



**Land Use and Development Code Update Committee
Monday, August 15, 2022, 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631**

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

PUBLIC WIFI – Eagle Guest

MEETING ACCESS INFORMATION

This will be an in-person meeting with virtual access through Microsoft Teams. First-time users will need to download the app.

Microsoft Teams meeting

Join on your computer or mobile app: [Click here to join the meeting](#)

Or join by entering a Meeting ID: Meeting ID: 268 348 203 241 | Passcode: oAzqtP

Or call in (audio only): [+1 469-770-0416](tel:+14697700416), [651930116#](tel:+1651930116)

Phone Conference ID: 651 930 116#

6:00 PM - MEETING CALLED TO ORDER

APPROVAL OF MINUTES

Minutes dated June 6, 2022

DISCUSSION

Housing Study

Administration and Procedures Preview

PUBLIC COMMENT

FUTURE AGENDA ITEMS

ADJOURN

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.

Nikki Davis

Nikki Davis

Administrative Technician II



MEETING MINUTES
Land Use and Development Code Update Committee
Monday, June 6, 2022, 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631

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

PUBLIC WIFI – Eagle Guest

MEETING ACCESS INFORMATION

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

6:00 PM MEETING CALLED TO ORDER

Chair Hoiland called the meeting to order at 6:04 PM.

COMMITTEE MEMBERS PRESENT

Kyle Hoiland, Dawn Koenig, Jack Albertson,
Allison Kent, Rick Beveridge, Scott Schlosser

COMMITTEE MEMBERS ABSENT

Scott Turnipseed, Rick Pylman

STAFF

Chad Phillips – Community Development Director
Peyton Heitzman – Planner II
Jessica Lake – Planner I
Nikki Davis – Administrative Tech II
Elizabeth Garvin – Clarion Associates

APPROVAL OF MINUTES

1. Minutes dated May 9, 2022

The meeting minutes were approved without change.

DISCUSSION

1. ReCode Eagle Project Update

Clarion prepared a recording of the Installment One draft and was shared with the Code Committee ahead of this meeting. Public engagement efforts to bring Installment One to the community included a series of stakeholder meetings and outreach events June 6-8 around town. “How do we get more housing” was a common question from community members.

2. ReCode Eagle Installment One Overview

To reorient the committee, Garvin reviewed primary commendations from the Code Assessment. The recommendations included working on mixed-use districts for future development, strengthening community placemaking without relying on planned unit developments (PUDs), assessing a wide range of affordable housing options, creating regulations that can accommodate change over time, updating community design, and thinking about development outside of downtown that doesn't compete with downtown businesses. The Code Assessment identified other community priorities including downtown redevelopment and infill, sustainability, and working on urban agriculture regulations.

Installment One included a draft revised zoning map along with a table of proposed zone districts, both new and existing. These districts would help implement future land use classifications derived from multiple long-range planning documents: Elevate Eagle Comprehensive Plan, Eagle River Corridor Plan, West Eagle Sub Area Plan, and East Eagle Sub Area Plan. Garvin noted that the Code Update will not affect areas of Eagle zoned as PUD. The draft also featured updated graphics to improve orientation and highlight critical information, revised zone district dimensional standards, and updated uses and use-specific standards. Garvin highlighted the biggest goal in the latter section is to move more projects from special use review to administrative review. This means creating predictable standards for many uses.

Garvin concluded by summarizing the next steps required to firm up zone districts and use standards in the new Code. She also included an updated project timeline. Forthcoming is an Installment One community survey.

Committee Feedback

- How will zoning changes affect lot consolidation? Consider the Town's old historic lots and neighborhood protection.
- Timing of development can impact adjacent property owners or create uncertainty for the developer.
- Obtain community feedback on manufactured/modular homes; where do they fit into the community. This is an example of affordable housing.
- Suggestion of reworking the Use Table key for improved user interpretation.
- Discussion on establishing a cap to limit the number of short-term rentals (STR) so as not to change the character of neighborhoods. There was a question as to whether accessory dwelling units (ADUs) can be used as STRs. The committee suggested collecting community feedback on both STRs and ADUs. There should be regulatory consistency between the Town and Eagle Ranch.
- Discussion on allowing single family homes in the Central Business District (CBD). Some members were in support while others suggested only in some parts of the CBD.
- Ground floor commercial should be limited to Broadway.

Public Comment

Jamie Harrison, 797 Fourth of July Rd. – The surveys don't include the voice of people who want to move here. This is a well-run meeting. Thank you to the Code Committee, this is tedious work.

Bryan Woods, 212 E. Third – Current downtown zoning is a mess. The Grand Ave Corridor Study provides multiple access points. Do not split zoning across the street; instead, think contiguous sections.

Eric Eves, 17500 Hwy 6 – Applauds the Code Committee and is impressed by the in-depth work that has been dedicated to this. Would it make sense to allow some workforce residential on the 2nd and 3rd stories of buildings in East Eagle? And/or treating that set up as a special use permit. This could work well in East Eagle in the future.

3. Future Agenda Items

The next committee meeting is scheduled for July 11, 2022.

ADJOURN

Meeting adjourned at 8:00PM.

RECODE EAGLE

Land Use and Development Code Update Committee Meeting
August 15, 2022



Agenda

Hour 1: Housing Study and LUDC Housing Update

6:00 – 6:30	Review and discuss Town of Eagle Housing Data Presentation
6:30 – 6:45	Review draft LUDC updates and survey responses related to housing
6:45 – 7:00	Public input on housing issues

Hour 2: Administration and Procedures Preview

7:10 – 7:30	Updates to housing-related procedures
7:30 – 7:45	Overview of complete update to procedures
7:45 – 8:00	Additional public input and future committee scheduling

Update Committee Discussion Items:

	Page
1. Identify Housing Data follow-up questions (presentation attached and available to view on the Town website)	2
2. Review Installment 1 survey responses and discuss UC recommendations (attached)	29
3. Discuss DOLA strategies related to procedures (DOLA summary and NAHB explanation attached):	DOLA 55
• The creation of a program to subsidize or otherwise reduce local development review or fees, including but not limited to building permit fees, planning waivers, and water and sewer tap fees, for affordable housing development.	NAHB 58
• The creation of an expedited development review process for affordable housing aimed at households the annual income of which is at or below one hundred twenty percent of the area median income of households of that size in the county in which the housing is located.	
• The creation of an expedited development review process for acquiring or repurposing underutilized commercial property that can be rezoned to include affordable housing units, including the preservation of existing affordable housing units.	
4. Preview of new housing strategies survey	64
5. Scheduling: Committee members availability for an extra meeting in September and October?	

COMPREHENSIVE AFFORDABLE HOUSING ASSESSMENT

Town of Eagle



OVERVIEW

- Resident and Employment Trends
 - How has Eagle grown over the past 10 years?
 - Have jobs in Eagle recovered from the pandemic?
- Housing Supply
 - What is the status of the current housing supply?
 - What is the nature of new development in Eagle?
 - What affordability levels does the existing supply support?
- Housing Demand & Needs
 - How is employment impacting housing demand in Eagle?
 - How is the housing market performing?
 - Where are there housing needs unmet?
 - What is the magnitude of cost burdened households?
- Housing Targets
 - Where are there affordability gaps?
 - What is the “catch up” need to meet existing housing demand?
 - What is the “keep up” need to meet future housing demand?
- Next Steps & Discussion

SUMMARY OF FINDINGS

- Eagle's population is growing at a faster rate than the county and increased by an average of 34 households per year (2010–2020)
- Eagle is forecasted to grow by approximately 1,600 households by 2040 and will capture almost 1/3 of countywide growth.
- Eagle has a strong economy and fully **recovered from the pandemic**. Eagle gained an average of 47 jobs/yr. (2017–2021)
- Recent building activity is offering **more diverse housing options** with 58% multifamily units and 17% attached units (approved since 2017)
- **1,422 units in the pipeline** will increase the current housing supply by about 53%
- **84% of workers commute into Eagle** from up and down valley, which represents a portion of unmet housing demand
- Ownership units in Eagle are not affordable to households earning the area median income
- **Median home price in Eagle increased by 25% annually** since 2019. This significantly increased the affordability gap for a household earning 100% AMI
- **32% of all households are cost burdened** and spend over 30% of household income on housing costs
- Eagle is estimated to **add 2,166 jobs by 2040** based on a continued 14% share of Eagle County employment (DOLA)

Resident & Employment Trends

How has Eagle grown over the past 10 years?

Have jobs in Eagle recovered from the pandemic?

POPULATION AND HOUSEHOLD GROWTH

2010–2020

- Resident demand for housing is determined by the amount of population and household growth. If the housing supply has not kept up with resident demand it creates increased pressure in the housing market
- Eagle is growing at a faster pace than the County at 1.4% annually compared to 0.7%
 - Average of 100 residents per year
 - Average of 34 households per year

Description	2000	2010	2020	2010-2020		
				Total	Ann. #	Ann. %
Population						
Eagle	3,032	6,483	7,484	1,001	100	1.4%
Avon	5,561	6,422	6,144	-278	-28	-0.4%
Basalt (part)	2,011	2,917	2,906	-11	-1	0.0%
Gypsum	3,654	6,472	8,078	1,606	161	2.2%
Minturn	1,068	1,027	1,026	-1	0	0.0%
Red Cliff	289	266	259	-7	-1	-0.3%
Vail	4,531	5,285	4,803	-482	-48	-1.0%
Unincorporated	<u>21,513</u>	<u>23,185</u>	<u>24,924</u>	<u>1,739</u>	<u>174</u>	<u>0.7%</u>
Eagle County	41,659	52,057	55,624	3,567	357	0.7%
<i>Eagle as a % of County</i>	7.3%	12.5%	13.5%	28.1%		
Households						
Eagle	1,064	2,211	2,551	340	34	1.4%
Avon	1,890	2,228	2,403	175	18	0.8%
Basalt (part)	800	1,134	1,278	144	14	1.2%
Gypsum	1,150	2,002	2,543	541	54	2.4%
Minturn	399	414	447	33	3	0.8%
Red Cliff	109	98	115	17	2	1.6%
Vail	2,165	2,502	2,372	-130	-13	-0.5%
Unincorporated	<u>7,571</u>	<u>8,313</u>	<u>9,008</u>	<u>695</u>	<u>70</u>	<u>0.8%</u>
Eagle County	15,148	18,902	20,717	1,815	182	0.9%
<i>Eagle as a % of County</i>	7.0%	11.7%	12.3%	18.7%		

Source: Co. Dept. of Local Affairs (DOLA); U.S. Census Decennial; Economic & Planning Systems

TOTAL EMPLOYMENT

2017–2021

- Employment growth is an indicator of housing demand- new workers need a place to live and most prefer to live near their place of employment
- Eagle had a consistent share of County jobs at 14% from 2017 to 2021 and is a growing economic center in Eagle County
 - Average increase of 47 jobs per year

Employment in Eagle has fully recovered from the pandemic, while Eagle County and resort communities are still recovering.

Description	2017	2018	2019	2020	2021	2017-2021		
						Total	Ann. #	Ann. %
Eagle	4,510	4,594	4,659	4,497	4,696	187	47	1.0%
Avon	9,200	9,369	9,357	7,986	8,601	-599	-150	-1.7%
Edwards	3,428	3,499	3,537	3,258	3,560	132	33	1.0%
Gypsum	2,202	2,522	2,791	2,593	2,842	641	160	6.6%
Vail	8,039	8,331	8,416	7,288	7,973	-66	-16	-0.2%
Eagle County	32,396	33,260	33,944	30,331	32,900	505	126	0.4%

Source: CDLE QCEW; Economic & Planning Systems

Housing Supply

What is the status of the current housing supply?

What is the nature of new development in Eagle?

What affordability levels does the existing supply support?

HOUSING INVENTORY

2010–2020

- Since 2010, Eagle gained an average of 37 occupied units per year (excluding seasonal/rec. units)
 - 22 owner occupied
 - 15 renter occupied

- Eagle has 144 ADUs, which help to increase supply and density

- Seasonal/Rec. units declined in Eagle since 2010 and currently make up only 6% of the total inventory
 - Much lower than Eagle County with 37% seasonal/rec. units

Housing growth is meeting resident demand but not demand from job growth.

Eagle is shifting to more permanent residents with fewer second homes.

Description	2000	2010	2020	2010-2020		
				Total	Ann. #	Ann. %
Eagle						
Owner	675	1,477	1,698	221	22	1.4%
Renter	389	706	853	147	15	1.9%
Seasonal/Rec.	53	233	154	-79	-8	-4.1%
Total	1,117	2,416	2,705	289	29	1.1%
Eagle County						
Owner	9,649	12,343	14,457	2,114	211	1.6%
Renter	5,499	6,893	6,260	-633	-63	-1.0%
Seasonal/Rec.	6,963	12,076	12,392	316	32	0.3%
Total	22,111	31,312	33,109	1,797	180	0.6%

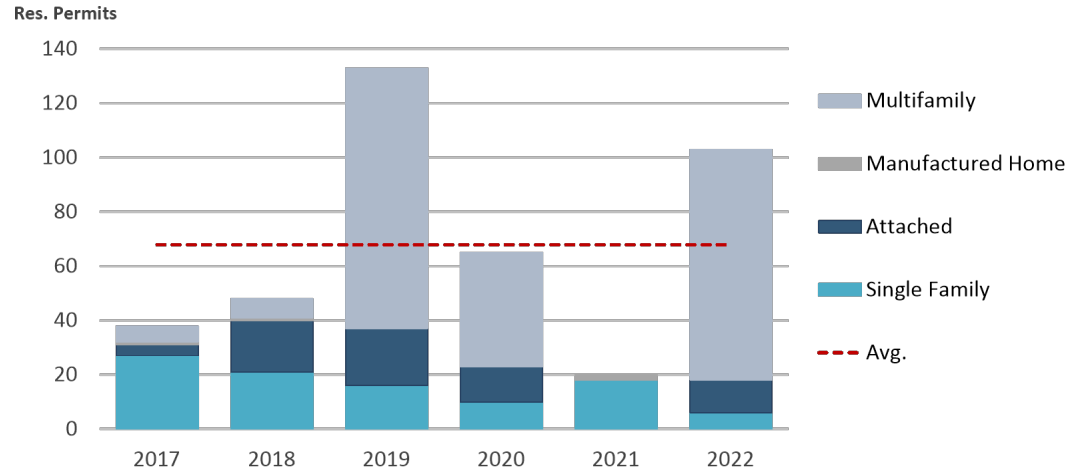
Source: U.S. Census Decennial; DOLA; Economic & Planning Systems

HOUSING PRODUCTION

2017–MAY 2022

- Recent building permit activity shows the new/planned supply and how it is supporting the existing housing demand.
- Of the 407 residential units approved since 2017 –
 - 58% multifamily units**
 - 24% single family units
 - 17% attached units**
 - 1% manufactured homes
- Since 2017, Eagle approved an average of 68 units per year

Recent housing production is offering more diverse housing options in Eagle.



Source: Town of Eagle; Economic & Planning Systems
*2022 permits are through May 6, 2022

ENTITLED HOUSING PROJECTS

- Eagle has **1,422 entitled units**, which will significantly increase supply and include a range of housing types
 - These will likely develop over the next 10 years, but the exact timing is unknown
- Haymeadow received development permit approval of 88 units, including 12 townhomes and 76 condo units

Eagle has a large amount of development in the pipeline that will increase the current housing supply by about 53 percent.

Description	Single Family/ Attached	Multifamily	Total
Reserve at Hockett Gulch	---	500	500
Haymeadow	493	256	749
Red Mountain Ranch	153*	---	153
106 Broadway	---	<u>20</u>	<u>20</u>
Total	646	776	1,422

Source: Town of Eagle; Economic & Planning Systems

*Product type varies

AFFORDABLE INVENTORY

- Eagle has two housing programs in place for inclusionary housing
 - Local Employee Residency Program (LERP)
 - Eagle Ranch Locals Housing Program Restrictive Covenant
- Both programs require housing projects with 10 or more units to have a minimum 10% of units affordable to lower to moderate income households
 - Deed restricted units with priority given to full-time employees and residents in Eagle
 - No household income restrictions
 - Sale price must be affordable to 90% to 100% of AMI and there is an appreciation cap of 3% annually
- **88 deed restricted properties in Eagle**
 - Including 32 LERP units
 - Single family, townhome, and condo units
 - About 3% of inventory



HOUSING COSTS BY AMI

Ownership units in Eagle are not affordable to households earning the area median income, while most rental units are affordable to households at or below the area median income.

- Nearly all the ownership units are only affordable to households earning above 200% AMI
- Rental units are more affordable for a range of AMI levels with 83% of rental units affordable between 31% to 100% AMI
- 75% of survey respondents either have struggled or know someone who has struggled to find housing in Eagle (2021 Community Survey)

Description	2019	
	Total	% Total
Owner		
Less than 30% AMI	0	0.0%
31% to 60% AMI	0	0.0%
61% to 80% AMI	0	0.0%
81% to 100% AMI	0	0.0%
101% to 120% AMI	0	0.0%
121% to 150% AMI	35	2.8%
151% to 200% AMI	101	8.0%
Greater than 200% AMI	1,132	89.2%
Subtotal	1,269	100.0%
Renter		
Less than 30% AMI	39	6.1%
31% to 60% AMI	93	14.6%
61% to 80% AMI	334	52.5%
81% to 100% AMI	100	15.8%
101% to 120% AMI	13	2.0%
121% to 150% AMI	19	2.9%
151% to 200% AMI	31	4.9%
Greater than 200% AMI	8	1.3%
No cash rent	0	0.0%
Subtotal	637	100.0%
Total	1,906	

Source: U.S. Census ACS 5-yr.; HUD; Economic & Planning Systems

Housing Demand & Needs

How is employment impacting housing demand in Eagle?

How is the housing market performing?

Where are there housing needs unmet?

What is the magnitude of cost burdened households?

FORECASTED HOUSEHOLD GROWTH

2020–2040

- Eagle is anticipated to capture a larger portion of countywide households from 12% in 2020 to 16% in 2040
- From 2020 to 2040 Eagle is estimated to capture 32% of countywide growth
- Based on DOLA population and household projections

Eagle is forecasted to grow by approximately 1,600 households by 2040 and will capture almost 1 / 3 of countywide growth.

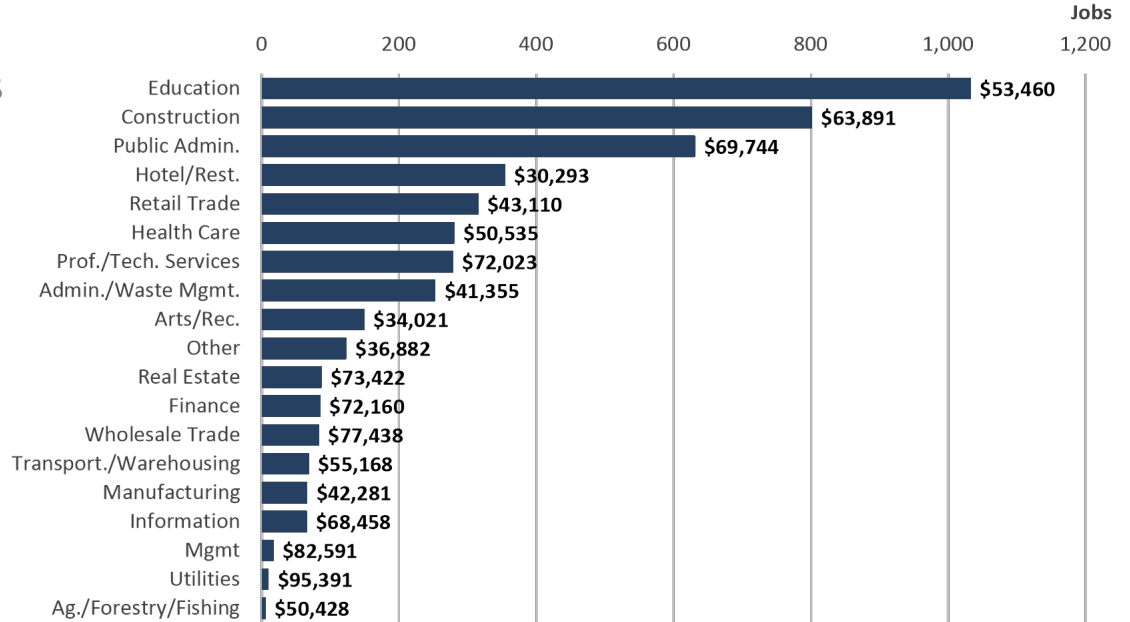
Forecast	2020	2030	2040	2020-2040		
				Total	Ann. #	Ann. %
Households						
Eagle County	21,101	23,572	26,138	5,037	252	1.1%
Town of Eagle	2,551	3,265	4,180	1,629	81	2.5%
<i>% of County</i>	<i>12.1%</i>	<i>13.9%</i>	<i>16.0%</i>	<i>32.3%</i>		

Source: CO Dept. of Local Affairs; Economic & Planning Systems

EAGLE EMPLOYMENT AND WAGE BY INDUSTRY

2021

- Jobs are an indicator of housing demand, and the average wages of jobs identify the affordability levels of housing
- As of 2021, Eagle had a total of **4,700 jobs with an average annual wage of \$55,600**
- Since 2010, employment increased by 964 jobs and the average annual wage increased by \$13,800



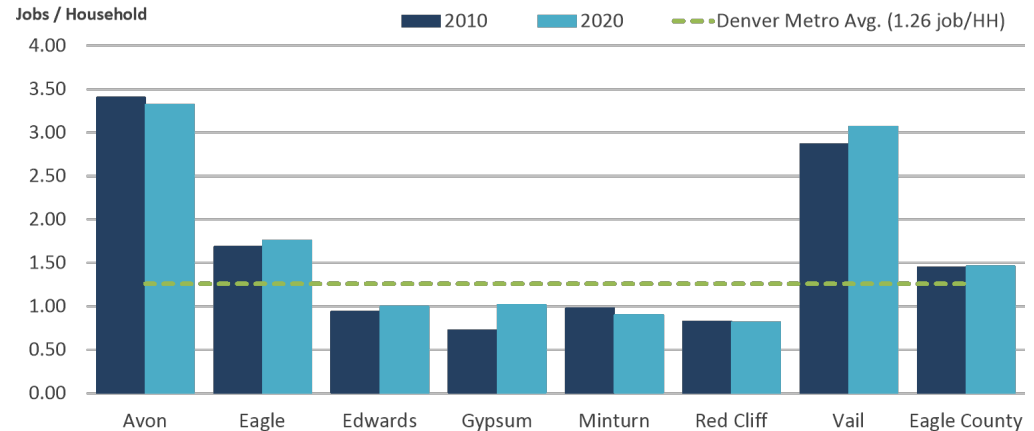
Source: CDLE QCEW; Economic & Planning Systems

JOBS TO HOUSING RATIO

2010–2020

- The jobs to household ratio compares the number of jobs in an area to the number of households. This helps to understand the balance between the two.
- **Eagle has 1.76 jobs per HH**
 - Higher than Eagle County with 1.46 jobs per HH
- As a point of comparison, the Denver Metro average is 1.26 jobs per household
- Resort communities have higher ratios due to multiple job holders and a larger number of in-commuters

Eagle has more jobs per household than Eagle County. A high jobs to housing ratio can indicate multiple job holders and unmet housing demand.



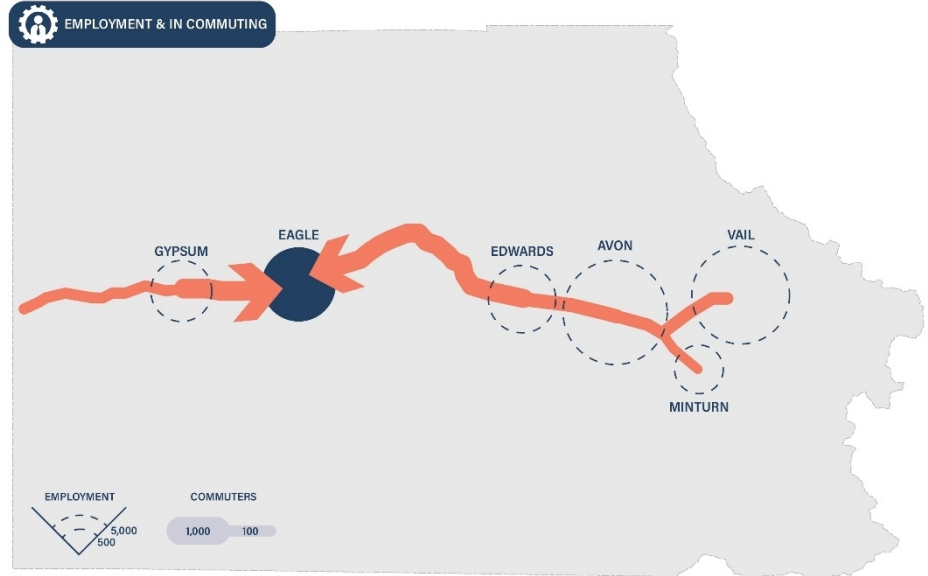
Source: CDLE QCEW; DOLA; U.S. Census; Economic & Planning Systems

IN-COMMUTING

2019

- 84% of Eagle workers commute into town for work including –
 - 13% from Gypsum
 - 8% from Edwards
 - 3% from Vail
 - 3% from Avon
 - 3% from Dotsero
- 16% of Eagle workers are Eagle residents
 - Increase of 6 percentage points from 2010

Eagle has many in-commuters from up and down valley, which represents a portion of unmet housing demand of workers who may desire to live in Eagle but can not find housing that meets their needs.



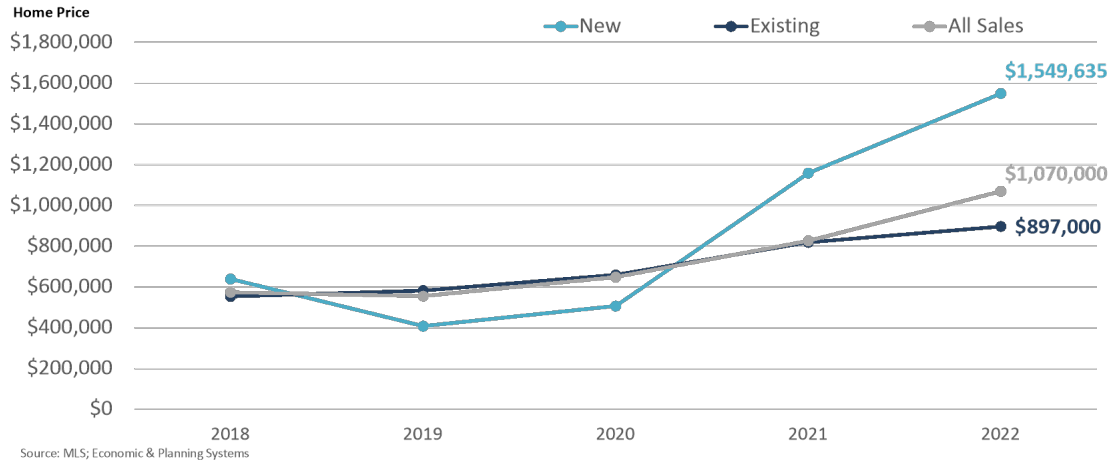
Source: U.S. Census Longitudinal Employer-Household Dynamics; QCEW; Economic & Planning Systems

MEDIAN HOME PRICE

2018–2022 (MAY)

- The median home price increased from **\$555,000 in 2019 to over \$1.0 million in 2022**
- New homes are those built and sold within a 5-year period and account for about 20 percent of total sales
- There was a \$340,000 price differential between a new home versus an existing home in 2021 and this increased to \$653,000 in May 2022

The housing market is very strong in Eagle with an average annual price appreciation of 25% from 2019 to 2022.

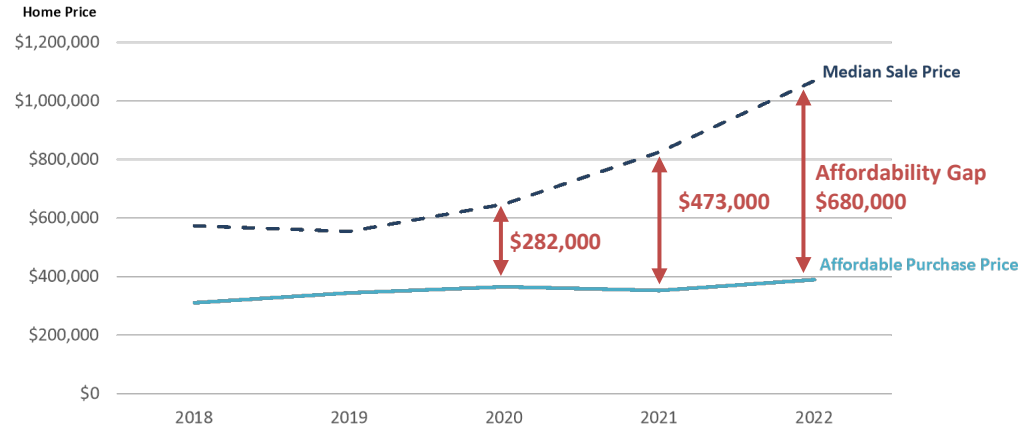


AFFORDABILITY GAP

2018–2022 (MAY)

- The affordability gap (difference between the median home price and the price affordable to a household earning 100% AMI) illustrates the disconnect between market prices and the average household
- From 2018 to 2019 the affordability gap contracted
- This gap significantly increased each year since 2020
- Over 50% of survey respondents worry about affording to live in Eagle in the future or can no longer afford to live in Eagle and moved (2021 Community Survey)

Homes in Eagle are increasingly not affordable to households earning 100% AMI or \$90,000 a year.



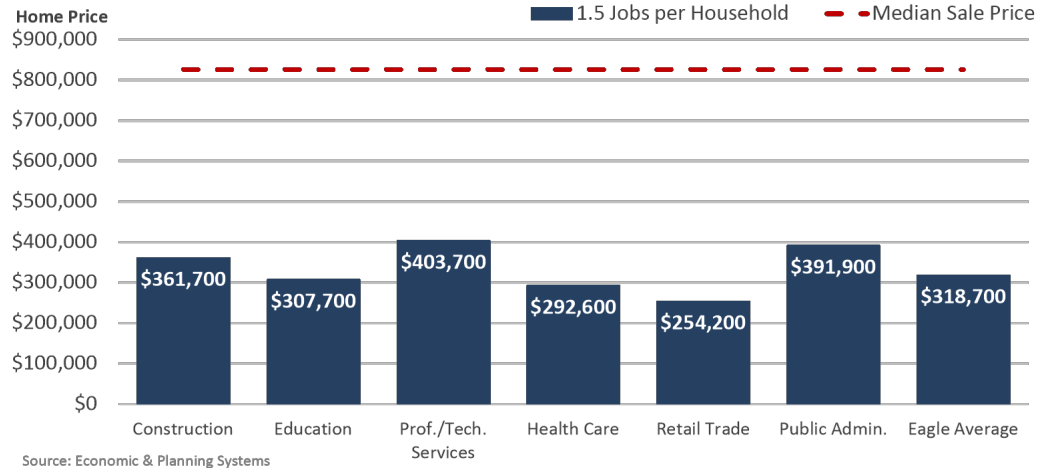
Source: MLS; HUD; Economic & Planning Systems

HOME PRICE AFFORDABILITY BY WAGE

2021

- The largest industries and fastest growing industries in Eagle are shown by the price they can afford to spend on a home
- A worker earning the average annual wage in Eagle (\$55,600) can afford a home that costs \$318,700
- This calculation assumes 1.5 job earners per household
- Affordable purchase price is calculated as 1 wage earner in the sector shown plus 0.5 wage earner at the town average

Even higher earning industries, like Professional and Technical Services, can not afford a home in Eagle.



HOME SALES BY AMI

2018–2022 (MAY)

Price by AMI	SFR	Attached	Condo	Total	% Total
Less than 30% AMI	1	0	0	1	0.1%
31% - 60%	1	1	1	3	0.4%
61% - 80%	4	5	11	20	2.6%
81% - 100%	1	16	20	37	4.8%
101% - 120%	3	57	28	88	11.3%
121% - 150%	14	87	22	123	15.9%
151% - 200%	103	59	8	170	21.9%
Greater than 200% AMI	325	8	1	334	43.0%
Total	452	233	91	776	100.0%

Source: MLS; HUD; Economic & Planning Systems

Only 3% of home sales were affordable to households earning 80% AMI or less and most of these were attached or condo units.

- Attached and condo units are a more affordable style of home
 - Most units are affordable to households between 81% to 150% AMI
- There is a lack of affordable single family homes in Eagle – **only 5% of homes were affordable for 150% AMI or less**

COST BURDENED HOUSEHOLDS BY AMI

2019

32% of all households in Eagle are cost burdened.

- Cost burden is defined as spending more than 30% of the household’s gross monthly income on housing
- The need for more affordable housing varies based on tenure and AMI level
- Renter need is concentrated at lower AMI levels, while owner need is concentrated at the low and high end of the distribution
 - 18% of renter households below 80% AMI
 - 6% of owner households below 80% AMI
 - 4% of owner households above 200% AMI

Description	Eagle	
	Total	% of HHS
Owner		
Under 30% AMI	17	0.9%
30% to 50% AMI	56	3.0%
50% to 80% AMI	33	1.7%
80% to 100% AMI	5	0.3%
100% to 120% AMI	5	0.3%
120% to 150% AMI	7	0.4%
150% to 200% AMI	12	0.7%
Above 200% AMI	74	3.9%
Total	210	11.0%
Renter		
Under 30% AMI	65	3.4%
30% to 50% AMI	144	7.5%
50% to 80% AMI	142	7.4%
80% to 100% AMI	23	1.2%
100% to 120% AMI	3	0.1%
120% to 150% AMI	4	0.2%
150% to 200% AMI	7	0.3%
Above 200% AMI	13	0.7%
Total	400	21.0%
Total Cost Burden Households	610	32.0%

Source: U.S. Census ACS 5-year, HUD; Economic & Planning Systems

Housing Targets

Where are there affordability gaps?

What is the “catch up” need to meet existing housing demand?

What is the “keep up” need to meet future housing demand?

HOUSING GAPS

2019

Description	Total
Owner	
Less than 30% AMI	-2
31% to 60% AMI	-102
61% to 80% AMI	-57
81% to 100% AMI	-126
101% to 120% AMI	-175
121% to 150% AMI	-179
151% to 200% AMI	-116
Greater than 200% AMI	757
Total	0
Renter	
Less than 30% AMI	-73
31% to 60% AMI	-137
61% to 80% AMI	233
81% to 100% AMI	33
101% to 120% AMI	-25
121% to 150% AMI	3
151% to 200% AMI	13
Greater than 200% AMI	-47
Total	0

- Housing gaps are identified by comparing the number of households to housing units at each AMI level for owners and renters.
- Owner occupied units have significant gaps between 81% to 150% AMI
- Renter occupied units have significant gaps at 60% AMI and below

Source: U.S. Census ACS 5-year; HUD; Economic & Planning Systems
 Z:\Shared\Projects\DEN\223022-Eagle Comprehensive Affordable Housing Assessment\Data\22

HOUSING TARGETS

“Catch Up”

- Catch up addresses improving existing affordability conditions and jobs access in Eagle
- What are Eagle’s policy goals related to the catch up need?
- What portion of cost burdened households can be supported? At what AMI levels?
 - There are currently 610 cost burdened households
- How much should in-commuting be reduced from the current 84 percent?
- Baseline assumptions may include –
 - Reduce the number of cost burdened households by half
 - Reduce in-commuting to 50% of employees

“Keep Up”

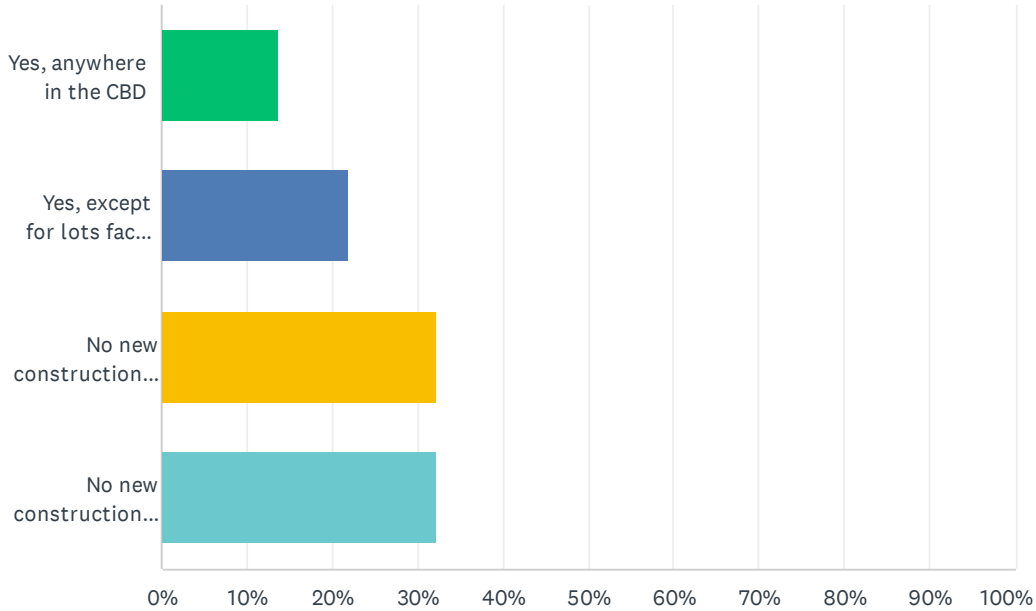
- Keep up estimates the amount of housing that will be needed to maintain housing demand generated by employment growth in Eagle
- Eagle is estimated to add 2,166 jobs by 2040 based on a continued 14% share of Eagle County employment (DOLA)
- How many of these workers should live locally versus in-commuting?
- Should demand from Eagle County job growth be included to account for out-commuters?

NEXT STEPS

- Finalize the “catch up” and “keep up” needs analysis based on Council and Staff guidance for policy goals
- Conduct interviews with local real estate agents and rental properties to understand housing pressures not identified in the data
- Summarize various affordable housing programs and regulations to be considered
- Workshop with Town Council to develop a set of tools of prospective affordable housing options tailored to Eagle
- Create a toolbox of options tailored to Eagle for future implementation
- Provide recommendations for improvements to existing programs
- Comprehensive Affordable Housing Report

Q1 Should the construction of new single-family detached homes be allowed in the CBD?

Answered: 177 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes, anywhere in the CBD	13.56% 24
Yes, except for lots facing Broadway	22.03% 39
No new construction but existing single-family homes can be replaced with new single-family homes	32.20% 57
No new construction but existing single-family homes should only be replaced with commercial or multi-family units	32.20% 57
TOTAL	177

#	ADDITIONAL COMMENTS	DATE
1	I'd like to see some incentives or efforts to fill empty commercial spaces before we start getting rid of single-family homes.	8/8/2022 11:46 AM
2	Make sure that all commercial lots or developments adhere to the parking standards for the size of the development.	8/6/2022 9:08 AM
3	Best & highest use?	8/4/2022 2:56 PM
4	Existing homes should be allowed to remain, including normal upgrades, garages, etc. Any "scrapes" or total redevelopment should be higher density housing.	8/3/2022 12:34 PM
5	if a single family currently exists then a single can go back in. It would be allowed to have an AHU with possible additional sf allowed for beyond the sf coverage for a single family.	7/29/2022 12:01 PM
6	That map of the CBD is non-sensical. Why are we calling Wall St CBD? There is no commercial on it. Likewise capital is a through street with business but has residential?	7/29/2022 9:12 AM
7	This should be encouraged, but not mandated. Please respect personal property rights as well. Parking MUST be considered!!	7/25/2022 12:59 PM

Recode Eagle: Installment 1 Survey

8	There is no parking...	7/21/2022 5:36 PM
9	Most of the area identified on the map as the CBD is comprised of single-family homes. With the changing economy, there is no reason for so much area to be allocated for commercial use. At least single-family homes are properties that usually owned by local people. Apartment buildings are owned by out-of-area investors.	7/19/2022 4:53 PM
10	Single-family homes in this area should not be restricted. The homes in the downtown area are very modest compared to the homes in Eagle Ranch. These homes provide a much needed option for working class residents. The small scale single-family homes in the downtown add to the character of the whole community and replacing them with apartments would be a shame. Just because there is a push in the planning industry to eliminate single-family homes does not mean that doing so would be good for our community. If that was the case, then I don't think Eagle Ranch should exist. Also, the commercial activity in the downtown area doesn't extend into Wall St or much at all on Capitol. These are residential streets and there are so many vacant commercial spaces on Broadway that it doesn't make sense to have the CBD so large. Just keep it to Broadway.	7/19/2022 11:22 AM
11	Any new construction/renovation with increased density must include requirements for off street parking (for all units) to avoid parking congestion issues in the core. Off street parking should be accessible from the allies to further reduce congestion on Broadway.	7/14/2022 7:15 AM
12	Do not allow short term rentals in Eagle. Eagle is one of the last, quaint, and permanent residence to longer time community members. Do not allow high volume multi unit buildings and short term rentals shatter the last locals town we have.	7/13/2022 2:17 PM
13	We need more food options. Commercializing will keep the town alive especially with Tesla coming into Gypsum. No local food vendors — commercial plazas!!!!	7/13/2022 12:08 PM
14	Prior to moving forward with a new home I think that the homes should meet certain design standards so that new homes don't look completely out of place. For example - the new modern home that is across from the Town of Eagle park does not fit within our neighborhood. It sticks out. It does not complement the area whatsoever and it would be nice to have some direction from the board so that it is not a free for all when building new construction. I would like to see that new construction in that neighborhood is not too modern so that it dates itself in the next 25- 30 years when that type of construction is no longer the "in" thing.	7/13/2022 8:51 AM
15	Parking will be the issue!	7/9/2022 8:04 PM
16	Regarding Urban Development, and growth in a rural town/city ground level development is crucial for synergy and community involvement. With that said, locals that have had property in the downtown district for decades, should be able to develop their properties with existing conditions and current uses highly considered. There can be a middle ground that does not alienate the locals that have made this place what it is today.	7/8/2022 4:08 PM
17	My opinion is that density is what is needed to sustain a commercial core and single family will only lower the effective density.	7/7/2022 1:22 PM
18	I have a hard time limiting property rights.	7/7/2022 11:39 AM
19	Any building is great for locals housing. It was short sighted of the county and its employers to create such a housing shortage. Multi family dwellings single family whatever it is we need housing for our local work force. Folks will start to notice this year when their kid shows up for school with no teacher.	7/6/2022 10:16 PM
20	No strong opinion here necessarily, but it would be nice to focus on commercial development.	7/6/2022 4:36 PM
21	Replacement allows in case of fire, disaster, etc. but not a scrape and rebuild. Renovation and upgrades should be allowed. Also remove height restrictions on main core in favor of density, also require first floor commercial space to add vibrancy.	7/6/2022 2:26 PM
22	The CBD area is currently primarily residential property except on Broadway. There is no good reason or community benefit for these properties to be zoned commercial. The single-family homes in this area add to the small town charm and atmosphere of Eagle and should be allowed. Even the homes on the south end of Broadway do not seem to be a problem. There is too much vacant commercial space on Broadway and other commercial areas of town to justify restricting properties in the CBD to commercial use.	7/1/2022 9:13 AM
23	The CBD is where we need residential density. It is close to the bus stop, and will help support	6/30/2022 2:31 PM

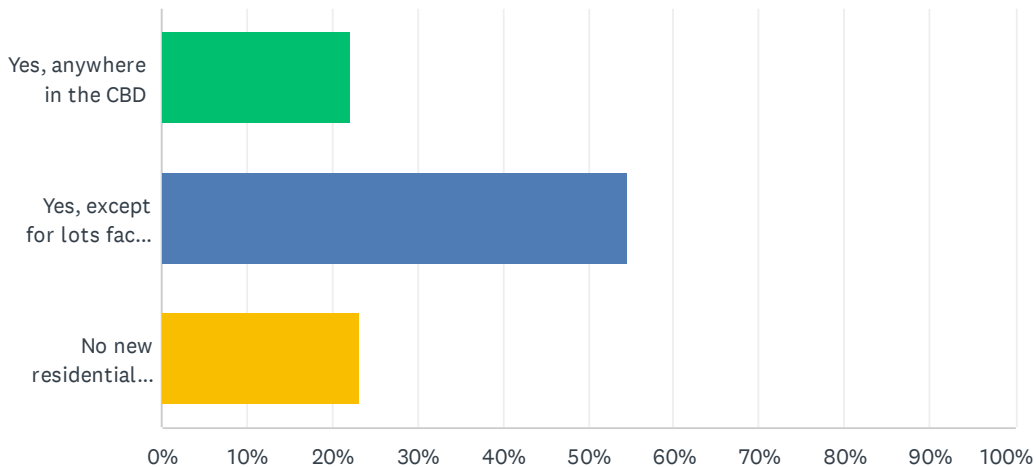
Recode Eagle: Installment 1 Survey

the downtown businesses. There are plenty of other places for single family homes. Put density where it belongs.

24	Yes-The CBD is much too large for the downtown area. The best use for the majority of this area (properties not located on Broadway) is residential use. The single-family homes that exist in these areas are typically small in size. These relatively small homes provide a type of housing for a segment of our community that is in short supply throughout the region. Also, commercial activity should be condensed to create vibrancy along Broadway.	6/30/2022 1:31 PM
25	No replacement of SFH along Broadway.	6/30/2022 1:15 PM
26	In case of fire or other serious need, I would hate to see someone deprived of the right to replace their home. We have enough commercial space.	6/30/2022 1:08 PM
27	If the property changes owners then it must be replaced with commercial or multi-family.	6/30/2022 11:41 AM
28	We need higher density in the CBD, allowing more, young workers to live at lower costs (rental mainly). Downtown will come alive!	6/30/2022 10:57 AM
29	I don't really like the options here. The CBD should by nature have more dense housing options with ground floor commercial given height allowances and other codes for this area.	6/30/2022 10:48 AM
30	This is a hard question. I truly makes a difference on what the town goals are. Does the TOE have a goal to create a "downtown"? I'd like to see a thriving space for commercial and people walking around enjoying our down town.	6/30/2022 10:39 AM
31	keep the older historic homes in the CBD even on Broadway and keep the the scale they bring to the neighborhood.	6/29/2022 4:57 PM

Q2 Should attached dwelling units (e.g., duplex, triplex, fourplex, townhomes) with higher density be allowed in the CBD?

Answered: 176 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes, anywhere in the CBD	22.16%	39
Yes, except for lots facing Broadway, which should have ground floor commercial	54.55%	96
No new residential should be built in the CBD	23.30%	41
TOTAL		176

#	ADDITIONAL COMMENTS	DATE
1	As our community grows, looking to more affordable, attached dwelling units will help temper costs and reduce sprawl.	8/8/2022 9:23 AM
2	However the alley way should have ground floor dwelling. Basically commercial on ground facing Broadway but non facing allow ground floor dwelling.	8/3/2022 4:19 PM
3	Each project MUST supply adequate PARKING!	7/25/2022 12:59 PM
4	There is no parking...	7/21/2022 5:36 PM
5	We need more housing in our area, but there is already so much development that is already approved but not built such as the Haymeadow area. I'm concerned that the downtown area would be overwhelmed with traffic and lack of parking for this type of development to be a benefit to the town.	7/19/2022 4:53 PM
6	Allowing such dense development will be detrimental to the small town character that this community values. Sure, we need more housing, but there is no guarantee that these units will be in any way affordable. It could lead to further gentrification. If town officials were really concerned with adding more housing, then why allow 4,000 sf homes to be built on 1/4 acre lots in Eagle Ranch? And, adding these multi-family homes will require infrastructure investments. Can the town give the existing community assurance that the water/sewer/trash infrastructure can support adding this much density? Most downtown streets don't even have sidewalks and the existing sidewalks are not in good enough condition for someone with a wheelchair or a stroller to get down.	7/19/2022 11:22 AM
7	Please REQUIRE adequate parking for any and all development or require an in lieu fee. Tax	7/19/2022 9:52 AM

Recode Eagle: Installment 1 Survey

payers should not foot the bill for lack of planning from developers and the town when parking is not included in housing projects.

8	We should encourage mixed use along Broadway. Off street parking, accessible from the allies, should be required based on residential bedroom count plus minimum additional parking spaces for each commercial space to avoid congestion on Broadway.	7/14/2022 7:15 AM
9	Do not allow short term rentals in Eagle. Eagle is one of the last, quaint, and permanent residence to longer time community members. Do not allow high volume multi unit buildings and short term rentals shatter the last locals town we have.	7/13/2022 2:17 PM
10	No higher density than fourplex and only as long as there is sufficient parking.	7/13/2022 12:43 PM
11	Stacked duplexes might be ok if the duplex looks like the one in the photo above of the green house. However, I do not want to see stacked triplex, fourplex or townhomes in this area. It does not fit the area and I'm concerned it would look like the area in Denver that was heavily built up between 2009 - 2022. I'm referencing Zuni Street and 29th - 38th Avenue in the Highlands, as I lived on Zuni in 2009 near the school. I encourage our Eagle team to drive down Zuni in Denver and you'll notice all of the new construction. It's modern, it doesn't fit and it changed the landscape of that area drastically).	7/13/2022 8:51 AM
12	Parking is already limited.	7/11/2022 11:33 PM
13	I believe residential should be built off of Broadway otherwise we will have issues with parking on Broadway	7/9/2022 8:04 PM
14	Only single family homes following a historic local architectural theme, and no air bnbs	7/9/2022 12:19 PM
15	Ground Floor commercial is important, however a solution to fill the empty spaces should be a concern before you put such codes/design enforcements in place. Find a way to fill the empty commercial units before you make everyone comply with loss of income for development standards that do not fit with the economic conditions of today.	7/8/2022 4:08 PM
16	I am not sure that all parcels facing Broadway can support commercial on the first floor.	7/7/2022 5:44 PM
17	The lower density units, Duplex & Triplex, should only be considered for the CBD perimeters as transitional to single family existing units.	7/7/2022 1:22 PM
18	Require some level of ground floor commercial in all cbd	7/6/2022 2:26 PM
19	There should be design standards for allowing this type of development in the downtown area. The higher density property types will detract from the small town feel of downtown. The only reason the town should consider adding density to the downtown is to help with the AFFORDABLE housing shortage. While higher density housing can be affordable, will there be a guarantee that these types of development will be "affordable"? It seems like if high density housing is allowed, it will ruin the character of town and only serve to line the pockets of developers and gentrify the town.	7/1/2022 9:13 AM
20	Exception or incentives could allow for short term rental with lodging tax in combination with commercial.	6/30/2022 8:38 PM
21	This should only be considered after the Town can assess the infrastructure needs of such density increases. Does the town have adequate water, sewer, and waste disposal service systems to serve this type of density? There are not even sidewalks on Wall Street or Capitol Street. Where will the dumpsters go? Will the alley ways be paved? Does the town have capital improvement funds to make any needed upgrades to the infrastructure to support development like this? If the answer is no, density should not be increased so drastically in the downtown area.	6/30/2022 1:31 PM
22	This is really hard to answer. It would depend whether or not the new structures ruin the old town feeling. Don't like the townhomes at all.	6/30/2022 1:08 PM
23	You already did this with 316 Wall Street Townhomes	6/30/2022 12:14 PM
24	Commercial space on Broadway is critically important.	6/30/2022 10:57 AM
25	Generally, agree that ground floor commercial is desirable in this area. ADUs are a means of adding housing options and should be considered throughout town.	6/30/2022 10:48 AM
26	Homes should be required to have ample parking for the number of people living in them!	6/30/2022 10:46 AM

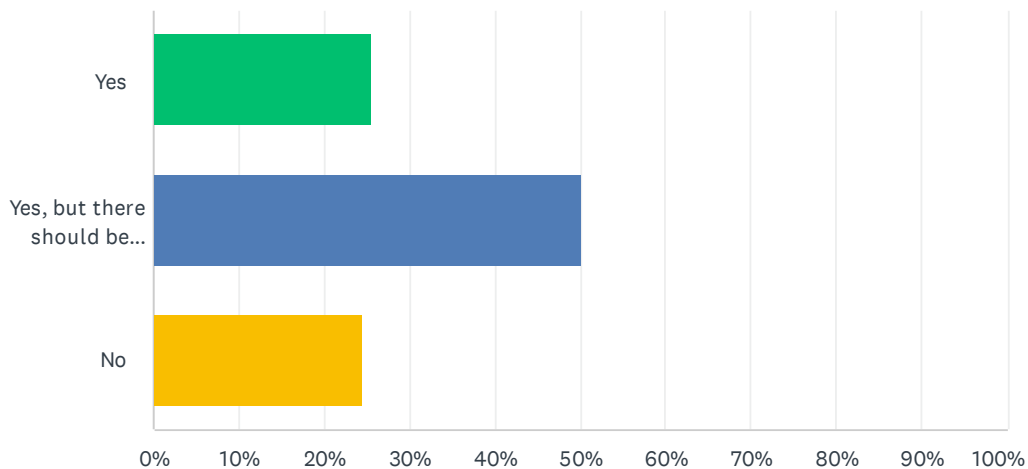
Recode Eagle: Installment 1 Survey

Underground would be ideal, or garaged. Those living in the CBD should not use the limited street parking that is available as their primary parking.

27	Focus should be on mixed-use development with ground floor commercial and top level(s) residential.	6/30/2022 10:10 AM
28	Allow ground floor commercial on 100 block of Capital Nogel/Ping hotel site area. areas facing Grand Ave. Better design standards, define and build on an architectural philosophy and character that fits Eagle.	6/29/2022 4:57 PM

Q3 Should accessory dwelling units (ADUs) - a second, smaller unit within the primary unit or an accessory structure - be allowed in the CBD?

Answered: 176 Skipped: 1



ANSWER CHOICES	RESPONSES
Yes	25.57% 45
Yes, but there should be design standards to ensure that they blend in	50.00% 88
No	24.43% 43
TOTAL	176

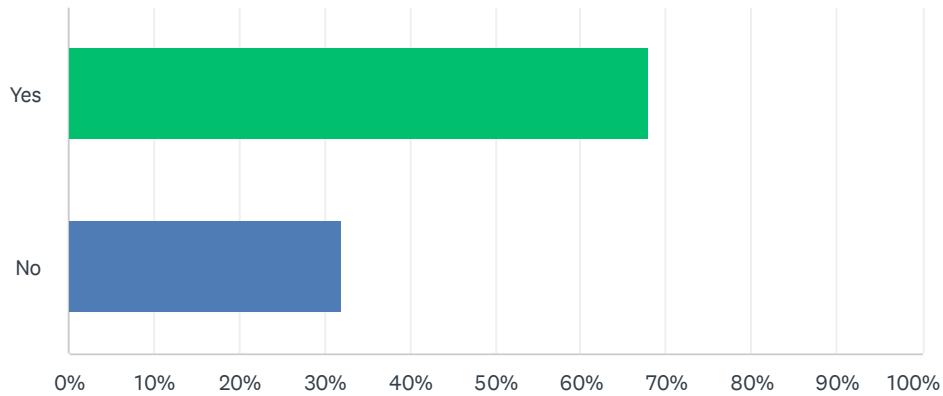
#	ADDITIONAL COMMENTS	DATE
1	It seems like we need all the space for housing we can get.	8/8/2022 11:46 AM
2	More housing is good.	8/8/2022 9:23 AM
3	Bed & rental shortage. This should be a high priority to ensure we have first responders, teachers & works in our community!!	8/4/2022 2:56 PM
4	Provided adequate parking is part of the approval process.	7/29/2022 3:25 PM
5	Please consider that parking must be added with this option as well as a plan to attract more commercial lifestyle businesses.	7/28/2022 12:30 PM
6	Maybe. Again, any residential blended with commercial MUST consider adequate parking! Residential occupants do not come and go like commercial users	7/25/2022 12:59 PM
7	We need more parking!!!!!!	7/24/2022 7:39 AM
8	Not enough space to do this	7/23/2022 9:10 AM
9	There is no parking...	7/21/2022 5:36 PM
10	I don't think that allowing ADUs is of concern and would naturally blend in more than an apartment building!	7/19/2022 4:53 PM
11	I don't see any problem with this as long as the town can enforce the regulations for these types of units. They should be owner occupied and not used as short term rentals.	7/19/2022 11:22 AM

Recode Eagle: Installment 1 Survey

12	Only if adequate parking is also available for all residents	7/19/2022 9:52 AM
13	This should be encouraged for existing and new building to offset home costs and increase housing options for the local workforce. Off street parking, accessible from the allies, should be required based on bedroom count to avoid congestion on Broadway.	7/14/2022 7:15 AM
14	Yes with enforced height limits	7/14/2022 6:28 AM
15	Do not allow short term rentals in Eagle. Eagle is one of the last, quaint, and permanent residence to longer time community members. Do not allow high volume multi unit buildings and short term rentals shatter the last locals town we have.	7/13/2022 2:17 PM
16	As long as there is sufficient parking.	7/13/2022 12:43 PM
17	I think ADU units should be allowed but should not be too modern such as the ground floor garages converted to ADUs that are listed on the right. It looks too modern and tall for that particular neighborhood. It would stick out like a sore thumb.	7/13/2022 8:51 AM
18	This would bring air bnbs so no	7/9/2022 12:19 PM
19	Standards are always a good thing until it becomes a deterrent for property owners to upgrade their properties. Cost of construction also effects the abilities for architectural changes set forth by such standards, affordability of materials, and accessibilities to such materials are not always readily or available. That is a loss for the Town, loss for the property owners, it does not encourage growth and upsets everyone trying to make their property better. Better public and private sector relationships might be a consideration.	7/8/2022 4:08 PM
20	Garages shouldn't be converted to ADU's without consideration of potential impacts to parking. This would apply more for mult-unit developments.	7/7/2022 1:48 PM
21	Funky designs add character...let the creativity flow.	7/6/2022 4:36 PM
22	ADUs are a good option to provide more housing. Allowing ADUs will not impact the overall character of the downtown area the way higher density development would. ADUs also require owner occupancy of the main house, so the property will likely be well maintained.	7/1/2022 9:13 AM
23	By restricting this type of use for existing single-family homes, the town is preventing property owners in the CBD from making improvements to their properties which could increase values. How is this in the best interest of the community? ADUs can also add to the housing supply without much of an impact on infrastructure.	6/30/2022 1:31 PM
24	Your ground floor garage units absolutely do not fit in.	6/30/2022 1:08 PM
25	Homes should be required to have ample parking for the number of people living in them! Underground would be ideal, or garaged. Those living in the CBD should not use the limited street parking that is available as their primary parking.	6/30/2022 10:46 AM
26	ADU's could be a way to add density to existing historic homes without needing to completely redevelop a property.	6/29/2022 4:57 PM

Q4 Should there be a maximum building footprint size that limits new buildings to roughly the same footprint as surrounding buildings in the CBD and/or the new Downtown Neighborhood district?

Answered: 175 Skipped: 2



ANSWER CHOICES	RESPONSES
Yes	68.00% 119
No	32.00% 56
TOTAL	175

#	ADDITIONAL COMMENTS	DATE
1	We should be open to nonconventional designs, particularly those that improve sustainability or allow for things like solar panels, green roofs, etc.	8/8/2022 11:46 AM
2	This is likely the one area where a yards should not be a priority. Parking should be accessed from the rear. No driveways.	8/3/2022 12:34 PM
3	I am fine with pockets of high-density housing in "downtown" areas. I feel the town park provides adequate open space for the area.	7/29/2022 3:25 PM
4	Building footprint should be determined by set-back and percent of lot coverage.	7/29/2022 12:01 PM
5	Downtown means high density. We need the vitality, and that means density and pedestrian traffic.	7/29/2022 9:12 AM
6	Yes, and require adequate parking!	7/25/2022 12:59 PM
7	Require sufficient space for parking!!! Not providing parking is creating a different parking problem. Residents end up parking all over and in front of other residential housing thereby limiting owners parking as well	7/23/2022 9:10 AM
8	We should allow maximum density inside our downtown district ... so existing single-family homes should not be a model or limit/cap for future development sizes	7/22/2022 8:34 AM
9	What is the "new Downtown Neighborhood district?" Are you referring to the Downtown Development Authority special district?	7/21/2022 9:34 PM
10	The houses downtown are very small compared most other neighborhoods. Large buildings do not fit in well there.	7/19/2022 4:53 PM
11	Large developments detract from the small town charm of the downtown area. Adding density	7/19/2022 11:22 AM

Recode Eagle: Installment 1 Survey

is ok to a certain degree, but there should be some kind of limit on the size of building and any development should include green space for the resident's outdoor enjoyment.

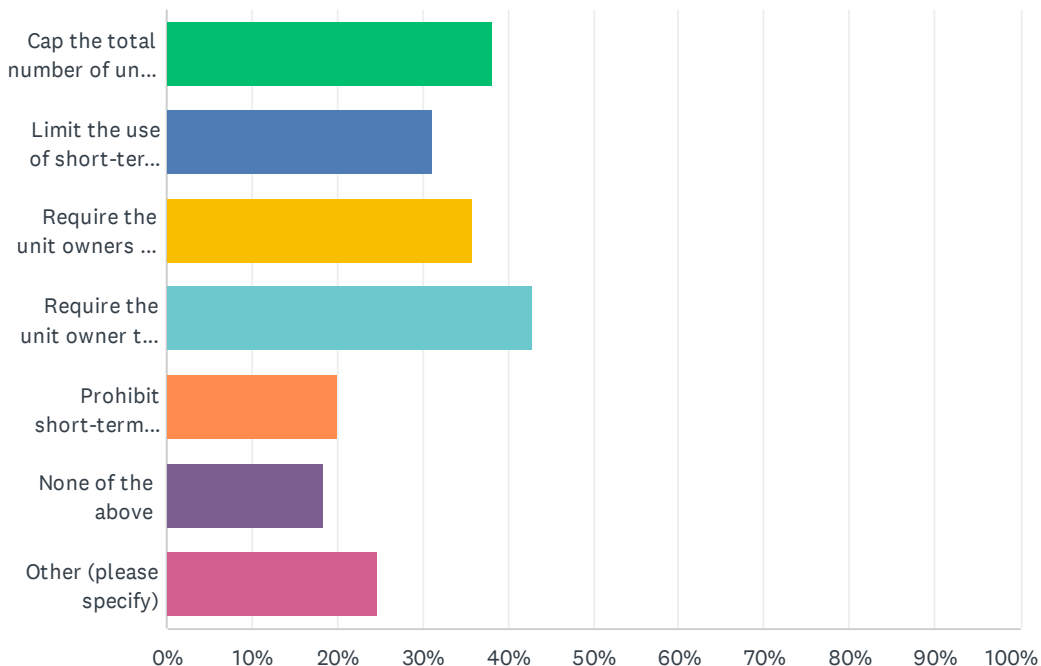
12	We should increase density and height in the CBD with reasonable limits. This is an opportunity to increase the density side to side while being thoughtful about setback from the street. More density and widening the Broadway corridor building envelopes will be beneficial. The lots off Broadway would be better suited to have larger setbacks as they move towards/into residential areas.	7/14/2022 7:15 AM
13	Keep in character of what's there	7/14/2022 6:28 AM
14	We need density in this particular district	7/13/2022 12:02 PM
15	Please allow for parking!	7/11/2022 12:06 PM
16	I think new commercial on Broadway is great. I think if residential is allowed on Broadway, they will need parking assigned enough for the unit(s), garage, etc. I have seen too many people parking around the new Broadway station and it's already an issue since only 4 spots were made for all of the units. Once a business goes below, we will have a lot more parking issues and tenants will not have a place to park near their condo.	7/9/2022 8:04 PM
17	Footprints can include parking regulations on the lower level. However, that may contradict the Town's desire for commercial on the lower levels due to current parking requirements. Maybe a "Texas Wrap" design can accommodate both ideals, however there can not be both unless the Town provides areas for parking. Parking or commercial? What is more important? This needs to be resolved by the private and public sector before footprints are even defined. What is more important for the Town to impose?	7/8/2022 4:08 PM
18	Maximize the footprint in the core. Just because another building happens to have been built first doesn't mean it should dictate the development of the rest of the core.	7/7/2022 5:44 PM
19	That question is best discussed by parking requirements.	7/7/2022 1:22 PM
20	As long as there's added parking	7/6/2022 4:28 PM
21	Please consider removing or increasing height requirements to encourage density and improve pedestrian friendliness.	7/6/2022 2:26 PM
22	Rather than a maximum building footprint size, it would be better to have design standards that control the appearance of new buildings so that they have a similar character to existing buildings. For example, you could have a building with a large footprint but is designed to look like a group of smaller buildings.	7/5/2022 3:49 PM
23	There should be maximum footprints, but not simply based on surrounding buildings. They should be uniform so people are not limited to what their neighbors do, or don't do.	7/2/2022 6:53 PM
24	Plenty of square footage if they are allowed to be 3 stories consistent with other buildings.	7/1/2022 11:52 AM
25	The downtown area of Eagle is a unique area of town and contributes to the small town character of our community. If large scale buildings are allowed to be developed, the small town feel will disappear and Eagle will be a less desirable place to live.	7/1/2022 9:13 AM
26	Max lot and/or impervious standards should be used in conjunction with compatibility standards, required setbacks, and incentives to create public gathering spaces and pedestiran amenities.	6/30/2022 8:38 PM
27	There should be a limit to the building footprint in these areas. The downtown area has a special character that many people feel adds to the special identity of our town. Allowing large scale buildings will diminish the quality of the downtown character. There should also be a restriction on lot coverage so that new development provides some type of greenspace for the residents to enjoy and use for outdoor activity on private property.	6/30/2022 1:31 PM
28	i am a close to the designated downtown area, and we had a monstrosity of a house built on our block. It should never have been allowed.	6/30/2022 1:08 PM
29	Flexibility is important. Inappropriate designs/projects can still be turned down.	6/30/2022 10:57 AM
30	More form based zoning, encourage buildings that are "long life loose fit" that can be residential or commercial over time without needing to be torn down. Keep, fix up and reuse old buildings especially in the CBD, preserve Eagles history and character, focus redevelopment	6/29/2022 4:57 PM

Recode Eagle: Installment 1 Survey

on Grand Ave. Do not allow buildings with only parking on the street level. parking should be behind buildings or below street level.

Q5 The Town currently requires the registration of short-term rentals but does not place any limits on the rentals except safety requirements. Should the Town place any of the following limits on short-term rentals? (choose as many as you like)

Answered: 170 Skipped: 7



ANSWER CHOICES	RESPONSES	
Cap the total number of units that can be used as short-term rentals	38.24%	65
Limit the use of short-term rentals to specific zone districts, such as mixed-use or the CBD	31.18%	53
Require the unit owners to reside in the unit or in at least one unit on the property	35.88%	61
Require the unit owner to live locally, such as in Eagle or in Eagle County	42.94%	73
Prohibit short-term rentals in accessory dwelling units	20.00%	34
None of the above	18.24%	31
Other (please specify)	24.71%	42
Total Respondents: 170		

#	OTHER (PLEASE SPECIFY)	DATE
1	Higher tax rate for short-term rentals	8/8/2022 5:39 PM
2	Big question with no *right* answer. Need to protect both neighbors & property owners rights but there is a market for STR	8/4/2022 2:58 PM
3	I am all for encouraging people to rent units to our local workforce, but uncomfortable with	8/3/2022 12:49 PM

Recode Eagle: Installment 1 Survey

outright bans or caps. Short-term rentals should be taxed like hotel rooms.

4	make limitations so that long term rentals are of high priority, not short term rentals	8/2/2022 3:01 PM
5	I want to see ADUs used for local housing needs rather than short term rentals. Listening to the school district, emergency services and other providers of other essential services; housing is a leading obstacle to finding and retaining employees. It will only become worse with ADUs being utilized exclusively as short-term rentals. Finally, the town needs to start monitoring and collecting taxes or fees from ADUs. Hotels and motels are required to pay higher taxes and are subject to regulation where short-term rentals are not. Areas like Village Homes do not allow for short-term rentals but it happens routinely.	7/29/2022 3:37 PM
6	register, tax/ fee any short term (Less than 3 months) rental and use that income to fund construction of rental housing and pay for the administration of the short term regulations.	7/29/2022 12:25 PM
7	Tax them to the point that they generate the revenue to build replacement housing for the units that they displace.	7/29/2022 9:18 AM
8	Add fees similar to hotel room fees	7/28/2022 4:41 PM
9	Less red tape! Let owners do with their properties what they need to do in order to make ownership work for them.	7/27/2022 11:32 AM
10	Define "short term" monthly? Daily? VRBO?	7/24/2022 7:41 AM
11	Or require local property management so problems can be immediately addressed	7/23/2022 9:12 AM
12	STRs can support diverse businesses in our community. If the town wants out-of-town visitors to contribute to a multi-faceted, diverse economy, STRs can support those visitors	7/22/2022 8:47 AM
13	Tax property owners with commercial tax rates and use the tax earnings to contribute to affordable housing initiatives.	7/21/2022 3:53 PM
14	Please do not allow short term rentals if you care at all about the locals who are struggling to find anywhere to live.	7/19/2022 4:56 PM
15	The negative impact short term rentals have on the local housing market is clear. They should not be allowed in this community. At least make sure they pay the lodging tax.	7/19/2022 11:31 AM
16	STR restrictions do little to help with housing, and in fact are only screwing over your residents and tax base. Many homeowners who participate in STR programs are HELPING with housing shortages by providing interim housing options for H2B workers, teachers and other locals while they try to find long term housing options. A rising tide lifts all ships - so instead of trying to bring everyone down, let's switch our focus to raising others up, but not at the cost of homeowners who are able to put their units on STR markets.	7/19/2022 9:58 AM
17	I'd like Eagle to make moves to prevent the upvalley issues from also taking over our town.	7/14/2022 7:34 AM
18	Absolutely do not prohibit STRs in ADUs. Allow STRs in ADUs as long as the owner lives on site in another part of the home/property. STR income from an ADU can help a local afford to purchase and keep a home. Property owners should have a right to manage their property how they like as long as there is no disruption to the neighbors. HOAs can place their own limitations if it becomes an issue.	7/13/2022 1:00 PM
19	PRIORITIZE LONG TERM HOUSING!	7/13/2022 12:18 PM
20	Short term rentals dont hinder the rental market. Rents higher than wages and new homes built costing millions cause housing shortages	7/11/2022 11:37 PM
21	Local property manager	7/11/2022 12:08 PM
22	Tac air bnbs and vrbo at a much higher rate so its gair to hotel owners	7/9/2022 12:26 PM
23	Define short term. To vague for an educated response.	7/8/2022 4:37 PM
24	Less regulation is this regard is best.	7/7/2022 7:27 PM
25	Allow short term rental without restrictions. Let HOAs govern.	7/7/2022 5:49 PM
26	I do not want to regulate short term rentals. Do not feel there is a short term rental problem in Eagle	7/7/2022 3:39 PM

Recode Eagle: Installment 1 Survey

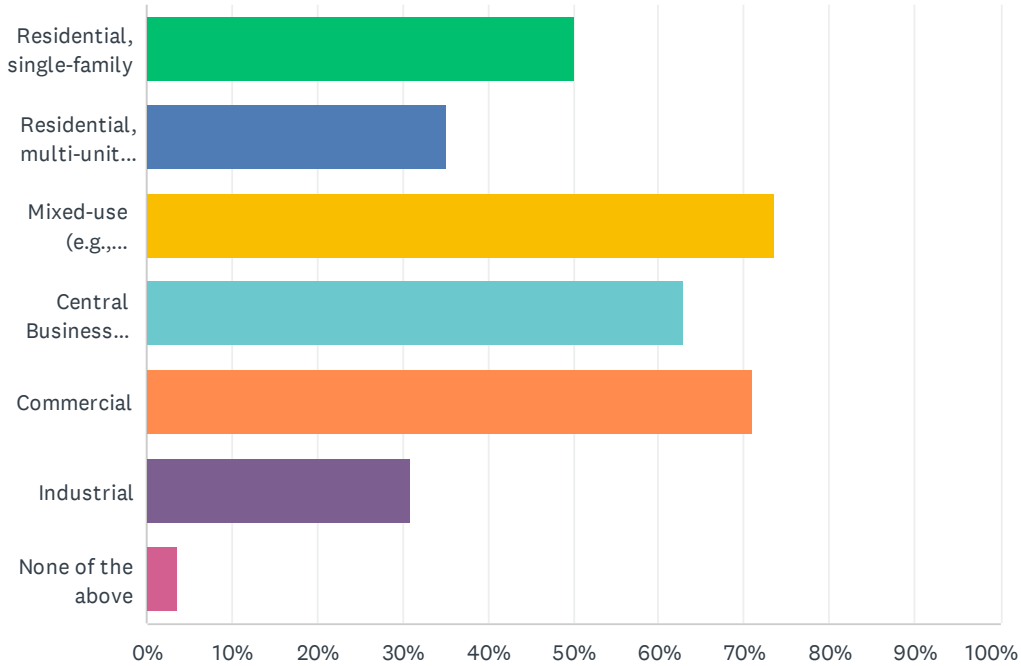
27	Short term tenants are very low impact and they pump money into our economy through bed tax and their spending. How many restaurants have we seen fail? Why would we want to limit their use?	7/7/2022 1:33 PM
28	We need limits now before it gets worse. STRs have taken over entire cities and it is not good for residents, only the visitor and property owner benefit. If Eagle banned them, it would be a good idea.	7/7/2022 11:43 AM
29	I strongly believe in the potential benefits of short term rentals. We did it for about a year before we told to stop due to HOA regulations. If we allow short term rentals in places occupied by full time residents, this has a dramatic impact on the family's ability to go out to eat and contribute to the local economy. We definitely felt more comfortable eating out when we had the extra income from short term rentals. Additionally, people who stayed with us universally loved Eagle. We pushed them to local establishments that they never would have visited before. The vast majority of our guests were going to Aspen and Vail and found Eagle to be a great midpoint. We need more progressive thinking on this issue and for people to actually realize there are more options than just a full time Air BnB house next door. If I could still do AirBnB in my house, I would gladly pay \$1000/year to a fund that went to benefit the town. If enough people did that, we would be able to fund some special things in our town and everyone wins. I'm not optimistic people will see the light on this, but one can hope.	7/6/2022 4:44 PM
30	Charge for STD. Limit the numbers. Encourage local renters.	7/6/2022 2:46 PM
31	Short-term rentals are an important source of income for people trying to afford the high-cost of living in Eagle and should be permitted so that a variety of homeowners have the opportunity to utilize them. A cap on short-term rentals may be necessary at some point if they significantly reduce the town's housing inventory. According to www.airdna.co there are 51 active rentals in the Eagle area (which includes Eby Creek Mesa). The town needs to require that an owner of a short-term rental obtain a business and sales tax license to track rentals and ensure that they are paying the applicable taxes (ex. lodging tax).	7/5/2022 4:06 PM
32	I don't see that short term rentals is an immediate problem. Perhaps we can postpone this until we see evidence that it is creating a problem. If I am wrong about that, then I think we should limit them to certain zone districts.	7/2/2022 6:58 PM
33	Short-term rentals of all types should be prohibited. Allowing them does nothing to benefit the community and only adds to the problem of affordable workforce housing.	7/1/2022 9:21 AM
34	Residency requirements (e.g. requiring a minimum number of years as owner of the property) can work to discourage speculative STR. Allowing exceptions for mixed use or commercial (CBD) districts - to promote heads in beds/vitality - should be considered.	6/30/2022 8:56 PM
35	Short-term rentals are a scapegoat for perceived housing crises. More significant in any shortage of available housing are draconian regulations that add to the cost of development and therefore housing. Eagle has many such regs.	6/30/2022 7:43 PM
36	What time period is defined as short term? A day, week or 30 days?	6/30/2022 3:50 PM
37	I don't know	6/30/2022 2:34 PM
38	Short-term rentals are proving to be very problematic for resort communities across the country. Our community is facing a housing shortage and short-term rentals exacerbate the problem by eliminating housing units from the long-term rental market. It also infringes on the neighbors that live in an area where hotels and short-term stays are prohibited. Short-term rentals are investment properties that do not contribute to the community. It seems like they are not paying into the community in terms of commercial property taxes, lodging tax and so forth. They only benefit the property owner. We have hotels in town that are not fully occupied. STRs are also a burden on the already overworked town staff. There is no code enforcement.	6/30/2022 1:48 PM
39	The Town should not infringe on an owner's property rights, including the right to rent out property on long or short term basis. That should be left up to HOA's, which should require a majority vote of the property owners of those neighborhoods. I do think the current restrictions regarding safety requirements are necessary and beneficial, but should stop there.	6/30/2022 12:27 PM
40	Limit min number of nights in primarily single family residential areas. No 1-2 night rentals	6/30/2022 11:52 AM
41	A representative/PM must live in Eagle County if the owner does not.	6/30/2022 11:46 AM
42	ADU should be used to as best for the person who owns it. As long as it is safe to the people	6/30/2022 10:45 AM

Recode Eagle: Installment 1 Survey

renting the ADU. Many locals rely on their ADU to help them live here. They own the space and should use it as best for them and their families.

Q6 In what zone district categories should childcare centers (State licensed, more than 6 children) be allowed without a public hearing but with administrative approval? (choose as many as you like)

Answered: 162 Skipped: 15



ANSWER CHOICES	RESPONSES	
Residential, single-family	50.00%	81
Residential, multi-unit (single-family, duplex, townhome, apartment)	35.19%	57
Mixed-use (e.g., residential and commercial)	73.46%	119
Central Business District (CBD)	62.96%	102
Commercial	70.99%	115
Industrial	30.86%	50
None of the above	3.70%	6
Total Respondents: 162		

#	ADDITIONAL COMMENTS	DATE
1	Childcare is hard to find. We should be open to less traditional options while still maintaining safety and care standards.	8/8/2022 11:51 AM
2	child care centers centers need to continue to be special use designations so that the town can guarantee certain safety and health items, such as drop-off/pick-up, floor layout, outside play areas, etc.	8/2/2022 3:01 PM
3	Again, parking is becoming a problem in residential areas. Additionally, home daycare centers	7/29/2022 3:37 PM

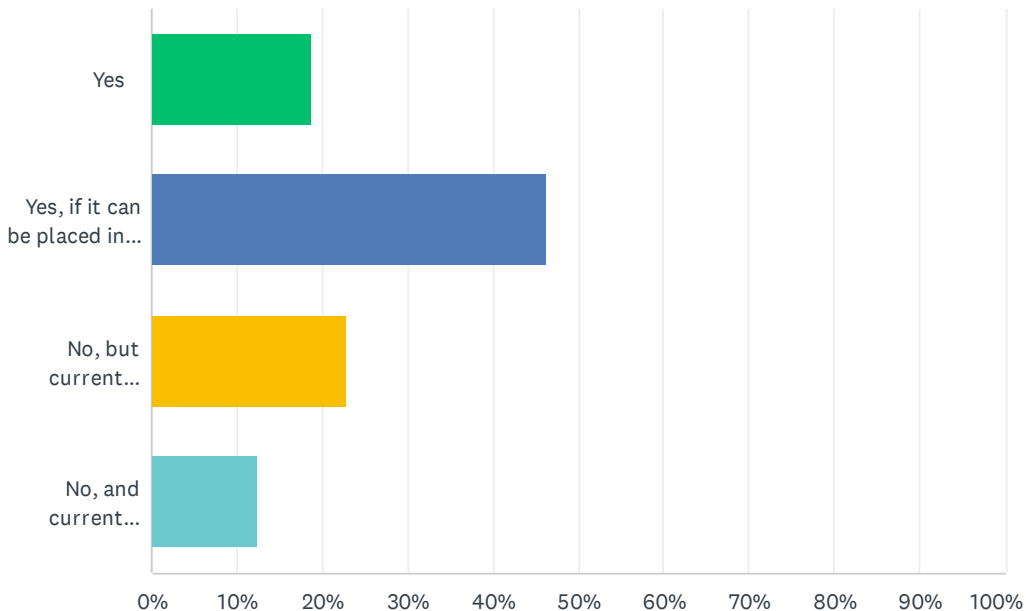
Recode Eagle: Installment 1 Survey

should be required to follow the requirements of IBC and IFC codes. I know and experience the challenges of finding daycare for my children but that should not allow for short cuts for daycare centers in the home. Look to Miller Ranch - the Miller Ranch Daycare / Community Center was responsibly contained within the PUD master plan.

4	any area that has a residential element needs at least the notification of the property owner in an "x" distance to the proposed site.	7/29/2022 12:25 PM
5	Children are compatible with residential zones.	7/29/2022 9:18 AM
6	We need childcare, let them operate as needed	7/28/2022 12:33 PM
7	Any area that can handle the noise and the traffic	7/19/2022 4:56 PM
8	Reducing red tape and making government smaller instead of more prohibitive is a good thing.	7/19/2022 9:58 AM
9	There should be less barriers to running a child care facility, not more.	7/13/2022 1:00 PM
10	Can get too noisy if in a smaller unit	7/13/2022 12:06 PM
11	This should be easy to obtain, the state does the licensing, we should just allow it. The restrictions we place on these entities is not helpful. Health safety issues are fine, but not the location.	7/7/2022 11:43 AM
12	No strong opinion on this. Kids should be safe...that's the single most important priority.	7/6/2022 4:44 PM
13	The town should allow smaller childcare facilities (ex. 6 or fewer children) as a use by right and not require administrative approval.	7/5/2022 4:06 PM
14	Daycare is a business and should only be allowed in commercial areas of town.	7/1/2022 9:21 AM
15	Admin approval so long as there is some notification and clear standards.	6/30/2022 8:56 PM
16	We are in terrible need of good childcare centers. They do not hurt a neighborhood.	6/30/2022 1:15 PM
17	Remove barriers and allow them anywhere. As a working parent, childcare options in the Valley are woefully inadequate.	6/30/2022 10:54 AM
18	I don't know enough about this process to answer	6/30/2022 10:45 AM
19	We need as much area childcare as possible, as long as approval ensures safe outdoor recreation areas and pickup/dropoff	6/30/2022 10:15 AM

Q7 Should more residential development be allowed along Chambers Avenue

Answered: 171 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	18.71%	32
Yes, if it can be placed in a location that is safe for children, pedestrians, bicycles, and people in wheelchairs.	46.20%	79
No, but current residential uses should be allowed to continue	22.81%	39
No, and current residential uses should be converted to commercial uses over time	12.28%	21
TOTAL		171

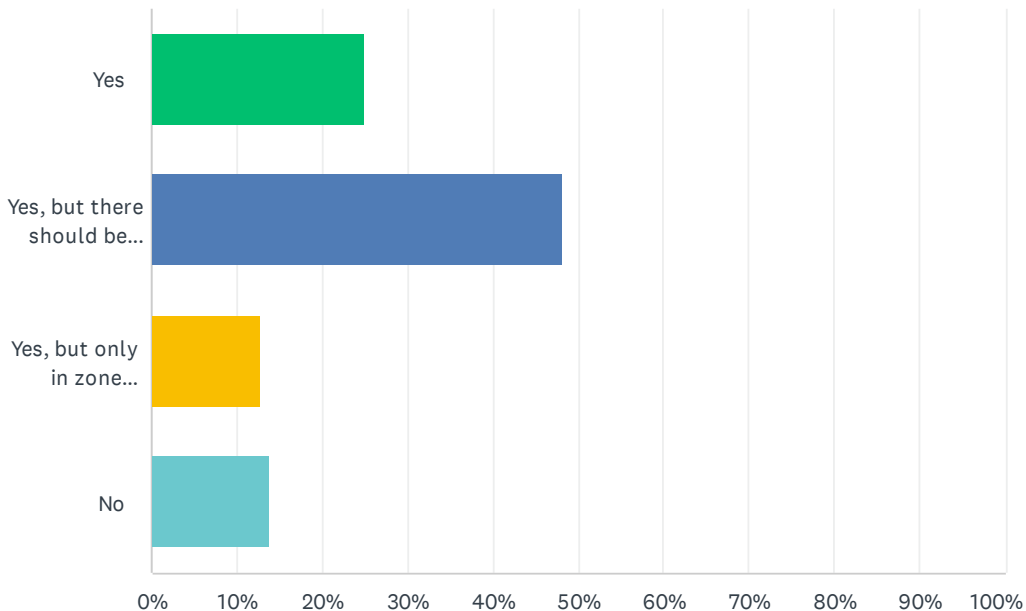
#	ADDITIONAL COMMENTS	DATE
1	If there is going to be more residential areas on Chambers, it would be nice to include some neighborhood amenities, like bike paths, playgrounds, and maybe a bus stop.	8/8/2022 11:51 AM
2	The live/work places look great. Development in this area should be consistent (or supplemental) with the commercial/industrial area, such as 2nd floor residential, work/live units, and similar.	8/3/2022 12:49 PM
3	This area is not a desirable location for residential. The existing multi-residential in the CG was a poor interpretation of the existing code. The old interpretation was one residential for each lot; more recently the interpretation has broadened to allow for one for each commercial "townhouse,"	8/2/2022 3:01 PM
4	High density for rent.	7/29/2022 12:25 PM
5	Having residential in close proximity to the Eco Trail could be very beneficial.	7/21/2022 9:43 PM
6	This area should be for commercial and industrial use. Look at the area by the airport in Gypsum. There is so much commercial activity! Eagle needs that.	7/19/2022 4:56 PM

Recode Eagle: Installment 1 Survey

7	Chambers Avenue has a lot of space to grow, but it is probably better suited for commercial activity.	7/19/2022 11:31 AM
8	It's beyond ironic that people complain so much about housing, but then turn into complete NIMBY's when housing proposals are made. Chambers provides an excellent opportunity for businesses to provide employee housing units above commercial property.	7/19/2022 9:58 AM
9	Chambers is close to the transit corridor and downtown.	7/13/2022 1:00 PM
10	COMMERCIALIZE THIS VALLEY. So many of our residents rather to Glenwood for basic food and resources. How can a valley that promotes well being, healthy living, not have a Natural Grocers, Whole Foods not even Panera?	7/13/2022 12:10 PM
11	We need attractive businesses along chambers to bring in revenue to Eagle. Make it easy for people coming from airport or Costco to discover eagle. Right now there's no invitation to discover eagle and check out the biz's.	7/9/2022 12:26 PM
12	We really screwed up Chambers. Anything to fix it is a good idea.	7/7/2022 11:43 AM
13	Additional residential development along Chambers Avenue should be permitted but there needs to be a secondary access point (i.e., connection to Highway 6) to help address traffic from increased residential development.	7/5/2022 4:06 PM
14	I am not aware that the current residential development on Chambers is creating problems. If that is correct, then I don't see why we should prohibit it.	7/2/2022 6:58 PM
15	Need to clean up some of the existing commercial sites as well.	7/1/2022 11:56 AM
16	Chambers Ave at least has sidewalks (unlike the downtown neighborhood) and access to the Eagle Valley trail. It is close to the post office, bus stop, and food store.	7/1/2022 9:21 AM
17	Potential residents of Chambers Ave. area should be trusted to make their own decisions as to whether a residential unit, with or without amenities such as open space or park areas - is right for them and their family. It is a market consideration. However, if the Town is concerned with safety and amenities, a sub-area master plan should identify existing units, areas where additional residential may be encouraged/allowed, and needed improvements. Limiting the number of bedrooms in areas where light industrial uses are permitted may be an appropriate way to reduce conflicts (e.g. permit studios and 1 br units for employee housing as a use by right; don't permit 2-3 br units).	6/30/2022 8:56 PM
18	Not unless Chamers is widened an easement to ingress and egress to highway 6 on the East is provided.	6/30/2022 7:43 PM
19	There are at least two ground floor commercial properties on Chambers Ave that are being used as residential units. Residential use in this area is not in the best interest of the community. The town should be encouraging industrial and commercial activity on Chambers.	6/30/2022 1:48 PM
20	If a live work / employee housing project with Comm on the bottom and housing on the top would work.	6/30/2022 1:20 PM
21	This is a yes, but should be limited. I like the recent developments where apartments are above the commercial spaces. I think new commercial development should be allowed to have residential above. This is good for business owners who can rent to employees. I'm not sure I would do traditional condos/townhomes that are exclusively residential.	6/30/2022 12:27 PM
22	Chambers should be primarily commercial/light industrial, with live/work accommodation ONLY for workers in those businesses.	6/30/2022 11:01 AM
23	I had reservations about allowing live work units in the Chambers area, and continue to have them. The Town has very little large lot commercial properties remaining and relies far too heavily on City Market for sales tax revenues. I think it would be a huge mistake to allow Chambers to be overrun with residential housing, which will make large scale commercial of any type more challenging in that area.	6/30/2022 10:54 AM
24	A decision should be made by the community, either make chambers a commercial industrial area or make it a true mixed use neighborhood.	6/29/2022 5:09 PM
25	Focus on workforce housing along Chambers Avenue.	6/24/2022 4:06 PM

Q8 Should new manufactured homes be allowed on any lot where a new single-family home could be built?

Answered: 172 Skipped: 5



ANSWER CHOICES	RESPONSES
Yes	25.00% 43
Yes, but there should be design standards to ensure that the manufactured unit blends in	48.26% 83
Yes, but only in zone districts where a wide range of housing types (e.g., duplex, triplex, fourplex, townhome) are allowed	12.79% 22
No	13.95% 24
TOTAL	172

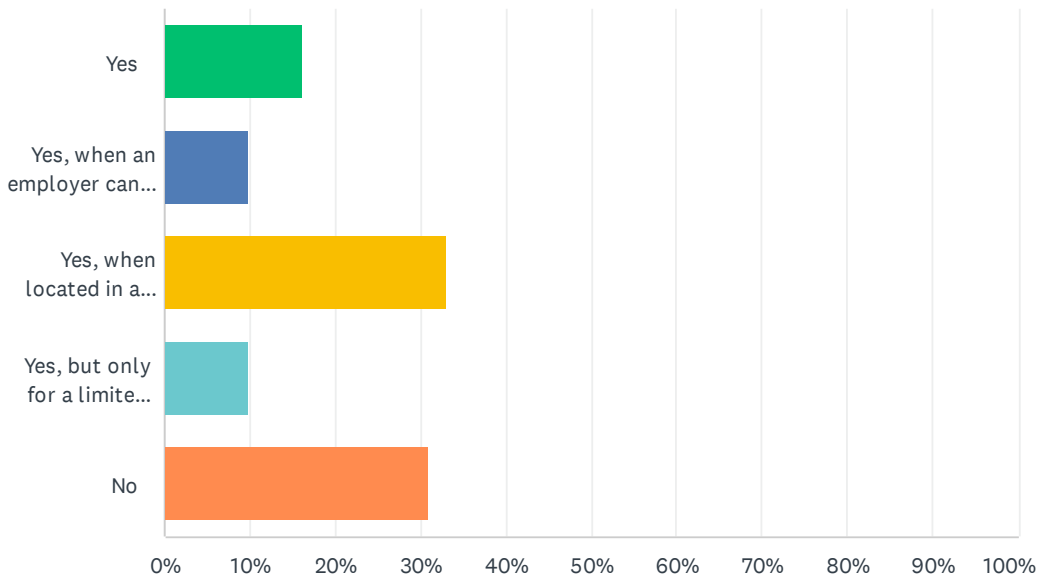
#	ADDITIONAL COMMENTS	DATE
1	Sometimes manufactured homes can be built less expensively and with less environmental impact than standard stick built homes.	8/8/2022 11:51 AM
2	If built to regular building codes. Those built to the HUD standard are not a wise investment (both for the town or the individuals)	8/3/2022 12:49 PM
3	I thought state statutes provides manufactured housing could not be prohibited so long as design criteria are met. Does this change now that Eagle is home rule.	8/2/2022 3:01 PM
4	Modular housing is nothing like it was. New companies like Fading West in BV are creating entire communities of high-quality housing that is built quickly, with costs that can be 30% to even 50% less than stick built. Important to remember that The Bluffs consists of largely modular homes. Communities across the Western Slope must embrace modular housing in response to the housing crisis.	7/22/2022 8:47 AM
5	These types of buildings provide a great affordable option for low income and working people.	7/19/2022 4:56 PM
6	Manufactured homes are a widely used type of affordable housing. If the town wants to support	7/19/2022 11:31 AM

Recode Eagle: Installment 1 Survey

	affordable housing there is no question that this type of housing should be allowed.	
7	Again - less red tape.	7/19/2022 9:58 AM
8	Affordable is important! Manufactured homes can live up to the current design standards assuming those are current.	7/14/2022 6:32 AM
9	Miller ranch is a good example of manufactured that fits with our standards.	7/13/2022 2:27 PM
10	Simple PUD	7/13/2022 12:06 PM
11	Eagle's historic architecture is more eye catching than a shitshow of manufactured houses like this. Please take pride in Eagle and our history. You get out of what you put in, if you advertise budget looking crap- then that's what you get.	7/9/2022 12:26 PM
12	Subject to design standards that apply to all types of buildings. Town needs a separate DRB.	7/7/2022 5:49 PM
13	I believe the town has a responsibility to make housing as affordable as possible but also to not diminish neighboring home owners existing property values. Allowing a manufactured home in a neighborhood must be very carefully considered.	7/7/2022 1:33 PM
14	Stop with the snobbery on manufactured homes. It's really gross.	7/7/2022 11:43 AM
15	More and more home types will be manufactured especially with climate related disasters destroying thousands of homes each year. Labor shortages and costs will make traditional stick built homes more unattainable and modular will become the norm as it is more efficient.	7/6/2022 2:28 PM
16	The town needs to clarify that there is a difference between "manufactured homes" (which are mobile homes) and "modular homes" (which are homes that are pre-fabricated and assembled on-site).	7/5/2022 4:06 PM
17	No mobile homes	7/1/2022 11:56 AM
18	These types of homes are affordable and are seen in some areas of town. There are many reasons to support allowing manufactured housing, but developers may be opposed since they would make less money if allowed.	7/1/2022 9:21 AM
19	Terrible idea. The charm of any old town/down town area is the character of the individual homes.	6/30/2022 10:50 PM
20	Why would this be problematic? There is plenty of evidence that manufactured homes are a widely used form of affordable housing and allow low-income populations a place to live without sharing walls. The town officials should be familiar with recent state legislation that encourages local governments to allow manufactured housing. HB22-1242.	6/30/2022 1:48 PM
21	No house should be allowed to take up an entire lot so that it crowds its neighbors.	6/30/2022 1:15 PM
22	Given our lack of local construction workforce and the costs to do stick built housing, we have to start looking at more creative housing solutions.	6/30/2022 10:54 AM
23	It shouldn't matter how you build but what you build. everything should meet a basic level of architectural design.	6/29/2022 5:09 PM
24	Design standards should still apply.	6/24/2022 4:06 PM

Q9 Should the Town consider allowing RVs, vans, or tiny-homes-on-wheels to be used as temporary housing?

Answered: 172 Skipped: 5



ANSWER CHOICES	RESPONSES
Yes	16.28% 28
Yes, when an employer can provide parking	9.88% 17
Yes, when located in an RV park	33.14% 57
Yes, but only for a limited period of time (such as 6 months or 1 year)	9.88% 17
No	30.81% 53
TOTAL	172

#	ADDITIONAL COMMENTS	DATE
1	It seems like these often become eyesores, but there does seem to be a need for areas where people can park and live. Is there a way to encourage RV park development in certain areas with incentives or tax breaks? Or maybe through state parks?	8/8/2022 11:51 AM
2	This is a tricky one. A well-designed tiny home community with shared amenities could be a unique and valuable addition to the town. A longer term RV park could also be an asset, but time limits or other strategies would be needed to ensure it does not fill up with immovable broken down RVs that become an issue.	8/3/2022 12:49 PM
3	The problem is what is temporary and who enforces. 6 or 12 months is hardly temporary.	8/2/2022 3:01 PM
4	Nope and Nope	7/29/2022 3:37 PM
5	This could be fine but sanitary facilities need to be provided. Perhaps the town should encourage the construction of an RV park. Now where to put that? Ummm. Red development property??	7/29/2022 12:25 PM
6	It's a no-brainer to at least allow them on a lot during construction of a new dwelling. If I'm	7/29/2022 9:18 AM

Recode Eagle: Installment 1 Survey

building a new residence on my lot, I should be able to use an RV to live in during the permitting and construction process.

7	Yes to 2 and 3	7/22/2022 10:16 AM
8	Vehicles should be treated differently than tiny homes as far as location goes. Age of the vehicle should be another factor to consider.	7/21/2022 9:43 PM
9	We have to wake up to the changing dynamics of the world and think outside the box.	7/19/2022 4:56 PM
10	This would allow community members to buy a lot and live on-site in temporary housing while a permanent structure was built. This would support the working class in many ways. Unfortunately, this will not make as much money for the development community, so the town will probably not support it since the development community has such outsized representation and influence.	7/19/2022 11:31 AM
11	YES!!!! We are so behind the curve on housing and it's incredibly frustrating that the town seems to be so short sighted. It seems that we're always doing crisis mitigation and putting out fires instead of planning ahead adequately. Tiny homes and vans are an excellent entry level housing option for new and first time home buyers that we should be capitalizing on.	7/19/2022 9:58 AM
12	Where street parking is allowed, this can be problematic over time (take a look at the issues in Oregon), with people parking in front of private homes for extended periods of time and no recourse for the home owner. Allowing parking/camping on streets would increase the volume of vehicles on the streets, in front of private homes, trash/water resource issues, quality of life, crowding, perceived safety issues when you don't know the occupants of the vehicle now parked in front of your home for weeks, etc. TOE can partner with ECG to create a location for transient vehicles that need longer term parking solutions of up to 6 months and include areas for bathing, trash, water filling. A campground for travelers should also be created, in conjunction with VVMTA/Hardscrabble/ECG Open Space, and include a reservation system and max 2 week limit on sites. Ideally, the creation of something similar to 18 Rd in Fruita but on a very small scale to hold mountain bike/hike destination travelers.	7/14/2022 7:34 AM
13	Need to define what temporary housing means - where they can go, how water/sewer will be handled. This could be a great affordable housing solution if done right.	7/14/2022 6:32 AM
14	And when an employer can provide parking and facilities.	7/13/2022 1:00 PM
15	Créate a tiny home park	7/13/2022 12:30 PM
16	In designated areas	7/13/2022 12:18 PM
17	No. It belittles our community.	7/13/2022 12:10 PM
18	Or located in an RV park	7/13/2022 12:06 PM
19	Allow for development of the RV park up brush creek that was previously proposed	7/11/2022 12:08 PM
20	Please take the highroad and don't consider taking shortcuts like this. If you want people to spend money here like they do in vail, Then put in the proper infrastructure and don't even consider this type thing	7/9/2022 12:26 PM
21	Specific locations and utility hook ups could be provided to ensure the safety and temporary identification of such homes/owners. Temporary utilities could be provided at a cost of such transient person if necessary.	7/8/2022 4:37 PM
22	We don't want to junk up the town and have people living in substandard facilities. These can be allowed in an RV park or mobile home park.	7/7/2022 5:49 PM
23	This is opening a huge can of worms!!!! Allowing people to live in a "van... down by the river."	7/7/2022 1:33 PM
24	Absolutely not. Someone can open an RV park where appropriate, but these have no place in Eagle currently. None.	7/7/2022 11:43 AM
25	This was absolutely ridiculous when the town restricted a resident on their own property who was clearly building a home in progress to not use their tiny home. They were bringing their own housing and not adding to the shortage.	7/6/2022 10:18 PM
26	Tiny homes should be allowed. Minimum square footage requirements are classist	7/6/2022 2:28 PM
27	The town & Eagle County should come together to designate additional locations for RV parks.	7/6/2022 12:41 PM

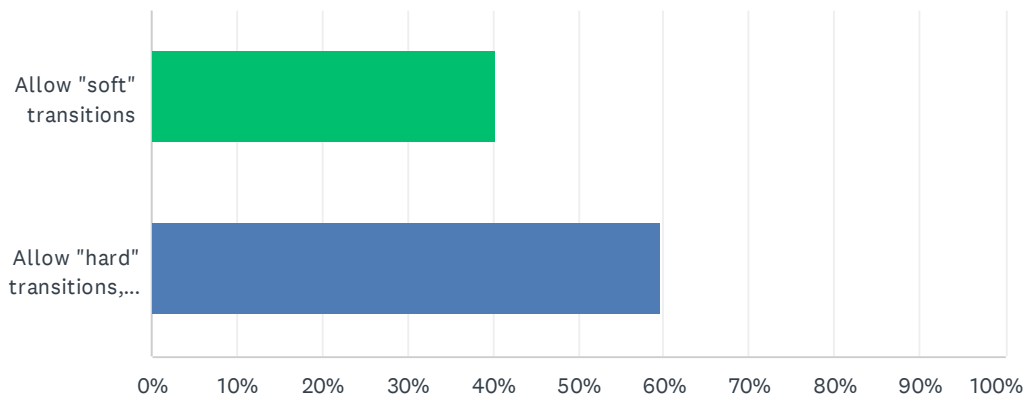
Recode Eagle: Installment 1 Survey

These parks should be limited to people working full time in Eagle County, not visitors.

28	Not all RVs have black water systems. We need to ensure adequate sanitation. It doesn't necessarily need to be a traditional RV park. But it need to be designed to make sanitation easy.	7/2/2022 6:58 PM
29	This seems ok especially in the summer months to support the seasonal workforce.	7/1/2022 9:21 AM
30	The town should consider allowing all "mobile" home options on any land as temporary housing...	6/30/2022 11:50 AM
31	Good option while property owners are building or remodeling	6/30/2022 11:46 AM
32	I might consider this being allowed if located in a designated area or RV park, but "tiny homes" are just glorified trailers and come with their host of issues for housing in our climate.	6/30/2022 10:54 AM
33	Unfortunately these situations might be mandatory for some people when first establishing themselves in our community. We should create a safe place & comfortable place for these RV's/Vans and other temporary housing.	6/30/2022 10:45 AM
34	There should be areas where this is allowed and areas not where it is not allowed.	6/29/2022 5:09 PM

Q10 Is there enough future (re)developable area to require “soft” density transitions from low to medium to high density, or should the LUDC recognize that there will be some “hard” transitions from low to high intensity and include site design and buffering standards to help them fit together?

Answered: 149 Skipped: 28



ANSWER CHOICES	RESPONSES
Allow "soft" transitions	40.27% 60
Allow "hard" transitions, but with site design and buffering standards	59.73% 89
TOTAL	149

#	ADDITIONAL COMMENTS	DATE
1	This is a difficult decision and hard to interpret. Examples of what each alternative means should be presented. May sound like a good idea to promote housing unless you live there. Also PUD's would be exempt.	8/2/2022 3:04 PM
2	We need to protect existing housing units from redevelopment. To have a single-family next to a 4-story apartment building is not a great plan. Zoning and well published master plan will let people know what to expect when they purchase property for redevelopment.	7/29/2022 3:39 PM
3	Why should people who redevelop sooner be penalized? We want to encourage up-development. Would I be required to have setbacks just because I built before my neighbor? Then they can develop next year with no setbacks?	7/29/2022 9:20 AM
4	I am not sure why the town is asking. Ultimately the town will do whatever they want. The town has never rejected a developer.	7/21/2022 5:41 PM
5	Why do we want to change things so much that this would be required?	7/19/2022 4:57 PM
6	Broadway can be more high density with softening out towards the residential areas.	7/14/2022 7:36 AM
7	I'm not sure what exactly you are asking -- pictures perhaps?	7/14/2022 6:33 AM
8	Too vague of a question to answer.	7/13/2022 2:28 PM
9	As long as there is parking	7/13/2022 12:07 PM
10	How about address infrastructure and roads before more density. Fire mitigation depends on	7/11/2022 11:39 PM

Recode Eagle: Installment 1 Survey

	safe evacuation	
11	This question is not structured well. It starts with addressing if there is enough developable land but then switches to hard and soft transitions. Should remove this question.	7/7/2022 5:51 PM
12	I'm not sure I understand this question enough to respond.	7/6/2022 12:42 PM
13	It will be important to allow for "hard" transitions in the downtown area to facilitate the redevelopment of this part of Eagle over time.	7/5/2022 4:08 PM
14	If this question needs to be asked, then maybe there is too much density being allowed to begin with.	7/1/2022 9:22 AM
15	I do not understand what soft or hard transitions are.	6/30/2022 10:51 PM
16	the soft transition idea would be nice, but would be confusing to implement.	6/30/2022 1:49 PM
17	Town should be open to all new development and be open to hard transition in order to push us forward with forward thinking pioneers.	6/30/2022 11:47 AM
18	I'm not sure I understand the concern here.	6/30/2022 10:55 AM
19	try to acheve soft transitions where possable but buffer hard transitions especially at the edge of town or in low density areas	6/29/2022 5:21 PM



Development Review Fees, Impact Fees, and Expedited Process

From DOLA's Innovative Affordable Housing Development Incentives Grant Program Guidelines, list of qualifying strategies:

2. The creation of a program to subsidize or otherwise reduce local development review or fees, including but not limited to building permit fees, planning waivers, and water and sewer tap fees, for affordable housing development.

3. The creation of an expedited development review process for affordable housing aimed at households the annual income of which is at or below one hundred twenty percent of the area median income of households of that size in the county in which the housing is located.

4. The creation of an expedited development review process for acquiring or repurposing underutilized commercial property that can be rezoned to include affordable housing units, including the preservation of existing affordable housing units.

Overview. Local jurisdictions can charge developers a range of fees to offset the cost of development review and approval and help pay for expanding infrastructure and other public services related to the new development. Development review and permitting processes are in place to ensure compliance with local land use and zoning laws, building codes, and public health and safety standards. Reducing or waiving development fees and impact fees, as well as expediting the permitting and approval processes, can help incentivize the development of affordable housing or other high-priority community projects.

Impact. Particularly in strong markets with high levels of construction activity and communities with high development or impact fees, expedited development review or the waiving of development fees can be effective at incentivizing affordable housing development. The reduction or elimination of these fees can help to make a developers' projects more financially viable and an expedited review process can also help developers avoid project delays and unexpected costs. Both of these strategies may also be tied to other policies in place, such as inclusionary zoning requirements, to help offset added costs to developers.

Programs with the strongest outcomes to date share similar conditions:

- High-level of construction activity (e.g., strong demand for market and affordable housing) or where new development is anticipated;
- Relatively high impact and/or development fees;
- Adequate staff capacity that allows expedited permitting program to be successful without disrupting normal development review process; and

- Balance between making affordable housing development cost-effective for developers while preventing negative funding impacts on other community goals.

Implementation considerations. For communities considering these strategies, the following basic questions should be considered before pursuing implementation:

- 1) Are local housing market conditions (e.g., level of construction activity) conducive to make developers take advantage of these incentives?
- 2) Assess cost impact to the jurisdiction and how the revenue from that fee(s) is utilized. Are there other revenue sources available that might be able to cover shortfalls?
- 3) Does staff have capacity to handle influx of development applications on an expedited timeline? Is there administrative capacity to monitor the program and its effectiveness?

Define program criteria. In crafting the development fee reduction/waiver and expedited development review strategies, the community must determine:

- Whether the jurisdiction reduces or waives all development impact fees or a subset of fees, and availability of other revenue sources to offset those waivers. Similarly, for expedited development review, whether projects are eligible for all review processes to be expedited or just a subset (e.g., building permits and environmental review).
- What eligibility and affordability criteria must be met to qualify for fee waiver/reduction and/or expedited development review (e.g., number of units provided at a certain AMI%, length of time that units must remain affordable for projects).
- Whether fee waivers/reductions and expedited development review be as-of-right or reviewed on case-by-case basis (note: case-by-case is less predictable for developers and demands more administrative capacity).
- How fee waiver/reduction and expedited review applies to mixed-income developments, renovations, and/or conversion of non-residential property to affordable housing.
- Whether to apply a cap on number or annual amount of fee waivers/reductions.
- Capacity to monitor and administer program to ensure that units benefitting from waiver or expedited review are actually being used as specified in the agreement.

Advantages and challenges. Potential advantages of these strategies include:

- Improves the financial feasibility of the developer's project;
- Provides more certainty in the development process; and
- Provides affordable units at a certain AMI level that might not be produced otherwise.

Potential challenges of implementing a development review fee waiver or expedited process include:

- Ensuring fee subsidy/reduction amounts and expedited development review are meaningful incentives for developers;

- Limited capacity for program administration and monitoring; and
- Reduced revenue for infrastructure expenses and other public services.

Examples from other Colorado communities.

- [City of Commerce City \(fee waiver\)](#)
- [City of Fort Collins \(fee waiver and expedited permitting\)](#)
- [City of Longmont](#)

Additional resources. Information for this factsheet gathered from *Local Housing Solutions* and *National Housing Conference* websites. Additional resources to support development and implementation of the fee waiver/reduction strategy are available [here](#), [here](#), and [here](#); expedited review process resources are available [here](#) and [here](#).

Many thanks to Root Policy Research for drafting this fact sheet and to Plan Tools, LLC and SE Group for reviewing and contributing. Please reach out to DLG program staff if you have additional questions or would like to share your best practice with other communities.

Creating a Separate Process for Expedited Review

In addition to streamlining the standard review process, some locations create a process whereby proposals may also qualify for a separate, expedited review outside of the standard review process.

Expedited review is distinct from the streamlining/consolidation strategy grouping, in that the expedited review strategies in this section represent separate review processes that can be utilized when certain conditions are met, but they are not intended to replace or change the standard review process. The conditions that must be met for expedited review typically fall into three categories: expedited review for affordable housing projects, pre-approval based on self-certification, and expedited review for applicants who are willing to pay extra.

Expedited review for desirable housing proposals

Lengthy and complicated review processes represent an especially difficult challenge for affordable housing development. With a lower return on investment, affordable housing projects suffer disproportionately from the costs associated with regulatory delay. A result, fewer affordable housing units are built. In response to this challenge, towns and cities have adopted expedited review, often combined with other incentives such as fee waivers, for affordable housing proposals. Other housing features may also qualify a project for expedited review, such as green building or a target location.

Examples of places using the strategy

- **Austin, Tex.** allows builders of SMART™ (safe, mixed-income, accessible, reasonably priced, and transit-oriented) housing to undergo an expedited review process, in addition to offering waivers for over 30 different fees in four city departments. Up to 1,500 units may receive full or partial fee waivers each year.
- **San Diego, Calif.** has implemented an ‘Affordable/Infill Housing and Sustainable Buildings’ program, which provides expedited permit processing for all eligible affordable/infill housing and sustainable building projects.
- **Santa Fe, NM** adopted fee waivers for housing built under the inclusionary zoning ordinance, the Santa Fe Homes Program.
- **Pinellas County, Fla.** adopted an expedited permit review process for affordable housing projects, in addition to offering a number of other incentives such as fee waivers and density bonuses. The expedited review process essentially moves affordable housing projects to the top of the queue for review.

The Community Development Department certifies proposals as affordable housing developments, provides vouchers for impact and review fee waivers, and monitors the certified developments to ensure compliance with regulations.

- *Montgomery County, Md.* has a ‘Green Tape’ expedited review process for affordable housing development.
- *Charlottesville, Va.* has an expedited permitting for affordable housing and also offers fee reductions for affordable housing developments.

Highlight location: Austin, Tex.

In Austin, the S.M.A.R.T.™ Housing Policy was adopted by the city council in 2000 to encourage the development of housing that is safe, mixed-income, accessible, reasonably priced, and transit-oriented. The policy lays out clear standards for each of these categories, which must be met for S.M.A.R.T.™ Housing certification. In addition, all S.M.A.R.T.™ housing developments must meet the minimum standards of the Austin Energy Green Building Program (GBP). Affordable housing proposals that meet these criteria are eligible for expedited review, fee waivers, and advocacy.

Ultimately, 4,900 S.M.A.R.T.™ housing units were constructed between the policy’s adoption in 2000 and 2005, with nearly 80 percent of these units being affordable to families at or below 80 percent of the Median Family Income (MFI). A 2004 survey showed that in the previous three years, the ratio of units affordable to families at or below 60 percent MFI increased by more than 25 percent.

The Austin Housing Finance Corporation takes the lead in administering the program. In addition, the Neighborhood Housing and Community Development Department acts to coordinate between other city departments to ensure the successful completion of S.M.A.R.T.™ housing developments.

Sources of information

- Austin, Tex.: S.M.A.R.T Housing™ Policy Resource Guide:
http://austintexas.gov/sites/default/files/files/Housing/Application_Center/SMART_Housing/smart_guide_0708.pdf
- Austin, Tex.: S.M.A.R.T. Housing™ ICMA Best Practices 2005
https://www.lakecountycl.gov/pdfs/2025/SMART_Housing.pdf
- San Diego, Calif: Expedite Program Information Bulletin
<http://www.sandiego.gov/development-services/pdf/industry/infobulletin/ib538.pdf>
- Santa Fe, NM: Affordable Housing
http://www.santafenm.gov/affordable_housing
Pinellas County, Fla.: Affordable Housing Incentives Information Pamphlet
<https://www.pinellascounty.org/community/affordablehousingguide.pdf>
- Montgomery County, Md.: Department of Planning FAQ webpage
<http://permittingservices.montgomerycountymd.gov/DPS/customerservice/GreenTape.aspx>
- Charlottesville, Va.: Charlottesville City Council Join Work Session

http://www.albemarle.org/upload/images/Forms_Center/Departments/Board_of_Supervisors/Forms/Agenda/2014Files/0701/Agenda.pdf

Expedited review based on pre-approval

In some locations, architects and engineers who attend courses on city laws and codes are able to ‘self certify’ that their plans meet local codes and standards. The plans are either pre-approved or go through an expedited review process. In order to ensure quality and compliance, planning departments typically audit a certain percentage of self-certified plans.

Examples of places using the strategy

- **New York City** has a ‘Professional Certification Program’ where registered architects and professional engineers self certify that their plans are in compliance, reducing the time builders wait for permits through automatic plan approval. No additional training is required for self-certification. The city audits 20 percent of self-certified plans upon permit issuance.
- **Surprise, Ariz.** has a self-certification program that eliminates the need for plan review. For eligible projects, permits can be issued within five business days.
- **Chicago’s** self-certification program eliminates plan review and requires that the certified architect take full responsibility for code compliance.
- In **Phoenix, Ariz.**, an architect or engineer must meet a set of professional qualifications for self-certification. If an architect or engineer meets those qualifications, he/she is then required to attend several training sessions from the Phoenix Planning and Development Department. Once the self-certification process is completed, the program also eliminates plan review. The Phoenix Planning and Development Department has a dedicated webpage with clear sections on professional requirements, training handouts, project eligibility requirements, procedures and forms, self-certification training class registration, as well as contact information for a program liaison.

Projects that qualify for self-certification can be issued permits within one to five calendar days.

Sources of information

- New York City: Professional Certification
<http://www.nyc.gov/html/dob/html/development/procert.shtml>
- Surprise, Ariz.: Self-Certification Program for Building Permits
<http://surpriseaz.gov/index.aspx?NID=3137>
- Chicago: Self-Certification Program
http://www.cityofchicago.org/city/en/depts/bldgs/supp_info/an_overview_of_theseelf-certificationprogram.html

- Phoenix, Ariz.: Self-Certification Program
<https://www.phoenix.gov/pdd/self-certification-program>

Expedited review for an extra fee

Sometimes it is economically efficient for builders to pay extra for an expedited review process to avoid the costs associated with holding land while waiting to receive a permit. Some towns and counties have addressed this scenario with expedited review processes for those willing to pay extra. These processes utilize private sector consultants and off-hours permit agency staff capacity to ensure timely plan review.

Examples of places using the strategy

- In *Tualatin, Ore.*, building permit applicants may elect an expedited plan review that uses city staff working outside of regular work hours at an hourly rate of \$120. The applicant, architect, engineer, and contractor must all agree to be available during non-regular work hours and supply contact information for use during the plan review process. Expedited plan review is rotated among the building staff, and projects are assigned randomly to staff members.
- Expedited reviews in *Pierce County, Wash.* are similar, although a combination of Planning and Land Services staff (at \$100 per hour), third-party consultants (at \$124 per hour), and extra hires may be used for the expedited review. Expedited review charges are added to the application fee.
- *Fairfax, Va.* offers an Expedited Building Plan Review Program in which a permit applicant hires a private sector design professional from the county's Certified Peer Reviewer List to 'peer review' construction plans for code compliance. Reviewed applications are then given priority status in the building plan review process. The county reports that obtaining a permit under the Expedited Building Plan Review Program takes about half the time that it would under the standard review process.
- *Kirkland, Wash.* may contract for permit review services for expedited processing when requested by the applicant.

Highlight location: Kirkland, Wash.

In Kirkland, Wash., upon request, the director of the department of planning and community development may approve expedited processing of an application. To prevent delays in other permit applications, the director may contract for permit review services. Any additional costs incurred by the city due to expedited processing (e.g., the contracted permit review services) are paid for by the permit applicant. A city ordinance was required to allow the director of the department of planning and community development to begin contracting for permit review services in this way.

Sources of information

- Tualatin, Ore.: Expedited Plan Review Application
<http://www.tualatinoregon.gov/building/expedited-plan-review-application>
- Pierce County, Wash.: Department of Planning and Land Services Expedited Review Agreement
<http://www.co.pierce.wa.us/DocumentCenter/View/4300>
- Fairfax, Va.: Expedited Building Plan Review Program
<http://www.fairfaxcounty.gov/dpwes/epr/how.htm>
- Kirkland, Wash.: Expedited Review Ordinance
<http://www.codepublishing.com/wa/kirkland/html/Kirkland05/Kirkland0574.html#5.74.090>
- King County, Wash.: Department of Permitting and Environmental Review
<http://www.kingcounty.gov/property/permits/info/applying/consultants.aspx>

This document is a portion of NAHB's report
Development Process Efficiency: Cutting Through the Red Tape.

[Click here to view the full report.](#)

National Association of Home Builders



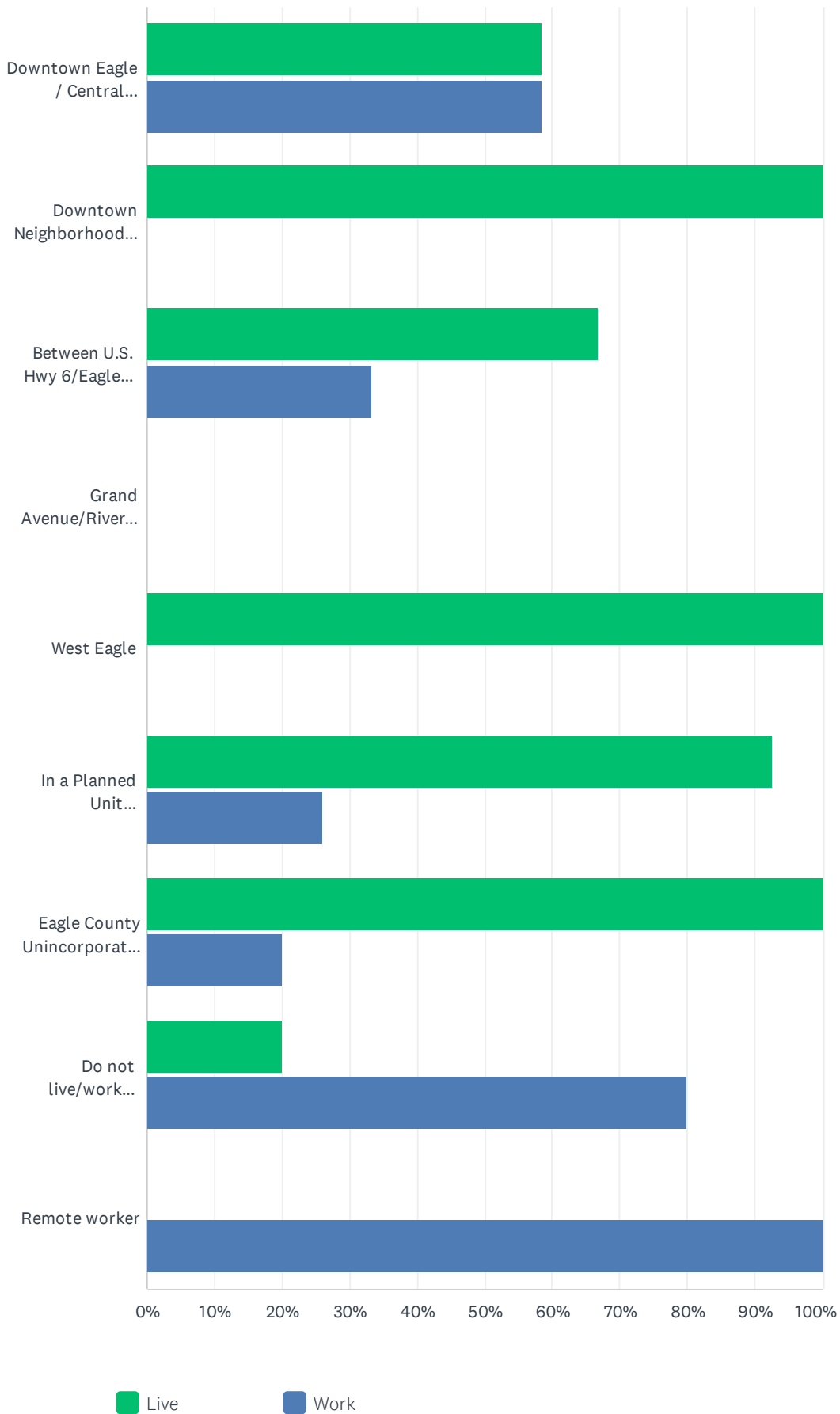
Development Process Efficiency: Cutting Through the Red Tape



Q1 Where do you live and work in Eagle? (There's a location map following the responses)

Answered: 45 Skipped: 1

Town of Eagle Housing Survey

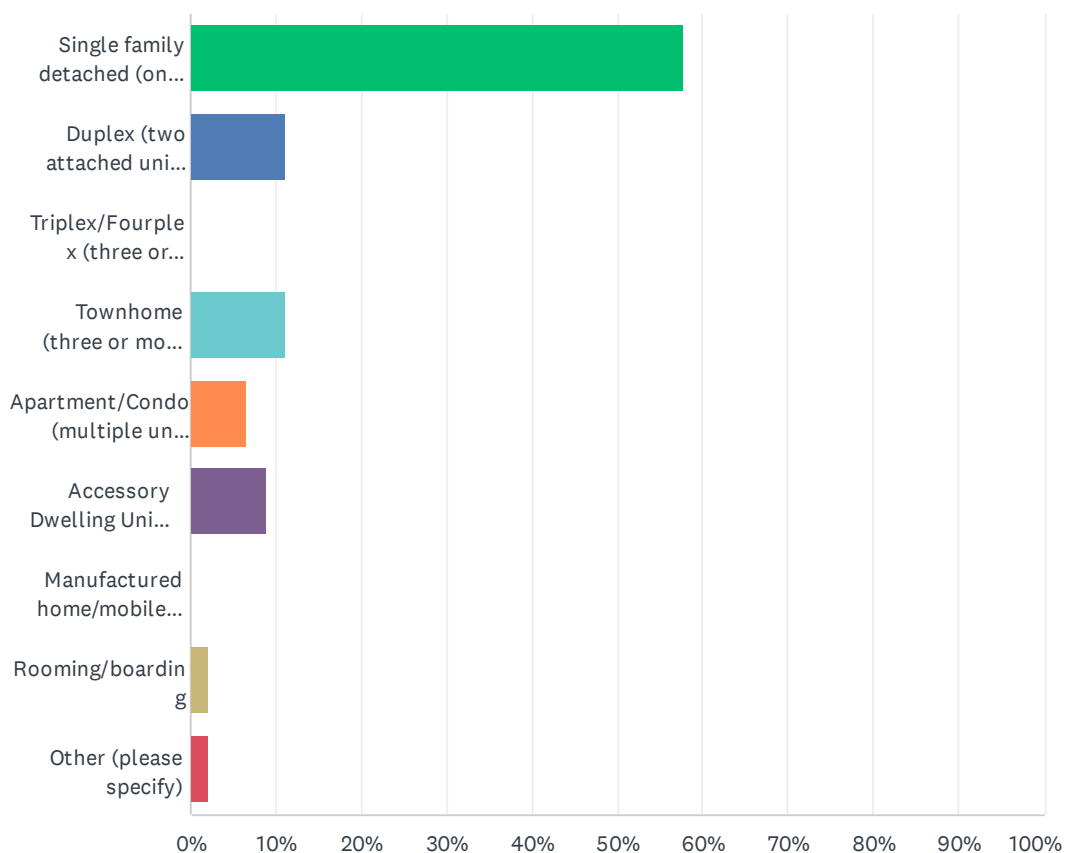


Town of Eagle Housing Survey

	LIVE	WORK	TOTAL RESPONDENTS
Downtown Eagle / Central Business District	58.33% 7	58.33% 7	12
Downtown Neighborhood (Bull Pasture)	100.00% 5	0.00% 0	5
Between U.S. Hwy 6/Eagle River and I-70 (Chambers Avenue, Nogal Road)	66.67% 2	33.33% 1	3
Grand Avenue/River Corridor	0.00% 0	0.00% 0	0
West Eagle	100.00% 1	0.00% 0	1
In a Planned Unit Development (i.e., Eagle Ranch, The Terrace, The Bluffs, Red Mountain Ranch)	92.59% 25	25.93% 7	27
Eagle County Unincorporated (Eby Creek Mesa, Kaibab, Brush Creek Road)	100.00% 5	20.00% 1	5
Do not live/work within the Town boundaries	20.00% 2	80.00% 8	10
Remote worker	0.00% 0	100.00% 7	7

Q2 What type of housing do you currently live in?

Answered: 45 Skipped: 1

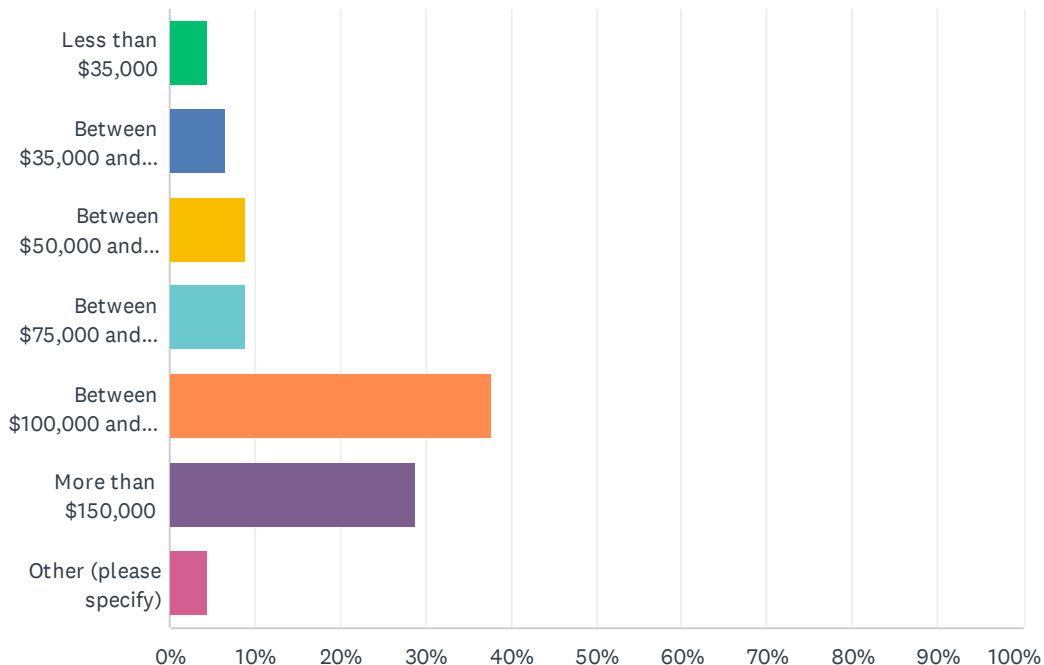


ANSWER CHOICES	RESPONSES	
Single family detached (one unit on a lot, not attached to other units except an ADU)	57.78%	26
Duplex (two attached units)	11.11%	5
Triplex/Fourplex (three or four attached units)	0.00%	0
Townhome (three or more attached units in a row)	11.11%	5
Apartment/Condo (multiple units in a single building)	6.67%	3
Accessory Dwelling Unit (ADU)(granny flat)	8.89%	4
Manufactured home/mobile home/RV/Van	0.00%	0
Rooming/boarding	2.22%	1
Other (please specify)	2.22%	1
TOTAL		45

#	OTHER (PLEASE SPECIFY)	DATE
1	Lock off basement	8/6/2022 11:15 PM

Q3 What is your annual household income (total of everyone who has an income)?

Answered: 45 Skipped: 1

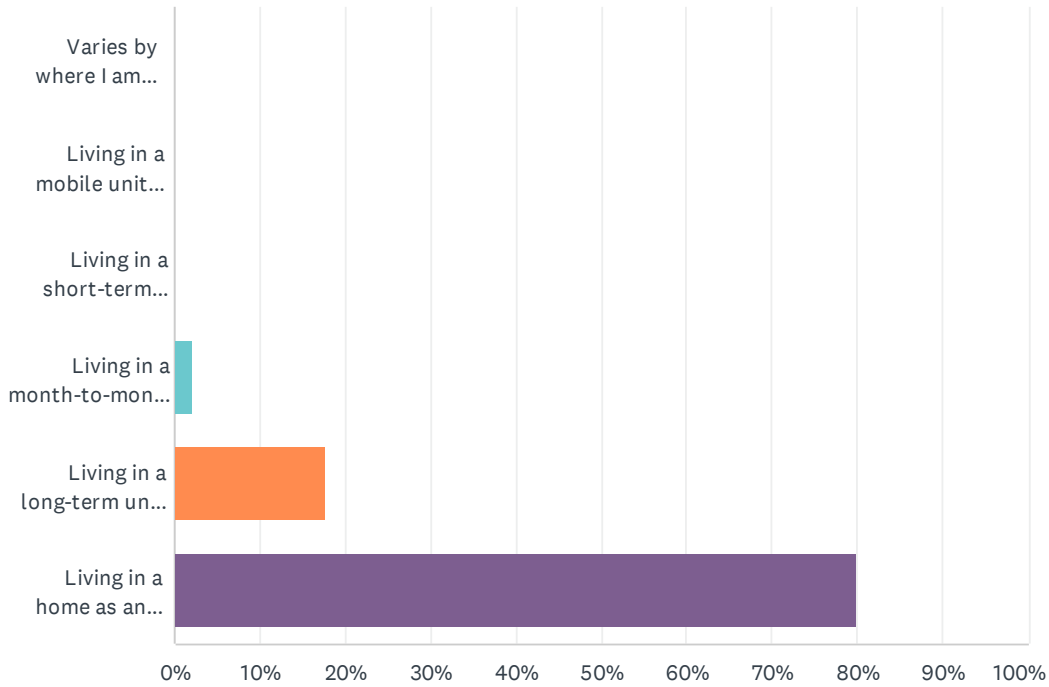


ANSWER CHOICES	RESPONSES
Less than \$35,000	4.44% 2
Between \$35,000 and \$50,000	6.67% 3
Between \$50,000 and \$75,000	8.89% 4
Between \$75,000 and \$100,000	8.89% 4
Between \$100,000 and \$150,000	37.78% 17
More than \$150,000	28.89% 13
Other (please specify)	4.44% 2
TOTAL	45

#	OTHER (PLEASE SPECIFY)	DATE
1	Unsure of other tenants income	8/1/2022 9:50 AM
2	Prefer not to answer.	7/29/2022 9:49 AM

Q4 How do you pay for your home?

Answered: 45 Skipped: 1

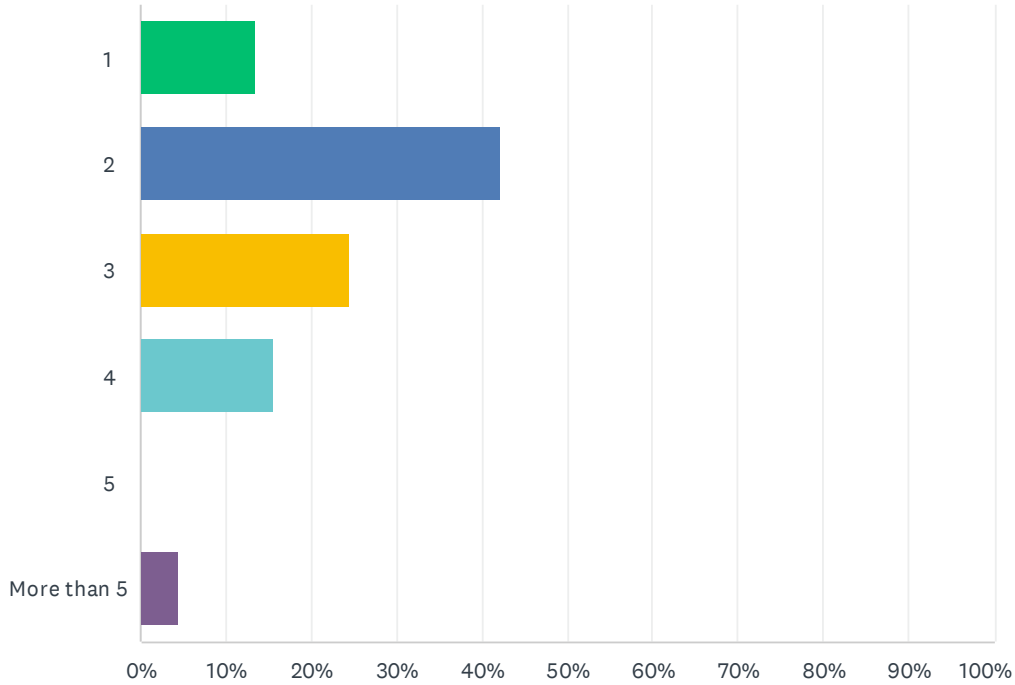


ANSWER CHOICES	RESPONSES
Varies by where I am staying, do not have a consistent home	0.00% 0
Living in a mobile unit (RV, van), pay as needed to stay in campground or other site	0.00% 0
Living in a short-term rental, pay by the night	0.00% 0
Living in a month-to-month unit, pay rent by the month	2.22% 1
Living in a long-term unit, pay rent by the month with a lease	17.78% 8
Living in a home as an owner, with or without a mortgage	80.00% 36
TOTAL	45

#	WOULD YOU LIKE TO PROVIDE ANY ADDITIONAL INFORMATION?	DATE
1	mortgage paid off	8/2/2022 3:31 PM

Q5 How many people live in your household? (For this survey, a household is a group of people who live together, this includes adults and children)

Answered: 45 Skipped: 1

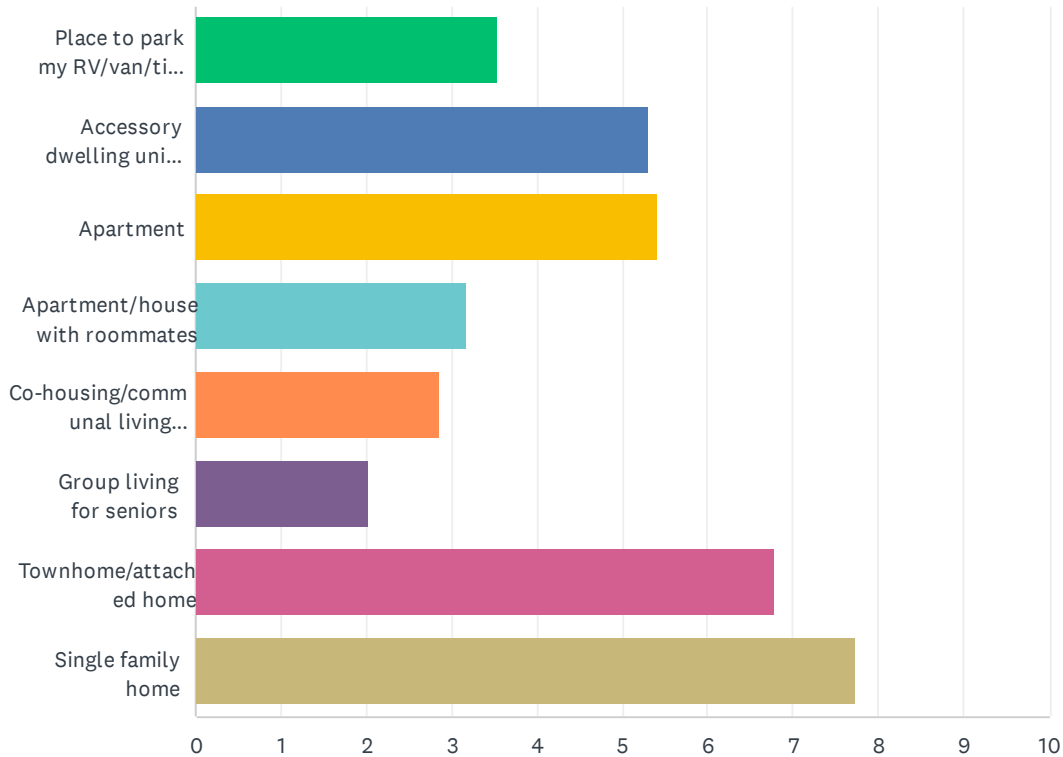


ANSWER CHOICES	RESPONSES	
1	13.33%	6
2	42.22%	19
3	24.44%	11
4	15.56%	7
5	0.00%	0
More than 5	4.44%	2
TOTAL		45

#	WOULD YOU LIKE TO PROVIDE ANY ADDITIONAL INFORMATION?	DATE
1	I, a single individual rent a room in a 2 BR condo. Total in the condo is 2.	8/8/2022 3:42 PM
2	Family of 4 + 2 people in attached (basement) ADU	8/8/2022 10:55 AM
3	3 people live in the main house	8/6/2022 11:15 PM
4	I spent 8 years on the Planning and Zoning commission.	8/5/2022 3:46 PM
5	sometimes we have 3 people for working jobs	7/29/2022 1:23 PM

Q6 Which of the following would meet your housing needs? Please rank in order of preference.

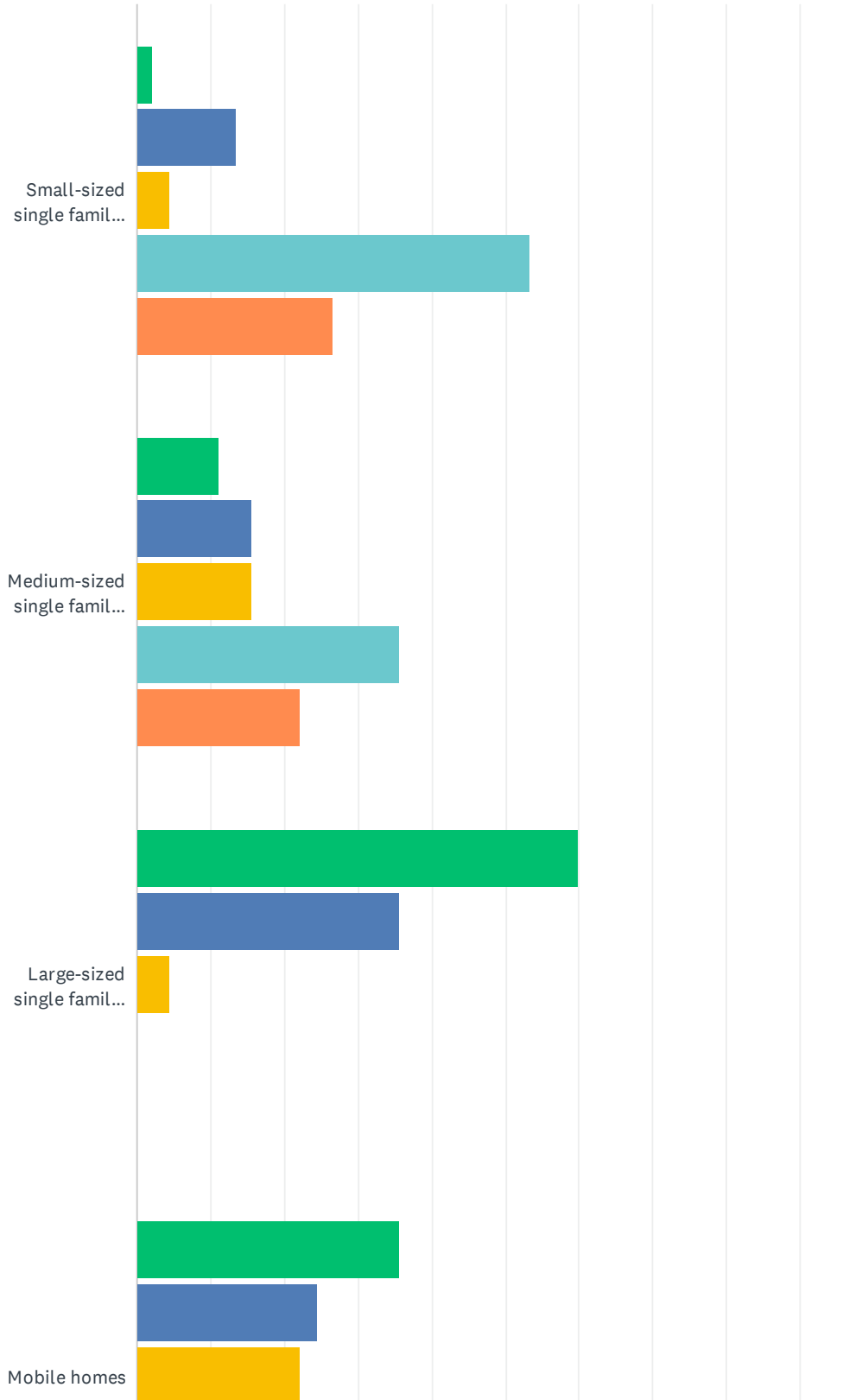
Answered: 42 Skipped: 4



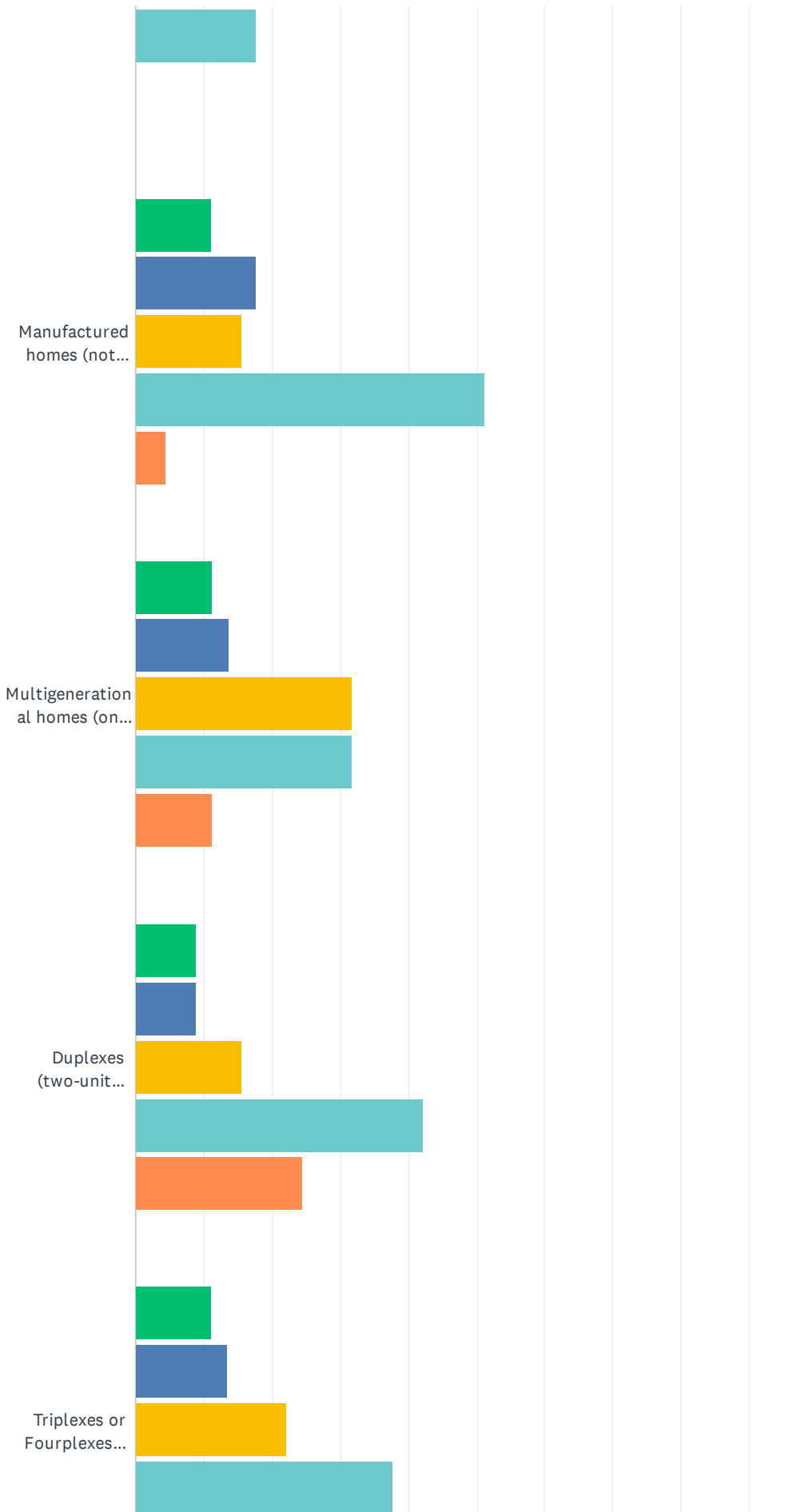
	1	2	3	4	5	6	7	8	TOTAL	SCORE
Place to park my RV/van/tiny home	0.00% 0	12.90% 4	9.68% 3	9.68% 3	16.13% 5	12.90% 4	16.13% 5	22.58% 7	31	3.55
Accessory dwelling unit (ADU)	2.86% 1	17.14% 6	28.57% 10	28.57% 10	8.57% 3	11.43% 4	2.86% 1	0.00% 0	35	5.31
Apartment	3.03% 1	6.06% 2	42.42% 14	33.33% 11	12.12% 4	0.00% 0	3.03% 1	0.00% 0	33	5.42
Apartment/house with roommates	0.00% 0	0.00% 0	6.67% 2	10.00% 3	20.00% 6	33.33% 10	16.67% 5	13.33% 4	30	3.17
Co-housing/communal living (separate living space with shared kitchen/community space)	0.00% 0	0.00% 0	0.00% 0	0.00% 0	27.59% 8	31.03% 9	41.38% 12	0.00% 0	29	2.86
Group living for seniors	0.00% 0	0.00% 0	0.00% 0	13.33% 4	6.67% 2	6.67% 2	16.67% 5	56.67% 17	30	2.03
Townhome/attached home	13.89% 5	61.11% 22	16.67% 6	5.56% 2	2.78% 1	0.00% 0	0.00% 0	0.00% 0	36	6.78
Single family home	85.37% 35	9.76% 4	0.00% 0	2.44% 1	2.44% 1	0.00% 0	0.00% 0	0.00% 0	41	7.73

Q7 The Town of Eagle is exploring how to diversify housing types across the community. What types of housing do you think should be considered?

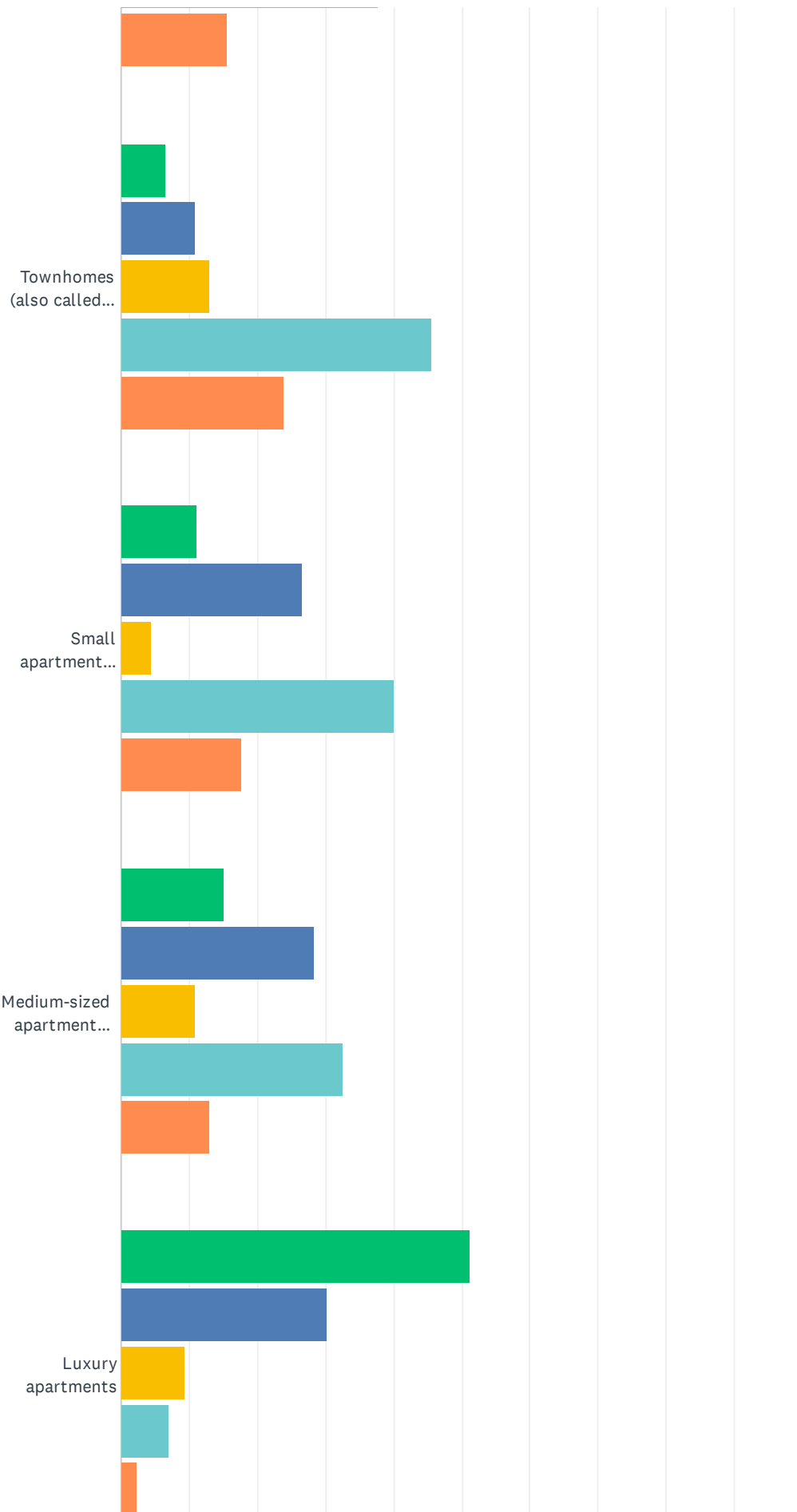
Answered: 46 Skipped: 0



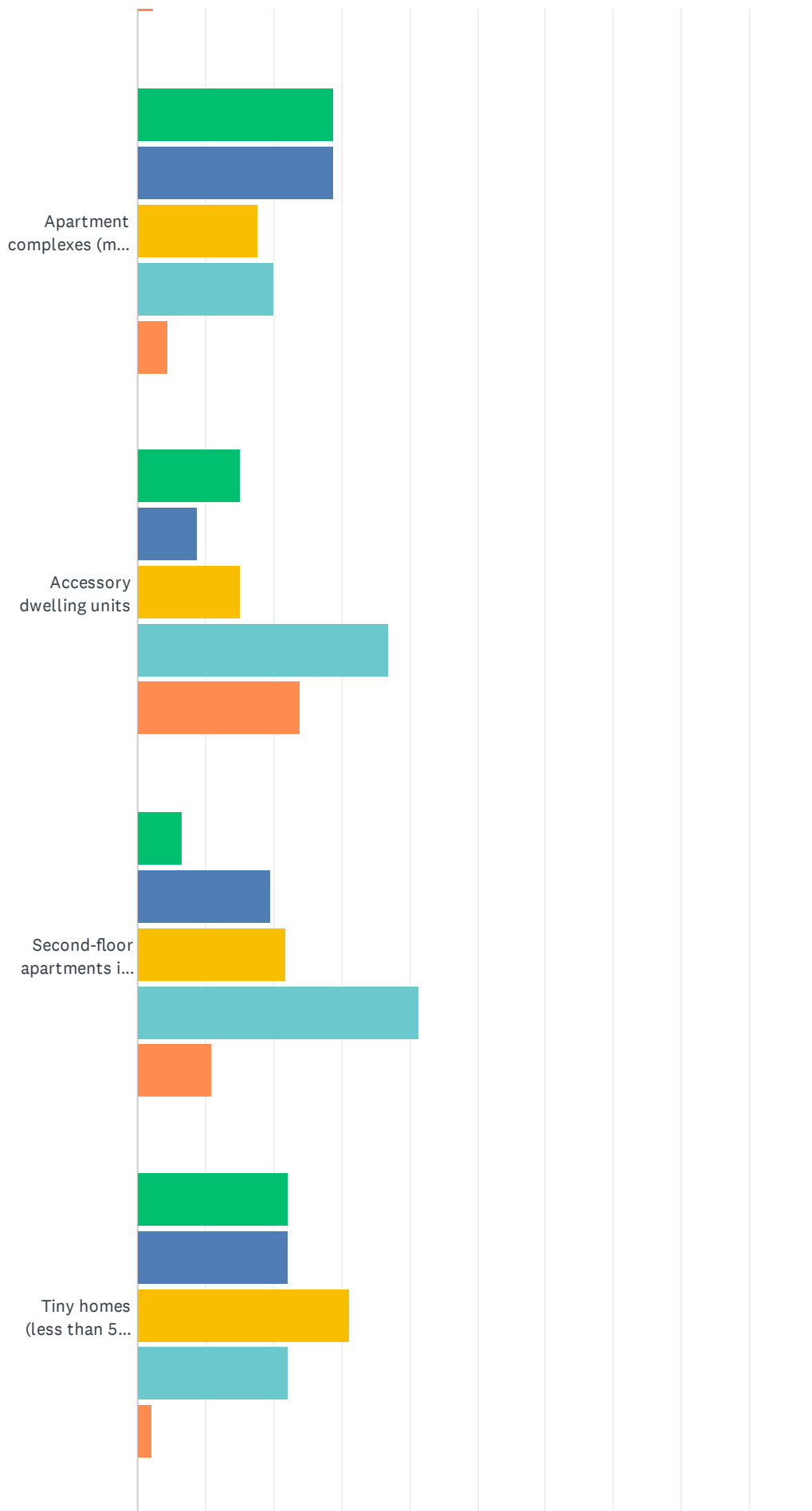
Town of Eagle Housing Survey



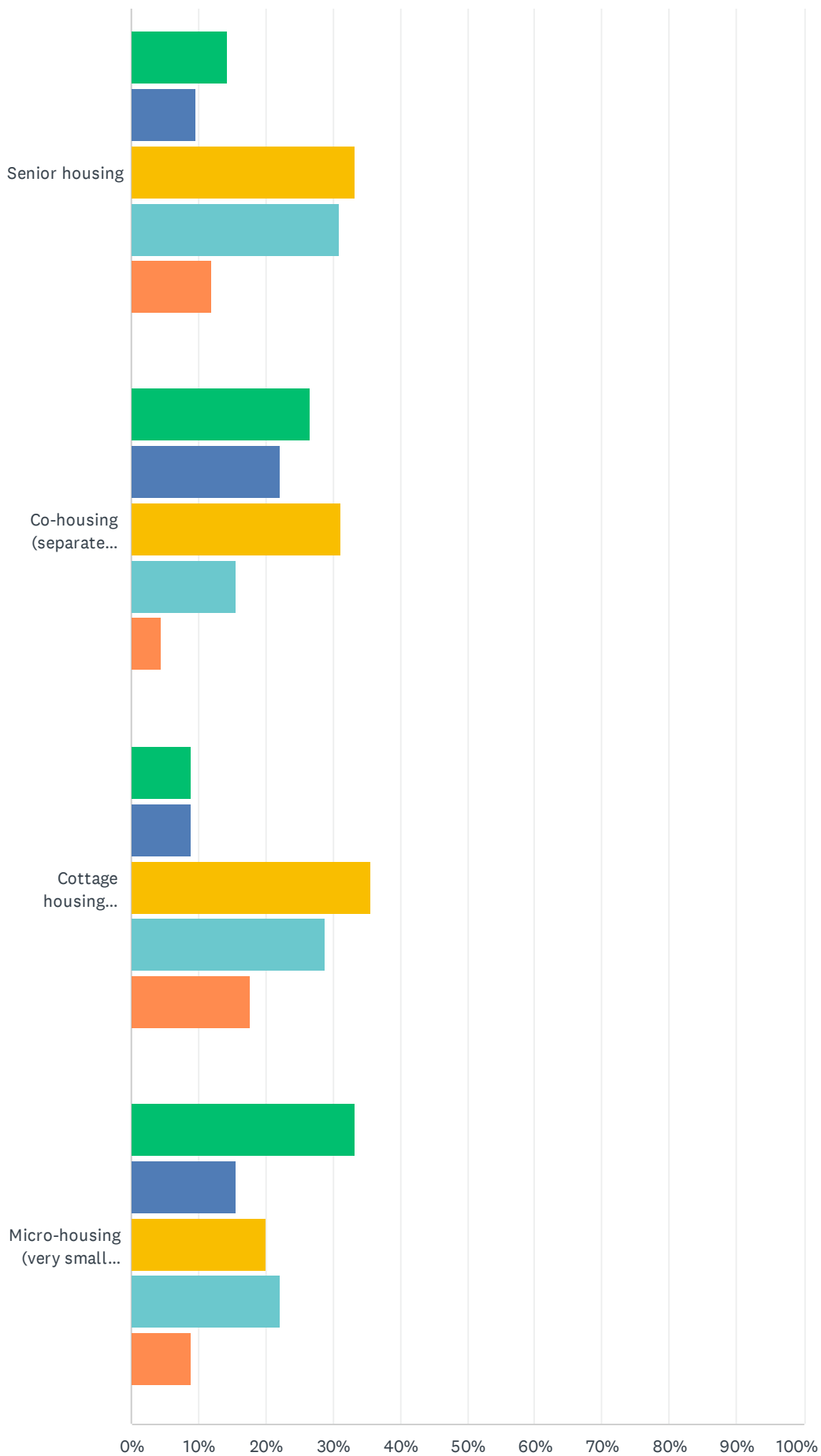
Town of Eagle Housing Survey



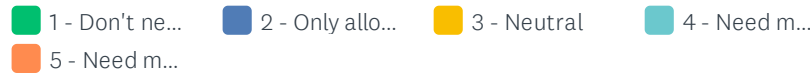
Town of Eagle Housing Survey



Town of Eagle Housing Survey



Town of Eagle Housing Survey



	1 - DON'T NEED	2 - ONLY ALLOW A LIMITED AMOUNT	3 - NEUTRAL	4 - NEED MORE IN SOME PLACES	5 - NEED MUCH MORE IN MANY PLACES	TOTAL
Small-sized single family detached homes (less than 1,500 square feet)	2.22% 1	13.33% 6	4.44% 2	53.33% 24	26.67% 12	45
Medium-sized single family detached homes (1,500 to 3,000 square feet)	11.11% 5	15.56% 7	15.56% 7	35.56% 16	22.22% 10	45
Large-sized single family detached homes (more than 5,000 square feet)	60.00% 27	35.56% 16	4.44% 2	0.00% 0	0.00% 0	45
Mobile homes	35.56% 16	24.44% 11	22.22% 10	17.78% 8	0.00% 0	45
Manufactured homes (not including mobile homes)	11.11% 5	17.78% 8	15.56% 7	51.11% 23	4.44% 2	45
Multigenerational homes (one house with separate living space for grandparents, parents, etc.)	11.36% 5	13.64% 6	31.82% 14	31.82% 14	11.36% 5	44
Duplexes (two-unit homes)	8.89% 4	8.89% 4	15.56% 7	42.22% 19	24.44% 11	45
Triplexes or Fourplexes (three- or four-unit homes)	11.11% 5	13.33% 6	22.22% 10	37.78% 17	15.56% 7	45
Townhomes (also called rowhomes, typically a group of 5-8 homes)	6.52% 3	10.87% 5	13.04% 6	45.65% 21	23.91% 11	46
Small apartment buildings (up to 9 units)	11.11% 5	26.67% 12	4.44% 2	40.00% 18	17.78% 8	45
Medium-sized apartment buildings (up to 16 units)	15.22% 7	28.26% 13	10.87% 5	32.61% 15	13.04% 6	46
Luxury apartments	51.16% 22	30.23% 13	9.30% 4	6.98% 3	2.33% 1	43
Apartment complexes (more than one building)	28.89% 13	28.89% 13	17.78% 8	20.00% 9	4.44% 2	45
Accessory dwelling units	15.22% 7	8.70% 4	15.22% 7	36.96% 17	23.91% 11	46
Second-floor apartments in commercial buildings (mixed-use, live-work units)	6.52% 3	19.57% 9	21.74% 10	41.30% 19	10.87% 5	46
Tiny homes (less than 500 square feet)	22.22% 10	22.22% 10	31.11% 14	22.22% 10	2.22% 1	45
Senior housing	14.29% 6	9.52% 4	33.33% 14	30.95% 13	11.90% 5	42
Co-housing (separate houses with shared community space like a kitchen)	26.67% 12	22.22% 10	31.11% 14	15.56% 7	4.44% 2	45
Cottage housing (small-sized single-family homes around a courtyard)	8.89% 4	8.89% 4	35.56% 16	28.89% 13	17.78% 8	45
Micro-housing (very small apartments, usually 400 to 800 square feet)	33.33% 15	15.56% 7	20.00% 9	22.22% 10	8.89% 4	45

Q8 Would you like to provide any additional information about the housing types?

Answered: 21 Skipped: 25

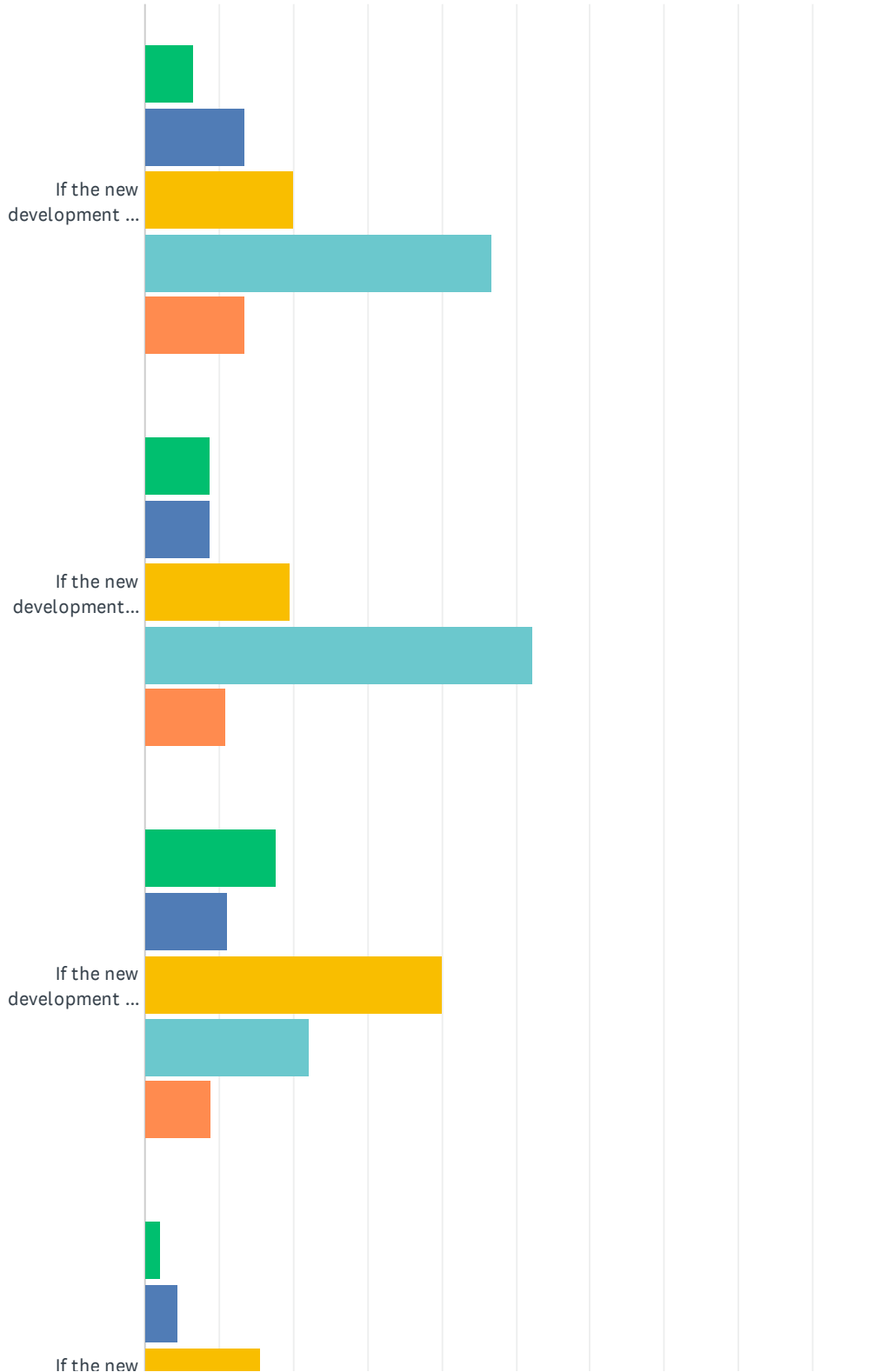
#	RESPONSES	DATE
1	I do not believe the affordable housing "shortage" is as big of an issue as developers are saying, especially once the complexes are all built that have already been approved. I also don't think rezoning single family home blocks adjacent to the CBD to build three and four plex units is necessary. Do not change single family neighborhoods, such as Capitol st. between third and 6th that are thriving. There is no demand to expand the commercial zoning currently or for the foreseeable future.	8/9/2022 8:23 AM
2	Please provide more housing with dignity! (And more opportunity for people to own their homes)	8/8/2022 6:05 PM
3	Accessory Dwelling Units, if being considered, should require a full kitchen and parking, rather than a small kitchenette.	8/8/2022 3:42 PM
4	Eagle is attracting families who want to stay in the valley. Comfortable housing for families with children are needed and that was clear in a town meeting last winter. Although housing for a workforce to attract single people to come and grow roots is also relevant.	8/8/2022 10:53 AM
5	Smart growth please	8/7/2022 6:10 PM
6	Eagle has a large inventory of SFR. We've been working towards increasing variety and pricepoints for years at planning commission. The important thing is that we have different housing types for people at various pricepoints and types to meet their needs. I'm not a huge believer in the tiny home fad, but multi-family (apartments/condos/townhomes/etc.) are needed. Parking standards continue to be an impediment to beneficial housing and redevelopment.	8/5/2022 3:46 PM
7	Building at higher density is the only way out of the housing shortage. We are not going to solve the problem with large multi-million dollar single family homes.	8/3/2022 12:29 PM
8	2nd floor apartments in CG zone district is not an appropriate use.	8/2/2022 3:31 PM
9	A small single sized 3 bedroom/1.5 bath, with its own parking spots at a reasonable price related to what is really the income and correct inflection on cost of living in the county. The actual reality of what life is. With small children in the home and having roommates is a high risk of endangering children.	7/30/2022 10:14 PM
10	Allowing manufactured homes is a great way to support affordable housing. The downtown area is what gives Eagle its small town charm. Eagle Ranch is way too spread out and should allow more density.	7/30/2022 12:38 AM
11	Tiny homes and mobile homes are the same type of housing. They're both small single-family dwelling units, although tiny homes may have less square footage. Manufactured homes and mobile homes are the same thing (you need to look at HUD's definitions). Modular homes (i.e., prefabricated buildings) are not the same as mobile or manufactured homes. They are built in pieces and then assembled on site.	7/29/2022 8:09 PM
12	We need more small affordable ownership opportunities, not overpriced rental units	7/29/2022 3:35 PM
13	Cut the development Eagle is overcrowded.	7/29/2022 2:33 PM
14	As we built more, we need to be cognizant of infrastructure. In particular, egress from town. Capitol is already a disaster. If there's a wildfire, it would be terrifying to try and get out of this town. Preferably, developers to pay the cost for additional roads into an out of town.	7/29/2022 2:06 PM
15	Adequate parking MUST be addressed! It is unreasonable to assume residents will not own at least one vehicle. It is already a problem in downtown Eagle.	7/29/2022 1:23 PM

Town of Eagle Housing Survey

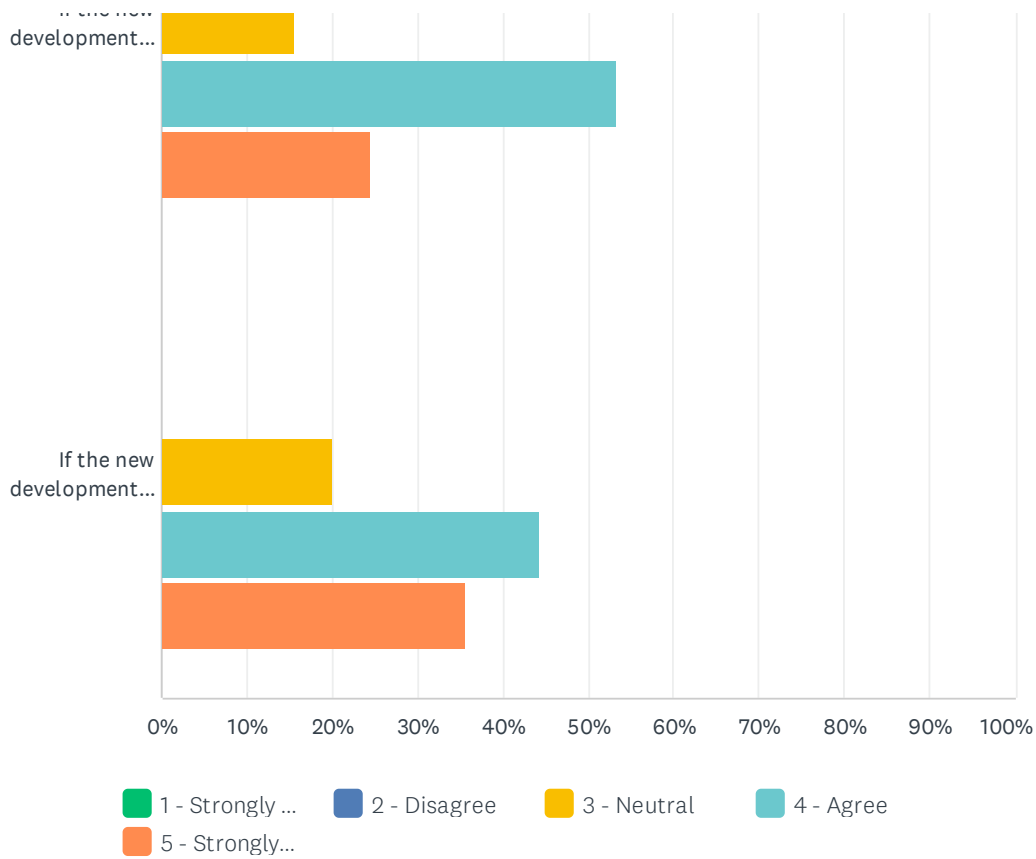
16	Probably focus on high density units within walking/biking distance to amenities.	7/29/2022 12:08 PM
17	Need to consider what size projects are appropriate given existing infrastructure. We are woefully short on housing but giant projects like the one planned for behind Green Acres mobile home park are inappropriate. We don't have enough roads, water, grocery stores, etc. to support something like that. The town can't just toss aside voter concerns when they repeatedly shoot down a project. How in the world the council thinks a 500 unit apartment project is appropriate, I do not know. It isn't in line with any other projects in the town and doesn't consider the effect this complex will have on current residents. No one wants this project. Every person I know is furious it was approved.	7/29/2022 9:49 AM
18	I like the "tax payer" or residential over commercial model. I think we can look at communities like Riverwalk and Willits in Basalt and see how successful these developments have been both for retail and housing. We can also look at the overwhelming popularity of the new units at the Sylvan Lake / Highway 6 roundabout and conclude these types of units are desirable.	7/29/2022 9:37 AM
19	We need to stop building single family homes on large lots and wondering why there is no space for more housing.	7/29/2022 9:29 AM
20	I raised my kids here and own businesses in town. I couldn't afford to keep my 4 bedroom home after they graduated high school and went to the front range. There's nothing suitable for any of us to downsize to after the kids grow up. The large majority of Eagle residents left like me will be facing the same situation. This situation is going to push a large amount of us back up valley, where there's more housing options for professional single/couples. Unless people can keep their larger family homes, there's also no feasible way for any of our children to come back to the town they grew up in. That is unacceptable for a "family town". We're rapidly moving away from that and it's a shame	7/26/2022 6:21 PM
21	None	7/26/2022 10:26 AM

Q9 Could it be a good idea to allow redevelopment that adds more residential housing in existing neighborhoods if it meets the following requirements:

Answered: 46 Skipped: 0



Town of Eagle Housing Survey



	1 - STRONGLY DISAGREE	2 - DISAGREE	3 - NEUTRAL	4 - AGREE	5 - STRONGLY AGREE	TOTAL
If the new development is the same size and scale as surrounding development.	6.67% 3	13.33% 6	20.00% 9	46.67% 21	13.33% 6	45
If the new development looks like the surrounding development.	8.70% 4	8.70% 4	19.57% 9	52.17% 24	10.87% 5	46
If the new development is built on large lots that can be subdivided.	17.78% 8	11.11% 5	40.00% 18	22.22% 10	8.89% 4	45
If the new development replaces older, poorly maintained buildings.	2.22% 1	4.44% 2	15.56% 7	53.33% 24	24.44% 11	45
If the new development rehabilitates older buildings.	0.00% 0	0.00% 0	20.00% 9	44.44% 20	35.56% 16	45

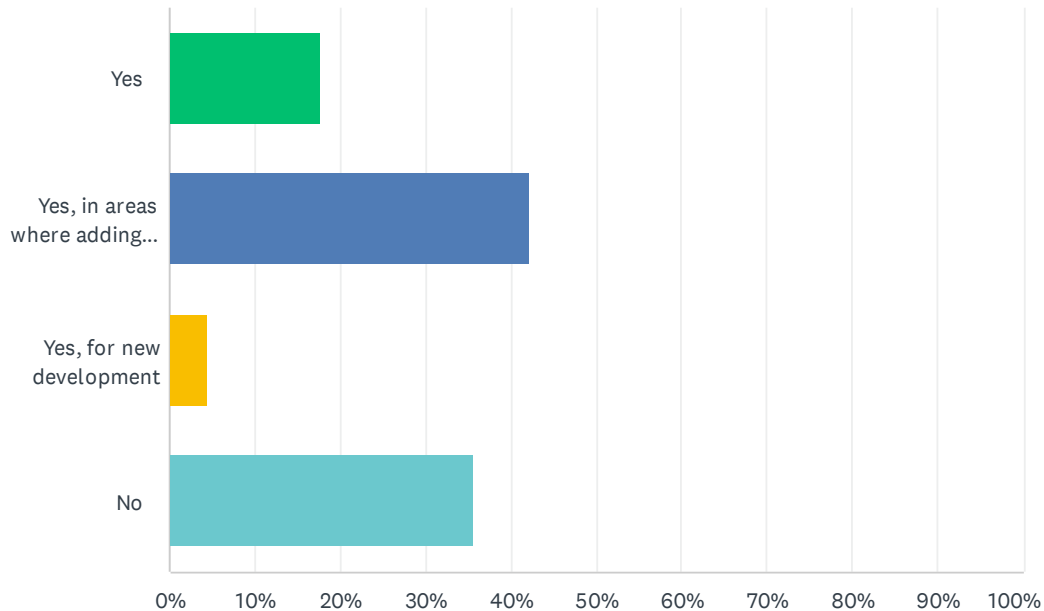
Q10 Would you like to provide any additional information about redevelopment to provide more housing?

Answered: 11 Skipped: 35

#	RESPONSES	DATE
1	in my opinion, the parcel between north broadway and the river park is crucial to set Eagle up to thrive into the future. This area that is currently undeveloped is where the efforts should be directed instead of trying to change neighborhoods that are already working. Also, is there adequate infrastructure, specifically water and sewer, to accommodate for multiplexes in the neighborhoods adjacent to the CBD? I know the sidewalks are completely inadequate and discombobulated. And where would all these new people park their cars? The neighborhoods surrounding the CBD give Eagle its historic and "classic colorado" feel, and that could easily be eradicated by hastily erecting multiplexes wherever a developer feels they might make money. Again, once the affordable housing units are built that have already been approved, do we still have a shortage???	8/9/2022 8:23 AM
2	n/a	8/8/2022 6:05 PM
3	Whenever possible, I believe it is important to make use of current resources, like buildings that can be repurposed or renovated.	8/8/2022 12:02 PM
4	I found this section of questions very confusing.	8/1/2022 3:33 PM
5	Redevelopment should be affordable housing or work force housing and the town should make sure the infrastructure can support the growth.	7/30/2022 12:38 AM
6	Redevelopment should be focused on infill in the town core along US6 area. not in the outlying areas where there is limited access to services.	7/29/2022 3:35 PM
7	We have way too much development. Where in the world do you think the traffic is going to go?	7/29/2022 1:26 PM
8	Redevelopment anywhere in Old Town Eagle would be a good idea, especially if it adds more opportunities for residency where the person is able to walk to downtown and local amenities. Keep new projects roughly to scale with surrounding buildings. Several residences near Town Park now have 2 1/2 stories with recent expansions or ADU/garage units. The newish two story townhomes are ok, but a little crowded. Allow more of these types of redevelopments, if there is adequate parking and nice looking.	7/29/2022 1:23 PM
9	We don't need to focus on making the entire town look the same. Who cares what the new units look like as long as they are functional, high density, and located in the proper place. Let's let some character and culture bleed into the town instead of trying to make things as sterile as possible. Maybe less manicured grass in an area that is running out of water.	7/29/2022 12:08 PM
10	Redevelopment should also support the community housing needs. I do not want Eagle to become a hub for short term rentals such as Air BnB or VRBO. We need housing for locals and Eagle needs to maintain the bedroom, family friendly community feel.	7/29/2022 9:37 AM
11	None	7/26/2022 10:26 AM

Q11 Should the Town eliminate single family zoning (one house on one lot detached from other houses) and allow at least two residential units on all lots?

Answered: 45 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	17.78%	8
Yes, in areas where adding more housing won't create negative environmental impacts or hazards	42.22%	19
Yes, for new development	4.44%	2
No	35.56%	16
TOTAL		45

#	WOULD YOU LIKE TO PROVIDE ADDITIONAL INFORMATION?	DATE
1	Do not rezone neighborhoods that are thriving	8/9/2022 8:23 AM
2	Would this actually divide the lot? (2 owners with 2 separate lots)	8/8/2022 6:05 PM
3	It should be case by case, not "all."	8/6/2022 11:15 PM
4	This seems a little bit extreme.	8/5/2022 3:46 PM
5	if allowed this would bifurcate PUDs from the other residential zone districts	8/2/2022 3:31 PM
6	Should take into consideration how increased density will effect adjacent property values	7/30/2022 1:32 PM
7	I would agree only if it applies to ALL neighborhoods including Eagle Ranch	7/30/2022 12:38 AM
8	If the town wants more of a unit type, zone specific area for it rather than eliminating a zone type	7/29/2022 3:35 PM
9	Some homes in Eagle Ranch are so big and seem to take up the entire lot. Why not allowed	7/29/2022 2:06 PM

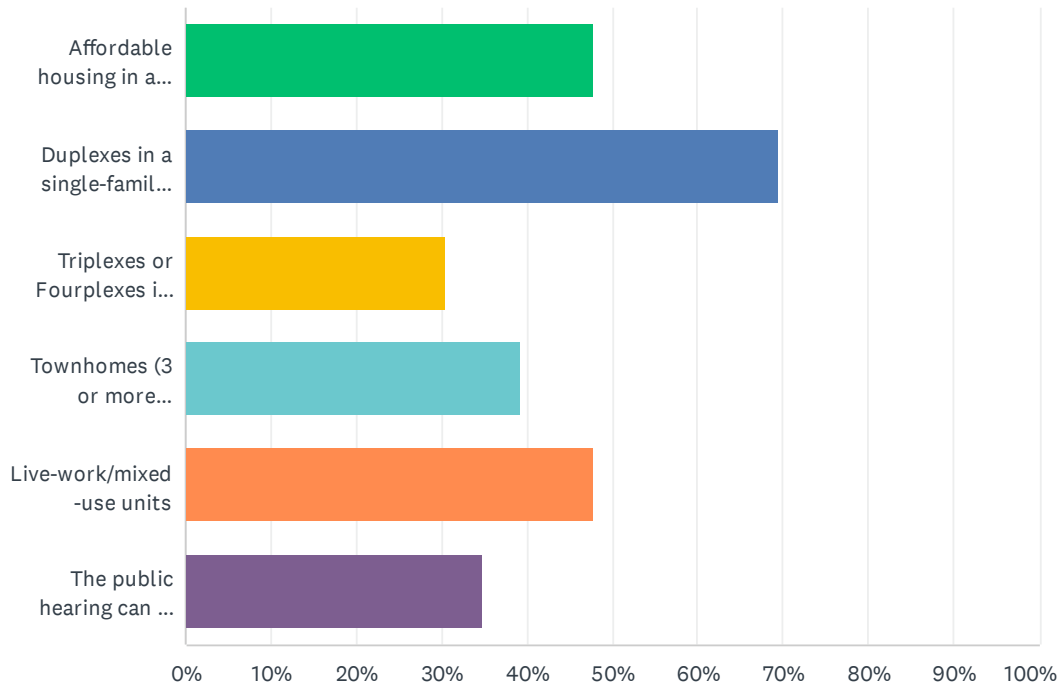
Town of Eagle Housing Survey

to, three or even four smaller units on the lot? It's time to do it with giant homes for a family of four.

10	do not require a second unit	7/29/2022 1:23 PM
11	Seems reasonable to allow more units to be built where it makes sense, but I don't know the nuisance of zoning, so I'm not qualified to say for sure. Feels right at first thought, but what are the down stream affects?	7/29/2022 12:08 PM
12	I live in Village Homes and the ADU concept is causing issues with parking for residents. We do not want our community to have the parking issues of Miller Ranch.	7/29/2022 9:37 AM
13	None	7/26/2022 10:26 AM

Q12 Should the Town reduce or eliminate the requirement for public hearings as part of the review process for any of the following types of housing applications (choose as many as you think are applicable):

Answered: 23 Skipped: 23



ANSWER CHOICES	RESPONSES
Affordable housing in any residential zone district (affordable housing has a monthly payment - rent or mortgage - that is equal to no more than 30% of a household's gross income).	47.83% 11
Duplexes in a single-family residential zone district	69.57% 16
Triplexes or Fourplexes in a single-family residential zone district	30.43% 7
Townhomes (3 or more attached units) in a single-family residential zone district	39.13% 9
Live-work/mixed-use units	47.83% 11
The public hearing can be eliminated for all residential development (except PUDs) as long as there is an opportunity for public input	34.78% 8
Total Respondents: 23	

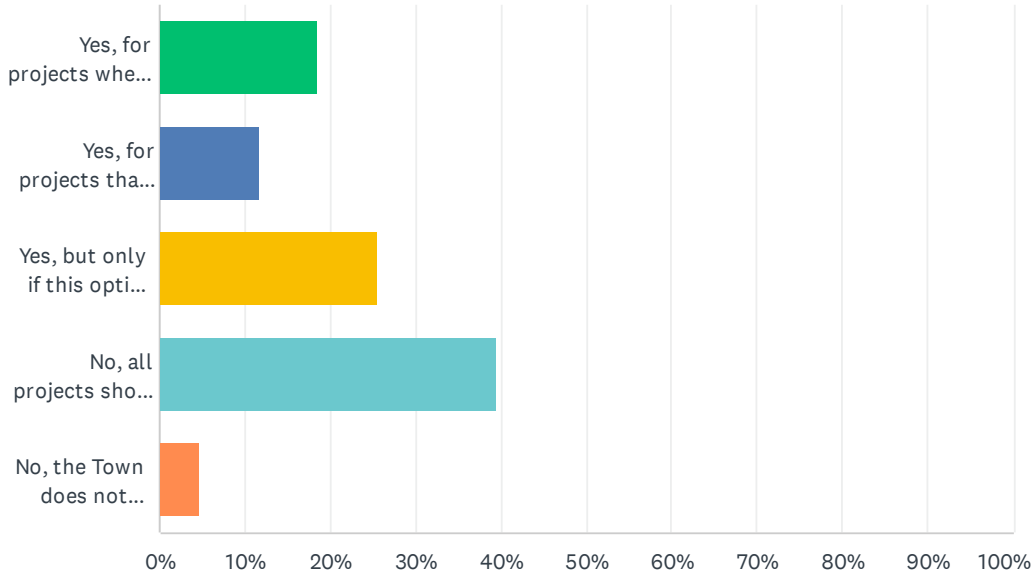
#	WOULD YOU LIKE TO PROVIDE ANY ADDITIONAL INFORMATION?	DATE
1	NO, public hearing should be required for new development or rezoning	8/9/2022 8:23 AM
2	No - Public hearings should be held for all new development.	8/8/2022 10:18 AM
3	I think we should reduce public hearing for developments that support affordable housing and housing that is not single-family detached, as these tend to be very expensive. We should also ALWAYS consider the environment and sustainability in housing developments.	8/8/2022 9:58 AM

Town of Eagle Housing Survey

4	Always public hearing	8/7/2022 6:10 PM
5	There should not be reduced requirement for public hearings on any housing	8/6/2022 11:24 AM
6	I think completely eliminating hearings is extreme, but reducing barriers to housing is a good idea. NIMBYs will always be an issue at hearings, but there are good solutions for mitigation that can come out of the public process. Would like to see more upfront work by developers to meet with neighbors and address issues proactively in the entitlement process so issues are addressed before public hearings occur.	8/5/2022 3:46 PM
7	The above assumes consistent setback, height, parking, etc. with the surrounding area. Also, affordable housing should be mixed with market rate and not concentrated in one area.	8/3/2022 12:29 PM
8	This is a difficult question to interpret. Currently in a RM or RMF zone district one can build duplexes and other multi-family provided there is sufficient land area	8/2/2022 3:31 PM
9	Public hearings should be held in all cases	7/31/2022 6:42 PM
10	Always provide a public hearing/opportunity for public & adjacent property owners to comment on proposal!	7/30/2022 1:32 PM
11	I think this is a terrible idea.	7/30/2022 8:26 AM
12	With good development/design standards that achieve the community's vision for Eagle, the public process for most residential projects could be eliminated.	7/29/2022 8:09 PM
13	No, the public should be allowed to voice their opinion on all housing types proposed.	7/29/2022 5:22 PM
14	Public hearings should NOT be eliminated for any type of project	7/29/2022 3:35 PM
15	Always have a public hearing.	7/29/2022 2:27 PM
16	Please don't overbuild. Keep the "town" feel, not "city".	7/29/2022 1:23 PM
17	No. Builders will get away with anything they can and the public process is an important tool to help keep builders/land developers honest.	7/29/2022 12:08 PM
18	None	7/26/2022 10:26 AM

Q13 Should the Town allow projects with some affordable housing units to be “expedited” or fast-tracked in the development review process?

Answered: 43 Skipped: 3

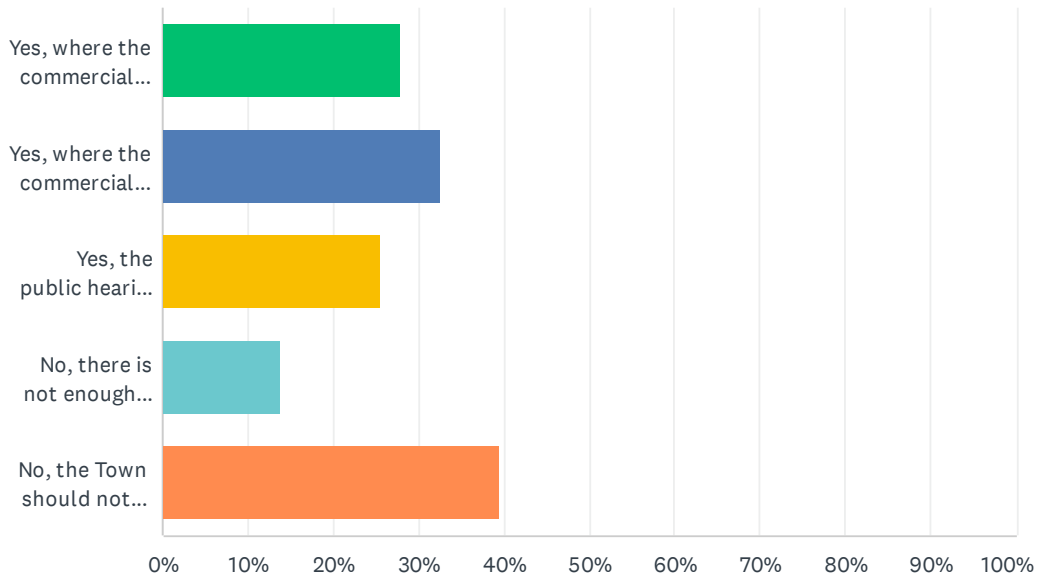


ANSWER CHOICES	RESPONSES	
Yes, for projects where all of the units will be affordable housing (no market rate housing)	18.60%	8
Yes, for projects that include some units that are affordable housing, the Town should set a minimum percentage	11.63%	5
Yes, but only if this option does not substantially slow down the review process for other development applications	25.58%	11
No, all projects should be reviewed based on when they were submitted	39.53%	17
No, the Town does not currently have enough staff to add a fast-track review option	4.65%	2
TOTAL		43

#	WOULD YOU LIKE TO PROVIDE ANY ADDITIONAL INFORMATION?	DATE
1	Affordable should not eliminate the appropriate review and input by town officials.	8/3/2022 12:29 PM
2	higher density projects likely need more review	8/2/2022 3:31 PM
3	Public hearings are often the only way elected officials hear the concerns of the community. Even if the public comments are not taken seriously, the community should still have a chance to share comments and ideas for improving a development.	7/30/2022 12:38 AM
4	Oversight is important in maintaining the character of the town.	7/29/2022 2:27 PM
5	Mixed use communities are necessary.	7/29/2022 2:06 PM
6	"Fast Tracking" any project is a good idea if it will not compromise the actual review. I think the town has historically missed reviewing the impacts of development like traffic, demand on water and sewer. These costs are then passed on to existing residents rather than the developer. Developer get rich - locals foot the bill for water treatment plants and higher taxes for roads.	7/29/2022 9:37 AM

Q14 Should the Town reduce or eliminate the requirement for public hearings as part of the review process for the conversion of underutilized commercial space to affordable housing for any of the following proposals:

Answered: 43 Skipped: 3



ANSWER CHOICES	RESPONSES
Yes, where the commercial space is in or near a residential zone district or development	27.91% 12
Yes, where the commercial space has been underutilized for a long period of time, such as more than 5 years	32.56% 14
Yes, the public hearing can be eliminated for all commercial-to-residential redevelopment as long as there is an opportunity for public input	25.58% 11
No, there is not enough existing commercial space in the Town and we should have a community conversation about redevelopment	13.95% 6
No, the Town should not eliminate any public hearings	39.53% 17
Total Respondents: 43	

#	WOULD YOU LIKE TO PROVIDE ANY ADDITIONAL INFORMATION?	DATE
1	Again, I think this is too extreme. The Town has a lot of commercial space that is underutilized, but it lacks large commercial spaces. For example, where would City Market relocate to if they outgrow their current location? How would that impact the Town? These are important issues that can't just be swept aside for housing.	8/5/2022 3:46 PM
2	if appropriate standards can be developed, then there would be no need for public hearings.	8/3/2022 12:29 PM
3	I think this is a terrible idea.	7/30/2022 8:26 AM
4	Why wouldn't the elected officials want to hear public comment or hold hearings about developments in a transparent way? The tax payers should have the chance to voice concerns and the town should have to public proceedings to be accountable for decisions.	7/30/2022 12:38 AM
5	How do you define "underutilized"? This idea was abused in cities in the past. use caution.	7/29/2022 1:23 PM

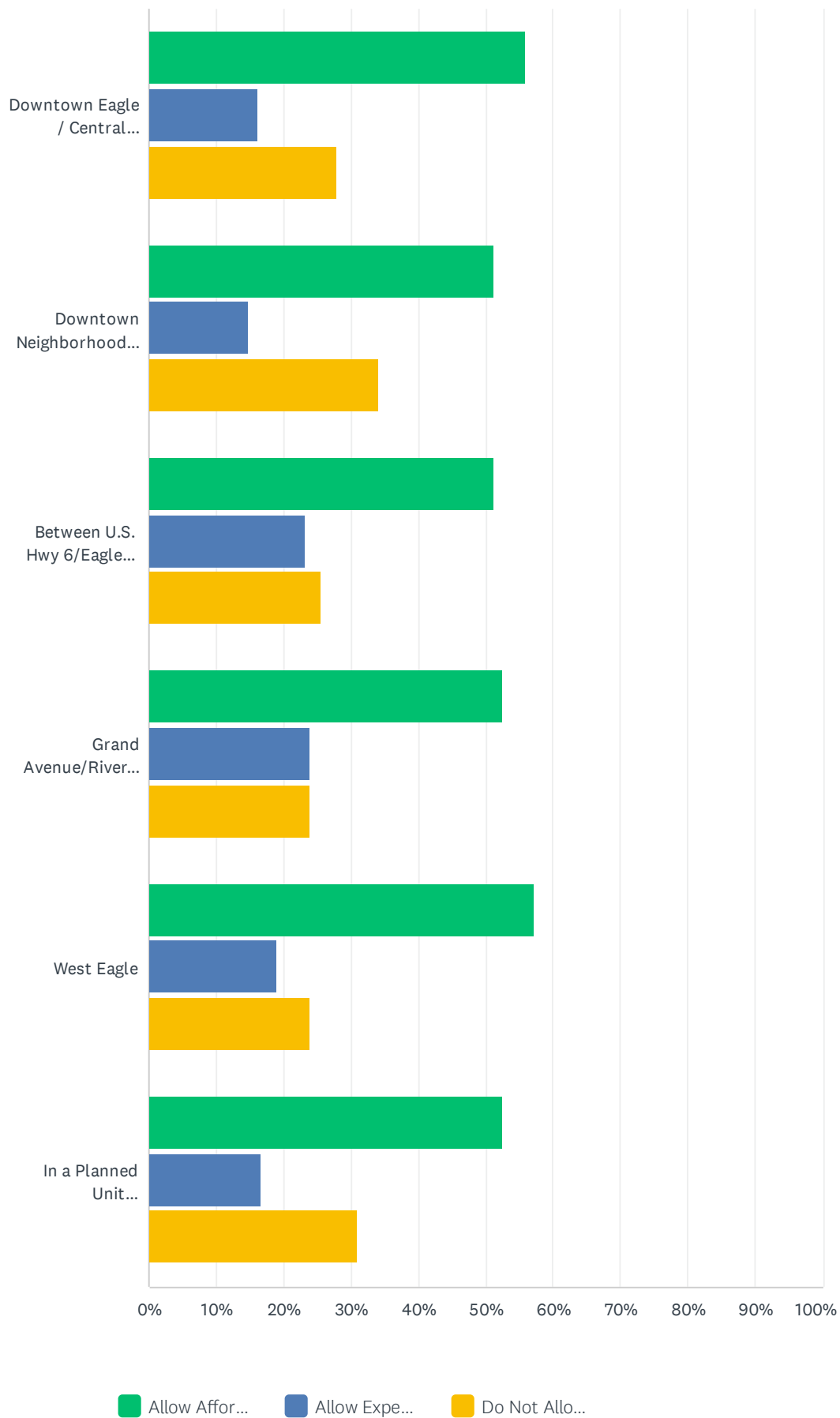
Town of Eagle Housing Survey

6	None	7/26/2022 10:26 AM
---	------	--------------------

Q15 Where should the Town allow projects that include the conversion of underutilized commercial spaces to affordable housing and should these projects be expedited or fast-tracked through the development review process? There is a location map following the responses.

Answered: 44 Skipped: 2

Town of Eagle Housing Survey

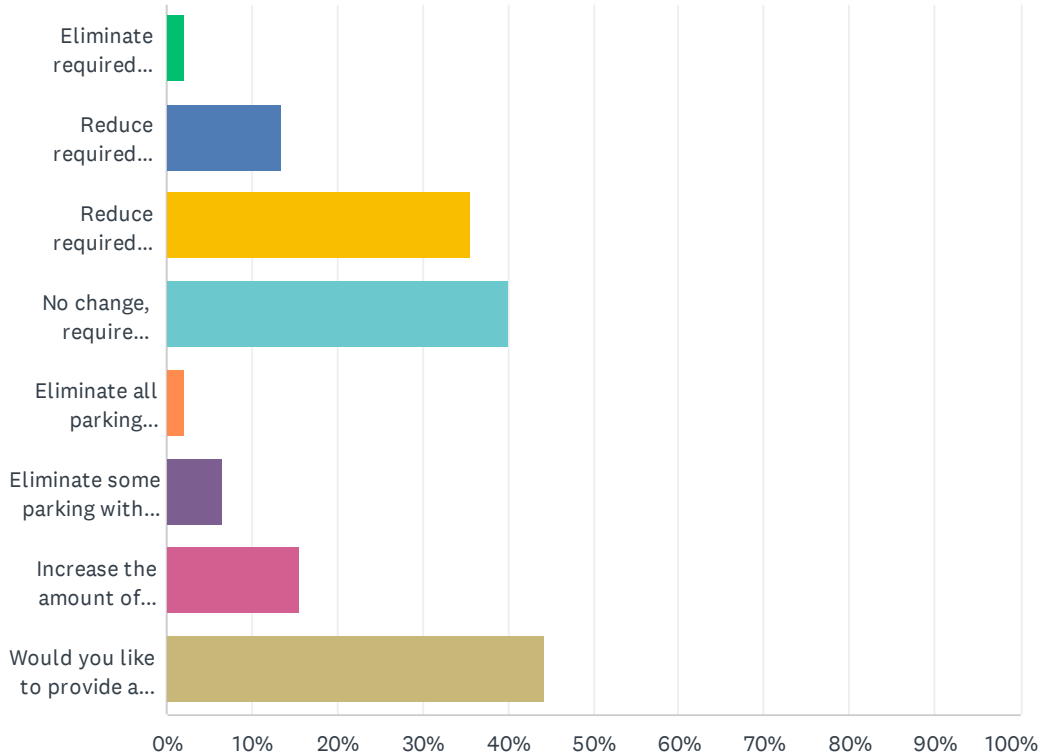


Town of Eagle Housing Survey

	ALLOW AFFORDABLE CONVERSIONS	ALLOW EXPEDITED REVIEW FOR AFFORDABLE CONVERSIONS	DO NOT ALLOW FOR EITHER	TOTAL
Downtown Eagle / Central Business District	55.81% 24	16.28% 7	27.91% 12	43
Downtown Neighborhood (Bull Pasture)	51.22% 21	14.63% 6	34.15% 14	41
Between U.S. Hwy 6/Eagle River and I-70 (Chambers Avenue, Nogal Road)	51.16% 22	23.26% 10	25.58% 11	43
Grand Avenue/River Corridor	52.38% 22	23.81% 10	23.81% 10	42
West Eagle	57.14% 24	19.05% 8	23.81% 10	42
In a Planned Unit Development (i.e., Eagle Ranch, The Terrace, The Bluffs, Red Mountain Ranch)	52.38% 22	16.67% 7	30.95% 13	42

Q16 Should the Town change the parking requirements for affordable housing in any of the following ways, with the goals of reducing the cost of construction and allowing more of the lot for building construction:

Answered: 45 Skipped: 1



ANSWER CHOICES	RESPONSES
Eliminate required parking for affordable housing	2.22% 1
Reduce required parking for affordable housing	13.33% 6
Reduce required parking for affordable housing but offset this with options such as credits and/or a reduced fee in-lieu that would go towards alternative parking solutions	35.56% 16
No change, require affordable housing to provide the same amount of parking as market rate housing	40.00% 18
Eliminate all parking requirements in the Town	2.22% 1
Eliminate some parking with the exception of the Broadway area	6.67% 3
Increase the amount of required parking	15.56% 7
Would you like to provide any additional information?	44.44% 20
Total Respondents: 45	

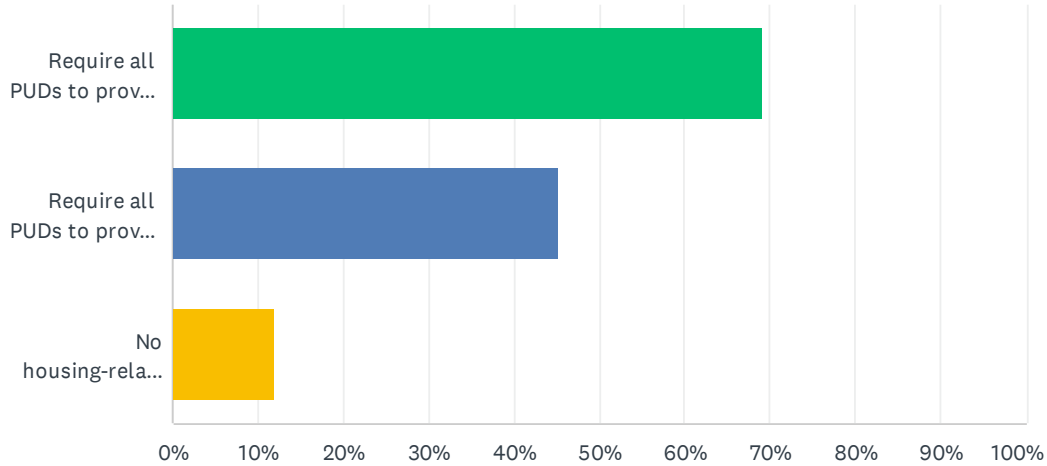
#	WOULD YOU LIKE TO PROVIDE ANY ADDITIONAL INFORMATION?	DATE
1	eliminating parking only helps the developers, tenants will have cars and will need to park them somewhere	8/9/2022 8:23 AM

Town of Eagle Housing Survey

2	Improve public transport so people don't have to have vehicles!	8/8/2022 6:05 PM
3	This is a very hard question as parking will always be an issue. Not just for cars but for the toys that we all enjoy. Snowmobiles, dirt bikes, rafts etc.	8/8/2022 10:53 AM
4	We should make sure to prioritize EV chargers in parking spaces, and codify the requirement of a certain number of them per parking spaces.	8/8/2022 9:58 AM
5	Parking is an issue already	8/7/2022 6:10 PM
6	the town has ample right of ways and on street parking in lots of areas. Off-street parking requirements are too high in many areas. We should not build our built environment around the automobile and should be flexible to allow for creative housing and parking solutions. Last mile and in-town transit are needed, and if the regional transit authority passes, this could help mitigate some of the issues with Parking.	8/5/2022 3:46 PM
7	Decision needs to be based on data. Do affordable housing units have fewer cars?	8/3/2022 12:29 PM
8	When considering lowering parking requirements, look at Nogal Road where parking requirements were met.	8/2/2022 3:31 PM
9	2 pots are no enough, in reality children grow and start driving.	7/30/2022 10:14 PM
10	While there may be some excess parking in areas, such as around town park. Residential areas generally don't have enough parking. Parking requirements for residential should either stay the same or increase.	7/30/2022 8:26 AM
11	If parking requirements for affordable housing is reduced, that the people that live there won't have anywhere to park!!	7/30/2022 12:38 AM
12	A no parking requirement is going to promote conflicts in other neighborhoods. The reality is that people will have cars and will need a place to park.	7/29/2022 5:22 PM
13	Promote walkable well designed neighborhoods for people.	7/29/2022 3:35 PM
14	Until a better regional transportation authority is approved, it is hard to do away with parking. People use cars here, they need somewhere to park.	7/29/2022 2:06 PM
15	As a property manager of long term rentals, I see parking needs are often under estimated. Do NOT decrease requirements!	7/29/2022 1:23 PM
16	Maybe try and plan multiple units around a central lot. Similar to the lot that is behind the movie theater in Eagle ranch.	7/29/2022 12:08 PM
17	Parking is becoming a huge issue because of ADUs!!!! We should assume for every 1 bedroom there will be 2 vehicles, 2 bedrooms there will be 3 vehicles! Look at Miller Ranch and look at parking at the new development at Highway 6 and Sylvan Lake Road! Remember, snow removal. When it shows, where do all these vehicles go so plowing can occur.	7/29/2022 9:37 AM
18	Minimum parking requirements are suffocating downtown.	7/29/2022 9:29 AM
19	Require EV charging & EV preferred parking spots for a percentage of parking	7/29/2022 9:25 AM
20	This has to be approached differently than anything listed	7/26/2022 6:21 PM

Q17 Should the Town make any of the following changes to Planned Unit Development (PUD) standards? (Section 4.11 of the Town’s Municipal Code)

Answered: 42 Skipped: 4

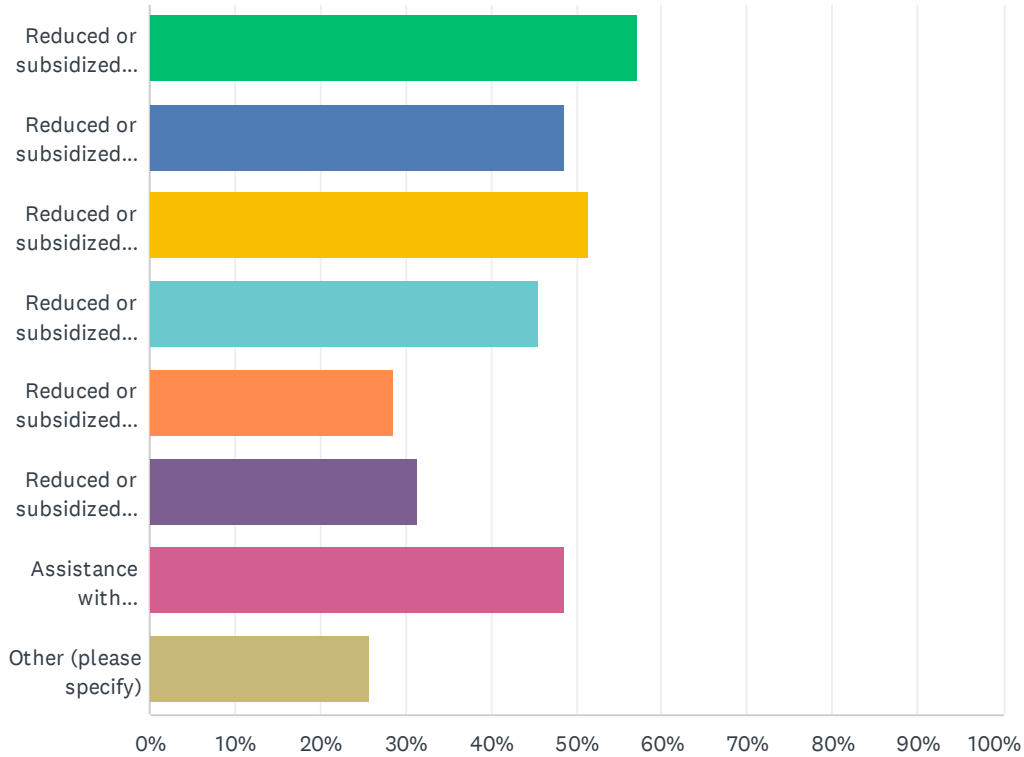


ANSWER CHOICES	RESPONSES	
Require all PUDs to provide a certain percentage of affordable housing (either for sale homes or rental units)	69.05%	29
Require all PUDs to provide a certain percentage of attached or multifamily units to increase the overall number of homes available in Eagle	45.24%	19
No housing-related changes to PUDs	11.90%	5
Total Respondents: 42		

#	WOULD YOU LIKE TO PROVIDE ANY ADDITIONAL INFORMATION?	DATE
1	PUDs should absolutely be required to provide affordable housing.	8/5/2022 3:46 PM
2	Discourage HOAs and enforce town zoning and other regs.	8/3/2022 12:29 PM
3	is this asking to raise the 10% factor for PUDs?	8/2/2022 3:31 PM
4	It is very concerning that a large neighborhood like Eagle Ranch can exist and not be subject to increases in density. All of the burden is shifted to the older areas of town with modest homes.	7/30/2022 12:38 AM
5	The LERP requirement is outdated (1998) and should be increased.	7/29/2022 5:22 PM
6	the town should require affordable housing in areas that have the services to support it	7/29/2022 3:35 PM
7	Apply to new PUDs only. Keep requirement low, and offer limited incentives.	7/29/2022 1:23 PM
8	I'm not sure on this one	7/29/2022 12:08 PM
9	We should work to dissolve the PUDs to bring them into the general town.	7/29/2022 9:29 AM
10	Require all PUDs to provide all-electric or net zero construction	7/29/2022 9:25 AM

Q18 Should the Town explore ways to help fund any of the following items for projects that include affordable housing:

Answered: 35 Skipped: 11



ANSWER CHOICES	RESPONSES	
Reduced or subsidized development application processing fees	57.14%	20
Reduced or subsidized building permit fees	48.57%	17
Reduced or subsidized water tap fees	51.43%	18
Reduced or subsidized wastewater tap fees	45.71%	16
Reduced or subsidized parking fees	28.57%	10
Reduced or subsidized impact fees (i.e., street and public safety impact fees)	31.43%	11
Assistance with infrastructure funding (roads and sidewalks, water, sanitary sewer, stormwater)	48.57%	17
Other (please specify)	25.71%	9
Total Respondents: 35		

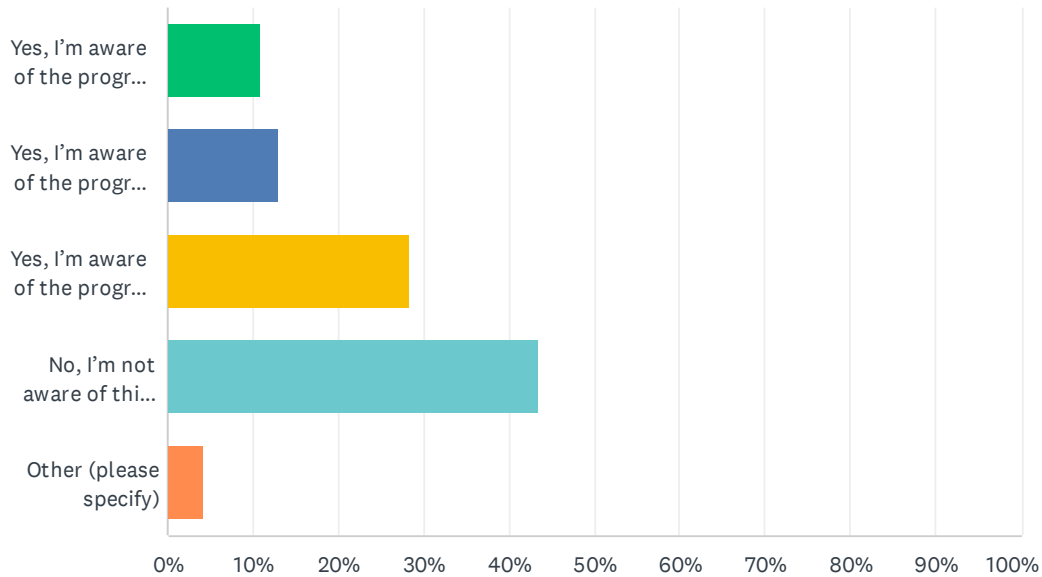
#	OTHER (PLEASE SPECIFY)	DATE
1	new development must pay their share on the increased infrastructure demand	8/9/2022 8:23 AM
2	I don't know enough about these fees	8/8/2022 10:53 AM
3	Needs to be focused on results and not just a windfall for wealthy developers.	8/3/2022 12:29 PM

Town of Eagle Housing Survey

4	provided the housing is truly affordable	8/2/2022 3:31 PM
5	The town should not reduce fees and would be wise to raise the mil levies. The town is clearly struggling to manage the budget responsibilities.	7/30/2022 12:38 AM
6	Please keep Town budget in mind.	7/29/2022 1:23 PM
7	No subsidies.	7/29/2022 9:49 AM
8	<p>Make PUDs pay their own way. Sewer, water tap and building fees have skyrocketed in the 26 years I have lived here so much that it was a factor in us not being able to build a house within town limits. Increase sales tax revenues by attracting developments like Willits and Riverwalk that provide sales tax revenue for the town, housing and a cool atmosphere to hang out. Unfortunately, Downtown Eagle and Eagle Ranch commercial has never attracted crowds. The definition of insanity = doing the same thing over and over and expecting a different result. Also, I know two restaurants that have or are trying to open in the town and facing an absurd water / sewer tap fee! That drives business out. In order to attract business, the town will have to be business friendly. I am routinely told the town is terrible to work with and fees are extremely high and uninviting.</p>	7/29/2022 9:37 AM
9	But only for the actual affordable units. Nothing for free market	7/26/2022 6:21 PM

Q19 Are you aware of the Town’s existing Local Employee Residency Program (LERP) that is designed to increase the supply of affordable housing for those who live and/or work in Eagle? (Section 4.04.110 of the Town’s Municipal Code)

Answered: 46 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes, I'm aware of the program and think it is effective	10.87%	5
Yes, I'm aware of the program and do not think it is effective	13.04%	6
Yes, I'm aware of the program but don't have an opinion about its effectiveness	28.26%	13
No, I'm not aware of this program	43.48%	20
Other (please specify)	4.35%	2
TOTAL		46

#	OTHER (PLEASE SPECIFY)	DATE
1	Developers have found clever ways around this requirement.	7/30/2022 12:38 AM
2	The LERP is currently 10% and should be increased.	7/29/2022 5:22 PM

Q20 To you, what are the most important housing priorities for the Town of Eagle?

Answered: 32 Skipped: 14

#	RESPONSES	DATE
1	Housing for people who live and work in Eagle County. If Employers cannot hire employees because they can't find housing, then we should eliminate short term rentals or drastically reduce them and I am not referring to rentals of 6 months or more, but vacation rentals.	8/9/2022 4:25 PM
2	don't change whats working on the notion that we have an affordable housing crisis	8/9/2022 8:23 AM
3	Keeping housing for the people who live and work within the community.	8/8/2022 6:05 PM
4	I would like to see the town offer and publicize incentives to improve sustainability, like planting trees, putting in solar panels, insulating, reducing energy costs, etc. and make Eagle a model of sustainable living!	8/8/2022 12:02 PM
5	Managed growth. Traffic. Ensure parking availability in commercial areas for the economic vitality of businesses.	8/8/2022 10:55 AM
6	Affordable housing, increased multimodal transportation connection (walkways, bikeways, etc. to increase interconnectivity of Town), and sustainability.	8/8/2022 9:58 AM
7	Smart growth. It's a total mess	8/7/2022 6:10 PM
8	Providing local employees and residents opportunities to compete against investors and second home owners. We would love to buy, but cannot compete when prices are so high. In addition, restrictions on short term rentals are needed. Many are being displaced from rentals so that the homeowner can do short term rentals, increasing rent for all and limiting options.	8/6/2022 11:15 PM
9	To provide affordable housing for those that work in eagle county or the surrounding counties. Need to make sure the neighborhoods don't become condensed and overcrowded while providing new areas of housing	8/6/2022 11:24 AM
10	More variety and pricepoints are badly needed. Grand Avenue Corridor, Arterials (Brush Creek Road Extension/Capitol Street) and traffic is already becoming an issue and needs to be addressed proactively by the town if housing development standards are relaxed. There is far too much traffic coming from Gypsum, roundabouts suck because they don't allow for traffic breaks, and school drop off times create huge peak traffic issues that could be addressed with some flexibility creative planning. Stop sign or signal is warranted at Eagle Ranch Road/Sylvan Lake Road.	8/5/2022 3:46 PM
11	Have affordable options especially for Fire, Ambulance, public safety, teachers, hourly health care employees to be able to continue to live and work in Eagle.	8/4/2022 10:26 AM
12	smart growth at higher densities. Housing must include appropriate gear, camper, toy storage. All development should receive appropriate review by the town. The town should require and take ownership of amenities such as bike paths and open space. No HOAs and no unprofessional HOA board members (with appropriate enforcement of town zoning and other regs)!	8/3/2022 12:29 PM
13	We need more affordable housing, especially in new developments. Increasing density in existing developed areas is more difficult.	8/2/2022 3:31 PM
14	Preserve our neighborhood in old Eagle. No change in zoning to increase density, please.	7/31/2022 6:42 PM
15	Affordable housing ,	7/30/2022 10:14 PM
16	Let infrastructure catch up to already approved developments, I.e. traffic LOS, adequate parking in housing developments & in commercial areas, better postal facilities, etc	7/30/2022 1:32 PM
17	More affordable housing of all types is needed.	7/30/2022 8:26 AM

Town of Eagle Housing Survey

18	More affordable housing and rentals large enough for a family of 4.	7/30/2022 12:38 AM
19	Diversifying the types of housing available in Eagle so that there are housing options for everyone. Eliminating unnecessary red tape and public processes to allow for more housing to be brought to market sooner. Reducing fees and regulatory burdens (ex. antiquated parking requirements) that the town imposes on new housing projects.	7/29/2022 8:09 PM
20	A good healthy mix of housing types but ensuring high density housing is located in areas close to I70 to help with transportation assistance and reduce congestion in town.	7/29/2022 3:55 PM
21	The town should promote small, quality housing that is affordable to the regular people working here in the town core. Especially for sale units over rentals.	7/29/2022 3:35 PM
22	To contain growth of an overpopulated town.	7/29/2022 2:33 PM
23	Housing under \$500,000. I was a young family expected to move in here if they don't have secret secret source of income? It seems like only those with family money would be able to live in Eagle presently.	7/29/2022 2:06 PM
24	Making sure working people can find housing.	7/29/2022 1:34 PM
25	Build in. Stop new developments on open land!	7/29/2022 1:26 PM
26	To increase a mixture of 1-3 bedroom rentals, smaller efficient single family homes, duplexes and town homes. Increased density, with efficient, quality interior design so residents are happy. People need well constructed walls, floors and ceilings that shield noise from neighbors. They need nice yards, trees, gardens and community areas. They need storage, closets and parking. The new apartments in Gypsum went up super fast, accept pets and offer some garages, but I've already had former tenants asking to come back because of noise between units. Affordable should also mean comfortable.	7/29/2022 1:23 PM
27	Less big houses on the hill and more high density units. More bike/walk-ability. Stop allowing PUDs with silly HOAs that prohibit xeriscaping, make it hard to approve/build ADUs and or add parking for ADUs when enough parking was not built in the first place. HOAs should not be allowed to create rules or get in the way of the direction the town needs to go (higher density, more character, more diversity, better carless infrastructure, less empty commercial buildings, etc).	7/29/2022 12:08 PM
28	The marketplace will provide the answers for housing. "Affordable" is often used but really often means one group of citizens is paying for another group's housing. Employers should pay employees more so that the individuals can decide what kind of housing they can afford.	7/29/2022 9:49 AM
29	I love living in a single-family home - it is what almost every family wants! That being said, they require more land per bed and the cost of construction is very prohibitive. For the immediate future, I would suggest the town looks to attract duplexes, four-plexes and townhomes to give locals - especially teachers, emergency services and essential workers a place to live. Long-term goal should be 3 - 4 bedroom single family home less than 2500 square feet. Aden's Meadow, Brush Creek Townhomes and Founders Condos are all great examples of these types of developments that provide community space for families and pets. I think the Brush Creek Townhomes have been	7/29/2022 9:37 AM
30	Bring more dense housing in towards downtown.	7/29/2022 9:29 AM
31	Affordable housing, accessible transportation (utilizing new routes & access with RTA), net zero & all-electric housing to reduce long-term homeowner costs & support ToE's net zero goals, provide mixed-use developments such as Willits in Basalt, provide mixed-type PUDs like Miller Ranch	7/29/2022 9:25 AM
32	None of us have staff and lose more by the day. It's crazy that every town in our valley is now more affordable to live. Don't know if there's any actual staff at the town to even read this....	7/26/2022 6:21 PM