Town Council
WORK SESSION
Tuesday, September 6, 2022
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO

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

WORK SESSION ACCESS INFORMATION AND PUBLIC PARTICIPATION *This will be an in-person work session. Work sessions of the Town Council are not meetings requiring public comment. The public is allowed to attend, however, public comment will not be scheduled and will only be taken at the discretion of the Mayor. The Council shall take no final or official action, vote, nor make any motions.*

1. Microsoft Teams meeting

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PRESENTATION - 4:00 PM - 5:45 PM

1. EPS: Affordable Housing Strategies and Recommendations Workshop

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

Jenny Rakow, CMC
Town Clerk

PUBLIC WIFI – Eagle Guest

To: Mayor Turnipseed and Town Council

From: Community Development Department

Date: September 6, 2022

Agenda Item: Affordable Housing Strategies and Recommendation Work Session with Economic Planning Systems (EPS)

REQUEST:
For Town Council to discuss the findings from the Comprehensive Affordable Housing Assessment (CAHA) and consider strategies and recommendations to encourage or require affordable housing within the Town.

INTRODUCTION:
During the August 9, 2022, Town Council meeting, EPS presented their initial findings for housing and demographic data in the community. The PowerPoint presentation from this meeting can be accessed through this LINK. For tonight's discussion, EPS has provided slides that delve deeper into in-commuting patterns and scenarios for affordable housing targets. With the guidance of Town Council, EPS and staff are hoping to leave the work session with 1) a definition of affordable housing, 2) housing targets – how many units do we need to address the community needs, and 3) affordable housing strategies to include in EPS's final report.

ANALYSIS:
Not applicable.

COMMUNITY INPUT:
Clarion and staff held various outreach events through the month of August including:

- *Coffee & A Convo* with staff the first four Wednesdays of the month
- BBQ at the Eagle Sports Complex
- ShowDown Town tent with the mayor
- Second Friday ARTwalk
- Online survey (available in both English & Spanish) and interactive sticker boards at all the events. Boards were also available at Town Hall throughout the month of August.

The survey and a summary of August's outreach results are available as attachments.

BUDGET / STAFF IMPACT:
Not applicable.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:
This work aligns with the Strategic Plan's goal to develop a strategy for housing.

RECOMMENDED ACTION OR PROPOSED MOTION:
No action or motion needed. Town Council feedback from this work session will be incorporated into the final report that is being prepared by EPS.

ATTACHMENTS:

- Affordable Housing Workshop Slides from EPS
- Housing Survey and Outreach Summary

AFFORDABLE HOUSING WORKSHOP

Town of Eagle

OVERVIEW

- What is affordable housing in Eagle?
- Review Summary of Findings
- Housing Targets
  - Policy Goals
  - Commuting Patterns & Characteristics
  - Cost Burdened Households
  - Catch Up and Keep Up
- Affordable Housing Strategies
  - Framework for Evaluation
  - Funding Strategies
  - Project Strategies
  - Policy Strategies
- Next Steps

PROPOSED AFFORDABLE HOUSING DEFINITION

- The Town of Eagle is committed to increasing the supply of affordable housing in the community to expand the **economic vitality** that is derived from having a **range of housing types, costs, and household incomes**. In addition, Eagle will benefit with an enhanced **community vibrancy** generated by the inclusion of inventory for housing the **local workforce** that earns **120 percent of the Area Median Income or less** (in 2022 $90,000 for a 3-person household).

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)

Housing Targets

POLICY GOALS FRAMEWORK

"Catch Up"

- Catch up addresses improving **existing** affordability conditions and jobs access in Eagle
- Policy Goal Inputs
  - % of cost burdened HHs
  - % of in-commuters
- What portion of cost burdened households can be supported? At what AMI levels?
  - Currently **26% of households at 120% AMI** or less are cost burdened
- How much should in-commuting be reduced from the current 84 percent to accommodate the local workforce?

"Keep Up"

- Keep up estimates the amount of housing that will be needed in the **future** to maintain housing demand generated by employment growth in Eagle
- Policy Goal Inputs
  - % of in-commuters
- 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 having to in-commute?

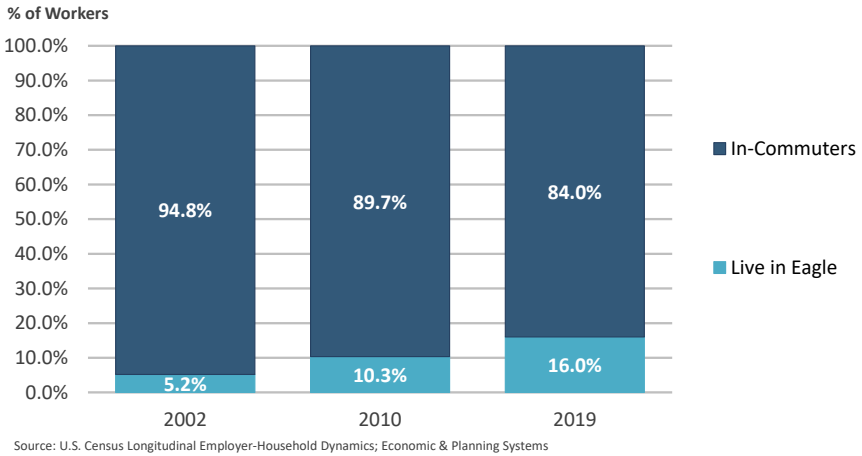
Calibration

- Geography and Time

EAGLE COMMUTING PATTERNS

2002-2019

IN-COMMUTING



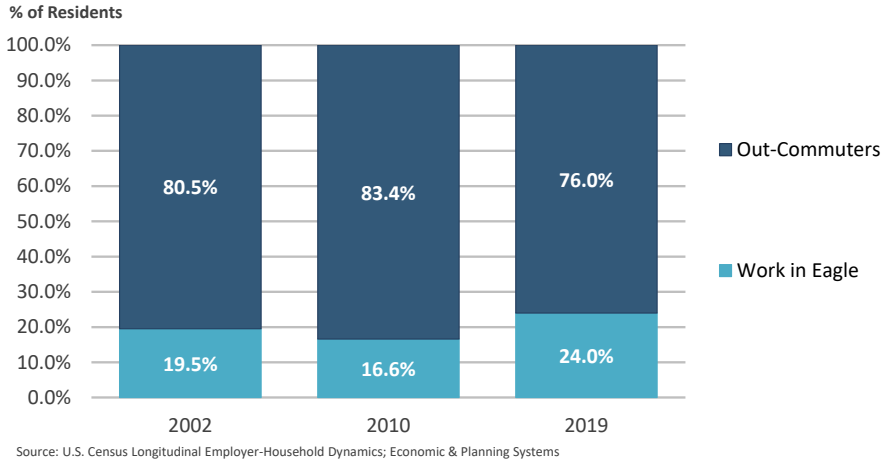
Source: U.S. Census Longitudinal Employer-Household Dynamics; Economic & Planning Systems

- 56% of in-commuters live in Eagle County
- 44% of in-commuters travel from other counties including –
  - 9% from Garfield County
  - 3% from Mesa County
  - 2% from Jefferson County
  - 2% from Denver County
  - 2% from Arapahoe County
- Note that the base is the total number of Eagle *employees*

EAGLE COMMUTING PATTERNS

2002-2019

OUT-COMMUTING

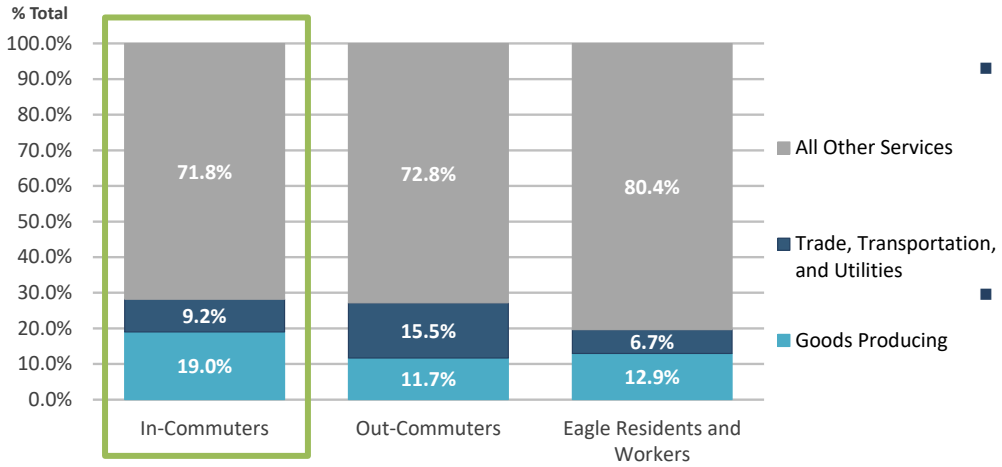


Source: U.S. Census Longitudinal Employer-Household Dynamics; Economic & Planning Systems

- 71% of out-commuters work in Eagle County
- 29% of out-commuters work in other counties including -
  - 5% to Denver County
  - 4% to Summit County
  - 2% to Garfield County
  - 2% to Jefferson County
  - 2% to Pitkin County
- Note that the base is the total number of Eagle *residents*

COMMUTING BY INDUSTRY

2019

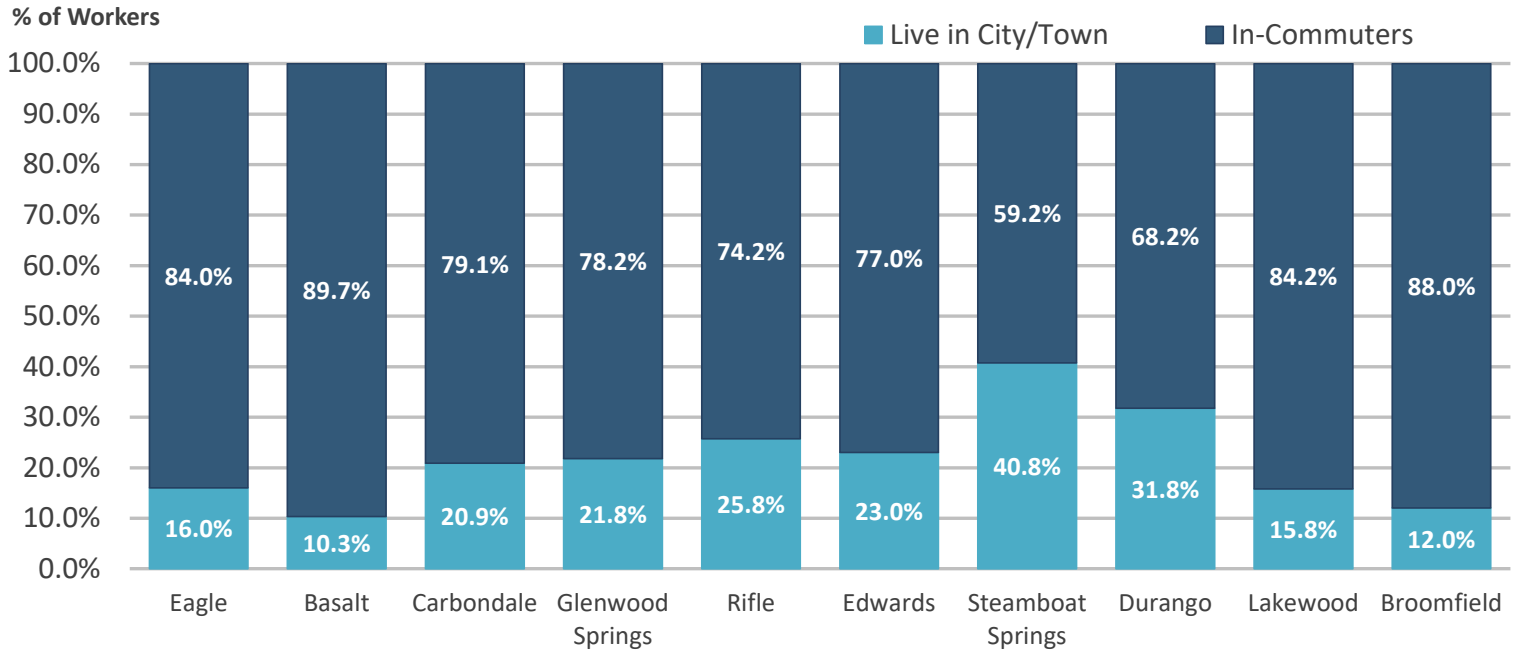


Source: U.S. Census Longitudinal Employer-Household Dynamics; Economic & Planning Systems

- Goods Producing Industries – 19%
  - **Construction – 18%**
  - Manufacturing – 1%
  - Ag./Forestry – 0%
  - Mining – 0%
- Trade, Transportation, & Utilities – 9%
  - **Retail Trade – 6%**
  - Wholesale Trade – 2%
  - Transportation and Warehousing – 1%
  - Utilities – 0%
- All Other Services Industries – 72%
  - **Education – 22%**
  - **Public Admin. – 14%**
  - **Hotel/Rest. – 8%**
  - **Prof. & Tech. Services – 6%**
  - **Health Care – 6%**
  - Admin./Waste Mgmt. – 5%
  - Arts/Rec. – 3%
  - Other – 3%
  - Finance – 2%
  - Real Estate – 2%
  - Information – 1%
  - Management – 0%

IN-COMMUTING BY COMMUNITY

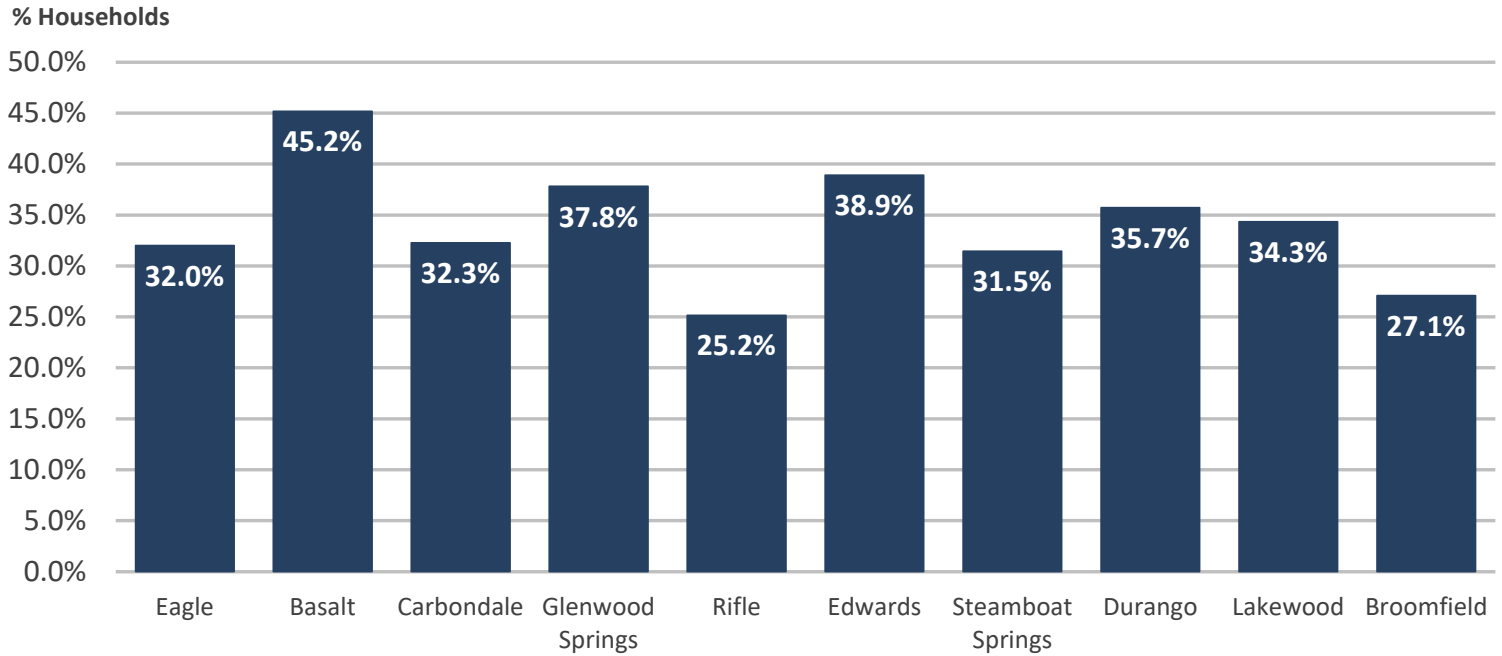
2019



Source: LEHD; Economic & Planning Systems

COST BURDENED HOUSEHOLDS

2019



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

HOUSING TARGETS

2022-2040

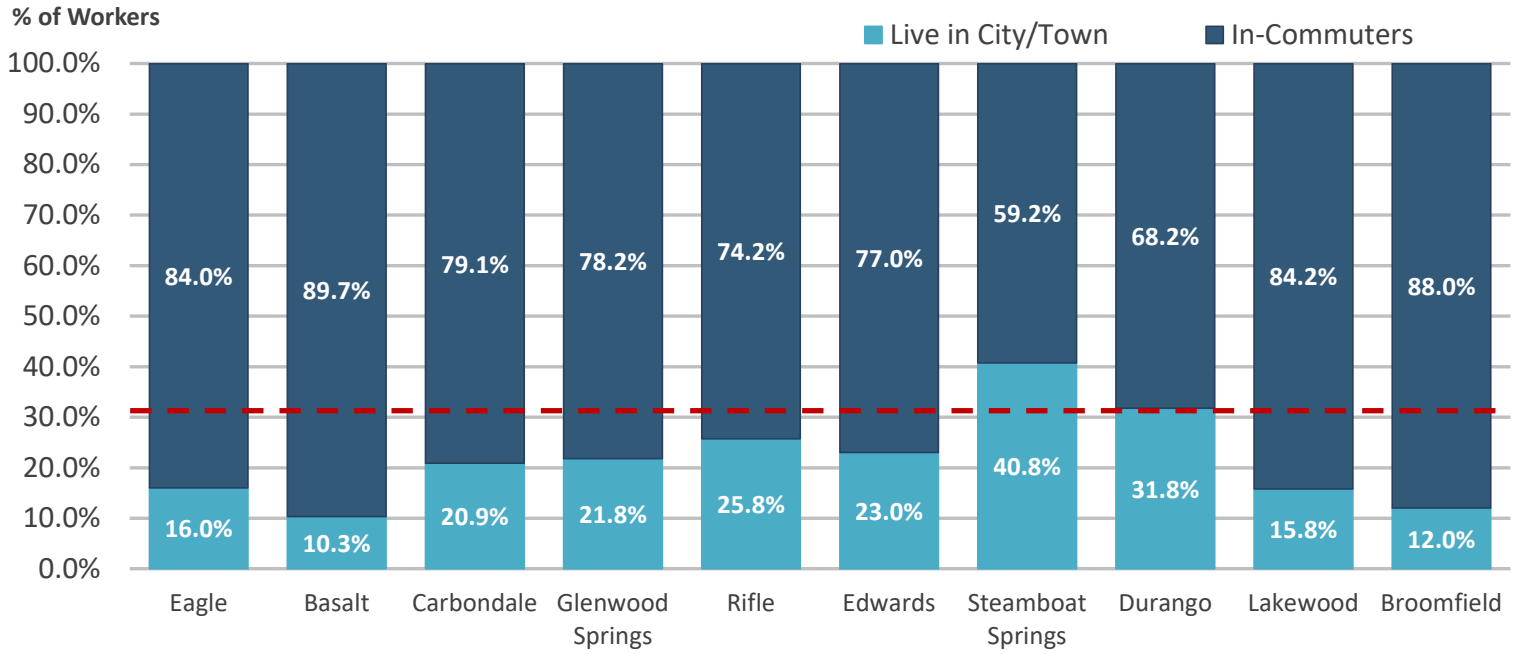
- Driving assumptions and policy goals-
  - Workers to house locally
  - Cost burdened households
- Low Scenario – 683 units
  - Average 38 units per year
- High Scenario – 1,697 units
  - Average 94 units per year

Description	Catch Up	Keep Up	Total	%Total
Low Scenario				
Assumptions				
Jobs per Employee	---	1.2		
Jobs per Household	1.7	1.7		
% of Workers to House Locally	25%	25%		
% of Cost Burdened HHs to Support	50%	---		
Need by AMI				
Less than 30% AMI	41	12	53	7.7%
30% to 60% AMI	160	47	207	30.3%
60% to 80% AMI	46	66	112	16.4%
80% to 100% AMI	77	84	161	23.6%
100% to 120% AMI	108	42	150	21.9%
Total	**432**	**252**	**683**	**100.0%**
High Scenario				
Assumptions				
Jobs per Employee	---	1.2		
Jobs per Household	1.7	1.7		
% of Workers to House Locally	50%	50%		
% of Cost Burdened HHs to Support	100%	---		
Need by AMI				
Less than 30% AMI	82	24	106	6.2%
30% to 60% AMI	320	95	414	24.4%
60% to 80% AMI	126	132	258	15.2%
80% to 100% AMI	266	169	434	25.6%
100% to 120% AMI	401	84	485	28.6%
Total	**1,193**	**504**	**1,697**	**100.0%**

Source: Economic & Planning Systems

IN-COMMUTING BY COMMUNITY

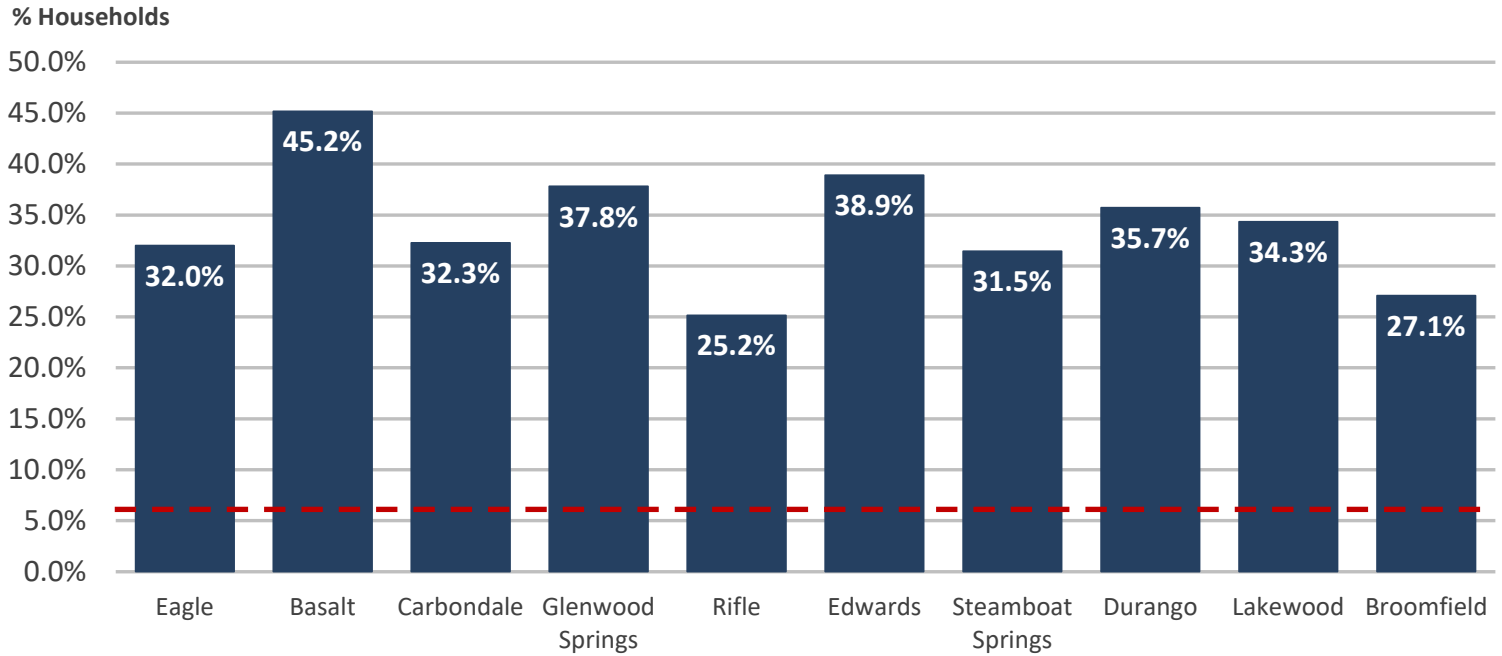
2019



Source: LEHD; Economic & Planning Systems

COST BURDENED HOUSEHOLDS

2019



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

RECOMMENDED HOUSING TARGET

2022-2040

- Mid Scenario with realistic policy goals that motivate affordable housing strategies
- Double portion of workers who live in Eagle from 16% to 32%
- Reduce number of cost burdened households by 75%
- **Housing target of 1,021 units**
  - **Average 57 units per year**

Description	Catch Up	Keep Up	Total	% Total
Assumptions				
Jobs per Employee	---	1.2		
Jobs per Household	1.7	1.7		
% of Workers to House Locally	32%	32%		
% of Cost Burdened HHs to Support	75%	---		
Need by AMI				
Less than 30% AMI	61	15	77	7.5%
30% to 60% AMI	240	61	300	29.4%
60% to 80% AMI	74	85	159	15.6%
80% to 100% AMI	133	108	241	23.6%
100% to 120% AMI	191	54	244	23.9%
Total	**699**	**322**	**1,021**	**100.0%**

Source: Economic & Planning Systems

Affordable Housing Strategies

AFFORDABLE HOUSING STRATEGY FRAMEWORK

Funding

- What programs can be implemented to provide revenue streams for affordable housing programs and projects?
  - Residential Linkage Fee
  - Comm./Ind. Linkage Fee
  - Short Term Rental Fee or Tax

Policy

- What policy can best serve Eagle to achieve its affordable housing goals?
  - Fee Waivers/Deferrals
  - Inclusionary Zoning/LERP
  - Increase Density in Single Family Zone Districts
  - Density Bonus

Projects

- What programs will be the most effective for Eagle to support projects and increase the affordable inventory?
  - Rental Assistance
  - Down Payment Assistance
  - Community Land Trust
  - Land Bank
  - Gap Financing
  - Grants (DOLA)

RESIDENTIAL AND COMM./IND. LINKAGE/MITIGATION FEES

- A fee levied per square foot of new development
- Fee applied at time of permit capturing all previously entitled projects
- Requires a nexus study that shows the linkage of new development impacts to demand for housing
- Revenue can be used to fund affordable housing programs and projects
- Would replace inclusionary housing

- Mountain Village
  - Adopted in 2022
  - Calculated based on employee generation per square foot of new development
  - Varies based on if the development is located in town, out of town, or fee in lieu
  - Option to either build units or pay fee in lieu
- Other communities include Telluride, Aspen, and under review in Vail

SHORT TERM RENTAL (STR) FEE OR TAX

- Different communities have considered a fee or tax on short term rentals
- Fee – requires a nexus study that supports the impacts of STRs on the availability of affordable housing
- Tax – requires an election (no nexus study required)
- Annual revenue stream that must be used to fund affordable housing programs and projects
- Also, communities are placing a cap on STR activity which could be an important housing policy action for Eagle
- About 36 STRs in Eagle

- Breckenridge, CO
  - Short term rental fee of $400 per bedroom per year
  - Revenue used to support workforce housing policies and programs including –
    - Buy downs
    - Lease to locals
    - Acquisition of deed restricted units
    - Construction of new units
- Avon, CO
  - 2% Short Term Rental Tax for Community Housing
  - Applied to the price paid for the rental accommodations (in addition to sales and lodging taxes)
  - Projected to generate $1.5 million for Avon's Community Housing Fund

FEE WAIVERS OR DEFERRALS

- Fee Waiver – waiver of development fees such as impact fees, water/sewer tap fees, building permit, etc.
- General fund or other source is needed to cover cost of impact fees waived
- Eagle currently offers a 50% reduction in water tap fees for deed restricted affordable housing or local employee residence per unit
- Examples –
  - Breckenridge
  - Crested Butte
- Fee Deferral – development fees are deferred until specific point in development process, usually when CO issued
- Town still receives revenue and the risk for the developer is lessened by delaying the payment of fees

INCLUSIONARY HOUSING/LERP

- Existing programs in Eagle and Eagle Ranch
  - 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
- About 102 deed-restricted units in Eagle
- Potential Updates –
  - Priority given to local employees at lower AMI levels or specific employment groups, such as teachers, police, local government employees, etc.
  - Explicitly identify guidelines for rental units and tie to an AMI cap

INCREASE DENSITY IN SINGLE FAMILY ZONE DISTRICTS

- Expand uses in lower density residential zone districts to allow two-family dwelling units and/or multiple family dwelling units as a use by right
- Clarion is looking into this as part of the land use code update
  - Will need to align with building code regulations and requirements

- Accessory Dwelling Units (ADUs)
  - Successful implementation in Eagle
    - About 192 ADUs
  - Currently permitted in any residential district
  - 1 ADU allowed per lot with a single family unit
  - Requires a separate entrance
  - Owners must occupy at least one unit on the premises as a full-time resident
  - ADU can not exceed 850 sq. ft. of living space
- Aid for ADUs – Eagle County
  - Loan program to support the creation of new units that rent at 100% AMI rent limit or less
  - Loans for up to $100,000 for the construction or conversion of an existing space into an ADU

DENSITY BONUS

- Increased permitted density (height) based on inclusion of affordable units
  - Tie to existing LERP program
- Current height limit is 3-stories
  - Is there support to increase this to 5-stories if % of units are affordable?
- Would need to align with land use code update
  - Additional height must be earned
  - A modification that the Town should consider is to link height limit allowances to deed restrictions and link land use policy more directly to desired outcomes

EAGLE COUNTY DOWN PAYMENT & RENTAL ASSISTANCE

Down Payment Assistance

- Town offers up to $40,000 for town employees
- Eagle County Loan Fund
  - 160% AMI or less
  - No income limit for purchasers of deed restricted housing
  - Can be used for down payment, closing costs, and prepaid expenses
  - Limit to 5% of purchase price with maximum purchase price of $850,000
- Locals First Program – Eagle County
  - A cash buy program for local residents in exchange for a price capped deed restriction placed on property
- Good Deeds Program – Eagle County
  - County makes contribution towards purchase price in exchange for deed restriction

Rental Assistance

- Rent for Locals Program – Eagle County
  - Assist qualified local renters with the first month's or first and last month's rent payment to property owner
  - Positions renters in a more attractive and competitive position in the rental market
  - Must be full-time, year-round residents
  - 120% AMI or less only repay last month's rent
  - 120% AMI or more repay both first and last month's rent
  - Revolving program fund of $125,000

COMMUNITY LAND TRUST AND LAND BANK

Community Land Trust

- Land is held in perpetuity and allows the affordability of homes to be maintained over time
- Can be merged with land banking and other programs to acquire and develop land for housing
- Chaffee Housing Trust – Chaffee County
  - Established in 2007
  - Local nonprofit to develop homeownership and rental opportunities for lower income workers and residents
  - Successfully completed developments in Salida and Buena Vista

Land Bank

- Purchasing and holding of land for future affordable housing developments
- Breckenridge
  - Town owns land and either acts as developer or works with a private developer (P3) to develop affordable housing developments
  - Block 11 is currently under construction and will include 27 deed restricted units

GAP FINANCING & GRANTS

- Town can use revenue from affordable housing funding programs and policies (linkage fee, STR fee/tax) to provide gap financing for new affordable housing projects
- Establish public private partnerships (P3) with developers to provide project gap financing for additional affordability requirements, such as more affordable units or units affordable to lower AMI levels

DOLA Grants

- Affordable Housing Development Incentives Grant Program (HB21-1271)
  - $40M total funds; awards capped at $3M
  - Require 25% local match
- Revolving Loan Fund Invest Affordable Housing (SB22-159)
  - $150M
- State Grants Investments Local Affordable Housing (HB22-1304)
  - $138M

DISCUSSION & NEXT STEPS

Progress

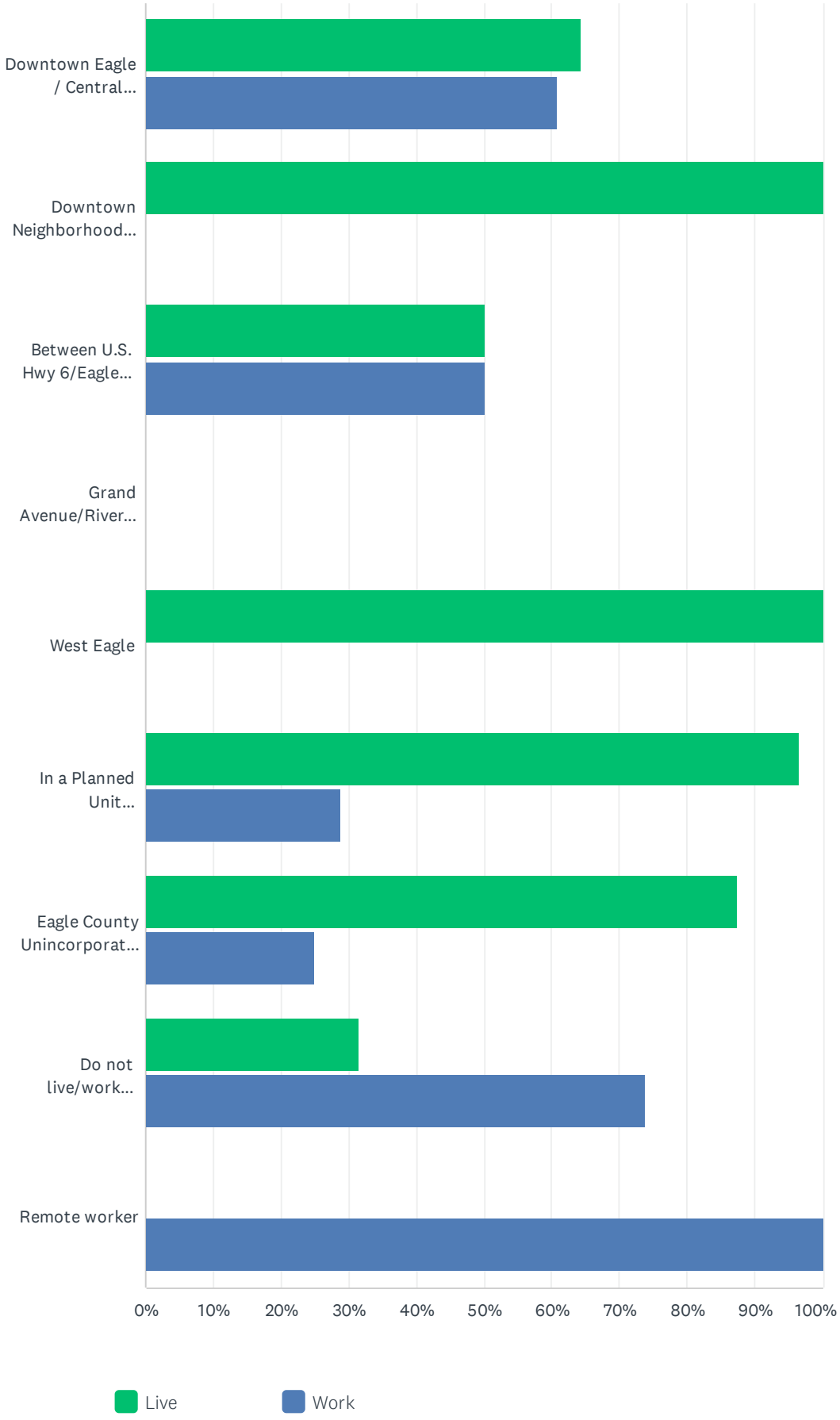
- Identified the housing need in Eagle
- Established housing targets
- Providing toolkit of actions for future implementation –
  - Funding
  - Policy
  - Projects

Next Steps

- Review options for the housing tool kit. Factors to address:
  - Integrate proposed code changes recommended by Clarion
  - Address the adequacy of County programs for Eagle residents
  - Incorporate Council direction and provide a Tiered recommendation of actions
- Draft report September/October

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

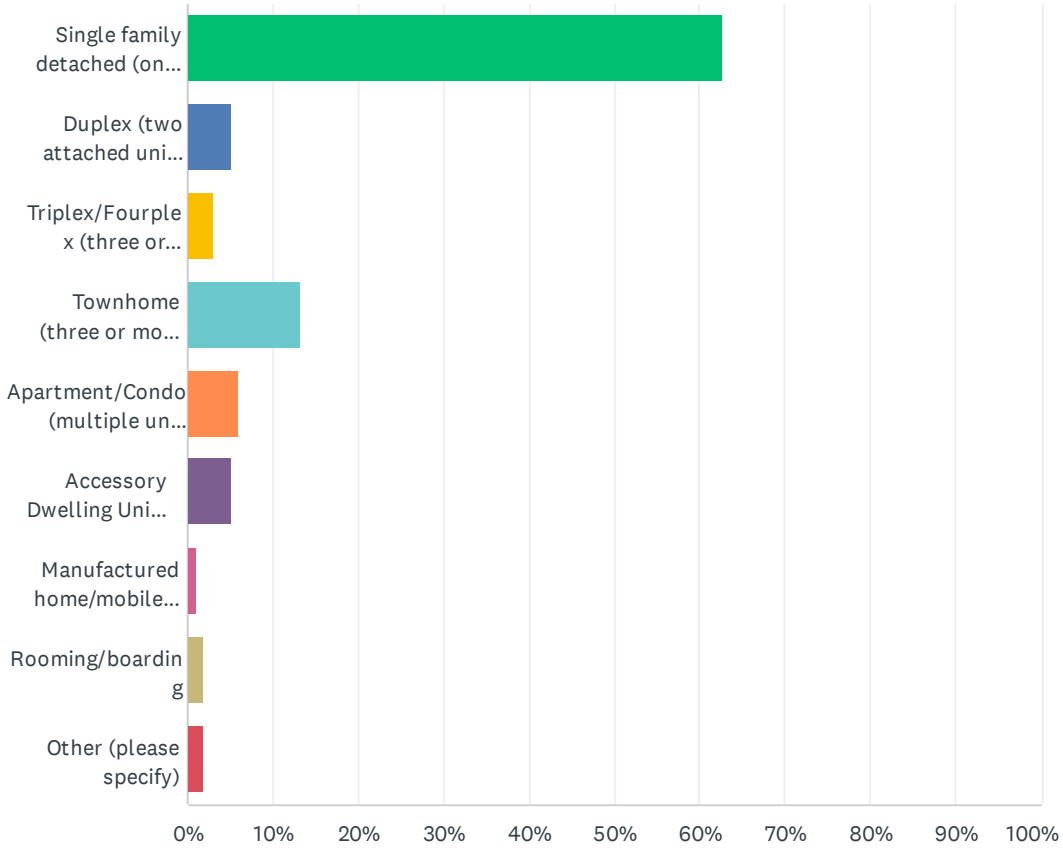
Answered: 99 Skipped: 1


Downtown Eagle / Central...
Downtown Neighborhood...
Between U.S. Hwy 6/Eagle...
Grand Avenue/River...
West Eagle
In a Planned Unit...
Eagle County Unincorporat...
Do not live/work...
Remote worker
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Live
Work

	LIVE	WORK	TOTAL RESPONDENTS
Downtown Eagle / Central Business District	64.29% 18	60.71% 17	28
Downtown Neighborhood (Bull Pasture)	100.00% 8	0.00% 0	8
Between U.S. Hwy 6/Eagle River and I-70 (Chambers Avenue, Nogal Road)	50.00% 3	50.00% 3	6
Grand Avenue/River Corridor	0.00% 0	0.00% 0	0
West Eagle	100.00% 3	0.00% 0	3
In a Planned Unit Development (i.e., Eagle Ranch, The Terrace, The Bluffs, Red Mountain Ranch)	96.61% 57	28.81% 17	59
Eagle County Unincorporated (Eby Creek Mesa, Kaibab, Brush Creek Road)	87.50% 7	25.00% 2	8
Do not live/work within the Town boundaries	31.58% 6	73.68% 14	19
Remote worker	0.00% 0	100.00% 13	13

Q2 What type of housing do you currently live in?

Answered: 99 Skipped: 1



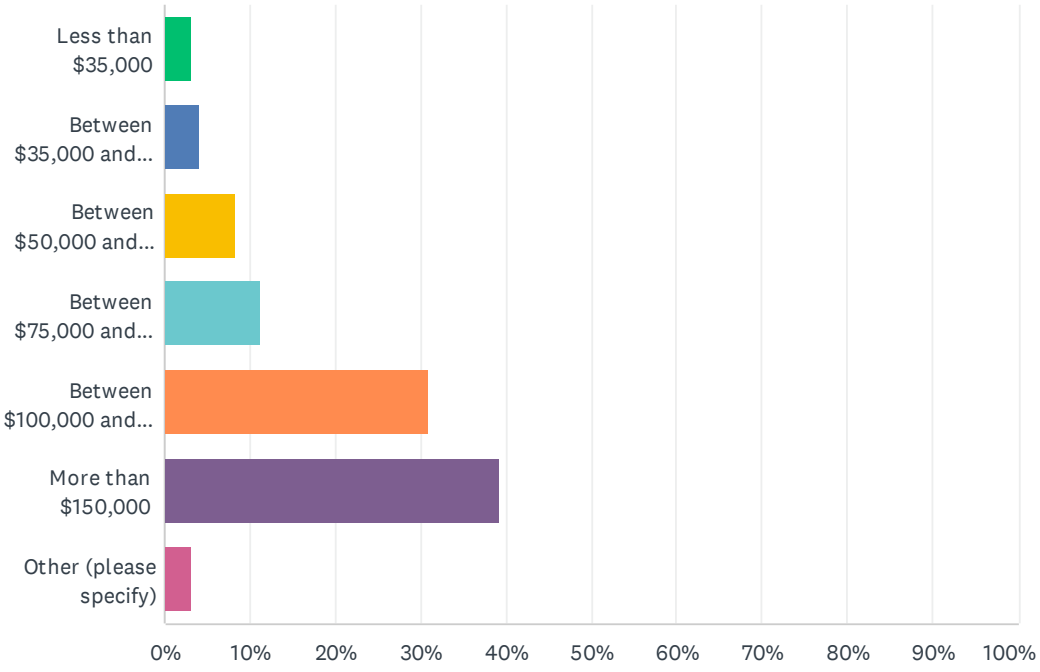
ANSWER CHOICES	RESPONSES	
Single family detached (one unit on a lot, not attached to other units except an ADU)	62.63%	62
Duplex (two attached units)	5.05%	5
Triplex/Fourplex (three or four attached units)	3.03%	3
Townhome (three or more attached units in a row)	13.13%	13
Apartment/Condo (multiple units in a single building)	6.06%	6
Accessory Dwelling Unit (ADU)(granny flat)	5.05%	5
Manufactured home/mobile home/RV/Van	1.01%	1
Rooming/boarding	2.02%	2
Other (please specify)	2.02%	2
TOTAL		99

#	OTHER (PLEASE SPECIFY)	DATE
1	Agricultural parcel	8/25/2022 9:29 PM

2	Lock off basement	8/6/2022 11:15 PM

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

Answered: 97 Skipped: 3

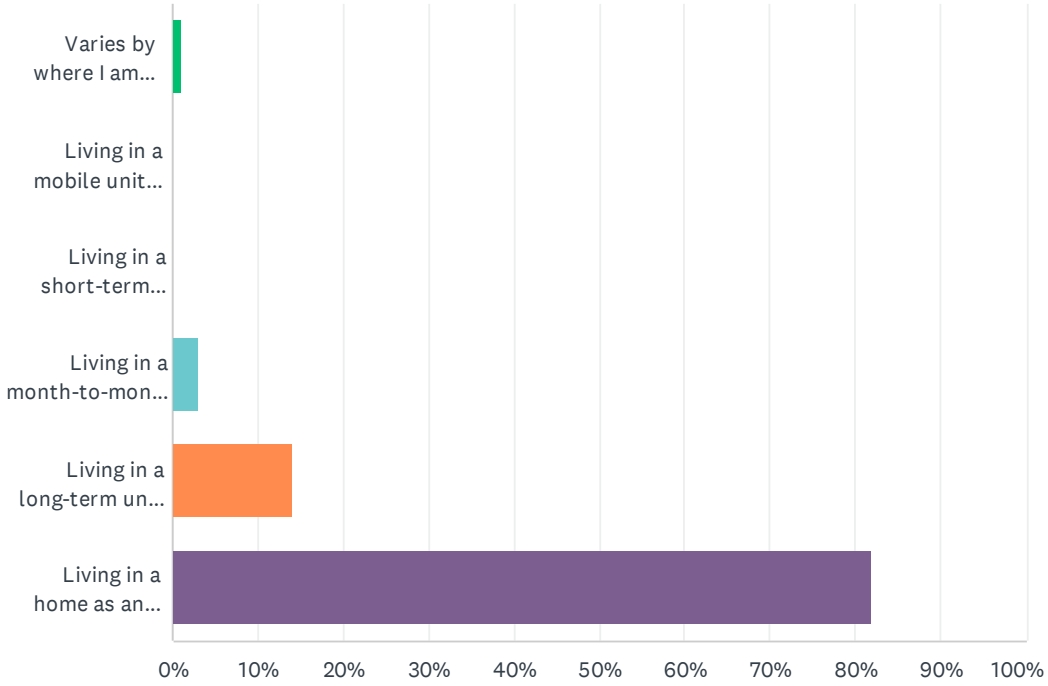


ANSWER CHOICES	RESPONSES	
Less than $35,000	3.09%	3
Between $35,000 and $50,000	4.12%	4
Between $50,000 and $75,000	8.25%	8
Between $75,000 and $100,000	11.34%	11
Between $100,000 and $150,000	30.93%	30
More than $150,000	39.18%	38
Other (please specify)	3.09%	3
TOTAL		97

#	OTHER (PLEASE SPECIFY)	DATE
1	Choose not to specify	8/31/2022 5:48 PM
2	Unsure of other tenants income	8/1/2022 9:50 AM
3	Prefer not to answer.	7/29/2022 9:49 AM

Q4 How do you pay for your home?

Answered: 99 Skipped: 1

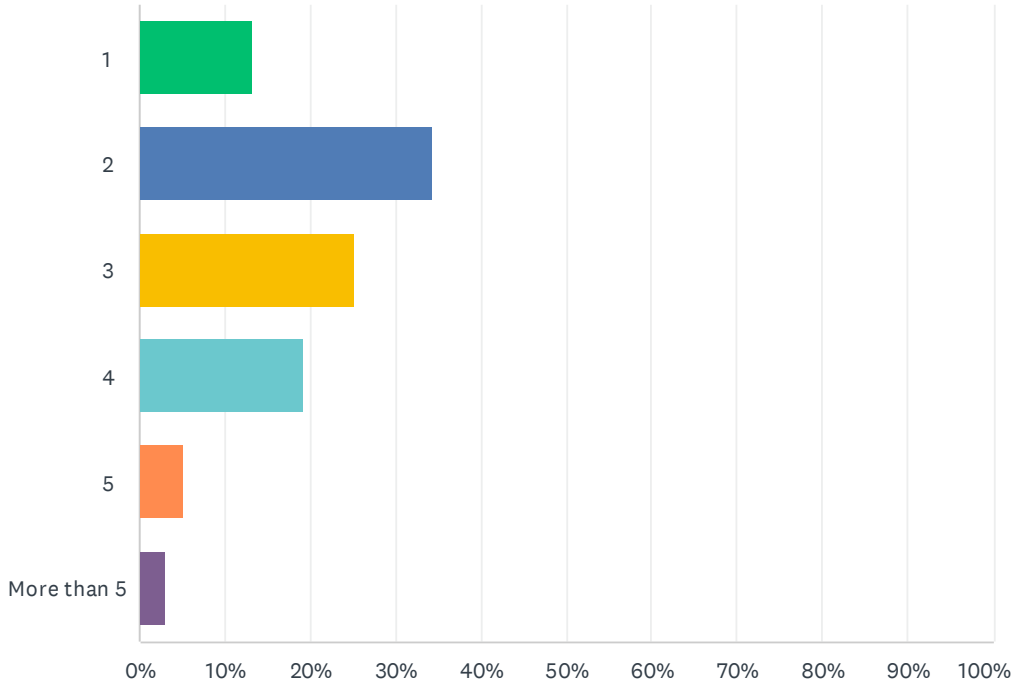


ANSWER CHOICES	RESPONSES	
Varies by where I am staying, do not have a consistent home	1.01%	1
Living in a mobile unit (RV, van), pay as needed to stay in campground or other site	0.00%	0
Living in a short-term rental, pay by the night	0.00%	0
Living in a month-to-month unit, pay rent by the month	3.03%	3
Living in a long-term unit, pay rent by the month with a lease	14.14%	14
Living in a home as an owner, with or without a mortgage	81.82%	81
TOTAL		99

#	WOULD YOU LIKE TO PROVIDE ANY ADDITIONAL INFORMATION?	DATE
1	Years and years of work in order to own a home	8/31/2022 5:48 PM
2	My home is deed restricted.	8/19/2022 10:34 AM
3	Eagle Needs Section 8 Complex or Eagle County Needs More Housing Vouchers maybe 200 more.	8/16/2022 9:48 PM
4	We have a mortgage payment monthly and both of us work to pay these expenses	8/15/2022 11:06 AM
5	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: 99 Skipped: 1



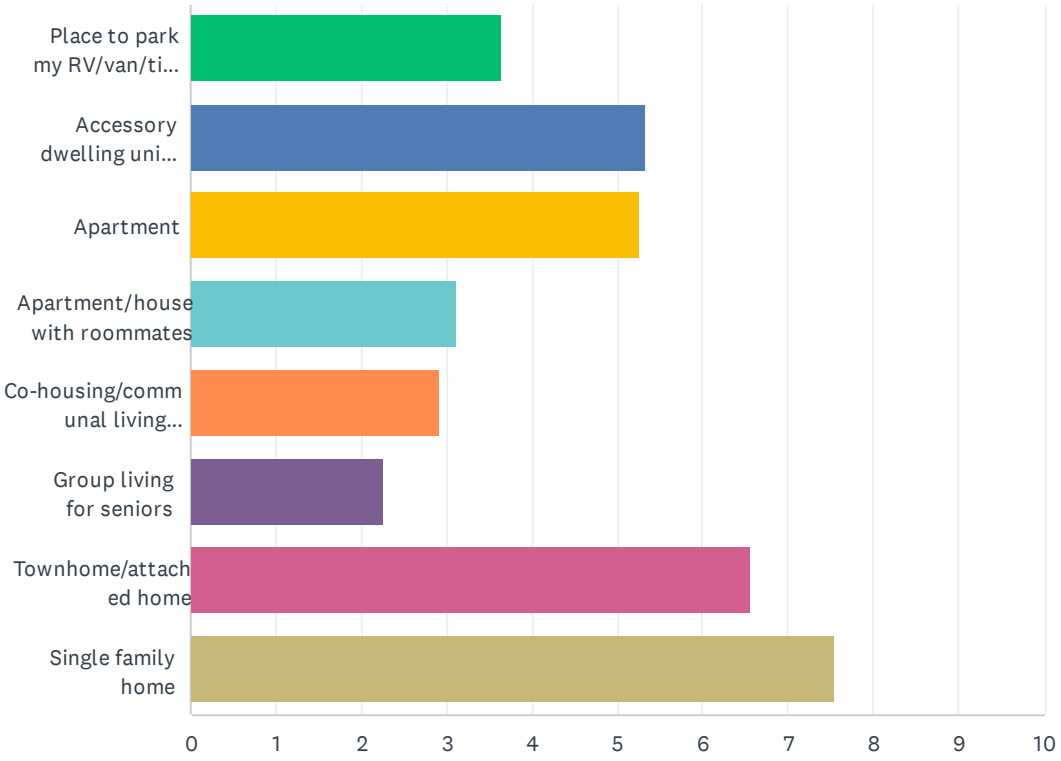
ANSWER CHOICES	RESPONSES	
1	13.13%	13
2	34.34%	34
3	25.25%	25
4	19.19%	19
5	5.05%	5
More than 5	3.03%	3
TOTAL		99

#	WOULD YOU LIKE TO PROVIDE ANY ADDITIONAL INFORMATION?	DATE
1	Sometimes 6	8/31/2022 9:26 AM
2	have 1 person living in the ADU downstairs	8/22/2022 3:49 PM
3	college aged child at school most of the year	8/17/2022 1:38 PM
4	two adults, one child	8/15/2022 11:06 AM
5	I, a single individual rent a room in a 2 BR condo. Total in the condo is 2.	8/8/2022 3:42 PM
6	Family of 4 + 2 people in attached (basement) ADU	8/8/2022 10:55 AM
7	3 people live in the main house	8/6/2022 11:15 PM

8	I spent 8 years on the Planning and Zoning commission.	8/5/2022 3:46 PM
9	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.

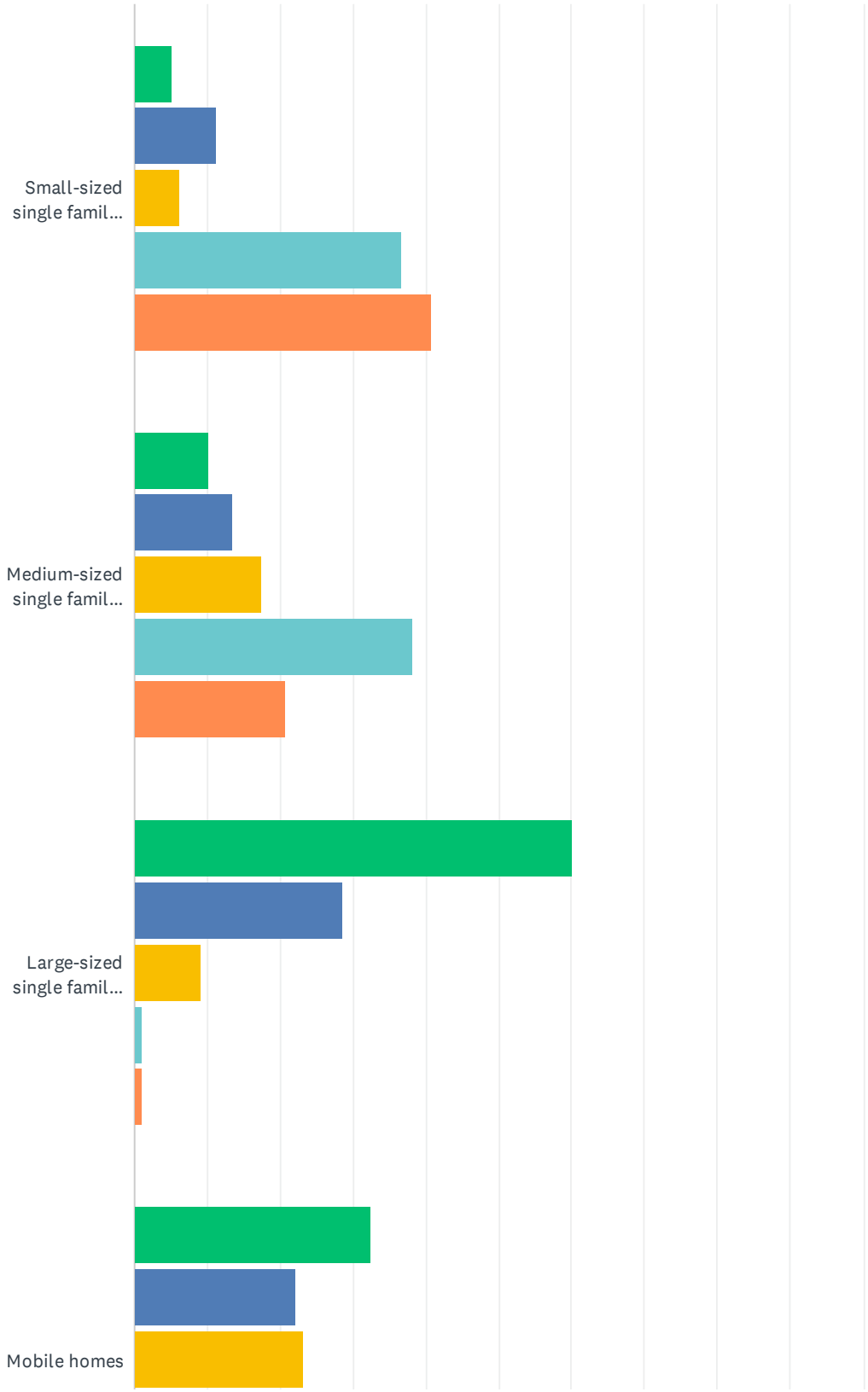
Answered: 96 Skipped: 4

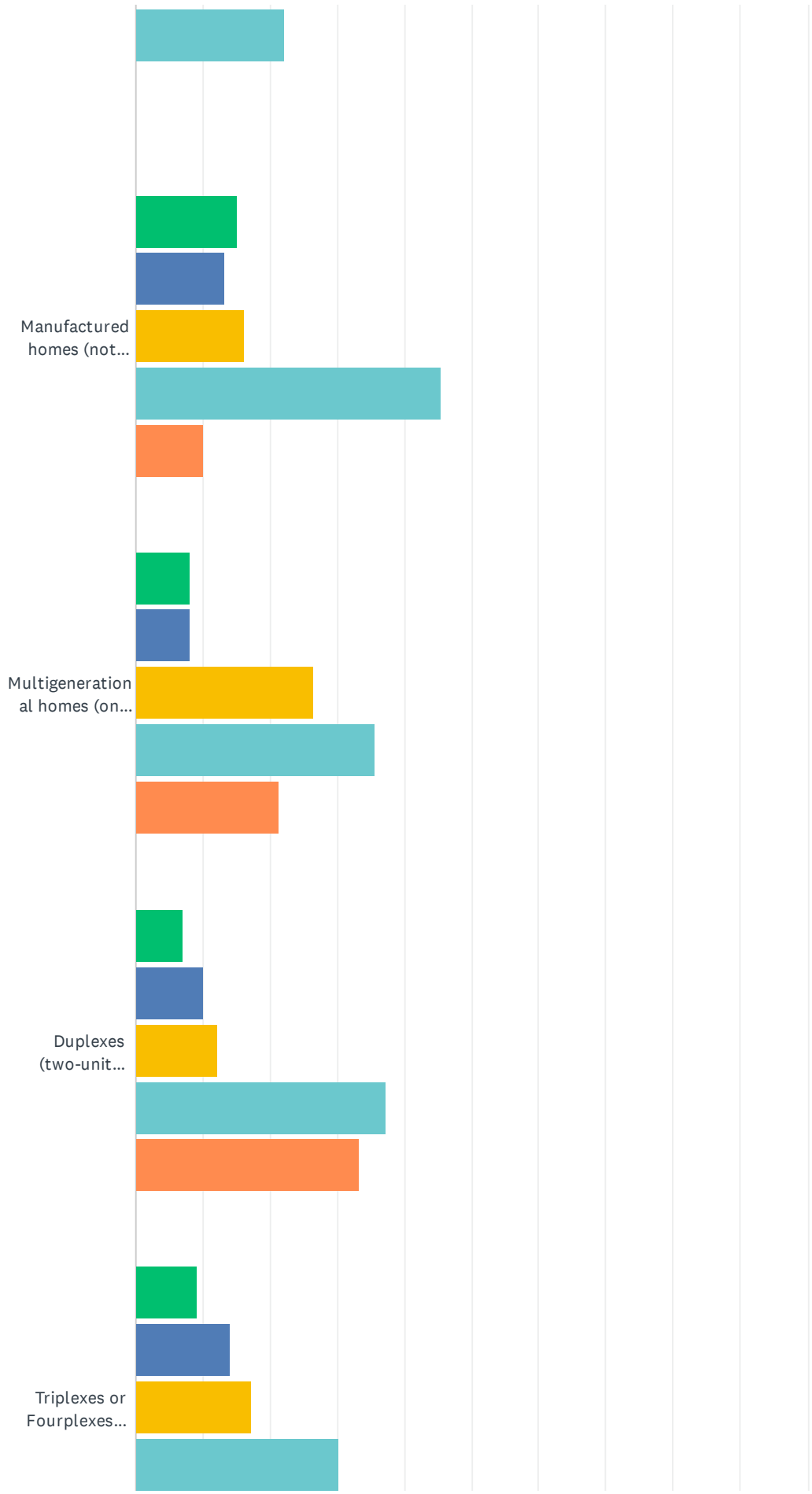


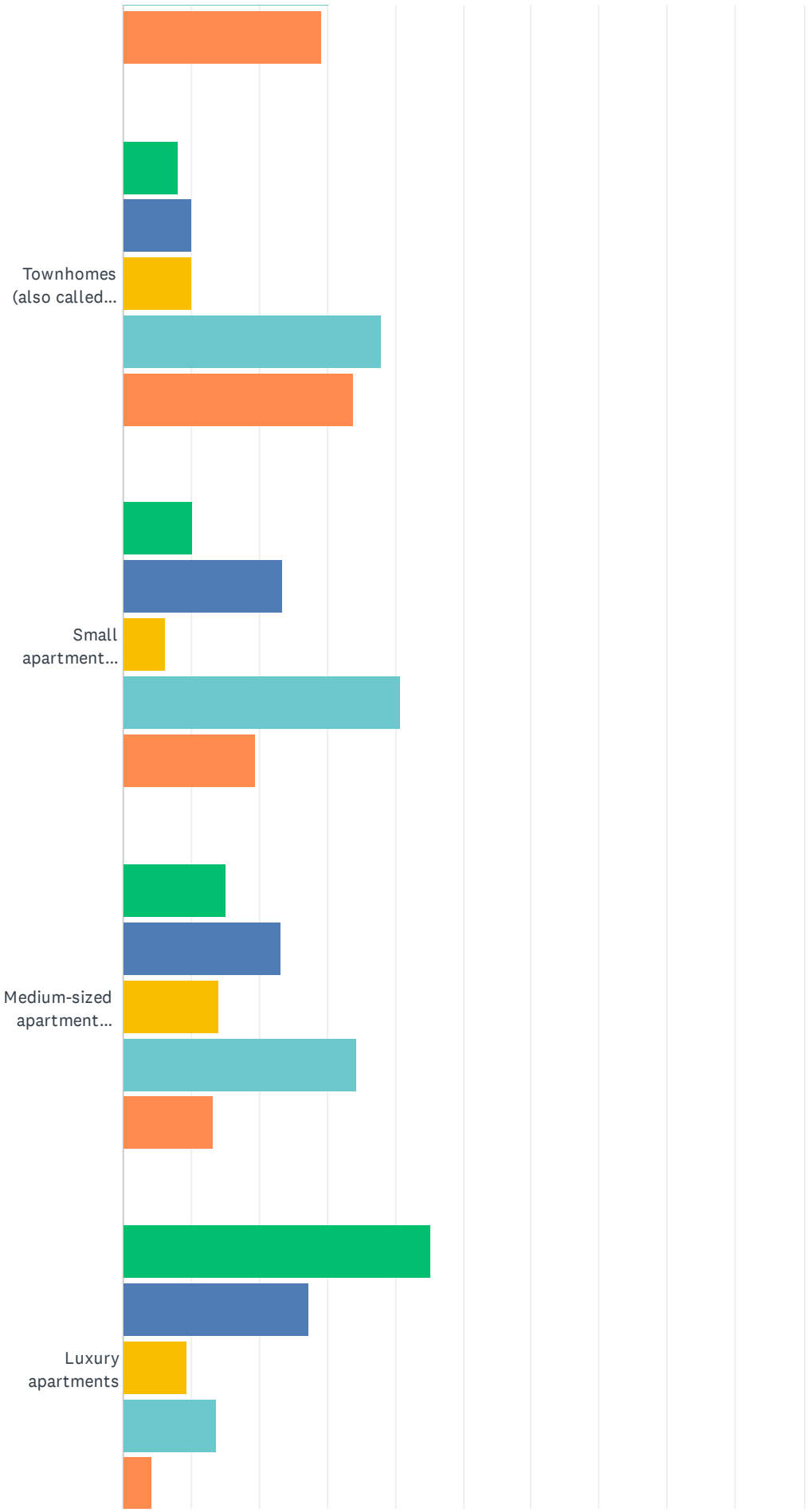
	1	2	3	4	5	6	7	8	TOTAL	SCORE
Place to park my RV/van/tiny home	4.00% 3	9.33% 7	10.67% 8	8.00% 6	17.33% 13	13.33% 10	16.00% 12	21.33% 16	75	3.64
Accessory dwelling unit (ADU)	5.13% 4	14.10% 11	24.36% 19	35.90% 28	7.69% 6	10.26% 8	2.56% 2	0.00% 0	78	5.32
Apartment	2.44% 2	4.88% 4	45.12% 37	25.61% 21	12.20% 10	7.32% 6	1.22% 1	1.22% 1	82	5.27
Apartment/house with roommates	0.00% 0	1.35% 1	2.70% 2	9.46% 7	22.97% 17	31.08% 23	21.62% 16	10.81% 8	74	3.12
Co-housing/communal living (separate living space with shared kitchen/community space)	0.00% 0	2.74% 2	1.37% 1	2.74% 2	24.66% 18	23.29% 17	36.99% 27	8.22% 6	73	2.92
Group living for seniors	2.70% 2	2.70% 2	1.35% 1	9.46% 7	5.41% 4	8.11% 6	14.86% 11	55.41% 41	74	2.27
Townhome/attached home	12.64% 11	58.62% 51	16.09% 14	4.60% 4	4.60% 4	0.00% 0	3.45% 3	0.00% 0	87	6.56
Single family home	78.49% 73	11.83% 11	1.08% 1	4.30% 4	2.15% 2	2.15% 2	0.00% 0	0.00% 0	93	7.54

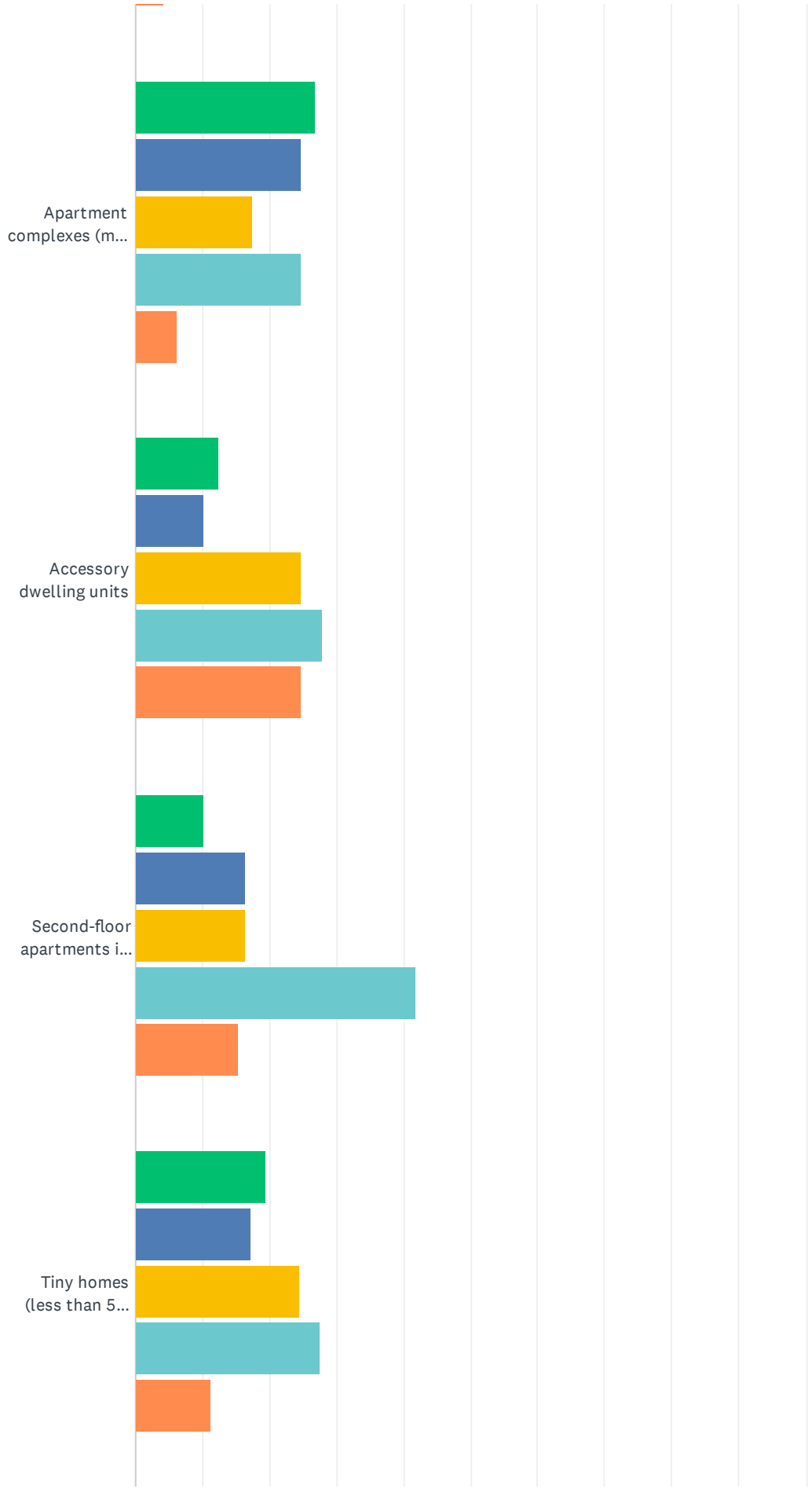
Q7 The Town of Eagle is exploring how to diversify housing types across the community. What types of housing do you think should be considered?

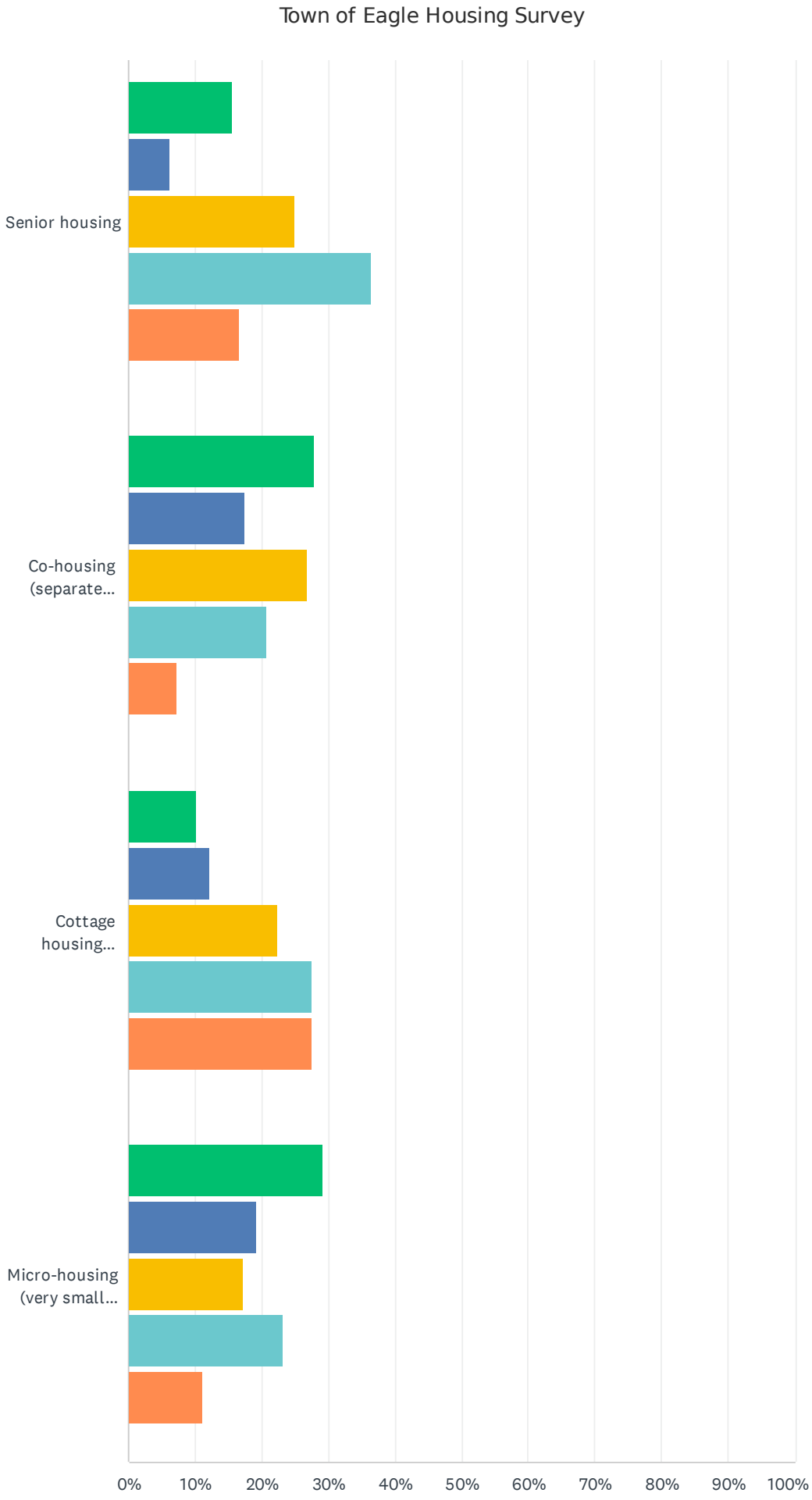
Answered: 100 Skipped: 0




Manufactured homes (not...
Multigenerational homes (on...
Duplexes (two-unit...
Triplexes or Fourplexes...


Townhomes (also called...
Small apartment...
Medium-sized apartment...
Luxury apartments


Apartment complexes (m...
Accessory dwelling units
Second-floor apartments i...
Tiny homes (less than 5...


Town of Eagle Housing Survey
Senior housing
Co-housing (separate...
Cottage housing...
Micro-housing (very small...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

	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)	5.10% 5	11.22% 11	6.12% 6	36.73% 36	40.82% 40	98
Medium-sized single family detached homes (1,500 to 3,000 square feet)	10.31% 10	13.40% 13	17.53% 17	38.14% 37	20.62% 20	97
Large-sized single family detached homes (more than 5,000 square feet)	60.20% 59	28.57% 28	9.18% 9	1.02% 1	1.02% 1	98
Mobile homes	32.32% 32	22.22% 22	23.23% 23	22.22% 22	0.00% 0	99
Manufactured homes (not including mobile homes)	15.15% 15	13.13% 13	16.16% 16	45.45% 45	10.10% 10	99
Multigenerational homes (one house with separate living space for grandparents, parents, etc.)	8.16% 8	8.16% 8	26.53% 26	35.71% 35	21.43% 21	98
Duplexes (two-unit homes)	7.07% 7	10.10% 10	12.12% 12	37.37% 37	33.33% 33	99
Triplexes or Fourplexes (three- or four-unit homes)	9.09% 9	14.14% 14	17.17% 17	30.30% 30	29.29% 29	99
Townhomes (also called rowhomes, typically a group of 5-8 homes)	8.00% 8	10.00% 10	10.00% 10	38.00% 38	34.00% 34	100
Small apartment buildings (up to 9 units)	10.20% 10	23.47% 23	6.12% 6	40.82% 40	19.39% 19	98
Medium-sized apartment buildings (up to 16 units)	15.15% 15	23.23% 23	14.14% 14	34.34% 34	13.13% 13	99
Luxury apartments	45.26% 43	27.37% 26	9.47% 9	13.68% 13	4.21% 4	95
Apartment complexes (more than one building)	26.80% 26	24.74% 24	17.53% 17	24.74% 24	6.19% 6	97
Accessory dwelling units	12.37% 12	10.31% 10	24.74% 24	27.84% 27	24.74% 24	97
Second-floor apartments in commercial buildings (mixed-use, live-work units)	10.20% 10	16.33% 16	16.33% 16	41.84% 41	15.31% 15	98
Tiny homes (less than 500 square feet)	19.39% 19	17.35% 17	24.49% 24	27.55% 27	11.22% 11	98
Senior housing	15.63% 15	6.25% 6	25.00% 24	36.46% 35	16.67% 16	96
Co-housing (separate houses with shared community space like a kitchen)	27.84% 27	17.53% 17	26.80% 26	20.62% 20	7.22% 7	97
Cottage housing (small-sized single-family homes around a courtyard)	10.20% 10	12.24% 12	22.45% 22	27.55% 27	27.55% 27	98
Micro-housing (very small apartments, usually 400 to 800 square feet)	29.29% 29	19.19% 19	17.17% 17	23.23% 23	11.11% 11	99

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

Answered: 43 Skipped: 57

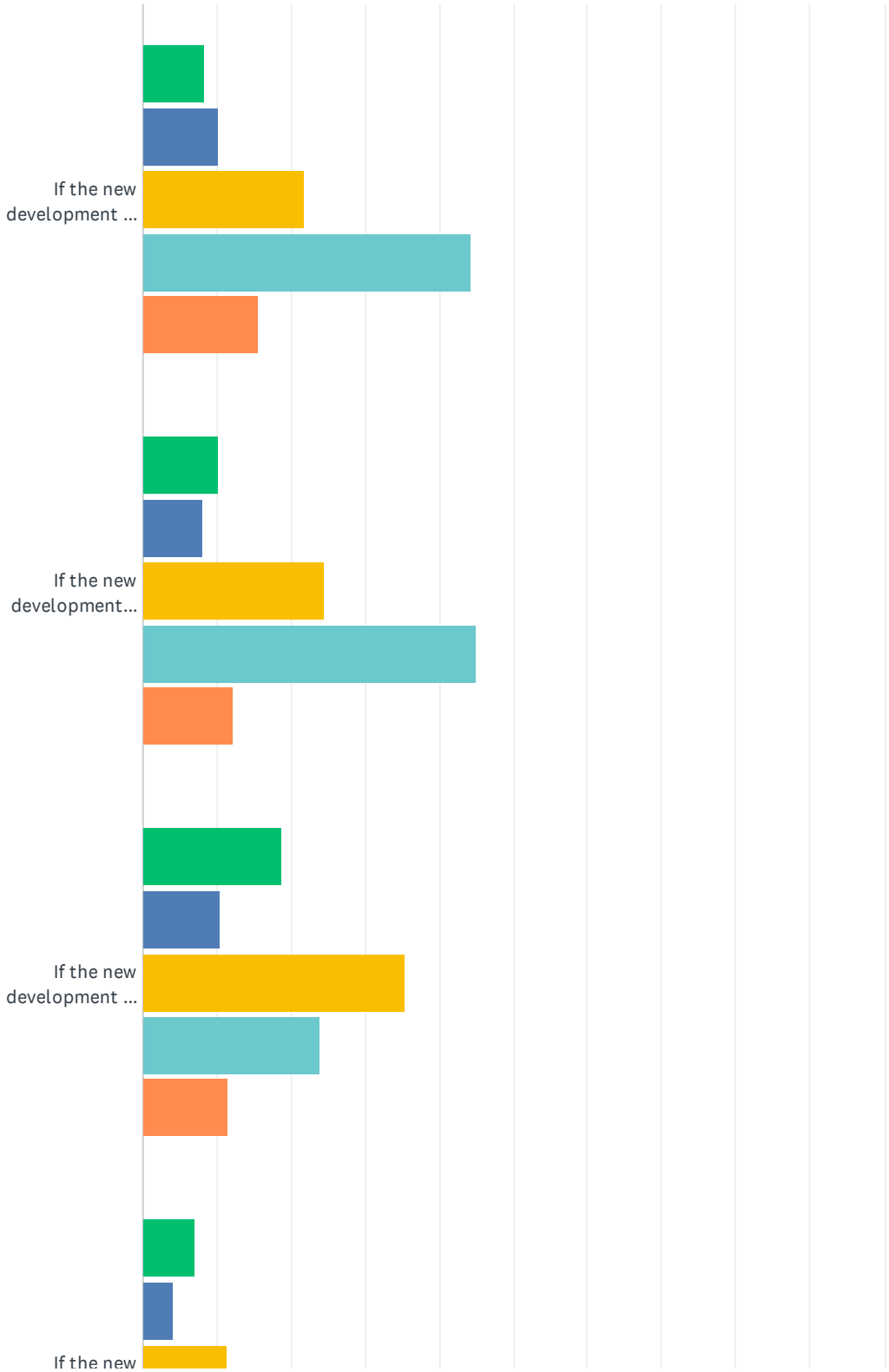
#	RESPONSES	DATE
1	Single family detached is what most people want out here. We don't need huge lots.	9/1/2022 8:36 AM
2	I want to own a 2 bdr condo, house, or townhome	8/31/2022 3:21 PM
3	We've got enough for density and diversity and are chasing our tail like a rabid dog - shut the gate please	8/31/2022 10:46 AM
4	Prioritize workforce affordable housing options that have enough living space to accommodate our long winters.	8/31/2022 9:26 AM
5	Need a mix of everything	8/29/2022 4:14 PM
6	Main thing is you need adequate parking with the units approved. Not like the mess downtown right now.	8/29/2022 10:31 AM
7	We need actually affordable home options. The middle class is squeezed- can’t afford homes on the open market, but don’t qualify for assistance opportunities.	8/25/2022 7:22 AM
8	putting anymore multi-family or large commercial is not needed downtown be/ of parking!	8/22/2022 3:49 PM
9	It needs to be affordable! We need comfortable homes for less than 300,000. Sticking a family in a 700 Sq foot apartment is not comfortable.	8/20/2022 11:00 AM
10	I moved to eagle because it is a small town. I prefer it stay that way. People can go live somewhere else with more options.	8/17/2022 7:44 PM
11	We need housing in all shapes and sizes but the biggest issue is affordability.	8/17/2022 3:52 PM
12	seniors need home/patio home on one level.	8/17/2022 2:27 PM
13	we need affordable housing for workers, teachers, and young families. We have a lot of kids growing up here who won't be able to stay here.	8/17/2022 1:38 PM
14	Needs to include utilities and internet in rent if its a rental. Does not need TV, Phone etc. Must be support animal friendly and all should be ADA compliant including a washer/dryer and dishwasher.	8/16/2022 9:48 PM
15	The town should not be in the business of attempting to determine what type of housing. Leave it to the citizens.	8/16/2022 9:04 PM
16	no	8/15/2022 2:34 PM
17	We need more affordable and small options--we need starter homes more than multimillion dollar estates in the Highlands.	8/15/2022 2:07 PM
18	Mobile homes that allow an owner to build equity and own the land beneath the home would be a good way to allow people to get their foot in the door to homeownership.	8/14/2022 3:37 PM
19	Less building & development, more open space for wildlife!!	8/12/2022 11:00 AM
20	Please consider dignity along with affordability when considering housing options. Cultivating a sense of belonging strengthens the overall community fabric. It's also possible to cultivate resentment, which does the opposite.	8/12/2022 10:03 AM
21	Improve roads and infrastructure before adding more homes	8/11/2022 10:28 AM
22	While homes with yards are in high demand, planners and developers should be creative about outdoor space to minimize land use and the impact on natural habitat. I love the idea of smaller homes with shared green spaces and also think that properties should be able to	8/11/2022 10:16 AM

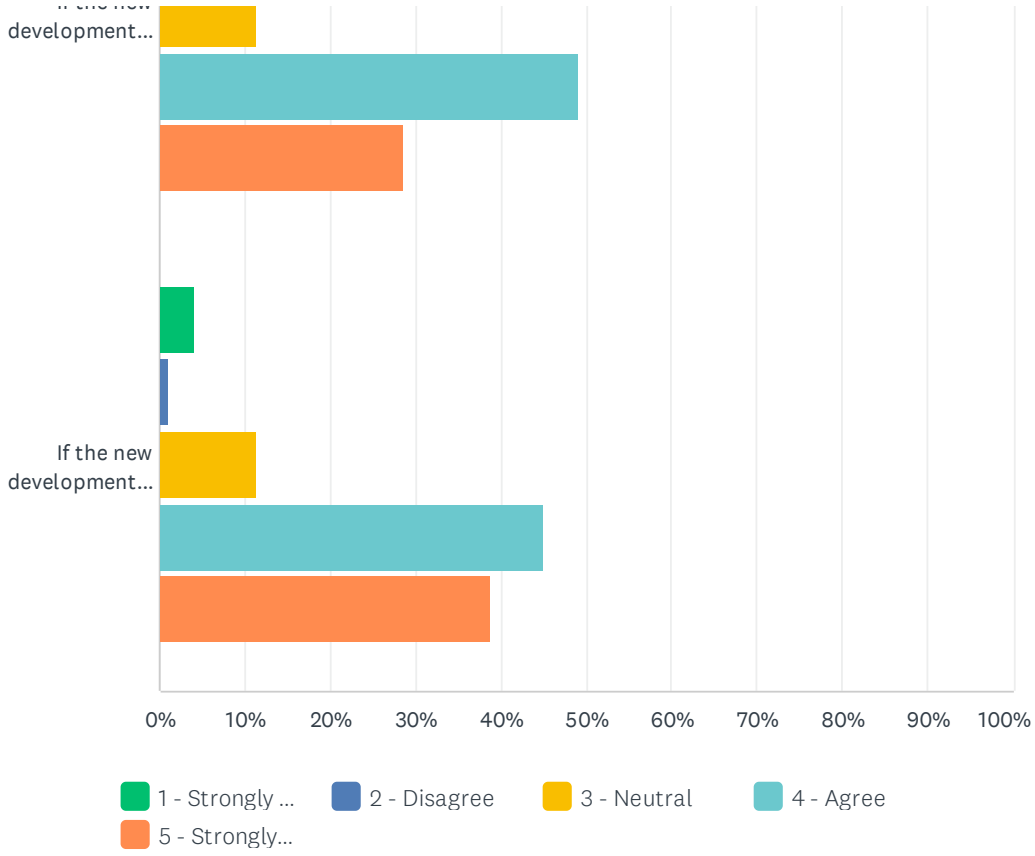
	subdivide the yards more easily to build upon land that is already impacted and provide more workforce housing.	
23	I do not believe the affordable housing "shortage" is as big of an issue as developers are saying, especially once the complexes are all built that have already been approved. I also don't 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
24	Please provide more housing with dignity! (And more opportunity for people to own their homes)	8/8/2022 6:05 PM
25	Accessory Dwelling Units, if being considered, should require a full kitchen and parking, rather than a small kitchenette.	8/8/2022 3:42 PM
26	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
27	Smart growth please	8/7/2022 6:10 PM
28	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
29	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
30	2nd floor apartments in CG zone district is not an appropriate use.	8/2/2022 3:31 PM
31	A small single sized 3 bedroom/1.5 bath, with it is own parking spots at a reasonable price related to what is really the income and currect inflection on cost of living in the couty. The actual reality of what life is. With small children in the home and having roomates is an high risk of endarenging children.	7/30/2022 10:14 PM
32	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
33	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
34	We need more small affordable ownership opportunities, not overpriced rental units	7/29/2022 3:35 PM
35	Cut the development Eagle is overcrowded.	7/29/2022 2:33 PM
36	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
37	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
38	Probably focus on high density units within walking/biking distance to amenities.	7/29/2022 12:08 PM
39	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

40	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
41	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
42	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 the 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
43	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: 99 Skipped: 1





	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.	8.25% 8	10.31% 10	21.65% 21	44.33% 43	15.46% 15	97
If the new development looks like the surrounding development.	10.20% 10	8.16% 8	24.49% 24	44.90% 44	12.24% 12	98
If the new development is built on large lots that can be subdivided.	18.75% 18	10.42% 10	35.42% 34	23.96% 23	11.46% 11	96
If the new development replaces older, poorly maintained buildings.	7.14% 7	4.08% 4	11.22% 11	48.98% 48	28.57% 28	98
If the new development rehabilitates older buildings.	4.08% 4	1.02% 1	11.22% 11	44.90% 44	38.78% 38	98

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

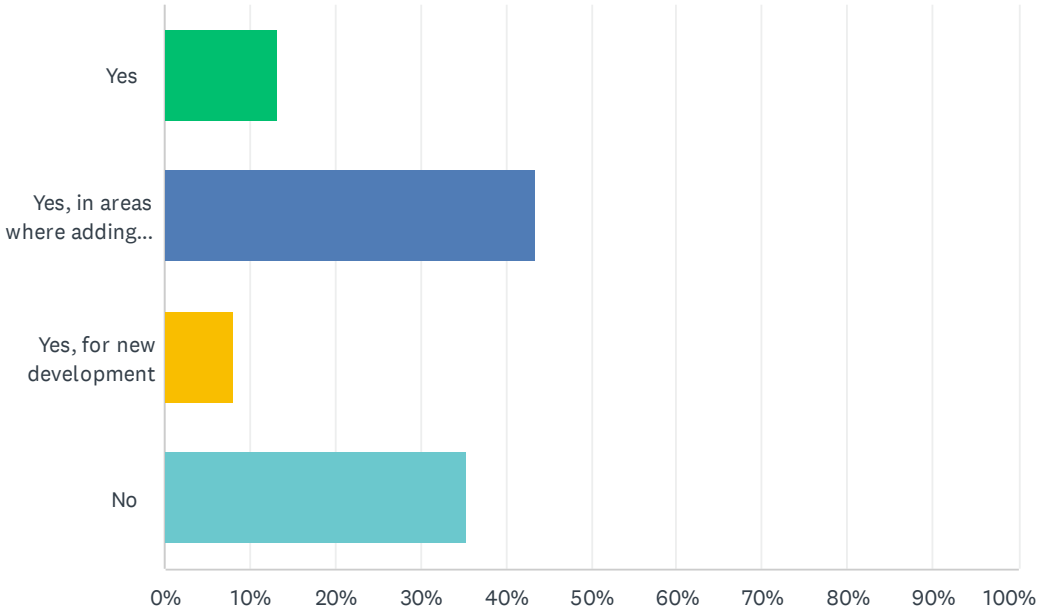
Answered: 25 Skipped: 75

#	RESPONSES	DATE
1	I'm not exactly sure what redevelopment means. But I'm guessing it's what's happening in old eagle where older stuff is town down to replace it with higher density housing.	8/31/2022 9:26 AM
2	I don't think it is important that everything look a like - there should be opportunities for in-fill development that doesn't look like what is there already	8/29/2022 4:14 PM
3	Parking! Parking! Parking! Don't let these developers get away without parking.	8/29/2022 10:31 AM
4	I do not feel you should boot people out of their homes. I encourage new guidelines to encourage people to clean up the exterior of their property	8/22/2022 3:49 PM
5	Same as before, I moved to eagle because it is a small town. I prefer it stay that way. People can go live somewhere else with more options	8/17/2022 7:44 PM
6	I think the Town should consider being their own developer to provide affordable housing on town owned land. Aspen, Basalt, and others in the RFV have successfully done this.	8/17/2022 11:09 AM
7	Tear down and rebuild up to code and ADA compliant. Do not remodel or updrade. These places are just to old, molded, sinking, leaking and smelly to remodel.	8/16/2022 9:48 PM
8	The resources cannot support more people. Please reduce development.	8/16/2022 9:04 PM
9	no	8/15/2022 2:34 PM
10	ADU's that go to seniors or locals would be ok. Worry about parking on the streets especially in the winter and snow plowing. I think there are some converted apts. in Village homes above the garage for an in-law or single person and that seems like a great use of space and can offset cost for owner and attainable for a single renter.	8/15/2022 11:06 AM
11	Yes, use what's already been developed.	8/12/2022 11:00 AM
12	It'd be nice to have better design standards in certain areas, like downtown, so that developers can get a better sense and foundation of what's expected.	8/12/2022 10:03 AM
13	Invest in infrastructure first!!!!! Better roads etc.. don’t just increase the population	8/11/2022 10:28 AM
14	Agree that large lots should be subdivided but traffic needs to be considered for every project.	8/11/2022 10:16 AM
15	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
16	n/a	8/8/2022 6:05 PM
17	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
18	I found this section of questions very confusing.	8/1/2022 3:33 PM
19	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

20	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
21	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
22	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
23	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 come 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
24	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
25	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: 99 Skipped: 1



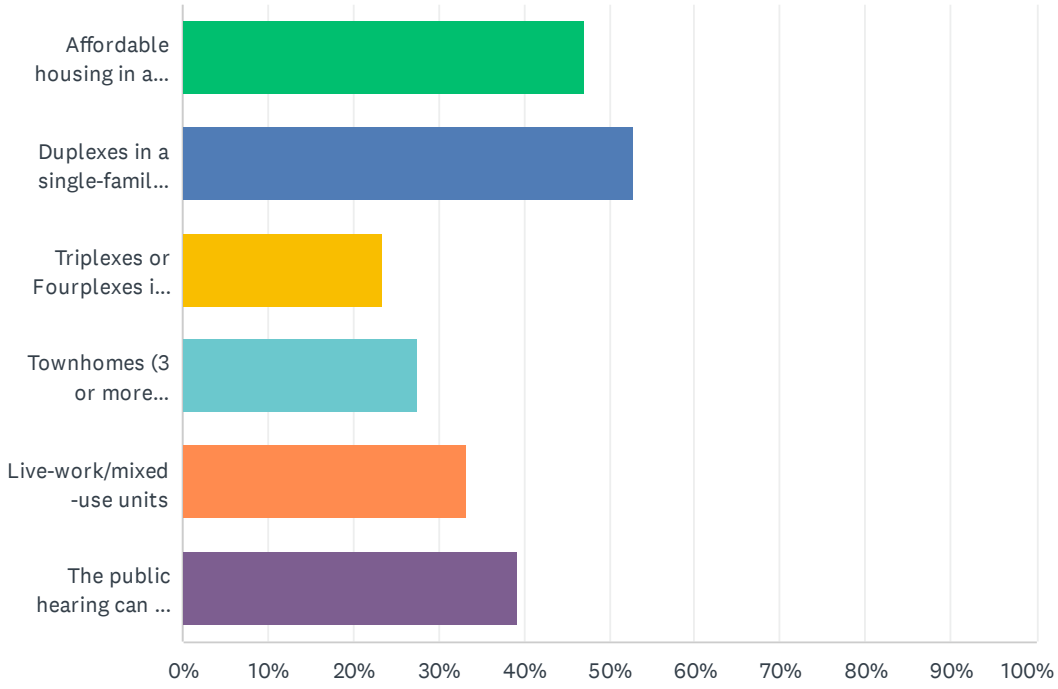
ANSWER CHOICES	RESPONSES	
Yes	13.13%	13
Yes, in areas where adding more housing won't create negative environmental impacts or hazards	43.43%	43
Yes, for new development	8.08%	8
No	35.35%	35
TOTAL		99

#	WOULD YOU LIKE TO PROVIDE ADDITIONAL INFORMATION?	DATE
1	This is just wrong. On so many levels.	9/1/2022 8:36 AM
2	Why the hell would you do that ? Its what makes us an real community, not adding micro units and apartments and welcoming Vail Resorts and up valley issue to over run a place	8/31/2022 10:46 AM
3	Despite loving my huge yard, I think keeping housing close together to avoid sprawling all over our beautiful mountain area is better	8/31/2022 9:26 AM
4	Undermines rich history of Eagle	8/25/2022 9:29 PM
5	if yu do, no more than 2 or 3 units and they must prove they have parking.	8/22/2022 3:49 PM
6	That isn't attractive for long term buyers or people wanting to stay long term in our community. People like space! That's why they moved to the mountains!	8/19/2022 1:24 PM
7	I moved to eagle because it is a small town. I prefer it stay that way. People can go live somewhere else with more options	8/17/2022 7:44 PM

8	lock off units already exist in most neighborhoods	8/17/2022 2:27 PM
9	no	8/15/2022 2:34 PM
10	Please do traffic studies, parking studies, improve egress in town and emergency routes, is there water available and other infrastructure sufficient before pushing through	8/15/2022 11:06 AM
11	Already too many people for water and traffic.	8/12/2022 11:00 AM
12	The negative impacts are covered by the building permit process anyways, so it's a resounding unconditional yes for me.	8/12/2022 10:03 AM
13	Do not rezone neighborhoods that are thriving	8/9/2022 8:23 AM
14	Would this actually divide the lot? (2 owners with 2 separate lots)	8/8/2022 6:05 PM
15	It should be case by case, not “all.”	8/6/2022 11:15 PM
16	This seems a little bit extreme.	8/5/2022 3:46 PM
17	if allowed this would bifurcate PUDs from the other residential zone districts	8/2/2022 3:31 PM
18	Should take into consideration how increased density will effect adjacent property values	7/30/2022 1:32 PM
19	I would agree only if it applies to ALL neighborhoods including Eagle Ranch	7/30/2022 12:38 AM
20	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
21	Some homes in Eagle Ranch are so big and seem to take up the entire lot. Why not allowed to, three or even four smaller units on the lot? It’s time to do it with giant homes for a family of four.	7/29/2022 2:06 PM
22	do not require a second unit	7/29/2022 1:23 PM
23	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
24	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
25	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: 51 Skipped: 49



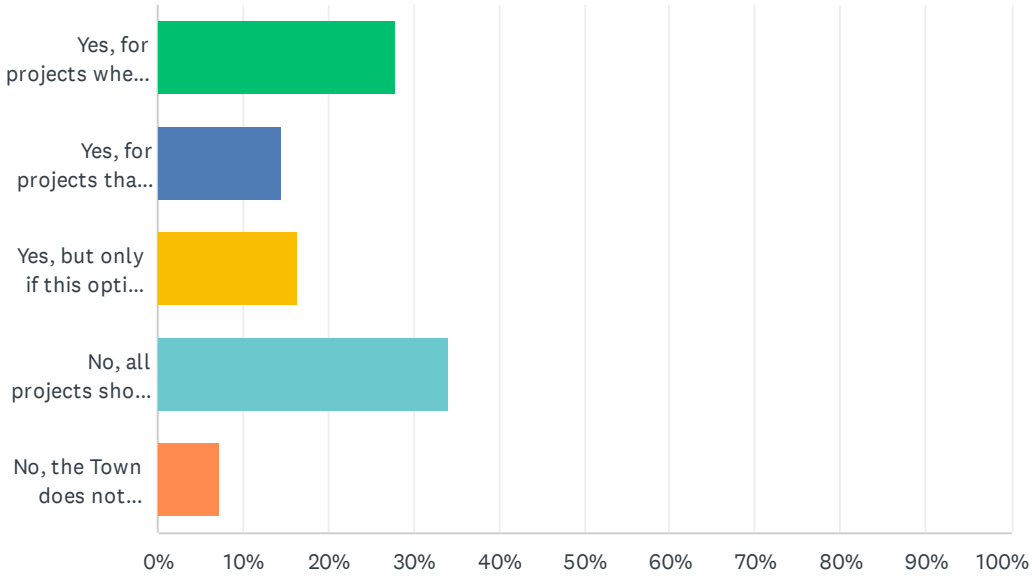
ANSWER CHOICES	RESPONSES	
Affordable housing in any residential zone district (affordable housing has a monthly payment - rent or mortgage - that is equal to no more than 30% of a household's gross income).	47.06%	24
Duplexes in a single-family residential zone district	52.94%	27
Triplexes or Fourplexes in a single-family residential zone district	23.53%	12
Townhomes (3 or more attached units) in a single-family residential zone district	27.45%	14
Live-work/mixed-use units	33.33%	17
The public hearing can be eliminated for all residential development (except PUDs) as long as there is an opportunity for public input	39.22%	20
Total Respondents: 51		

#	WOULD YOU LIKE TO PROVIDE ANY ADDITIONAL INFORMATION?	DATE
1	No.	8/31/2022 5:48 PM
2	no thank you	8/31/2022 10:46 AM
3	as long as meets density (du/acre) you don't need to attach them. IT will provide more opportunities if you allow for DETACHED units. This does not mean a subdivision where you have to meet setbacks, it just means you basically allow for a duplex that is separated (no party wall). Both Avon and Vail have been doing this for year.	8/29/2022 4:14 PM

4	never trust decisions in private, especially difficult to confront conflicts of interest among friends. Public loses.	8/25/2022 9:29 PM
5	You don’t listen anyways!	8/19/2022 1:24 PM
6	I moved to eagle because it is a small town. I prefer it stay that way. People can go live somewhere else with more options	8/17/2022 7:44 PM
7	None of the above. The ToE should not reduce the requirement for public hearings.	8/16/2022 9:04 PM
8	Public hearings should NOT be eliminated in any circumstance	8/15/2022 2:34 PM
9	No. Public should always have the opportunity to be informed about development in which they live or work. Always.	8/15/2022 11:06 AM
10	I think a public hearing process is important, but it doesn't always need to be a grandiose hearing process. If the code is adequate in its standards I support all of these but I think it needs to be a gradual process to unlock each category.	8/12/2022 10:03 AM
11	Why eliminate freedom of speech?	8/11/2022 7:21 PM
12	No- the public must be able to address environmental concerns	8/11/2022 10:16 AM
13	NO, public hearing should be required for new development or rezoning	8/9/2022 8:23 AM
14	No - Public hearings should be held for all new development.	8/8/2022 10:18 AM
15	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
16	Always public hearing	8/7/2022 6:10 PM
17	There should not be reduced requirement for public hearings on any housing	8/6/2022 11:24 AM
18	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
19	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
20	This is a dificult question to interpret. Currenly 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
21	Public hearings should be held in all cases	7/31/2022 6:42 PM
22	Always provide a public hearing/opportunity for public & adjacent property owners to comment on proposal!	7/30/2022 1:32 PM
23	I think this is a terrible idea.	7/30/2022 8:26 AM
24	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
25	No, the public should be allowed to voice their opinion on all housing types proposed.	7/29/2022 5:22 PM
26	Public hearings should NOT be eliminated for any type of project	7/29/2022 3:35 PM
27	Always have a public hearing.	7/29/2022 2:27 PM
28	Please don't overbuild. Keep the "town" feel, not "city".	7/29/2022 1:23 PM
29	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
30	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: 97 Skipped: 3



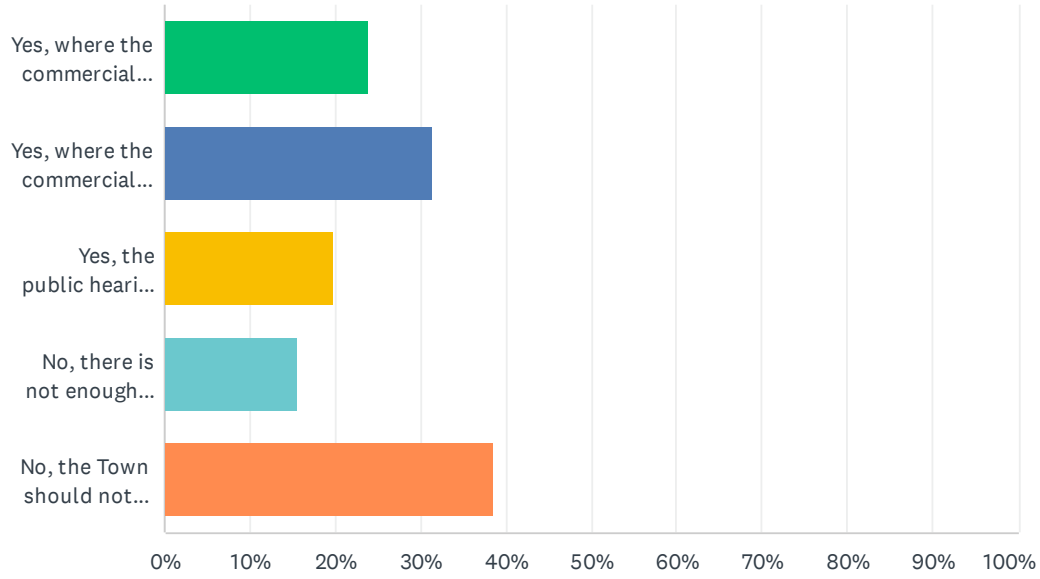
ANSWER CHOICES	RESPONSES	
Yes, for projects where all of the units will be affordable housing (no market rate housing)	27.84%	27
Yes, for projects that include some units that are affordable housing, the Town should set a minimum percentage	14.43%	14
Yes, but only if this option does not substantially slow down the review process for other development applications	16.49%	16
No, all projects should be reviewed based on when they were submitted	34.02%	33
No, the Town does not currently have enough staff to add a fast-track review option	7.22%	7
TOTAL		97

#	WOULD YOU LIKE TO PROVIDE ANY ADDITIONAL INFORMATION?	DATE
1	ALL projects should be fast tracked.	9/2/2022 6:31 AM
2	I think this would be a disaster to expedite.	9/1/2022 8:36 AM
3	Are we talking code for Eagle County's mega project ?	8/31/2022 10:46 AM
4	depends upon where it is and parking!	8/22/2022 3:49 PM
5	I moved to eagle because it is a small town. I prefer it stay that way. People can go live somewhere else with more options	8/17/2022 7:44 PM
6	no	8/15/2022 2:34 PM
7	Get in the queue just like everyone else	8/15/2022 11:06 AM
8	It's a great option for affordable housing projects as they are often bound by strict financial deadlines that can kill the project. The expedited process should be clearly delineated and only apply exclusively to affordable housing projects.	8/12/2022 10:03 AM

9	Affordable should not eliminate the appropriate review and input by town officials.	8/3/2022 12:29 PM
10	higher density projects likely need more review	8/2/2022 3:31 PM
11	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
12	Oversight is important in maintaining the character of the town.	7/29/2022 2:27 PM
13	Mixed use communities are necessary.	7/29/2022 2:06 PM
14	"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
15	None	7/26/2022 10:26 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: 96 Skipped: 4



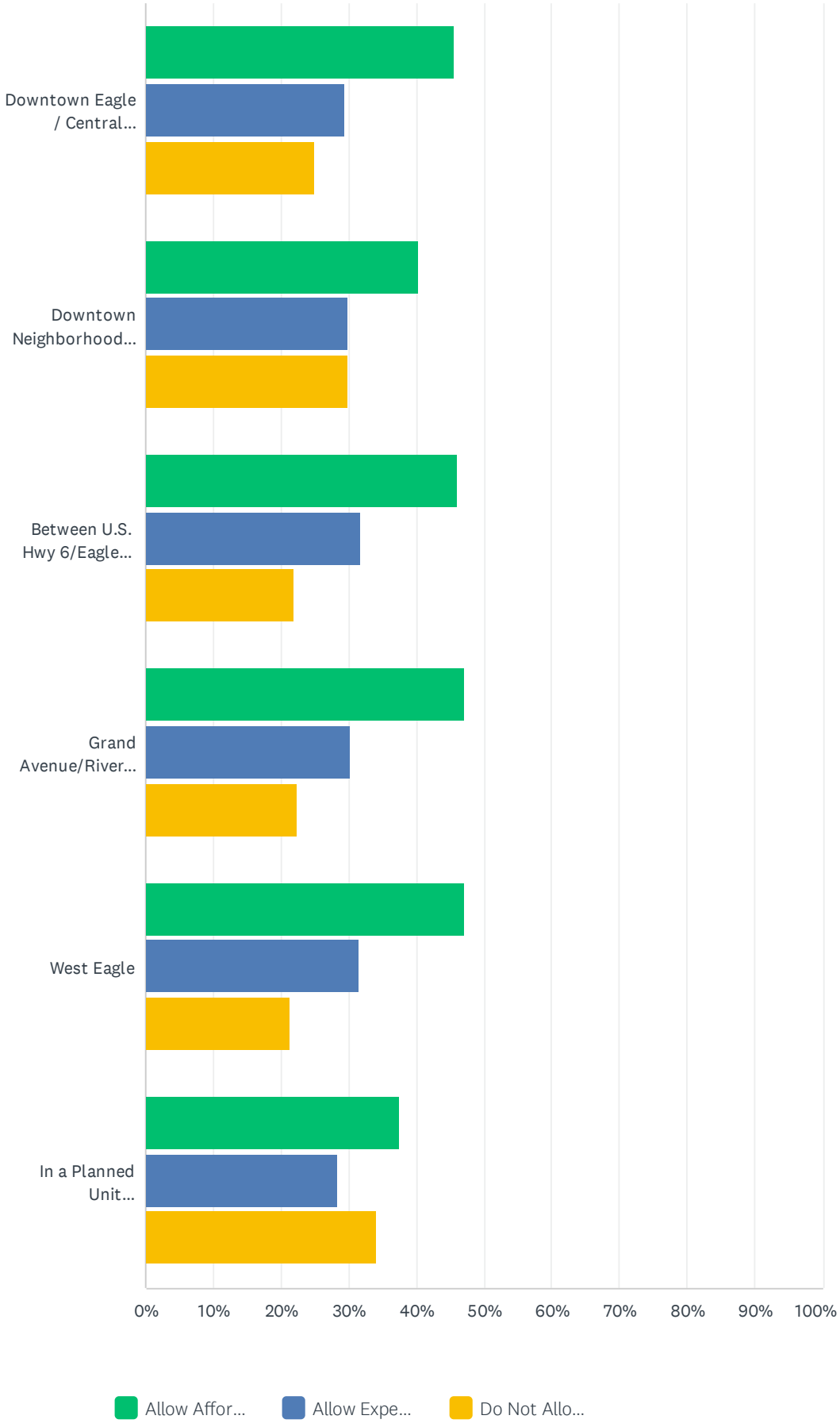
ANSWER CHOICES	RESPONSES	
Yes, where the commercial space is in or near a residential zone district or development	23.96%	23
Yes, where the commercial space has been underutilized for a long period of time, such as more than 5 years	31.25%	30
Yes, the public hearing can be eliminated for all commercial-to-residential redevelopment as long as there is an opportunity for public input	19.79%	19
No, there is not enough existing commercial space in the Town and we should have a community conversation about redevelopment	15.63%	15
No, the Town should not eliminate any public hearings	38.54%	37
Total Respondents: 96		

#	WOULD YOU LIKE TO PROVIDE ANY ADDITIONAL INFORMATION?	DATE
1	Public input is absolutely necessary.	9/1/2022 8:36 AM
2	How about restricting real estate offices on ground level instead ?	8/31/2022 10:46 AM
3	I moved to eagle because it is a small town. I prefer it stay that way. People can go live somewhere else with more options	8/17/2022 7:44 PM
4	no	8/15/2022 2:34 PM
5	Keep public hearings-- we all want transparency	8/15/2022 11:06 AM
6	Converting to residential is essentially a permanent decision, so it needs to be considered carefully. I'm not saying it should always be a hearing, but there should be clear visioning and with the future land use map.	8/12/2022 10:03 AM

7	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
8	if appropriate standards can be developed, then there would be no need for public hearings.	8/3/2022 12:29 PM
9	I think this is a terrible idea.	7/30/2022 8:26 AM
10	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
11	How do you define "underutilized"? This idea was abused in cities in the past. use caution.	7/29/2022 1:23 PM
12	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.

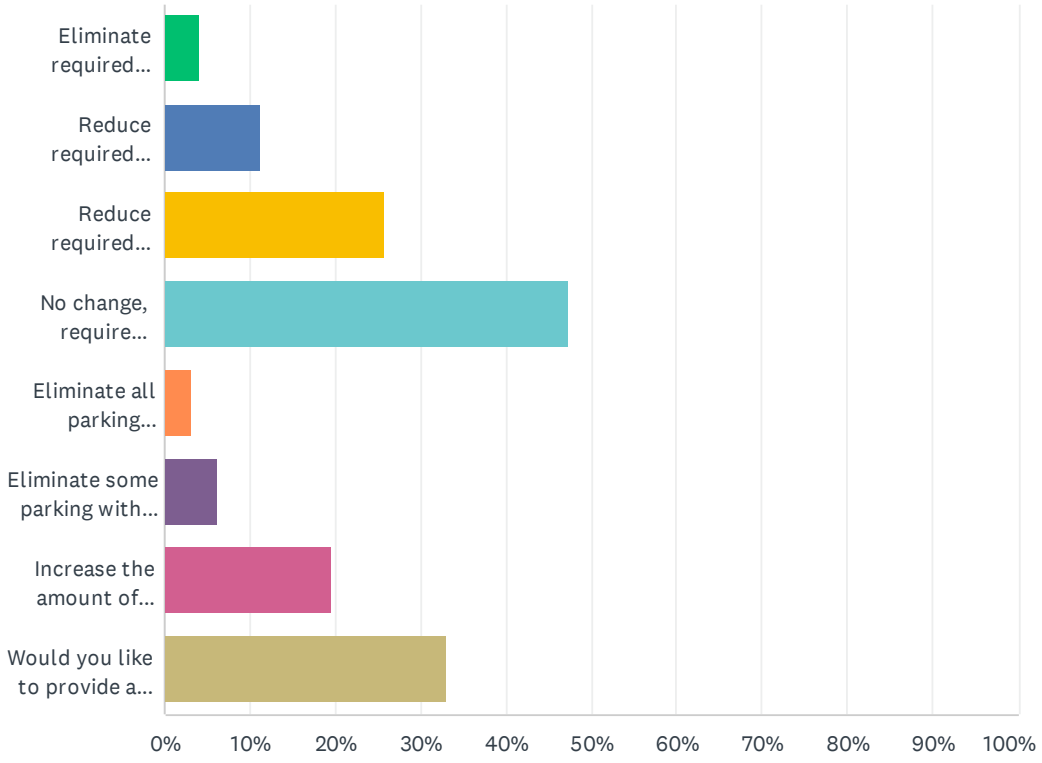
Answered: 94 Skipped: 6


Downtown Eagle / Central...
Downtown Neighborhood...
Between U.S. Hwy 6/Eagle...
Grand Avenue/River...
West Eagle
In a Planned Unit...
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%
Allow Affor...
Allow Expe...
Do Not Allo...

	ALLOW AFFORDABLE CONVERSIONS	ALLOW EXPEDITED REVIEW FOR AFFORDABLE CONVERSIONS	DO NOT ALLOW FOR EITHER	TOTAL
Downtown Eagle / Central Business District	45.65% 42	29.35% 27	25.00% 23	92
Downtown Neighborhood (Bull Pasture)	40.23% 35	29.89% 26	29.89% 26	87
Between U.S. Hwy 6/Eagle River and I-70 (Chambers Avenue, Nogal Road)	46.15% 42	31.87% 29	21.98% 20	91
Grand Avenue/River Corridor	47.19% 42	30.34% 27	22.47% 20	89
West Eagle	47.19% 42	31.46% 28	21.35% 19	89
In a Planned Unit Development (i.e., Eagle Ranch, The Terrace, The Bluffs, Red Mountain Ranch)	37.50% 33	28.41% 25	34.09% 30	88

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: 97 Skipped: 3



ANSWER CHOICES	RESPONSES	
Eliminate required parking for affordable housing	4.12%	4
Reduce required parking for affordable housing	11.34%	11
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	25.77%	25
No change, require affordable housing to provide the same amount of parking as market rate housing	47.42%	46
Eliminate all parking requirements in the Town	3.09%	3
Eliminate some parking with the exception of the Broadway area	6.19%	6
Increase the amount of required parking	19.59%	19
Would you like to provide any additional information?	32.99%	32
Total Respondents: 97		

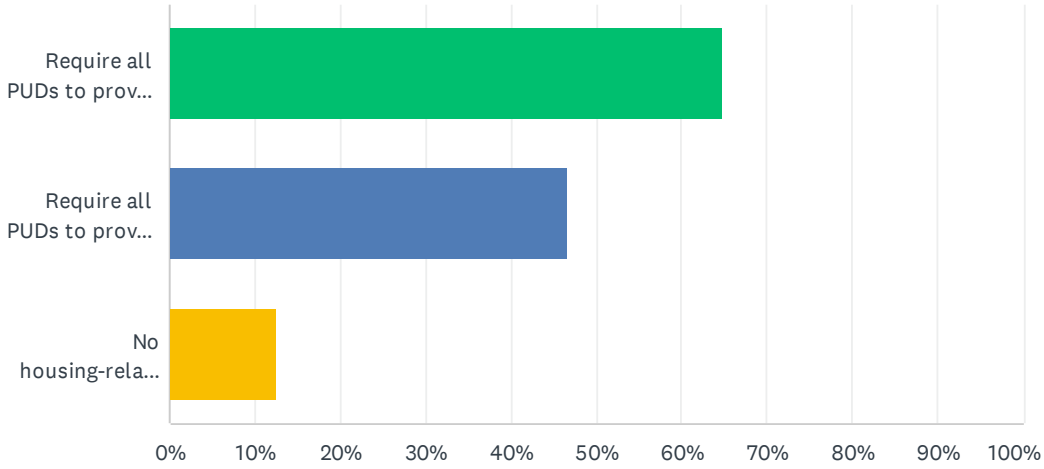
#	WOULD YOU LIKE TO PROVIDE ANY ADDITIONAL INFORMATION?	DATE
1	We absolutely need parking minimums.	9/1/2022 8:36 AM

2	Situation dependent	8/31/2022 11:37 AM
3	Reduce significantly where close to transit only, which is grand ave and broadway only - don't eliminate	8/31/2022 10:46 AM
4	People have to park their cars. Car parking must be planned for. The town can build a garage or other parking or it can be required on each development, but it can't be ignored or continue to give Waivers	8/31/2022 9:26 AM
5	Parking needs to be part of any new development	8/30/2022 2:51 PM
6	There already is a major parking problem! Please don’t forget about adding in parking for every structure built! Please! Especially downtown!	8/19/2022 1:24 PM
7	I moved to eagle because it is a small town. I prefer it stay that way. People can go live somewhere else with more options	8/17/2022 7:44 PM
8	no	8/15/2022 2:34 PM
9	Build better transit - Look at Park City. Use offsets and incentives to provide more reliable and convenient mass transit in our Valley	8/15/2022 11:06 AM
10	Current downtown developments like Station Building have ni parking and it’s tight down there already	8/12/2022 6:43 PM
11	There should be one parking space for each bedroom regardless if it is a home or apartment.	8/11/2022 7:21 PM
12	ADA accessibility is lacking in Eagle and around the valley so parking is important especially with the older population Eagle has	8/11/2022 10:16 AM
13	eliminating parking only helps the developers, tenants will have cars and will need to park them somewhere	8/9/2022 8:23 AM
14	Improve public transport so people don't have to have vehicles!	8/8/2022 6:05 PM
15	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
16	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
17	Parking is an issue already	8/7/2022 6:10 PM
18	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
19	Decision needs to be based on data. Do affordable housing units have fewer cars?	8/3/2022 12:29 PM
20	When considering lowering parking requirements, look at Nogal Road where parking requirements were met.	8/2/2022 3:31 PM
21	2 pots are no enough, in reality children grow and start driving.	7/30/2022 10:14 PM
22	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
23	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
24	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
25	Promote walkable well designed neighborhoods for people.	7/29/2022 3:35 PM
26	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
27	As a property manager of long term rentals, I see parking needs are often under estimated. Do	7/29/2022 1:23 PM

	NOT decrease requirements!	
28	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
29	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
30	Minimum parking requirements are suffocating downtown.	7/29/2022 9:29 AM
31	Require EV charging & EV preferred parking spots for a percentage of parking	7/29/2022 9:25 AM
32	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: 88 Skipped: 12



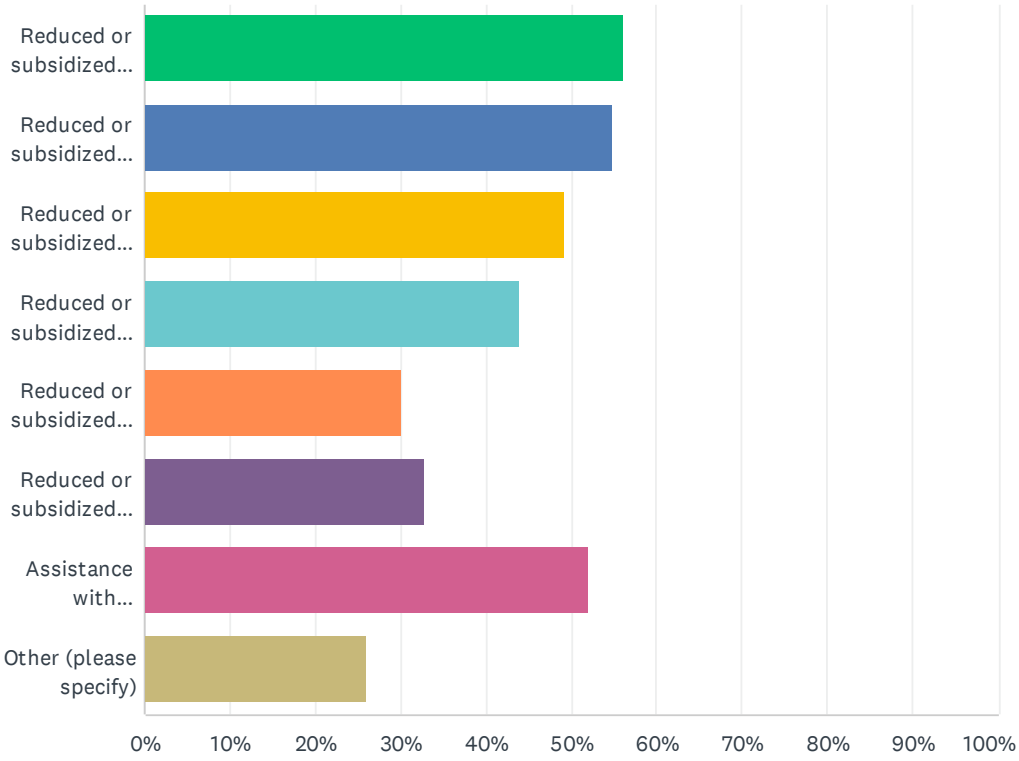
ANSWER CHOICES	RESPONSES	
Require all PUDs to provide a certain percentage of affordable housing (either for sale homes or rental units)	64.77%	57
Require all PUDs to provide a certain percentage of attached or multifamily units to increase the overall number of homes available in Eagle	46.59%	41
No housing-related changes to PUDs	12.50%	11
Total Respondents: 88		

#	WOULD YOU LIKE TO PROVIDE ANY ADDITIONAL INFORMATION?	DATE
1	The more you require, the denser the project to make the $, the bigger the town gets, the more you require, the bigger the town gets.....	8/31/2022 10:46 AM
2	I moved to eagle because it is a small town. I prefer it stay that way. People can go live somewhere else with more options	8/17/2022 7:44 PM
3	Don't know enough to form an opinion	8/15/2022 11:06 AM
4	The housing should go to full time year round employees like teachers, medical, counselors	8/11/2022 10:26 PM
5	PUDs should absolutely be required to provide affordable housing.	8/5/2022 3:46 PM
6	Discourage HOAs and enforce town zoning and other regs.	8/3/2022 12:29 PM
7	is this asking to raise the 10% factor for PUDs?	8/2/2022 3:31 PM
8	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
9	The LERP requirement is outdated (1998) and should be increased.	7/29/2022 5:22 PM
10	the town should require affordable housing in areas that have the services to support it	7/29/2022 3:35 PM

11	Apply to new PUDs only. Keep requirement low, and offer limited incentives.	7/29/2022 1:23 PM
12	I'm not sure on this one	7/29/2022 12:08 PM
13	We should work to dissolve the PUDs to bring them into the general town.	7/29/2022 9:29 AM
14	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: 73 Skipped: 27



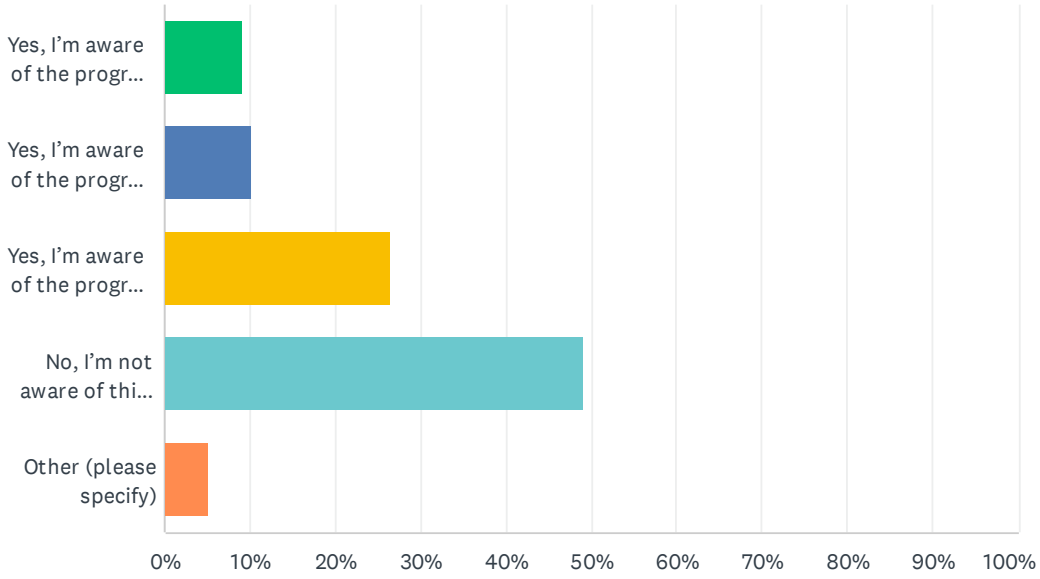
ANSWER CHOICES	RESPONSES	
Reduced or subsidized development application processing fees	56.16%	41
Reduced or subsidized building permit fees	54.79%	40
Reduced or subsidized water tap fees	49.32%	36
Reduced or subsidized wastewater tap fees	43.84%	32
Reduced or subsidized parking fees	30.14%	22
Reduced or subsidized impact fees (i.e., street and public safety impact fees)	32.88%	24
Assistance with infrastructure funding (roads and sidewalks, water, sanitary sewer, stormwater)	52.05%	38
Other (please specify)	26.03%	19
Total Respondents: 73		

#	OTHER (PLEASE SPECIFY)	DATE
1	Adjust the timing of payment of the fees to coincide with revenue to the developer.	9/2/2022 6:31 AM
2	We need grants to fund.	9/1/2022 8:36 AM
3	No subsidies!	8/31/2022 5:48 PM

4	Fund with what, my tax dollars or the future ones you want me to fork over ?	8/31/2022 10:46 AM
5	Developers come here to make money. They are choosing our area because they know they will make a profit. We should not help them get rich, but should have fees reflective of our costs. We shouldn't help developers, but shouldn't over charge or make the process onerous either.	8/29/2022 10:31 AM
6	no development without appropriate parking!	8/22/2022 3:49 PM
7	I moved to eagle because it is a small town. I prefer it stay that way. People can go live somewhere else with more options	8/17/2022 7:44 PM
8	from what I have heard from people applying for permits, the water tap fees are outrageous and cost-prohibitive	8/17/2022 1:38 PM
9	None of the above. Plz do not subsidize housing.	8/16/2022 9:04 PM
10	New projects should be incentivized to pay into a mass transit that actually works - new bus stops that are convenient, car share program,E bike rebate	8/15/2022 11:06 AM
11	new development must pay their share on the increased infrastructure demand	8/9/2022 8:23 AM
12	I don't know enough about these fees	8/8/2022 10:53 AM
13	Needs to be focused on results and not just a windfall for wealthy developers.	8/3/2022 12:29 PM
14	provided the housing is truly affordable	8/2/2022 3:31 PM
15	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
16	Please keep Town budget in mind.	7/29/2022 1:23 PM
17	No subsidies.	7/29/2022 9:49 AM
18	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.	7/29/2022 9:37 AM
19	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: 98 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes, I'm aware of the program and think it is effective	9.18%	9
Yes, I'm aware of the program and do not think it is effective	10.20%	10
Yes, I'm aware of the program but don't have an opinion about its effectiveness	26.53%	26
No, I'm not aware of this program	48.98%	48
Other (please specify)	5.10%	5
TOTAL		98

#	OTHER (PLEASE SPECIFY)	DATE
1	affordable house should be AFFORDABLE!	8/22/2022 3:49 PM
2	Should not exist, with it in place we still cant afford to live here.	8/16/2022 9:48 PM
3	Yes, I do not think the Town should be involved with LERP.	8/16/2022 9:04 PM
4	Developers have found clever ways around this requirement.	7/30/2022 12:38 AM
5	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: 76 Skipped: 24

#	RESPONSES	DATE
1	Maintain quality of life	9/2/2022 6:31 AM
2	"Affordable Housing" is a mis-used term. What housing a person can afford should be determined by the person and his or her financial capability. The 'market' will provide the answers. Not planners and not taxpayers.	8/31/2022 5:48 PM
3	Need more affordable development in Eagle	8/31/2022 3:21 PM
4	Keeping it local first! People who live & work in TOE should have first priority, then people who live in TOE and work in Eagle county second. All other third...	8/31/2022 11:37 AM
5	What they have been for many years, add some limited density to broadway and grand ave to keep shops/restaurants open, and the otherwise keep government out of the housing business and my pocketbook. Thanks	8/31/2022 10:46 AM
6	More places for teachers, firefighters, and service workers to live and less giant houses that stand empty for much of the year	8/31/2022 9:26 AM
7	Thoughtful planning in terms of parking, density and impact on current neighborhoods, particularly in terms of traffic congestion. Also, a sense of urgency.	8/30/2022 2:51 PM
8	affordability	8/29/2022 4:14 PM
9	Affordability for someone making $15 - $20/hr. A rent that is $900 or less for a 1 bedroom; not $2700 for an efficiency on Broadway with no parking!	8/29/2022 10:31 AM
10	Diversity of options to support a wide range of contributors to our area.	8/25/2022 9:29 PM
11	Adding more housing that is affordable for the middle class/workers in Eagle to purchase. In my mind, housing over $600k is not affordable for middle class.	8/25/2022 7:22 AM
12	Single family homes less than $500,000, Redefine affordable housing!	8/22/2022 9:49 PM
13	appropriate parking and thoughtfulness to water availability looking into the future!	8/22/2022 3:49 PM
14	We tried desperately to buy after our previous landlord told us they were selling. We only qualified for homes under 400k, which meant we were also competing with so many others. We kept going through the Valley Home Store, and we were passed by on all 8 of our applications. Luckily, we found a rental in town, but it is 1k more a month, smaller, and with no storage. It feels like landlords are gouging renters. I'm a teacher in the valley, but it feels like I'm not welcome here because I can barely afford to live here. Affordable housing is key. Also, housing that isn't tiny with a huge price tag for families. I want to feel good about where I live.	8/20/2022 11:00 AM
15	Affordable housing for locals!!!	8/19/2022 1:24 PM
16	A LERP process that demonstrates consistency, clarity and compassion.	8/19/2022 10:34 AM
17	None. Please stop trying to develop the area. It is nice the way it is and we do not need more housing, duplexes, apartments or condos. Please stop with this nonsense and let those of us who live here enjoy the area rather than over developing it and ruining for all.	8/17/2022 7:44 PM
18	Allow current home owners to build ADU on property to provide additional housing regardless of (currently wrong) zoning.	8/17/2022 5:50 PM
19	More and affordable.	8/17/2022 3:52 PM
20	Affordable housing	8/17/2022 2:55 PM
21	Keep our young adults in the valley. Additional senior housing.	8/17/2022 2:27 PM

22	Multi-tiers and opportunities for all.	8/17/2022 2:19 PM
23	attainable housing for workforce, teachers, and young families	8/17/2022 1:38 PM
24	Provide affordable options to people who work in Eagle, but not for people who commute. Figure out how to manage the traffic on Grand, Capitol, etc for an increase in population. Encourage more commercial businesses (especially restaurants). Do not use storefronts as offices (IE real estate or mortgage companies on the main drag of Capitol in Eagle Ranch.	8/17/2022 1:14 PM
25	Helping promote the development of housing affordable for residents below the 150% AMI.	8/17/2022 11:09 AM
26	Subsidized, Section 8 and increasing Eagle County Housing Vouchers to 200 +, Include Utilities and ADA Compliant with support animals allowed and all build be ADA Compliant in all units including having washers/dryers/dishwashers in EACH unit/home/residence.	8/16/2022 9:48 PM
27	None. The ToE should get out of the way and let the market work. The employers, including ToE and the County may have to pay the employees more cash to afford to live here.	8/16/2022 9:04 PM
28	Well planned affordable small homes/town homes/ apartments for younger professionals. Adequate parking.	8/16/2022 6:25 PM
29	Affordable housing for our community members— the full spectrum age 22-102. Housing for our teachers. Green building practices where possible.	8/15/2022 9:10 PM
30	The Town of Eagle needs to be thoughtful, not reactionary. Think through what you are doing carefully. The Rocky Mountain West is bursting at the seams - slow down, don't just react. We might have dirt to turn over, but there is a LIMIT TO OUR WATER. There just is not enough.....	8/15/2022 2:34 PM
31	More affordable options More starter homes More apartments/shared housing NEAR THE BUS STOPS since not everyone has a car. Haymeadow tried to do some affordable housing which is just dumb--not everyone has a car and the folks who would live there would have to walk a mile or more to the nearest bus stop. Not bad during the summer, but in January? No thanks. Fewer short-term rentals	8/15/2022 2:07 PM
32	1) Thoughtful building practices - xeriscaping in lieu of heavy landscaping, community spaces for green space, right-sized units that allow for a family/extended family's tc. 2). Importance of transit access. If you build a huge community out at Haymeadow - there is a 2-lane road in and out and no bus. ALL those cars must go in and out of a 2-lane road along with kids, families, pets, wildlife. That is a scary thought if there is a fire. Do better at planning long-term not short term. 3). We need affordable housing - but that doesn't mean you can build cheap. Spend the money to build sustainably, build a community center, have communal spaces so people can share vacuums, lawn mowers, composting facilities, etc. Pick a smart location that has good access and can sustain a community of people. 4. Don't be short-sighted. We know there is an urgent need for housing. That should not preclude thoughtful design, thorough review, developers should not be fast tracked or given a break different than anyone else who must comply and works hard to live here. Help everyone make decisions that will impact our futures - limit parking, incentives for solar and water smart, ADU, etc	8/15/2022 11:06 AM
33	Increasing strategic density in areas that offer public transportation. Ensure we have well planned traffic flow to support the increased density. Figure out how to centralize more of our commercial businesses so that we have a logical town center.	8/14/2022 3:37 PM
34	Increasing the density on already approved PUD's and in all other areas of town.	8/14/2022 9:18 AM
35	Affordability and availability	8/12/2022 8:31 PM
36	I-70 access… new on ramp. More houses/ population horrible until people can get in and out. It's already bad. Going to be worse with currently approved project on Forest service land and apts near CMM… so bad that Im actually happy to drive my kids up valley for school so Incan miss the traffic since I have to leave early.	8/12/2022 6:43 PM
37	Use what's here, too much development into more open space.	8/12/2022 11:00 AM
38	A variety of evolving solutions and collaboration with regional entities. Monitor what's happening with Short Term Rentals and be bold to address this crisis.	8/12/2022 10:03 AM
39	Teachers, medical, counselors, first responders that work full time year round in eagle	8/11/2022 10:26 PM
40	The town is bringing in all these housing developments and no more grocery stores, post	8/11/2022 7:21 PM

	offices or fire departments… idiots.	
41	Affordable, family homes	8/11/2022 10:48 AM
42	Increase infrastructure projects way before you grow the population more	8/11/2022 10:28 AM
43	There should be no new development allowed for SFHs that are over 3000 square feet- this is unnecessary and unethical given the state of habitat loss, climate change, and the lack of workforce housing.	8/11/2022 10:16 AM
44	Developing diverse housing options that are actually affordable and ensuring they are obtained by valley locals	8/10/2022 10:06 AM
45	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
46	don't change whats working on the notion that we have an affordable housing crisis	8/9/2022 8:23 AM
47	Keeping housing for the people who live and work within the community.	8/8/2022 6:05 PM
48	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
49	Managed growth. Traffic. Ensure parking availability in commercial areas for the economic vitality of businesses.	8/8/2022 10:55 AM
50	Affordable housing, increased multimodal transportation connection (walkways, bikeways, etc. to increase interconnectivity of Town), and sustainability.	8/8/2022 9:58 AM
51	Smart growth. It’s a total mess	8/7/2022 6:10 PM
52	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
53	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
54	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
55	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
56	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
57	We need more affordable housing, especially in new developments. Increasing density in existing developed areas is more difficult.	8/2/2022 3:31 PM
58	Preserve our neighborhood in old Eagle. No change in zoning to increase density, please.	7/31/2022 6:42 PM
59	Affordable housing ,	7/30/2022 10:14 PM
60	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
61	More affordable housing of all types is needed.	7/30/2022 8:26 AM

62	More affordable housing and rentals large enough for a family of 4.	7/30/2022 12:38 AM
63	Diversifying the types of housing available in Eagle so that their 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
64	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
65	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
66	To contain growth of an overpopulated town.	7/29/2022 2:33 PM
67	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
68	Making sure working people can find housing.	7/29/2022 1:34 PM
69	Build in. Stop new developments on open land!	7/29/2022 1:26 PM
70	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
71	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 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
72	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
73	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 bee	7/29/2022 9:37 AM
74	Bring more dense housing in towards downtown.	7/29/2022 9:29 AM
75	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
76	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

AUGUST 2022 PUBLIC OUTREACH

- Coffee & A Convo @ Red Canyon, Yetis, Color Coffee, Stout House
- BBQ at the Eagle Sports Complex
- ShowDown Town
- Second Friday ARTwalk
- Online survey (available in both English & Spanish)

WHY ARE WE UPDATING THE LAND USE AND DEVELOPMENT CODE?

RECODE EAGLE

WHAT IS THE LAND USE AND DEVELOPMENT CODE (LUDC)?

Zoning and subdivision regulations (together, the LUDC) are the rules a community adopts to shape development.

IS ELEVATE EAGLE, THE 2020 COMPREHENSIVE PLAN, PART OF THE LUDC?

No, the comprehensive plan sets the Town's vision and identifies future land use goals. This is a policy document. The LUDC sets development regulations and is a legal document.

WHAT DOES THE LUDC REGULATE?

How development patterns come together, including subjects like:

- Housing density
- Locations for commercial and industrial development
- Required parking
- Intensity of outdoor lighting
- Sign size

The LUDC also includes processes that explain how the Town reviews development applications.

WHERE DO THE LUDC RULES COME FROM?

The Town establishes local zoning and subdivision regulations, through discussion with the community and adoption by the Town Council. The LUDC rules must meet state and federal legal requirements.

SO WHY IS THE TOWN UPDATING THE LUDC?

The comprehensive plan and the LUDC work together to help implement the Town's vision for future growth and development. The Town updated the comprehensive plan with the adoption of Elevate Eagle in 2020, and now it is time to update the LUDC to support the plan.

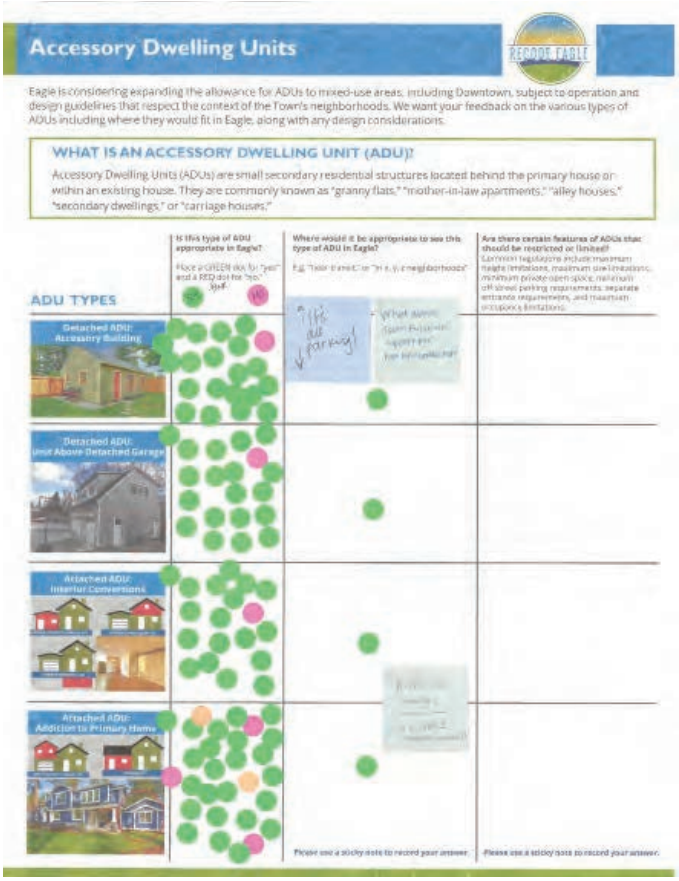
FOR MORE INFORMATION, SCAN HERE!

An overview of the project and why the Town is updating the Land Use and Development Code (LINK).

ADU Boards

“Eagle is considering expanding the allowance for ADUs to mixed-use areas, including Downtown, subject to operation and design guidelines that respect the context of the Town’s neighborhoods. We want your feedback on the various types of ADUs including where they would fit in Eagle, along with any design considerations.”

- Green dot for “yes”
- Red dot for “no”



ARTwalk

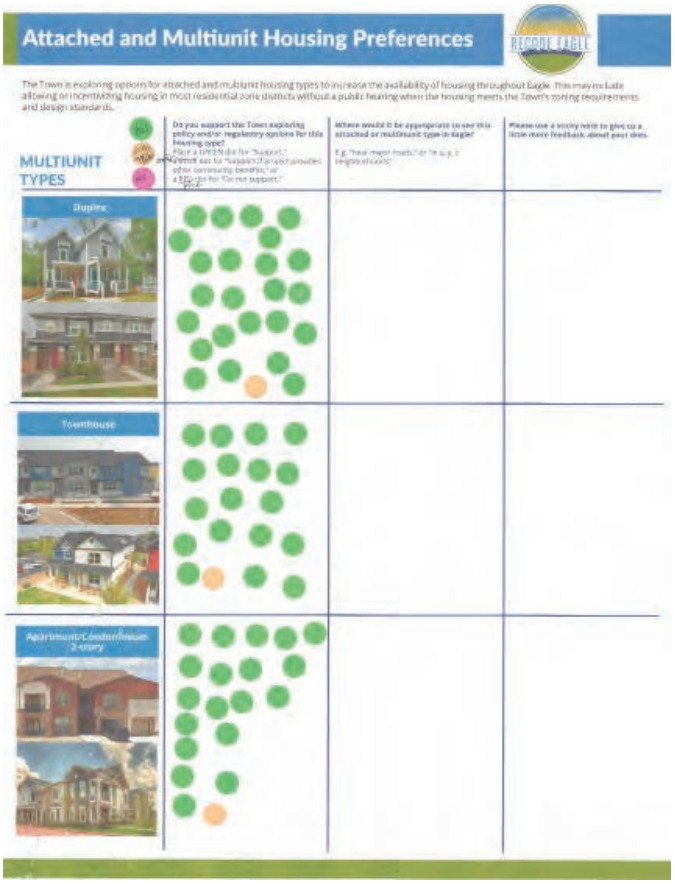
Sports Complex BBQ

ShowDown Town

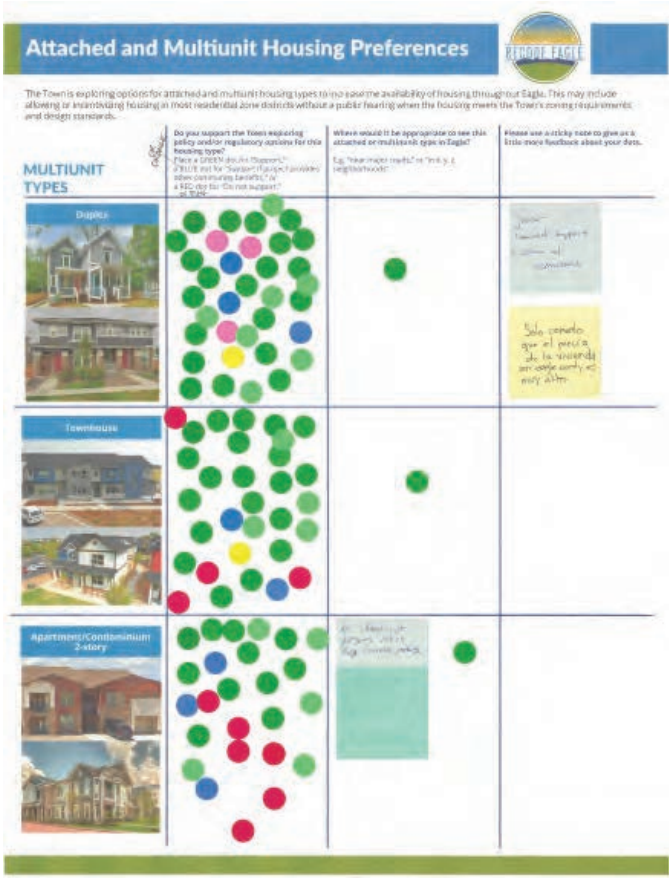
Housing Density (1)

"The Town is exploring options for attached and multiunit housing types to increase the availability of housing throughout Eagle. This may include allowing or incentivizing housing in most residential zone districts without a public hearing when the housing meets the Town's zoning requirements and design standards."

- Green dot for "support"
- Blue/yellow dot for "support if project provides other community benefits"
- Red/Pink dot for "do not support"



ARTwalk



Sports Complex BBQ

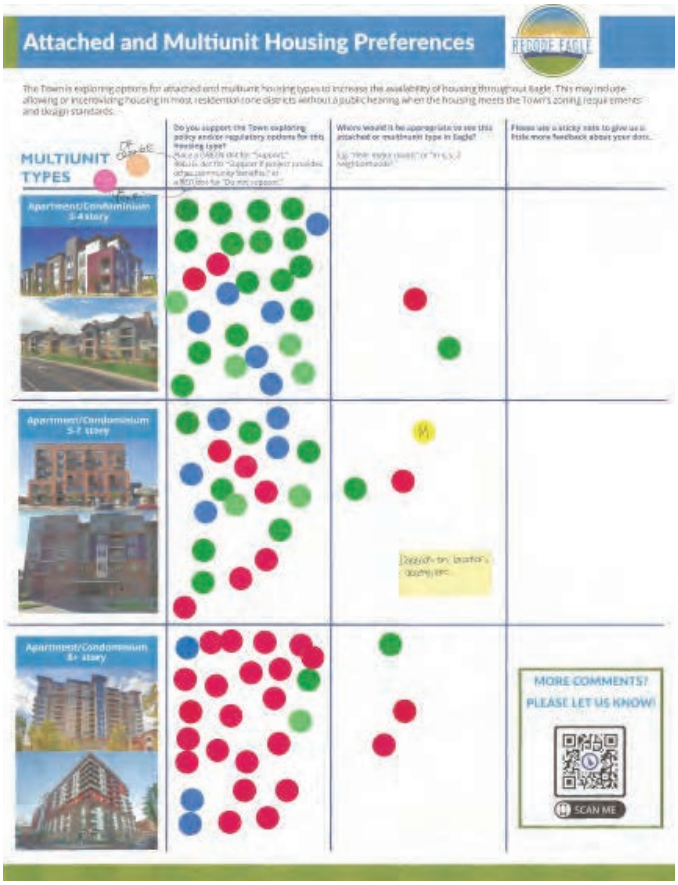
ShowDown Town

Housing Density (2)

"The Town is exploring options for attached and multiunit housing types to increase the availability of housing throughout Eagle. This may include allowing or incentivizing housing in most residential zone districts without a public hearing when the housing meets the Town's zoning requirements and design standards."

- Green dot for "support"
- Blue/yellow dot for "support if project provides other community benefits"
- Red/Pink dot for "do not support"

ARTwalk



Sports Complex BBQ

ShowDown Town