)**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE,
COLORADO, APPOINTING SCOTT TURNIPSEED AND DENNIS WIKE AS TOWN
REPRESENTATIVES ON THE EAGLE RECREATION FACILITY ADVISORY
CORPORATION BOARD**

WHEREAS, The Eagle Recreation Facility Advisory Corporation Board requires the Town of Eagle appointment of two members to its Board pursuant to its Bylaws; and

WHEREAS, Scott Turnipseed and Dennis Wike have been determined to be the best suited to perform this function.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE, COLORADO:

Section 1. That Scott Turnipseed and Dennis Wike are hereby appointed to the Eagle Recreation Facility Advisory Corporation Board as the Town of Eagle representatives beginning immediately and expiring upon resignation or when their replacement is named.

INTRODUCED, READ, PASSED, AND ADOPTED at a regular meeting of the Board of Trustees of the Town of Eagle, Colorado held on July 12, 2022.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, CMC
Town Clerk



To: Mayor and Town Council

From: Jim White, Interim Town Manager

Date: July 12, 2022

Re: Town Manager Report

Administration & Organization

- **Regional Transportation Authority (RTA)**

Bill Ray, RTA Consultant, is the primary consultant on this project. The current plan still aims for a ballot question on the November 8, 2022 election slate. **Town representatives are continuing to work with the Technical Committee (me) and the Formation Committee (Nick Sunday).**

- **Water Rate and Tap Fee Study Presentation (Raftelis)**

In 2022, we have budgeted @\$60,000 (52-59-368) for a water rate study. Todd Cristiano is our contact @ Raftelis. Staff involved include Jill Kane, Tom Gosiorowski, Stephan Wilson, Mark Herota, and me. **We are requesting Town Council consideration to approve this contract and move forward with this study. Subsequently, we will pursue a Water Master Plan.**

- **2021 Audit Preparation**

Jill Kane has submitted the financial information requested by Maggard and Hood for the 2021 audit process. Our audit firm continues to send requests for some additional, specific information to our Finance Department. **Maggard and Hood has confirmed that our 2021 audit review will be presented to the Town Council on July 26, 2022 to meet the July 31, 2022 submittal date to the State of Colorado. We were close to having it ready for this meeting, but we did not have sufficient time for your review prior. The audit will be completed by the required deadline this year.**

- **The Mural Project**

Cost estimates have come in higher than expected. Public Works is preparing a presentation to Town Council with graphic images and cost projections to seek direction from Town Council on how to proceed. One of the options to consider will be a phased approach to complete the project. **This will be presented at the July 12, 2022 Town Council meeting. Dennis Wike gets the primary credit for keeping on this project and following up with the design team and the artist.**

- **Police Chief Recruitment**

SGR Recruiting firm continues to accept applications for our Police Chief position. The application acceptance period end on Sunday, June 26, 2022. We met with the recruiter to review the nineteen applicants we had initially. The screening committee consists of Mayor Pro Tem, Pappy Kerst; Town Councilman, Geoff Grimmer; HR Director, Lynette Horan; and myself. Eleven of the nineteen candidates were selected to continue in the selection process.

- **Town Manager**

Our full-time Town Manager, Larry Pardee, is slated to begin on Monday, August 15, 2022. He is wrapping up his work in Jackson, Wyoming now.

- **Economic Development**

The next **Art Walk** is scheduled for Friday, July 8, 2022.

- The **Economic Vitality Committee (EVC) will meet again on Monday, July 18, 2022, at 1 pm.** EVC Chair, Kevin Brubeck, Jenny Rakow, our Town Clerk, and I have been working to clarify the bylaws and the membership of the EVC. Some members have resigned, and several others have expressed interest in being appointed. **Jenny Rakow and I have addressed the membership issues and recommendations are coming to you in this week's agenda for consideration. The EVC has found a full slate of candidates. A Resolution will be forthcoming at the July 12, 2022, Town Council meeting to appoint the members.**

Outreach & Meetings – Updates on participation in community outreach opportunities, regional/community meetings, and project-specific meetings:

- We met with our DOLA rep , Dan Hlavac, to plan for grant submittals related to the Grand Avenue Corridor Project.

WORK SESSIONS:

To help the Town Council keep track of upcoming work sessions, provided below is a table of topics to be discussed over the next several months. Since it takes planning to successfully execute a work session, preparing in advance is helpful. Staff will keep this table in this report going forward and make changes as needed. The topics are subject to change:

Date	Topic
January 4, 2022 POSTPONED	Affordable Housing Strategies
January 31, 2022 (DELIVERED)	Grand Avenue Corridor Update
February 1, 2022 (POSTPONED)	Sustainability Building Codes Discussion
March 1, 2022 (DELIVERED)	Mural Project Update
April 5, 2022 (DELIVERED)	IT Connectivity Planning
May 3, 2022 (DELIVERED)	Town Council Training /CIRSA/Executive Session
May 31, 2022 (DELIVERED)	Open Space and Trails Presentation
June 1, 2022 (COMPLETED)	Town Council Retreat
June 7, 2022 (DELIVERED)	Clarion Consultant Update/P&Z will attend
July 5, 2022	CU Outdoor Recreation Economy Presentation
August 2, 2022	***Jim's Birthday Celebration***
September 6, 2022	Installment 1/Discuss Recommendations from the Housing Assessment
October 4, 2022	Installment 2/ReCode Eagle/Affordable Housing
November 8, 2022	Installment 3/Admin and Procedures for Project and Permit Review

N.B. I will be off on August 2, 2022 but happy to schedule a Work Session.

Respectfully submitted,

Jim White, Interim Town Manager

Older Schedule: (Please review and revise)

Town Council Requests – Once items are completed; they are deleted from the list Items in Red are new requests.		
Request Date	Request	Status
3/9/2021	Bring back land donation proposal	In Progress
3/9/2021	EQR Ordinance	Not Scheduled
5/11/2021	Reach out to Eagle Ranch Housing Corp. on partnering	Not Scheduled
5/11/2021	Look into vacancy housing tax	Not Scheduled
5/25/2021	Evaluate Bird Scooter proposal and bring it back	Not Scheduled
8/10/2021	Schedule Town of Eagle housing strategy work session	Not Scheduled
8/24/2021	Establish incentives for ADUs	Not Scheduled
9/14/2021	Fee waivers for town projects policy	Not Scheduled
9/14/2021	Follow up on Broadway tree grate maintenance	Not Scheduled
10/5/2021	Create a policy for eBikes on recreation paths in Town and reach out to BLM to let them know the plans	Not Scheduled



To: Mayor and Town Council
 From: Jim White, Interim Town Manager, and Department Leads
 Date: July 12, 2022
 Re: Department Updates for June 2022

FINANCE DEPARTMENT

June 2022

Administration/Financial:

- Staff continued to respond to the last remaining audit inquiries; Finance would like additional time to review the Audit report prior to Council Review and approval. The 2021 Audit will be presented during the second meeting in July.
 - The Audit is due to the State Auditor by July 31st
- Policies:
 - Public Safety Extra Duty Pay Policy – With the departure of the Police Chief, staff completed this policy to document the Town’s current Police Extra Duty pay practices so all staff are aware of our practices. The Policy was also updated with increased Extra Duty rates for our officers that work Extra Duty events to be inline with Avon and Eagle County Extra Duty Rates.
- American Rescue Plan Act (ARPA) – Town is expected to receive the second tranche of \$877,965 from the State in July (Total ARPA Funds - \$1,755,929.39)
 - These funds will be considered unearned/unbudgeted revenue until the funds are spent
 - Funds will need to be committed (i.e., under contract) by 12/31/2024
 - Funds must be spent by 12/31/2026
- Finance has been working on implementing “Form Builder” through Xpress Billpay and will continue to work with departments to allow for online payments of more of our service fees and licenses. Forms that we are currently working on:
 - Tobacco License applications/renewals (Should be rolled out mid July)
 - Liquor License applications/renewals (Should be rolled out in August)
 - Lodging Tax (TBD)
 - Tobacco Tax (TBD)
- Staff met once again with EPS, who conducted the economic analysis as a part of the Grand Ave Corridor Study, to review the funding strategies based on projected project costs .

Accounts Payable:

ACCOUNTS PAYABLE: INVOICES PAID							
	2018	2019	2020	2021	2022	VARIANCE FROM PY	
JANUARY	258	303	205	230	249	19	8%
FEBRUARY	272	254	237	217	254	37	17%
MARCH	304	326	234	247	243	(4)	-2%
APRIL	299	215	137	214	331	117	55%
MAY	260	275	162	260	269	9	3%
JUNE	151	298	221	400	398	(2)	-1%
YEAR TO DATE	1,544	1,671	1,196	1,568	1,744	176	11%

Payroll/HR:

- Positions changes in Payroll
 - 3 New Hires:

- Buildings & Grounds Maintenance Worker (Seasonal-rehire) X 3
- 2 Terminations:
 - Buildings & Grounds Maintenance Worker (Seasonal-rehire)
 - Police Chief
- Staff completed 2022 US Census Request for payroll information

Budget:

- The 2023 Budget and Capital Improvement Plan (CIP) Kickoff Meeting was held May 19th
 - July 16th – CIP with Project Descriptions
 - July 22nd - Compensation Plan Due to Finance
 - July 29th – Operating budgets due to Finance
 - August 5th - Draft of revenue projections and fixed costs due
 - September 1st – Fee Schedule Revisions due to Finance
 - September 16th – Operating Narratives due to Finance
 - September 27th – Budget Work Session – Employee Compensation Plan/Health Insurance/General Benefits
 - October 4th – Budget Work Session 2023 – 2027 Capital Improvements Plan
 - October 11th – Public Hearing: 2023 Budget Presentation – Operating
 - October 25th – Public Hearing: 2023 Budget Presentation
 - November 8th – Public Hearing: Adoption of the 2023 Budget
 - December 14th – Certification of the 2023 Mill Levy
 - January 31st – Deadline for Certified copy of the adopted budget filed with the State

Utilities:

- Property Transfers – 22
- New Account Set Up – 16
- Red Tags – 24
- Shut Offs – 1
- Finance completed annual variable surcharge re-averaging (2-year period) – Customers may see an adjustment in bill received in July for June water usage
- Finance is working with Public Works, SGM, and the State to get the final closeout documents submitted to receive our final \$10,000 in SRF funding for the LBWTP project
- Finance met with Interim Town Manager, Public Works, and Raftelis to review Water Rate Study proposal

Training:

- SLFRF – ARPA Funding – Training – Equity and Community Engagement
- SLFRF – ARPA Funding – Training – Metrics and Evaluation

Upcoming Activities:

- Finance will be working with HR and Manager to analyze the potential implementation or opt-out of the Colorado paid Family and Medical Leave Insurance Program (FAMLI)
 - Premiums would begin 1/1/2023 (0.9% with a 50%/50% split between Employer and Employee)
 - Benefits would begin 1/1/2024
- Ordinance to amend the Municipal Code for penalties and interest to allow staff to implement the same policy for Red Mountain Ranch, Reserve at Hocket Gulch, and Haymeadow. Currently Haymeadow does not have any penalties and interest designated in the Annexation Agreement.

**Town Council Department
Budget to Actual:**

TOWN OF EAGLE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TOWN COUNCIL</u>					
10-49-110 SALARIES & WAGES	3,800.00	22,800.00	45,600.00	22,800.00	50.0
10-49-142 WORKERS COMPENSATION	.00	34.43	59.00	24.57	58.4
10-49-143 HEALTH & INSURANCE BENEFITS	18.00	108.00	168.00	60.00	64.3
10-49-144 FICA - EMPLOYER'S	290.70	1,744.20	3,488.00	1,743.80	50.0
10-49-320 LEGAL NOTICES	.00	.00	500.00	500.00	.0
10-49-330 DUES & SUBSCRIPTIONS	.00	.00	10,000.00	10,000.00	.0
10-49-347 PROFESSIONAL SERVICES	3,500.00	3,500.00	10,000.00	6,500.00	35.0
10-49-371 TRAVEL EXPENSE	.00	.00	1,000.00	1,000.00	.0
10-49-372 MEETING EXPENSE	.00	67.21	3,000.00	2,932.79	2.2
10-49-380 TUITION & BOOKS	.00	20.00	1,750.00	1,730.00	1.1
10-49-450 SPECIAL COUNCIL FUNDING	.00	.00	72,000.00	72,000.00	.0
10-49-510 INSURANCE	.00	300.82	818.00	517.18	36.8
10-49-915 COMMUNITY REQUESTS	.00	42,495.00	70,000.00	27,505.00	60.7
TOTAL TOWN COUNCIL	7,608.70	71,069.66	218,383.00	147,313.34	32.5

IT DEPARTMENT

June 2022

As approved in the 2022 budget, the Town is building infrastructure connecting Town facilities (Town Hall, Public Works, Lower Water Treatment Facility, Town Park, River Park, Brush Creek Park). Once this infrastructure is in place, it could also be used to provide Internet services to nearby locations.

Procurement of equipment has been problematic. Fortunately, our partner, Aspen Wireless has acquired most of the routers, optics, and equipment needed for phase I of the building connectivity project and has router ports available for the first 35 DDA Internet customers. Library Project fiber and handholds are on will call in Denver awaiting pickup. And the racks for the collocation space have arrived in the US this week.

Backbone sites have been connected. Cemetery Tank, Town Hall, Public Works telecom shelter, Lower Water Facility, and Town Park Stage have been completed and sending/receiving signal. Interior network components will be reconfigured to attach to our backbone in July once connections have been verified stable.

At the May 10, 2022 Work Session, Council approved reallocation of resources to support the Downtown Development Authority's (DDA) request to provide Internet options along the Broadway Corridor. The DDA estimated approximately 59 businesses interested in Town Internet. Although we have not announced services being available, we have 12 businesses scheduled for pre-installation building audits. Town staff and our partner, Aspen Wireless, are working to build and configure the infrastructure required to provide the DDA and nearby businesses with Internet options.

- Town Hall Border Router and Firewall completed
- Telecommunications Shelter electronics and fiber in place
- Partnered with Northwest Colorado Council of Governments for collocation space
- 910 Telecom collocation agreement and cross connect assigned
- Denver 10Gbps DIA assigned
- 512 IPv4 and unlimited IPv6 addresses are assigned
- Negotiating power and space agreements with key antenna sites along Broadway
- Conducting building audits for 12 interested Internet business customers
- Working with marketing team to announce services once available
- DDA Internet service options:
 - 300 Mbps, \$149/mo, \$129 installation, no contract
 - 1000 Mbps, \$299/mo, \$379 installation, no contract

SPECIAL EVENTS & MARKETING

JUNE 2022

EVENTS:

July	
7/1/22	Eagle Farmer's Market & Art Show
7/3/22	Yoga in The Park
7/4/22	Eagle Kid's July 4th Bike Parade
7/6/22	Whitewater Wednesday
7/6/22	Yoga by the River
7/7/22	ShowDown Town Concert
7/8/22	Eagle Farmer's Market & Art Show
7/8/22	ArtWalk
7/8/22	LG Tri FUN-RUN
7/9/22	LG Tri - CANCELLED
7/10/22	Yoga in The Park
7/13/22	Whitewater Wednesday
7/13/22	Yoga by the River
7/14/22	ShowDown Town Concert
7/15-7/17	The Adventure Van Expro
7/15/22	Eagle Farmer's Market & Art Show
7/16/22	Farm to Table
7/17/22	Yoga in The Park
7/19-7/31	Triple Crown Baseball World Series
7/20/22	Yoga by the River
7/21/22	ShowDown Town Concert
7/22/22	Eagle Farmer's Market & Art Show
7/22/22	Downtown Social
7/22/22	The Greatest Show in Eagle
7/26/22	Youthapalooza
7/27/22	Yoga by the River
7/27-7/30	EAGLE COUNTY FAIR & RODEO
7/28/22	ShowDown Town Concert
7/29/22	Eagle Farmer's Market & Art Show
7/30/22	Farm to Table
7/31/22	Yoga in The Park

FLIGHT DAYS

- **HUGE SUCCESS!**
- Special thanks to the police department for being able to accommodate the last minute changes
- Thanks Tom G and PW for all the pre-planning and execution
- With this being my first Flight Days, I thought it went extremely well. Lots of praise. People loved the Avs game, parade and the FREE kids activities.

- Positive feedback from the website:

Just wanted to send a quick thank you note for last weekend. The Flight Days event was so amazing! I love that the plan changed last minute on Friday and Sunday so that we could all watch the Avs game together as a community, and the fact that all the kids activities were free and scaled down to include fewer bounce castles was amazing! Really really great job to all involved. Thank you all SO MUCH for an amazing weekend.

Thanks again,

Jamie Woodworth

JUNE EVENTS:

- **Chief's Retirement Party**
- **Whitewater Wednesday – every Wednesday (June 15 – July 13) at the Eagle River Park**
- Coordinated June events:
 - ARTwalk
 - Mountain Rec Little League Opening Day – EagleOutside had a tent promoting Flight Days
 - BMX State Championships
 - Bike to Work Day – station outside Town Hall
 - Revolution Eduro Series
 - Farmers Market – every Friday at Town Park, 9am - 2pm

MEAC

- MEAC – Jill Kane attended June 2 meeting to help understand funding
 - MEAC plans to present to the town council a suggested budget increase for marketing & events for 2023 and combine MEAC event funds with the Community Event funds.

MARKETING

- Radio ads for Flight Days
- Newspaper ads for Flight Days
- Vail Valley Live interviews
- Last DJ on KZYR
- Social Media
- Markit Creative – facilitated IT email blast for Wi-Fi

Meetings

- Department Lead / Town Council Retreat
- Block Party After Action Review Meeting
- Met with Dot Zero to help update & maintain EagleOutside.com
- Mountain Rats to discuss closure of Capitol Street in Eagle Ranch September 16 - 18
- FLIGHT DAYS; committee meetings, parade meetings, public works, signature sign
- Budget Training
- Attending Community Leadership Academy, presented by VVP

Monthly:

- Update Event Calendar
- Update Digital Sign
- Social Media Reach Eagleoutside.com, Facebook
- Promote @eagleoutside
- Communications Meeting. Bi-weekly Teams meeting.
- Green Team

COMMUNITY DEVELOPMENT

June 2022

LONG RANGE PLANNING

- **ReCode Eagle – The Land Use and Development Code (LUDC) Update**
 - o An Installment One community survey is now available for Eagle residents to provide feedback and comments on Downtown Development, Allowed Uses, and Development Patterns. The survey can be accessed here: ([LINK](#)).
 - o The Code committee's next meeting is scheduled for 7/26/22 to discuss subdivision standards along with sustainability, resilience, hazards, and landscaping. The Code committee will also attend the 7/26/22 Town Council meeting for EPS's preliminary presentation on their affordable housing assessment work.
 - o Staff and Clarion are planning another series of public outreach events throughout August. Tentatively, we aim to have a booth at several community events, display interactive 'affordable housing' boards at Town Hall, Wednesday coffee with staff, and host a weekend BBQ at Nogal Park. Advertisement with additional information forthcoming.
 - o As public drafts of sections of the new Code become available, community members can view these resources at www.Townofeagle.org/ReCodeEagle.
- **Grand Avenue Corridor Study**
 - o The Phase 3 final report was presented to Town Council on 6/28/22. The report summarized the 30% conceptual project design and cost projection. Vail Daily's coverage can be read here: ([LINK](#))
 - o Community members can view project details at <https://eaglecolorado.mysocialpinpoint.com/>.
- **Affordable Housing Assessment Report by Economic & Planning Systems (EPS)**
 - o EPS will conduct a preliminary presentation with Town Council on 7/26/22 to discuss the progress of their affordable housing assessment work.
- **Outdoor Recreation Economy (ORE) Project Study**
 - o On 7/5/22 representatives from the Colorado University (CU) – Boulder Masters of the Outdoor Recreation and Environment (MORE) program presented the Phase 1 summary to Town Council and the Planning & Zoning Commission. The economic development package for the Town expands on best practice models for focus areas like River Access, Workforce Development, Major Corridor Access, District/Land Use Planning, and Outdoor Recreation Economy.
 - o The executive summary and presentation deck can be found here: ([LINK](#)).
 - o The Planning & Zoning Commission recorded meeting can be accessed here: ([LINK](#))

LAND USE APPLICATIONS IN PROGRESS:

For more information and to access project documents, visit the Town's [Active Land Use Applications Page](#).

- **DR21-02, PPFP21-01 & PUDA22-01: Reserve at Hockett Gulch | 16186 Highway 6**
 - o The three applications are as follow:
 - DR21-02, Major Development Permit: Seeking 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.
 - PPFP21-01, Preliminary Plan & Final Plat: Seeking approval to subdivide 29.65 acres into three lots and two open space tracts.
 - PUDA22-01, Minor PUD Amendment: Seeking approval to change the location of a portion of the 5-foot-wide soft perimeter path.
 - o Public hearing schedule:
 - Town Council: Continued from 6/28/22 to 7/26/22
- **RZ22-02: Sawatch View Rezone | 295 Rule Road (Lot 1, Eagle Interchange East Zone Change)**
 - o An application to rezone the property from the Commercial General (CG) Zone District to the Residential Multi-Family (RMF) Zone District.
 - o Public hearing schedule:
 - Town Council 6/28/22

- **DR22-01 & LLA22-02: Haymeadow RMF-1&2 | Tract 38 & 55**
 - o The two applications are as follow:
 - DR22-01, Major Development Permit: Seeking approval to construct 74 multi-family dwelling units in 7 buildings on 5.03 acres in RMF-1 and 12 multi-family units in 3 buildings on 1.33 acres in RMF-2.
 - LLA22-02, Lot Line Adjustment: Lot Line Adjustment approval to re-plat the lot line between RMF-1 and RMF-2
 - o Public hearing schedule:
 - Town Council: 7/12/22
- **DR22-03: 435 Eby Creek Apartments Major Development Permit**
 - o A Major Development Permit to construct a 30-dwelling unit apartment building on 2.804 acres. Three of the proposed units will be subject to the Town’s local employee residency requirements.
 - o Public hearing schedule:
 - Town Council: Requesting continuance from 7/12/22 to 7/26/22
- **SU22-03: Stone Concepts Outdoor Storage Special Use Permit**
 - o A request for a Special Use Permit to conduct outdoor storage in the Commercial General (CG) Zone District.
 - o Public hearing schedule:
 - Town Council: 7/12/22

OTHER NOTABLE UPDATES

- There is one vacant seat on the Planning & Zoning Commission. Staff has extended the application deadline in hopes of attracting more applicants and increasing diverse community representation on the board. Advertisement can be found on Town’s website, Eagle Today, and Facebook. Applications are available on the Town’s website [here](#) and are being accepted until 7/31/22.
- Local sustainability initiatives at work:
 - o [Residential Curbside Compost Collection Pilot Program](#)

BUILDING DEPARTMENT UPDATE

- We welcome our new Building Official – Inspector, **Edward “Eddie” Wilson**! Eddie’s first day is 7/11/22.

Eddie has Lived in North Texas for over 42 years. He spent 24 years as Building Inspector and Deputy Building Official for the City of Southlake, Texas and more recently served the last 8 years as Building Official for the City of Colleyville, Texas. We are proud to share that he is the holder of 13 International Code Council Certifications. When asked what motivated him to relocate to Colorado, he shared it is his desire to be in a progressive state that values clean air, clean water, and ecology.

The figures below show general activity levels not broken down by permit type (building, electrical, plumbing, mechanical, etc.)

TYPE OF WORK PERFORMED	NUMBERS PERFORMED IN 2021	NUMBERS PERFORMED TO-DATE 2022
Inspections (n/i planning/pw)	1,380	641
Permits Processed	359	189

TOWN COUNCIL AND PLANNING & ZONING COMMISSION MEETING SCHEDULE:

July 2022
July 12 th (Town Council) • Stone Concepts Outdoor Storage Special Use Permit • 435 Eby Creek Apartments Major Development Permit • Haymeadow Major Development Permit & Lot Line Adjustment for RMF 1 & 2 • Code Amendment to Section 4.12.040. – Lot Line Adjustment
July 19 th (Planning & Zoning Commission) • DDA Amended Development Plan Approval
July 26 th (LUDC UC) • Subdivision Standards • Sustainability, Resilience, Hazards, and Landscaping • EPS Affordable Housing Assessment Presentation at Town Council meeting
July 26 th (Town Council) • Planning & Zoning Commission – Reappointment, Matthew Hood • EPS Affordable Housing Assessment Presentation • DDA Amended Development Plan Approval • Reserve at Hockett Gulch major Development Permit and Preliminary Plan & Final Plat (continued from 6/28/22)

POLICE DEPARTMENT

June 2022

2022 June Calls for Service: 956

2022 January – June: 6,009

2021 June Calls for Service: 911

2021 January – June: 5,105

Agency Assist -- 12	Fire/Medical-- 16
Assault -- 1	Fraud—9
Burglary -- 9	Harassment—3
Child Abuse Investigations -- 0	Juvenile/Family Incident – 2
Citizen Assist -- 49	Missing/Recovered Juvenile-Adult – 5
Civil -- 8	Narcotics – 0
Code Violation -- 0	Noise—10
Crash -- 22	Protection Order Violation—3
Damage/Vandalism -- 2	Sex Assault—1
Death -- 1	Sexual Misconduct Investigations—0
Disturbance -- 7	SRO Related—1
Dogs Leash, Welfare or Noise (EPD and not A.C.) 8	Suicidal/Welfare-- 2
Domestic/Disturbance- Harassment or Assault - 9	Suspicious Person/Vehicle/Occurrence -- 44
DUI/D -- 5	Theft – 6
DUR	Trespassing – 6
F or M Menace/Assault/Weapons MM- FW- 0	Warrant Arrest--2

Chief Staufer called off-duty for the final time on June 1st. We wish him well in retirement! The search for a new Eagle Police Chief continues.

Block Party 2022 was staffed by officers from EPD, ECSO, Avon PD, Vail PD, Basalt PD, and Colorado State Patrol. Officers made many contacts throughout the event with intoxicated patrons and warnings were given to those being disorderly. Parking problems continued throughout the weekend, resulting in citations and one vehicle being towed. DUI cars were patrolling during and after the event, and at least one arrest was made for DUI.

EPD officers have been continuing directed patrol in the Highlands and Brush Creek Road areas after receiving speeding complaints mostly during the morning commuting hours from residents in the area.

Be Bear Aware! EPD took several calls about bears in town, specifically a baby bear (sometimes two) with their mom. EPD would like to remind citizens to keep their trash secured and not to approach a baby bear since it's mama isn't often very far away.

Officers were dispatched to a disturbance in progress in the 700 block of Shorthorn drive after a citizen called in reporting that there was a male in her house breaking things. After initial contact, the male subject barricaded himself in the garage of the house and yelled profanities through the door at officers and stated he had access to weapons. With the threat of unknown weapons, the decision was made to send out an EC Alert around 1:27 PM to residents advising "Police activity in the area of the 700 block of Shorthorn Drive. Please avoid the area." Officers on scene continued to talk to the subject to verbally deescalate the situation using their CIT training, but the male subject remained uncooperative and continued yelling threats toward officers. Eventually the subject exited the garage and was safely taken into custody by Eagle Police. At 2:00 PM, a second EC Alert was sent out advising that police activity in the area of 700 block of Shorthorn Drive had concluded. The suspect was booked into Eagle County Detention Facility on the following charges: second degree burglary, felony menacing, violation of a restraining order, domestic violence, criminal mischief, and resisting arrest.

EPD officers have been coordinating with local agencies to gather resources and support for a local transient individual. Salvation Army in Avon and Eagle Valley Behavioral Health have been great resources in helping the individual apply for short and long-term housing, providing access to food pantries, and coordinating access to mental health care and long-term case management.

Two vehicles were involved in a severe head-on collision on Grand Avenue after one vehicle drifted into the lane of oncoming traffic. Officers responded quickly and found both vehicles totaled with airbag deployments and injuries. The driver of the vehicle at fault tried to flee the scene on foot and was pointed out to officers by a Good Samaritan witness. After investigation, the driver was found to be significantly impaired with alcohol. After complaining of a chest injury, the driver was transported to the hospital and charged with DUI, careless driving resulting in injury, leaving the scene of an accident with injury, failing to report an accident, and open alcohol container in vehicle. Additional charges are pending. All the occupants of the other vehicle involved were transported to the hospital for treatment as well.

Officers Shaffer and Suehrstedt along with representatives from Greater Eagle Fire Protection District attended a young future first-responder's birthday party. Kids were able to tour and sit in the patrol cars and stickers were handed out by the dozen.

On another day, Officer Heil stopped by EVMS and flew kites with some of the local kids.

A concerned motorist called for assistance after they came upon a vehicle stopped at the top of the I-70 westbound off-ramp with the driver passed out inside. EPD officers contacted the sleepy driver who was unable to follow basic commands and when he was finally able to open his driver's side door, an open container of vodka fell out. After some investigation he was found to have a revoked driver's license from a previous DUI. The driver was arrested and charged with DUI and DUR.

Officers Shaffer and Scriver attended an event at the Eagle Climbing and Fitness hosted by Speak Up Reach Out and also attended a memorial for little Sebastian where a memorial bench was donated to the family.

EPD officers responded after a citizen called in to report that someone had broken into her home through her bedroom window. Based on previous circumstances, she suspected her disgruntled ex-boyfriend and estimated the damages at \$2500. The ex-boyfriend in question was contacted by phone and admitted to the break-in and damage. He is being charged with burglary, criminal mischief, criminal tampering, and domestic violence.

Management from the Back Bowl called for assistance after they found one of the arcade games was broken in to. Review of the surveillance video revealed two potential suspects. EPD requested the assistance of the public in identifying the two persons of interest via the Town's Facebook page. The public was quick to call in several tips through the Eagle County Crime Stoppers Program, all identifying the same two people. Shortly after that, the two subjects pictured came to the PD in person, identifying themselves as those seen in the video. After gathering statements, the two were summonsed and released for burglary, attempted burglary, and conspiracy. As part of the Crime Stoppers initiative, cash rewards will be distributed to the tipsters who did the right thing and identified the persons of interest.

County Court – Available upon request.

Local and Regional Calls for Service – Available at Dispatch

HUMAN RESOURCES

June 8 – July 7, 2022

Benefits

- Benefits orientation and enrollment processed for 1 new hire
- Continued research FMLI best practices for employers who opt out, Legal is assisting with draft resolution

Risk Management, Safety and Work Comp

- Managing 7 General Liability & PC Open claims, 2 are carry over from 2021
- Managing 2 work comp claims and 1 modified duty assignments
- Administering 1 Medical Leave of Absence Request and 1 ADA Accommodation

Recruiting – Onboarding

- New or Rehire paperwork processed for 3 seasonals
 - Onboarding – 3 New hires pending HR onboarding in June
 - Update on current efforts As of 7/7/22
 - 2022 started with 30 open positions, 12 of which were newly budgeted positions for 2022.
 - Currently 10 positions pending, below the red line
 - 18 positions filled
 - 7 positions in progress
1. ~~Town Manager, filled 06/01/22, Pardee, onboarding pending start date~~
 2. ~~Engineer, filled 2/28/22, Miller~~
 3. ~~SRO – filled 1/1/2022, (new FT 2022)~~
 4. ~~Police Officer (replace officer promoted to SRO), filled 3/10/22~~
 5. ~~Records & Info Tech, (new 2022), filled 5/4/22 Romagnoli Veldheer~~
 6. ~~Maint Tech – Building & Grounds Full Time, (new 2022) Eigenheer~~
 7. ~~Water Operator (new 2022), filled starts 4/11~~
 8. ~~Wastewater Operator, replacement, filled starts 4/12~~
 9. ~~Seasonal Yard Waste filled 4/6/22~~
 10. ~~Seasonal Open Space Trails Tech, filled 5/10, Lucas~~
 11. ~~Seasonal B & G #1 REHIRE FILLED 4/6/22 Lopresti~~
 12. ~~Seasonal B & G #2 REHIRE B & G Seasonal Staff – rehired 3/2022, started 4/6, resigned 5/23 Miramontes~~
 13. ~~Seasonal B & G #2 NEWHIRE filled 5/27, Aoki, L, replaced Miramontes vacancy~~
 14. ~~#3 REHIRE B & G seasonal Staff – rehired 06/09/22, Hefferen Starts 6/14~~
 15. ~~#4 REHIRE B & G Seasonal Staff – rehire pending start date, Arenalas, Pabel~~
 16. ~~Building Official, starts 07/11/22~~
 17. ~~Maint Tech – Streets Full Time, replace former MT, Rose started 7/6~~
 18. ~~Maint Tech – Streets Full time, (new 2022), Medina started 7/6~~
 19. Maint Tech – Streets Full time, replace employee retiring, screening candidates
 20. Chief of Police, replace current Chief, screening candidates
 21. HR Admin II (new 2022), changed 4/22/22 to HR full time position, scheduling interviews
 22. #5 Replacement Hire, B & G Seasonal Staff, readvertising, replace L. Aoki vacancy
 23. #6 NEW HIRE, B & G Seasonal Staff, readvertising
 24. #7 NEW HIRE, B & G Seasonal Staff, readvertising (may only need 5 per Louie)
 25. Planner III (new 2022)

TOP Priorities, currently in progress on the above positions

26. Code Enforcement Specialist, on hold, will re-advertise
27. Plans Examiner/Inspector (new 2022)
28. Admin Tech II – Finance/AP, (new 2022) full time position approved 4/22/22
29. Detective – (new 2022) internal promotion expected, will need to back fill whoever is promoted
30. Police Officer (replace officer promoted to Detective)
31. Pending - Marketing/Communications Manager (new 2022), Town Manager direct report
32. Pending - Information Center Temp Part Time staff – Interim Town Manager research

33. Pending - Asst. Town Mgr. – Town Manager direct report
34. Pending - Econ. Dev Specialist (new 2022)– Town Manager direct report

TOWN CLERK

June 2022

Communications

IN THIS EDITION: June 30, 2022

- [Position Openings](#)
- Welcome New Staff
- [Planning & Zoning Commission Vacancy](#)
- [ReCode Eagle Survey](#)
- [CCR Water Report](#)
- [New: Honeywagon Curbside Compost Pickup](#)
- [Economic Vitality Committee Alternate Needed](#)
- See Something Say Something

Website News Flash

- Water Quality Report 2021
- Residential Curbside Collection Pilot Program
- ReCode Eagle: Installment One Community Survey
- Planning & Zoning Commission Vacancies
- Town of Eagle Community Energy Efficiency Program
- Economic Vitality Committee Vacancies
- Chief Staufer Retirement Message
- Open Space and Recreation Advisory Committee Vacancy
- Sanitary Sewer Cleaning Notice

Licenses

- Business License 2022 Revenue: \$44,760.00 – Budget \$44,000.00 (includes contractors)
 - Business Licenses Issued: 326
- Liquor License
 - North Coast Originals – Transfer of Ownership – *Scheduled for July 28, 2022*
 - Kasia Karska – Art Gallery Permit
 - Roaming Gourmet – Renewal
 - Kum N Go – Renewal
 - Primavera Liquors – Renewal
 - Sweet Waters Liquors – Renewal
 - Eagle Liquor Mart – Renewal
 - Color Coffee Roasters – Renewal
 - Downtown Business Alliance – Special Event
 - Eagle County Historical Society – Special Event
 - Vail Valley Charitable Fund – Special Event
- Marijuana
 - No activity
- Tobacco
 - No activity

Website – www.townofeagle.org

- Ask the Town questions: 11
 - Building Plans Inquiry
 - Mobile Home Installation Inquiry
 - Eagle Dog Park Mow Schedule Inquiry
 - Zoning Inquiry
 - Planning inquiry
 - Pedestrian vs. Cyclist Accident Inquiry
 - Recycling Inquiry
 - Parking Restriction Inquiry
 - Area Amenities General Inquiry
 - Comcast Construction Inquiry
 - Court Citation Inquiry

Records Requests May/June– 9 – YTD - 21

Sales Tax – 2022 Sales Tax

Filing Period: this indicates sales tax for the actual month sales occurred. These numbers will fluctuate throughout the year as it is reflecting late payments by the retailer or customer retail returns (deductions). Filing Period numbers are updated quarterly. This is the most accurate picture of sales tax collections for that month.

Revenue Period: this amount indicates the month revenue is received by the Town. Revenue period is all money collected by the state for the previous month and any additional months a retailer remits. This amount is what is deposited in the Town's bank account. These returns also get categorized into a "filing period" and are reflected in the sales tax report. This total amount will not change.

2022					
Month	Filing Period	Revenue Period	O/U	Online Sales	Online Retailers
Jan	\$ 656,401.35	\$ 756,522.10	10%	\$108,423.99	1700
Feb	\$ 648,357.65	\$ 645,546.63	12%	\$76,896.61	1570
Mar	\$ 728,149.98	\$ 662,102.20	26%	\$78,856.55	1508
1 Q	\$ 2,032,908.98	\$ 2,064,170.93	15%	\$264,177.15	
Apr	\$ 659,699.73	\$ 690,087.86	11%	\$96,780.33	1670
May	\$ 673,833.04	\$ 697,691.25	21%	\$80,285.44	1696
Jun		\$ 693,689.31	10%	\$89,006.46	1678

2021					
Month	Filing Period	Revenue Period	O/U	Online Sales	Online Retailers
Jan	\$ 551,018.08	\$ 688,558.97	19%	\$67,050.62	1443
Feb	\$ 522,289.69	\$ 576,588.68	20%	\$81,832.64	1311
Mar	\$ 620,202.63	\$ 525,690.74	13%	\$51,489.75	1270
1 Q	\$ 1,693,510.40	\$ 1,790,838.39	18%	\$ 200,373.01	
Apr	\$ 590,933.22	\$ 623,363.57	13%	\$67,089.31	1429
May	\$ 618,461.24	\$ 575,664.72	17%	\$70,368.59	1264
Jun	\$ 687,202.67	\$ 629,801.19	24%	\$61,561.99	1416

MUNICIPAL COURT		May & June Statement		
Court held May 4 and 18 - June 1 & 15				
Citations Issued	May	Current	YTD	2021
Animal Control	5	2	34	25
Juvenile	2	2	8	17
Misdemeanor/Ordinance	0	0	9	15
Parking	25	6	81	140
Traffic	16	16	95	188
Total	48	26	227	385
Fines and Fees Collected (includes collections for previous months)	May	Current	YTD	2021
Court Costs	\$ 150.00	\$ 90.00	\$ 480.00	\$ 1,210.00
Criminal Police Equipment and Training Surcharge	\$ 60.00	\$ 20.00	\$ 170.00	\$ 190.00
Traffic Surcharge	\$ 200.00	\$ 260.00	\$ 1,520.00	\$ 3,360.00
Deferred Judgment Fee	\$ 75.00	\$ -	\$ 225.00	\$ 150.00
Fines	\$ 1,665.00	\$ 2,250.00	\$12,105.00	\$30,732.50
Outstanding Judgement Fee	\$ -	\$ -	\$ -	\$ 360.00
Stay of Execution Fee	\$ -	\$ -	\$ 65.00	\$ -
Bad Check Fee	\$ -	\$ -	\$ -	\$ 120.00
Warrant Fee	\$ -	\$ 16.67	\$ 16.67	\$ 140.00
Failure to Appear	\$ 105.00	\$ 93.33	\$ 1,773.33	\$ 2,800.00
Victim Restitution Fee	\$ -	\$ -	\$ -	\$ -
Total	\$ 2,255.00	\$ 2,730.00	\$16,355.00	\$39,062.50
Dispositions (Payments or Court Appearances)	May	Current	YTD	2021
Animal Control	8	1	18	14
Juvenile	4	1	7	15
Misdemeanor/Ordinance	0	0	4	8
Parking	18	15	101	146
Traffic	8	21	67	189
Total	38	38	97	372
Outstanding Fines and Fees by Date				
Current	\$ 2,115.00			
1-30 Days Past Due	\$ 875.00			
31-60 Days Past Due	\$ 250.00			
61-90 Days Past Due	\$ 375.00			
91-180 Days Past Due	\$ 8,429.00			
Total	\$12,044.00			



To: Mayor and Town Council

From: Tez Hawkins,

Date: July 12, 2022

Agenda Item: A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO APPROVING A SPECIAL USE PERMIT FOR 1248 CHAMBERS AVENUE (THE "PROPERTY") TO ALLOW FOR AN OUTDOOR STORAGE FACILITY, WITH CONDITIONS.

REQUEST:

Stone Concepts has submitted an application for a Special Use Permit to operate an outdoor storage facility on 0.619 acres of land in the Commercial General Zone District.

INTRODUCTION:

Stone Concepts (the "Applicant") requests a Special Use Permit to operate an outdoor storage facility on 0.619 acres of land in the Commercial General Zone District at 1248 Chambers Avenue (the "Property"). The Application Material can be found in Exhibit A. The Applicant was approved for a temporary outdoor storage facility permit on April 9, 2021, under temporary use permit No. TU21-01 [Exhibit B]. The temporary use permit expired on April 9, 2022, and a special use permit is necessary to continue the outdoor storage facility.

Stone Concepts is a retailer, fabricator, and installer of stone products, including granite and marble stone. The main showroom and retail building are at 35 Marmot Lane and share a property line with the proposed outdoor storage facility.

Notice for the outdoor storage facility's meeting with the Planning and Zoning Commission and City Council was sent to adjacent property owners and published in the Vail Daily and Enterprise according to the Town of Eagle's land use development code. Notice of the application was also provided to local and regional referral agencies

ANALYSIS:

Staff analyzed the Proposed SUP with the four standards listed in Town's Land Use Code (the "Code") [Section 4.05.010.A.1.a- Standards for Special Use](#).

STANDARD #1: The proposed use is consistent with the provisions of this chapter and with the Town's goals, policies, and plans.

Staff evaluated the Proposed Special Use for consistency with the goals and policies of the Elevate Eagle Comprehensive Plan (the "Comprehensive Plan"), including the Future Land Use Map (the

"FLUM") and Section 4.04.100.J.-Minimum Use Standards of the Town's Land Use and Development Code (the "Code").

- [FLUM](#). The FLUM designates this Property as Commercial/Light Industrial.
 - **Staff Comment:** The proposed outdoor facility is consistent with the FLUM's designation of Commercial/Light Industrial, including storage as an allowed use.

- [Comprehensive Plan Goals & Policies](#). The outdoor facility is also consistent with the following Goals of the Comprehensive Plan:

- Goals 1-2 and 2-7 aim to support, expand, and retain commercial and light industrial land uses in the East Chambers Ave area.

Staff Comment: The proposed outdoor storage facility is a commercial-light industrial land use and maintains the area's existing character of the East Chambers Area. The outdoor storage facility also supports the commercial operations of the Applicant by allowing a higher inventory of raw materials and products to serve local and regional customers.

- Goal 2-6 requires outdoor storage areas to be visually screened.

Staff Comment: Visual screening was required around the perimeter of the outdoor storage facility with the approval of Temporary Use Permit-TU21-01. The Applicant has maintained the screening throughout the life of TU21-01, and staff finds the existing to be adequate for the proposed outdoor facility.

- [Section 4.04.100.J.- Minimum use standards](#). All uses shall be designed and operated in compliance with the following minimum standards.

- *All fabrication, service and repair operations shall be conducted within a building, except in the industrial zone, where such uses may be conducted outside a building if within a fence as set forth in Subsection (J)(2) of this section.*

Staff Comment: The outdoor storage facility will not be used for fabrication, service, and repair.

- *All storage of materials except merchandise displayed for retail sale shall be within a building or in the rear yard and obscured from view from surrounding properties by a fence in conformance with Subsection (H)(6) of this section.*

Staff Comment: The Applicant has maintained the screening throughout the life of temporary use permit TU21-01, and staff finds the existing screening methods to be adequate for the proposed outdoor facility. Therefore, this screening should be maintained throughout the life of the outdoor storage facility.

- *Loading and unloading of vehicles shall be conducted on private Property, not on any street or alley, except in the CBD, where it may be from a designated loading zone or alley.*

Staff Comment: Loading and unloading of the Applicants materials and supplies take place on the Applicant's Property at 145 and 35 Marmot Lane. Loading bays and access drives are located on the west side of 35 Marmot Lane and the south side of 145 Marmot Lane.

- *No dust, noise, odor, fumes, glare, or vibration shall be projected beyond the lot.*

Staff Comment: Staff does not anticipate the outdoor storage facility to emit dust, odors, fumes, or glare. Noise and vibration are expected by vehicles transporting materials and products to and from the outdoor facility. The noise and vibration produced by the vehicles are expected in the Commercial General and Industrial Zone Districts.

STANDARD #2: The proposed use is compatible with existing and allowed uses surrounding or affected by the proposed use.

Staff Comment: The proposed outdoor storage facility is mostly compatible with surrounding land use. The surrounding land uses include Commercial General and Industrial properties featuring outdoor storage, installation & repair services, commercial sales and offices, and vacant land.

STANDARD #3: Street improvements adequate to accommodate traffic volumes generated by the proposed use and provision of safe, convenient access to the use and adequate parking are either in place or will be constructed in conjunction with the proposed use, as approved by the Town.

Staff Comment: The outdoor storage facility is not expected to increase traffic volumes significantly. There is existing access to the Property. Employee parking, as an accessory use, was approved for the temporary use permit. Staff finds it appropriate to continue the employee parking as an accessory use to the outdoor storage facility as long as any landscaping or ground cover disturbed is restored to previous conditions when the outdoor storage facility is abandoned.

STANDARD #4: The special conditions for specific uses, as provided in this section are met.

Staff Comment: The Applicant seasonally stores a boat on the Property outside the screened fenced area. This boat must be placed within the screened area, and the Applicant must request that the boat(s) be a part of the request, or the boat must be removed from this Property.

All other special conditions for the outdoor storage facility are met. These special conditions include Section 4.04.100.J.2. which requires the storage of outdoor materials to be visually screened.

Conclusion of Analysis:

Staff finds the proposed special use in compliance with all of the special use standards, [Section 4.05.010.A.1.a- Standards for Special Use](#). To ensure that all standards are met and there is continued compliance, staff recommends the following conditions of approval:

1. Within 30 days of the date of this Resolution, the Applicant shall install screening, as shown in the Application. The screening shall be weighted so as not to become a hazard in adverse weather conditions. The Applicant shall be responsible for safely securing the screening. The screening shall be aesthetically maintained at the level that is shown in the application.
2. Any landscaping or ground cover removed or disturbed as a result of the installation of the Outdoor Storage Facility shall be replaced or restored if the Outdoor Storage Facility is removed.
3. If the Property is sold, the special use permit shall automatically terminate and the Outdoor Storage Facility shall be removed.
4. Within 90 days of the date of this Resolution, the boat currently stored on the Property shall be stored within the screened area or removed from the Property.

For a more in-depth review of the proposed outdoor facility's compliance with the Special Use's approval standards, please refer to Exhibit C, the Planning and Zoning Commission's Staff Report.

COMMUNITY INPUT:

As of July 5, 2022, staff has not received any public comments on file number SU22-03. Additionally, staff hasn't received any comments from referral agencies.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission recommended approval with staff's recommended conditions.

The Planning and Zoning Commission's deliberation and discussion focused on the need for the Applicant's special use application and the expiration of the temporary use permit, TU21-01. No concerns arose from this discussion.

BUDGET / STAFF IMPACT:

There is no impact to staff or budget.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

The proposed outdoor facility supports the Strategic Plan's objective to *Stimulate Economic Vitality and Development*.

- The Town focuses on development that follows the Comprehensive Plan to ensure results that maximize the economic benefits. The economic impact of visitors and business investments result in positive benefits in terms of amenities, job creation, increases in wages, infrastructure and the overall quality of life

Specifically, the proposed special use supports the Town's goals to retain and support existing commercial and industrial land uses.

RECOMMENDED ACTION OR PROPOSED MOTION:

The Planning & Zoning Commission unanimously voted to recommend approval of the special use permit application. Suggested Motion:

Approval with Conditions: I move to approve resolution No. 60 Series 2022, A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO APPROVING A SPECIAL USE PERMIT FOR 1248 CHAMBERS AVENUE (THE "PROPERTY") TO ALLOW FOR AN OUTDOOR STORAGE FACILITY, WITH CONDITIONS

ATTACHMENTS:

[Exhibit A- Application Materials](#)

[Exhibit B-Temporary Use Permit TU21-01](#)

[Exhibit C- SU22-3 Planning and Zoning Commission Staff Report.](#)

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 60
(Series of 2022)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO APPROVING A SPECIAL USE PERMIT FOR 1248 CHAMBERS AVENUE (THE "PROPERTY") TO ALLOW FOR AN OUTDOOR STORAGE FACILITY, WITH CONDITIONS

WHEREAS, on April 8, 2022, Stone Concepts (the "Applicant"), submitted an application for approval of a Special Use Permit for a Outdoor Storage Facility in the Commercial General Zone District (the "Application"); and

WHEREAS, on June 3, 2022, the Planning and Zoning Commission held a properly-noticed public hearing to consider the Application, and recommended that the Town Council approve the Application, with conditions; and

WHEREAS, the Town Council, upon reviewing the recommendation of the Planning Commission, and upon hearing the statements of staff and the public, and giving due consideration to the matter, determines as provided below.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1. The Town Council finds that the Application complies with all applicable provisions of the Eagle Municipal Code and that approval of the Application is in the best interest of the public health, safety, and welfare.

Section 2. Based on the foregoing findings, the Town Council hereby approves the Application and authorizes the issuance of a Special Use Permit for the Outdoor Storage Facility, as described in the Application, subject to the following conditions:

a. Within 30 days of the date of this Resolution, the Applicant shall install screening, as shown in the Application. The screening shall be weighted so as not to become a hazard in adverse weather conditions. The Applicant shall be responsible for safely securing the screening. The screening shall be aesthetically maintained at the level that is shown in the application.

b. Any landscaping or ground cover removed or disturbed as a result of the installation of the Outdoor Storage Facility shall be replaced or restored if the Outdoor Storage Facility is removed.

c. If the Property is sold, the special use permit shall automatically terminate and the Outdoor Storage Facility shall be removed.

d. Within 90 days of the date of this Resolution, the boat currently stored on the

Property shall be stored within the screened area or removed from the Property.

INTRODUCED, READ, PASSED AND ADOPTED ON JULY 12, 2022.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk



To: Mayor and Board of Trustees

From: Jessica Lake, Planner, Community Development Department

Date: July 12, 2022

Agenda Item: Resolution 52, Series 2022, A Resolution of the Town Council of the Town of Eagle Colorado Approving a Lot Line Adjustment for Haymeadow RMF-1 and RMF-2

REQUEST: Abrika Properties is requesting a Lot Line Adjustment to replat the lot line between RMF-1 and RMF-2.

INTRODUCTION:

The Haymeadow property is roughly 660 acres and extends south and east from the current intersection of Brush Creek Road and Sylvan Lake Road. Haymeadow was annexed, zoned PUD, and initially platted in 2014. Since the original approvals, the Annexation and Development Agreement and PUD have been amended multiple times, and the Final Plat for Filing 1 has been recorded and amended twice.

The Final Plat for Filing 1 originally platted RMF-1, RMF-2, Tract A and Tract B. This application seeks to adjust the lot line between RMF-1 and RMF-2 and eliminate Tract B. These adjustments will decrease the size of RMF-2 from 1.459 to 1.33 acres and increase the size of RMF-1 from 4.867 to 5.084 acres.



ANALYSIS:

STANDARDS FOR A LOT LINE ADJUSTMENT – [Section 4.12.040](#)

STANDARD #1: *The final subdivision plat conforms to the Town's regulations, goals and policies.*

Regulations

Staff Comment: The Municipal Code requires that the application's plat meet all requirements in [Section 4.12.020.C](#). The Final Plat has been reviewed by the Town Engineer, Planning, Town Attorney, and a 3rd party surveyor to ensure the document has been prepared to meet all requirements set forth by the Municipal Code. All comments have been shared with the applicant and addressed in the application. As there may be additional comments that come as a result of the public hearing process, staff has included a condition of approval that any additional technical comments will be addressed prior to the recording of the Final Plat.

There are two changes on this plat from the original Filing 1 Final Plat. The first is the vacation and relocation of the lot line between RMF-1 and RMF-2, upon approval of this plat these lots will become RMF-1A and RMF-2A. The second is the vacation of Tract B in the lower right corner. Tract A in the lower left corner will remain the same as platted in Filing 1.

It should be noted that approval of this application is required prior to hearing Haymeadow's application for Development Permit. Without this approval, some of the buildings in RMF-1 would not meet setback or density control requirements.

Goals and Policies

Staff Comment: Staff has reviewed this application against the goals and policies in the [Elevate Eagle Comprehensive Plan \(2021 Amendment\)](#). The lot line adjustment process is not specifically addressed by policies in the Comprehensive Plan. A full review of the Comprehensive Plan is provided by staff under the Major Development Permit application.

Planning & Zoning Commission Comments and Recommendation:

The Commission had no questions on this application and commented that this application meets the standards and is a technical approval. The Commission voted unanimously (6-0) to recommend approval of MS22-01 based on compliance with the Town's regulations, the PUD Guide and Comprehensive Plan.

COMMUNITY INPUT:

Staff has not received any letters of public comment as of July 8, 2022. Letter received after this time will be gathered and entered into the public record at the hearing.

BUDGET / STAFF IMPACT:

No impact to the budget.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

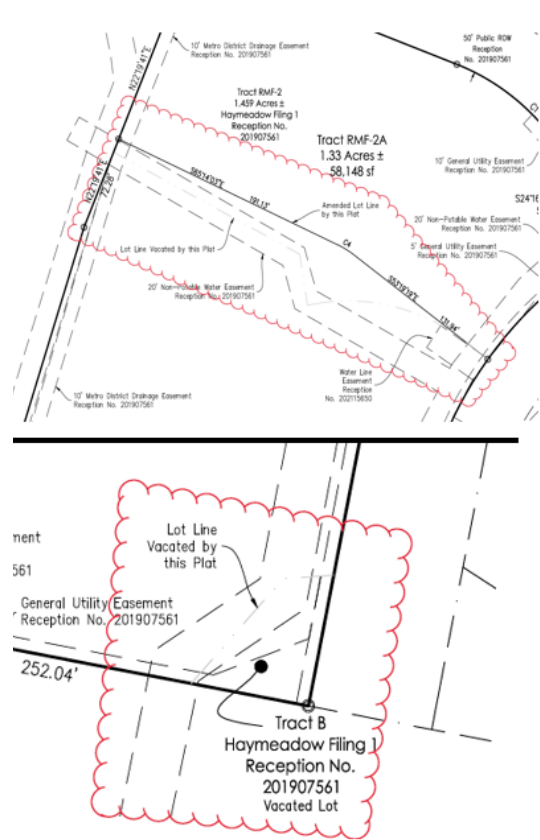
This application does not align with any strategies.

RECOMMENDED ACTION OR PROPOSED MOTION:

APPROVAL OR DENIAL of Resolution 52, Series 2022, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving a Lot Line Adjustment for Haymeadow RMF-1 and RMF-2."

ATTACHMENTS:

1. Application & Project Narrative



2. Lot Line Adjustment Plat
3. Haymeadow Filing 1 Plat ([LINK](#))
4. Haymeadow Filing 1, 1st Amended Plat ([LINK](#))
5. Haymeadow 2014 Preliminary Plan ([LINK](#))
6. Ordinance 14-2019 Haymeadow Subdivision Improvements Agreement ([LINK](#))
7. Resolution 52, Series 2022



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
200 BROADWAY • PO BOX 609 • EAGLE, CO 81631
PHONE: 970-328-9655 • FAX: 970-328-9656
www.townofeagle.org

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

ZONING REVIEW	DEVELOPMENT REVIEW	SUBDIVISION REVIEW
☐ Special Use Permit ☐ Zoning Variance ☐ Rezoning ☐ Temporary Use Permit ☐ Amendment to Zone District Regulations ☐ Encroachment Permit	☐ Minor Development Permit ☒ Major Development Permit PLANNED UNIT DEVELOPMENT (PUD) REVIEW ☐ PUD Zoning Plan ☐ PUD Development Plan	☐ Concept Plan ☐ Preliminary Plan ☐ Final Plat ☒ Lot Line Adjustment ☐ Condominium / Townhouse ☐ Minor Subdivision

PROJECT NAME Haymeadow RMF-1 & RMF-2

PRESENT ZONE DISTRICT PUD **PROPOSED ZONE DISTRICT** PUD
(if applicable)

LOCATION

STREET ADDRESS 91 Mt. Hope Circle & 24 Snowy Peak Road

PROPERTY DESCRIPTION

SUBDIVISION Haymeadow Filing 1 **LOT(S)** RMF-1 & 2 **BLOCK** _____
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE Major residential development Permit and Lot Line Adjustment
see attached narrative

APPLICANT NAME ABRIKA Properties, LLC **PHONE** 352-854-7753

ADDRESS 8250 SW 27th Ave Ocala FL 34476 **EMAIL** brandon@abrika.com

OWNER OF RECORD same as above **PHONE** _____

ADDRESS _____ **EMAIL** _____

REPRESENTATIVE* Scott Schlosser **PHONE** 9703909223

ADDRESS PO 5607 Eagle CO 81631 **EMAIL** scottschlosser66@gmail.com

*A representative must submit an affidavit or power of attorney signed by the property owner of record authorizing the representation.

APPLICATION SUBMITTAL ITEMS:

The following submittal materials must be submitted in full before the application will be deemed complete (please check all items that are being submitted):

- ☒ Applicable fees and deposits.
- ☒ Project Narrative, describing the project, its compliance with any applicable review criteria, any impacts to the surrounding area, and any other relevant information.
- ☒ Surrounding and interested Property Ownership Report (see project specific checklist for more information).
- ☒ Proof of Ownership (ownership & encumbrance report) for subject property.
- ☒ Site Plan, drawn to scale and depicting the locations and boundaries of existing and proposed lots and structures.
- ☒ Project specific checklist.

FEES AND DEPOSITS:

See Eagle Municipal Code Section 4.03.080

1. Application fees shall be paid in full at the time of the filing of the application and unless paid, the application shall not be deemed complete. All fees are nonrefundable.
2. As described in Eagle Municipal Code § 4.03.080, third-party consultants may be necessary for the review and processing of applications. These costs ("pass-through costs") must be paid by the applicant. If pass-through costs are expected, the applicant must pay a deposit at the time the application is filed. If at any time the deposit does not fully cover the pass-through costs, the applicant must pay another subsequent deposit before the Town will continue processing the application.
3. The Town may withhold the recording of any Subdivision Final Plat or Development Plan or the signing of any Resolution or Ordinance until all pass-through fees are paid in full.
4. Within 30 days of approval or denial of an application, any remaining deposit shall be returned to the applicant. If an application is withdrawn, any remaining deposit shall be returned to the applicant within 60 days.

I have read the application form and certify that the information contained herein is correct and accurate to the best of my knowledge. I understand that it is my responsibility to provide the Town with accurate information related to this application. I UNDERSTAND THAT FILING AN APPLICATION IS NOT A GUARANTEE THAT THE APPLICATION WILL BE APPROVED.



Signature

5/3/22

Date

FOR OFFICE USE ONLY

DATE RECEIVED _____	BY _____	FILE NUMBER _____
REVIEW FEE _____	DATE PAID _____	RECEIVED BY _____
DATE CERTIFIED COMPLETE _____	BY _____	
P&Z HEARING DATE _____	DECISION _____	
BOT HEARING DATE _____	DECISION _____	



Development Permit Application
for
Haymeadow Parcels RMF-1 & RMF-2
Application Narrative
April 25, 2022

ABRIKA Properties, LLC
8250 Southwest 27th Avenue
Ocala FL 34476

Haymeadow Project Team

Property Owner:

Abrika Properties, LLC
8250 Southwest 27th Avenue
Ocala FL 34476

Owner's Contact

Scott Schlosser
PO Box 5607
Eagle, CO 81631

Planner:

Pylman & Associates, Inc.
PO Box 2338
Edwards, CO 81632

Land Use Attorney:

Wear Travers Perkins LLC
97 Main Street Suite E 202
Edwards CO 81632

Ecological

Birch Ecology, LLC
PO Box 170
Lyons, CO 805 0

Surveyor

SGM
18 W. Sixth Street, Suite 200
Glenwood Springs, CO 81601

Construction Management

Range Resources, LLC
PO Box 9091
Avon, CO 81620

Engineer:

Alpine Engineering, Inc.
PO Box 93
Edwards, Colorado 81632

Traffic Engineer:

McDowell Engineering
PO Box 4259
Eagle CO 81631

Site Planning

DHM
311 Main Street, Suite 102
Carbondale, CO 81623

Architect

NEO Studio
3560 Walnut St.
Denver, CO 80205

Background

The Haymeadow PUD was approved by Town of Eagle Ordinance No. 11, Series of 2014 after several years of PUD Concept Zoning Plan and PUD Zoning Plan review.

The development plan for Haymeadow evolved out of a careful analysis of many factors, including the [2010 Eagle Area Community Plan](#), existing growth and land use patterns, anticipated long term residential housing needs, existing and desired recreational amenities, existing and planned traffic circulation patterns and the landforms and environmental sensitivities of the property.

The approval of the Haymeadow PUD found the overall plan to be in compliance and compatible with the Town's goals and policies. This Development Permit application for Parcels RMF-1 and RMF-2 is in full compliance with the approved PUD and therefore is compatible with the Town's goals and policies.

The approved plan consists of five distinct neighborhoods, community parks, a fire station, a K-8 sized public school site and expansive open space tracts. The plan features extensive setbacks from Brush Creek Road and a diminishing level of density as the property transitions up Brush Creek Road. The neighborhoods are situated around a framework of open space corridors, parks and trails that create an organized layout of neighborhoods and public spaces.

The Haymeadow PUD is approved for 837 dwelling units on 660 acres. This includes 344 multi-family units and 493 single family/duplex units. Multi-family units are distributed throughout Neighborhoods A1, A2, B and C. Multi-family housing opportunities have always been envisioned as a variety of home sizes that will range from entry level condominiums to larger family oriented townhomes and flats.

In 2019 the Town of Eagle approved, via Ordinance No. 14, Series of 2019, the Haymeadow Filing 1 Final Plat. This final plat included the multi-family zoned tracts RMF-1 and RMF-2. RMF-1 and RMF-2 fall within the Residential One Zone District of the approved PUD Guide. This section of the PUD Guide lists the development standards for these parcels including the uses, setbacks, height, lot coverage and allowable densities.

The Haymeadow PUD plan and the 2010 Eagle Area Community Plan (EACP) evolved together. Important considerations in each were "maintaining the country lane feel of Brush Creek Road" and consideration of Eagle and the Brush Creek Valley's ranching history in future planning and development. Also important in each was the clustering of higher density neighborhoods nearer Town core and sustainable building practices that incorporate low maintenance design types that are clean, have a sense of place and are functional in a mountain environment.

Since the adoption of the 2010 EACP and the 2014 Haymeadow PUD approval and annexation, much of the new construction in the Brush Creek Valley and town core have been built in what could be characterized as a contemporary Western/Mountain architectural style. It's evidenced in the clean and modern lines of luxury custom homes built and being built at Frost Creek, recent builds in the Ouzel Lane area of Eagle Ranch, new custom homes at the bottom of Brush Creek Road and in newly finished residential and commercial developments in the town core and downtown. The Haymeadow project has been designed to create a series of neighborhood styles and building types, the RMF 1 and 2 areas represent Haymeadow's multi-family neighborhoods. The architectural style is derived from contemporary Western architecture found throughout the area

and inline with historical architectural lines used in the Brush Creek Valley and throughout the Western United States.

All but one building have been designed as split-level structures that follow the topography and appear to fit into the adjacent hillside. The buildings have a principal gable structure with additive elements incorporating shed style roofs reminiscent of historical barn, horse and hay storage structures of Western ranching operations and adapted to modern multifamily structures. Simple horizontal wood lap-siding further reinforces the original barn structure founded on a stone foundation. Wings at building corners with adjoining balconies and shed roofs have contrasting metal siding and large openings create the evolution of ranch concept. Asymmetrical building and roof elements with shed roofs create the narrative of ‘purpose built’ design, built for the land and program.

The site and buildings have been designed based on 4) principal elements; 1) existing topography and drainage, 2) solar orientation, 3) views from and to the buildings, and 4) pedestrian circulation.

- 1) The buildings are split level to fit into the hillside and the existing topography. The site slopes from the north-east toward the south-west, split-level buildings are oriented toward the south-west with garage access on the north-east (high side), this allows positive drainage around each building from the garage access side to the southwest.
- 2) The southwest orientation of the buildings works very well for solar orientation and natural light. The units that are not facing southwest have been designed to have two sides with operable windows for natural light and ventilation. The open space between buildings is very generous and buildings will not shade each other.
- 3) The buildings have been placed to maximize mountain views and open space. Buildings have been staggered so units are not looking into other units and to maximize natural ventilation into each habitable room.
- 4) A network of pedestrian paths has been arranged to connect each building with the sidewalk system adjacent to proposed and existing roads. Proposed pathways/trails also connect buildings to open space and park systems.

Elevate Eagle Compliance

The Haymeadow PUD and the Town of Eagle’s community plans have always been highly compatible. In fact, in 2008 the Haymeadow Development Team tabled the original Haymeadow PUD application to allow the completion of the 2010 Eagle Area Community Plan (EACP).

The result was a Haymeadow PUD (approved in 2014) that was in direct compliance with the 2010 EACP and exemplified many of its philosophies and goals. For example, the 2014 Haymeadow PUD embraces the tenets of Conservation Oriented Design (Eagle’s first ever), strives to maintain the “country lane feel” of Brush Creek Road, creates trail connectivity with Eagle’s Town Core and existing neighborhoods, incorporates a development-wide non-potable irrigation system, clusters high density neighborhoods nearer Town Core, preserves more than 60% of the parcel as open space and complies or sets the standard in Eagle in a number of other areas.

In 2021 the 2010 EACP was revised and the Elevate Eagle plan was ratified by the Town of Eagle. The Haymeadow PUD remained in a high level of compliance with that plan and its goals. Then, in late 2021 the Haymeadow PUD was amended to move multifamily density from outlying

neighborhoods B and C drawing it further into compliance with the Elevate Eagle plan and philosophies such as providing a diversity of housing types, walk and bikeability, satisfying housing demands in the near term and other areas.

Today the architectural design, neighborhood layouts and landscaping plans proposed in Haymeadow's first phase of vertical construction take into account the Elevate Eagle plan. Architectural styles draw from historic structural lines of Western ranch buildings, utilize durable construction materials and draw color inspiration from the natural surroundings. Neighborhood designs maximize space and create natural vehicular, pedestrian and bicycle traffic flow and connect with existing trails, recreation facilities and neighborhoods. Homes are designed with the mountain lifestyle in mind.

Proposed Plans

RMF-1

Parcel RMF-1 is 5.08 acres in size and is addressed as 91 Mt. Hope Circle. The parcel is designated as multi-family by the PUD Guide and Haymeadow Filing 1 Final Plat. The RMF-1 plan includes seventy-four dwelling units in seven buildings. The seven buildings are very similar in design and floor plan but are not all identical. The buildings range from nine to eleven units per building in a mix of one and two bedroom units. There are a total of 18 one-bedroom units and 58 two-bedroom units. A full unit count and square footage matrix, by building, is included as a separate section below. These units and garages will be subject to a condominium platting process post construction to allow for fee simple ownership.

The only land use proposed is residential.

The proposed Development Permit is in full compliance with the PUD Guide development standards. No design variances are requested. This application is accompanied by a separate but concurrent application for a Subdivision Lot Line Adjustment. The lot line between RMF-1 and RMF-2 has a sharp angle that was created for an assumed driveway design. As the site plan has evolved with the PUD amendment, this bend in the lot line is no longer appropriate. The lot line adjustment between Parcel RMF-1 and RMF-2 will allow compliance with the setback provisions and will slightly expand RMF-1, bringing the site density below 15 units per acre.

Parking is in compliance with town requirements and includes enclosed individual garages and surface parking spaces. The Alpine Engineering site plan includes a full parking compliance summary.

The plan includes several recreation areas accessory to the residential use including a general lawn area, a separate play area and a designated dog park.

The Haymeadow Filing 1 Final Plat included installation of all necessary public utilities to serve the property and make it development ready. This plat and the overall PUD approval have addressed the water supply and utility service and facilities needed to serve the property. The only outstanding issue that the applicant is aware of is a condition of the Final Plat approval requiring the concurrent submittal and approval of a set of Haymeadow Design Guidelines. That application is being made as a separate but concurrent Development Review Permit application.

The access drives, parking areas and building layouts have been designed to meet the requirements of the Greater Eagle Fire Protection District and the standards of TOE Code Section 4.07.150. The building plans show the appropriate fire control systems.

While the proposed plan does include substantial on-site common recreation areas, there is no requirement for dedication of public park land associated with this development permit. The approved PUD Plan and final plat have addressed all public and school dedication requirements.

RMF-2

Parcel RMF-2 is 1.459 acres in size and is addressed as 24 Snowy Peak Circle. This parcel is also designated as multi-family by the PUD Guide and Haymeadow Filing 1 Final Plat. The RMF-2 plan includes twelve units. Each building will include 4 three-bedroom townhouse dwelling units. A full unit count and square footage matrix, by building, is included as a separate document.

The only land use proposed on RMF-2 is residential.

The proposed Development Permit is in full compliance with the PUD Guide development standards. No design variances are requested. This application is accompanied by a separate but concurrent application for a Subdivision Lot Line Adjustment with RMF-1.

Parking is in compliance with town requirements and includes garages and surface parking spaces. Each townhome unit includes an attached two-car garage. The Alpine Engineering site plan includes a full parking compliance summary.

The Haymeadow Filing 1 Final Plat included installation of all necessary public utilities to serve the property and make it development ready. This plat and the overall PUD approval have addressed the water supply and utility service and facilities needed to serve the property. The only outstanding issue that the applicant is aware of is a condition of the Final Plat approval requiring the concurrent submittal and approval of a set of Haymeadow Design Guidelines. That application is being made as a separate but concurrent Development Review Permit application.

The site plan has been designed to meet the requirements of the Greater Eagle Fire Protection District and the standards of TOE Code Section 4.07.150.

There is no requirement for dedication of public park land associated with this development permit. The approved PUD Plan and final plat have addressed all public and school dedication requirements.

General Information

The attached submittal information includes an Alpine Engineering site development plan set, a NEO Studio architectural plan set, a DHM Design landscape set and the additional submittal requirements as checked in the attached application checklist.

The primary Haymeadow design team for this application includes Range Resources, LLC, Alpine Engineering, Inc., Neo Studio Architects and DHM Design. The primary contact for this application will be Michael Hood, Range Resources, LLC.

Contact information for Range Resources:

Michael Hood

Phone: 970-331-4492

Email: michael@rangeconsultingllc.com

Utility & Access Service Plan

Access infrastructure for RMF-1 and RMF-2 connects to the existing curbed entrances constructed as a part of the public improvements with the Haymeadow Filing 1 Final Plat. The two RMF-1 access points connect a looped private driveway/parking drive with lane widths and curve designs that meet TOE and GEFPD design standards. RMF-2 will be accessed by a Snowy Peak Road connection to a private drive/parking lot for the 12 townhomes. The upper loop of the RMF-1 drive and Snowy Peak Road will provide future access to the 6.5 acre Tract E future development parcel.

Drainage improvements include a collection of runoff from impervious surfaces in proposed storm pipes under the road and drives. These proposed pipes connect to the existing storm system along the property line between RMF-1 & RMF-2 and Tract E. This existing "A" storm run outfalls to Pond 1A, all of which was constructed under the Filing 1 Plat. Detention and water quality are achieved in Pond 1A.

Shallow and deep utilities for RMF-1 and RMF-2 connect to infrastructure installed under Filing 1. Sewer is gravity-fed from a main line running under Snowy Peak Road to a main line running under the RMF-1 drive and connects to an existing manhole north of Sylvan lake Road. Water is looped through the site connecting to the existing 8" stub at the southern road connection with Mt. Hope Circle and to a 12" stub at the northern Mt. Hope Circle road connection. A 12" main line runs under the upper drive loop and will be stubbed to provide future service to Tract E. RMF-2 water and sewer service are back lot connections in the upper loop drive of RMF-1.

Shallow utilities, including communications, electric and gas for RMF-1 connect to existing infrastructure along Mt. Hope Circle. Shallows for RMF-2 connect to existing infrastructure along Snowy Peak Road and will be stubbed for future extension to Tract E.

An existing non-potable irrigation line stubbed at Tract E, installed under Filing 1 Plat, will be relocated to account for the proposed RMF-1 infrastructure.

LERP Compliance

Town of Eagle Resolution 12, Series of 2014 approved the Haymeadow Annexation and Development Agreement ("ADA"). Section 16 of the ADA references Exhibit G, the Haymeadow LERP Housing Plan. The Haymeadow LERP Housing Plan details how the Haymeadow PUD will comply with the Town of Eagle Local Employee Residence Program.

The approved 2014 LERP Plan anticipates that 54 of the 84 LERP units within Haymeadow will be studio or one-bedroom units. The remaining units will be two and three-bedrooms. Furthermore, the plan assumes that all LERP units will be within Haymeadow's multi-family areas. Because one-

bedroom units are expected to be the majority of our LERP units, and the only suitable location for one-bedroom units are in our condo parcels of which there will not be many, all LERP units within this MDP will be one-bedroom condos. The plan contemplates that we will generally keep pace with 10% of units being LERP, which would require at least 9 LERP units within RMF-1/2. We anticipate the middle unit on the ground floor of all 6 split-level condo buildings will be a one-bedroom condo approximately 600-650 square feet in size. We also anticipate that a minimum of 3 corner units (650-700 sqft) will be part of our LERP program. It is our intent to accelerate the LERP buildout far faster than required by the 10% minimum pace, and our current plan is that the 18 one-bedroom units in RMF-1 will all be LERP units; however, we reserve the right to change that plan based on market demand for LERP and free-market units closer to the time of sale. We intend to meet the 20% RO deed-restriction obligation primarily through the two-bedroom condos.

The first phase of construction which includes Buildings A, B & D will have a minimum of five LERP units included, but likely six LERP units. In Building A, all three one-bedroom units will be included as LERP units to ensure we are always ahead of the minimum 10% requirement. In Building B, the middle one bedroom unit and at least one of the corner one bedroom units will be LERP units. There will also be a minimum of two, two-bedroom Resident Occupancy (RO) restricted units within Buildings A, B & D. LERP units will be formally designated at the time of condo/townhome plat.

In the second phase of construction, Buildings C, E, F, & G will contain a similar mixture of one-bedroom LERP units and two-bedroom RO units, with the exact number to be determined depending on market conditions for that unit type at the time of building permit.

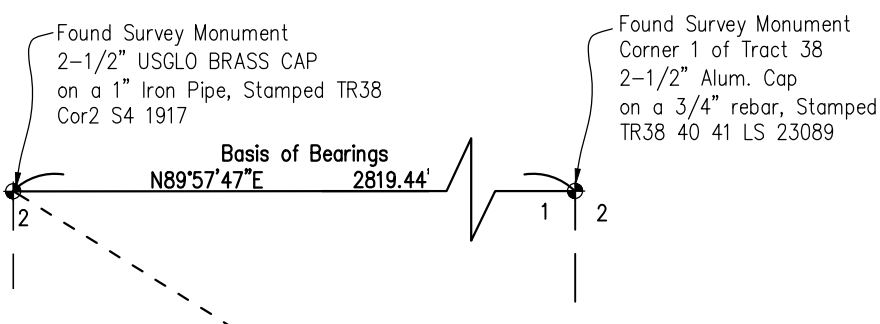
In addition to the ADA Haymeadow LERP Plan ABRIKA Properties, LLC has agreed to a condition of approval related to the proposed PUD Amendment that will commit Haymeadow to selling thirty (30) Resident Occupied (RO) units within Haymeadow over and above the existing LERP requirements. These RO units are to be sold prior to the listing of the 150th unit in Haymeadow. We will commit to placing as many RO restrictions on the units within this development permit application as the market will bear.

Schedule and Phasing

The Haymeadow development team plans to immediately start with the infrastructure related to the RMF-1 civil plans and submit for building permits for Buildings A, B, & D. After the underground utilities are installed, and the building permits are issued vertical construction will commence. Buildings A, B, & D have been selected so that in the first construction phase, the landscaping, dog park and park amenities will be completed. The phasing will then move north to south on the perimeter of the RMF-1 road going from Building C to Building G. RMF-2 Buildings A, B, & C will be constructed from East to West. Attached in the drawing package is an illustrative phasing plan.

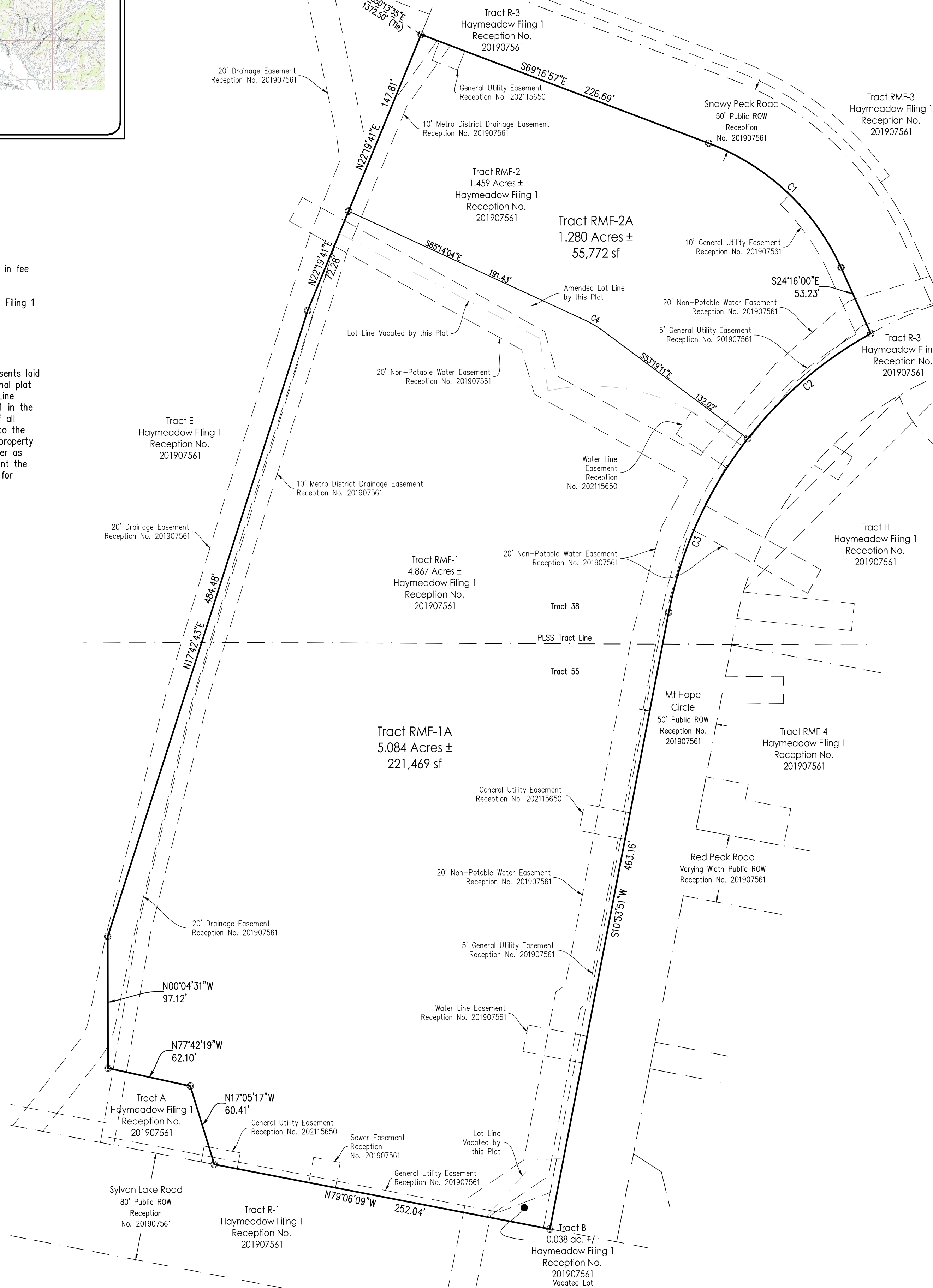
Unit Breakdown

RMF-1	1 Bedroom	2 Bedroom	Bldg SQFT
BUILDING A	3	8	14,060
BUILDING B	3	8	14,060
BUILDING C	3	8	14,060
BUILDING D	0	10	13,844
BUILDING E	3	8	14,060
BUILDING F	3	8	14,060
BUILDING G	3	8	14,060
RMF-1 Total	18	58	98,204
RMF-2	3 Bedroom	Bldg SQFT	
BUILDING A	4	10,418	
BUILDING B	4	10,418	
BUILDING C	4	10,418	
RMF-2 Total	12	31,254	



— LEGEND —

- - Found Monument as Described
- - Set 5/8" Rebar and 1.25" Plastic Cap stamped LS 38182

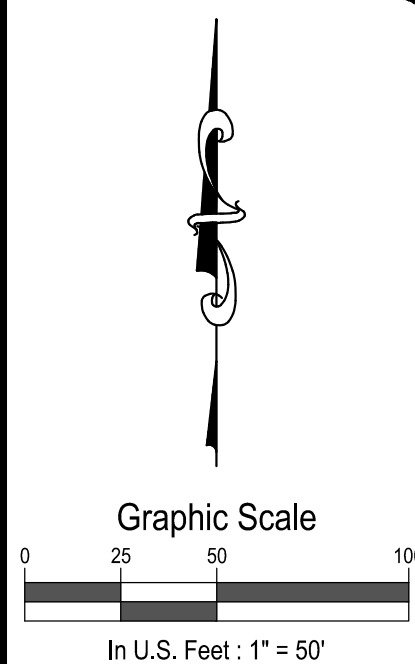


Declarations or Protective Covenants

SURVEYOR'S CERTIFICATE
I, Scott A. Hemmen, do hereby certify that I am a Professional Land Surveyor licensed to practice land surveying under the laws of the State of Colorado, that this subdivision plat is a true, correct and complete plat of Haymeadow Filing 1, Second Amendment, A Lot Line Adjustment of Tracts RFW-1 and RFW-2 of the Haymeadow Subdivision Filing 1 of the Town of Eagle as laid out, dedicated and shown herein, that such plat was made from an accurate survey of said property by me and under my supervision and accurately shows the location and dimensions of the lots, easements and rights of way as the same are enumerated upon the ground in compliance with applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, that such plat has been prepared in accordance with applicable standards of practice, and that such plat is not a forgery or warranty, either expressed or implied.

In Witness Whereof, I have set my hand and seal this _____ day of _____, A.D. 2022

~~Colorado Licensed Professional Land Surveyor
Scott A Hemmen
License Number 38182
for and on the behalf of SGM~~



SGM
1118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
770.945.1004 www.sgm-inc.com

Haymeadow Filing 1, Second Amendment,
A Lot Line Adjustment of Tracts RMF-1 and RMF-2
of the Haymeadow Subdivision Filing 1
Town of Eagle, Colorado

Revision	Date	By:
1		
2		
3		
4		
5		
6		
7		
8		
9		

Job No.	2016-277.00
Drawn by:	MEV
Date:	4/20/2023
Approved:	-- PLS: SAH
File:	1011 in Adjustment Plat RME 1-

Title:

Lot Line Adjustment

Sheet No.

Of:

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 52
(Series of 2022)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO
APPROVING A LOT LINE ADJUSTMENT FOR HAYMEADOW RMF-1 AND RMF-2

WHEREAS, Abrika Properties, LLC ("Owner") is the owner of RMF-1 and RMF-2, Haymeadow Filing 1, also known as 91 Mount Hope Circle, Eagle, Colorado and 24 Snowy Peak Road, Eagle, Colorado (collectively, the "Property");

WHEREAS, Owner has filed with the Town an application for approval of a Lot Line Adjustment, to adjust a lot line on the Property (the "Application");

WHEREAS, at a properly-noticed public hearing on June 21, 2022, the Planning and Zoning Commission reviewed the Application, heard comments from Owner, Town staff and the public, and recommended that the Town Council approve the Application with conditions; and

WHEREAS, at a properly-noticed public hearing on July 12, 2022, the Town Council reviewed the Application and heard comments from Owner, Town staff and the public were provided an opportunity to be heard on the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO, AS FOLLOWS:

Section 1. Findings. Based on the Application, the recommendation of the Planning Commission, input from Town staff and any public comment received, the Town Council finds that the Lot Line Adjustment complies with the applicable criteria in Chapters 4.12 and 4.13 of the Eagle Municipal Code.

Section 2. Decision. Based on the foregoing findings, the Town Council hereby approves the Lot Line Adjustment, subject to the following condition: within 30 days of the date of this Resolution and prior to recordation of the plat depicting the Lot Line Adjustment, Owner shall make technical corrections to the Application documents as directed by Town staff.

INTRODUCED, READ, PASSED AND ADOPTED ON JULY 12, 2022.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk



To: Mayor and Board of Trustees

From: Jessica Lake, Planner, Community Development Department

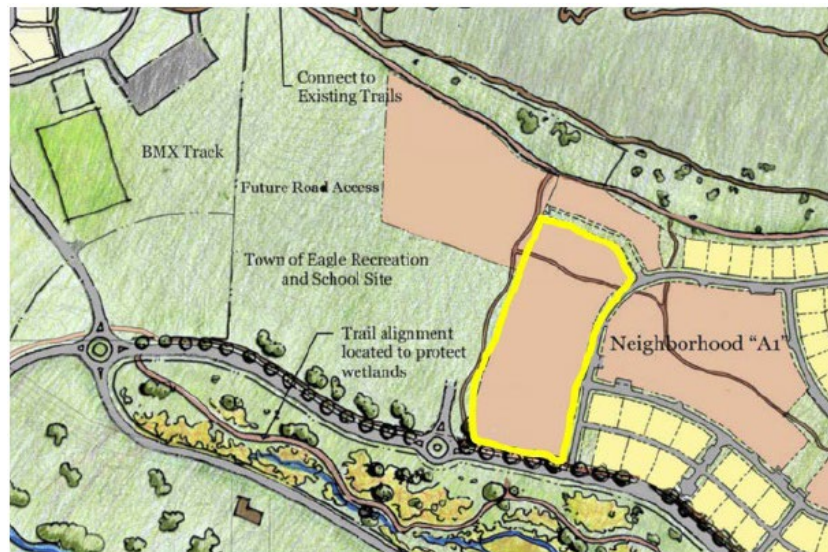
Date: July 12, 2022

Agenda Item: Resolution 53, Series 2022, A Resolution of the Town Council of the Town of Eagle Colorado Approving a Major Development Permit for Haymeadow RMF-1 and RMF-2 and the Associated Development Agreement

REQUEST: Abrika Properties is requesting a Major Development Permit (MDP) for 76 multi-family units in 7 buildings in RMF-1 and 12 multi-family units in 3 buildings in RMF-2.

INTRODUCTION:

The Haymeadow property is roughly 660 acres and extends south and east from the current intersection of Brush Creek Road and Sylvan Lake Road. Haymeadow was annexed, zoned PUD, and initially platted in 2014. Since the original approvals, the Annexation and Development Agreement and PUD have been amended multiple times, and the Final Plat for Filing 1 has been recorded and amended twice. In 2021, the Town of Eagle approved two amendments to



the Haymeadow PUD, one to allow the Cabin and surrounding land as a Special Events venue and the other was to swap a 6.5 acre parcel in Tract E for 8 acres in Neighborhood C. This land swap will create a multi-family residential parcel on the 6.5 acres and the Town will acquire the 8 acres in Neighborhood C for additional park, recreation, or other needs. RMF-1 and RMF-2 are located Neighborhood A1 of the Haymeadow PUD and are the first parcels to be developed. The Filing 1 Final Plat included the infrastructure requirements for this area and this work has been completed with some minor exceptions. The Final Plat for Filing 1 created vested rights for this first subdivision until June 7, 2034, when the rights will terminate.

The Haymeadow PUD has approval for a total of 837 residential units, with 344 designated as multi-family. The heaviest concentration of multi-family is located in Neighborhood A1, although this

Neighborhood also allows for up to 82 single-family or duplex units. Two hundred and eighteen (218) of the total 344 multi-family units are able to be constructed in Neighborhood A1.

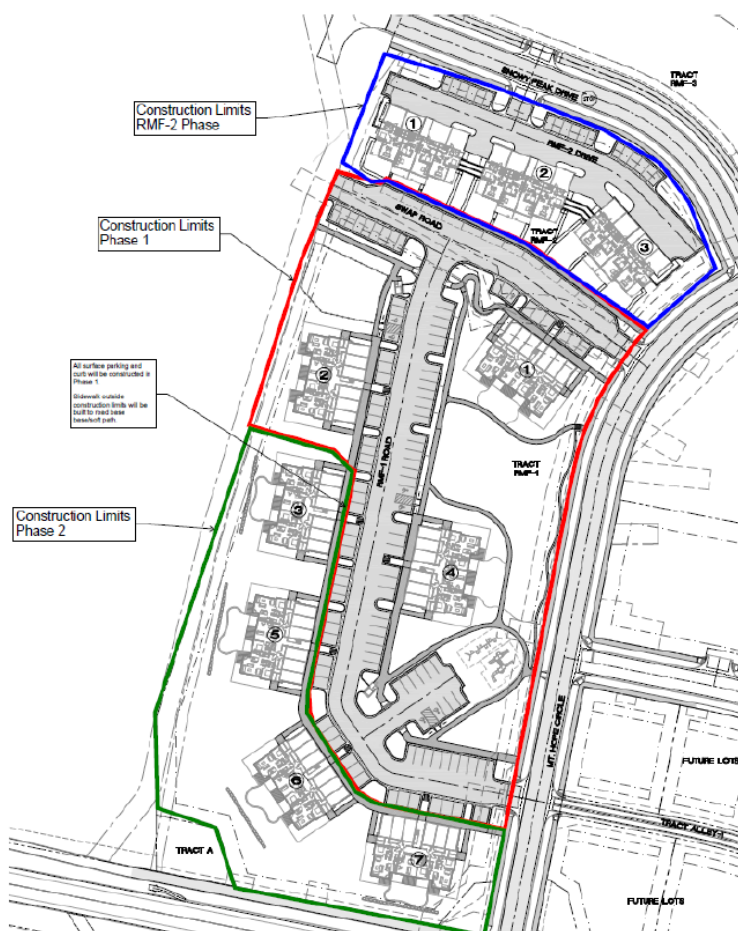
<u>Neighborhood</u>	<u>Single Family/Duplex</u>	<u>Multi-Family</u>	<u>Total # D.U.</u>
A1	82	218	300
A2	103	86	189
B	161	28	189
C	97	12	109
D	50	0	50
TOTAL	493	344	837

Development on RMF-1 includes the construction of seven multi-family residential buildings with a total of 76 one and two-bedroom dwelling units. Development on RMF-2 includes construction of three buildings with four townhouse units in each building, for a total of twelve dwelling units. The development will also include a dog park, park space, children's playground, paths, walkways and connection to the A1 Trail (providing connection to the Eagle Pool & Ice Rink facilities and the Haymaker Trail).

The PUD Amendment from the land swap included a condition of approval that outlined timing of construction of dwelling units:

- Developer will start construction of at least 24 units within 12 months following approval of RMF-1.
- Developer will start construction of at least 48 units within 24 months following approval of RMF-1.
- Developer will start construction of at least 72 units within 36 months following approval of RMF-1.
 - Start of construction of a unit shall mean the actual, physical, vertical construction of dwelling units, not simply civil infrastructure.

The Haymeadow Development team is proposing to complete all infrastructure included on the Civil Plans and begin vertical construction of Buildings A, B, & D, as well as complete the landscaping, dog park and park amenities during the first phase of construction.



ANALYSIS:

In reviewing this application, staff looked to [Chapter 4.07](#) and [Section 4.06.070](#) of the Land Use and Development Guide; as well as the [Haymeadow PUD Guide](#). The PUD Guide serves as the governing land use regulations, which will control the development of the PUD. However, in some instances, the PUD Guide defers to conformance with Chapter 4.07 Development Standards. A full analysis of the application and Code standards is provided in the Staff Report to the Planning & Zoning Commission dated June 21, 2022 (attached).

Planning & Zoning Commission Comments and Recommendation:

Issues for Discussion:

1. Is the intent of the LERP Plan being met?

Overall, P&Z was in support of staff's condition of approval (COA) to determine the LERP unit addresses, location in each building, and price points at time of condo/townhome plat submittal. They did question whether the COA should be revised to include a minimum number of units provided for in this phase of development. They ultimately decided to leave the COA as is. One Commissioner noted that he would prefer to see the LERP units spread out as much as possible throughout the Haymeadow development, which seems to be the overall intent of the LERP plan. Another Commissioner asked about the garages and whether or not those would be deed restricted as well. The applicant responded that the garages will be sold separately and while there are some restrictions on them, they will not be deed restricted. Condo owners within the LERP program will have the same opportunity as other owners to purchase a garage space.

2. Does the Phasing Plan, as currently proposed, meet the "timing of construction" Condition of Approval from the Haymeadow PUD Amendment?

The Commissioners were all in agreement that the Phasing Plan is consistent with the "timing of construction" COA from the PUD Amendment.

3. Does the building design meet the intent of the following Design Standard from the Haymeadow PUD Guide: *The architecture of the Haymeadow community will both integrate with and enhance the beauty of the Town of Eagle and the Brush Creek Valley. The intended goal is to develop a series of neighborhoods at ease with the surrounding ranching setting that look and feel like a natural evolution of the greater Eagle Community.*

One Commissioner felt that the architecture was a significant departure from what is in Eagle, the closest style is the Eagle Landing development at the corner of Sylvan Lake Road and Grand Avenue. Others felt that they liked it better than Soleil and the design seems to fit with Soleil and Brush Creek Village Townhomes. Concerns were expressed regarding the butterfly roofs. One Commissioner noted appreciation for the scale of the buildings proposed on this site. The buildings proposed are not significantly larger than the size of the duplexes at Soleil. This project will be a change for Eagle, but he is hopeful that it will be a positive change for the community. Another Commissioner praised the scale and the large windows. There was concern regarding some of the horizontal siding shown on the townhome elevations, which seemed out of place and not a natural transition of material. This project seems very modern for Eagle, the black roof material might stick out significantly against the sand-colored hills behind. Overall, a majority of the Commissioners felt that the design was in line with the look and feel of Eagle.

4. Does this application *maintain and improve the appearance of Eagle by establishing and reinforcing the Town's identity and sense of place?*

This last question comes from one of Elevate Eagle's goals and is therefore not a standard that is required to be met, but is a goal established by the plan. The Commissioners did not address this question directly, but several of the comments for question three addressed this Comprehensive Plan goal.

Planning & Zoning Commission Recommendation:

Five (5) Commissioners voted to recommend approval based on compliance with the Code Standards, PUD Guide and Comprehensive Plan. One (1) Commissioner voted to recommend denial based on the application not meeting the PUD Guide Standard in Section 6, Item 1, paragraph 4. P&Z approval included conditions of approval, which can be found in Resolution 53, Series 2022.

Local Employee Residency Plan (LERP):

A LERP Plan was included as Exhibit G of the Annexation and Development Agreement (the "ADA"), which was approved by the Town in 2014. The LERP Plan requires that the Developer provide Town Staff with units dedicated to the LERP program, their size, bedroom configuration, and sales price points during an application for Major Development Permit. The staff report to P&Z included a condition of approval that would have allowed the Developer to defer providing this information until condo/townhome plat. This condition of approval has been modified in Resolution 53-2022, to require the information specified in Exhibit G within 30 days of approval of this application. This is consistent with the ADA requirement, while still providing some additional time for the Developer to obtain the LERP price points from the program administrator at the Valley Home Store.

Development Agreement:

The Development Agreement (DA) has been included for Council's review. In many instances this document refers to the ADA, which is the primary controlling document for the Haymeadow PUD. The majority of the language from the DA is standard, with the exceptions being some of the fees that were negotiated during the annexation.

According to Section 7.1.2 of the ADA, Fire Protection Impact Fees are not due until the "latter date of (a) the date of approval of the first Subdivision Final Plat contained within Neighborhood A-1 or (b) the date of the issuance of a building permit for construction of a fire station at the Brush Creek site". The first Subdivision Final Plat was approved in 2019, therefore, the Fire Protection fees are not due until the Fire District is issued a building permit for the fire station.

The ADA also specifies payment of recapture fees. In 2019, Haymeadow paid \$18,920.16 for 18 single family or duplex units at a rate of \$1,051.12 per unit. The per unit rate is specified in Section 17 of the ADA. The amount due for the construction of the 88 units in this application will be \$92,498.56.

The water plant investment fees are also governed by the ADA and are due to be paid at time of building permit application. The Developer paid a prepayment of \$3,000,000 at the first Subdivision Final Plat.

Sewer plant investment fees are governed by the Code and will be due at time of building permit application. There is no prepayment for the sewer fees.

COMMUNITY INPUT:

Staff has not received any letters of public comment as of July 8, 2022. Letter received after this time will be gathered and entered into the public record at the hearing.

BUDGET / STAFF IMPACT:

No impact to the budget.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

The application supports Council's objective to "Stimulate Economic Vitality and Development", as P&Z is recommending approval based on substantial compliance with the 2021 Elevate Eagle Comprehensive Plan.

The application supports Council's objective to "Diversify the Attainable Housing Stock", by adding 88 multi-family condos and townhomes to the housing market.

RECOMMENDED ACTION OR PROPOSED MOTION:

APPROVAL OR DENIAL of Resolution 53, Series 2022, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving a Major Development Permit for Haymeadow RMF-1 and RMF-2 and the Associated Development Agreement."

ATTACHMENTS:

1. Staff Report – Planning & Zoning Commission dated June 21, 2022
2. Application & Project Narrative
3. Architectural Plan Set – RMF-1 ([LINK](#))
4. Architectural Plan Set – RMF-1 Building D ([LINK](#))
5. Architectural Plan Set – RMF-2 ([LINK](#))
6. Elevations/Color Palettes – RMF-1 and 2
7. Civil Plan C1.04 – Site Plan
8. Phasing Plan
9. Landscape and Lighting Plans
10. Wildlife Mitigation Plan
11. Development Impact Checklist ([LINK](#))
12. Civil Plan Set ([LINK](#))
13. Civil – Grading only Sheets ([LINK](#))
14. Irrigation Plans RMF 1 & 2 ([LINK](#))
15. Development Cost Estimate ([LINK](#))
16. RMF-1 Building Height Matrix ([LINK](#))
17. RMF-2 Building Height Matrix ([LINK](#))
18. Geotechnical Study ([LINK](#))
19. Second Amended PUD Guide for the Haymeadow PUD ([LINK](#))
20. Resolution 12-2014, Haymeadow Annexation and Development Agreement and Exhibits ([LINK](#))
21. Ordinance 14-2019, Haymeadow Subdivision Improvements Agreement ([LINK](#))
22. Resolution 53, Series 2022
23. Development Agreement



STAFF REPORT AND CERTIFICATE OF RECOMMENDATION

TO: Planning & Zoning Commission

FROM: Jessica Lake, Planner, Community Development Department

DATE: June 21, 2022

PROJECT: Haymeadow RMF 1 & 2

REQUEST: A Major Development Permit (MDP) for 76 multi-family dwelling units in 7 buildings in RMF-1 and 12 multi-family units in 3 buildings in RMF-2.

FILE NUMBER: DR22-01

APPLICANT: Brandon Cohen, ABRIKA Properties, LLC

REPRESENTATIVE: Michael Hood, Range Consulting, LLC

LOCATION: 91 Mt. Hope Circle (RMF-1) and 24 Snowy Peak Road (RMF-2)

CODE: Chapter 4.06 Development Review
Chapter 4.07 Development Standards
Chapter 4.12 Subdivision Review
Chapter 4.13 Subdivision Design, Improvements and Dedications
Second Amended PUD Guide for the Haymeadow PUD dated November 9, 2021

ZONING: Planned Unit Development (PUD) Zone District

EXHIBITS:

- A: Application & Project Narrative
- B: Architectural Plan Set – RMF-1 ([LINK](#))
- C: Architectural Plan Set – RMF-1 Building D ([LINK](#))
- D: Architectural Plan Set – RMF-2 ([LINK](#))
- E: Elevations/Color Palettes – RMF-1 and 2
- F: Civil Plan C1.04 – Site Plan

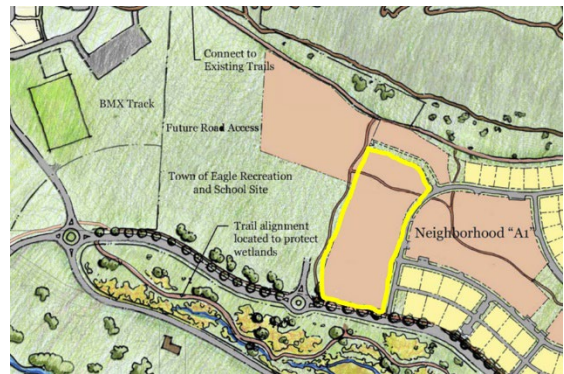
- G: Phasing Plan
- H: Landscape and Lighting Plans
- I: Wildlife Mitigation Plan
- J: Development Impact Checklist ([LINK](#))
- K: Civil Plan Set ([LINK](#))
- L: Civil – Grading Only Sheets ([LINK](#))
- M: Irrigation Plans RMF 1 & 2 ([LINK](#))
- N: Development Cost Estimate ([LINK](#))
- O: RMF-1 Building Height Matrix ([LINK](#))
- P: RMF-2 Building Height Matrix ([LINK](#))
- Q: Geotechnical Study ([LINK](#))
- R: Second Amended PUD Guide for the Haymeadow PUD ([LINK](#))
- S: Resolution 12-2014, Haymeadow Annexation and Development Agreement and Exhibits ([LINK](#))
- T: Ordinance 14-2019, Haymeadow Subdivision Improvements Agreement ([LINK](#))

PUBLIC COMMENT:

Staff has not received any letters of public comment as of June 16, 2022. Letters received after this time will be gathered and entered into the public record at the hearing.

INTRODUCTION

The Haymeadow property is roughly 660 acres and extends south and east from the current intersection of Brush Creek Road and Sylvan Lake Road. Haymeadow was annexed, zoned PUD, and initially platted in 2014. Since the original approvals, the Annexation and Development Agreement and PUD have been amended multiple times, and the Final Plat for Filing 1 has been recorded and amended twice. In 2021, the Town of Eagle approved two amendments to the Haymeadow PUD, one to allow the Cabin and surrounding land as a Special Events venue and the other was to swap a 6.5 acre parcel in Tract E for 8 acres in Neighborhood C. This land swap will create a multi-family residential parcel on the 6.5 acres and the Town will acquire the 8 acres in Neighborhood C for additional park, recreation, or other needs. RMF-1 and RMF-2 are located Neighborhood A1 of the Haymeadow PUD and are the first parcels to be developed. The Filing 1 Final Plat included the infrastructure requirements for this area and this work has been completed with some minor exceptions. The Final Plat for Filing 1 created vested rights for this first subdivision until June 7, 2034, when the rights will terminate.



The Haymeadow PUD has approval for a total of 837 residential units, with 344 designated as multi-family. The heaviest concentration of multi-family is located in Neighborhood A1, although this Neighborhood also allows for up to 82 single-family or duplex units. Two hundred and eighteen (218) of the total 344 multi-family units are able to be constructed in Neighborhood A1.

4. Does this application *maintain and improve the appearance of Eagle by establishing and reinforcing the Town's identity and sense of place?*

STANDARDS FOR MAJOR DEVELOPMENT PERMIT

An application for a Major Development Permit shall follow the review procedures outlined in [Section 4.06.070](#) of the Land Use and Development Code.

Section 4.06.070.

STANDARD #1: *The proposed development is in compliance with the provisions contained in [Chapter 4.07](#) Development Standards and the [Second Amended PUD Guide for the Haymeadow PUD](#) (PUD Guide).*

The Haymeadow PUD Guide serves as the governing land use regulations, which will control the development of the PUD. However, the PUD Guide defers to conformance with Chapter 4.07 Development Standards in some cases. As such, the following analysis includes conformance with the PUD Guide, Zoning Plan, and the development standards of [Chapter 4.07](#) of the Land Use and Development Code.

Use by Right and Density Control

The maximum density shall not exceed 15 dwelling units per gross acre for development within any Multi-Family Tract as shown on the initial Final Plat for each Neighborhood.

Staff Comment: The PUD Guide sets forth allowed uses for the PUD Zone Districts. RMF-1 and RMF-2 are in Residential One, which includes Neighborhood Parcels, A1, A2, B and C, in the use section. RMF-1 & 2 are both located in Neighborhood A1. In Residential One, *multiple family residential, including condominiums, townhomes, flats or apartments, and single family or duplex cluster units on specifically designated lots* are allowed as a use by right. The uses proposed for RMF-1 and 2 are condominiums and townhomes. The density for RMF-1 is roughly 14.94 dwelling units per acre and RMF-2 is roughly 8.22 dwelling units per acre. Each site is less than the maximum of 15 dwelling units per acre.

PUD Guide: Setbacks

3.A.4.d. Multiple Family:

1. Front: 15 feet. *The minimum distance from the front property line to a garage door shall be 25 feet.*
2. Side: 15 feet
3. Rear: 20 feet

Staff Comment: Setbacks and property lines are shown on C1.04 of the Civil Plans and all buildings meet the setbacks as determined by the PUD Guide.

PUD Guide: 3.A.4.e. Supplementary setback requirements:

1. *Roof eaves, bay window elements and similar features may encroach up to 30 inches into any required setback.*
2. *Corner lots shall require compliance with the front setback standards on*

each side of the lot that fronts a public street.

3. *There shall also be a 50 foot building setback from Sylvan Lake Road in Neighborhood A1 and A2.*

Staff Comment: There are no architectural elements on any of the proposed buildings in either RMF-1 or 2 that encroach into the required setback. Both lots are corner lots and maintain the front setbacks on all street frontages. The setback along Sylvan Lake Rd and RMF-1 is 50 feet as measured from either the back of asphalt or edge of curb, whichever is more restrictive. This measurement while not defined in the PUD Guide, was defined in the approved [2014 Preliminary Plan](#). Measurements have been included in red on the Preliminary Plan to show that Buildings F and G in RMF-1 meet the setback requirement from Sylvan Lake Rd. Staff has included a condition of approval to add this measurement language to the PUD Guide in the next amendment.

PUD Guide (F.) Building Height

3.A.5. Maximum Building Height:

a. Residential Multi-Family

1. *40 ft. maximum and not-to-exceed 3-stories above any point on foundation (not including lofts).*

The maximum vertical rise from the lowest grade on the perimeter of the building to the highest point of the building. Grade shall be from the finished grade. The perimeter of the building shall include any and all attached decks. An additional 10' over and above the maximum height will be allowed for deck piers. Antennae (except those exempted from federal regulations), chimneys, flues, vents and similar unoccupied appurtenances shall not extend over five feet (5') above the maximum height limit. Those unoccupied appurtenances on the roof shall not exceed five percent (5%) of the building footprint area.

Staff Comment: The applicant has provided a building height matrix for each building on both RMF-1 and RMF-2. The matrix shows that none of the buildings in RMF-1 or RMF-2 exceed the 40-foot maximum, as measured from finished grade.

PUD Guide: 3.A.6. Maximum Lot Coverage

a. Residential Multi-Family

1. *Building 60%*
2. *All impervious materials - 70%*

Staff Comment: RMF-1 is 5.084 acres and the impervious area as proposed is 1.21 acres, the seven buildings will cover 0.77 acres. The percentage of impervious area for RMF-1 is 24% and the building percentage is 15%. RMF-2 is 1.33 acres and the impervious area, as proposed, is 0.93 acres. The four buildings will cover 0.29 acres. The percentage of impervious area for RMF-2 is 70% and the building percentage is 22%. Both RMF-1 and 2 are within the maximum lot coverage allowed by the PUD Guide.

Site Access and Development Phasing

Staff Comment: RMF-1 will be accessed by two points off of Mt. Hope Circle. Both access points are 22 foot wide where they connect with Mt. Hope Circle and then widen to include parking. Internal streets and drives will be privately owned with access easements platted to grant the Town, utility companies and emergency services access to the site. RMF-2 has one 22 foot wide access

point from Snowy Peak Road. The Code requires that access ways be between 15 and 35 feet wide, [Section 4.07.140.L.1.a.](#)

There are three planned phases of construction. Site infrastructure, landscaping, construction of amenities and Buildings A, B, and D are planned for Phase 1. Buildings C through G of RMF-1 will be part of Phase 2 and RMF-2 will be Phase-3. Per a condition of approval from the land swap PUD Amendment (PUDA21-02), construction of all residential units on RMF-1 will need to be started within 36 months of approval of this Development Permit.

PUD Guide (5.) Parking Requirements.

All uses within Haymeadow will be subject to the parking standards of the Town of Eagle Land Use & Development Code with the following exceptions. Any on-street parking spaces shall be constructed as guest or park parking and may not be counted toward fulfilling residential parking requirements.

Staff Comment: There is no on-street parking proposed for any existing/platted streets in RMF-1 or 2. Private access drives may be platted and constructed internal to the development of RMF-1 and parking is proposed along these, however, as these are access drives rather than public streets, residential parking along these areas should count towards fulfilling the parking requirements.

Section 4.07.140. – Parking Standards.

- b. Multiple-family dwelling: 1½ per dwelling unit for units with one bedroom, two per dwelling unit for units with two bedrooms, 2½ per dwelling unit for units with three or more bedrooms, plus one additional space per six dwelling units.*

Staff Comment: C1.04 shows that there are 212 parking spaces included for both RMF-1 and RMF-2. This exceeds the required parking as indicated by the chart below:

UNIT TYPE	UNIT COUNT	PARKING COUNT
1-BEDROOM	18	27
2-BEDROOM	58	116
3-BEDROOM	12	30
GUEST PARKING	1 per 6 du	15
TOTAL		188

PUD Guide: 3.A.8. Neighborhood A1 Core Trail:

The Multi-Family buildings in west/central area of Neighborhood A-1 shall be configured in such a manner to accommodate an alignment of the future 10 foot wide asphalt trail identified on the Neighborhood A-1, Phase 1 Trails Plan as described below.

Staff Comment: RMF-1 contains trails that will connect to the Neighborhood A1 Core Trail. The Core Trail has been constructed and currently runs from the north side of the neighborhood from the Mountain Rec Facility into the Filing 1 infrastructure and stops at the edge of the development. This trail will split in the new swap parcel with one path continuing along the northern edge of development and another path coming into the RMF-1 & 2 neighborhood along Snowy Peak Road, as shown on Sheet 5 of the [Filing 1 Final Plat](#).

PUD Guide (1.) Architectural Design Standards.

Staff Comment: The PUD Guide provides general architectural design standards, therefore the following sections from the PUD Guide are reviewed rather than [Section 4.07.040](#) of the Town Code.

The site design concept for Haymeadow, and for Neighborhood A in particular, is to create pedestrian friendly, walkable well-connected neighborhoods. A streetscape plan that includes a wide planting strip with street trees and sidewalks along both sides of the street will frame the residential development.

Staff Comment: The site plan (C1.04) shows paved paths/walkways throughout RMF-1 and RMF-2 that connect to sidewalks along Mt. Hope Circle, which connects to the path along the Sylvan Lake Rd extension. Paths in RMF-1 and RMF-2 will also eventually extend to RMF-5 (the new multi-family residential area created by PUDA21-02). The updated Development Plan shows the paths in RMF-1 & 2 connecting to the A1 Trail that will connect to the Haymaker Trail and provide connection to the Mountain Rec facilities.

Multi-family buildings will also be oriented to respect the streetscape while providing off-street parking. The buildings will be arranged to also focus on courtyard and open space access that will maintain a less formal but equally inviting pedestrian neighborhood quality.

Staff Comment: The multi-family buildings in RMF-1 are situated around the edges of the property, so that the parking lot is internal to the buildings, which provides screening for the parking area. Paths are located throughout, providing a walkable, pedestrian friendly site. Open space and amenities included in RMF-1 are a fenced dog park, park area, and a children's playground. RMF-2 will share the amenities located on RMF-1 as well as have their own small outdoor spaces located both to the front and rear of each townhome.

The architecture of the Haymeadow community will both integrate with and enhance the beauty of the Town of Eagle and the Brush Creek Valley. The intended goal is to develop a series of neighborhoods at ease with the surrounding ranching setting that look and feel like a natural evolution of the greater Eagle Community.

Staff Comment: This intent statement is challenging to evaluate, as it is subjective. What one person sees as fully in keeping with the Town of Eagle and the surrounding ranching setting, another may see in a completely different way. During the planning for the East Eagle Sub Area Plan, staff asked the community what architectural styles they wanted to see in Eagle and thought were appropriate to Eagle. One of the styles identified as being appropriate to Eagle was "Mountain Modern". When evaluating the design of the buildings in RMF-1 & 2, the materials used are reflective of the natural environment and similar to those found along Brush Creek and in Eagle Ranch. The applicant is proposing stone, vertical wood/wood-look siding, smooth stucco, a mix of steel and siding for railings, with asymmetrical roof lines, shed roofs and inverted asymmetrical roofs. This design style takes traditional materials and elements and gives them a modern twist through the differing roof design elements and the vertical siding.

Examples of surrounding architecture:



Brush Creek Village Townhomes



Eagle Pool & Ice Rink



Soleil Homes Duplexes



Haymeadow Cabin



Brush Creek Rd - Stucco



Brush Creek Rd - Log



Brush Creek Rd – Wood Siding



Brush Creek Rd – Vertical Siding

The architecture of the Haymeadow Community is inspired by the natural materials and simple gathered forms of the surrounding historic Colorado ranch compounds. These typical asymmetric historic buildings which evolved over time have a casual and intimate architecture which is at harmony with the land. The proposed palette of natural earth colored stucco, timbers and stained wood sidings will give the buildings a natural patina that will blend in with the surroundings. The architecture of the community will be rooted in the history of the place.

Staff Comment: The design and materials chosen, reflect the requirements of this section. The buildings are asymmetric and are a modern take on some of the historic structures found in the

area. The colors are both natural and neutral and staff's opinion is that they will blend in with the surroundings. Once again, this section is highly subjective, but staff believes that the intent of this section is carried out in the design proposed on both sites.

Primary building materials/colors must be muted tones derived from the earth, trees and rock outcroppings of the surrounding environment.

Staff Comment: The materials and colors proposed for the buildings on both sites are neutral and muted.

PUD Guide (4.) Illumination Design Standards

- *Illumination design standards for residential and public uses shall be included within the approved design guidelines. The intent of these standards will be to provide compliance with adopted Town of Eagle lighting requirements and appropriate dark sky practices.*

Section 4.07.010. – Lighting Standards.

1. *Provide quality, context-sensitive lighting for the Town mountain environment; and*
2. *Sustain a pristine nighttime sky by controlling glare, light trespass and light pollution; and*
3. *Provide for zero tolerance of light pollution and light trespass beyond property lines within and into residential areas; and*
5. *Require proper shielding to eliminate glare at normal viewing angles from all high brightness sources.*
6. *In façade, sign and retail applications, use lighting to create a visual hierarchy, which facilitates circulation and way finding.*

Staff Comment: The PUD Guide does not provide lighting standards and mainly defers to Town Code, but does include a intent statement to provide compliance with appropriate dark sky practices. Staff has reviewed the Lighting Plan against the Lighting Standards in [Section 4.07.010](#). Haymeadow is proposing yard lighting that is 30" tall, is IDA Dark Sky Compliant, meets the shielding requirements, and will be equal to or less than 3000 kelvin as required by Public Works.

Façade lighting is not permitted by code, as such, the lighting standards encourage wall mounted building lighting for porch lighting and egress lighting. The shielding table does not require that these fixtures be shielded. Fixtures W1 and W2 have changed since the initial submittal of the application, as the proposed fixtures were not available in the 3000k or less temperature. Fixture W1 is proposed at the front of the buildings, has a temperature of 3000k and is dimmable. Fixture W2 is proposed at the rear of the buildings, has a temperature of 3000k, is dimmable and shall be installed in the downlit orientation. Mounting height of both the W1 and W2 fixtures will be 15 feet or lower, in compliance with the yard area mounting standards. Lighting proposed for the parking area and streets meet the Code's parking area and roadway requirements.

Light spill or trespass has also been evaluated and staff concludes that based on the plans submitted, there will be no light spill beyond the property lines and that the plans are in compliance with objectives of this section of the Code, as well as the intent of the PUD Guide. Staff has included a condition of approval that once the fixtures are finalized, an updated lighting plan will be submitted for staff's review and approval.

PUD Guide (3.) Landscape Design Standards

- *Landscape Design Standards will be written and adopted as an integral part of the overall design guidelines. The intent of the landscape design guidelines will be to provide standards for landscaping and water conservation within the PUD that enhance and maintain the character of the residential neighborhoods and public spaces of the Haymeadow PUD.*

Section 4.07.020. – Landscape Standards.

Front street buffer area – [Section 4.07.020](#). B.3. *All yards adjacent to primary and secondary streets shall be landscaped. Landscape materials shall include deciduous, coniferous, and ornamental trees, shrubs, perennials, bulbs, and seed or sodded lawn. Plant quantities are flexible; however, the planting plan shall provide combinations of plant material with differing heights and densities, contributing to the overall uniform appearance of the neighborhood. Plantings shall not compete with and overpower existing streetscape planting, but supplement trees, shrubs, and lawn areas in the public right-of-way. On lots larger than one-half acre and in mobile home parks and subdivisions, a landscaped buffer shall abut the entire length of the front property line except for approved driveway accesses. The width of the landscaped buffer shall be five percent of the average of the two side property lines, but not less than 15 feet. Plant material for landscape areas shall be suitable for use in the local climate. All landscape areas shall be irrigated using an underground automatic system. All landscaped areas shall be maintained and all sod and seeded lawn areas to be mowed regularly. Deciduous shade trees shall be spaced a minimum of 30 feet on center and shall be three-inch caliper minimum. Coniferous evergreen trees shall be spaced 20 feet on center and be a minimum six feet in height. Ornamental trees shall be no closer than 15 feet on center and two-inch caliper. Aspen trees may be grouped at less than 15 feet. Trees may be grouped at species appropriate spacing, or spaced evenly along roadways. Shrubs and perennials shall be spaced to achieve massing, depending on anticipated mature size.*

Staff Comment: RMF-1 includes two front street buffers; one is along the Sylvan Lake Road extension and Mt. Hope Circle. RMF-2 also has two front street buffers, Mt. Hope Circle and Snowy Peak Rd. The landscaping identified on the plan meets the intent of this section of the Code, through providing lawn/grass groundcover and a mixed variety of trees and shrubs along Sylvan Lake Road and Mt. Hope Circle. A split rail fence is proposed in addition to landscaping (trees and shrubs) between the park areas and Mt. Hope Circle to provide additional buffering between the park elements and the street. Along the Sylvan Lake Rd buffer, there are easements and utility lines that restrict plantings in those areas. The developer has included additional landscaping where able at staff's request in order to create more of a buffer, while still avoiding areas where planting cannot reasonably be accommodated.

The boundary between RMF-2 and Mt. Hope Circle could include some additional trees and shrubs to create more of a buffer, but because RMF-2 has limited area for grass and the road frontage is minimal, it is perhaps best to leave this area as native grass. There are plantings included along the side of the building on this street frontage. A variety of plants and shrubs are used to screen the parking area of RMF-2 from Snowy Peak Rd and plants and trees are used to provide screening between the individual grass spaces and the driveway to the rear of the townhomes in RMF-2.

Trees are of 3 inch caliper, and any species included on the landscape plan that are not listed on either the Town's list of preferred species or on the CSU extension offices list of firewise plant materials will need to be replaced with species that are on one of these lists at time of building permit application. Additional deciduous and coniferous trees shall be added to both street buffers to meet the 30 foot and 20 foot on center minimum spacing requirements respectively. Retaining

walls are shown in the Mt. Hope Circle buffer area, these walls will not be visible from the street. Shrubs and perennials shall be added in these areas to achieve massing. Staff has included a condition of approval to replace any rock based groundcover specified in the landscape plan as groundcover with mulch, as rock is not permitted in the Code ([Section 4.07.020.B.3.b.](#)).

Boundary buffer – [Section 4.07.020.B.4.](#) *The boundaries of every development shall be landscaped to adequately buffer potential incompatibility between adjacent land uses. Screening of parking lots from adjacent properties shall be required. Screening must be provided to eliminate headlight glare from lot onto adjacent property and to screen views into parking lots. Planting buffers along the edge(s) of parking lots must be a minimum of five feet wide or a combination of fencing and a two-foot wide buffer may be used.*

Staff Comment: There are no surrounding incompatible land uses to provide a boundary buffer against. Surrounding land uses will include additional multi-family residential, single family residential and a future school and potentially increased recreational facilities. The parking lots are internal to the lot and screened by a combination of the buildings and landscaping.

Drainage easements – [Section 4.07.020.B.5.](#) *All drainage easements shall be seeded or sodded with grass or other ground cover and shall be maintained in a manner that promotes proper drainage in conformance with the drainage plan for the subdivision in which the subject lot lies.*

Staff Comment: The drainage easement on the property is owned and maintained by the Metro District, as such they will be responsible ensuring overseeing drainage through the easement and on the property. There is a “boulder wall” shown on the landscape plan that is in the drainage easement, but since this is under the purview of the Metro District, staff does not have any concerns and an encroachment permit would not be required because it is not a Town easement.

Sprinkler system – [Section 4.07.020.B.8.](#) *All required landscaped areas in nonresidential zone districts must be served by an underground sprinkler system that provides full coverage for landscaped areas. The landscape plan need not specify the exact irrigation plan, but must clearly state that an underground sprinkler system providing full coverage will be provided.*

Staff Comment: A full irrigation plan has been submitted and reviewed. The Code requires underground sprinkler systems for non-residential zone districts but does not specify a requirement for residential zone districts. The irrigation plan appears to be more than sufficient to keep the landscaping healthy.

Curb and gutter – [Section 4.07.020.B.9.](#) *All new construction adjacent to the right-of-way shall provide new curb and gutter if curb and gutter does not exist or is in disrepair unless the Town intends to make similar improvements within an established capitol plan.*

Staff Comment: Curb and gutter along Town right-of-way was reviewed and has been installed under the Filing 1 Subdivision.

PUD Guide 6. Design Review 5. Fencing Design Standards:

- *Fencing design standards shall be included within the approved design guidelines. The intent of these standards will be to provide a compatible appearance among residential properties*

and to regulate the structure, location, height, color and materials of fencing prior to installation. Where appropriate and as required, wildlife friendly fencing will be specified.

Section 4.04.100.6. Fences and Walls.

- a. In any residential zone district, any fence in a required front yard, as well as any fence in a required side yard on a corner lot adjoining a public street, shall be a maximum height of 42 inches in height, and any fence not in such front yard or side yard shall be a maximum of six feet in height.*
- c. In any clear vision area, as set forth in Subsection (H)(1) of this section, any fence shall be a maximum of 2½ feet in height.*
- d. No fence or wall shall be located so as to obstruct traffic sight distances.*
- e. Fence and wall height shall be measured vertically from undisturbed grade.*

Staff Comment: The PUD Guide defers to the design guidelines for fencing requirements, but the Town does not enforce or regulate the design guidelines and so must defer to the PUD Guide or the Code. No fencing is proposed in any front or side yards. All proposed fencing and walls are less than six feet in height. Neither site proposes any fencing in any of the clear vision areas. There are no fences or walls that will obstruct traffic sight distances and any proposed fences or walls have been measured vertically from undisturbed grade.

The boulder retaining wall at the dog park will be set into the ground 6 inches and then have a vertical rise of 3.5 feet. There are two block retaining walls proposed near the playground area, in order to mitigate changes in grade. There are also block retaining walls along the street buffer area of Mr. Hope Circle, these will be viewable from the park side, but not the street side. The fencing proposed at the dog park will be a maximum of 3.5 feet (42"). The use of retaining walls is subject to approval by the Town Engineer and Planning Commission. The Town Engineer has reviewed this application and recommendation of approval of the Major Development Permit by Planning Commission would constitute approval of the use of retaining walls. A split rail fence is proposed for the Neighborhood Park area along Mt. Hope Circle from the walkway to the North of the Park to the walkway by the playground. Staff finds that the proposed fencing and walls are in compliance with the Code.

PUD Guide (2.) Environmental Building Practices:

- a. Low environmental impact and energy efficiency approaches to site planning, design, landscaping and construction are highly encouraged.*
- c. Passive and active solar is highly encouraged. Hot water and photo voltaic solar panels are encouraged to be well planned and integrated into the architectural design. Panels should be installed in the same plane as the roofs and close to flush with the roof. Solar panels and all associated mounting brackets and hardware shall be all black. No bright shiny metal elements are allowed.*

Staff Comment: The applicant has indicated that the buildings will be designed to carry the load and be prewired for future solar panels. Abrika is working with Active Energies on a solar power plan. The exterior walls are designed with continuous insulation, isolating the exterior walls from the exterior sheathing. Some xeriscaping is included in the landscape plan, such as using rock for ground cover, however this does not meet the current landscaping standards in the Code and so a condition of approval has been added to use wood mulch if landscaping is installed under the

current code, and rock if landscaping is installed after the updated landscape standards have been adopted, assuming rock is an allowed ground cover element in the code update.

PUD Guide (11.) Trash Receptacles.

Multi-family buildings shall provide wildlife resistant trash enclosure structures consistent with the approved Design Guidelines.

Staff Comment: Dumpsters and trash receptables are shown on C1.04 and staff has included a condition of approval that all trash enclosures shall be wildlife resistant.

Additional Requirements of the Development Plan:

Snow Storage.

Circulation and Transportation Conditions.

Evidence of adequate water supply and other services and facilities needed to serve the development.

Evidence of adequate water rights.

Staff Comment: Snow storage areas are shown on C1.04. Planning has reviewed the snow storage areas with Public Works and both departments believe there is adequate snow storage provided. Circulation and transportation were reviewed during the Final Plat application for Filing 1. Planning and Public Works have reviewed the site plan with regards to circulation on these specific properties and have no comments or conditions of approval to include.

Water supply and other services and facilities needed to serve this development, as well as evidence of adequate water rights were also reviewed during Final Plat application for Filing 1. The applicant provides an explanation of deep utilities, shallow utilities and the existing non-potable irrigation line in their project narrative. Planning and Public Works have reviewed the narrative and civil plans and all comments have been incorporated into the updated application documents attached to this staff report.

In 2019, the Town affirmed that adequate public facilities existed and that the Haymeadow Development has met or will meet the conditions described in Section 6.1 of the ADA. The Subdivision Improvement Agreement (SIA) from Filing 1 determines that sufficient water rights have been dedicated to the Town to serve this Subdivision.

Signage

Staff Comment: The applicant has indicated that a monument sign will be proposed at the northern corner of the first entrance off of Mt. Hope Circle. A sign permit will be required, and a condition of approval has been included.

Development Impact Report – [Section 4.07.100.](#)

Staff Comment: The applicant has filled out the Development Impact Checklist as required by Town Code, and staff has reviewed the checklist and agrees with the applicant's analysis

Local Employee Residence Program (LERP)

Staff Comment: Resolution 12, Series 2014 approved the Haymeadow Annexation and Development Agreement (ADA) and Exhibit G to that document lays out Haymeadow's

requirements with regards to the Town's LERP program. Exhibit G states that, *the intent of this LERP Plan is that the timing of provision of the LERP units should generally keep pace at 10% of the construction of free-market units. This pace may vary within individual neighborhoods during build out. Each development permit application for multi-family buildings will include which, if any, units will be designated for the LERP program and will include the required level of detail that specifies unit sizes, bedroom configurations and sales price points. The Town Staff shall use the Development Permit process to monitor the pace of provisions of LERP units and may recommend denial of a Development Permit if the construction of LERP units is significantly off pace.*

Haymeadow has provided the following breakdown with respect to compliance with this Plan: all LERP units within this application are one-bedroom units, the middle ground floor units of all six (6) condo buildings will be LERP units, a minimum of three (3) corner units will also be LERP units. Haymeadow currently plans to designate eighteen (18) one-bedroom units in RMF-1 as LERP units, but thus far has only committed fully to providing nine (9) units, which would keep pace with the 10% of LERP units to free market units noted in the plan. Town Staff will continue to work with Haymeadow to ensure proper tracking of the LERP units and has included a condition of approval that final information such as which units will be designated as LERP, their addresses, and their price points may be deferred until condo/townhome plat.

STANDARD #2: *The proposed development is in compliance with the provisions contained in [Chapter 4.13](#) Subdivision Design, Improvements and Dedications.*

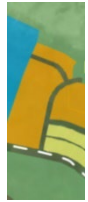
In order to further the purpose of this Title, it is the purpose of this chapter to ensure that for all subdivision and developments, except as provided otherwise in this Title:

- A. The developer provide, pay for and install or cause to be installed, on-site and off-site public improvements where needed. Such improvements shall include, but not be limited to, water distribution systems, storm drain structures, wastewater lines, pumps and appurtenant devices, curbs and gutters, street base course material and wearing course material, bridges, electrical transformers, street lights, underground communications systems and wiring, gas distribution systems, fire hydrants, fire alarms and other fire-control devices, street signs and traffic control devices, and community facilities as the Town may determine; and*
- B. Provisions are made for the preservation, replacement or installation of trees, shrubs, ground cover and vegetation, structures and provisions to stabilize soil and to prevent erosion, and culverts or other devices to enclose open ditches and inhibit access to them by children; and*
- C. Reservations and dedications to the Town of lands or easements, or fees in lieu of dedications, are made where needed by the nature of the development for public purposes, including, but not limited to, utility easements and easements for drainage purposes, pedestrian easement, park land, and other community facilities; and*
- D. Provisions are made for delayed or phased development if necessary to ensure that the Town or special districts can provide necessary and timely municipal services and facilities; and*
- E. Provisions are made to ensure the completion of installation of curbs, gutters, sidewalks, street paving and other improvements and to ensure that dedications are made.*

Staff Comment: When this application goes before Town Council, a Development Agreement will be included for their review. The Development Agreement will address all of the above requirements of the Subdivision section (that were not included in the Filing 1 Subdivision Improvement Agreement) and will include provisions for a Performance Guarantee, for public and private improvements.

STANDARD #3: *The proposed development complies with the Town’s goals, policies and plans.*

The 2021 Elevate Eagle Comprehensive Plan (Plan) generally provides the goals, policies and plans for the Town. The Future Land Use Map designates the property as Medium Density Residential (MDP). This is a future designation and does not affect the PUD zoning or density allowed by the PUD Guide. The relevant policies for this development are:



- 1-1.1. Ensure a healthy mix of housing types and densities (e.g. Single-family, duplex, multifamily, mixed-use, and accessory dwelling units) to allow for greater diversity.*
- 1-1.2. Promote and encourage additional senior housing. Utilize the findings from the Eagle County Housing Needs Assessment to determine what regulations are needed, what the demand is, and appropriate areas for senior housing.*
- 1-1.3. Stimulate the creation of workforce housing through town policies, incentives, and regulatory procedures. Collaborate with community partners and private sector to expand the reach of Eagle’s workforce housing efforts.*
- 1-2.5 Provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents, and visitors.*

Staff Comment: This project will have added 74 for-sale condominium units and 12 for-sale townhome units to the market when completed, staff believes that Policy 1-1.1 is met with this project, as it helps Eagle to reach a healthier mix of housing stock.

A majority of the buildings and all of the townhomes are accessed via stairwells and may not be what many seniors are looking for in a “retirement” home. Building D does have an elevator and offers an accessible route to all units, possibly making the units in that building desirable for seniors. Overall, this project does not focus on senior housing and does not necessarily provide much housing stock suitable for seniors.

This is not a workforce housing project, but this development will contain somewhere between 9 and 18 one-bedroom LERP units, the inclusion of LERP units should help provide for additional workforce housing in Eagle. Haymeadow has also agreed to provide Resident Occupied housing as a condition of the 2021 land swap agreement and has specifically agreed to provide a minimum of two two-bedroom units in the first phase of construction in RMF-1. Adding to the mix of housing should in turn help to stimulate support for local businesses, both in terms of providing housing for employees and providing additional customers and clients.

- 2-3.2. Preserve and enhance each of Eagle’s unique character areas (i.e. Downtown; the Chambers Avenue Area; Market Street; Eagle Ranch Commercial Core; Eagle River Corridor; US Highway 6/Grand Avenue Corridor; the Western and Eastern Gateway Areas; and the Brush Creek Area).*
- 2-3.3 Ensure new development builds upon and adds value to Eagle’s unique community character through adherence to high quality standards of design and construction.*
 - b. Utilize infill and conservation-oriented development to accommodate growth while retaining open lands and protecting environmentally sensitive areas.*
 - c. Apply dark night sky standards consistently to all proposed outdoor lighting systems, and work to retrofit existing systems over time.*

Staff Comment: The Haymeadow PUD was designed with the Brush Creek Area in mind and provides for large setbacks from Brush Creek Road, with wetlands between development areas and the Road. The PUD also includes provisions for Open Space dedication, which will occur at time of First Subdivision Final Plat for each Neighborhood. The majority of multi-family units are planned for the early phases of development of the overall PUD. This project represents a total of 86 of the total approved 344 in Neighborhood A1; which is in line with conservation-oriented development. The lighting fixtures proposed in RMF-1 and RMF-2 are all downcast and several are listed as Dark Sky compliant fixtures. Dark sky standards have not been incorporated into the Code yet and not all of the proposed fixtures are listed as dark sky compliant.

2-4. Connect Eagle's unique neighborhoods physically and visually through a walkable and trail-oriented environment with high-quality wayfinding.

2-4.1. Enhance pedestrian access and amenities, and public gathering areas to promote social interaction.

a. New development should provide amenities such as sidewalks, parks, open space systems, and bicycle paths.

3-3.1. Ensure residents have access to recreation amenities.

b. Require new development to provide adequate parks, trails, other recreational facilities, and connections to pedestrian/bicycle-oriented amenities.

3-3.3. Encourage development applications or annexation proposals for property adjacent to public lands to include public access where appropriate.

Staff Comment: RMF-1 provides trail connection amenities as well as gathering spaces, sidewalks, a dog park and a children's playground. RMF-2 provides trail connections and sidewalks with access to the amenities in RMF-1. There is also a pocket park planned for the single-family homes across Mt. Hope Circle from this development that will be accessible to residents of the multi-family units. This development has close proximity and trail connections to the Eagle Pool & Ice Rink and nearby mountain bike trails. Trails, willow corridors, wetlands, open space and parks are proposed under the development plan and will occur during subsequent phases of development.

2-5. Maintain and improve the appearance of Eagle by establishing and reinforcing the Town's identity and sense of place.

2-5.1. Maintain and enhance the sense of community in Eagle.

2-5.4. Preserve viewsheds and view corridors in key areas throughout Town. Work to preserve high quality agricultural lands, rural lands as appropriate, public lands, wildlife resources, water resources and forest resources when evaluating new development and/or annexations.

Staff Comment: Staff is requesting input from the Commission with regards to whether or not this development will maintain and improve the appearance of Eagle by establishing and reinforcing the Town's identity and sense of place. The Town's identity is closely tied to outdoor recreation and this development provides connectivity to internal Haymeadow trails as well as to Town trails.

A view corridor study has not been undertaken as of yet, so we have not identified which view corridors should be preserved. There are views down Brush Creek Road and the extension of Sylvan Lake Road, which this development will not impede, but will be able to take advantage of their own views.

While a large portion of Haymeadow is currently agricultural land, it has been slated for development for the past eight years and is not thought to be considered high quality agricultural land.

The considerations noted in 2-5.4 were discussed when the project was annexed and zoned PUD and mitigation plans were included in those documents, such as open space dedications, willow corridors and the wildlife corridor between Neighborhood D and the Eagle County Open Space.

2-8. Policies for the Brush Creek Character:

- 2-8.1. Support and preserve the attributes and quality of the “country lane” experience along Brush Creek Road.*
- 2-8.2. Encourage clustering to balance conservation and development objectives so that wildlife habitat, views and sensitive environmental areas are preserved.*
- 2-8.3. Large developments should provide neighborhood connections setback significantly from Brush Creek Road to allow for a continued “country lane” experience.*
- 2-8.4. New development should create connections to existing trails and pedestrian areas within the Brush Creek character area, where appropriate.*
- 2-8.5. Enhance multi-modal and pedestrian connectivity within the Brush Creek Character Area.*

Staff Comment: The Haymeadow development plan was created with the Brush Creek character area policies in mind and has been designed with wetlands in between RMF-1 & 2 and Brush Creek Road, preserving the “country lane” experience. This application is a clustered development and will integrate with additional clustered development as RMF-3, 4 and 5 are developed. This development does provide for connection to internal Haymeadow trail systems as well as to Town trails.

4-1.3. Mitigate impacts to the natural environment and native species.

- 4-3.1. Enhance or create a tree canopy in new development areas or existing urban areas where tree cover is lacking.*
- 4-3.2. Promote energy efficient designs and building codes that encourage energy conscious lifestyles and reduce overall energy consumption.*
 - a. Encourage all construction efforts to utilize green building practices.*
- 4-3.4. Encourage the use of local renewable energy resources, including wind, solar, micro-hydro, biomass and geothermal in land use applications.*
- 4-3.6. Encourage site designs and alternative transit incentives that reduce the demand for automobile trips in the area.*
- 4-3.7. Support projects that promote water conservation and uphold the Water Conservation Plan, Source Water Protection Plan, and Brush Creek Management Plan.*
- 4-3.8. Support projects that promote and uphold the Climate Action Plan for the Eagle County Community.*
- 4-4.1. Development should avoid natural hazards and impacts on environmentally sensitive and hazard-prone areas.*
 - a. Discourage buildings or land disturbances on steep slopes, ridgelines and other hazard areas.*

Staff Comment: This application minimizes impacts to the natural environment by introducing native plant materials. As Haymeadow has historically been ranch land and agricultural land, there

are not many trees. This first phase of vertical development will introduce significantly more vegetation and trees than are currently present. Staff is asking for additional trees, shrubs and perennials along the street buffer areas. The applicant will be wiring the buildings for future solar, providing for EV charging stations, and insulating the buildings to a higher standard. There are no environmental hazards or land disturbances on this property.

5-1.1. Plan for future public transportation enhancements.

5-1.4. Promote the development of compact neighborhoods in close proximity to public transit options, and allowing increased residential, retail, and mixed-use densities in areas close to transit stops.

5-1.5. Support transit-oriented development, and improvements that promote multi-modal transportation options.

5-2.2. Ensure streets effectively accommodate transit, bicycles, pedestrians and other transportation options as determined appropriate.

5-3.3. Encourage compact development pattern.

5-5.1. Coordinate with surrounding municipalities to enhance broadband infrastructure within Eagle.

Staff Comment: Public transportation is not accounted for in RMF-1 and 2, but there is the possibility of a transit stop within the Haymeadow development, should ECO Transit develop a plan for additional stops in Eagle. The Annexation and Development Agreement requires one future transit stop somewhere within the Haymeadow development, if ECO Transit adopts a plan that would add additional stops further into Eagle. Currently, the closest transit stop to Haymeadow is on 5th Street by Town Park, which is roughly 1.3 miles away (as a crow flies). There is no mixed-use or retail included in this development. Multi-modal transportation is encouraged through the trail system and connections with Town trails.

STAFF RECOMMENDATION

Staff recommends Approval with Conditions of File #DR22-01 the Haymeadow Major Development Permit for RMF 1 and 2 based on compliance with Chapters 4.06, 4.07, 4.12, 4.13 of the Municipal Code, the Second Amended PUD Guide for the Haymeadow PUD and that the application is supported by the goals and policies in the 2021 Elevate Eagle Comprehensive Plan.

PLANNING AND ZONING COMMISSION POTENTIAL MOTIONS

Below are the Planning and Zoning Commission options related to File #DR22-01:

1. Approve the application with no conditions.
2. Approve the application with conditions.
3. Continue (table) the application. (Provide staff and the application detail regarding information needed for a decision).

4. Deny the application. (Cite all Code sections and/or Plan policies that resulted in motion for denial).

FINDINGS OF FACT

The application for File #DR22-01 meets the requirements for Title 4 of the Municipal Code and substantially supports the Elevate Eagle Comprehensive Plan (2021 Amendment) and the development is in compliance with the approved PUD.

IF APPROVED, THE P&Z AND COUNCIL MAY CONSIDER THE FOLLOWING SUGGESTED CONDITIONS OF APPROVAL FOR FILE #DR22-01:

1. The development permit shall be incorporated into the building permit and all conditions shall apply to the building permit. If more than three years elapse (July 12, 2025) without the application for a building permit, a new development permit shall be required, following the procedures set forth in this chapter.
2. Final LERP compliance, such as, which units will be designated as LERP, their addresses, and their price points may be deferred until condo/townhome plat application submittal.
3. Section 3.A.4.e.3. of the PUD Guide shall be updated to include the following language in the next PUD Guide Amendment: *The 50' setback along Sylvan Lake Rd shall be measured from either the back of asphalt or edge of curb, whichever is more restrictive.*
4. The 2nd and 3rd sentence of Section 2.F. of the PUD Guide (Building Height) shall be updated in the next PUD Guide Amendment to read as follows: *Measurement shall be from existing or finished grade, whichever is more restrictive. For new subdivisions and/or Development Permits, existing grade, shall be determined by the approved grading plan for the Subdivision or Development Permit.*
5. The Neighborhood Entrance Sign shall require a sign permit and the location of the sign shall not be placed in a clear vision area or site triangle. Any future signs will not be considered a PUD or Development Permit amendment and shall comply with the Town Sign Code.
6. All trash enclosures shall be bear resistant.
7. All proposed rock ground cover shall be replaced with wood mulch at time of building permit application, however, should the Land Use Code be updated prior to installation of ground cover the applicant may submit a change request to staff for administrative approval to switch to another groundcover material, in compliance with the Development Code at the time of submittal.
8. Any species included on the landscape plan that are not listed on either the Town's list of preferred species or on the CSU extension offices list of firewise plant materials will need to be replaced with species that are on one of these lists in the landscape plan to be submitted at time of building permit application.
9. Additional deciduous and coniferous trees shall be added to both street buffers to meet the 30 foot and 20 foot on center minimum spacing requirements respectively and additional shrubs and perennials shall be added to achieve massing in the landscape plan to be submitted at time of building permit application.

10. An updated lighting plan shall be submitted for staff review and approval prior to or at time of building permit application. All fixtures included in the development should be “IDA Dark Sky Compliant”, if at all possible, and shall be at a temperature of 3000k or less.



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
200 BROADWAY • PO BOX 609 • EAGLE, CO 81631
PHONE: 970-328-9655 • FAX: 970-328-9656
www.townofeagle.org

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

ZONING REVIEW	DEVELOPMENT REVIEW	SUBDIVISION REVIEW
☐ Special Use Permit ☐ Zoning Variance ☐ Rezoning ☐ Temporary Use Permit ☐ Amendment to Zone District Regulations ☐ Encroachment Permit	☐ Minor Development Permit ☒ Major Development Permit PLANNED UNIT DEVELOPMENT (PUD) REVIEW ☐ PUD Zoning Plan ☐ PUD Development Plan	☐ Concept Plan ☐ Preliminary Plan ☐ Final Plat ☒ Lot Line Adjustment ☐ Condominium / Townhouse ☐ Minor Subdivision

PROJECT NAME Haymeadow RMF-1 & RMF-2

PRESENT ZONE DISTRICT PUD **PROPOSED ZONE DISTRICT** PUD
(if applicable)

LOCATION

STREET ADDRESS 91 Mt. Hope Circle & 24 Snowy Peak Road

PROPERTY DESCRIPTION

SUBDIVISION Haymeadow Filing 1 **LOT(S)** RMF-1 & 2 **BLOCK** _____
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE Major residential development Permit and Lot Line Adjustment
see attached narrative

APPLICANT NAME ABRIKA Properties, LLC **PHONE** 352-854-7753

ADDRESS 8250 SW 27th Ave Ocala FL 34476 **EMAIL** brandon@abrika.com

OWNER OF RECORD same as above **PHONE** _____

ADDRESS _____ **EMAIL** _____

REPRESENTATIVE* Scott Schlosser **PHONE** 9703909223

ADDRESS PO 5607 Eagle CO 81631 **EMAIL** scottschlosser66@gmail.com

*A representative must submit an affidavit or power of attorney signed by the property owner of record authorizing the representation.

APPLICATION SUBMITTAL ITEMS:

The following submittal materials must be submitted in full before the application will be deemed complete (please check all items that are being submitted):

- ☒ Applicable fees and deposits.
- ☒ Project Narrative, describing the project, its compliance with any applicable review criteria, any impacts to the surrounding area, and any other relevant information.
- ☒ Surrounding and interested Property Ownership Report (see project specific checklist for more information).
- ☒ Proof of Ownership (ownership & encumbrance report) for subject property.
- ☒ Site Plan, drawn to scale and depicting the locations and boundaries of existing and proposed lots and structures.
- ☒ Project specific checklist.

FEES AND DEPOSITS:

See Eagle Municipal Code Section 4.03.080

1. Application fees shall be paid in full at the time of the filing of the application and unless paid, the application shall not be deemed complete. All fees are nonrefundable.
2. As described in Eagle Municipal Code § 4.03.080, third-party consultants may be necessary for the review and processing of applications. These costs ("pass-through costs") must be paid by the applicant. If pass-through costs are expected, the applicant must pay a deposit at the time the application is filed. If at any time the deposit does not fully cover the pass-through costs, the applicant must pay another subsequent deposit before the Town will continue processing the application.
3. The Town may withhold the recording of any Subdivision Final Plat or Development Plan or the signing of any Resolution or Ordinance until all pass-through fees are paid in full.
4. Within 30 days of approval or denial of an application, any remaining deposit shall be returned to the applicant. If an application is withdrawn, any remaining deposit shall be returned to the applicant within 60 days.

I have read the application form and certify that the information contained herein is correct and accurate to the best of my knowledge. I understand that it is my responsibility to provide the Town with accurate information related to this application. I UNDERSTAND THAT FILING AN APPLICATION IS NOT A GUARANTEE THAT THE APPLICATION WILL BE APPROVED.



Signature

5/3/22

Date

FOR OFFICE USE ONLY

DATE RECEIVED _____	BY _____	FILE NUMBER _____
REVIEW FEE _____	DATE PAID _____	RECEIVED BY _____
DATE CERTIFIED COMPLETE _____	BY _____	
P&Z HEARING DATE _____	DECISION _____	
BOT HEARING DATE _____	DECISION _____	



Development Permit Application
for
Haymeadow Parcels RMF-1 & RMF-2
Application Narrative
April 25, 2022

ABRIKA Properties, LLC
8250 Southwest 27th Avenue
Ocala FL 34476

Haymeadow Project Team

Property Owner:

Abrika Properties, LLC
8250 Southwest 27th Avenue
Ocala FL 34476

Owner's Contact

Scott Schlosser
PO Box 5607
Eagle, CO 81631

Planner:

Pylman & Associates, Inc.
PO Box 2338
Edwards, CO 81632

Land Use Attorney:

Wear Travers Perkins LLC
97 Main Street Suite E 202
Edwards CO 81632

Ecological

Birch Ecology, LLC
PO Box 170
Lyons, CO 805 0

Surveyor

SGM
18 W. Sixth Street, Suite 200
Glenwood Springs, CO 81601

Construction Management

Range Resources, LLC
PO Box 9091
Avon, CO 81620

Engineer:

Alpine Engineering, Inc.
PO Box 93
Edwards, Colorado 81632

Traffic Engineer:

McDowell Engineering
PO Box 4259
Eagle CO 81631

Site Planning

DHM
311 Main Street, Suite 102
Carbondale, CO 81623

Architect

NEO Studio
3560 Walnut St.
Denver, CO 80205

Background

The Haymeadow PUD was approved by Town of Eagle Ordinance No. 11, Series of 2014 after several years of PUD Concept Zoning Plan and PUD Zoning Plan review.

The development plan for Haymeadow evolved out of a careful analysis of many factors, including the [2010 Eagle Area Community Plan](#), existing growth and land use patterns, anticipated long term residential housing needs, existing and desired recreational amenities, existing and planned traffic circulation patterns and the landforms and environmental sensitivities of the property.

The approval of the Haymeadow PUD found the overall plan to be in compliance and compatible with the Town's goals and policies. This Development Permit application for Parcels RMF-1 and RMF-2 is in full compliance with the approved PUD and therefore is compatible with the Town's goals and policies.

The approved plan consists of five distinct neighborhoods, community parks, a fire station, a K-8 sized public school site and expansive open space tracts. The plan features extensive setbacks from Brush Creek Road and a diminishing level of density as the property transitions up Brush Creek Road. The neighborhoods are situated around a framework of open space corridors, parks and trails that create an organized layout of neighborhoods and public spaces.

The Haymeadow PUD is approved for 837 dwelling units on 660 acres. This includes 344 multi-family units and 493 single family/duplex units. Multi-family units are distributed throughout Neighborhoods A1, A2, B and C. Multi-family housing opportunities have always been envisioned as a variety of home sizes that will range from entry level condominiums to larger family oriented townhomes and flats.

In 2019 the Town of Eagle approved, via Ordinance No. 14, Series of 2019, the Haymeadow Filing 1 Final Plat. This final plat included the multi-family zoned tracts RMF-1 and RMF-2. RMF-1 and RMF-2 fall within the Residential One Zone District of the approved PUD Guide. This section of the PUD Guide lists the development standards for these parcels including the uses, setbacks, height, lot coverage and allowable densities.

The Haymeadow PUD plan and the 2010 Eagle Area Community Plan (EACP) evolved together. Important considerations in each were "maintaining the country lane feel of Brush Creek Road" and consideration of Eagle and the Brush Creek Valley's ranching history in future planning and development. Also important in each was the clustering of higher density neighborhoods nearer Town core and sustainable building practices that incorporate low maintenance design types that are clean, have a sense of place and are functional in a mountain environment.

Since the adoption of the 2010 EACP and the 2014 Haymeadow PUD approval and annexation, much of the new construction in the Brush Creek Valley and town core have been built in what could be characterized as a contemporary Western/Mountain architectural style. It's evidenced in the clean and modern lines of luxury custom homes built and being built at Frost Creek, recent builds in the Ouzel Lane area of Eagle Ranch, new custom homes at the bottom of Brush Creek Road and in newly finished residential and commercial developments in the town core and downtown. The Haymeadow project has been designed to create a series of neighborhood styles and building types, the RMF 1 and 2 areas represent Haymeadow's multi-family neighborhoods. The architectural style is derived from contemporary Western architecture found throughout the area

and inline with historical architectural lines used in the Brush Creek Valley and throughout the Western United States.

All but one building have been designed as split-level structures that follow the topography and appear to fit into the adjacent hillside. The buildings have a principal gable structure with additive elements incorporating shed style roofs reminiscent of historical barn, horse and hay storage structures of Western ranching operations and adapted to modern multifamily structures. Simple horizontal wood lap-siding further reinforces the original barn structure founded on a stone foundation. Wings at building corners with adjoining balconies and shed roofs have contrasting metal siding and large openings create the evolution of ranch concept. Asymmetrical building and roof elements with shed roofs create the narrative of ‘purpose built’ design, built for the land and program.

The site and buildings have been designed based on 4) principal elements; 1) existing topography and drainage, 2) solar orientation, 3) views from and to the buildings, and 4) pedestrian circulation.

- 1) The buildings are split level to fit into the hillside and the existing topography. The site slopes from the north-east toward the south-west, split-level buildings are oriented toward the south-west with garage access on the north-east (high side), this allows positive drainage around each building from the garage access side to the southwest.
- 2) The southwest orientation of the buildings works very well for solar orientation and natural light. The units that are not facing southwest have been designed to have two sides with operable windows for natural light and ventilation. The open space between buildings is very generous and buildings will not shade each other.
- 3) The buildings have been placed to maximize mountain views and open space. Buildings have been staggered so units are not looking into other units and to maximize natural ventilation into each habitable room.
- 4) A network of pedestrian paths has been arranged to connect each building with the sidewalk system adjacent to proposed and existing roads. Proposed pathways/trails also connect buildings to open space and park systems.

Elevate Eagle Compliance

The Haymeadow PUD and the Town of Eagle’s community plans have always been highly compatible. In fact, in 2008 the Haymeadow Development Team tabled the original Haymeadow PUD application to allow the completion of the 2010 Eagle Area Community Plan (EACP).

The result was a Haymeadow PUD (approved in 2014) that was in direct compliance with the 2010 EACP and exemplified many of its philosophies and goals. For example, the 2014 Haymeadow PUD embraces the tenets of Conservation Oriented Design (Eagle’s first ever), strives to maintain the “country lane feel” of Brush Creek Road, creates trail connectivity with Eagle’s Town Core and existing neighborhoods, incorporates a development-wide non-potable irrigation system, clusters high density neighborhoods nearer Town Core, preserves more than 60% of the parcel as open space and complies or sets the standard in Eagle in a number of other areas.

In 2021 the 2010 EACP was revised and the Elevate Eagle plan was ratified by the Town of Eagle. The Haymeadow PUD remained in a high level of compliance with that plan and its goals. Then, in late 2021 the Haymeadow PUD was amended to move multifamily density from outlying

neighborhoods B and C drawing it further into compliance with the Elevate Eagle plan and philosophies such as providing a diversity of housing types, walk and bikeability, satisfying housing demands in the near term and other areas.

Today the architectural design, neighborhood layouts and landscaping plans proposed in Haymeadow's first phase of vertical construction take into account the Elevate Eagle plan. Architectural styles draw from historic structural lines of Western ranch buildings, utilize durable construction materials and draw color inspiration from the natural surroundings. Neighborhood designs maximize space and create natural vehicular, pedestrian and bicycle traffic flow and connect with existing trails, recreation facilities and neighborhoods. Homes are designed with the mountain lifestyle in mind.

Proposed Plans

RMF-1

Parcel RMF-1 is 5.08 acres in size and is addressed as 91 Mt. Hope Circle. The parcel is designated as multi-family by the PUD Guide and Haymeadow Filing 1 Final Plat. The RMF-1 plan includes seventy-four dwelling units in seven buildings. The seven buildings are very similar in design and floor plan but are not all identical. The buildings range from nine to eleven units per building in a mix of one and two bedroom units. There are a total of 18 one-bedroom units and 58 two-bedroom units. A full unit count and square footage matrix, by building, is included as a separate section below. These units and garages will be subject to a condominium platting process post construction to allow for fee simple ownership.

The only land use proposed is residential.

The proposed Development Permit is in full compliance with the PUD Guide development standards. No design variances are requested. This application is accompanied by a separate but concurrent application for a Subdivision Lot Line Adjustment. The lot line between RMF-1 and RMF-2 has a sharp angle that was created for an assumed driveway design. As the site plan has evolved with the PUD amendment, this bend in the lot line is no longer appropriate. The lot line adjustment between Parcel RMF-1 and RMF-2 will allow compliance with the setback provisions and will slightly expand RMF-1, bringing the site density below 15 units per acre.

Parking is in compliance with town requirements and includes enclosed individual garages and surface parking spaces. The Alpine Engineering site plan includes a full parking compliance summary.

The plan includes several recreation areas accessory to the residential use including a general lawn area, a separate play area and a designated dog park.

The Haymeadow Filing 1 Final Plat included installation of all necessary public utilities to serve the property and make it development ready. This plat and the overall PUD approval have addressed the water supply and utility service and facilities needed to serve the property. The only outstanding issue that the applicant is aware of is a condition of the Final Plat approval requiring the concurrent submittal and approval of a set of Haymeadow Design Guidelines. That application is being made as a separate but concurrent Development Review Permit application.

The access drives, parking areas and building layouts have been designed to meet the requirements of the Greater Eagle Fire Protection District and the standards of TOE Code Section 4.07.150. The building plans show the appropriate fire control systems.

While the proposed plan does include substantial on-site common recreation areas, there is no requirement for dedication of public park land associated with this development permit. The approved PUD Plan and final plat have addressed all public and school dedication requirements.

RMF-2

Parcel RMF-2 is 1.459 acres in size and is addressed as 24 Snowy Peak Circle. This parcel is also designated as multi-family by the PUD Guide and Haymeadow Filing 1 Final Plat. The RMF-2 plan includes twelve units. Each building will include 4 three-bedroom townhouse dwelling units. A full unit count and square footage matrix, by building, is included as a separate document.

The only land use proposed on RMF-2 is residential.

The proposed Development Permit is in full compliance with the PUD Guide development standards. No design variances are requested. This application is accompanied by a separate but concurrent application for a Subdivision Lot Line Adjustment with RMF-1.

Parking is in compliance with town requirements and includes garages and surface parking spaces. Each townhome unit includes an attached two-car garage. The Alpine Engineering site plan includes a full parking compliance summary.

The Haymeadow Filing 1 Final Plat included installation of all necessary public utilities to serve the property and make it development ready. This plat and the overall PUD approval have addressed the water supply and utility service and facilities needed to serve the property. The only outstanding issue that the applicant is aware of is a condition of the Final Plat approval requiring the concurrent submittal and approval of a set of Haymeadow Design Guidelines. That application is being made as a separate but concurrent Development Review Permit application.

The site plan has been designed to meet the requirements of the Greater Eagle Fire Protection District and the standards of TOE Code Section 4.07.150.

There is no requirement for dedication of public park land associated with this development permit. The approved PUD Plan and final plat have addressed all public and school dedication requirements.

General Information

The attached submittal information includes an Alpine Engineering site development plan set, a NEO Studio architectural plan set, a DHM Design landscape set and the additional submittal requirements as checked in the attached application checklist.

The primary Haymeadow design team for this application includes Range Resources, LLC, Alpine Engineering, Inc., Neo Studio Architects and DHM Design. The primary contact for this application will be Michael Hood, Range Resources, LLC.

Contact information for Range Resources:

Michael Hood

Phone: 970-331-4492

Email: michael@rangeconsultingllc.com

Utility & Access Service Plan

Access infrastructure for RMF-1 and RMF-2 connects to the existing curbed entrances constructed as a part of the public improvements with the Haymeadow Filing 1 Final Plat. The two RMF-1 access points connect a looped private driveway/parking drive with lane widths and curve designs that meet TOE and GEFPD design standards. RMF-2 will be accessed by a Snowy Peak Road connection to a private drive/parking lot for the 12 townhomes. The upper loop of the RMF-1 drive and Snowy Peak Road will provide future access to the 6.5 acre Tract E future development parcel.

Drainage improvements include a collection of runoff from impervious surfaces in proposed storm pipes under the road and drives. These proposed pipes connect to the existing storm system along the property line between RMF-1 & RMF-2 and Tract E. This existing "A" storm run outfalls to Pond 1A, all of which was constructed under the Filing 1 Plat. Detention and water quality are achieved in Pond 1A.

Shallow and deep utilities for RMF-1 and RMF-2 connect to infrastructure installed under Filing 1. Sewer is gravity-fed from a main line running under Snowy Peak Road to a main line running under the RMF-1 drive and connects to an existing manhole north of Sylvan lake Road. Water is looped through the site connecting to the existing 8" stub at the southern road connection with Mt. Hope Circle and to a 12" stub at the northern Mt. Hope Circle road connection. A 12" main line runs under the upper drive loop and will be stubbed to provide future service to Tract E. RMF-2 water and sewer service are back lot connections in the upper loop drive of RMF-1.

Shallow utilities, including communications, electric and gas for RMF-1 connect to existing infrastructure along Mt. Hope Circle. Shallows for RMF-2 connect to existing infrastructure along Snowy Peak Road and will be stubbed for future extension to Tract E.

An existing non-potable irrigation line stubbed at Tract E, installed under Filing 1 Plat, will be relocated to account for the proposed RMF-1 infrastructure.

LERP Compliance

Town of Eagle Resolution 12, Series of 2014 approved the Haymeadow Annexation and Development Agreement ("ADA"). Section 16 of the ADA references Exhibit G, the Haymeadow LERP Housing Plan. The Haymeadow LERP Housing Plan details how the Haymeadow PUD will comply with the Town of Eagle Local Employee Residence Program.

The approved 2014 LERP Plan anticipates that 54 of the 84 LERP units within Haymeadow will be studio or one-bedroom units. The remaining units will be two and three-bedrooms. Furthermore, the plan assumes that all LERP units will be within Haymeadow's multi-family areas. Because one-

bedroom units are expected to be the majority of our LERP units, and the only suitable location for one-bedroom units are in our condo parcels of which there will not be many, all LERP units within this MDP will be one-bedroom condos. The plan contemplates that we will generally keep pace with 10% of units being LERP, which would require at least 9 LERP units within RMF-1/2. We anticipate the middle unit on the ground floor of all 6 split-level condo buildings will be a one-bedroom condo approximately 600-650 square feet in size. We also anticipate that a minimum of 3 corner units (650-700 sqft) will be part of our LERP program. It is our intent to accelerate the LERP buildout far faster than required by the 10% minimum pace, and our current plan is that the 18 one-bedroom units in RMF-1 will all be LERP units; however, we reserve the right to change that plan based on market demand for LERP and free-market units closer to the time of sale. We intend to meet the 20% RO deed-restriction obligation primarily through the two-bedroom condos.

The first phase of construction which includes Buildings A, B & D will have a minimum of five LERP units included, but likely six LERP units. In Building A, all three one-bedroom units will be included as LERP units to ensure we are always ahead of the minimum 10% requirement. In Building B, the middle one bedroom unit and at least one of the corner one bedroom units will be LERP units. There will also be a minimum of two, two-bedroom Resident Occupancy (RO) restricted units within Buildings A, B & D. LERP units will be formally designated at the time of condo/townhome plat.

In the second phase of construction, Buildings C, E, F, & G will contain a similar mixture of one-bedroom LERP units and two-bedroom RO units, with the exact number to be determined depending on market conditions for that unit type at the time of building permit.

In addition to the ADA Haymeadow LERP Plan ABRIKA Properties, LLC has agreed to a condition of approval related to the proposed PUD Amendment that will commit Haymeadow to selling thirty (30) Resident Occupied (RO) units within Haymeadow over and above the existing LERP requirements. These RO units are to be sold prior to the listing of the 150th unit in Haymeadow. We will commit to placing as many RO restrictions on the units within this development permit application as the market will bear.

Schedule and Phasing

The Haymeadow development team plans to immediately start with the infrastructure related to the RMF-1 civil plans and submit for building permits for Buildings A, B, & D. After the underground utilities are installed, and the building permits are issued vertical construction will commence. Buildings A, B, & D have been selected so that in the first construction phase, the landscaping, dog park and park amenities will be completed. The phasing will then move north to south on the perimeter of the RMF-1 road going from Building C to Building G. RMF-2 Buildings A, B, & C will be constructed from East to West. Attached in the drawing package is an illustrative phasing plan.

Unit Breakdown

RMF-1	1 Bedroom	2 Bedroom	Bldg SQFT
BUILDING A	3	8	14,060
BUILDING B	3	8	14,060
BUILDING C	3	8	14,060
BUILDING D	0	10	13,844
BUILDING E	3	8	14,060
BUILDING F	3	8	14,060
BUILDING G	3	8	14,060
RMF-1 Total	18	58	98,204
RMF-2	3 Bedroom	Bldg SQFT	
BUILDING A	4	10,418	
BUILDING B	4	10,418	
BUILDING C	4	10,418	
RMF-2 Total	12	31,254	

HAYMEADOW

EAGLE VAIL

PROJ. 000000
NO DRAWN Author
CHECKED Checker
APPROVED Approver
DATE 05 26 2022
REVISION S

ISSUED FOR: NOT FOR CONSTRUCTION
© NEO STUDIO

SCALE: As indicated

SHEET ELEVATIONS

DRB 1



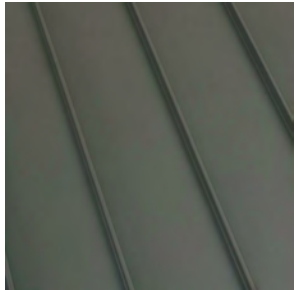
2 SIDE 2 ELEVATION
1/4" = 1'-0"



1 REAR ELEVATION
1/4" = 1'-0"



SHINGLES
COLOR: RUSTIC BLACK
BY: TAMKO-HERITAGE



METAL STANDING SEAM ROOF
MFR: DREXEL
COLOR: CHARCOAL



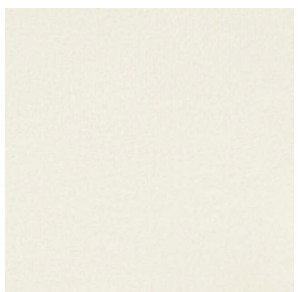
WOOD SLATS
MFR: 2 X 4 & 2 X 6 DIMENSIONAL LUMBER
COLOR: RECLAIMED PICKLE STAINED



ARCHITECTURAL WALL PANELS
MFR: NICHHA
COLOR: VINTAGEWOOD CEDAR



PANEL SIDING
MFR: FIBER CEMENT BOARD
COLOR: DARK GRAY



STUCCO
MFR: SYNERGY
COLOR: HARRIER



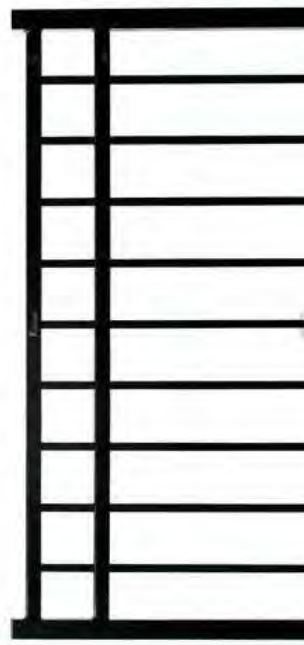
STONE HERITAGE SERIES
MFR: TELLURIDE
COLOR: IRON MOUNTAIN



LIGHT 1
HELIO OXYGEN EXTERIOR



LIGHT 2
CONTECH LIGHTING CY3



METAL RAILINGS
DARK BRONZE

HAYMEADOW

EAGLE VAIL

PROJ. 000000
NO DRAWN Author
CHECKED Checker
APPROVED Approver
DATE 05 26 2022
REVISION S

ISSUED FOR: NOT FOR CONSTRUCTION
© NEO STUDIO

SCALE: As indicated

SHEET ELEVATIONS

DRB 2



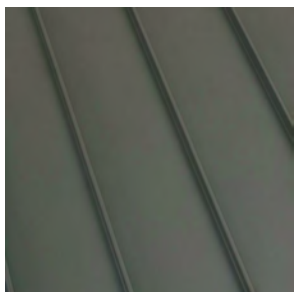
1 SIDE 1 ELEVATION
1/4" = 1'-0"



2 FRONT ELEVATION
1/4" = 1'-0"



SHINGLES
COLOR: RUSTIC BLACK
BY: TAMKO-HERITAGE



METAL STANDING SEAM ROOF
MFR: DREXEL
COLOR: CHARCOAL



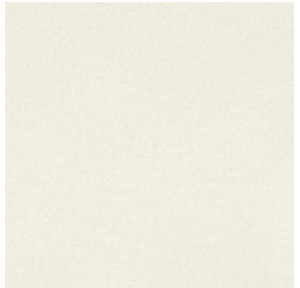
WOOD SLATS
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COLOR: RECLAIMED PICKLE STAINED



ARCHITECTURAL WALL PANELS
MFR: NICHHA
COLOR: VINTAGEWOOD CEDAR



PANEL SIDING
MFR: FIBER CEMENT BOARD
COLOR: DARK GRAY



STUCCO
MFR: SYNERGY
COLOR: HARRIER



STONE HERITAGE SERIES
MFR: TELLURIDE
COLOR: IRON MOUNTAIN



LIGHT 1
HELIO OXYGEN EXTERIOR



LIGHT 2
CONTECH LIGHTING CY3



METAL RAILINGS
DARK BRONZE

HAYMEADOW

EAGLE VAIL

PROJ. 000000
NO
DRAWN Author
CHECKED Checker
APPROVED Approver
DATE 05 26 2022
REVISION
S

ISSUED
FOR: NOT FOR
CONSTRUCTION

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STUDIO

SCALE:

SHEET
Unnamed

DRB 3



PERSPECTIVE 1



PERSPECTIVE 2

HAYMEADOW TOWNHOME

PROJECT ADDRESS

PROJ. 000000
NO. 1
DRAWN Author
CHECKED Checker
APPROVED Approver
DATE 05 27 2022
REVISION S

ISSUED FOR: NOT FOR CONSTRUCTION

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SCALE: As indicated

SHEET DRB.E:

DRB 1



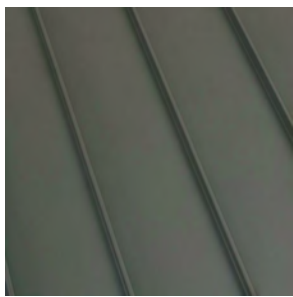
1 EAST ELEVATION Copy 1
1/4" = 1'-0"



2 NORTH ELEVATION Copy 1
1/4" = 1'-0"



SHINGLES
COLOR: RUSTIC BLACK
BY: TAMKO-HERITAGE



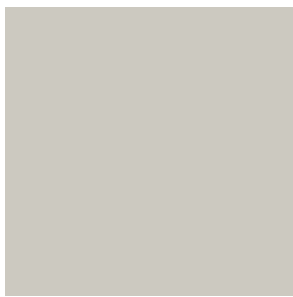
METAL STANDING SEAM ROOF
MFR: DREXEL
COLOR: CHARCOAL



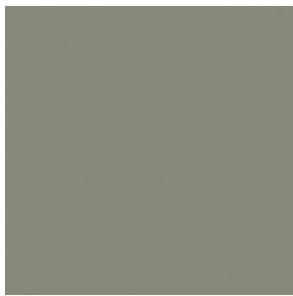
WOOD SLATS
MFR: 2 X 4 & 2 X 6 DIMENSIONAL LUMBER
COLOR: RECLAIMED PICKLE STAINED



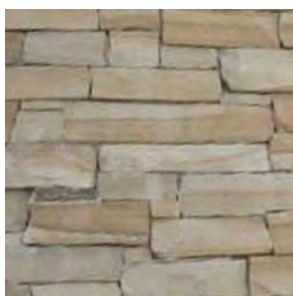
ARCHITECTURAL WALL PANELS
MFR: TBD
COLOR: VINTAGEWOOD ASH



STUCCO
MFR: SYNERGY
COLOR: LONDON FOG



STUCCO
MFR: SYNERGY
COLOR: PUTTY GRAY



STONE HERITAGE SERIES
MFR: TELLURIDE
COLOR: ASPEN GROVE



LIGHT 1
HELIO OXYGEN EXTERIOR



LIGHT 2
CONTECH LIGHTING CY3



HORIZONTAL WOOD RAILINGS
WOOD SLATS
2 X 4 & 2 X 6 DIMENSIONAL LUMBER
COLOR: RECLAIMED PICKLE STAINED

HAYMEADOW TOWNHOME

PROJECT ADDRESS

PROJ. NO.	000000
DRAWN	Author
CHECKED	Checker
APPROVED	Approver
DATE	05 27 2022
REVISION	
S	

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SCALE: As indicated

SHEET DRB.E:

DRB 2



1 WEST ELEVATION Copy 1

1/4" = 1'-0"

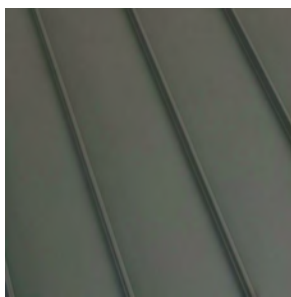


2 SOUTH ELEVATION Copy 1

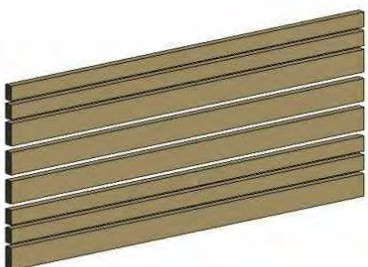
1/4" = 1'-0"



SHINGLES
COLOR: RUSTIC BLACK
BY: TAMKO-HERITAGE



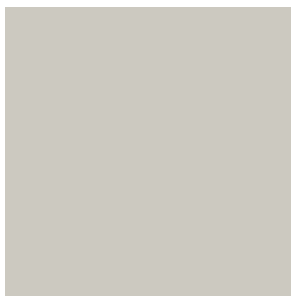
METAL STANDING SEAM ROOF
MFR: DREXEL
COLOR: CHARCOAL



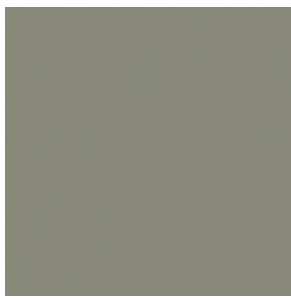
WOOD SLATS
MFR: 2 X 4 & 2 X 6 DIMENSIONAL LUMBER
COLOR: RECLAIMED PICKLE STAINED



ARCHITECTURAL WALL PANELS
MFR: TBD
COLOR: VINTAGEWOOD ASH



STUCCO
MFR: SYNERGY
COLOR: LONDON FOG



STUCCO
MFR: SYNERGY
COLOR: PUTTY GRAY



STONE HERITAGE SERIES
MFR: TELLURIDE
COLOR: ASPEN GROVE



LIGHT 1
HELIO OXYGEN EXTERIOR



LIGHT 2
CONTECH LIGHTING CY3



HORIZONTAL WOOD RAILINGS
WOOD SLATS
2 X 4 & 2 X 6 DIMENSIONAL LUMBER
COLOR: RECLAIMED PICKLE STAINED

HAYMEADOW TOWNHOME

PROJECT ADDRESS

PROJ. 000000
NO DRAWN Author
CHECKED Checker
APPROVED Approver
DATE 05 27 2022
REVISION S

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FOR: NOT FOR
CONSTRUCTION

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SCALE:

SHEET
DRB.E:

DRB 3

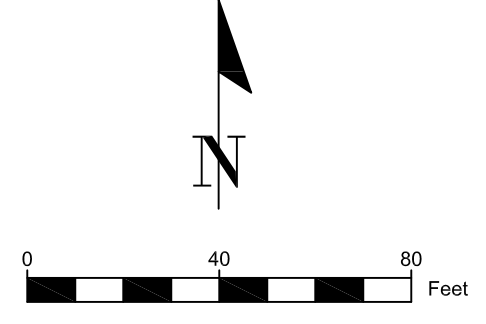


PERSPECTIVE 1



PERSPECTIVE 2

PRELIMINARY
June 14, 2022
NOT FOR CONSTRUCTION



LEGEND	
	SNOW STORAGE
	ACCESSIBLE ROUTE
	PROPOSED ASPHALT
	PROPOSED CONCRETE

LAND USE SUMMARY			
TRACT	PURPOSE	ACRES	PERCENT
RMF-1	RESIDENTIAL	5.00	79%
RMF-2	RESIDENTIAL	1.33	21%
TOTAL		6.33	100%

RMF-1:
6 CONDOMINIUM BUILDINGS (A-C & E-G) WITH
3 1-BEDROOM UNITS AND 8 2-BEDROOM UNITS
CONDOMINIUM BUILDING D HAS 10 2-BEDROOM UNITS
76 UNITS TOTAL

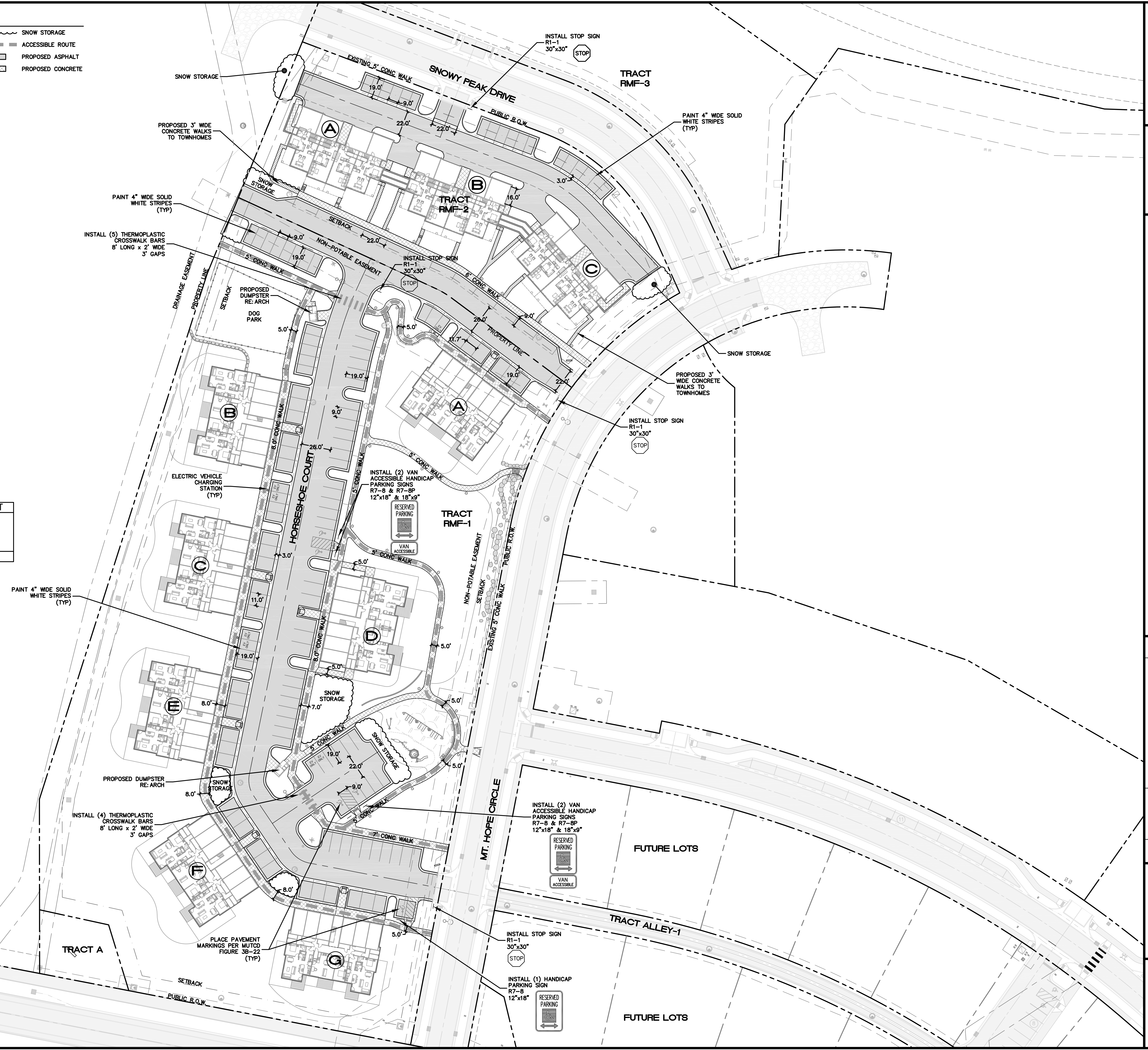
RMF-2:
3 TOWNHOME BUILDINGS
4 3-BEDROOM UNITS/BUILDING
12 UNITS TOTAL

IMPERVIOUS AREA
RMF 1 = 52,890 SF = 1.21 ACRES
RMF 2 = 40,691 SF = 0.93 ACRES
TOTAL = 93,581 SF = 2.15 ACRES
BUILDING COVERAGE
RMF 1 = 33,425 SF = 0.77 ACRES
RMF 2 = 12,735 SF = 0.29 ACRES
TOTAL = 46,160 SF = 1.06 ACRES

PARKING REQUIREMENTS		
UNIT TYPE	UNIT COUNT	PARKING COUNT
1 BR	18	27
2 BR	58	116
3 BR	12	30
GUEST	1 PER 6 UNITS	15
TOTAL	88	188

PARKING TABLE	
SURFACE (9'x19')	= 87
SURFACE (9'x22')	= 12
SURFACE (ADA)	= 5
SURFACE (GARAGE)	= 42
GARAGE RMF-1	= 42
GARAGE RMF-2	= 24
TOTAL	= 212

ELECTRIC VEHICLE CHARGING
RMF-1: 7 SURFACE (1/BUILDING)
42 GARAGE
49 TOTAL



HAYMEADOW FILING 1

RMF-1 & RMF-2

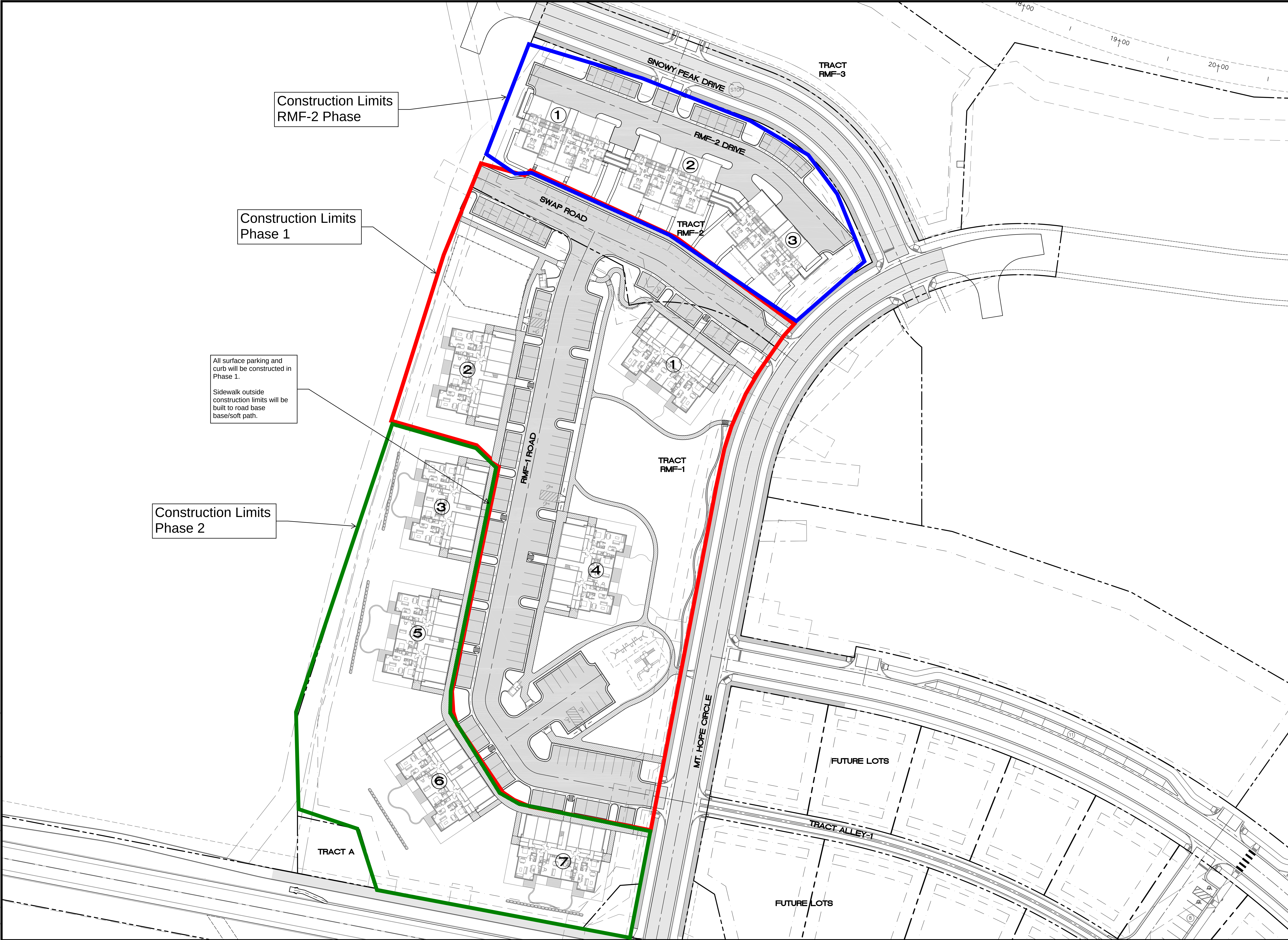
OVERALL SITE PLAN

DESIGNED		REVISIONS	
GLB, RIF	GLB	DATE	BY
DRAWN	GLB, RIF	1 01/06/2022	GLB
CHECKED	MCW	2 04/24/2022	GLB
JOB NO.	53480.5		
DATE	07/24/2021		

SHEET
C1.04

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34510 HWY 6 / UNIT A9 / PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

HAYMEADOW FILING 1

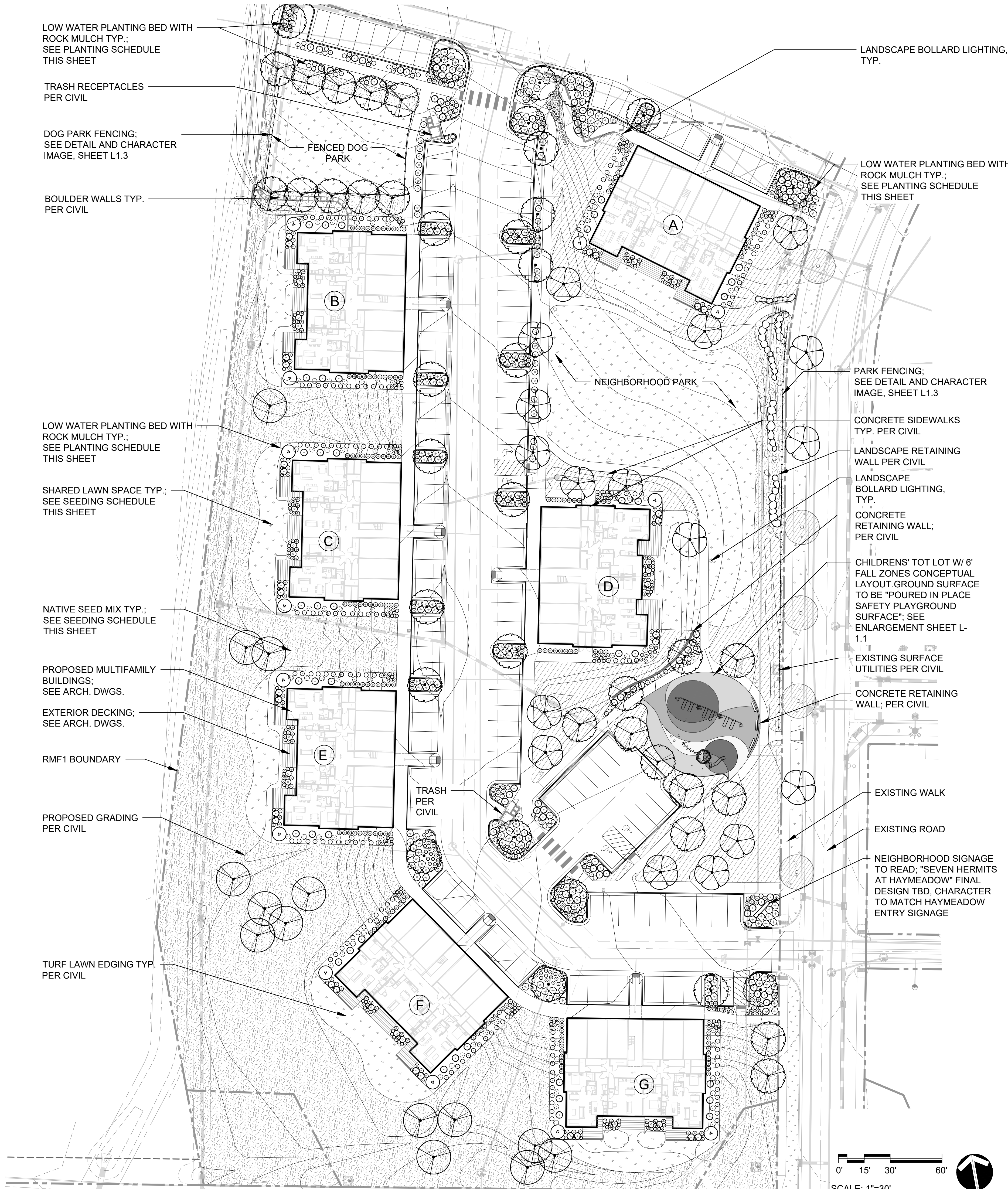
RMF-1 & RMF-2

PHASING PLAN

NO.	DATE	REVISIONS	BY
1	11/01/2021	MAJOR DEVELOPMENT PERMIT	GLB

DESIGNED	GLB, RIF
DRAWN	GLB, RIF
CHECKED	MCW
JOB NO.	53480.5
DATE	07/24/2021

SHEET
1 OF 1



PLANT SCHEDULE FOR RMF-1

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY
	Acer negundo 'Sensation' / Sensation Box Elder	B & B	3"	14
	Acer x freemanii 'Jeffersred' TM / Autumn Blaze Freeman Maple	B & B	3"	21
	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	B & B, Multi-stem		13
	Celtis occidentalis / Common Hackberry	3" Cal B&B		17
	Celtis occidentalis EXISTING / Common Hackberry	EXISTING		5
	Tilia americana / American Linden	B & B	3"	25
SHRUBS	BOTANICAL / COMMON NAME	CONT		
	Berberis x 'Bailseil' TM / Golden Carousel Barberry	#5 Cont.		12
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1 Cont.		299
	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Bluebeard	#5 Cont.		135
	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	#1 Cont.		48
	Physocarpus opulifolius 'Monlo' TM / Diabolo Ninebark	#5 Cont.		89
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#5 Cont.		235
	Salvia yangii / Russian Sage	#5 Cont.		53
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	CONT		
	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	#1 Cont.		234
	Festuca glauca 'Elijah Blue' / Elijah Blue Fescue	#1 Cont.		18
	Helictotrichon sempervirens / Blue Oat Grass	#1 Cont.		328

MASTER SEEDING AND SOD SCHEDULE FOR RMF-1

	MOWED NATIVE TURF MASTER "NATURE'S PRAIRE" SOD- FESTUCA RUBRA / CREEPING RED FESCUE KOELERIA MACRANTHA / PRAIRIE JUNEGRASS DESCHAMPSIA CESPITOSA / TUFTED HAIRGRASS BOUTELOUA CURTIPENDULA / SIDEOATS GRAMA FESTUCA OVINA / SHEEP FESCUE	ACRES TOTAL .35 AC			
	TURF-CLOVER SEED MIX POA PRATENSIS / KENTUCKY BLUEGRASS TRIFOLIUM REPENS / WHITE CLOVER	ACRES	FILL	RATE	POUNDS
			50%	2 lbs PLS PER AC	3.3 lbs
			50%	2 lbs PLS PER AC	1.5 lbs
		TOTAL .50 AC	100%	4 lbs PLS PER AC	2.00 lbs
	NATIVE SEED MIX AGROPYRON PASCOPYRUM 'ARRIBA' / WESTERN WHEATGRASS AGROPYRON RIPARIUM / STREAMBANK WHEATGRASS BROMUS COMMUTATUS / MEADOW BROMEGRASS BROMUS MARGINATUS / MOUNTAIN BROME DACTYLIS GLOMERATA / ORCHARD GRASS POA ALPINA / ALPINE BLUEGRASS	ACRES	FILL	RATE	POUNDS
			10%	2.65 lbs PLS PER AC	3.3 lbs
			10%	2.65 lbs PLS PER AC	3.3 lbs
			20%	5.30 lbs PLS PER AC	6.63 lbs
			20%	5.30 lbs PLS PER AC	6.63 lbs
			20%	5.30 lbs PLS PER AC	6.63 lbs
			20%	5.30 lbs PLS PER AC	6.63 lbs
		TOTAL 1.25 AC	100%	26.5 lbs PLS PER AC	33.12 lbs

SITE LIGHTING LEGEND

- LANDSCAPE BOLLARD LIGHTING;
FINAL LIGHT FIXTURE TO BE DETERMINED AND COORDINATED WITH LIGHTING DESIGNER

NOTES:

- REFER TO CIVIL DWGS. FOR ALL PROPOSED GRADING AND DRAINAGE.
- REFER TO CIVIL DWGS. FOR ALL SURFACE AND SUBSURFACE UTILITIES.

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HAYMEADOW DEVELOPMENT

RMF-1 & 2, Phase 1 Development

Eagle, Co

PROJECT NUMBER: Project #19133 DATE 04.19.22

DESIGNED: AF
DRAWN: SH
CHECKED: AF

REVISIONS:
RESPONSE TO TOWN COMMENTS

JOB DESCRIPTION:
MAJOR DEVELOPMENT PERMIT

SHEET TITLE:

RMF-1 LANDSCAPE PLAN

SCALE:
SHEET NUMBER:

L-1.0

SHEET 1 OF 6

RMF-1 & 2, Phase 1 Development
Eagle, CO

PROJECT NUMBER:	DATE
Project #19133	04.19.22

DESIGNED: AF
DRAWN: SH
CHECKED: AF

REVISIONS:

RESPONSE TO TOWN COMMENTS

JOB DESCRIPTION:
MAJOR DEVELOPMENT
PERMIT

SHEET TITLE:

PLAYGROUND ENLARGEMENT PLAN

SCALE:
SHEET NUMBER:

L-1.1

SHEET 2 OF 6



Landscape Forms Bench Generation 50

A photograph of a modern playground. In the foreground, a large, silver, arch-shaped metal structure stands on a bed of brown wood chips. A child in a green shirt and blue jeans is swinging on a swing that is part of this structure. To the right, another child is swinging on a separate swing set. In the background, a child is climbing a green, spiral-shaped structure. The sky is blue with white clouds, and a line of trees is visible in the distance.

Landscape Structures Model #278557



Landscape Structures Model #152179



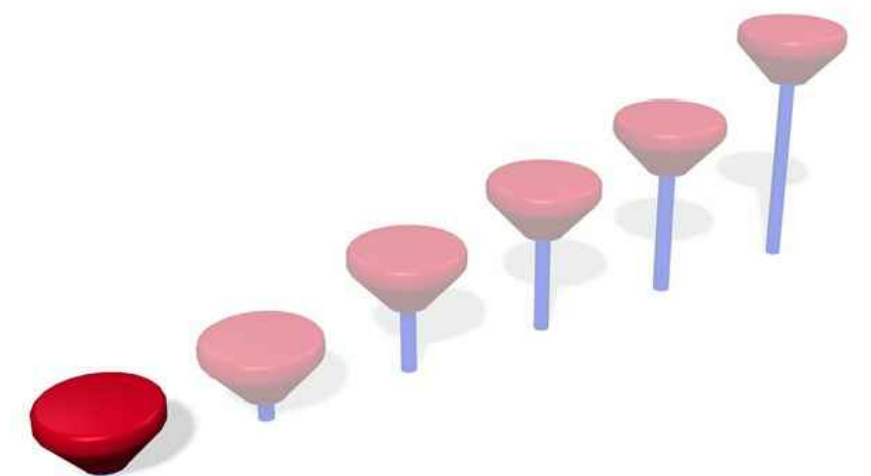
Landscape Structures Model #193170



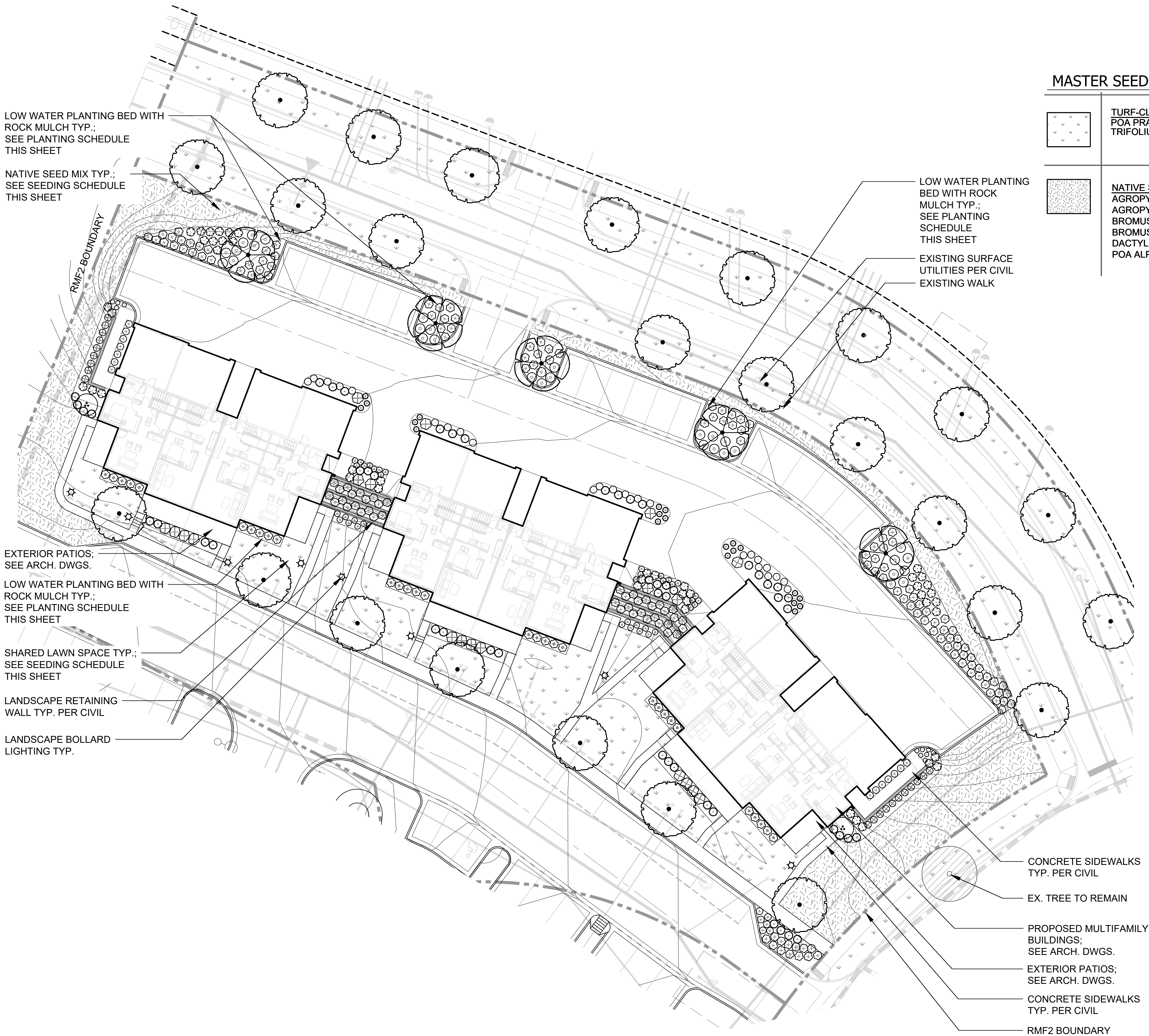
Landscape Structures Model #193168 / Model #194659



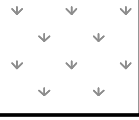
Landscape Structures Model #183176



Landscape Structures Model #120710

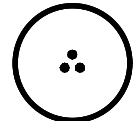
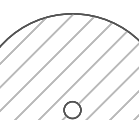
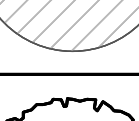


MASTER SEEDING AND SOD SCHEDULE FOR RMF-2

	ACRES	FILL	RATE	POUNDS
 TURF-CLOVER SEED MIX POA PRATENSIS / KENTUCKY BLUEGRASS TRIFOLIUM REPENS / WHITE CLOVER		50%	2 lbs PLS PER AC	.54 lbs
		50%	2 lbs PLS PER AC	.54 lbs
TOTAL	.27 AC	100%	4 lbs PLS PER AC	1.08 lbs

	ACRES	FILL	RATE	POUNDS
 NATIVE SEED MIX AGROPYRON PASCOPYRUM 'ARRIBA' / WESTERN WHEATGRASS AGROPYRON RIPARIUM / STREAMBANK WHEATGRASS BROMUS COMMUTATUS / MEADOW BROMEGRASS BROMUS MARGINATUS / MOUNTAIN BROME DACTYLIS GLOMERATA / ORCHARD GRASS POA ALPINA / ALPINE BLUEGRASS		10%	2.65 lbs PLS PER AC	.27 lbs
		10%	2.65 lbs PLS PER AC	.27 lbs
		20%	5.30 lbs PLS PER AC	.53 lbs
		20%	5.30 lbs PLS PER AC	.53 lbs
		20%	5.30 lbs PLS PER AC	.53 lbs
		20%	5.30 lbs PLS PER AC	.53 lbs
TOTAL	.10 AC	100%	26.5 lbs PLS PER AC	2.66 lbs

PLANT SCHEDULE FOR RMF-2

TREES	BOTANICAL / COMMON NAME	CONT	QTY
	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Apple Serviceberry	B & B, Multi-stem	2
	Celtis occidentalis / Common Hackberry	3" Cal B&B	5
	Celtis occidentalis EXISTING / Common Hackberry	EXISTING	1
	Tilia americana / American Linden	3" Cal B&B	25
SHRUBS	BOTANICAL / COMMON NAME	CONT	QTY
	Berberis x 'Bailse' TM / Golden Carousel Barberry	#5 Cont.	30
	Calamagrostis x acutiflora 'Karl Foerster' / Karl Foerster Feather Reed Grass	#1 Cont.	20
	Caryopteris x clandonensis 'Blue Mist' / Blue Mist Bluebeard	#5 Cont.	50
	Cornus sericea 'Farrow' TM / Arctic Fire Red Twig Dogwood	#5 Cont.	22
	Eriogonum umbellatum / Sulfurflower Buckwheat	#1 Cont.	21
	Mirabilis multiflora / Colorado Four O'Clock	#1 Cont.	37
	Panicum virgatum 'Heavy Metal' / Heavy Metal Switch Grass	#1 Cont.	20
	Physocarpus opulifolius 'Monlo' TM / Diabolo Ninebark	#5 Cont.	46
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	#5 Cont.	137
	Salvia yangii / Russian Sage	#5 Cont.	32
	Syringa pubescens patula 'Miss Kim' / Miss Kim Korean Lilac	#5 Cont.	20
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME	CONT	QTY
	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	#1 Cont.	24
	Festuca glauca 'Elijah Blue' / Elijah Blue Fescue	#1 Cont.	11

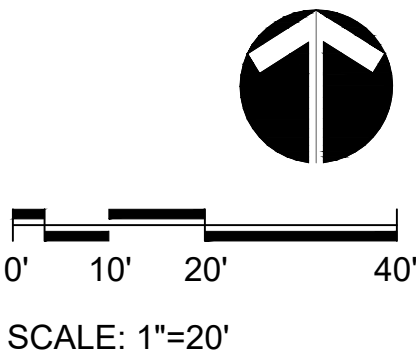
SITE LIGHTING LEGEND

 LANDSCAPE BOLLARD LIGHTING;
FINAL LIGHT FIXTURE TO BE
DETERMINED AND COORDINATED
WITH LIGHTING DESIGNER

NOTES:

1. REFER TO CIVIL DWGS. FOR ALL PROPOSED GRADING AND DRAINAGE.

RMF2 LANDSCAPE ENLARGEMENT PLAN



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HAYMEADOW DEVELOPMENT

RMF-1 & 2, Phase 1 Development

Eagle, Co

PROJECT NUMBER: DATE
Project #19133 04.19.22

DESIGNED: AF
DRAWN: SH
CHECKED: AF

REVISIONS:
RESPONSE TO TOWN COMMENTS

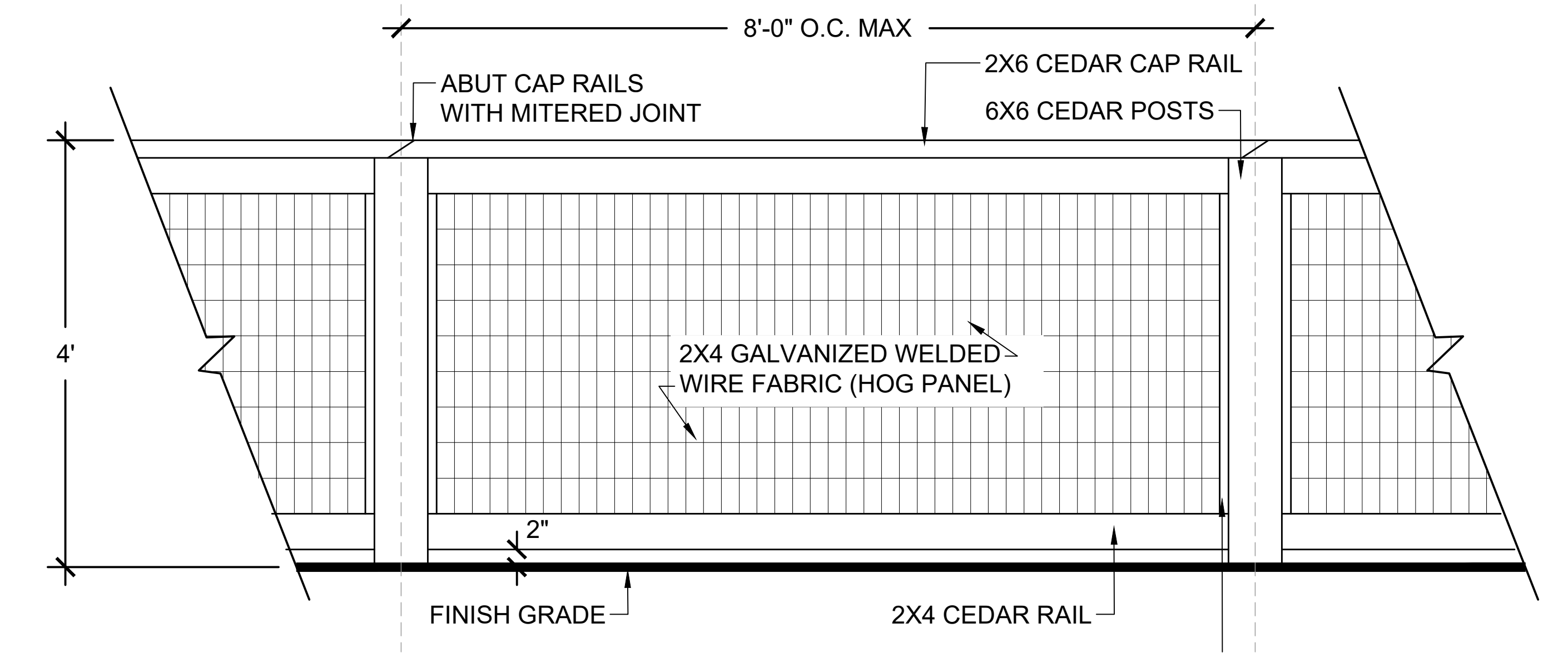
JOB DESCRIPTION:
MAJOR DEVELOPMENT
PERMIT

SHEET TITLE:

RMF-2 LANDSCAPE
PLAN

SCALE:
SHEET NUMBER:

L-1.2



1 DOG PARK FENCING ELEVATION
L-1.3

SCALE: 1"= 1'-0"



CHARACTER IMAGES



2 PARK FENCING: TWO RAIL CEDAR SPLIT RAIL FENCING CHARACTER IMAGE
L-1.3

SCALE: NTS

NOTES:

1. FINAL FENCE ELEVATION AND DETAILING TO BE DESIGNED DURING BUILDING PERMIT.
2. FINAL WOOD TYPE AND FINISH TO BE DETERMINED.

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HAYMEADOW DEVELOPMENT

RMF-1 & 2, Phase 1 Development
Eagle, CO

PROJECT NUMBER: Project #19133
DATE: 04.19.22
DESIGNED: AF
DRAWN: SH
CHECKED: AF

REVISIONS:
RESPONSE TO TOWN COMMENTS

JOB DESCRIPTION:
MAJOR DEVELOPMENT
PERMIT

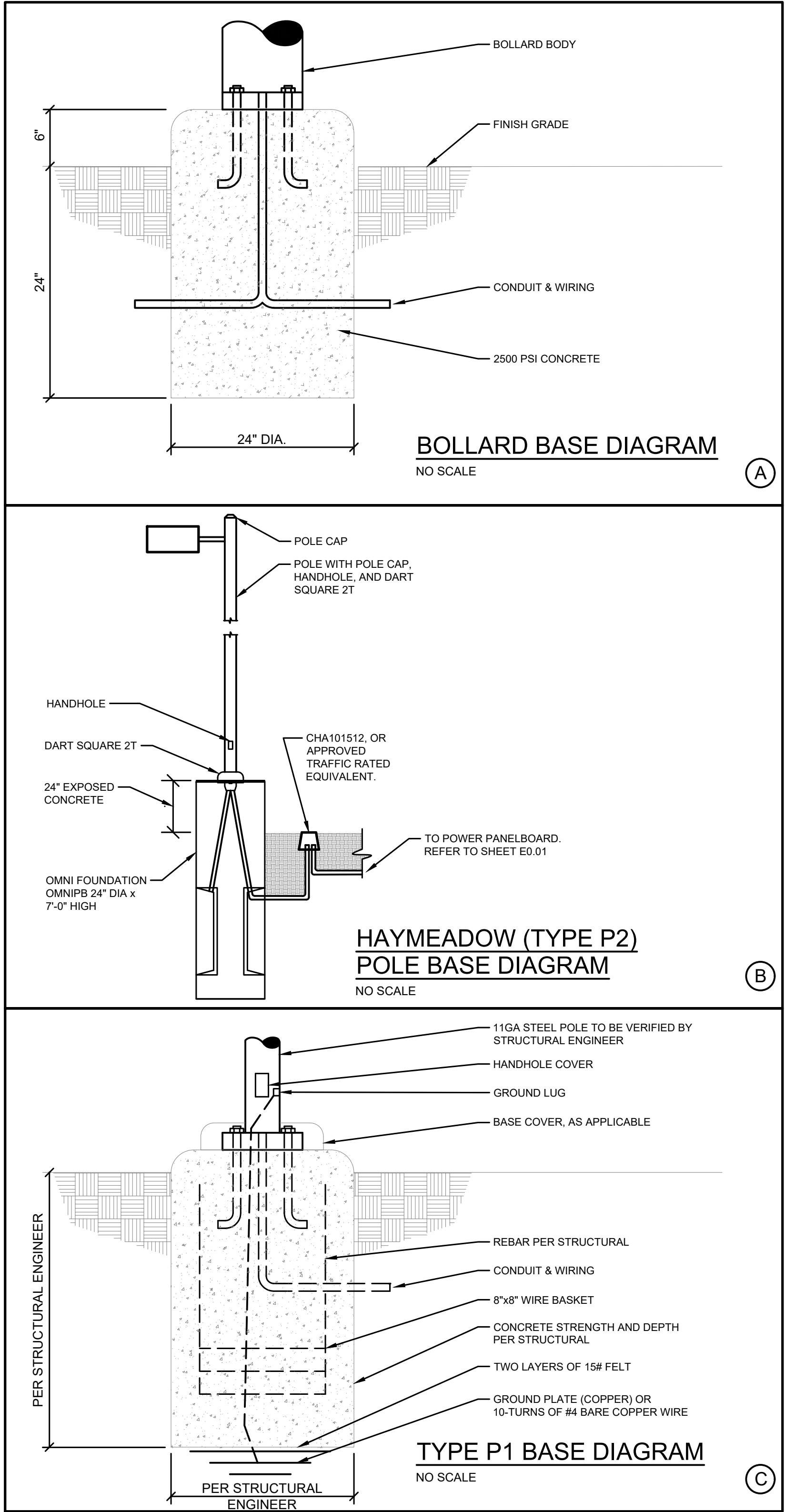
SHEET TITLE:

SITE DETAILS

SCALE:
SHEET NUMBER:

L-1.3

SHEET 4 OF 6



SITE LUMINAIRE SCHEDULE											
TYPE	DESCRIPTION	MOUNTING	MOUNTING HEIGHT	LAMPS		INPUT WATTS	VOLT	BUG RATING	MANUFACTURER	CATALOG NUMBER	SPECIFIC NOTES
				QTY	TYPE	LUMENS					
B1	24" LED BOLLARD ON 6" BASE, CROWNED TOP, NO UPLIGHT OPTIC, TYPE III DISTRIBUTION WITH HOUSE-SIDE SHIELD, DARK BRONZE FINISH	CONCRETE BOLLARD BASE	30"	--	LED	1037	22	UNV	B0-U0-G0	KIM LIGHTING PATR-CT-NU-3HS-12L-020-3K7-24A-D6S-UNV	1,6
P1	(RMF-1) LED AREA LIGHT, 15' POLE	CONCRETE POLE BASE	15'	-	LED	1855	16	240	B1-U0-G1	BEGA 99 402 BRZ 3000K	8
P2	(INTERSECTIONS) LED STREET LIGHT, 20' POLE ON Z' BASE, TYPE III DISTRIBUTION WITH HOUSE-SIDE SHIELD, POLYCARBONATE LENS, INTEGRAL PHOTOCELL, DARK BRONZE FINISH	CONCRETE POLE BASE	22'	--	LED	2296	54	240	B0-U0-G0	KIM LIGHTING 1A-CCS17A2-3BL-485-3K7-3-PL-D6S-UNV-BC	2,3,4,5
W1	WALL MOUNTED DECORATIVE LANTERN ON BUILDING	WALL	6'-6"	-	LED	500	6	120	B0-U0-G1	HINKLEY 1784SK-LL	
W2	WALL MOUNTED CYLINDER DOWNLIGHT ON BUILDING	WALL	6'-6" UNO	-	LED	800	16	120	B1-U1-G0	WAC LIGHTING WS-W2805	7
GENERAL NOTES: A. THE LUMINAIRE SCHEDULE CAN NOT BE USED INDEPENDENTLY OF THE DRAWINGS AND SPECIFICATIONS TO OBTAIN LUMINAIRE COSTS. THE INDIVIDUAL ESTABLISHING LUMINAIRE COSTS SHALL NOT QUOTE PRICING WITHOUT FIRST SEEING APPLICABLE ELECTRICAL DRAWINGS AND ELECTRICAL DIVISION SPECIFICATIONS. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING NECESSARY DRAWINGS AND SPECIFICATIONS TO THE INDIVIDUAL QUOTING LUMINAIRE PRICING.											
SPECIFIC NOTES: (1) REFER TO BOLLARD BASE DIAGRAM A ON THIS SHEET FOR MOUNTING DETAILS. (2) PROVIDE 20' VALMONT R/20004545654/D1/DOB POLE PER TOWN OF EAGLE STANDARD. (3) REFER TO HAYMEADOW POLE BASE DIAGRAM B ON THIS SHEET FOR MOUNTING DETAILS. (4) CENTER OF POLE/BASE SHALL BE LOCATED 3" OFF BACK OF CURB. (5) PROVIDE 120V DUPLEX RECEPTACLE AT BASE OF LIGHT POLE FOR HOLIDAY LIGHTING. CIRCUIT SHALL BE ROUTED THROUGH PHOTOCELL, TAPPED AT BASE FOR RECEPTACLE, AND CONTINUE TO FIXTURE HEAD. PULL NEUTRAL WIRE FOR ENTIRE BRANCH CIRCUIT. CONNECT EACH POLE TO ALTERNATING PHASE FROM THE PREVIOUS POLE. (6) CENTER OF BOLLARD/BASE SHALL BE LOCATED 1" OFF EDGE OF PEDESTRIAN PATHWAY. (7) FIXTURE MOUNTED AT 5'-0" AFG ON TRASH ENCLOSURES. (8) REFER TO POLE BASE DIAGRAM C ON THIS SHEET FOR MOUNTING DETAILS.											

ELECTRICAL SYSTEMS LEGEND		NOTE: ALL SYMBOLS SHOWN ON LEGEND ARE NOT NECESSARILY USED.
LIGHTING FIXTURE SYMBOLS		
○	RECESSED LIGHTING FIXTURE	
○	DIRECTIONAL/ADJUSTABLE RECESSED LIGHTING FIXTURE	
○	SURFACE MOUNTED LIGHT	
○	PENDANT MOUNTED LIGHT	
○	WALL MOUNTED LIGHT	
○	WALL MOUNTED UP-LIGHT	
○	MONO-POINT LIGHTING FIXTURE	
○	RECESSED STEP LIGHT	
○	FLUORESCENT STRIP LIGHT	
○	WALL MOUNTED LINEAR FLUORESCENT LIGHT	
○	RECESSED OR SURFACE MOUNTED FLUORESCENT TROFFER	
○	FIXTURE WITH EMERGENCY BACKUP OR ON EM CIRCUIT	
○	CEILING MOUNTED EXIT SIGN W/ FACES & ARROWS AS SHOWN	
○	WALL MOUNTED EXIT SIGN W/ FACES & ARROWS AS SHOWN	
○	WALL MOUNTED COMBO EXIT SIGN/ EGRESS LIGHT	
○	EMERGENCY LIGHTS	
○	EXTERIOR POLE MOUNTED LIGHT	
○	EXTERIOR POST (BOLLARD) MOUNTED LIGHT	
○	CEILING FAN	
○	CEILING FAN WITH LIGHT	
LIGHTING CONTROL SYMBOLS		
○	WALL MOUNTED SWITCH	
○	THREE-WAY SWITCH	
○	FOUR-WAY SWITCH	
○	DOOR JAMB SWITCH	
○	KEY SWITCH	
○	DIMMER SWITCH	
○	WALL MOUNTED DEVICE	
○	WIRELESS WALL MOUNTED DEVICE	
○	ROOM CONTROLLER	
○	PLUG LOAD CONTROLLER	
○	OCCUPANCY/VACANCY PROGRAMMED SENSOR - CEILING MOUNTED	
○	WIRELESS OCCUPANCY/VACANCY PROGRAMMED SENSOR - CEILING MOUNTED	
○	OCCUPANCY/VACANCY PROGRAMMED SENSOR - CORNER MOUNTED	
○	WIRELESS OCCUPANCY/VACANCY PROGRAMMED SENSOR - CORNER MOUNTED	
○	DAYLIGHT PHOTO SENSOR	
○	WIRELESS DAYLIGHT PHOTO SENSOR	
LIGHTING DRAWING SYMBOLS		
---	ALIGNMENT LINE	
---	CENTER LINE DESIGNATION	
ABBREVIATIONS		
AFD	- ABOVE FINISHED CEILING	
AFF	- ABOVE FINISHED FLOOR	
AFG	- ABOVE FINISHED GRADE	
AHJ	- AUTHORITY HAVING JURISDICTION	
AL	- ALUMINUM	
AP	- ACCESS POINT	
AWG	- AMERICAN WIRE GAUGE	
BAS	- BUILDING AUTOMATION SYSTEM	
BFG	- BELOW FINISH GRADE	
BMS	- BUILDING MANAGEMENT SYSTEM	
C	- CONDUIT	
CATV	- COMMUNITY (CABLE) ANTENNA TELEVISION SYSTEM	
CCTV	- CLOSED CIRCUIT TELEVISION	
CKT	- CIRCUIT	
CPU	- CENTRAL PROCESSING UNIT	
CT	- CURRENT TRANSFORMER	
DISP	- GARBAGE DISPOSAL	
DW	- DISHWASHER	
(E)	- EXISTING	
EM	- EMERGENCY	
EWG	- ELECTRIC WATER COOLER	
FA	- FIRE ALARM	
FACP	- FIRE ALARM CONTROL PANEL	
FBO	- FURNISHED BY OTHERS	
GC	- GENERAL CONTRACTOR	
GFI	- GROUND FAULT CIRCUIT INTERRUPTER	
GRD	- GROUND	
IAW	- IN ACCORDANCE WITH	
IC	- INTERMEDIATE CROSS-CONNECT	
IDF	- INTERMEDIATE DISTRIBUTION FRAME	
IG	- ISOLATED GROUND	
IR	- INFRARED	
LAN	- LOCAL AREA NETWORK	
MDF	- MAIN DISTRIBUTION FRAME	
(N)	- NEW	
NIC	- NOT IN CONTRACT	
NL	- NIGHT LIGHT	
NTS	- NOT TO SCALE	
OC	- ON CENTER	
PA	- PUBLIC ADDRESS	
REF	- REFRIGERATOR	
SPD	- SURGE PROTECTION DEVICE	
T	- TAMPER RESISTANT	
TTB	- TELECOMMUNICATIONS TERMINAL BOARD	
TVSS	- TRANSIENT VOLTAGE SURGE SUPPRESSOR	
TVTB	- TELEVISION TERMINAL BOARD	
UG	- UNDERGROUND	
UNO	- UNLESS NOTED OTHERWISE	
V	- VOLT	
W	- WATT	
WAN	- WIDE AREA NETWORK	
WAP	- WIRELESS ACCESS POINT	
WLAN	- WIRELESS LOCAL AREA NETWORK	
WP	- WEATHERPROOF	
XP	- EXPLOSIONPROOF	
+18"	- MOUNTING HEIGHT TO CENTERLINE OF DEVICE ABOVE FINISH FLOOR (VERIFY W/ ARCH ELEVS)	
NOTES:		
• LIGHT LINEWEIGHT INDICATES EXISTING.		
• HATCHED AREAS INDICATE DEMOLITION.		
• 'C' ADJACENT TO A DEVICE INDICATES MOUNTING ABOVE COUNTERTOP.		

ELECTRICAL SHEET INDEX		ISSUE LOG	
#	TITLE	MAJOR DEVELOPMENT PERMIT Map Permit Number	DATE
E0.00	ELECTRICAL COVER SHEET	✓	✓
E0.01	ELECTRICAL ONE-LINE DIAGRAMS	✓	✓
E0.02	ELECTRICAL LIGHTING FIXTURE CUTSHEETS	✓	✓
E0.03	ELECTRICAL LIGHTING FIXTURE CUTSHEETS	✓	✓
E1.00	SITE LIGHTING PLAN	✓	✓
ISSUE LOG KEY: "✓" ISSUED AS PART OF A SET "✓" NOT PART OF SET "✓" ISSUED FOR INFORMATION ONLY		DATE 04-22-2022 06-05-2022	

GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. VERIFY DIMENSIONS ON ARCHITECTURAL DRAWINGS AND IN FIELD PRIOR TO COMMENCEMENT OF WORK.

2. REVIEW CIVIL, LANDSCAPE ARCHITECT, AND OTHER DRAWINGS PRIOR TO BID.

3. WORK SHALL BE PERFORMED IN A WORKMANLIKE MANNER TO THE SATISFACTION OF THE OWNER.

4. WORK, MATERIALS, AND EQUIPMENT SHALL CONFORM TO THE LATEST EDITIONS OF LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES.

5. PROVIDE PERMITS AND INSPECTIONS REQUIRED.

6. CONTRACTOR'S FAILURE TO ORDER OR RELEASE ORDER FOR MATERIALS AND/OR EQUIPMENT WILL NOT BE ACCEPTED AS A REASON TO SUBSTITUTE ALTERNATE MATERIALS, EQUIPMENT, OR INSTALLATION METHODS.

7. VERIFY EXACT LOCATIONS OF EXISTING AND NEW UNDERGROUND UTILITIES, PIPING AND RACEWAY SYSTEMS PRIOR TO TRENCHING. PROVIDE NECESSARY TRENCHING, BACKFILL, EXCAVATION, SUPPORTS, SERVICE FEEDERS (CONDUIT AND/OR WIRE), PULLBOXES, SAWCUTTING AND PATCHING, CONCRETE/PAVING, ETC. REQUIRED. BACKFILL TRENCHES TO 90 PERCENT COMPACTION AND PATCH TO MATCH EXISTING. CONTRACTOR SHALL OBTAIN AND VERIFY EXACT UTILITY COMPANY DRAWINGS AND REQUIREMENTS. ELECTRICAL CONTRACTOR IS TO SUBMIT A COMPLETE CONSTRUCTION DRAWING SET TO THE ELECTRICAL UTILITY COMPANY WITHIN 10 DAYS OF AWARD OF CONTRACT. COORDINATE TIMELINE OF THEIR REVIEW, APPROVAL, CONSTRUCTION SCHEDULING AND INSTALLATION OF THE UTILITY TRANSFORMER WITH THE UTILITY COMPANY. NOTIFY OWNER OF ANY SCHEDULING CONFLICTS.

8. VERIFY EXACT LOCATION OF EQUIPMENT TO BE FURNISHED BY OTHERS PRIOR TO ROUGH-IN.

9. INSTALL ALL MATERIALS IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. ANY DEVIATIONS SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO INSTALLATION.

10. FINAL CONNECTIONS TO EQUIPMENT SHALL BE IN ACCORDANCE WITH MANUFACTURER'S APPROVED WIRING DIAGRAMS, DETAILS, AND INSTRUCTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT ACTUALLY SUPPLIED.

11. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING EQUIPMENT WHICH IS DAMAGED DUE TO INCORRECT FIELD WIRING PROVIDED UNDER THIS SECTION, OR FACTORY WIRING IN EQUIPMENT PROVIDED UNDER THIS SECTION.

12. ALL ELECTRICAL SYSTEM COMPONENTS SHALL BE LISTED OR LABELED BY U.L. OR OTHER RECOGNIZED TESTING FACILITY.

13. ALL WIRING SHALL BE INSTALLED IN LISTED SCHEDULE 80 PVC RACEWAYS, UNLESS NOTED OTHERWISE. CONNECTORS SHALL BE INSULATED THROAT TYPE. MINIMUM RACEWAY SIZE IS 1". ALL FEEDERS SHALL BE INSTALLED IN RACEWAY CONFIGURATIONS SHOWN ON ONE-LINE. BRANCH CIRCUITS 25A AND LARGER SHALL BE INSTALLED IN INDIVIDUAL RACEWAYS. BRANCH CIRCUITS 20A AND SMALLER MAY BE GROUPED INTO RACEWAYS AS TO NOT EXCEED 6 CURRENT-CARRYING 75-DEGREE CONDUCTORS, OR 9 CURRENT-CARRYING 90-DEGREE CONDUCTORS, IN A SINGLE RACEWAY. METAL CLAD CABLE IS NOT PERMITTED.

14. ALL EMPTY RACEWAY SYSTEMS SHALL HAVE A 200LB NYLON PULL STRING OR EQUAL, AND SHALL BE IDENTIFIED AT ALL JUNCTION, PULL AND TERMINATION POINTS, USING PERMANENT METALLIC TAGS. TAG SHALL INDICATE INTENDED USE OF CONDUIT, ORIGINATION, AND TERMINATION POINTS OF EACH INDIVIDUAL CONDUIT.

15. WIRE SHALL BE COPPER, 75 DEGREE CELSIUS RATED FOR GENERAL USE. SIZES INDICATED ARE FOR INSTALLATION IN A MAXIMUM 30 DEGREE CELSIUS AMBIENT. CONDUCTOR AMPACITY SHALL BE DERATED FOR HIGHER AMBIENT INSTALLATIONS.

16. PROVIDE NEW PANELBOARD DIRECTORIES FOR NEW CIRCUITS BEING UTILIZED FOR COMPLETION OF PROJECT.

17. PANEL DIRECTORIES SHALL BE REMOVABLE. DIRECTORIES SHALL BE TYPED AND INSTALLED UNDER CLEAR PLASTIC COVERS.

18. SYSTEMS SHALL BE TESTED FOR PROPER OPERATION. IF TESTS SHOW THAT WORK IS DEFECTIVE, CONTRACTOR SHALL MAKE CORRECTIONS NECESSARY AT NO COST TO OWNER.

19. GUARANTEE THE INSTALLATION AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP WHICH MAY OCCUR UNDER NORMAL USAGE FOR A PERIOD OF ONE YEAR AFTER OWNER'S ACCEPTANCE. DEFECTS SHALL BE PROMPTLY REMEDIATED WITHOUT COST TO THE OWNER.

20. SYSTEMS SHALL BE COMPLETE, OPERABLE, AND READY FOR CONTINUOUS OPERATION. LIGHTS, CONTROLS, EQUIPMENT, ETC. SHALL BE CONNECTED AND OPERABLE.

21. FOR ALL EXTERIOR CONDUCTOR SPLICES IN JUNCTION BOXES, PULL BOXES, OR IN LIGHTING FIXTURE POLES, PROVIDE WEATHERPROOF SPLICE KIT OR WATERPROOF WIRENUTS. MAKE CONNECTIONS OR SPLICES TO ENSURE THAT NO METAL CONDUCTOR IS EXPOSED TO CORROSION.

ALPINE
ENGINEERING INC.
34001
6/14/22
PROFESSIONAL ENGINEER

HAYMEADOW DEVELOPMENT
RMF-1 & 2, MAJOR DEVELOPMENT PERMIT
EAGLE, CO

DESIGNED	TJN	DRAWN	TJN	CHECKED	ARC	JOB NO.	10011.03	DATE	04/22/2022
BY									
REVISIONS									
DATE									
NO.									

BC BUILDINGWORKS
systems fulfilled
303.278.3820 www.bcbuildingworks.com
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ALBUQUERQUE | AVON | DENVER | FORT COLLINS

SHEET
E0.00
ELECTRICAL COVER SHEET

SERVICE WIRING SCHEDULE				
AMPS	COPPER			
	(3W) 1Ø, 3 WIRE (3Ø1Ø) 1°C	C.E.C.	G.RING	G. ROD
30		#8 CU	#8 CU	#8 CU

CONDUIT TYPES ARE BASED ON NEC TABLE 4 (RNC) AND TABLE 5 (THIN INSULATION).
 ABBREVIATIONS: C.E.C. - CONCRETE ENCASED ELECTRODE; G.RING - GROUND RING; G. ROD - GROUND ROD, PIPE OR PLATE ELECTRODE.

WIRING SCHEDULE - COPPER		
AMPS	(2WG)	(3WG)
	10, 2 WIRE, GROUND	10, 3 WIRE, GROUND OR 20, 3 WIRE, GROUND
20	(2WG & 1WG) 1" C"	(3WG & 1WG) 1" C"

*CONDUCTORS UPSIZED FOR VOLTAGE DROP CONSIDERATIONS.

CONDUCTOR SIZES ARE BASED ON 40° TERMINATIONS LESS THAN 100A AND 75° TERMINATIONS GREATER THAN 100A.

CONDUIT SIZES ARE BASED ON NEC TABLE 4 (RNC) AND TABLE 5 (THIN INSULATION).

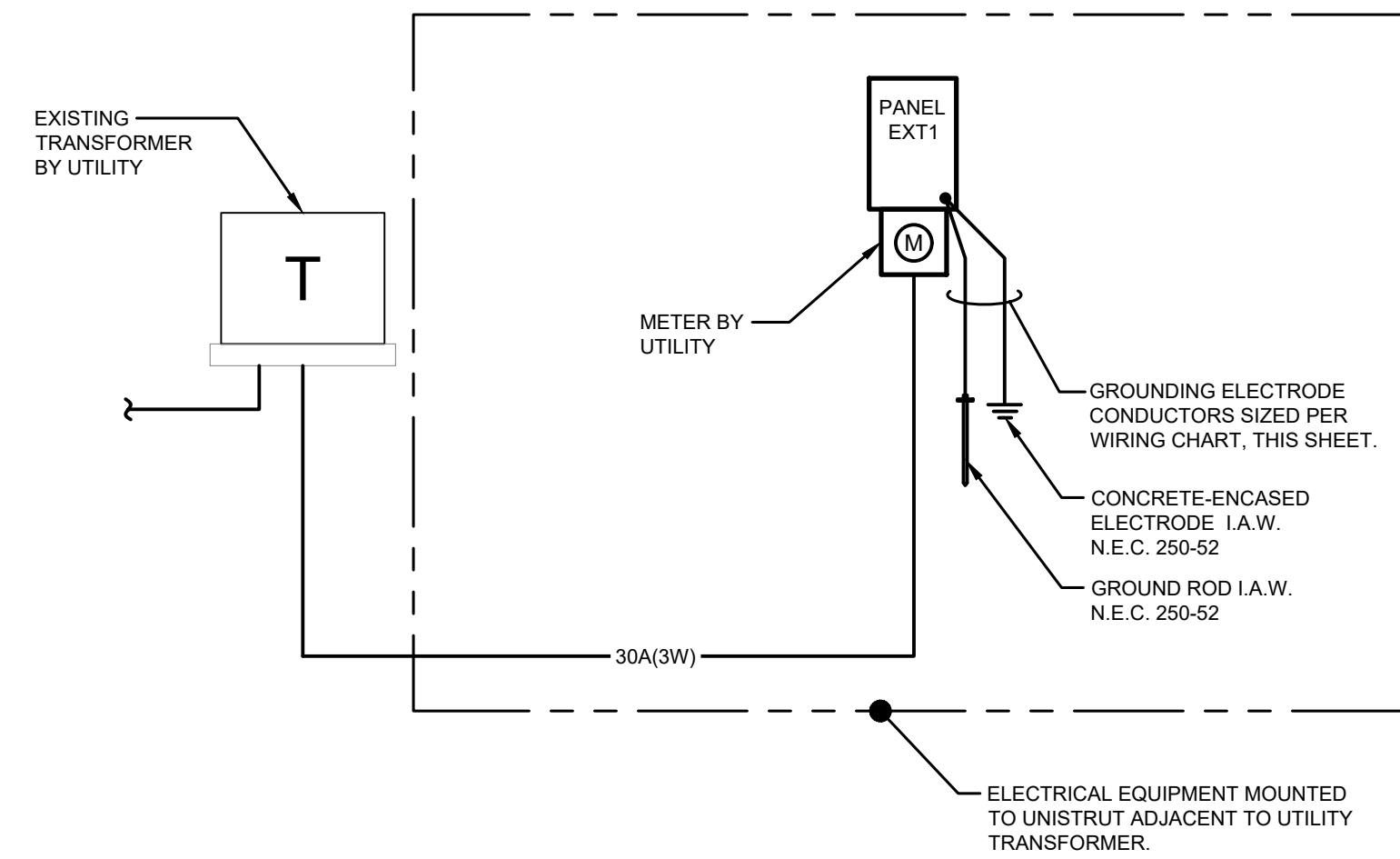
TYPE P2 SHORT CIRCUIT / VOLTAGE DROP CALCULATION SUMMARY									
POINT	TAG	VOLTAGE / PHASE	LENGTH (FT)	COPPER / ALUMINUM	CONDUIT	WIRE SIZE	# OF SETS	FEDDER VOLTAGE DROP (%)	TOTAL VOLTAGE DROP (%)
F1	xlviv	240V, 10	1	C	N	8	1	0.0%	0.0%
F2	feature 1	240V, 10	972	C	N	8	1	1.2%	1.2%
F3	feature 2	240V, 10	35	C	N	8	1	0.1%	1.3%
F4	feature 3	240V, 10	55	C	N	8	1	0.3%	1.6%
F5	feature 4	240V, 10	55	C	N	8	1	0.3%	1.9%
F6	feature 5	240V, 10	323	C	N	8	1	0.1%	1.7%
F7	feature 6	240V, 10	163	C	N	8	1	0.1%	1.4%
F8	feature 7	240V, 10	421	C	N	8	1	0.1%	1.4%
F9	feature 8	240V, 10	121	C	N	8	1	0.0%	1.3%
F10	feature 9	240V, 10	486	C	N	8	1	0.1%	1.3%

PANEL:		EX1		VOLTAGE:		120/240V, 1PH, 3W
LOCATION:		ADJACENT TO XFMR		MINIMUM BUS:		100
MOUNTING:		SURFACE		MAIN:		30/2 CB
				MINIMUM AIC:		SPECIFIC NOTE 1

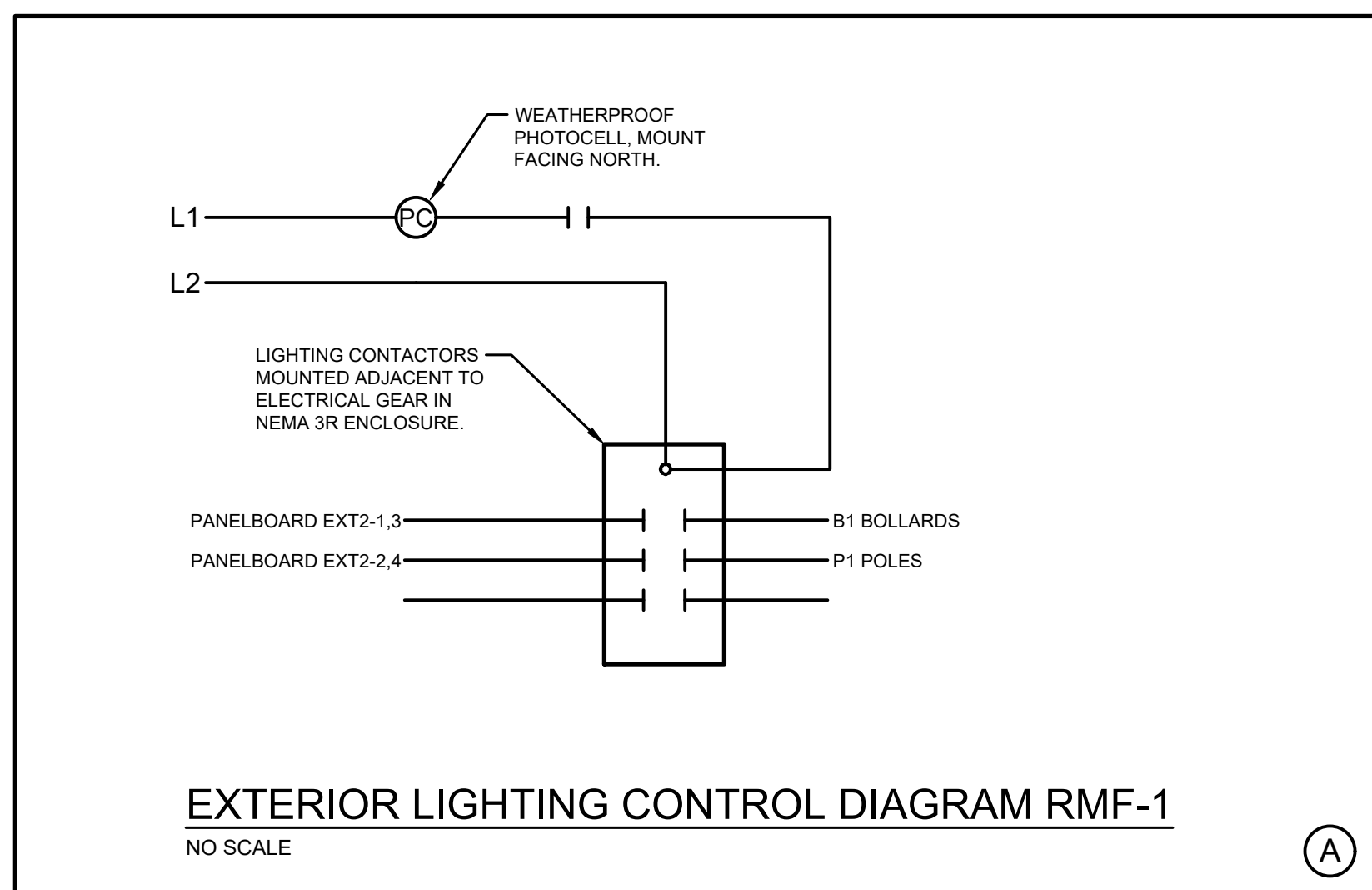
NO.	LOAD	B	TYPE	LOAD DESCRIPTION	BREAKER POLE	TRIP	BUS	BREAKER TRIP	LOAD DESCRIPTION	A	LOAD	NO.
1	143		L	B1 BOLLARDS	20	1	+	20	PZ POLES (2)	255	2	2
3	143		L		20	1	+	20			255	4
5	100		L	IRRIGATION CNTRL	1	20	+	1	SPARE			8
7			L	SPARE	1	20	+	1	SPARE			8
9			L	SPACE			+		SPACE			12
11			L	SPACE			+		SPACE			12
13			L	SPACE			+		SPACE			12
15			L	SPACE			+		SPACE			12
17			L	SPACE			+		SPACE			18

LOAD TYPE	PANEL TOTAL	FED THRU TOTAL	SUBST TOTAL	FEEDER SUBTOTAL	DEMAND	FEEDER TOTAL	GENERAL NOTES:
ALL LOADS	875		875	100%	100%		1. PROVIDE 120V IN ENCLOSURE
IN ENCLOSURES	0		0	N/A	0%		2. PANEL SHALL BE SERVICE ENTRANCE RATED
IN BILS MOTOR	0		0	25%	0%		3. SEE SPECIFIC NOTES
IN MOTORS (ALL)	0		0	100%	0%		
IN EQUIPMENT	100		100	100%	0%		
IN APPLIANCES	0		0	0%	0%		

PANEL TOTAL (kVA):	1.2
PANEL TOTAL (A):	5



1 TYPE P2 T.O.E. STANDARD POLE
ELECTRICAL ONE-LINE DIAGRAM
SCALE: NOT TO SCALE

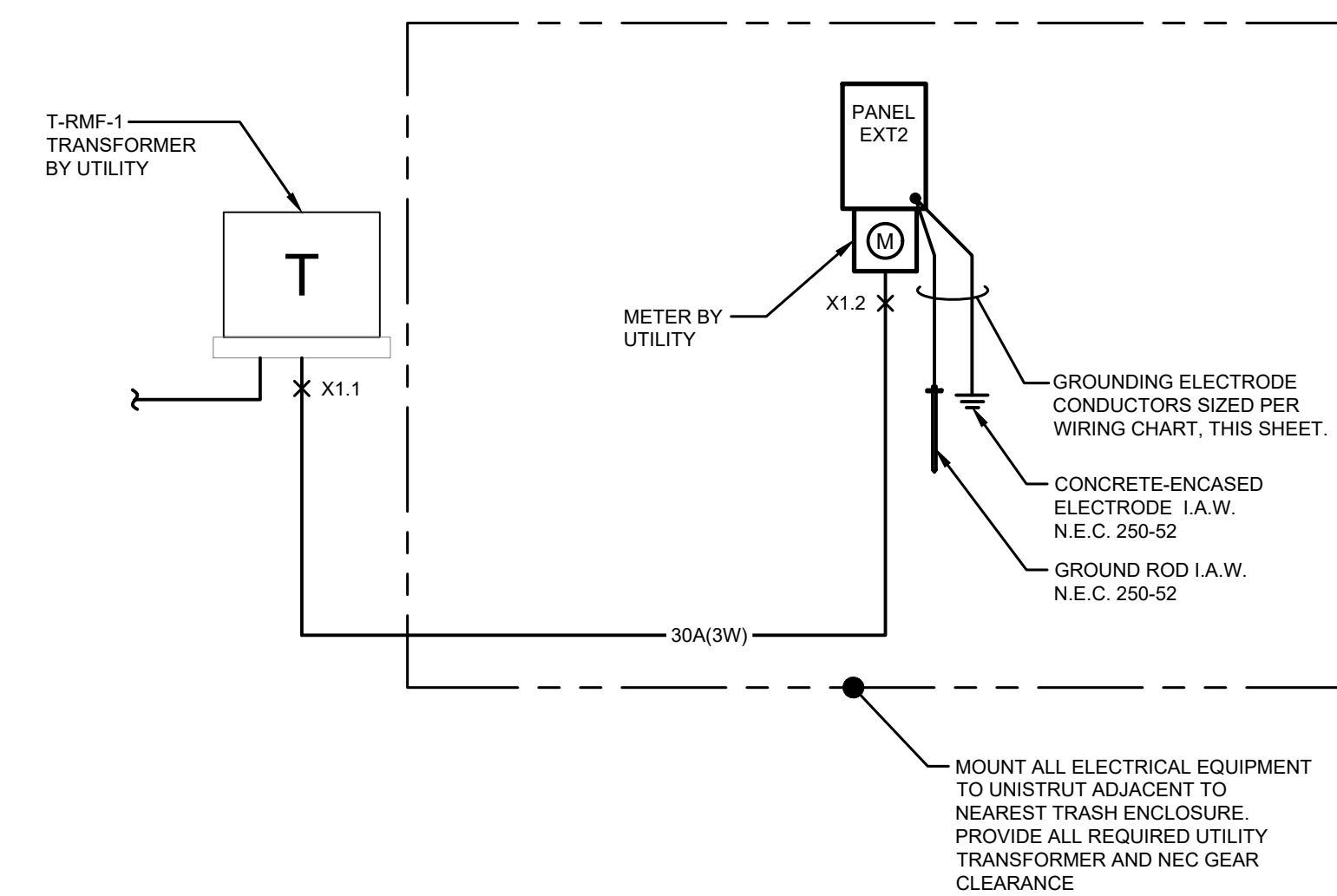


PANEL:		EXT2		VOLTAGE: 120/240V, 1PH, 3W	
LOCATION: ADJACENT TO XFMR		MINIMUM BUS: 100		MINIMUM: 302 CB	
MOUNTING: SURFACE		MAIN:		MINIMUM AIC: SPECIFIC NOTE 1	

NO	LOAD		TYPE	LOAD DESCRIPTION	BREAKER TRIP	BUS	BREAKER TRIP	LOAD DESCRIPTION	LOAD	NO
1	231	A		10 BOLLARDS (2)	1	20	1	P1 POLES (2)	16	2
2	231	B			1	20	1	SPARE	16	4
3	100	E		IRRIGATION CONTR.	1	20	1	SPARE	8	8
4					1	20	1	SPARE	8	8
9				SPACE				SPACE	12	10
11				SPACE				SPACE	12	10
13				SPACE				SPACE	16	14
15				SPACE				SPACE	16	16
17				SPACE				SPACE	16	16

LOAD TYPE	PANEL TOTAL	FEDER TRIP	SUPPLIED TOTAL	FEDER TRIP	DEMAND	FEDER TOTAL
ALL/USINGS	40A		40A	100%	618	
LOW VOLTAGE FEEDS	0		0	N/A	0	
LOW VOLT MOTOR	0		0	25%	0	
INDUSTRY JAIL	0		0	100%	0	
INDUSTRY JAIL	100		100	100%	100	
ALL/USINGS	0		0	0	0	

GENERAL NOTES:	
1 PROVIDE PANEL WITH ONE GROUND	
2 PANEL SHALL BE SERVICE ENTRANCE POINT	
3	
SPECIFIC NOTES:	
1 COORDINATE MAIN AIC WITH MAIN/ARM FAULT	
2 CURRENT AVAILABLE AT DISCONNECTED BURROUGHS	
3 IF UTILITY PROVIDER LIGHTING CONTROL	
4 COORDINATE A-TRIP CONTROL DETAILS	
5 IF UTILITY PROVIDER LIGHTING CONTROL	
6	
PANEL TOTAL (KVA): 0.7	
PANEL TOTAL (A): 3	



2 RMF-1 PARCEL ELECTRICAL ONE-LINE DIAGRAM

T-RMF-1 SHORT CIRCUIT / VOLTAGE DROP CALCULATION SUMMARY											
POINT	TAG	VOLTAGE / PHASE	LENGTH (FT)	COPPER / ALUMINUM	CONDUIT	WIRE SIZE	# OF SETS	FEEDER AVAILABLE VOLTAGE DROP (%)	TOTAL AVAILABLE VOLTAGE DROP (%)	ISC AVAILABLE UPSTREAM	ISC (FAULT)
X1.1	xfrmr	240V, 1Ø	1	C	N	8	1	0.0%	0.0%	MANUAL	19,800
X1.2	EXT2	240V, 1Ø	70	C	N	10	1	1.8%	1.8%	ANALYSIS	4,620

NOTE: THE PERCENT AVAILABLE SYMMETRICAL FAULT AT THE SECONDARY SIDE OF THE SERVICE TRANSFORMER IS BASED ON 4800 AMP ASSUMING A 167 KVA TRANSFORMER. SHORT CIRCUIT CALCULATIONS ARE FURNISHED FOR ALL FAULT LEVELS ABOVE 10,000 AMP @ 240 VOLT. ANY FAULT CURRENT BELOW THIS LEVEL IS CONSIDERED SAFE FOR THE ELECTRICAL SYSTEM TO CLEAR ON EQUIPMENT IS NOT TO WITHSTAND THIS LEVEL OF FAULT SAFETY.

PANEL:	EXT3	VOLTAGE:	120/240V, 1PH, 3W
LOCATION:	ADJACENT TO XFMR	MINIMUM BUS:	100
MOUNTING:	SURFACE	MAIN:	300 CB
		MINIMUM AIC:	SPECIFIC NOTE 1

No.	LOAD	A	B	TYPE	LOAD DESCRIPTION	BREAKER TRIP	TRIP POLE	A	B	BREAKER TRIP	TRIP POLE	TYPE	LOAD DESCRIPTION	A	Load	No.
1	231	L	-	-	(N) BOLLARDS (2)	2	20	-	-	*	20	1	SPARE	2		8
2						0	-	-	-	*	20	1	SPARE	2		4
3		231	L	-		1	20	-	-	*	20	1	SPARE	2		8
7					SPACE	1	20	-	-	*	20	1	SPACE	2		8
9					SPACE	1	20	-	-	*	20	1	SPACE	2		8
11					SPACE	2	-	-	-	*	-	-	SPACE	2		10
13					SPACE	2	-	-	-	*	-	-	SPACE	2		12
15					SPACE	2	-	-	-	*	-	-	SPACE	2		16
17					SPACE	2	-	-	-	*	-	-	SPACE	2		18

LOAD TYPE	PANEL TOTAL	FED FROM TOTAL	RUMPTED TOTAL	FEEDER SUBTOTAL	DEMAND	FEEDER TOTAL
ALL OTHERS	462	0	0	462	100%	428
NF RECEPTACLES	0	0	0	0	N/C	0
NEARBY MOTORS	0	0	0	0	100%	0
NEARBY JELLY	0	0	0	0	100%	0
NEARBY TRANSFORMERS	0	0	0	0	100%	0
NEARBY APPLIANCES	0	0	0	0	0	0

PANEL TOTAL (KVA): **0.6**

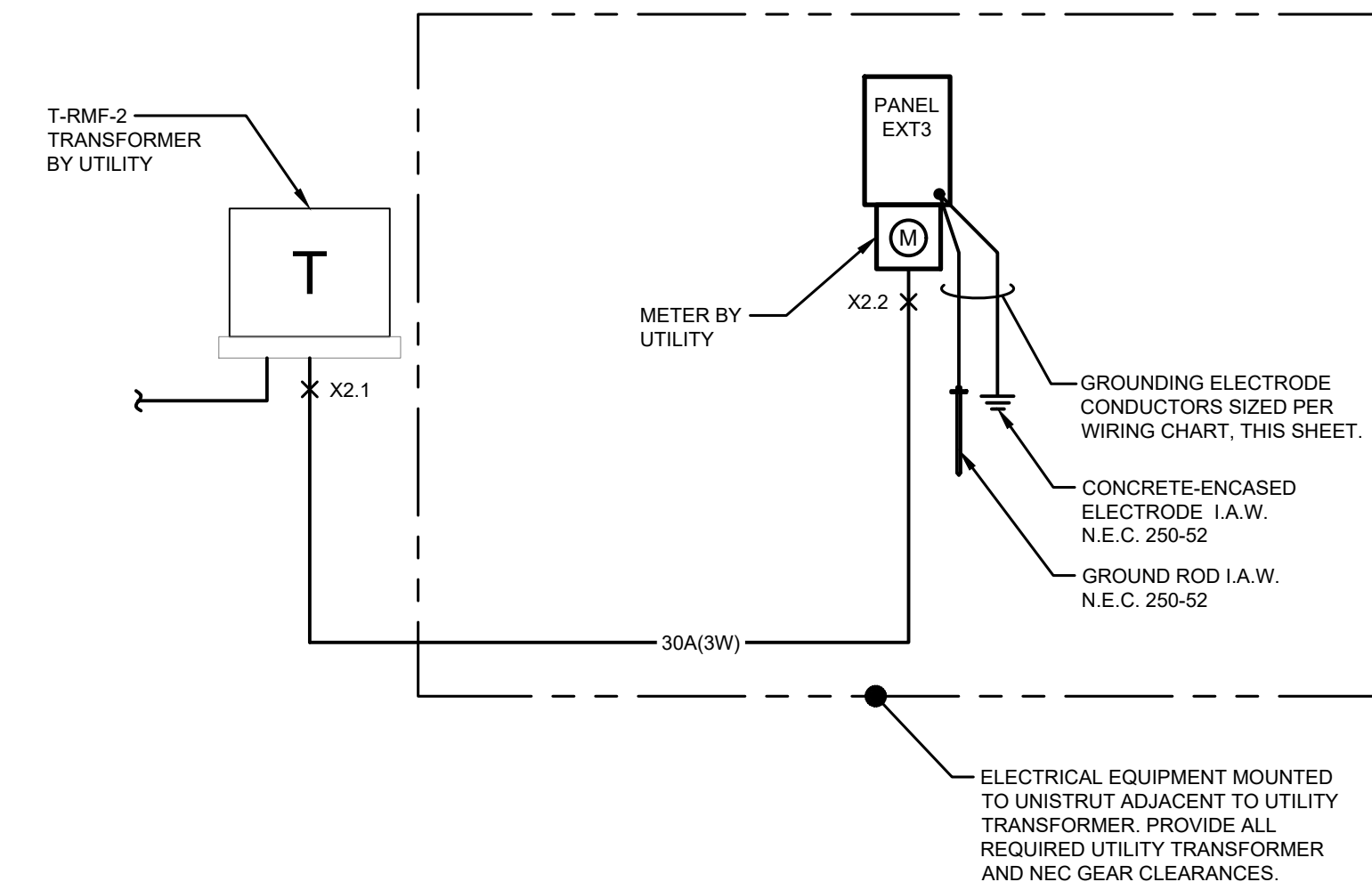
PANEL TOTAL (Amps): **2**

GENERAL NOTES:

1. PROVIDE MAIN IN PANEL
2. PANEL SHALL BE SERVICE ENTRANCE RATED

SPECIFIC NOTES:

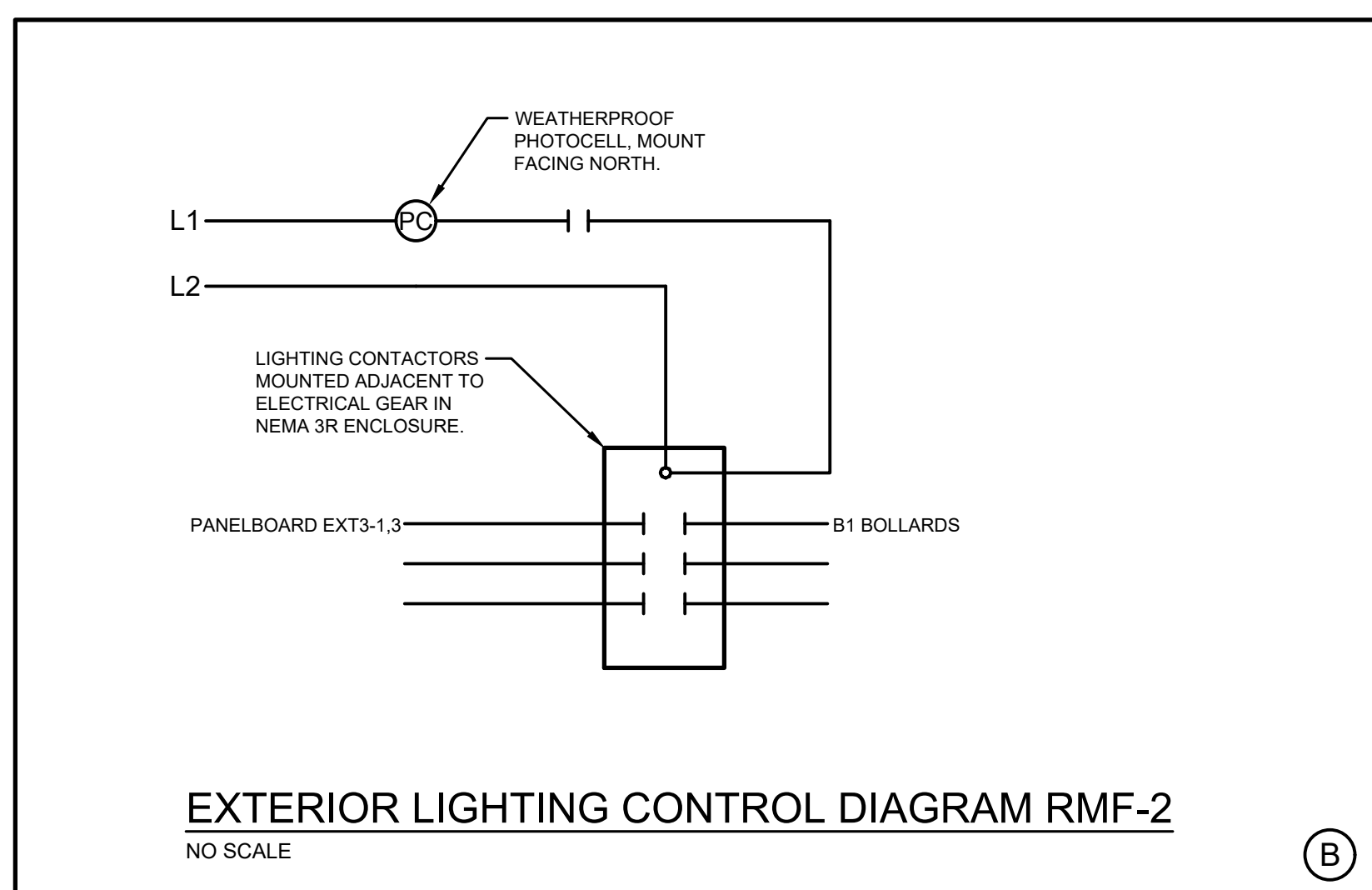
- 1) COORDINATE MINIMUM AIC WITH MAXIMUM FAULT CURRENT AVAILABLE AT SECONDARY TERMINALS OF UTILITY PROVIDED TRANSMISSION LINE
- 2) REFER TO EXTERIOR LIGHTING CONTROL SCHEDULE FOR EQUIPMENT DETAILS



3 RMF-2 PARCEL ELECTRICAL ONE-LINE DIAGRAM

T-RMF-2 SHORT CIRCUIT / VOLTAGE DROP CALCULATION SUMMARY											
POINT	TAG	VOLTAGE / PHASE	LENGTH (FT)	COPPER / ALUMINUM	CONDUIT	WIRE SIZE	# OF SETS	FEEDER VOLTAGE DROP (%)	TOTAL VOLTAGE DROP (%)	IsC Available UPSTREAM	IsC (FAULT CURRENT)
X2.2	xfrmr	240V_10	1	C	N	8	1	0.0%	0.0%	MANUAL	48,400
X2.2	EXT3	240V_10	10	C	N	8	1	0.3%	0.3%	48,400	9,507

THIS SHEET, THE NEXT AVAILABLE, IS A SYMMETRICAL FAULT AT THE SECONDARY SIDE OF THE SERVICE TRANSFORMER (14.40 MVA). ASSUMING A 167 kVA TRANSFORMER. SHORT CIRCUIT CALCULATIONS ARE FURNISHED FOR ALL FAULT LEVELS ABOVE 10,000 AMPS @ 240 VOLT. ANY FAULT CURRENT BELOW THIS LEVEL IS CONSIDERED SAFE FOR THE ELECTRICAL SYSTEM TO CLEAR OR EQUIPMENT IS NOT TO WITHSTAND THIS LEVEL OF FAULT SALES.



ALPINE

ENGINEERING INC.
14510 HWY 6 / UNIT A9 / P.O. BOX 97
EDWARDS CO 81632 / 970-526-3373
WWW.ALPINECIVIL.COM

HAYMEADOW DEVELOPMENT

RMF-1 & 2, MAJOR DEVELOPMENT PERMIT

EAGLE, CO

SHEET E0.01	DESIGNED TLM		NO.	DATE	REVISIONS	BY
	DRAWN TLM					
	CHECKED ARC					
	JOB NO. 10011.03					
	DATE 04/22/2022					

IMLIGHTING®

TYPE B1

SPECIFICATION
DATE: _____
TYPE: _____
PROJECT: _____
CATALOG #:

PA7R
BOLLARD

FEATURES

- iDA Dark Sky Compliant, No Up-light configuration
- Elegant form factor blended with Performance Optics
- Integral NEMA 3P Enclosure
- Dual recessed power panel
- IP-System capability
- Bluetooth® enabled RGBW accent

CONTROL TECHNOLOGY

Bluetooth® DMX SiteSignage™

Pavilion™

RELATED PRODUCTS

[Pavilion Square](#)
[Pavilion Round](#)
[Impact Resistant](#)

SPECIFICATIONS

CONSTRUCTION

- HOUSING: Castings are low copper aluminum alloy die-cast
- Gaskets are molded silicon to prevent harmful vapors to the lamp and driver compartments
- IP65 rated
- SHIELD:
 - Aluminum shaft is 125" thick extruded aluminum 6061 alloy

concrete specifications for "Portland Cement" ASTM C150, Type I or II. Aggregates shall meet current requirements of "Specifications for Concrete Aggregates" ASTM C33. Steel shall be clean and free from deleterious amounts of salt, oil, acids, alkalies or organic materials. Wire for reinforcement shall conform to ASTM A305. Steel for logs and plates shall conform to ASTM A36, or A36S grade D.

• **SHIELD** (1) medium sand-blasted with anti-graffiti sealer and material color shall be consistent to the concrete mix.

• **SHIELD** is cured to allow for completion of the hydration process, and result in a 28-day compressive strength of not less than 4,500 psi

• Concrete shaft (1) is cast from fiberglass molds used to insure uniform parts. Most painting lines may slightly visible in finished parts

OPTICS

- LED's mounted to a metal printed circuit board assembly (MCPCB)
- Optical lenses are clear injection molded PMMA acrylic
- LU configurations have an optically clear flat tempered glass lens, all other configurations have either an optically clear or high transmission diffused acrylic lens

INSTALLATION

- Aluminum shaft configurations will have four 3/8" x 10" x 2" zinc plated L-hook anchor bolts shall to be installed with an included template. Nuts and washers are provided to level and secure the mounting plate to the anchor bolts.
- Aluminum shaft configurations will have a mounting plate and be able to be rotated 20° in either direction during installation for aiming adjustment
- Concrete shaft configurations will have four 1/2" x 10" x 2" zinc plated L-hook anchor bolts. Each anchor bolt is supplied with two nuts, two washers, and a rigid pressed board template
- Concrete shaft configurations are palletized with adequate hold-downs to prevent load movement in transit
- Fixtures must be grounded in accordance with National and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL

- Universal voltage, 120 through 277V with a +10% tolerance. Driver is Underwriters Laboratories listed
- High voltage configurations, 208-277, 347/480. Driver is Underwriters Laboratories listed
- "Metal Shield" secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers are greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaires is capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C

(Specifications continued on page 3)

KEY DATA		
Lumen Range	397-2350	
Wattage Range	14-22	
Efficiency Range (LPW)	29-308	
Reported Life (Hours)	170,000	

KIMLIGHTING®		TYPE B1	DATE: _____	LOCATION: _____		
PA7R			TYPE: _____	PROJECT: _____		
BOLLARD			CATALOG # _____			
ORDERING GUIDE						
CATALOG # _____						
Example: PA7R-FT-MUJ-12L-01-SKZ-24A-BL-5-WP-UNV-EN						
HOUSING						
PA7R	Options		Distribution	Light Engine		
Model	FT	Optic				
PA7R-1	PA7R-1	PA7R-1				
PA7R-2	PA7R-2	PA7R-2				
PA7R-3	PA7R-3	PA7R-3				
PA7R-4	PA7R-4	PA7R-4				
PA7R-5	PA7R-5	PA7R-5				
PA7R-6	PA7R-6	PA7R-6				
PA7R-7	PA7R-7	PA7R-7				
PA7R-8	PA7R-8	PA7R-8				
PA7R-9	PA7R-9	PA7R-9				
PA7R-10	PA7R-10	PA7R-10				
PA7R-11	PA7R-11	PA7R-11				
PA7R-12	PA7R-12	PA7R-12				
PA7R-13	PA7R-13	PA7R-13				
PA7R-14	PA7R-14	PA7R-14				
PA7R-15	PA7R-15	PA7R-15				
PA7R-16	PA7R-16	PA7R-16				
PA7R-17	PA7R-17	PA7R-17				
PA7R-18	PA7R-18	PA7R-18				
PA7R-19	PA7R-19	PA7R-19				
PA7R-20	PA7R-20	PA7R-20				
PA7R-21	PA7R-21	PA7R-21				
PA7R-22	PA7R-22	PA7R-22				
PA7R-23	PA7R-23	PA7R-23				
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PA7R-38	PA7R-38	PA7R-38				
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PA7R-67	PA7R-67	PA7R-67				
PA7R-68	PA7R-68	PA7R-68				
PA7R-69	PA7R-69	PA7R-69				

IMLIGHTING®

TYPE B1

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

PA7R BOLLARD

DIMENSIONS

The image shows three technical drawings of the PA7R bollard. The first drawing shows the front view with dimensions: 41.3" height, 7.2" width, 1.5" top flange, 36.5" height, 3.2" width, and 19.8" base. The second drawing shows the side view with dimensions: 42.5" height, 3.2" width, 6.5" top flange, 36.5" height, 3.2" width, and 19.8" base. The third drawing shows the top view with dimensions: 41.3" height, 7.2" width, 1.5" top flange, 36.5" height, 3.2" width, and 19.8" base. Below the drawings are three optical configurations: 1. 'UO No Up/Light' showing a horizontal lens. 2. 'Optics Clear Lens' showing a horizontal lens with a clear lens. 3. 'Diffuse Lens' showing a horizontal lens with a diffuse lens. Below these are three vertical lens configurations: 1. 'OH Horizontal Lens' showing a horizontal lens. 2. 'CL Vertical Lens' showing a vertical lens. 3. 'DL Vertical Lens' showing a vertical lens. Below these are three grille configurations: 1. 'LV Louver' showing a louver. 2. 'GC Grille' showing a grille. 3. 'GD Grille' showing a grille.

DELIVERED LUMENS

Drive Current	LEDs #	Nominal Watts	Nominal Lumens	Lens Options	Distribution	3000K 70CRI							4000K 70CRI							5000K 70CRI											
						Lumen	BUG Rating				lm/w	Lumen	BUG Rating				lm/w	Lumen	BUG Rating				lm/w	Lumen	BUG Rating						
							B	U	G			B	U	G		B		U	G		B	U	G								
550mA	12L	22	2,000	NU UO Optics	Horizontal Lens	1	1044	0	0	0	48	1936	0	0	0	52	1954	0	0	0	54	2000	0	0	0	54	2000	0	0	0	54
						2	1199	0	0	0	55	1305	0	0	0	60	1336	0	0	0	62	1380	0	0	0	62	1380	0	0	0	62
						3	1128	0	0	1	52	1228	0	0	1	57	1257	0	0	1	58	1296	0	0	1	58	1296	0	0	1	58
						3HS	953	0	0	0	44	1089	0	0	0	48	1092	0	0	0	49	1128	0	0	0	49	1128	0	0	0	49
						4	1362	0	0	0	63	1452	0	0	1	68	1518	0	0	1	70	1560	0	0	1	70	1560	0	0	1	70
					OH Horizontal Lens	5	1265	1	0	0	58	1377	1	0	0	63	1440	1	0	0	65	1488	1	0	0	65	1488	1	0	0	65
						1	1778	0	3	1	82	1935	0	3	1	89	1988	0	3	1	91	2036	0	3	1	91	2036	0	3	1	91
						2	1711	1	3	1	79	1862	1	3	1	86	1906	1	3	1	88	1952	1	3	1	88	1952	1	3	1	88
						3	1643	1	3	1	76	1788	1	3	1	82	1831	1	3	1	84	1876	1	3	1	84	1876	1	3	1	84
						3HS	1443	0	3	1	66	1570	0	3	1	72	1608	0	3	1	74	1648	0	3	1	74	1648	0	3	1	74
				CL Clear Vertical Lens	Horizontal Lens	4	1721	0	3	1</																					

Page 422 Rev. 11/08/21
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P37R

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 HUBBELL
Lighting

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TYPE P1

LED pole top luminaires with asymmetrical flat beam light distribution

Housing: Die-cast aluminum housing and slip filter. Slip fits 3" O.D. pole top, secures to pole with three stainless steel set screws. Die castings are marine grade, copper free (i.e. 0.0% copper content) A3000 aluminum alloy.

Enclosure: Facelate is constructed of die-cast aluminum and is secured to housing with mechanically casted stainless steel fasteners. Tempered clear glass. Reflector of pure anodized aluminum. Fully shielded to comply with LED zones 1 and higher. Fully gasketed for weather tight operation using molded silicone rubber "O" channel" gasket.

Electrical: 16W LED Luminare, 18 total system watts, -30°C start temperature. Integral 120v/277v electronic LED driver, 0-10V, TRAC and ELV dimmable. LED module(s) are available from factory for easy replacement. Standard LED color temperature is 4000K with an 85 CRI. Available in **4000K** (B CRI); add suffix PC to order.

Note: LEDs supplied with luminare. Due to the dynamic nature of LED technology, LED luminare data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: All BEGA standard finishes are polyester powder coat with minimum 5 mil thickness. Available in four standard BEGA colors: Black (BK); White (WH); Bronze (BR); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

CSA: certified to U.S. and Canadian standards, suitable for wet locations. Protection class IP60.

Weight: 8.6 lbs.

EPA (Effective projection area): 0.32 sq. ft.

Luminare Luminaires: 1555

Technical drawing of the LED Poletop luminaire. The side view shows a cylindrical body with a diameter of 3 inches and a height of 10 inches. The top view shows a circular base with a diameter of 3 inches. The drawing is labeled 'Single LED Poletop'.

Single LED Poletop

	A	B	C
	Lens		
99-602 16W LED	11 1/2"	3 1/4"	16"

Recommended for use with 20' to 30' poles.

BEGA 1000 BEGA Way Carpinteria, CA 90013 (805) 664-0533 FAX (805) 666-9474 www.bega-us.com
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Type:
BEGA Project:
Product:
Voltage:
Color:
Options:
Modified:

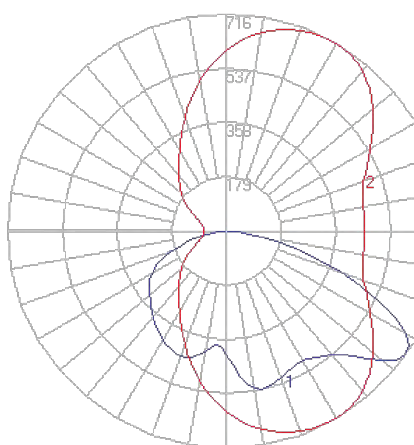
A photograph of the LED Poletop luminaire, showing its cylindrical shape and the clear lens at the top.

BEGA

Photometric Filename: 99402.IES

TEST:	BE_99402
TEST LAB:	BEGA
DATE:	3/15/2017
LUMINAIRE:	99 402
LAMP:	16W LED

TYPE P1

Characteristics

IES Classification: Type III

Longitudinal Classification: Short

Lumens Per Lamp: N.A. (absolute)

Total Lamp Lumens: N.A. (absolute)

Luminaire Lumens: 1855

Downward Total Efficiency: N.A.

Total Luminaire Efficiency: N.A.

Luminaire Efficacy Rating (LER): 98

Total Luminaire Watts: 19

Ballast Factor: 1.00

Upward Waste Light Ratio: 0.00

Max. cd.: 716.2 (300H, 55V)

Max. Cd. (<90 Vert.): 716.2 (300H, 55V)

Max. Cd. (At 90 Deg. Vert.): 0.0 (0% Lum)

Max. Cd. (80 to <90 Deg. Vert.): 123.4 (6.7% Lum)

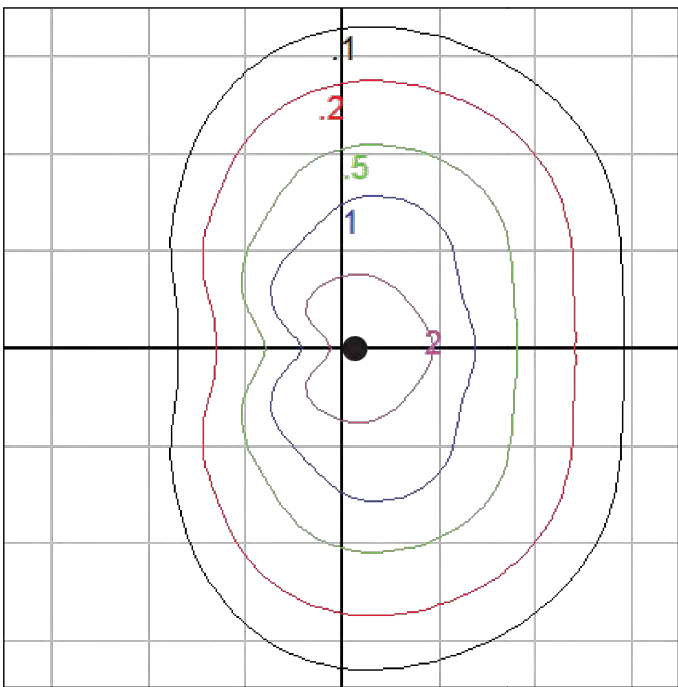
Cutoff Classification (depreciated): N.A. (absolute)

Lum. Classification System (LCS)

LCS Zone	Lumens	%Lamp	%Lum
FL (0-30)	230.7	N.A.	12.4
FM (30-60)	643.2	N.A.	34.7
FH (60-80)	342.5	N.A.	18.5
FVH (80-90)	19.6	N.A.	1.1
BL (0-30)	145.1	N.A.	7.8
BM (30-60)	320.2	N.A.	17.3
BH (60-80)	143.5	N.A.	7.7
BVH (80-90)	10.6	N.A.	0.6
UL (90-100)	0.0	N.A.	0.0
UHL (100-180)	0.0	N.A.	0.0
Total	1855.4	N.A.	100.0

BUG Rating

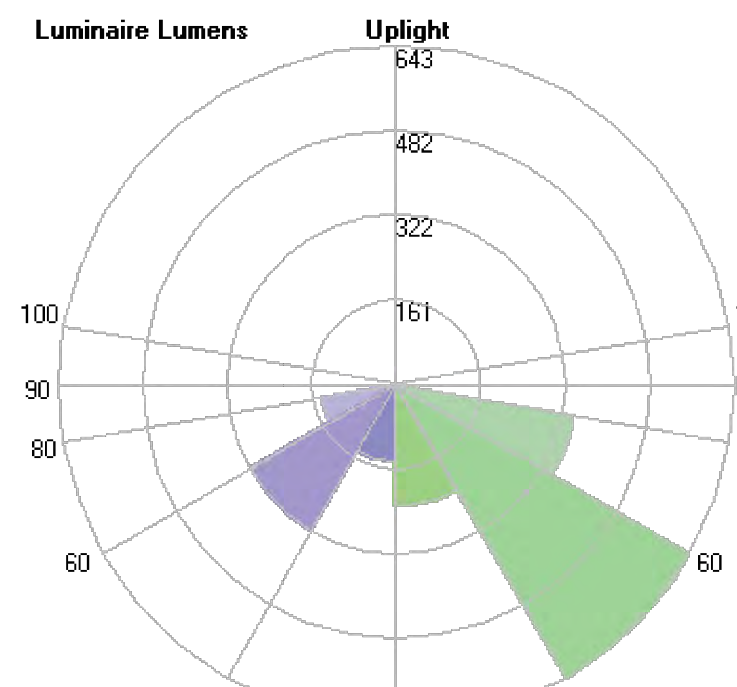
B1-U0-G1



(Pole 906H-R)

Mounting Height = 12 ft.
Grid Spacing = 10 ft.

Luminaire Lumens



Front

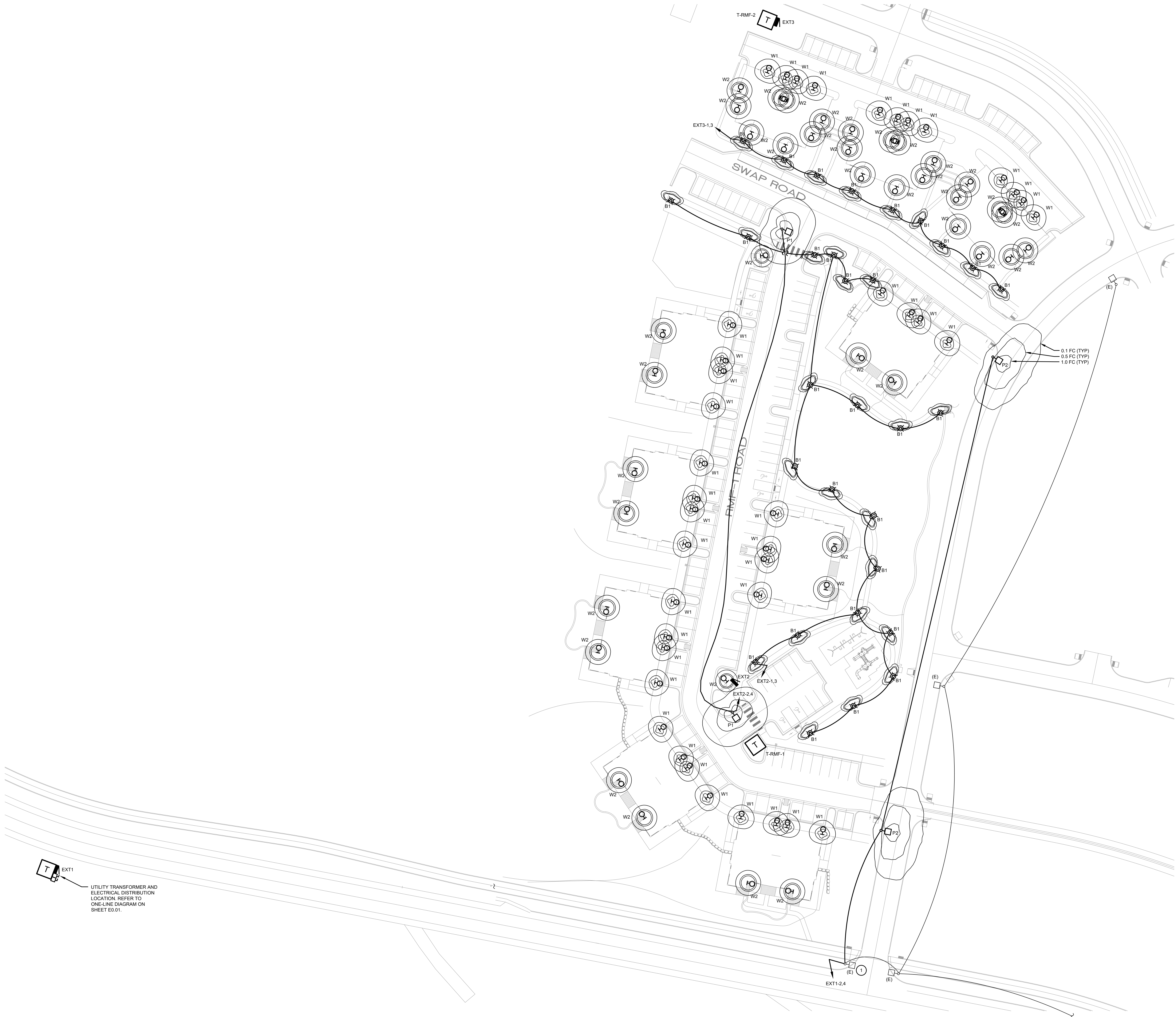
In the interest of product improvement, BEGA reserves the right to make technical changes without notice.

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SHEET
E0.02
ELECTRICAL LIGHTING
FIXTURE CUTSHEETS



FLAG NOTES:

1. INTERCEPT POWER AT THIS EXISTING POLE AND EXTEND CONDUIT AND WIRING TO NEW POLES INDICATED.

NOTES:

1. ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR FIELD COORDINATING THE LOCATION OF ELECTRICAL EQUIPMENT, JUNCTION BOXES, DISCONNECTS, ETC. EC SHALL BE RESPONSIBLE FOR COORDINATION AND THE ROUTING OF FEEDERS AND BRANCH CIRCUITS.
2. COORDINATE POWER CONNECTIONS FOR OWNER PROVIDED EQUIPMENT AND APPLIANCES, AND ALL OTHER EQUIPMENT PROVIDED BY OTHER DIVISIONS WITH SUBMITTAL DATA CUT SHEETS, WIRING DIAGRAMS, AND MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS. FIELD COORDINATE FINAL LOCATIONS OF EQUIPMENT AND POWER CONNECTIONS WITH GENERAL CONTRACTOR AND OTHER DIVISIONS/CONTRACTORS PRIOR TO ROUGH-IN.
3. ELECTRICAL CONTRACTOR SHALL SIZE BRANCH CIRCUIT WIRING TO ACCOMMODATE FOR VOLTAGE DROP.
4. CIRCUITING LINES ARE SHOWN TO DEPICT FIXTURE GROUPINGS ONLY. NOT INTENDED CONDUIT ROUTING. REFER TO CIVIL DRAWINGS FOR CONDUIT ROUTING.
5. FOR ALL EXTERIOR CONDUCTOR SPLICES IN JUNCTION BOXES, PULL BOXES, OR IN LIGHTING FIXTURE POLES, PROVIDE WEATHERPROOF SPLICE KIT OR WATERPROOF WIRENUTS. MAKE CONNECTIONS OR SPLICES TO ENSURE THAT NO METAL CONDUCTOR IS EXPOSED TO CORROSION.
6. TYPE W1 AND W2 SHOWN FOR PHOTOMETRIC INFORMATION ONLY. DESIGN, POWER, AND CONTROL FOR TYPE W1 AND W2 IS NOT IN SCOPE OF THESE PLANS. IT IS ASSUMED POWER AND CONTROL WILL COME FROM THE RESPECTIVE BUILDINGS THE FIXTURES ARE MOUNTED.



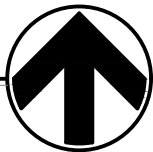
HAYMEADOW DEVELOPMENT
RMF-1 & 2, MAJOR DEVELOPMENT PERMIT
EAGLE, CO

DESIGNED	TJN	DATE	REVISIONS	BY
DRAWN	TJN			
CHECKED	ARC			
JOB NO.	10011.03			
DATE	04/22/2022			

SHEET
E1.00
SITE POWER AND
LIGHTING PLAN



1 SITE LIGHTING PLAN
SCALE: 1" = 40'-0"





March 22, 2022

Mr. Brian Woodrich
Town of Eagle Community Development
PO Box 609
Eagle, CO 81632

Re: Haymeadow PUD Amendment Swap - Condition of Approval of CPW

Dear Brian:

Please accept this letter as an outline of our agreed upon formal Wildlife Mitigation Plan as required by condition of approval #4 in Town of Eagle Ordinance No. 13.

- Haymeadow is going to revise the architecture of the trash enclosure buildings to be bear and bird resistant.
- Haymeadow is going to update Homeowner Association documents to include requirements for bear resistant trash at all pocket parks, containers for all homes, and community wide.
- Haymeadow agreed to specifically allow roofed dog runs in HOA documents that reference the Pet Area section of the design guidelines. Since the design guidelines were just finalized all agreed HOA documents make the most sense to address this request.
- Haymeadow explained the dark sky compliant lighting per recently approved design review guidelines.
- Haymeadow agreed to CPW's request to have all ground level exterior door hardware be twist handles.
- Haymeadow will reduce the dog park fence height to the top rail of 42" tall.
- Haymeadow will support Town of Eagle trail closures on Town of Eagle Open Space on land that was dedicated from Haymeadow including the soft path and Haymaker.
- Haymeadow will grade two wildlife escape ramps from irrigation ponds.
- CPW requested Haymeadow review the location of building #7 shown in the preliminary site plan. Request is to shift the building to the East or relocate without losing units. Haymeadow agreed to shift the building as far East as the site plan allows without losing density.

Brandon Cohen
Abrika Properties LLC

Brian Woodrich
Colorado Parks and Wildlife

Michael Hood
Range Consulting LLC

Copy:
Chad Phillips, Town of Eagle
Jessica Lake, Town of Eagle
Rick Pylman, Pylman & Associates

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 53
(Series of 2022)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO
APPROVING A MAJOR DEVELOPMENT PERMIT FOR HAYMEADOW RMF-1 AND
RMF-2 AND THE ASSOCIATED DEVELOPMENT AGREEMENT

WHEREAS, Abrika Properties, LLC ("Owner") is the owner of RMF-1 and RMF-2, Haymeadow Filing 1, also known as 91 Mount Hope Circle, Eagle, Colorado and 24 Snowy Peak Road, Eagle, Colorado (collectively, the "Property");

WHEREAS, Owner has filed with the Town an application for approval of a Major Development Permit to construct 76 multi-family dwelling units in 7 buildings in RMF-1 and 12 multi-family units in 3 buildings in RMF-2 (the "Application");

WHEREAS, at a properly-noticed public hearing on June 21, 2022, the Planning and Zoning Commission reviewed the Application, heard comments from the Owner, Town staff and the public, and recommended that the Town Council approve the Application with conditions; and

WHEREAS, at a properly-noticed public hearing on July 12, 2022, the Town Council reviewed the Application and heard comments from the Owner, Town staff and the public were provided an opportunity to be heard on the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO, AS FOLLOWS:

Section 1. Findings. Based on the Application, the recommendation of the Planning Commission, input from Town staff and any public comment received, the Town Council finds that the Major Development Permit complies with the applicable criteria in Chapters 4.06, 4.07, and 4.13 of the Eagle Municipal Code (the "Code").

Section 2. Decision. Based on the foregoing findings, the Town Council approves the Major Development Permit and Development Agreement, subject to all of the following conditions:

- a. If no application for a building permit is filed by July 12, 2025, the major development permit shall automatically expire, and a new development permit shall be required, following the procedures set forth in Chapter 4.06 of the Code.
- b. Applicant shall submit the final LERP plan, in compliance with the ADA, within 30 days of the date of this Resolution.
- c. The 50' setback along Sylvan Lake Road shall be measured from either the back of asphalt or edge of curb, whichever is more restrictive.

- d. Building height shall be measured from existing or finished grade, whichever is more restrictive. For new subdivisions and Development Permits, existing grade shall be determined by the approved grading plan for the Subdivision or Development Permit.
- e. All trash enclosures shall be bear resistant.
- f. Unless the Code is amended prior to installation of landscaping, the Landscape Plan shall be amended to provide for wood mulch instead of rock ground cover.
- g. Any species on the landscape plan that are not listed on either the Town's list of preferred species or on the CSU Extension Office's list of firewise plant materials shall be replaced with species that are on one of these lists in the Landscape Plan.
- h. Additional deciduous and coniferous trees shall be added to both street buffers to meet the 30-foot and 20-foot on center minimum spacing requirements respectively, and additional shrubs and perennials shall be added to achieve massing in the Landscape Plan.
- i. Applicant shall use its best efforts to ensure that all light fixtures included in the development are "IDA Dark Sky Compliant", and at a temperature of 3000k or less.

Section 3. The Development Agreement is hereby approved in substantially the form submitted, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Development Agreement on behalf of the Town.

INTRODUCED, READ, PASSED AND ADOPTED ON JULY 12, 2022.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is entered into as of the ____ day of _____, 2022 (the "Effective Date"), by and among the TOWN OF EAGLE, COLORADO, a Colorado municipal corporation with an address of P.O. Box 609, Eagle, CO 81631 (the "Town"); and ABRIKA PROPERTIES, a Florida limited liability company with an address of 8250 Southwest 27th Avenue, Ocala, FL 34476 ("Developer"), and HAYMEADOW METROPOLITAN DISTRICT NO. 6, a Colorado special district with an address of 28 Second Street, Suite 213, Edwards, CO 81632 (the "District") (each a "Party" and collectively the "Parties").

WHEREAS, Developer owns the real property with an address of 91 Mount Hope Circle and 24 Snowy Peak Road, Eagle, CO, and more particularly described as RMF-1 and RMF-2 of the Haymeadow PUD (the "Property");

WHEREAS, on March 5, 2014, Developer and the Town executed the Agreement Relating to the Annexation and Development of Property Known as The Haymeadow Parcel A, Parcel B and Parcel C Additions to the Town of Eagle, Colorado, Also Known as the Haymeadow PUD, which was recorded in the real property records of Eagle County, Colorado, on May 30, 2014 at Reception No. 201408816 and has been amended several times since (as amended, the "ADA"),

WHEREAS, Developer desires to develop the Property and has filed an application for a Major Development Permit (the "Development");

WHEREAS, Section 4.06.020(F) of the Eagle Municipal Code (the "Code") requires a developer to furnish the Town with a performance guarantee to secure the construction and installation of all public improvements required by the approved Development Plan as a condition for the issuance of a Development Permit; and

WHEREAS, the Parties agree that the matters hereinafter set forth are reasonable conditions and requirements to be imposed by the Town upon Developer in relation to the Development.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

SECTION 1 - SCOPE OF THIS AGREEMENT

1.1 **Purpose.** This Agreement is intended to set forth the Parties' understanding and agreement as to the development of the Property including but not limited to the nature of the development proposed for the Property, the procedures, limitations and standards applicable to the construction of public and other required public improvements to be installed to serve the Property, the responsibilities of the Parties for various costs, fees and charges, and as to such other matters the parties believe can be adequately addressed at this time.

1.2 Rights Reserved. It is not the intention of the Parties to diminish or limit the Town's legislative, quasi-judicial, or other powers or to impose on the Town any duty, beyond its ordinances and regulations as they may from time to time exist, nor to impose any special obligation on the Town to approve or accept any future applications, plans, drawings, security documents, improvements, and conveyances, except as otherwise set forth in this Agreement.

SECTION 2 – PUBLIC IMPROVEMENTS

2.1 Public Improvements. Developer agrees to construct, at its own expense, the public improvements necessary for the Development (the "Public Improvements"), subject to the terms and conditions set forth herein and in accordance with the Development Plan.

2.2 Compliance with Applicable Law. Developer shall at all times comply with all applicable law, including without limitation all current and future federal, state and local statutes, regulations, ordinances and rules relating to: the emission, discharge, release or threatened release of a Hazardous Material into the air, surface water, groundwater or land; the manufacturing, processing, use, generation, treatment, storage, disposal, transportation, handling, removal, remediation or investigation of a Hazardous Material; and the protection of human health, safety or the indoor or outdoor environmental, including without limitation the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. § 9601, *et seq.* ("CERCLA"); the Hazardous Materials Transportation Act, 49 U.S.C. § 1801, *et seq.*; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, *et seq.* ("RCRA"); the Toxic Substances Control Act, 15 U.S.C. § 2601, *et seq.*; the Clean Water Act, 33 U.S.C. § 1251, *et seq.*; the Clean Air Act; the Federal Water Pollution Control Act; the Occupational Safety and Health Act; all applicable environmental statutes of the State of Colorado; and all other federal, state or local statutes, laws, ordinances, resolutions, codes, rules, regulations, orders or decrees regulating, relating to, or imposing liability or standards of conduct concerning any hazardous, toxic or dangerous waste, substance or material, as now or at any time hereafter in effect.

2.3 Construction.

a. All Public Improvements shall be installed and completed at the expense of Developer, and dedicated or conveyed to the Town upon the Town's acceptance thereof. The estimated cost of the Public Improvements is set forth in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Estimated Costs").

b. At Developer's expense, the Town may make reasonable engineering observations and require testing during construction of the required Public Improvements in such reasonable intervals and upon reasonable notice, as the Town Engineer may request, in accordance with the Town's engineering standards, Water Distribution Regulations, and Wastewater Regulations, or as otherwise determined by the Town Engineer. Observation, acquiescence in or approval by any inspector shall not constitute the approval by the Town of any portion of such Public Improvements.

c. Developer shall provide all necessary engineering designs, surveys, field surveys, and “as-built” drawings for all Public Improvements which shall be approved by the Town Engineer. The “as-built” locations of all utility service lines shall be prepared by a registered land surveyor at Developer’s sole expense. No Certificate of Occupancy for any building or structure within the Development shall be issued until the required “as-built” drawings have been submitted to the Town. In addition, all expenses incurred for this Property by the Town in updating the Town’s base maps shall be paid by Developer to the Town. Developer shall submit both hard copy and electronic files of the “as-built” drawings. The format of the electronic files shall be AutoCAD 2004 or latest edition thereof.

d. Prior to commencing construction, Developer shall obtain the Town Engineer's approval of a construction operations plan (the “Operations Plan”). The Operations Plan shall include, without limitation, provisions for construction, noise mitigation, dust control, erosion control, signage, construction water, and reclamation standards for all surface areas disturbed by construction.

2.4 Completion.

a. The Public Improvements shall be completed on or before July 1, 2023.

b. The procedure for inspection and acceptance shall be as set forth in Sections 11 and 12 of the ADA.

SECTION 3 – WARRANTY

The warranty provided by Developer shall be as set forth in Section 11 of the ADA.

SECTION 4 – NUISANCES

Developer shall prevent the existence of any nuisances by way of its construction activities, as nuisances are defined by the Code. If the Town determines that a nuisance exists, Developer shall be subject to the provisions of the Code regarding the abatement of nuisances and the cost assessed therefor. If the nuisance is not abated to the satisfaction of the Town, the Town may, upon 30 days' written notice, draw upon the Performance Guarantee to pay the cost of abating the nuisance, including any expenses and penalties incurred under the Code. The Town may exercise this right in addition to, or in lieu of, other available remedies. The decision to draw on the Performance Guarantee shall be within the sole discretion of the Town.

SECTION 5 – LANDSCAPING

Developer shall submit to the Town for review and approval a final landscaping plan prior to commencing any landscaping work. Developer shall install, at its sole cost and expense, all landscaping shown in said landscaping plan together with a complete drip irrigation system for such landscaping. Developer shall be solely responsible for the adequate and proper maintenance of all on-site and off-site landscaping.

SECTION 6 – LOCAL EMPLOYEE RESIDENCY PROGRAM

Pursuant to Code Section 4.04.110., the Local Employee Residency Program (the "LERP") requires that at least 10% of new residential housing be affordable to lower and moderate-income households. Additionally, pursuant to Exhibit G of the Annexation and Development Agreement, Developer has agreed to construct LERP units at 10% of the construction of free-market units. Developer has submitted a LERP plan that is in compliance with Code requirements and is acceptable to the Town.

SECTION 7 - WATER AND WASTEWATER SERVICE

7.1 Dedication of Water Rights. The Town acknowledges that sufficient water rights have previously been dedicated to the Town to serve the Development.

7.2 Water Service. Upon completion of the water system improvements necessary to serve the Development, the Town shall provide municipal treated water service to the Development. Provision of water service to the Development shall be made pursuant to agreement by the Town and shall be made available upon full payment of an applicable plant investment fee and utility connection charges at the then applicable rate set forth in the Code, after accounting for a credit for Developer's pre-paid Water Plant Investment Fees as provided in Section 8.5 of the ADA. The plant investment fee shall be fully paid prior to the issuance by the Town of a building permit.

7.3 Wastewater Collection System Improvements. Developer, at its sole cost and expense, shall design, purchase, and install all elements of the wastewater collection system located on the Property to fully service the Development in accordance with any design drawings, plans and specifications submitted with the Development Plan and approved by the Town Engineer, and applicable Uniform Non-discriminatory Regulations of the Town in effect at the time of issuance of the Major Development Permit.

7.4 Wastewater Service. Upon completion of any wastewater collection system improvements necessary to serve the Development by Developer, and upon approval and acceptance by the Town Engineer, the Town agrees to provide wastewater treatment and collection service to the Development. The plant investment fee shall be paid prior to the issuance by the Town of a building permit. Provision of wastewater service by the Town to the Development shall be made pursuant to agreement by the Town and on a first come/first served basis with other wastewater service customers, subject to system capacity and any prior commitments, and at the then applicable rate as set forth in the Code.

SECTION 8 - PERFORMANCE GUARANTEE

The provisions of Section 12 of the ADA shall control the performance guarantee for the Development.

SECTION 9 - INDEMNIFICATION

9.1 By Contractors. Any contractor employed by Developer who performs work within rights-of-way or easements dedicated to the Town or within other property owned by the Town shall agree to indemnify and hold harmless the Town, its officers, employees, insurers, and self-insurance pool, from and against all liability, claims, and demands, on account of injury, loss, or damage, including without limitation claims arising from bodily injury, personal injury, sickness, disease, death, property loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with work performed by such contractor for Developer within Town rights-of-way, easements or other property, if such injury, loss, or damage is caused in whole or in part by, or is claimed to be caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of such contractor, any subcontractor of the contractor, or any officer, employee, representative, or agent of such contractor or of any subcontractor of the contractor, or which arise out of any workers compensation claim of any employee of the contractor or of any employee of any subcontractor of the contractor. The contractor shall also agree to bear all other costs and expenses related thereto, including court costs and attorney fees, whether or not any such liability, claims, or demands alleged are groundless, false, or fraudulent.

9.2 By Developer. In addition to the indemnification required by Section 8.1, Developer hereby expressly agrees to indemnify and hold the Town harmless from and against all claims, costs and liability of every kind and nature, for injury or damage received or sustained by any person or entity, excluding Town officers, agents or employees, in connection with, or on account of the performance of work within the Development and elsewhere by Developer, or its agents, contractors or employees pursuant to this Agreement.

SECTION 10 - INSURANCE

10.1 Required. Developer and every contractor hired by Developer to perform work under this Agreement shall procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands and other obligations assumed by such contractor.

10.2 Amounts. The required coverages set forth below shall be procured and maintained with forms and insurers acceptable to the Town.

a. Workers compensation insurance to cover obligations imposed by applicable Colorado law for any employee engaged in the performance of work.

b. General Liability insurance with minimum combined single limits of \$1,000,000 each occurrence and \$2,000,000 aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual, and employee acts), blanket contractual independent contractors, products, and completed operations. The policy shall include coverage for explosion, collapse, and underground hazards. The policy shall contain a severability of interests provision.

10.3 Form. The policies shall be endorsed to include the Town and the Town's officers and employees as additional insureds. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Every policy shall be primary insurance, and any insurance carried by the Town, its officers, or its employees, or carried by or provided through any insurance pool of the Town, shall be excess and not contributory insurance to that provided by Developer. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations. Developer shall be solely responsible for deductible losses under any policy required above.

10.4 Certificate. Upon request by the Town, Developer shall provide the Town with a certificate of insurance as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect. The certificate shall identify this Agreement and shall provide that the coverages afforded under the policy shall not be canceled, terminated or materially changed until at least 30 days prior written notice has been provided to the Town.

SECTION 11 - REIMBURSEMENT OF COSTS

11.1 Development Review Costs. Pursuant to Section 4.03.080(C)(2) of the Code, Developer shall pay to the Town the actual cost to the Town for consulting engineering, surveying, base map updating, consultant planning services, publication costs, and legal services rendered in connection with Developer's Major Development Permit application. Said costs shall be paid in full prior to the issuance of the Major Development Permit.

11.2 Inspection Costs. Prior to the approval and acceptance of the construction and installation of the required Public Improvements, Developer shall pay to the Town the actual cost of all inspections of such Public Improvements made or conducted at the direction of the Town Administrator, Town Engineer, or Public Works Director, including the reasonable value of a salaried employee's time, as provided in Section 4.03.080(D)(1) of the Code.

SECTION 12 – FEES AND DEDICATIONS

12.1 Street Improvement Fee. In accordance with Section 4.13.220 of the Code, Developer shall pay to the Town the sum of \$56,848 for street improvement fees for the Development, calculated at \$646 per unit, prior to the issuance of the Major Development Permit.

12.2 Fire Protection Impact Fees. The payment of fire protection fees shall be governed by Section 7 of the ADA.

12.3 School Land Dedication Fee. In accordance with Section 4.13.190 of the Code, Developer has met the requirement for school land dedication.

12.4 Easements. Developer shall dedicate to the Town, at no cost, free and clear of any liens and encumbrances, easements required for extension of utilities, drainage, access, or any other use depicted in the engineering drawings approved by the Town Engineer.

12.5 Recapture Fees. The payment of recapture fees shall be governed by Section 17 of the ADA.

12.6 Waiver of Right to Challenge Fees. Developer acknowledges that the fees described in this Section are reasonable and necessary to mitigate the off-site impacts generated by the Development. Developer waives any right it may have to challenge or contest such fees in any court on the basis that such impact fees are not reasonably related in the impacts of the Development.

SECTION 13 – BREACH AND REMEDIES

13.1 Breach. Unless necessary to protect the immediate health, safety and welfare of the Town, or to protect the interest of the Town with regard to the Performance Guarantee, the Town shall provide Developer 30 days' written notice of its intent to take any action under this Section, during which Developer may cure the breach and prevent further action by the Town.

13.2 Remedies. If Developer breaches any provision of this Agreement, the Town may take such action as permitted or authorized by law, this Agreement or the ordinances of the Town, as the Town deems necessary to protect the public health, safety and welfare. The remedies include without limitation:

- a. The refusal to issue any building permit or certificate of occupancy;
- b. The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party;
- c. A demand that the security given for the completion of the Public Improvements be paid or honored; or
- d. Any other remedy available at law or in equity.

13.3 Additional Remedies. The rights and remedies of the Town under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit the Town's legal or equitable remedies, or the period in which such remedies may be asserted, for work negligently or defectively performed.

SECTION 14 - MISCELLANEOUS

14.1 Assignment. This Agreement shall not be assigned by Developer in whole or in part without the prior written authorization of the Town.

14.2 Governing Law and Venue. The laws of the State of Colorado shall govern this Agreement, and the exclusive venue for any legal proceeding arising out of this Agreement shall be Eagle County, Colorado.

14.3 No Third-Party Beneficiaries. There are no intended third-party beneficiaries to this Agreement.

14.4 Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

14.5 Governmental Immunity. Nothing herein shall be construed as a waiver of any protections or immunities the Town or its employees, officials or attorneys may have under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended.

14.6 No Joint Venture. Notwithstanding any provision hereof, the Town shall never be a joint venture in any private entity or activity which participates in this Agreement, and the Town shall never be liable or responsible for any debt or obligation of any participant in this Agreement.

14.7 Notice. Notices under this Agreement shall be sufficiently given if sent by regular U.S. mail, postage prepaid, to the address on the first page of this Agreement.

14.8 Integration. This Agreement, together with all exhibits attached hereto, constitute the entire understanding and agreement of the Parties, integrates all the terms and conditions mentioned herein or incidental thereto, and supersedes all negotiations or previous arrangements between the Parties with respect to any and all of the subject matter hereof. Notwithstanding the foregoing, the terms, provisions and agreements contained in this Agreement are subject in all respects to the terms, provisions, and agreements contained in the ADA, and in the event of any conflict between the terms of this Agreement and the terms of the ADA, the terms of the ADA shall control and be binding upon and among the Parties.

14.9 Recordation. This Agreement shall be recorded in the real estate records of the Eagle County Clerk and Recorder, and shall be a covenant running with the Property.

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the Effective Date.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk

DEVELOPER

Brandon Cohen, President

STATE OF COLORADO)

COUNTY OF EAGLE)ss.
)

Subscribed and sworn to before me this ____ day of _____, 2022, by
Brandon Cohen as Vice President of Abrika Properties, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: _____
Notary Public

**HAYMEADOW METROPOLITAN DISTRICT
NO. 6**

STATE OF COLORADO)
)ss.
COUNTY OF EAGLE)

Subscribed and sworn to before me this ____ day of _____, 2022, by Rick
Pylman as Chair of Haymeadow Metropolitan District No. 6.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires:



To: Mayor and Town Council

From: Peyton Heitzman, Planner, Community Development Department

Date: July 12, 2022

Agenda Item: Ordinance No. 13, Series 2022, An Ordinance of the Town Council of the Town of Eagle, Colorado Repealing and Reenacting Section 4.12.040 of the Eagle Municipal Code, Regarding Lot Line Adjustments

REQUEST:

For Town Council to consider an update to Section 4.12.040, the review process for lot line adjustments.

INTRODUCTION:

When a property owner wants to adjust or vacate a lot line and the resulting parcel remains substantially unchanged, a lot line adjustment is required. The existing review and approval process for lot line adjustments can be found in [Section 4.12.040](#). The existing process includes a pre-application meeting, Planning Commission and Town Council public hearings, and the recording of the final subdivision plat that complies with the requirements in [Section 4.12.020.C.](#) of the Municipal Code.

Staff has received feedback from various members of the community, suggesting that the lot line adjustment process is too time intensive and burdensome. With this feedback in mind, staff is presenting an amendment that will make lot line adjustments administrative.

The amendment allows staff to approve lot line adjustments without the public hearing process. A final plat will still be required for recording. The amendment provides one exemption to the final plat requirement. If the lot line adjustment is within the original Town plat with the historic 25' X 125' lots, no platting will be required.

This amendment is being presented ahead of the land use code update due to an uptick in redevelopment in old town Eagle, a change in policy at the state level that has resulted in an increased number of lot line adjustment applications, and feedback from the community that an amended review process is a pressing need.

ANALYSIS:

While the amendment allows for approval at the staff level, there are several conditions that must be met prior to staff signing off on any lot line adjustment application. These conditions are listed in the attached ordinance. The Planning Commission reviewed the proposed amendment during their July 5, 2022, meeting. No concerns or edits were suggested during the hearing.

The Town has processed a handful of consolidation applications in the past few months. These applications required conditions of approval such as the removal of secondary taps for water and wastewater as well as the locate of existing utilities when easements were abandoned. While not

specifically listed as conditions in the amendment, staff will be holding administrative approvals to the same standards as previous approvals that were subject to the public hearing process.

COMMUNITY INPUT:

None received.

BUDGET / STAFF IMPACT:

No impact to the 2022 budget.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

This amendment aligns with the strategic goal to 'Improve Community Responsive Services' by simplifying the review process of lot line adjustments for administrative approval.

RECOMMENDED ACTION OR PROPOSED MOTION:

I move to **APPROVE** Ordinance No. 13, Series 2022, An Ordinance of the Town Council of the Town of Eagle, Colorado Repealing and Reenacting Section 4.12.040 of the Eagle Municipal Code, Regarding Lot Line Adjustments.

ATTACHMENTS:

- Ordinance No. 13, Series 2022

TOWN OF EAGLE, COLORADO
ORDINANCE NO. 13
(Series of 2022)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO
REPEALING AND REENACTING SECTION 4.12.040 OF THE EAGLE MUNICIPAL CODE,
REGARDING LOT LINE ADJUSTMENTS

NOW BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO AS
FOLLOWS:

Section 1. Section 4.12.040 of the Eagle Municipal Code is hereby repealed in its
entirety and reenacted as follows:

Section 4.12.040 – Lot line adjustments.

A. *Purpose.* This purpose of this Section is to allow for the administrative
approval of lot line adjustments, including vacation of interior lot lines.

B. *Submittal requirements.* The applicant shall submit an application
complying with the final subdivision plat requirements of Section 4.12.020(C), and
a final plat showing all proposed adjustments to the lot lines.

C. *Staff review and decision.* The Town Planner shall administratively
approve a lot line adjustment when all of the following conditions are met:

1. All of the required public improvements have been installed and
approved;
2. All parcels created meet the minimum standards required by the
this Code and other applicable regulations;
3. The lot line adjustment does not adversely affect the character of
the neighborhood or create other adverse impacts;
4. The lot line adjustment does not result in density that exceeds the
allowed density of the original subdivision;
5. A final plat is prepared for filing showing all changes; and
6. In the case of a lot line vacation, the applicant owns both parcels.

D. *Recording required.* Following administrative approval, the applicant shall
record the approved plat with Eagle County at the applicant's expense.

E. *Lots within the original Town plat.* A lot line adjustment shall not be required if all of the following conditions exist:

1. The applicant owns three (3) adjacent lots that could not be built on individually in compliance with this Title
2. All lots were platted in 1905 as part of the original plat of the Town;
3. The lots are zoned residential and the proposed improvements will comply with all applicable requirements of this Title if the three (3) lots are treated as one (1) lot; and
4. The applicant executes an agreement, in a form approved by the Town and to be recorded against both lots, waiving any rights to sell any of the lots separately.

Section 2. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one, or part, or parts be declared unconstitutional or invalid.

Section 3. Safety. This Ordinance is deemed necessary for the protection of the public health, safety and welfare.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED ON JULY 12, 2022.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk



To: Mayor and Town Council

From: Peyton Heitzman, Planner, Community Development

Date: July 12, 2022

Agenda Item: File #DR22-03 Major Development Permit for 435 Eby Creek Apartments

REQUEST:

For Town Council to continue the public hearing to the July 26, 2022, Town Council meeting.

INTRODUCTION:

The Planning & Zoning Commission reviewed this application during their July 5, 2022 public hearing. The recommendation was approval with conditions. More information about the project will be provided on July 26th.

ANALYSIS:

Additional time is needed to prepare this application for the Town Council public hearing.

COMMUNITY INPUT:

Public comment will be provided with the July 12th packet.

BUDGET / STAFF IMPACT:

None.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

This will be addressed with the July 12th staff report.

RECOMMENDED ACTION OR PROPOSED MOTION:

I move to **CONTINUE** File # DR22-03, the Major Development Permit for 435 Eby Creek Road, to the July 26, 2022, Town Council meeting.

ATTACHMENTS:

None.



To: Mayor and Town Council

From: Jim White, Interim Town Manager

Date: July 12, 2022

Agenda Item: Official Authorization by the Eagle Town Council in Support of the Town's EIAF Tier 1 Grant Application

REQUEST: Staff is requesting formal approval for Town Council for our efforts to apply for a Department of Local Affairs (DOLA) Tier 1 EIAF grant (maximum request \$200,000) for planning and engineering as we continue working on the Grand Avenue Corridor Plan.

BACKGROUND: Town staff had originally considered applying for a DOLA Tier 2 EIAF (\$200,000 to \$750,000). After meeting with our current DOLA rep, Dana Hlavac, we have modified of plans and restructured the sequence of the DOLA grants we will pursue.

ANALYSIS: In order to proceed with our grant application for DOLA EIAF grants, official action in support is required for the governing body, in our case, the Town Council.

COMMUNITY INPUT: N/A

BUDGET / STAFF IMPACT: None

STRATEGIC PLAN ALIGNMENT / STANDARDS ACHIEVED: Grant funds will meet several Town of Eagle strategic goals: Stimulate Economic Vitality and Development and Match Infrastructure to Quality of Life by implementing infrastructure improvements.

RECOMMENDED ACTION OR PROPOSED MOTION: I move to approve (or deny) the efforts by staff to apply for the Colorado Department of Local Affairs' EIAF grant funding during fiscal year 2022.

ATTACHMENTS:

1. Fiscal Year 2022 Cycle 22-12 EIAF Tier 1 Funding Application
2. Schedule for DOLA Grant Applications



COLORADO
Department of Local Affairs
 Division of Local Government

FY 2022: Cycle 22-06 EIAF Tier I/Tier II Funding Application

Status:
 Filed On:
 Filed By:
 Reviewed On:
 Reviewed By:
 Reviewer Notes:

Application Overview

You are **required** to work with your Regional Field Manager prior to completing your application.

The Department of Local Affairs' (DOLA) Energy and Mineral Impact Assistance Fund (EIAF) program was created to assist political subdivisions that are socially and/or economically impacted by the development, processing, or energy conversion of minerals and mineral fuels. Funds come from the state severance tax on energy and mineral production and from a portion of the state's share of royalties paid to the federal government for mining and drilling of minerals and mineral fuels on federally-owned land. The creation of the fund is outlined in C.R.S. 34-63-102 (Federal Mineral Lease) and C.R.S. 39-29-110 (Severance). Grant dollars are to be awarded for the planning, design, construction, and maintenance of public facilities and for the provision of services by political subdivisions.

Requests in this Cycle 22-06 may be for either **Tier I**: up to \$200,000 or **Tier II**: over \$200,000 and up to \$750,000 with a 1:1 match requirement for any application. Tier I award notifications are anticipated early May. Tier II applicant presentations are scheduled for early June 2022 with funding decisions anticipated later that same month. For more information and additional documentation on the EIAF program, please go to the program website at:

<https://cdola.colorado.gov/energymaterial-impact-assistance-fund-grant-eiaf>

PLEASE NOTE: The Principal Representative and Responsible Administrator in Section A MUST be a different person and MUST have different email addresses in order for the application to be accepted.

A. APPLICANT/CONTACT INFORMATION

1. Select Your Organization: *

The list is filtered to eligible organizations. If you do not see your organization listed, please contact DLG at 303-864-7720 for further assistance. In the case of a multi-jurisdictional application, please select the lead organization. Select from a dropdown menu.

In the case of a multijurisdictional application, select the other participating eligible organizations:
 Select from a dropdown menu.

2. Principal Representative:

(In the case of a multi-jurisdictional application, principal representative of the lead organization.)

Honorific:

First Name: *

Middle Name:

Last Name: *

Suffix:

Role: * Select from a dropdown menu.

Mailing Address: *

Address 2:

City: *

State: *

Zip Code: *

Phone Number: *

Email Address: *

3. Responsible Administrator (will receive all mailings) for the application:

Honorific:

First Name: *

Middle Name:

Last Name: *

Role: * Select from a dropdown menu.

Mailing Address: *

Address 2:

City: *

State: *

Zip Code: *

Phone Number: *

Email Address: *

B. CHIEF ELECTED OFFICIAL INFORMATION

Please provide contact information for the chief elected official.

Name *

In case of a multi-jurisdictional application, chief elected official of the "lead" political subdivision.

Title *

Street Address *

City *

State *

Please use the two-letter abbreviation

Zip *

Phone *

Email Address *

C. PROJECT DESCRIPTION

a. Project Title *

Begin the project name with your community name. Example: "Monte Vista Project Name" or "Lincoln County Project Name".

b. Total amount requested *

The amount requested should equal "Grant Request Total" line in the project budget attached in Section N.

c. Matching funds *

d. For public potable water and public wastewater projects only

Are you willing to discuss any portion of your match being a DOLA loan (5% interest & 20-year term)?

Select from a dropdown menu.

e. Describe the problem, opportunity or challenge that resulted in the request. *

(2,500 character limit)

f. Description of the project scope of work *

Description of the various tasks involved in the project including specific data such as quantities, mileage, square feet, linear ft. etc., as well as specific project location within the city and/or county etc. Please be specific to the project.

(2,500 character limit)

g. Local priority

If more than one application from the same government (1 of 2, 2 of 2, etc.)

Select from a dropdown menu.

h. Have you contacted your DOLA Regional Manager to discuss this project? *

You are **required** to contact your DOLA Regional Manager prior to submitting your application. Please indicate the date and method of your contact with your Regional Manager.

Select from a dropdown menu.

h.1 Date *

h.2 Method of contact *

i. Supporting documents

Upload any supporting documents (studies, preliminary reports, letters of support, etc.) as a single PDF document.

D. DEMONSTRATION OF NEED

The statutory purpose of the Energy and Mineral Impact Assistance program is to provide financial assistance to "political subdivisions socially or economically impacted by the development, processing or energy conversion of minerals and mineral fuels."

a. Demonstration of need *

Why is the project needed at this time? (2,500 character limit)

b. Does this project address the stated need? *

Does this project, as identified in this application, completely address the stated need? If not, please describe additional work or phases and the estimated timeframe. Do you anticipate requesting Energy and Mineral Impact Assistance funds for future phases? (2,500 character limit)

c. Duplication of services *

Does the project duplicate service capacity that exists at this time? Does it expand, enhance or leverage work being done on other existing efforts? Is the service inadequate and has consolidation of services with another provider been considered? (2,000 character limit)

d. What are the consequences if the project is not awarded funds? *

(2,000 character limit)

E. MEASURABLE OUTCOMES

a. Describe the expected measurable outcomes *

How will the project enhance the livability* of your region, county, city, town or community? Examples would include constructing a new water plant to eliminate an unsafe drinking water system and provide safe and reliable drinking water; the construction of a new community center would provide expanded community services, or projects achieving goals regarding energy conservation, community heritage, economic development/diversification, traffic congestion, etc.

*(Livability means increasing the value and/or benefit in the areas that are commonly linked in community development such as jobs, housing, transportation, education, emergency mitigation, health and environment)
(2,500 character limit)

b. Energy efficiency *

Will this project implement an energy efficiency/strategy that could result in a reduction of the community carbon footprint, increased conservation of energy, or does it capitalize on renewable energy technology? If yes, please describe. (2,500 character limit)

F. POPULATION AND LOCAL EFFORT

a. Current population *

Current/most recent conservation trust fund/lottery distribution estimate, State Demographer estimate, or a projection based on the communities' percentage of overall county population is acceptable.

a.1 Current population estimate source *

b. 5 year population projection *

b.1 Population projection source *

c. Relationship to Community Goals *

Is the project identified in the applicant's budget or a jurisdictionally approved plan (e.g. capital improvement plan, equipment replacement plan, comprehensive plan, utility plan, road maintenance and improvement plan or other local or regional strategic management or planning document)? Does the project consider, expand, and leverage existing

activities to reduce potential redundancy or conflicts; maximize efforts; and best utilize resources to align with existing community goals? (2,500 character limit)

d. Why can't this project be funded locally? *

(2,500 character limit)

e. Has this project been deferred because of lack of local funding? If so, how long? *

(2,500 character limit)

f. Explain the origin and status of your local cash match. *

(Note: Whenever possible, local government cash match is on a dollar for dollar match to the award amount.)

Are the local matching funds committed or pending? If pending, when will the status of those funds shift from pending to committed? If funding is awarded and in-kind contributions are included in the project budget, detailed tracking of in-kind will be required. (2,500 character limit)

g. Community partners *

What other community entities, organizations, or stakeholders recognize the value of this project and are collaborating with you to achieve increased livability of the community? Please describe how you and your partners are addressing problems across multiple sectors (community, economic, housing, natural resources, etc.) through this project. (2,500 character limit)

h. Tax rate, usage charges, or fees *

Have the applicant's tax rates, user charges or fees been reviewed recently to address funding for the proposed project? Select from a dropdown menu.

h.1 Tax rate or usage charge modifications

If the tax rate, user charges or fees were modified, what was the modification and when did this change occur? (2,000 character limit)

i. Has the applicant contacted energy/mineral companies to discuss the project? * (1,000 character limit)

G. READINESS

a. When will the project begin? * (Months)

Select from a dropdown menu.

b. What is the time frame for completion? *

Select from a dropdown menu.

c. Is design or engineering a component of this project? *

Select from a dropdown menu.

c.1 What additional design or engineering work remains?

What percentage of design work is complete? If this is a design-build project, please describe project status below. (2,500 character limit)

c.2 How were project cost estimates determined? *

How did the applicant develop project cost estimates? (2,500 character limit)

c.3 Is the project supported by bids, professional estimates or other credible information? *

Select from a dropdown menu.

c.3.i Bids/estimates

Please attach a copy of any supporting documents. (PDF Document)

c.4 Are any Local, State or Federal permits required before the project can proceed? *

If yes, please describe and note the status of permit acquisition. (2,500 character limit)

d. State historic registry designation *

Is the project on a State registered historic building, structure, site, or in a State Historic District? Select from a dropdown menu.

d.1 State historic registry number

If the project is on the state registry, please provide the registry number. DOLA may need to seek a determination of effect from History Colorado and the State Office of Archaeology and Historic Preservation.

d.2 Attach supporting documents (if applicable)

If on State Historic Registry, upload any documents related to its listing on the Registry. (PDF Document)

H. ENERGY & MINERAL RELATIONSHIP

a. Community energy or mineral impact *

Describe how the applicant is, has been, or will be impacted by the development, production, or conversion of energy and mineral resources. (2,500 character limit)

b. Use data *

Cite actual use data that documents direct impact as it relates to the need for the project. For example: "heavy truck traffic directly related to energy development activities is impacting County Road X. A traffic count done in May 2021 showed energy-related truck traffic increased from 100 trips per day to 300", or "there are X number of oil and gas wells, storage facilities, transfer stations, miles of pipeline in the municipal or county boundaries." (2,500 character limit)

I. MANAGEMENT CAPACITY

a. Fund management *

How will you separate and track expenditures, maintain funds and reserves for the capital expenditures and improvements as described in this project? (2,500 character limit)

b. Project management *

Describe the technical and professional experience/expertise of the person(s) and/or professional firms responsible to manage this project, including knowledge and application of best design and management practices. (2,000 character limit)

c. Project life cycle *

Describe the funding plan in place to address any new operating and maintenance expenses generated from the project. (2,500 character limit)

J. RESILIENCY CRITERIA

The Energy and Mineral Impact Assistance Program is required to integrate resilience criteria into the program. By bringing resiliency considerations into project planning and implementation, projects should be better poised to benefit a number of sectors (economy, health, infrastructure, etc.), minimize long-term risks, and anticipate or be better prepared to respond to changing conditions faced by Colorado communities.

The 2020 Colorado Resiliency Framework provides nine [Resiliency Prioritization Criteria](#) that can serve as a guide when planning a project to enhance its long-term resilience. More information on the [Resiliency Prioritization Criteria](#) can be found at www.coresiliency.com. Below, please select Yes/No/NA for all of the criteria that can be considered to apply to your project and describe how the project will increase the community's long-term resilience and ability to anticipate, withstand, and/or rebound from a natural or manmade hazard event. Some of the nine criteria are incorporated into other questions in this application and if any of the below criteria have been addressed in another part of the application, you may reference that section in responses below. Your project may not meet all of the criteria below and if you feel that a criterion does not apply to your project, please select N/A.

a.1 Adaptive capacity: Select from a dropdown menu. *

Briefly describe how this project includes flexible and adaptable measures that consider future unknowns of changing climate, economic, or social conditions. * (1,000 character limit)

a.2 Co-benefits: Select from a dropdown menu. *

Briefly describe how this project will provide solutions that address problems across multiple sectors (community, economic, housing, natural resources, etc.) to the most benefit. * (1,000 character limit)

a.3 High risk and vulnerability: Select from a dropdown menu. *

Briefly describe how this project addresses the reduction of risk to human well-being, physical infrastructure, and natural systems. * (1,000 character limit)

a.4 Long-term and lasting impact: Select from a dropdown menu. *

Briefly describe how this project creates long-term gain for the community with solution(s) that are replicable and sustainable for both present and future generations.* (1,000 character limit)

a.5 Social equity: Select from a dropdown menu. *

Briefly describe how this project provides solutions that are inclusive of populations that may be under stress (elderly, under-employed, minority, etc.) and which are often more fragile and vulnerable to sudden shocks and impacts. * (1,000 character limit)

K. HIGH PERFORMANCE CERTIFICATION (HPCP) PROGRAM COMPLIANCE

Colorado Revised Statutes (C.R.S. 24-30-1305.5) requires all new facilities, additions, and renovation projects that meet the following criteria to conform with the High Performance Certification Program (HPCP) policy adopted by the Office of the State Architect (OSA) if:

- The project receives 25% or more of state funds; **and**
- The new facility, addition, or renovation project contains 5,000 or more building gross square feet; **and**
- The building includes or will include an HVAC system; **and**
- In the case of a renovation project, the cost of the renovation exceeds 25% of the current value of the property.

The HPCP requires projects that meet the criteria above to achieve third party verification with the target goal of LEED Gold or Green Globes-Three Globes. Projects are strongly encouraged to meet the Office of the State Architect's (OSA) Sustainable Priorities in addition to the LEED prerequisites. Projects funded through DOLA that meet the above applicability criteria are required to complete the DOLA registration and tracking process. See DOLA's HPCP web page at <https://cdola.colorado.gov/community-development-planning/high-performance-certification-program> for more information or contact your DOLA Regional Manager.

In instances where achievement of LEED Gold or Green Globe-Three Globes certification is not achievable, an applicant may request a modification of the HPCP policy or a waiver if certain conditions exist. DOLA staff will work with applicants to identify workable solutions to meet the program's intent to maximize building energy efficiencies.

Note: If this application is for design services for a planned building project that meets the HPCP applicability criteria and the applicant intends to seek state funding for 25% or more of the total project cost, then the design should maximize high performance building certification standards (by completing the HPCP checklist) and build in anticipated project costs, as appropriate.

a. HPCP applicability *

Is the applicant seeking state funding from all state sources for 25% or more of the total project cost (including all project phases, if applicable)?

If no, the project does not meet the HPCP requirements and a HPCP registration checklist does not need to be completed.

Select from a dropdown menu.

b. HVAC details

Does the building include an HVAC system or will it because of this project?

Select from a dropdown menu.

b.1 Type of HVAC system

Please select whether the HVAC is an upgrade or a new system from the following drop down:

c. Project type

Please select the type of construction project.

Select from a dropdown menu.

c.1 Square footage in excess of 5,000 square feet

Is the building square footage (new construction and/or renovation) 5,000 SF or more?

Select from a dropdown menu.

c.2 Building square footage

What is the building square footage; indicate whether the square footage is new, renovation, or both. (500 character limit)

d. For renovation projects only, does the cost exceed 25% of the current value of the property?

Select from the drop down list.

d.1. What is the current property value?

Current property value is determined on the assessed or appraised value. What is the total project cost for the renovations? Please provide both amounts in your response. (500 character limit)

e. Does this project meet the HPCP criteria?

If you answered "yes" to questions a and b, then your project likely meets the HPCP applicability criteria and you **must** complete the HPCP registration form and preliminary checklist and upload below. (See DOLA's HPCP web page for registration and checklist form.)

Select from a dropdown menu.

e.1 HPCP registration form and checklist

If you answered yes above, please upload the HPCP registration and checklist form from <https://cdola.colorado.gov/high-performance-certification-program> in an Excel format.

f. Third party verification

Have you included any costs in the budget for this grant application for third party verification to comply with the High Performance Certification Program?

Select from a dropdown menu.

f.1 Third party verification cost

If you answered yes above, please specify the estimated cost for third participation verification/certification. (500 character limit)

f.2 Third party verification resources

Will you need assistance locating resources, third party consultants, or technical assistance for HPCP third party verification requirements, preparing cost estimates, or otherwise complying with the HPCP?

Select from a dropdown menu.

f.2.i Third party verification resources required

If you answered yes above, please describe the type of resource identification assistance you need. (1,000 character limit)

L. ENVIRONMENTAL REVIEW

Indicate below whether any of the proposed project activities:

a. Will the project be undertaken in flood hazard areas? *

Select from a dropdown menu.

a.1 List flood plain maps/studies reviewed. Describe alternatives considered.

(2,000 character limit)

b. Will affect historical, archaeological, or cultural resources or be in a geological hazard area? *

Select from a drop down menu.

b.1 If yes, describe alternatives considered and mitigation proposed.

(2,000 character limit)

c. Address any other public health or safety related concerns not previously identified *

Select from the drop down menu

c.1 If yes, please explain.

(2,000 character limit)

M. FINANCIAL INFORMATION (CURRENT YEAR)

Please download and complete an Applicant Financials Template with the lead agency information as well as any co-applicants on this application. The Applicant Financials Template is on the DOLA website under Forms and Resources tab at <https://cdola.colorado.gov/funding-programs/energy/mineral-impact-assistance-fund-grant-eiaf>.

a. Financial Information Upload

Please upload the completed Project Financials in an Excel format and name it: <Organization>Financials.xls.
Example: "LincolnCountyFinancials.xls" *

N. PROJECT BUDGET

Please download and complete the Budget Template with the lead agency information as well as any co-applicants on this application. The Budget Template is on the DOLA website under Forms and Resources tab at: <https://cdola.colorado.gov/funding-programs/energy/mineral-impact-assistance-fund-grant-eiaf>. Please upload the completed Project Budget in an Excel format and name it: <OrganizationBudget.xls. Example: "LincolnCountyBudget.xls" *

O. TABOR COMPLIANCE

a. Voter authorization *

Does the applicant jurisdiction have voter authorization to receive and expend state grants without regard to TABOR spending limitations?
Select from a dropdown menu.

a.1 If yes, please explain
(500 character limit)

a.2 If no, would receipt of these grant funds, if awarded, result in the local government exceeding revenue limitations, prompting a refund?
Select from a dropdown menu

b. Affirm Local Government Attorney has confirmed this TABOR statement *
Select from a dropdown menu.

P. OFFICIAL ACTION

a. Date of official Board, Council or Commission action *

Enter the date that this application was approved for submission to DOLA by the Board, Council or Commission.

a.1 Enter Date

Application

The Department of Local Affairs is pleased to announce the following schedule for applications into in the Energy and Mineral Impact Assistance Program through June 30, 2023.

Energy Impact schedule highlights (dates and funding available subject to change) are as follows:

Cycle 22-06: Anticipate \$15,000,000 available

Tier I (up to \$200,000) and Tier II (\$200,001 to \$750,000) applications accepted

- Application period opens: February 1, 2022
- Applications period closes: March 1, 2022
- Final awards: June 2022

Cycle 22-12: \$15,000,000 available

Tier I (up to \$200,000) and Tier II (\$200,001 to \$750,000) applications accepted

- Application period opens: August 1, 2022
- Application period closes: midnight September 1, 2022
- Final awards: December 2022

Cycle 23-06: \$15,000,000 available

Tier I (up to \$200,000) and Tier II (\$200,001 to \$750,000) applications accepted

- Application period opens: February 1, 2023
- Application period closes: midnight March 1, 2023
- Final awards: June 2023