



Town Council
Tuesday, May 9, 2023
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO

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

TOWN COUNCIL MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

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

Microsoft Teams meeting

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 284 132 921 702

Passcode: PS6LSZ

[Download Teams](#) | [Join on the web](#)

Or call in (audio only)

[+1 469-770-0416,,548625691#](#) United States, Dallas

Phone Conference ID: 548 625 691#

- **Please note: All participants must remain muted until they are requested to speak. This will reduce background noise disruptions to the meeting attendees.**
- **When it's your turn to speak, you will have three (3) minutes for public comment.**
- **PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on this agenda can be submitted to Jenny Rakow, Town Clerk, and will be included as part of the record.**
- **For technical difficulties, please email jenny.rakow@townofeagle.org and we will do our best to assist you.**

CALL TO ORDER - 6:00 PM

ROLL CALL

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

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

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

1. Eagle County Community Wildlife Roundtable Thank you and Projects Update

CONSENT AGENDA - 6:25 PM *Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council deliberation.*

1. Minutes - April 25, 2023
2. Bill Pay - April 2023
3. Approving a Joint Resolution of the Board of County Commissioners of the County of Eagle, State of Colorado, and the Towns of Gypsum, Minturn, Eagle, Redcliff, Avon, and Vail, Proclaiming May 2023 as Wildfire Preparedness Month
4. Resolution 24, Series 2023, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving an Escrow and Dispersement Agreement for Completion of the Roundabout at Haymeadow"

STAFF REPORTS - 6:30 PM *The Town Manager and department staff prepare and provide internal updates to the council.*

1. Town Manager Update
2. Department Update - April 2023
3. 1st Quarter 2023 - Budget to Actual Report and Revenue Analysis
4. 1st Quarter Sales Tax Report

BUSINESS ITEMS - 6:35 PM *Items and / or Public Hearings are listed under Business may be old or new and may require review or action by the council.*

1. PUBLIC HEARING: Council Vacancy - Applicant Interviews and Selection
 - a. Resolution 26, Series 2023 "A Resolution of the Town Council of the Town of Eagle, Colorado Appointing _____ to Fill a Town Council Vacancy"
2. Resolution 28, Series 2023, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving the First Amendment to the Development Agreement for the 3rd Street Housing Project"
3. ReCode Eagle Update: Parking Standards and Use Standards

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS - 7:45 PM

1. Feedback for Holy Cross Energy
2. Future Agenda Items
3. Council Committee Updates

ADJOURN - 8:00 PM

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



Jenny Rakow, CMC
Town Clerk

PUBLIC WIFI – Eagle Guest



The Eagle County Community Wildlife Roundtable

Town of Eagle Town Council
May 9, 2023

Eagle County Community Wildlife Roundtable

The purpose of the Eagle County Community Wildlife Roundtable is to gather a group of diverse stakeholders in the valley to understand and address issues facing wildlife populations. Together we will identify a shared vision and realistic actions to protect regional wildlife, while also ensuring that these actions are supported by the community as a whole. We want to leverage diverse values, creativity, and resources to move toward positive action and enduring solutions to the complex wildlife issues in Eagle County.



Photo by Rick Spitzer

The vision of the Eagle County Community Wildlife Roundtable is that wildlife is thriving, our community embraces the value of a diverse wildlife population and takes action to protect and enhance wildlife and their habitat for future generations.

Bear Aware Campaign

Utilize Outreach Strategies to
Meet Our Community
Where They Are

Highlight Best Practices
Designed to Mitigate Conflict



Community Outreach

Wildlife education articles in the Vail Daily

Partner with CPW to visit neighborhoods with higher conflict (Terrace & Eagle Ranch)

Develop Bear Aware trash stickers

Continue partnering w CPW on bear aware events

Host “movie night” featuring:

Bears of Durango

<https://www.pbs.org/video/bears-of-durango-hhqs4h/>



Town of Eagle and the Wildlife Roundtable

- Eagle residents continually support measures to protect wildlife and wildlife habitat, see the recent community survey results at <https://cpw.state.co.us/Documents/Research/SocialScience/22-CPW-Tech-Report-60-Conservation-Intersection-Eagle-MRQ.pdf>
- ECCWR Members would like to present you with a letter of appreciation for your leadership in implementing bear resistant trash containers, a scientifically supported strategy to mitigate human-bear conflict.
- Together we can make a difference for wildlife!





Thank you!

Questions??



MEETING MINUTES
Town Council
Tuesday, April 25, 2023
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO

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TOWN COUNCIL MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

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

CALL TO ORDER - 6:00 PM

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

ROLL CALL

COUNCIL MEMBERS PRESENT

Mikel Kerst, Scott Turnipseed, Geoffrey Grimmer
(Remote), Nick Sunday

COUNCIL MEMBERS ABSENT

Ellen Bodenhemier, Sarah Parrish

STAFF PRESENT

Larry Pardee, Town Manager
Melissa Daruna, Assistant Town Manager
Matt Mire, Town Attorney
Jenny Rakow, Town Clerk
Jill Kane, Finance Director/Treasurer
Chad Phillips, Comm Dev Director/Town Planner
Tom Gosiorowski, Public Works Director
Derek Bos, Police Chief
Cliff Simonton, Senior Planner
Brian Lieberman, Open Space and Trails Manager
Nikki Davis, Community Development
Thomas Rich, Sargent
Kevin Aoki, Information Technology Manager
Peyton Heitzman, Planner

ADOPTION OF AGENDA

There were no changes to the agenda.

MOTION: Council Member Geoffrey Grimmer motioned to adopt the agenda. The motion was seconded and passed with a vote of 4 in favor (Kerst, Turnipseed, Grimmer, and Sunday) and 0 opposed.

PUBLIC COMMENT

Linn Brooks 2150 Longspur Avon - Holy Cross Energy Board candidate.

Eric Doran 340 Hilltop – expressed his concern regarding an incident on March 27th at the Eagle Valley Middle School with a CPW wildlife officer and Eagle Police regarding his dogs and wildlife.

CONSENT AGENDA

MOTION: Council Member Mikel Kerst motioned to approve the consent agenda. The motion was seconded and passed with a vote of 4 in favor (Kerst, Turnipseed, Grimmer, and Sunday) and 0 opposed.

1. Minutes - April 11, 2023
2. Resolution 16, Series 2023 "Approving Use agreement with the Vail Valley Mountain Trails Alliance for Construction and Maintenance of a Bike Park at the Haymaker Trailhead"
3. Resolution 25, Series 2023, "A Resolution of the Town Council of the Town of Eagle, Colorado, Amending the 2023 Fee Schedule Pursuant to 2.34 of the Eagle Municipal Code"

STAFF REPORTS

1. Town Manager Update
Thanked Larry and Human Resources on the new hires and congratulated Nikki Davis on her new positions.
2. Legislative Update - SB23-213 and HB23-1255
3. Yearout Holy Cross Rate Change Evaluation

LIQUOR LICENSE AUTHORITY

1. PUBLIC HEARING: Permanent Modification of Premises - Your Father's Office dba Second Street Tavern located at 127 West 2nd Street
Mayor Scott Turnipseed opened the public hearing for Permanent Modification of Premises - Your Father's Office dba Second Street Tavern located at 127 West 2nd Street.

Applicant Brian Kunkel was present for this item. He stated that the code should be more flexible for short-term issues regarding his situation.

Council comments: inquiry on the timeline for opening the patio and keeping customers out of that area. The applicant indicated it could be up to a year until the additional bathroom is completed and the applicant will attempt to block the patio to prevent its use.

Mayor Scott Turnipseed opened this item for public comment, there was public comment.

MOTION: Council Member Mikel Kerst motioned to approve the Findings and Order Approving a Permanent Modification of Premises for Your Father's Office dba Second Street Tavern located at 127 West 2nd Street. The motion was seconded and passed with a vote of 4 in favor (Kerst, Turnipseed, Grimmer, and Sunday) and 0 opposed.

BUSINESS ITEMS

1. Council Vacancy - Determine Applicants for May 9th Interview
Mayor Scott Turnipseed opened this item and stated the council will vote on selecting three of the six applicants for interviews at the May 9, 2023, Town Council meeting. Council Member Geoff Grimmer will email his vote to the Town Clerk to include in the total.

The votes were tallied, and the following names were announced by the Town Clerk to move through the process: Bryan Woods, Jamie Woodworth Foral, and Laura Hartman.

MOTION: Council Member Scott Turnipseed motioned to move forward with applicants Bryan Woods, Jamie Woodworth Foral, and Laura Hartman for interviews for the council appointment to be conducted on May 9, 2023. The motion was seconded and passed with a vote of 4 in favor (Kerst, Turnipseed, Grimmer, and Sunday)

and 0 opposed.

2. Direction on Potential River Park Flood Damage and Mitigation Measures Cost
Tom Gosiorowski presented this item.

Council comments: discussion on the timing of mobilization for mitigation, discussion on snowpack and averages, staff hours needed to get it done, and if approved, current deadline of May 15th to get it into place.

MOTION: Council Member Geoffrey Grimmer motioned to direct staff to proceed with river park flood damage and mitigation measures at the estimated amount of \$20,000.00. The motion was seconded and passed with a vote of 4 in favor (Kerst, Turnipseed, Grimmer, and Sunday) and 0 opposed.

3. ReCode Eagle Update: Use Chart and Zoning Map
Chad Phillips and Elizabeth Garvin presented this item.

Council comments: would like to set goals to limit special use permit and conditional use permits and have fewer gray areas. Elizabeth Garvin stated they have done quite a bit with administrative approvals and do have that goal in mind when reviewing the code. Some situations are left as special use. The council expressed their desire to see the revised LERP language as soon as possible.

Mayor Scott Turnipseed opened this item for public comment, there was no public comment.

Chad Phillips presented the zone map updated by P&Z last week.

Council comments: discussion on how both sides of the street should be zoned the same. Further discussion was requested on the location of the ground floor residential and where it should end on Capitol.

Public Comment: Bryan Woods 212 E 3rd Street, stated he believed that 3rd Street and Capitol should have the same zoning on both sides. It can be either/or with multifamily or commercial. Would like to see a corridor.

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS

1. Future Agenda Items
2. Council Committee Updates
Council Member Nick Sunday stated the EVC is excited Nikki was hired. EVC is currently working on the business survey and economic dashboard for businesses. Will be looking at using location-based data to use for EVC and EVTA for transportation.

Also updated that the EVTA is looking into the fare-free zones looking into and Nick is asking for them to look into it for Eagle.

ADJOURN - 7:10 PM

MOTION: Council Member Mikel Kerst motioned to adjourn. The motion was seconded and passed with a vote of 4 in favor (Kerst, Turnipseed, Grimmer, and Sunday) and 0 opposed.

Date:

Scott Turnipseed, Mayor

Jenny Rakow, CMC Town Clerk

BILL SCHEDULE
APRIL 2023

GENERAL FUND

Town Council

Column Software, PBC	Legal Notices	\$ 35.17
King Soopers Customer Charges	Meeting Expense	16.49
Colorado Fiscal Institute	Tuition & Books	75.00
Total Town Council		\$ 126.66

General Government

CEBT	Health & Life Ins. Payable	\$ 824.48
Rocky Mountain Reserve LLC	Health & Insurance Benefits	15.60
Standard Insurance Company	Health & Life Ins. Payable	35.55
Amazon	Office Supplies	68.37
Cintas Corporation	Office Supplies	16.07
Costco	Office Supplies	38.31
Signature Signs Inc	Office Supplies	17.00
Amazon	Equipment (Non-Capital)	148.88
Info Cubic	Recruitment	208.70
Kelley-Fong, Shannon	Recruitment	432.11
Hoffman, Parker, Wilson & Carberry Pc	Legal - General	3,593.58
Bookworm	Public Relations - Mikela Event	94.98
Squash Blossom	Public Relations - Mikela Event	350.00
Town Of Vail	Public Relations - Mikela Event	10.00
Walmart	Public Relations - Mikela Event	6.51
Total General Government		\$ 5,860.14

General Administration

John Minervini, Trustee	Utility Overpayment Refund	\$ 154.18
McGregor, Robert Revocable Trust	Utility Overpayment Refund	2.19
Orwig, Kristen	Utility Overpayment Refund	23.96
Pawelec, Christopher Or Katarzyna	Utility Overpayment Refund	156.59
Renaud, Jerome Or Laura	Utility Overpayment Refund	6.08
Eagle Climbing + Fitness	Taxes And Other Receivables	(65.00)
Greater Eagle Fire Protection Dist.	Fire Impact Fees	248,678.34
Colorado State Treasurer	State Unemployment Payable	2,711.06
CEBT	Health & Life Ins. Payable	7,043.86
Family Support Registry	Misc. Deductions Payable	146.76
Almaraz, Jose	Facility Usage Deposit Refund	375.00
Felix, Flor	Facility Usage Deposit Payable	375.00
Porchlight Players	Facility Usage Deposit Payable	750.00
Vail Valley Mountain Trails Alliance	Facility Usage Deposit Payable	750.00
Sweet Leaf Pioneer LLC	Tobacco & Marijuana Licenses	1,000.00
Almaraz, Jose	Facility Usage Fees	(10.00)
Vail Club 50	Facility Usage Fees Overpayment Refund	50.00

General Administration (Cont.)

Wells Fargo	Reimbursable Income	(442.46)
CEBT	Health & Life Ins. Payable	6,781.95
Rocky Mountain Reserve LLC	Health & Insurance Benefits	138.23
Standard Insurance Company	Health & Life Ins. Payable	254.44
Amazon	Office Supplies	212.07
Cintas Corporation	Office Supplies	91.06
Costco	Office Supplies	217.11
Notarystamp.Com	Office Supplies	29.78
Pitney Bowes Global Financial Services	Office Supplies	127.80
Trick Threads	Uniforms	61.19
Fleet Services	Gas & Oil	42.32
Amazon	Equipment (Non-Capital)	148.88
City Market	Employee Appreciation	241.47
Costco	Employee Appreciation	122.41
Petals Of Provence	Employee Appreciation	100.00
Plaza Bella Floral	Employee Appreciation	100.00
Red Canyon Café	Employee Appreciation	43.32
Pitney Bowes Bank, Inc Reserve Acct	Communication & Shipping	1,000.00
Pitney Bowes Global Financial Services	Communication & Shipping	65.82
Column Software, PBC	Legal Notices	54.56
Amazon	Dues & Subscriptions	139.00
Colorado SOS	Dues & Subscriptions	10.00
Mailchimp	Dues & Subscriptions	101.00
Mountain Careers	Dues & Subscriptions	159.00
Info Cubic	Recruitment	240.00
Testdome	Recruitment	60.00
Chase Paymentech	C.C. Transaction Fees	380.92
Forte Payments	C.C. Transaction Fees	5.00
Xpress Bill Pay	C.C. Transaction Fees	29.15
Civic Plus	Professional Services	3,267.10
Hoffman, Parker, Wilson & Carberry PC	Legal	102.50
Caselle, Inc.	Computer Support	1,698.45
Gov OS, Inc.	Computer Support	1,666.68
Xpress Bill Pay	Computer Support	50.00
Employer's Council	Tuition & Books	29.00
Train HR Learning	Tuition & Books	145.00
Cirsa	Insurance - Pavilion	1,776.26
Total General Administration		\$ 281,397.03

Community Development

CEBT	Health & Life Ins. Payable	\$ 9,767.92
Rocky Mountain Reserve LLC	Health & Insurance Benefits	249.63
Standard Insurance Company	Health & Life Ins. Payable	371.20
Amazon	Office Supplies	297.16
Copy Plus	Office Supplies	25.87
Signature Signs Inc	Office Supplies	21.00

Community Development (Cont.)

Amazon	Uniforms	179.98
Fleet Services	Gas & Oil	221.39
USPS	Communication & Shipping	30.90
QR Code Generator	Dues & Subscriptions	191.88
McCool Development Solutions, LLC	Professional Services	57.50
Column Software, PBC	Planning Reimbursable	47.52
Garfield & Hecht, P.C.	Planning Reimbursable	1,605.00
Hoffman, Parker, Wilson & Carberry PC	Planning Reimbursable	1,372.00
LRE Water	Planning Reimbursable	1,202.50
Hoffman, Parker, Wilson & Carberry PC	Legal	553.50
Airbnb	Travel Expense	229.89
Embassy Suites	Travel Expense	1,392.00
NWCCOG	Tuition & Books	26.33
Vail Symposium	Tuition & Books	12.00
Total Community Development		\$ 17,855.17

Municipal Court

CEBT	Health & Life Ins. Payable	\$ 243.67
Rocky Mountain Reserve LLC	Health & Insurance Benefits	4.68
Standard Insurance Company	Health & Life Ins. Payable	7.80
Carlson, Edwards & O'Connor P.C.	Legal	1,500.00
Caselle, Inc.	Computer Support	275.66
Davis, Rianne	Travel Expense	511.46
Ace Security And Safety Services LLC	Contract Payments	350.00
Johnson, Erik A.	Contract Payments	1,500.00
Total Municipal Court		\$ 4,393.27

Streets

CEBT	Health & Insurance Benefits	\$ 3,344.01
Rocky Mountain Reserve LLC	Health & Insurance Benefits	204.38
Standard Insurance Company	Health & Life Ins. Payable	184.62
Cintas Corporation	Office Supplies	11.85
All State Communications	Operating Supplies	286.00
Trick Threads	Uniforms	206.14
Wylaco Supply Co	Uniforms	63.94
Ewing Trucking And Construction LLC	Repair & Maintenance Supplies	7,197.83
Ferguson Enterprises, Inc.	Repair & Maintenance Supplies	20.88
Gypsum Eagle Ace Hardware	Repair & Maintenance Supplies	335.92
Rexel USA, Inc	Repair & Maintenance Supplies	461.95
United Rentals (North America) Inc	Repair & Maintenance Supplies	46.90
Wylaco Supply Co	Repair & Maintenance Supplies	113.07
Town Of Avon	Vehicle Repair & Maintenance Supplies	2,808.15
Two Valley Tire LLC	Vehicle Repair & Maintenance Supplies	436.34
Fleet Services	Gas & Oil	2,687.89
Eagle County	Dues & Subscriptions	9.75
Holy Cross Energy	Utility Services	42.49

Streets (Cont.)

Colorado Mtn. News Media	Recruitment	648.99
Info Cubic	Recruitment	34.70
New Electric, Inc.	Repair & Maintenance Services	6,750.00
Town Of Avon	Repair & Maintenance Services	4,603.50
Two Valley Tire LLC	Repair & Maintenance Services	385.00
Utility Notification Center Of Colorado	Repair & Maintenance Services	67.51
Caselle, Inc.	Computer Support	18.14
Cirsa	Insurance	115.48
Total Streets		\$ 31,085.43

Public Safety

CEBT	Health & Life Ins. Payable	\$ 22,367.00
Rocky Mountain Reserve LLC	Health & Insurance Benefits	466.53
Standard Insurance Company	Health & Life Ins. Payable	769.99
Amazon	Office Supplies	94.72
Costco	Office Supplies	85.06
Walmart	Office Supplies	24.98
Amazon	Operating Supplies	19.98
Glock	Operating Supplies	19.69
Amazon Police Patches	Uniforms	103.92
Galls, LLC	Uniforms	107.86
Auto Zone, Inc	Vehicle Repair & Mtn Supplies	211.99
Down Valley Tire	Vehicle Repair & Mtn Supplies	12.14
Eagle County Fleet Service	Vehicle Repair & Maintenance Supplies	328.50
Gypsum Eagle Ace Hardware	Vehicle Repair & Maintenance Supplies	47.97
Two Valley Tire LLC	Vehicle Repair & Maintenance Supplies	1,376.44
Fleet Services	Gas & Oil	3,171.74
Federal Express Corp.	Communication & Shipping	93.07
National Tactical Officers Association	Dues & Subscriptions	35.00
AT&T Mobility	Utility Services	719.12
Doctors On Call	Recruitment	240.00
Indeed	Recruitment	84.00
OG Printer Inc	Recruitment	260.00
Psychological Dimensions, PC	Recruitment	400.00
Hoffman, Parker, Wilson & Carberry Pc	Legal	401.45
Colorado Depart. Of Agriculture	Repair & Maintenance Services	121.00
Eagle County Fleet Service	Repair & Maintenance Services	830.87
Smt2Go Starter K	Computer Support	50.00
Technovia Consulting	Computer Support	2,808.00
3 Margaritas	Travel	23.95
American	Travel	353.20
Burger King	Travel	17.38
Dickey's Barbecue Pit	Travel	14.99
Expedia	Travel	5.90
Great Scotts Eatery	Travel	13.09
McDonald's	Travel	7.58

Public Safety (Cont.)

Old Chicago	Travel	38.23
Olive Garden	Travel	22.25
Omni Interlocken Front	Travel	837.48
Red Robin	Travel	21.34
Texas De Brazil Food	Travel	56.64
United	Travel	329.20
Wendy's	Travel	21.38
Eagle County Animal Control	Animal Control	5,270.00
Steven A. Nofziger	Contract Payments	300.00
Transunion Risk & Alternative Data Solut	Contract Payments	210.00
Town Of Vail	Dispatching Services	203,070.48
Total Public Safety		\$ 245,864.11

Buildings & Grounds

CEBT	Health & Insurance Benefits	\$ 5,927.18
Rocky Mountain Reserve LLC	Health & Insurance Benefits	143.54
Standard Insurance Company	Health & Life Ins. Payable	185.20
Cintas Corporation	Office Supplies	11.85
Trick Threads	Uniforms	114.52
Wylaco Supply Co	Uniforms	57.55
Ferguson Enterprises, Inc.	Repair & Maintenance Supplies	48.15
G & S Tool Clinic, LLC	Repair & Maintenance Supplies	614.13
Geary Pacific Corporation	Repair & Maintenance Supplies	176.29
Grainger	Repair & Maintenance Supplies	418.74
Gypsum Eagle Ace Hardware	Repair & Maintenance Supplies	634.71
Paint Bucket	Repair & Maintenance Supplies	59.98
Superior Alarm & Electronics	Repair & Maintenance Supplies	78.00
United Rentals (North America) Inc	Repair & Maintenance Supplies	12.69
Wylaco Supply Co	Repair & Maintenance Supplies	194.18
Fleet Services	Gas & Oil	984.14
Amazon	Equipment (Non-Capital)	215.63
Black Hills Energy	Utility Services	5,173.37
Holy Cross Energy	Utility Services	18.36
Colorado Mtn. News Media	Recruitment	700.09
Jerrymaster Janitorial	Janitorial Maint. Contracts	2,158.00
Sno-White Linen Rental	Repair & Maintenance Services	294.66
Superior Alarm & Electronics	Repair & Maintenance Services	639.00
Venzor Carpet Cleaning	Repair & Maintenance Services	388.88
Caselle, Inc.	Computer Support	18.14
ERWSD	Tuition & Books	50.00
G H Daniels III & Associates	Contract Payments	5,000.00
Total Buildings & Grounds		\$ 24,316.98

Marketing & Events

CEBT	Health & Life Ins. Payable	\$ 2,065.07
Rocky Mountain Reserve LLC	Health & Insurance Benefits	51.49

Marketing & Events (Cont.)

Standard Insurance Company	Health & Life Ins. Payable	68.86
Amazon	Promotional Materials	59.97
Trick Threads	Uniforms	271.96
Amazon	Equipment (Non-Capital)	259.99
Apple.com	Computer Support	12.02
Canva	Computer Support	14.99
Furtado, Molly	Travel Expense	71.66
Brush Creek Saloon	Meeting Expense	18.54
Color Coffee Roasters	Meeting Expense	26.75
Grand Avenue Grill	Meeting Expense	27.00
Inner Light Juice	Meeting Expense	12.89
Red Canyon Café	Meeting Expense	4.50
Yeti's Grind	Meeting Expense	43.28
Total Marketing & Events		\$ 3,008.97

Engineering

CEBT	Health & Insurance Benefits	\$ 3,788.42
Rocky Mountain Reserve LLC	Health & Insurance Benefits	69.69
Standard Insurance Company	Health & Life Ins. Payable	121.88
Cintas Corporation	Office Supplies	11.86
Trick Threads	Uniforms	91.07
Two Valley Tire LLC	Vehicle Repair & Maintenance Supplies	46.00
Fleet Services	Gas & Oil	188.13
David Evans & Associates, Inc.	Professional Services	6,756.50
Hoffman, Parker, Wilson & Carberry Pc	Legal	82.00
Two Valley Tire LLC	Repair & Maintenance Services	200.00
Total Engineering		\$ 11,355.55

Information Technology

CEBT	Health & Life Ins. Payable	\$ 2,155.69
Rocky Mountain Reserve LLC	Health & Insurance Benefits	48.05
Standard Insurance Company	Health & Life Ins. Payable	82.51
Amazon	Office Supplies	281.17
Trick Threads	Uniforms	631.74
Amazon	Equipment (Non-Capital)	364.75
SHI International Corp	Equipment (Non-Capital)	18,054.00
Verizon Wireless, Bellevue	Equipment (Non-Capital)	129.99
Century Link	Utility Services	7,078.98
Verizon Wireless, Bellevue	Utility Services	1,212.49
Info Cubic	Recruitment	124.70
Kissinger & Fellman, P.C.	Legal	760.50
Argis Solutions, Inc.	Computer Support	718.75
Aspen Wireless Technologies, Inc.	Computer Support	9,703.00
ESRI	Computer Support	5,500.00
Mammoth Networks	Computer Support	909.20
Performance Enhancements, Inc.	Computer Support	12,350.41

Information Technology (Cont.)

TEC Integration, Inc.	Computer Support	200.00
Professional Document Solutions, Inc.	Contract Payments	1,233.79
Xerox Financial Services LLC	Contract Payments	2,758.92
Total Information Technology		\$ 64,298.64

Total GENERAL FUND **\$ 689,561.95**

CAPITAL IMPROVEMENTS FUND

David Evans & Associates, Inc.	Traffic Control Improvements	\$ 21,351.28
All State Communications	Snow Removal Equipment	1,311.00
Vermeer Colorado	Snow Removal Equipment	98,290.00
Daniels Long Chevrolet	Patrol Vehicles	25,728.00
Kustom Signals	Patrol Vehicles	4,170.00
PCS Mobile	Patrol Vehicles	9,266.73
Total CAPITAL IMPROVEMENTS FUND		\$ 160,117.01

WASTE WATER FUND

CEBT	Health & Insurance Benefits	\$ 6,798.16
Rocky Mountain Reserve LLC	Health & Insurance Benefits	170.48
Standard Insurance Company	Health & Life Ins. Payable	246.21
Cintas Corporation	Office Supplies	11.86
Western Slope Supplies Inc	Office Supplies	17.30
Polydyne Inc.	Operating Supplies	3,795.00
Trick Threads	Uniforms	151.79
Wylaco Supply Co	Uniforms	3.20
Ferguson Enterprises, Inc.	Repair & Maintenance Supplies	16.25
Grainger	Repair & Maintenance Supplies	229.62
Gypsum Eagle Ace Hardware	Repair & Maintenance Supplies	117.96
Neptune Benson Inc	Repair & Maintenance Supplies	697.98
UV Doctor Lamps, LLC	Repair & Maintenance Supplies	190.72
Water Technology Group	Repair & Maintenance Supplies	14,673.00
Fleet Services	Gas & Oil	542.24
Browns Hill Engineering	Equipment (Non-Capital)	315.00
Federal Express Corp.	Communication & Shipping	18.14
Nextrust Inc	Communication & Shipping	309.45
Eagle County	Dues & Subscriptions	2.31
Black Hills Energy	Utility Services	9,198.64
Testdome	Recruitment	10.00
Chase Paymentech	C.C. Transaction Fees	708.58
Xpress Bill Pay	C.C. Transaction Fees	320.63
Vranesh And Raishch, LLP	Legal & Audit	2,007.50
LRE Water	Engineering	9,811.50
Browns Hill Engineering	Repair & Maintenance Services	2,629.75
Utility Notification Center Of Colorado	Repair & Maintenance Services	67.51
Water Technology Group	Repair & Maintenance Services	1,890.00
Caselle, Inc.	Computer Support	230.54

WASTE WATER FUND (Cont.)

Denali Water Solutions LLC	Testing & Permits	1,083.37
Eagle River Water & Sanitation District	Testing & Permits	2,466.00
SGS North America Inc	Testing & Permits	6,718.33
ABC-CO	Tuition & Books	100.00
Browns Hill Engineering	Contract Payments	2,066.20
Colo Water Resources & Power Dev.	CWRPDA Loan Payment	32,933.11
Colo Water Resources & Power Dev.	Debt Service Interest	6,459.75
Total WASTE WATER FUND		\$ 107,008.08

WATER FUND

CEBT	Health & Insurance Benefits	\$ 7,950.18
Rocky Mountain Reserve LLC	Health & Insurance Benefits	179.84
Standard Insurance Company	Health & Life Ins. Payable	301.33
Cintas Corporation	Office Supplies	11.86
DPC Industries, Inc.	Operating Supplies	4,737.60
Univar USA	Operating Supplies	9,955.82
Trick Threads	Uniforms	182.15
Wylaco Supply Co	Uniforms	3.20
Core & Main LP	Repair & Maintenance Supplies	767.60
Ferguson Enterprises, Inc.	Repair & Maintenance Supplies	407.53
Geary Pacific Corporation	Repair & Maintenance Supplies	128.91
Grainger	Repair & Maintenance Supplies	2,520.43
Gypsum Eagle Ace Hardware	Repair & Maintenance Supplies	108.94
Water Technology Group	Repair & Maintenance Supplies	3,695.79
Fleet Services	Gas & Oil	429.68
Federal Express Corp.	Communication & Shipping	22.91
Nextrust Inc	Communication & Shipping	309.45
Eagle County	Dues & Subscriptions	2.30
AmeriGas	Utility Services	7,423.84
Black Hills Energy	Utility Services	225.62
Holy Cross Energy	Utility Services	159.49
Testdome	Recruitment	30.00
Chase Paymentech	C.C. Transaction Fees	1,187.92
Xpress Bill Pay	C.C. Transaction Fees	534.38
Garfield & Hecht, P.C.	Legal	184.00
LRE Water	Engineering	601.25
Mott MacDonald	Engineering	3,023.50
Browns Hill Engineering	Repair & Maintenance Services	329.75
Utility Notification Center Of Colorado	Repair & Maintenance Services	67.51
Raftelis	Tap Fee And Rate Study	3,345.00
Eagle River Water & Sanitation District	Testing & Permits	720.00
Caselle, Inc.	Computer Support	230.54
ABC-CO	Tuition & Books	100.00
Browns Hill Engineering	Contract Payments	8,264.80
Aqua Engineering Of Utah, LLC	Upper Basin Water Treatment	6,718.75
Total WATER FUND		\$ 64,861.87

REFUSE FUND

Nexttrust Inc	Communication & Shipping	\$	309.46
Chase Paymentech	C.C. Transaction Fees		166.73
Xpress Bill Pay	C.C. Transaction Fees		77.73
Hoffman, Parker, Wilson & Carberry Pc	Legal		82.00
Caselle, Inc.	Computer Support		230.53
Vail Honeywagon	Contract Services		920.22
Total REFUSE FUND		\$	1,786.67

STORM WATER FUND

Nexttrust Inc	Communication & Shipping	\$	309.45
Chase Paymentech	C.C. Transaction Fees		20.84
Xpress Bill Pay	C.C. Transaction Fees		9.71
Total STORM WATER FUND		\$	340.00

STCIP

Hoffman, Parker, Wilson & Carberry PC	Legal	\$	984.00
UMB	Debt Service Interest		105,868.75
Total STCIP		\$	106,852.75

OPEN SPACE FUND

CEBT	Health & Life Ins. Payable	\$	1,155.39
Rocky Mountain Reserve LLC	Health & Insurance Benefits		36.51
Standard Insurance Company	Health & Life Ins. Payable		64.49
Trick Threads	Uniforms		60.71
Love In Practice, LLC	Professional Services		1,700.00
Frost Creek	Meeting Expense		398.40
Total OPEN SPACE FUND		\$	3,415.50

Total		\$	1,133,943.83
Payroll		\$	478,181.76
Grand Total		\$	1,612,125.59

Commissioner _____ moved adoption
of the following Resolution:

**BOARD OF COUNTY COMMISSIONERS
COUNTY OF EAGLE, STATE OF COLORADO**

RESOLUTION NO. 2023 - _____

**A JOINT RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF THE
COUNTY OF EAGLE, STATE OF COLORADO AND THE TOWNS OF GYPSUM,
MINTURN, EAGLE, REDCLIFF, AVON AND VAIL, PROCLAIMING MAY 2023 AS
WILDFIRE PREPAREDNESS MONTH**

WHEREAS, twenty of Colorado's largest wildfires have occurred within the last twenty years. Four out of the five largest fires in state history have occurred within the last four years, including the most destructive fire in state history just a year and a half ago; and

WHEREAS, warmer temperatures, drought, and continued development in the wildland-urban interface have made wildfire mitigation a top priority for Eagle County and surrounding jurisdictions; and

WHEREAS, Eagle County (the "County") and the Towns of Gypsum, Minturn, Eagle, Redcliff, Avon and Vail (the "Towns"), and the Fire Districts of Gypsum, Eagle River, Greater Eagle, Rock Creek, and Vail (the "Fire Districts") have determined that they share the common goals of wildfire risk reduction, wildfire preparedness and public education; and that collaboration in these areas will lead to unified and fire-adapted communities throughout Eagle County and surrounding areas; and

WHEREAS, Wildfire Preparedness Month is focused on encouraging residents to learn about wildfire safety and take steps to reduce wildfire risk in and around their homes; and

WHEREAS, the undersigned desire to join in support of Wildfire Preparedness Month and to designate May 2023 as Wildfire Preparedness Month in Eagle County and in the participating Towns.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF EAGLE, STATE OF COLORADO (the "BOARD") AND THE TOWN OF GYPSUM, MINTURN, EAGLE, REDCLIFF, AVON AND VAIL, by and through their governing bodies:

THAT, May 2023 is hereby designated as Wildfire Preparedness Month in Eagle County and in the Towns of Gypsum, Minturn, Eagle, Redcliff, Avon and Vail, Colorado.

THAT, the Board and the Towns hereby find, determine and declare that this Resolution is necessary for the safety, welfare, and resilience of the residents of the County of Eagle, State of Colorado and the Towns of Gypsum, Minturn, Eagle, Redcliff, Avon and Vail, Colorado.

MOVED, READ AND ADOPTED by the undersigned on the dates set forth hereunder.

COUNTY OF EAGLE, STATE OF
COLORADO, By and Through Its
BOARD OF COUNTY COMMISSIONERS

ATTEST:

Clerk to the Board of
County Commissioners

By:

Kathy Chandler-Henry
Chair

Matt Scherr
Commissioner

Jeanne McQueeney
Commissioner

Commissioner _____ seconded adoption of the foregoing resolution. The roll
having been called, the vote was as follows:

Commissioner McQueeney
Commissioner Chandler-Henry
Commissioner Scherr

This resolution passed by _____ vote of the Board of County Commissioners of
the County of Eagle, State of Colorado

ATTEST:

TOWN OF GYPSUM, COLORADO

Becky Close, Town Clerk

By: _____
Steve Carver, Mayor

ATTEST:

TOWN OF MINTURN, COLORADO

Jay Brunvand, Town Clerk

By: _____
Earle Bidez, Mayor

ATTEST:

TOWN OF EAGLE, COLORADO

Jenny Rakow, Town Clerk

By: _____
Scott Turnipseed, Mayor

ATTEST:

TOWN OF REDCLIFF, COLORADO

Melissa Mathews, Town Clerk

By: _____
Duke Gerber, Mayor

ATTEST:

TOWN OF AVON, COLORADO

Brenda Torres, Town Clerk

By: _____
Sarah Smith Hymes, Mayor

ATTEST:

TOWN OF VAIL, COLORADO

Tammy Nagel, Town Clerk

By: _____
Kim Langmaid, Mayor

Eagle River Fire Protection District

By: _____
Name:

Greater Eagle Fire Protection District

By: _____
Name:

Rock Creek Volunteer Fire District

By: _____

Name:

Gypsum Fire Protection District

By: _____

Name:

Vail Fire and Emergency Services

By: _____

Name:

Eagle County Wildfire Collaborative

Wildfire Preparedness Month Schedule - May 2023

Week 1: May 1 - May 7, 2023

Sign up for EC Alert

- Be in the know by signing up for the Eagle County Alert system to receive the latest information about wildfire incidents and evacuation notices. Subscribers can elect to receive time-sensitive emergency messages to their phone, desktop, or other mobile device. If you already have an account with EC Alert, be sure to check that your notifications are up to date and cover wildfire notices. Learn more and register [here](#)
- Video for how EC Alert works ([Here](#))

Week 2: May 8 - May 14, 2023

Move your Firewood!

- When the snow stops flying, it's important to take the leftover firewood off of your deck to ensure that embers won't get trapped and cause an ignition. Move your firewood at least 30 feet from your home and at least 10 feet from tree branches to prevent this from happening or discard your leftover firewood appropriately!
- For more information on action items, go [here](#)

Week 3: May 15 - 21, 2023

Make a Plan

- Make a plan and complete your Emergency Checklist by determining your evacuation route and creating an emergency supply kit with plans for your 6 P's; People and pets, important papers and documents, prescriptions and medications, pictures, personal computers and external hard drives, and plastic credit and debit cards

Week 4: May 22 - 28, 2023

Schedule a free REALFire Home assessment

- Learn about wildfire safety and steps that you can take to reduce wildfire risk in and around your home by signing up for a REALFire home assessment. These voluntary assessments are performed by trained fire professionals and will give you recommendations for mitigating your home from the threat of wildfire.
- REALFire website [here](#)

Week 5: May 29 - June 4, 2023

Preparedness Recap

- "Thank you for joining us in creating a more wildfire prepared County! This month, you've followed critical steps by signing up for EC Alert, registering for Community Connect, making a plan that satisfies your emergency checklist, and learning about how to create defensible space around your home with a REALFire assessment. Congratulations, you are now Wildfire Ready!"

- If you are just joining us in Wildfire Preparedness Month, you can find all of these critical steps to get your home and household ready for wildfire [here](#)

###ESPAÑOL###

Calendario del mes de preparación para incendios forestales - Mayo de 2023

Semana 1: 1 - 7 de mayo de 2023

Suscríbase a EC Alert

- Manténgase informado registrándose en el sistema de Alerta del Condado de Eagle para recibir la información más reciente sobre incidentes de incendios forestales y avisos de evacuación. Los suscriptores pueden optar por recibir mensajes de emergencia en su celular, computadora u otro dispositivo móvil. Si ya tiene una cuenta con EC Alert, asegúrese de verificar que sus notificaciones estén actualizadas e incluyan avisos de incendios forestales. Obtenga más información y regístrese [aquí](#)
- Video de cómo funciona EC Alert ([Aquí](#))

Semana 2: 8 - 14 de mayo de 2023

¡Mueva su leña!

- Cuando deja de nevar, es importante retirar la leña sobrante de su terraza o patio para asegurarse de que las brasas no queden atrapadas y provoquen una ignición. ¡Mueva su leña al menos a 30 pies de su casa y al menos a 10 pies de las ramas de los árboles para evitar que esto suceda, ¡o deseche la leña sobrante de manera apropiada!
- Para más información sobre los elementos de acción, haga clic [aquí](#)

Semana 3: 15 - 21 de mayo de 2023

Haga un plan

- Haga un plan y complete su lista de verificación de emergencia determinando su ruta de evacuación y creando un kit de suministros de emergencia con planes para: personas y mascotas, papeles y documentos importantes, recetas médicas y medicamentos, imágenes, computadoras personales y discos duros externos, y tarjetas de crédito y débito

Semana 4: 22 - 28 de mayo de 2023

Programe una evaluación gratuita del hogar con REALFire

- Aprenda sobre la seguridad contra los incendios forestales y los pasos que puede tomar para reducir el riesgo de un incendio dentro y alrededor de su hogar inscribiéndose en una evaluación de vivienda REALFire. Estas evaluaciones voluntarias son realizadas por bomberos profesionales capacitados y le darán recomendaciones para mitigar la amenaza de incendio forestal en su hogar.
- Sitio web de REALFire [aquí](#)

Semana 5: 29 de mayo - 4 de junio de 2023

Resumen de preparación

- "¡Gracias por unirse a nosotros en la creación de un condado más preparado contra los incendios forestales! Este mes, siguió pasos críticos al registrarse en EC Alert, registrarse en Community Connect, hizo un plan adecuado a su lista para emergencias y aprendió cómo crear un espacio defendible alrededor de su hogar con una evaluación REALFire. ¡Felicitaciones, ahora está preparado contra los incendios forestales!"
- Si acaba de unirse a nosotros en el mes de preparación contra incendios forestales, puede encontrar todos estos pasos críticos para preparar su hogar y a su familia contra un incendio forestal [aquí](#)



To: Mayor and Town Council

From: Jessica Lake, Planner, Community Development Department

Date: May 9, 2023

Agenda Item: Resolution 24, Series 2023, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving an Escrow and Disbursement Agreement for Completion of the Roundabout at Haymeadow"

REQUEST:

The Applicant, Abrika Properties LLC, is requesting approval for an Escrow and Disbursement Agreement to complete the remaining portions of the roundabout at Haymeadow, in conformance with the 4th Amendment to the Annexation and Development Agreement (ADA).

BACKGROUND:

In December of 2022, the Town Council approved a 4th Amendment to the ADA. This Amendment revised the timeline for completion of the Sylvan Lake Road / Meadowlark / Brush Creek Road roundabout. According to the Amendment, the roundabout shall be completed by November 8, 2024. The applicant is proposing to start work on the roundabout in May or June this year, pending Public Works approval of all required Grading and Right-of-Way permits.

ANALYSIS:

In December of 2022, the applicant submitted an application for a grading permit. The grading permit has been approved and the applicant intends to begin work on the roundabout as soon as all required permits have been approved. A Right-of-Way (ROW) permit is also required for this work and has been partially submitted to the Town and is still under review. The ROW permit is required prior to the start of construction.

The Escrow Agreement (attached in this packet) is a new template for the Town and has been provided by the Town's Attorney and reviewed by Finance, Public Works, and Community Development for conformance with the Town's Codes, plans and policies. This Escrow was modified slightly from the template in order to comply with the provisions of the ADA and has been reviewed by Town staff for compliance with that document as well.

COMMUNITY INPUT:

None required.

BUDGET / STAFF IMPACT:

This request does not have any impact on the budget.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

This request does not align with any specific strategies.

RECOMMENDED ACTION OR PROPOSED MOTION:

Move to **approve** Resolution 24, Series 2022, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving an Escrow and Disbursement Agreement for Completion of the Roundabout at Haymeadow".

ATTACHMENTS:

- Resolution 92-2022, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving the Fourth Amendment to the Annexation and Development Agreement for the Haymeadow Property".
- Escrow and Disbursement Agreement
- Exhibit A – Cost Estimate
- Resolution 24-2024, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving an Escrow and Disbursement Agreement for Completion of the Roundabout at Haymeadow".

**TOWN OF EAGLE, COLORADO
RESOLUTION NO. 92
(Series of 2022)**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO
APPROVING THE FOURTH AMENDMENT TO THE ANNEXATION AND
DEVELOPMENT AGREEMENT FOR THE HAYMEADOW PROPERTY

WHEREAS, on March 25, 2014, the Parties entered into an agreement entitled
"Agreement Relating to the Annexation and Development of Property known as the Haymeadow
Parcel A, Parcel B, and Parcel C Additions to the Town of Eagle, Colorado, also known as the
Haymeadow PUD" (the "ADA"), which ADA was recorded on May 30, 2014, at Reception No.
201408816;

WHEREAS, the Town and Developer have agreed to amend the Annexation and
Development Agreement as set forth in the Fourth Amendment to Annexation and Development
Agreement (the "Fourth Amendment") attached hereto as Exhibit A and incorporated herein by
this reference.

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

Section 1. The Fourth Amendment to the Annexation and Development Agreement
is hereby approved in substantially the form attached hereto, subject to final approval by the
Town Attorney. Upon such approval, the Mayor is authorized to execute the Fourth Amendment
on behalf of the Town.

INTRODUCED, READ, PASSED AND ADOPTED ON DECEMBER 13, 2022.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk



FOURTH AMENDMENT TO ANNEXATION AND DEVELOPMENT AGREEMENT

This FOURTH AMENDMENT TO ANNEXATION AND DEVELOPMENT AGREEMENT (the "Fourth Amendment") is entered into as of 12/13, 2022 (the "Effective Date"), by and between the TOWN OF EAGLE, COLORADO, a Colorado municipal corporation (the "Town"); and ABRIKA PROPERTIES, LLC, a Florida limited liability company ("Developer") (each a "Party" and collectively the "Parties").

WHEREAS, on March 25, 2014, the Parties entered into an agreement entitled "Agreement Relating to the Annexation and Development of Property Known as the Haymeadow Parcel A, Parcel B, and Parcel C Additions to the Town of Eagle, Colorado, also known as the Haymeadow PUD", which ADA was recorded on May 30, 2014, at Reception No. 201408816 (the "ADA");

WHEREAS, on February 27, 2018, the Parties entered into the First Amendment to Annexation and Development Agreement;

WHEREAS, on March 12, 2019, the Parties entered into the Second Amendment to Annexation and Development Agreement;

WHEREAS, on February 8, 2022, the Parties entered into the Third Amendment to Annexation and Development Agreement;

WHEREAS, on November 9, 2021, the Town Council approved the second amendment to the Planned Unit Development for the property described in the ADA, and at the associated public hearing, Developer voluntarily agreed to comply with certain conditions related to the Haymeadow Development; and

WHEREAS, based on those conditions, the Parties wish to amend the ADA again.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Town and Abrika agree as follows:

1. Section 10.3 of the ADA is hereby deleted and replaced with the following:

10.3 Sylvan Lake Road/Meadowlark/Brush Creek Road Realignment and Roundabout Intersection. Developer or Metropolitan District shall, at its sole cost and expense, design and construct the Sylvan Lake Road/Meadowlark/Brush Creek Road realignment and roundabout intersection as generally depicted in the engineering drawings submitted with the PUD Development Plan application, dated December 2013. These improvements shall be completed by November 8, 2024, or before the first Certificate of Occupancy is issued on the 6.5-acre portion of Tract E exchanged as part of the November 9, 2021 PUD Amendment, whichever occurs first. The Town may, in its sole discretion, administratively approve one extension of time for a period of up to 12 months if Developer proves that

the improvements are substantially complete, but hardships have occurred and additional time is required for completion.

2. Exhibit G to the ADA is deleted and replaced with the Exhibit G-1 attached hereto and incorporated herein by this reference:

3. All provisions of the ADA not expressly modified in this Fourth Amendment shall remain in full force and effect, as amended by prior amendments to the ADA.

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

ATTEST:

Jenny Rakow
Jenny Rakow, Town Clerk



TOWN OF EAGLE, COLORADO

Scott Turnipses
Scott Turnipses, Mayor

ABRIKA PROPERTIES, LLC, a Florida limited liability company

By:

Brandon Cohen
Brandon Cohen, President

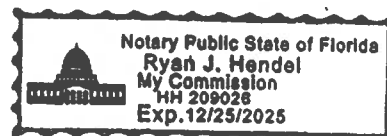
Florida
STATE OF FLORIDA
COUNTY OF Broward) ss.

Subscribed and sworn to before me this 7th day of April, 2022³, by Brandon Cohen, President of Abrika Properties, LLC, a Florida limited liability company.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 12/25/25

Ryan J. Hendel
Notary Public





Local Employee Residency Plan
Amended December 13, 2022

PUD Development Plan
& Preliminary Subdivision Plan

The purpose of this document is to serve as the Haymeadow Local Employee Residency Plan ("LERP"), in accordance with Title 4 of the Eagle Municipal Code. The Haymeadow PUD Development Plan and Preliminary Subdivision Plan represents a large multi-phased residential development that will take many years and multiple review processes to complete. It is the intent of the Haymeadow applicant to fully comply with the intent of the LERP program through the development and build-out of Haymeadow. All LERP units shall be multi-family units. The Haymeadow PUD Development Plan proposes a total of 837 dwelling units. Based on the 10% inclusionary requirements of the LERP program this will result in a requirement of 84 qualified LERP units, with the following unit mix:

<u>Unit type</u>	<u># Provided</u>
Studio	21
One-bedroom	33
Two-bedroom	18
<u>Three-bedroom</u>	<u>12</u>
Total	84

As market conditions vary, the unit mix to be provided may be amended by administrative approval from the Town's Community Development Director to allow for unit types with more bedrooms to be increased in number and offset by a corresponding decrease in unit types with less bedrooms, in the Community Development Director's reasonable discretion. For example, if the Developer desires to provide a greater number of two-bedroom units than the proposed 18 two-bedroom units listed in the above table, this will be allowable and shall be offset by a corresponding decrease in the required number of studio or one-bedroom units. In no case shall the Community Development Director grant an amendment to the unit type that will increase the number of units with less bedrooms.

The Developer shall provide the required number of LERP units in accordance with the program guidelines and requirements for unit price points, size and quality/design considerations. The LERP units shall be dispersed in a reasonable manner throughout each neighborhood. The timing of the LERP units should keep pace at 10% of the construction of free-market units, though this pace may vary within individual neighborhoods during build-out. Each condominium plat shall identify which units will be designated for the LERP program and will include the required level of detail that specifies unit sizes, bedroom configurations and sales price points. Should the Developer desire to rent units, the Developer shall submit a request to the Community Development Director, and for that request to be considered, the Developer must agree to comply with the LERP rental standards in place at the time.

The following table indicates the proposed location of LERP units by neighborhood.

LERP Unit Distribution Table	
<u>Neighborhood</u>	<u># LERP Units</u>
A1	41
A2	22
B	21
C	0
D	0
Total	84

ESCROW AND DISBURSEMENT AGREEMENT

THIS ESCROW AND DISBURSEMENT AGREEMENT (the "Agreement") is entered into on _____, 2023 (the "Effective Date") by and among the Town of Eagle, a Colorado home rule municipality with an address of 200 Broadway, P.O. Box 609, Eagle, CO 81631 (the "Town"), Haymeadow Metropolitan District No. 6, a quasi-municipal corporation and political subdivision of the State of Colorado with an address of c/o Marchetti & Weaver, 28 Second Street, Suite 213, Edwards, CO 81632 (the "District"), and _____, a _____ with an address of _____ ("Escrow Agent") (each a "Party" and collectively the "Parties").

WHEREAS, on March 25, 2014, the Town approved an Annexation and Development Agreement (the "ADA") for the Property, and the ADA as amended controls the future development of the Property;

WHEREAS, on December 13, 2022, the Town approved the 4th Amendment to the ADA, which requires the completion of the Sylvan Lake Road/Meadowlark/Brush Creek Road Realignment and Roundabout Intersection by November 8, 2024;

WHEREAS, the District entered into a Joinder to the ADA;

WHEREAS, the ADA requires the District to complete the roundabout and realignment of Sylvan Lake Road and Brush Creek Road (the "Improvements") and to post an Improvement Guarantee in an amount equal to 110% of the estimated cost of constructing and installing the Improvements, to guarantee such Improvements; and

WHEREAS, the District wishes to deposit cash in escrow as the Improvement Guarantee.

NOW, THEREFORE, in consideration of the recitals described above, the mutual covenants and conditions herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Construction of Improvements. The District reaffirms its obligation to complete the construction and installation of the Improvements in accordance with all terms and conditions contained in the ADA.
2. District's Obligations.
 - a. *Deposit of Funds.* On the Effective Date, the District shall deposit with the Escrow Agent the sum of \$_____ to secure the District's obligations under the ADA (the "Escrow Funds"). All interest accruing on the Deposit will be for the benefit of the District.
 - b. *Fees.* The District shall be responsible for any fees charged by the Escrow Agent.
 - c. *Required Submissions.* To request a disbursement of Escrow Funds, the District shall submit the following to the Town:

- i. A disbursement request signed by a professional engineer licensed by the State of Colorado, which shall state which Improvements have been completed; that the engineer has inspected such Improvements; that the work has been completed in accordance with approved plans and specifications; and that the sum requested to be disbursed is reasonable; and
 - ii. Copies of all bills or invoices for such work.
3. Escrow Agent's Obligations. Escrow Agent shall perform the following duties:
 - a. *Disbursement of Funds.* Escrow Agent shall disburse the Escrow Funds as follows: upon receipt of a written authorization from the Town, demonstrating that the Improvements have received Initial Acceptance, Escrow Agent shall disburse 75% of the Escrow Funds to the District; and Escrow Agent shall retain the remaining 25% of the Escrow Funds until Escrow Agent receives a written authorization from the Town, demonstrating that the Improvements have received Final Acceptance.
 - b. *Disputes.* If Escrow Agent is unable to determine at any time to whom the Escrow Funds should be delivered, or if a dispute develops between the Town and the District concerning to whom the Escrow Funds should be delivered, then the Escrow Agent shall deliver the Escrow Funds in accordance with the joint written instructions of the Town and District. In the event such written instructions are not received by Escrow Agent within 10 days after Escrow Agent has issued a written request for instructions to the Town and District, Escrow Agent shall have the right to pay the Escrow Funds into the registry of the Eagle County District Court and interplead the Town and District. Escrow Agent shall then be fully discharged of any obligation in connection with this Escrow and Disbursement Agreement.
4. Term and Termination. This Agreement shall commence on the Effective Date and shall terminate upon disbursement of all Escrow Funds.
5. Miscellaneous.
 - a. *Assignment.* This Agreement shall not be assigned by the District in whole or in part without the prior written authorization of the Town.
 - b. *Governing Law and Venue.* The laws of the State of Colorado shall govern this Agreement, and the exclusive venue for any legal proceeding arising out of this Agreement shall be in Eagle County, Colorado.
 - c. *No Third-Party Beneficiaries.* There are no intended third-party beneficiaries to this Agreement.
 - d. *Severability.* If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

e. *Governmental Immunity.* Nothing herein shall be construed as a waiver of any protections or immunities the Town or its employees, officials or attorneys may have under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended.

f. *No Joint Venture.* Notwithstanding any provision hereof, the Town shall never be a joint venture in any private entity or activity which participates in this Agreement, and the Town shall never be liable or responsible for any debt or obligation of any participant in this Agreement.

g. *Notice.* Notices under this Agreement shall be sufficiently given if sent by regular U.S. mail, postage prepaid, to the address on the first page of this Agreement.

h. *Integration.* This Agreement, together with all exhibits attached hereto, constitutes the entire understanding and agreement of the Parties, integrates all the terms and conditions mentioned herein, and supersedes all negotiations or previous arrangements between the Parties with respect to the subject matter hereof.

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

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk

**HAYMEADOW METROPOLITAN DISTRICT
NO. 6**

By: _____

State of Colorado)
) ss.
County of _____)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this ____ day of _____, 2023, by _____ as the _____ of _____.

My commission expires:
(Seal)

Notary Public

ESCROW AGENT

By: _____

State of Colorado)
) ss.
County of _____)

The foregoing instrument was subscribed, sworn to, and acknowledged before me this
____ day of _____, 2023, by _____ as the _____
of _____.

My commission expires:
(Seal)

Notary Public

Haymeadow Escrow Tab
SLR/BCR Roundabout
Due: May 4, 2023



Ewing Trucking					
Item	Description	Unit	Quantity	Unit Price	Total
MISCELLANEOUS					
4	Clearing and Grubbing	LS	1	\$ 4,800.00	\$ 4,800.00
5	Stabilize Site and Revegetate	AC	3.2	\$ 4,500.00	\$ 14,400.00
TOTAL MISCELLANEOUS					\$ 19,200.00
DEMOLITION					
7	Remove Existing Asphalt	SY	4,529	\$ 5.60	\$ 25,362.40
8	Remove Existing Base Course/Gravel Driveway	SY	4,139	\$ 1.50	\$ 6,208.50
9	Remove Existing C&G	LF	216	\$ 13.25	\$ 2,862.00
10	Remove Griffith Driveway	SY	466	\$ 28.00	\$ 13,048.00
11	Remove Signs & Return to TOE	EA	12	\$ 200.00	\$ 2,400.00
11.1	Remove and Relocate existing signs	EA	3	\$ 500.00	\$ 1,500.00
12.1	Remove and Relocate Existing Delineators	EA	2	\$ 25.00	\$ 50.00
13	Remove and Relocate Existing Pedestal	EA	1	\$ 1,800.00	\$ 1,800.00
14	Remove and Relocate Existing Fire Hydrant Assembly	EA	1	\$ 17,350.00	\$ 17,350.00
TOTAL DEMOLITION					\$ 70,580.90
SITE					
15	Topsoil Remove and Stockpile (8")	CY	318	\$ 14.00	\$ 4,452.00
16	Topsoil Replace (4") Pull from stockpile	CY	413	\$ 20.00	\$ 8,260.00
17	Excavation and stockpile	CY	667	\$ 17.50	\$ 11,672.50
18	Embankment - Pull from stockpile	CY	941	\$ 21.00	\$ 19,761.00
19	Embankment - Import as needed	CY	239	\$ 28.75	\$ 6,871.25
19.1	Dewatering	DAY	5	\$ 1,200.00	\$ 6,000.00
19.2	Install Road Name Signs in Existing Splitter Islands	EA	2	\$ 500.00	\$ 1,000.00
TOTAL SITE					\$ 58,016.75
ROADWAYS AND GRADING					
SYLVAN LAKE ROAD					
20	Subgrade Preparation Roads	SY	1,466	\$ 2.25	\$ 3,298.50
21	Recompact Existing Base Course	SY	568	\$ 2.00	\$ 1,136.00
22	Connect to existing asphalt T-patch	EA	1	\$ 350.00	\$ 350.00
23	Asphalt (4")	TN	410	\$ 170.00	\$ 69,700.00
23.1	Millings (4") - Griffith driveway	TN	37	\$ 40.00	\$ 1,480.00
24	Adjust Gate Valve to Finish Grade	EA	1	\$ 125.00	\$ 125.00
25	Base course (8" Class 6)	TN	619	\$ 43.00	\$ 26,617.00
26	Base course (18" Class 2)	TN	1,393	\$ 41.50	\$ 57,809.50
27	Concrete Curb and Gutter (2' Length - 6" Vertical)	LF	286	\$ 85.25	\$ 24,381.50
28	Concrete Curb Taper	EA	2	\$ 1,100.00	\$ 2,200.00
29	Concrete Curb and Gutter (1.5' Length - 6" Vertical)	LF	129	\$ 55.75	\$ 7,191.75
30	Concrete Splitter Island Taper	SY	4	\$ 525.00	\$ 2,100.00

Haymeadow Escrow Tab
SLR/BCR Roundabout
Due: May 4, 2023



Ewing Trucking					
Item	Description	Unit	Quantity	Unit Price	Total
31	Riprap Outlet Protection	EA	2	\$ 2,100.00	\$ 4,200.00
32	Path - Asphalt (3")	TN	78	\$ 170.00	\$ 13,260.00
33	Path - Base Course (8" Class 6)	TN	213	\$ 45.00	\$ 9,585.00
34	Path - Subgrade Preparation	SY	4,540	\$ 3.00	\$ 13,620.00
35.1	Delineators	EA	32	\$ 28.00	\$ 896.00
36	Standard Signs	EA	4	\$ 450.00	\$ 1,800.00
37.1	Road Name Signs in Splitter Island	EA	1	\$ 500.00	\$ 500.00
38	Road Striping (4" Solid White) - Waterborne paint	LF	908	\$ 1.00	\$ 908.00
39	Road Striping (4" Double Solid Yellow) - Waterborne paint	LF	515	\$ 2.05	\$ 1,055.75
41	Double Head Streetlight	EA	1	\$ 12,500.00	\$ 12,500.00
41.1	12" x 6" Tee	EA	1	\$ 3,320.00	\$ 3,320.00
TOTAL SYLVAN LAKE ROAD					\$ 258,034.00
ADD ALTERNATE					
42.2	Fire Hydrant Assembly (includes tee)	EA	1	\$ 9,795.00	\$ 9,795.00
TOTAL ADD ALTERNATE					\$ 9,795.00
BRUSH CREEK ROAD					
42	Subgrade Preparation Roads	SY	1,799	\$ 2.25	\$ 4,047.75
43	Recompact Existing Base Course	SY	333	\$ 2.00	\$ 666.00
44	Connect to existing asphalt T-patch	EA	2	\$ 250.00	\$ 500.00
45	Asphalt (4")	TN	383	\$ 170.00	\$ 65,110.00
46	Base course (8" Class 6)	TN	659	\$ 42.00	\$ 27,678.00
47	Millings (4") - Driveway	TN	23	\$ 45.00	\$ 1,035.00
48	Base course (18" Class 2)	TN	1,385	\$ 41.50	\$ 57,477.50
49	Concrete Curb and Gutter (2' Length-6" Vertical Curb)	LF	203	\$ 85.25	\$ 17,305.75
50	Concrete Curb Taper	EA	2	\$ 1,100.00	\$ 2,200.00
51	Concrete Curb and Gutter (1.5' Length-6" Vertical Curb)	LF	123	\$ 55.75	\$ 6,857.25
52	Concrete Splitter Island Taper	SY	5	\$ 525.00	\$ 2,625.00
53	Riprap Outlet Protection	EA	2	\$ 2,100.00	\$ 4,200.00
54	Standard Signs	EA	3	\$ 425.00	\$ 1,275.00
55.1	Road Name Signs in Splitter Island	EA	1	\$ 500.00	\$ 500.00
56	Road Striping (4" Solid White) - Waterborne paint	LF	871	\$ 1.00	\$ 871.00
57	Road Striping (4" Double Solid Yellow) - Waterborne paint	LF	506	\$ 2.05	\$ 1,037.30
58	Double Head Streetlight	EA	1	\$ 12,500.00	\$ 12,500.00
59	Soft Spots - Remove and Haul	CY	300	\$ 17.50	\$ 5,250.00
60	Soft Spots - Pit Run - Import	CY	300	\$ 38.00	\$ 11,400.00
61	Soft Spots - Mirafi Fabric 140N Filter Fabric	SY	150	\$ 3.00	\$ 450.00
62	Soft Spots - Tensar TX140	SY	150	\$ 4.00	\$ 600.00
TOTAL BRUSH CREEK ROAD					\$ 223,585.55

Haymeadow Escrow Tab
SLR/BCR Roundabout
Due: May 4, 2023



				Ewing Trucking	
Item	Description	Unit	Quantity	Unit Price	Total
	TOTAL ROADWAYS w/ Alternate				\$ 491,414.55
	DRAINAGE				
63	18" Diameter CMP	LF	25	\$ 108.00	\$ 2,700.00
64	18" Diameter RCP (install only)	LF	22	\$ 82.00	\$ 1,804.00
65	18" Diameter FES - CMP	EA	1	\$ 410.00	\$ 410.00
66	18" Diameter FES - RCP	EA	2	\$ 1,720.00	\$ 3,440.00
67	24" Diameter RCP (install only)	LF	24	\$ 81.25	\$ 1,950.00
67.1	24" Diameter RCP (furnish and install)	LF	29	\$ 138.00	\$ 4,002.00
68	24" Diameter FES - RCP	EA	2	\$ 1,900.00	\$ 3,800.00
69	Riprap Outlet Protection	EA	2	\$ 1,500.00	\$ 3,000.00
	TOTAL DRAINAGE				\$ 21,106.00
	SEDIMENT AND EROSION CONTROL				
70	Erosion Log Inlet Protection	EA	2	\$ 110.00	\$ 220.00
71	Wattle Culvert Protection/Ditch Erosion Log	EA	14	\$ 75.00	\$ 1,050.00
72	Silt Sack Inlet Protection	EA	2	\$ 275.00	\$ 550.00
73	Straw Wattle	LF	2701	\$ 3.50	\$ 9,453.50
74	Silt Fence	LF	2701	\$ 3.00	\$ 8,103.00
75	Stabilized Construction Entrance	EA	1	\$ 2,700.00	\$ 2,700.00
	TOTAL SEDIMENT AND EROSION CONTROL				\$ 22,076.50
	Landscaping and Irrigation - Mountain Water Works	1	LS		\$ 48,625.00
	SUBTOTAL				\$ 731,019.70
	10% Performance Guarantee				\$ 73,101.97
	GRAND TOTAL				\$ 804,121.67

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 24
(Series of 2023)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO
APPROVING AN ESCROW AND DISBURSEMENT AGREEMENT FOR COMPLETION OF
THE ROUNDABOUT AT HAYMEADOW

WHEREAS, on March 25, 2014, the Town approved an Annexation and Development Agreement (the "ADA") for the Property and the ADA as amended controls the future development of the Property;

WHEREAS, on December 13, 2022, the Town approved the 4th Amendment to the ADA, which requires the completion of the Sylvan Lake Road/Meadowlark/Brush Creek Road Realignment and Roundabout Intersection by November 8, 2024.

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

Section 1. The Escrow and Disbursement Agreement for Completion of the Roundabout at Haymeadow is hereby approved in substantially the form attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Agreement on behalf of the Town.

INTRODUCED, READ, PASSED AND ADOPTED ON MAY 9, 2023.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk



To: Mayor and Town Council
From: Larry Pardee, Town Manager
Date: May 9, 2023
Re: Town Manager Report

Administration & Organization update

My availability may be limited from May 2 to May 12 as I will be on a short vacation outside the office. However, please be assured that we will still have access to our laptops and cell phones during this time. In addition, Melissa Daruna will be available to provide immediate assistance if needed. While we take a well-deserved break, our administration and organization remain fully dedicated to ensuring that our system of governance continues to run smoothly and efficiently, serving the needs of our community with the utmost professionalism and care

We also have two upcoming community events planned. The Community Pride I-70 cleanup is scheduled for Saturday, May 6, and the Eagle Cleanup Day & Hard-2-Recycle is planned for Saturday, May 20, at Brush Creek Pavilion from 8-AM – 12-PM. These events present an excellent opportunity for us to come together and work towards a cleaner and healthier environment.

Outreach & Meetings – This report will provide an overview of recent participation in community outreach opportunities and regional and project-specific meetings. These events offer valuable opportunities to collaborate with stakeholders, stay informed on the latest developments, and contribute to the local community.

On Wednesday, May 12, the Eagle Valley Transportation Authority Board of Directors is scheduled to hold its monthly meeting to discuss important matters related to the organization and its operations going forward.

We had the pleasure of attending a meeting with the Mayor and representatives from Eagle County, including Kathy Chandler-Henry, Tori Franks, and Jeff Shroll. The focus of the meeting was the West Eagle affordable housing project. During the presentation, Tori Franks supplied a detailed overview of the project's site design and development plans, including 113 units across 9 building design types. These units will range from 1-bedroom condos to 4-bedroom/3-bathroom duplexes.

One of the most impressive aspects of the West Eagle project is that it is being designed as an all-electric, net-zero development, reflecting a solid commitment to sustainability and environmental responsibility. Additionally, all units will be 100% deed-restricted, with 70% of the units priced between 100%-140% of the Area Median Income (AMI). This projection exceeds the Lower Income Rental Program (LERP) requirements.

Economic Development:

The proposed dashboard is an essential step towards achieving economic development for the town. With the assistance of Chris Cares from RRC, the town staff is working diligently to finalize the proposal and seek EVC approval. This dashboard will provide a comprehensive and accessible overview of the town's

economic progress and critical indicators, including job growth, business expansion, and infrastructure improvements. Once approved by the Council meeting on May 24th, the dashboard will serve as a valuable tool for local government officials, business owners, and community members alike to monitor and improve economic development in the town. By closely monitoring the dashboard's data, the town can make informed decisions to promote economic growth and prosperity for all residents.

Town of Eagle: Economic Development Plan, Focus Groups are reaching out to business focus groups in Eagle. The Town of Eagle is taking proactive steps toward economic development by collaborating with Economic and Planning Systems. The town staff seeks input from local businesses and organizations across various industries to ensure a comprehensive plan. By understanding the challenges and opportunities businesses face, the town aims to gain insight into the current business environment and identify additional resources needed from the town and other local economic development organizations. This feedback will formulate general and industry-specific strategies for the near and long term. Focus Groups will conduct one-hour discussions on May 24th and 25th at Eagle Town Hall to facilitate this process. Business representatives are invited to participate in these focus groups with other businesses in their industry, providing valuable input to help shape the economic development plan. Ultimately, this collaboration aims to promote economic growth and prosperity for the town of Eagle.

WORK SESSIONS:

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

Date	Topic
January 3, 2023 (Meeting Cancelled)	
February 7, 2023 (COMPLETED)	Eagle River Park Discussion
February 21, 2023 (COMPLETED)	Mtn. Rec Board/Council - Eagle Outdoor Pool Discussion
March 7, 2023 (Meeting Cancelled)	
March 13, 2023 (COMPLETED)	Retreat/Work Session at Frost Creek.
April 4, 2023 (COMPLETED)	JOINT Meeting P&Z and Council ReCode.
May 2, 2023 (Meeting Cancelled)	
June 6 th , 2023	
July 4 (Meeting Cancelled)	
August 8	
September 5	
October 3	
November 7	
December 5	
Request for Additional Work Sessions	Topic
May 30	Final ReCode Council meeting



To: Mayor and Town Council
From: Larry Pardee, Town Manager, and Department Leads
Date: May 9, 2023
Re: Department Updates for April 2023

ASSISTANT TOWN MANAGER

April 2023

Staffing / Teambuilding:

- Hired Economic Development and Housing Specialist – thrilled to promote Nikki Davis to this role. Nikki will begin the new responsibilities in early May.
- Reviewed candidates for the Communications and Marketing Specialist.
- Continued coordinating workflow and goals with IT and Events staff.

Committee & Partnership Work:

- Met with members of the DDA, DBA, EVC and EagleArts throughout the month to learn about each organization's goals and opportunities for more collaboration and support.
- Met with Eagle Chamber of Commerce to discuss our partnership and coordination of the information center.
- Attended meetings with the Palmer Fund to unveil the Net Zero Action Plan and discuss next steps for the Town's sustainability initiatives.
- Researched and recommended updates to MEAC funding process to provide applicants and committee members more clarity.

Legislative Research:

- Tracked the land use bill ([SB23-213](#)) and growth restriction bill ([HB23-1255](#)) at the state legislature. Discussed potential impacts with Town Manager and neighboring community leaders and provided update to Council.

FINANCE DEPARTMENT

April 2023

Administration/Financial:

- **Audits:**
 - **Annual Audit:** Staff continued working on 2022 Audit
- **Budget:**
 - **Supplemental** - Finance continued working on the 1st supplemental budget for 2023 that will be brought to Council in May. This first supplemental will include 2022 rollover capital items or one-time projects that were not fully completed, as well as items that have been approved by Council in Q1 of 2023.
 - **Broadband** – Finance met with IT to continue work on the proposal and supplemental to add a new Broadband Enterprise fund
 - **2024 Budget** – Finance started discussion for development of 2024 budget and has started projecting revenues. Instructions and templates will be rolled out to staff by the end of the month.
- **Short Term Rentals:**
 - STR Permits – 22
 - STR Permits in process - 1
 - Revenue Collection:
 - January and March 2023: \$8,327 (*compared to 2022: \$5,030 – 65% increase*)
 - 2022 Total Collection - \$16,675
- **Debt Service:** Paid 2011 Wastewater Loan Payment - \$39,393 (Last Payment 2031)
- **Reporting:**
 - **Local Highway Finance Report** – Completed and filed the 2022 annual local highway finance report to CDOT
 - **ARPA** – Completed the annual Project and Expenditure Reporting for 2022
- **Grants**
 - Finance met with Community Development to discuss the 1271 Grant and answer questions
 - Finance attended the Grant Project Kick off meeting with KLJ Engineering

Payroll/HR:

- Completed 1st Quarter Unemployment Tax Report
- Completed 1st quarter 941 Report
- Positions changes in payroll
 - 2 New Hire:
 - Street's Maintenance Tech
 - Yard Waste Maintenance Worker (Seasonal)
 - 1 Terminations
 - Street's Maintenance Tech

Training:

- CDOT – Local Highway Finance Annual Reporting Training – Jill
- GFOA – Budget Presentation Award Program – Jill

Accounts Payable:

ACCOUNTS PAYABLE: INVOICES PAID							
	2019	2020	2021	2022	2023	VARIANCE FROM PY	
JANUARY	303	205	230	249	285	36	14%
FEBRUARY	254	237	217	254	212	(42)	-17%
MARCH	326	234	247	243	264	21	9%
APRIL	215	137	214	331	259	(72)	-22%
YEAR TO DATE	1,098	813	908	1,077	1,020	(57)	-5%

Utilities:

- Property Transfers – 5
- New Account Set Up – 2
- Utility Red Tags – 23
- Water Shut Offs – 6

Water Usage (In Thousands)								
MONTH	2019	2020	2021	2022	PRIOR 4 YEAR AVERAGE	2023	CHANGE OVER AVERAGE	
JANUARY	18,569	17,925	16,564	16,602	17,415	15,660	(1,755)	-10%
FEBRUARY	15,554	15,981	15,538	14,503	15,394	18,016	2,622	17%
MARCH	14,844	15,501	16,099	16,436	15,720	13,615	(2,105)	-13%
APRIL	16,101	15,578	17,443	14,988	16,028	15,071	(957)	-6%
TOTAL YTD	65,068	64,985	65,644	62,529	64,557	62,362	(2,195)	-3%

Town Council Department
Budget to Actual:

TOWN OF EAGLE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 4 MONTHS ENDING APRIL 30, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOWN COUNCIL					
10-49-110 SALARIES & WAGES	3,300.00	14,450.00	45,600.00	31,150.00	31.7
10-49-142 WORKERS COMPENSATION	.00	38.95	59.00	22.05	62.6
10-49-143 HEALTH & INSURANCE BENEFITS	.00	.00	168.00	168.00	.0
10-49-144 FICA - EMPLOYER'S	252.45	1,105.43	3,488.00	2,382.57	31.7
10-49-225 UNIFORMS	.00	.00	300.00	300.00	.0
10-49-320 LEGAL NOTICES	35.17	35.17	500.00	464.83	7.0
10-49-347 PROFESSIONAL SERVICES	.00	.00	5,000.00	5,000.00	.0
10-49-371 TRAVEL EXPENSE	.00	.00	3,000.00	3,000.00	.0
10-49-372 MEETING EXPENSE	16.49	3,235.49	5,250.00	2,014.51	61.6
10-49-380 TUITION & BOOKS	75.00	75.00	2,600.00	2,525.00	2.9
10-49-450 SPECIAL COUNCIL FUNDING	.00	2,367.50	141,500.00	139,132.50	1.7
10-49-510 INSURANCE	.00	278.66	831.10	554.44	33.3
10-49-915 COMMUNITY REQUESTS	.00	41,072.00	40,000.00	(1,072.00)	102.7
TOTAL TOWN COUNCIL	3,679.11	62,654.20	248,296.10	185,641.90	25.2

SPECIAL EVENTS & MARKETING

April 2023

Marketing & Events Advisory Committee (MEAC)

- Presentation from EagleARTS; requested to keep \$11,000 from MEAC to produce a 2-day ARTwalk Festival, July 7 & 8. Moving forward “2nd Friday ARTwalk” will be called “2nd Friday Downtown”.

MARKETING

- EagleOutside.com - updating Events Calendar and Flight Days page call-to-action for vendors, food trucks, volunteers, and parade participants
- Create registration forms in Formstack for Youth Whitewater Safety, Eagle’s Got Talent, and the Community Table (MUST REGISTER FOR YOUR TABLE)
- Finalize Markit Creative collateral for town-produced events; Summer Event Calendar, Flight Days, Kids Bike Parade, Community Table
- Daily Social Media posts on Facebook and Instagram
- Communications Committee – Eagle Today, Eagle SPIRIT

UPDATE

- Whitewater Wednesdays – Staff decided to eliminate this series for the summer until goals have been defined and there is a plan in place to create a successful event. Town will host a donor appreciation event in June.

MEETINGS

- Liesl Hepburn from RA Nelson to discuss possible conflicts with the Colorado HS Cycling League. No issues. RA Nelson wants to sponsor the two local events.
- Monthly meeting with Tipi Raisers to discuss site map for drum-in ceremony and horse route riding from the four cardinal directions.
- Old Growth Tree Service is hosting an event at the Brush Creek Pavilion and will demonstrate, at no cost to the Town, their services on our trees.
- Confirmed Youth Whitewater Safety event with Kyle Jessup from Alpine Kayak and Mike Mathers from Swift Water Rescue.
- Partnering with Michelle Morgan, from the Chamber, on Cleanup Day May 20 at Nogal Park. Join a Clean Team!
- Moving forward with Kim Greene from Vail Health Trauma Prevention Services. VH to provide PFDs for the PFD loaner station at the River Park. Public Works will create signage and enhance existing kiosk.
- Attended monthly DBA meeting
- Kim Fritzler to discuss how Slifer can partner in the Community Table located in Eagle Ranch, AUG 20
- Bi-weekly meeting with Flight Days Committee; Holly Snyder, Kim Fritzler and Lizzy Owens

April EVENTS

- Easter Egg Hunt hosted by Eagle Vineyard Church
 - 15,000 eggs
- Town of Eagle and Comcast cohosted Eagle Chamber Mixer

EVENT CALENDAR

May	
6-May	23 rd Annual Community Highway Cleanup
May 6 & 7	Vail Lax Jam
20-May	Dynafit Boneyard Boogie Trail Run
20-May	The Cycle Effect - Bikes & BBQ
20-May	Town of Eagle - CleanUp / Hard2Recycle
30-May	Brush Creek Elementary Biathlon
31-May	VRD Mountain Bike Race Series

UPCOMING EVENTS

- Flight Days featuring the Indigenous Wisdom Gathering – June 23 & 24
 - Friday, June 23 – Tipi Raisers Present Native Drummers “Drum In” Horse Riders from the Four Cardinal Directions, followed by a Ceremonial Tipi Raising
 - Saturday, June 24 - Music Takes Flight! Traditional Parade on Broadway, Free Kidz Zone, Toddler Zone, Eagle’s Got Talent, Kickball Tournament, Live Music from the Walker Williams Band and Quemando Salsa Band.



HUMAN RESOURCES

April 6, 2023 – May 3, 2023

Benefits

- Continued work on local Benefit market analysis for work session 06/05/23
- Administering 3 FMLA claims

Risk Management, Safety and Work Comp

- Managing 9 General Liability & PC Open claims, 1 Restitution: 2023 total claims = 5
- Managing 1 work comp claim
- Correcting items from CIRSA Property Audit and planning for 2022 Administrative Audit
- 4 Safety Training Activities/Acknowledgements sent to staff

Recruiting – Onboarding

- HR Admin Tech, conducting continued training and onboarding
- 3 Rehire meetings for payroll paperwork
- Benefits Orientation held for 4 new hires
- Recently posted Jobs:
 - Records and Information Technician
- Ongoing recruiting:
 - Police Officer
 - Water Operator – Interviewing
 - Buildings and Grounds Worker – Seasonal
 - Collections and Distributions Maintenance Technician
 - Communication and Marketing Specialist (interviews conducted 5/2)
- 2023 started with a total of 18 total open positions, increased to 24 on 4/21
 - 16 full-time open positions, (8 of those positions carried over from the 2022 budget)
 - 5 seasonal positions (3 - B & G, 1 - Open space, 1 - Refuse/Yard Waste)
 - 7 positions in progress
 - 2023 Filled 14 positions:
 - Assistant Town Manager – Starts 3/20
 - IT Applications Analyst Administrator II – Started 2/20
 - Water Operator – Started 2/11
 - Streets Maintenance Technician I – Started 3/7
 - Streets Maintenance Technician II – Started 3/31
 - Accounting Specialist: Accounts Payable – Started 3/31
 - Yard Waste Maintenance Worker started 4/14
 - Detective (internal promotion) Started 4/24
 - Buildings and Grounds Seasonal – Started 4/24
 - Open Space Seasonal- Started 4/28
 - Code Enforcement Officer – Started 5/1
 - Building and Grounds Maintenance Technician – Starts 5/8
 - Economic Development Housing Specialist – transitioning from current role
 - Buildings and Grounds Maintenance Worker starts 6/5
 - In 2022 - 25 positions were filled

Administration, Training,

- Continued work on HR Standard Operating Procedures for internal processes & training
- Organizing staff training opportunities

Approximate time of Bilingual translation services: 4 hours

- Community Development/Building Department – 1 hour
- Administration – 2.0 hours
- Police Department - .25 hours
- Court - .5 hours
- Human Resources - .25 hours

INNOVATION TECHNOLOGY

April 2023

- IT will be transitioning to a local helpdesk provider. All Mountain Technologies will be the Town's new contract helpdesk, offering more local and on-premise presence to our support efforts.
- The networking team has been testing new technologies to address Enterprise connectivity for public works, water, and wastewater assets. Tests have yielded better than expected results for overall coverage and data rates. Staff is composing a proposal to maximize the use of this technology throughout Town.
- Business Broadband is expanding to Capitol Street in Eagle Ranch and along Chambers Avenue.

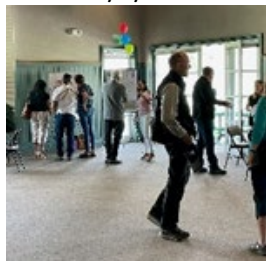
COMMUNITY DEVELOPMENT

April 2023

LONG RANGE PLANNING

- **ReCode Eagle – The Land Use and Development Code (LUDC) Update**

- o The full draft of ReCode was shared with the community on 4/17/23 and can be accessed through this link: [ReCode-Eagle-LUDC-Update Public-Comment-Version \(townofeagle.org\)](https://townofeagle.org/ReCode-Eagle-LUDC-Update-Public-Comment-Version).
- o The LUDC Update Committee gave feedback on the revised Local Employee Residency Program (LERP) during their meeting on 5/1/23. Clarion will incorporate the feedback into the draft. Staff hope to have a revised copy of the LERP standards to Town Council soon.
- o Public outreach is in full swing. While most of the outreach events were held in late April/early May, there are still a couple more opportunities to bring awareness to the project and solicit feedback from the public. Outreach information has been shared through the Town's website, ReCode Eagle project page, social media, Eagle Today, Vail Daily, radio ads, print material and more. Upcoming events include:
 - Coffee & A Convo @ Color Coffee: 5/10/23
 - 2nd Friday ARTwalk 5/12/23
- o Staff held a well-attended open house on 5/3/23 at the Pavilion.



- In addition to the above public outreach schedule, staff and Clarion have been reconnecting with various stakeholder groups including local developers & builders, Eagle Chamber, DDA & DBA, EVC, OSRAC, MEAC, Climate Action Collaborative, Eagle Police Department, Greater Eagle Fire Protection District, and Colorado Parks & Wildlife. Town Council and the Planning & Zoning Commission will continue to receive updates throughout their regularly scheduled meetings until adoption.
- o Adoption schedule:
 - Planning & Zoning Commission Recommendation hearing: 6/6/23
 - Town Council Adoption hearing: 6/27/23

LAND USE APPLICATIONS IN PROGRESS

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

- **SS23-01: North Broadway Subdivision Sketch Plan**

- o A request to review a conceptual plan a high-density mixed-use community of 135 apartments and up to 257 dwelling units.
- o Public hearing schedule:
 - Planning & Zoning Commission: 5/2/2023
 - Town Council: 5/23/2023

ADDITIONAL UPDATES:

- The Eagle River Watershed Council is hosting its 23rd Annual Community Highway Pride Cleanup on Saturday May 6, 2023. Jackie VanEyll is coordinating a group of volunteers to clean the section of highway closest to the Town of Eagle.
- Town of Eagle participated in Climate Action Week. Jackie VanEyll spearheaded a workshop to educate attendees on residential and commercial composting in preparation for the upcoming curbside compost pickup, a new service for Town of Eagle residents, rolling out this year. At the end of the presentations, attendees were able to decorate clay pots with eco-friendly paint, and take home seeds from Knapp Ranch and soil from Vail Honeywagon. A huge thank you to all who helped make our workshop a success! Community partners include Vail Honeywagon, The Ground Up, Walking Mountains Science Center, and Knapp Ranch.



MAJOR CONSTRUCTION PROJECTS

Business Name	Location	Status
Second Street Tavern	127 W Second St.	Building permit issued and construction in progress. Interior remodel of existing space and use of outdoor patio is deferred until additional restroom/fixture provided.
Foodsmith	318 Broadway	Permit issued. Asbestos abatement in progress. *Noteworthy: Retail food sales & cooking class.
Eagle Fire Station	425 E Third St.	In progress going through inspections. Approximately 95% complete.
Eby Creek Apts.	435 Eby Creek	In progress with all framing substantially complete. Trades contractors currently installing mechanical, electrical, and plumbing systems in walls and ceilings.
Hockett Gulch Apts.	16186 Hwy 6	Building permits have been issued for all buildings. Foundations complete on 4 of 6 buildings. Framing underway on 3 of 6 buildings.
410 Broadway Project	410 Broadway	In progress with exterior front brick wall covering just completed. Trades contractors currently installing mechanical, electrical, and plumbing systems in walls and ceilings.
City Market Remodel	0103 Market St	Interior work completed. Parking lot improvements (re-configuration) still pending.
Eagle River Park Pavilion	200 Fairgrounds Rd	Framing complete. Gutter/drainage system remains to be installed.
Flower Hound	115 E Second St	Temporary Certificate of Occupancy approved. Opening 5/9/2023.
Wanderlust Dog Ranch	45 Eagle Park East	Project completed.
Knapp Ranch	717 Sylvan Lake	Minor kitchen alteration.
Haymeadow	91 Mountain Hope Circle	All plan reviews complete. Issued foundation permits for Buildings A, B, and D.
Habitat for Humanity	3 rd Street	Pending – formal submittal forthcoming.
Stone Concepts Warehouse	85 Marmot Ln	Pending – formal submittal forthcoming.

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

TYPE OF WORK PERFORMED	EOY 2022	YTD 2023
Inspections (n/i Planning, Public Works)	1,308	574
Permits Processed	465	137

TOWN COUNCIL AND PLANNING & ZONING COMMISSION MEETING SCHEDULE:

May 2023
May 1 st (LUDC UC) • LERP Discussion
May 2 nd (Planning & Zoning Commission) • ReCode Eagle – Detailed Chapter Discussion • North Broadway Subdivision Sketch
May 9 th (Town Council) • ReCode Eagle Status Update
May 16 th (Planning & Zoning Commission) • ReCode Eagle – Detailed Chapter Discussion
May 23 rd (Town Council) • ReCode Eagle – Detailed Chapter Discussion • North Broadway Subdivision Sketch
May 30 th (Town Council Special Meeting) • <i>Tentative: ReCode Eagle Workshop</i>
June 2023
June 6 th (Planning & Zoning Commission) • ReCode Eagle Recommendation
June 13 th (Town Council) and June 20 th (Planning & Zoning Commission) • <i>Currently no land use files.</i>
June 27 th (Town Council) • ReCode Eagle Adoption

EAGLE POLICE DEPARTMENT

April 2023

2023 April Calls for Service: 940

2023 January-April: 3,723

2022 April Calls for Service: 973

2022 January-April: 3,883

<i>Agency Assist -- 5</i>	<i>Fraud -- 4</i>
<i>Assault -- 1</i>	<i>Harassment -- 4</i>
<i>Burglary -- 0</i>	<i>Juvenile/Family Incident -- 5</i>
<i>Burglary False Alarm --10</i>	<i>Missing/Recovered * Juvenile -- Adult- - 0</i>
<i>Child Abuse Investigations -- 0</i>	<i>Motor Vehicle Crash/Assist -- 12</i>
<i>Citizen Assist -- 20</i>	<i>Narcotics -- 1</i>
<i>Civil -- 6</i>	<i>Noise -- 9</i>
<i>Code Violation -- 0</i>	<i>Protection Order Violation -- 2</i>
<i>Damage/Vandalism -- 2</i>	<i>Sex Assault -- 1</i>
<i>Death -- 1</i>	<i>Misconduct Investigations -- 0</i>
<i>Disturbance -- 7</i>	<i>Sex Offender Check/Registration -- 0</i>
<i>Dogs Leash, Welfare or Noise (EPD and not A.C.)</i>	<i>SRO Related -- 0</i>
<i>10</i>	<i>Suicidal/Welfare -- 6</i>
<i>DUI/D -- 3</i>	<i>Suspicious Person/Vehicle/Occurrence -- 33</i>
<i>DUR -- 2</i>	<i>Theft -- 6</i>
<i>F or M Menace/Assault/Weapons MM- FW- 0</i>	<i>Trespassing -- 2</i>
<i>Fire/Medical -- 8</i>	<i>Warrant Arrest -- 2</i>
	<i>Wildlife Animal --3</i>

April's Coffee with a Cop was held at Colored Coffee Roasters. May's Coffee with a Cop will be held at Red Canyon Café on May 3rd from 7am-9am. Come join us!

A traffic stop was made after an Officer witnessed a vehicle turn into oncoming traffic and cut off another vehicle. The driver showed signs of impairment and after investigation was issued a summons for Driving Under the Influence.

Chief Bos was selected to be one of 10 chiefs and sheriffs nationwide to represent small and rural law enforcement on a working group with the US Attorney General's Office in the development of specific segments of the National Accreditation Standards. Chief Bos is also the only representative from the state of Colorado serving on a different working group, which is focused on broader components of the National Accreditation Standards.

A routine traffic stop ended in an arrest after the driver was found to have a felony drug warrant from the front range. During the routine search of the driver, a bag with 17 smaller bags containing white powder was discovered. The driver admitted to the bags containing cocaine, for a total of 17 grams seized. The driver was booked in on the warrant and was also charged with possession and distribution of schedule I and II substances. In April, Madison attended the Emergency Services Public Information Officers of Colorado (ESPIOC) conference in Avon. In May, she'll attend the Colorado Certified Records Network (CCRN) conference to work towards her master certification.

First Aid Kits: As we have been inventorying department equipment, we found that virtually all of our first aid kits expired several years ago. We've been working diligently to purchase new 1st Aid Kits as soon as possible and are implementing a program to sustain these kits in future years.

Taser Upgrade: This year we were budgeted to replace the Taser's that we are currently carrying. Tasers are a conducted energy weapon, the use of which has proven to be a valuable tool for law enforcement when encountering violent individuals. The use of Tasers has repeatedly been demonstrated to make violent encounters safer for both law enforcement officers and suspects, largely by minimizing or eliminating injury (to both officers and suspects) when properly deployed.

Our current Tasers, the Taser X26P, was discontinued in 2021. We are replacing them with one of the newest Tasers, the Taser 7. The Taser 7 has proven to be safer for suspects than the TaserX26P, having a significantly lower incidence of heart complications that may be linked to Taser deployments. The new Tasers are in and the department will be undergoing training in May for their proper use and maintenance, rolling them out to the officers as they complete the required training. We are also hoping to add one more Taser to those already purchased, so we can equip our new Code Enforcement Officer with one as well.

Eagle PD partnered with ECSO for the Drug Take Back Day at City Market on April 22nd. This event allows people to drop off unwanted or unused prescription medication, no questions asked, for safe disposal. These medications are then transferred to the Drug Enforcement Administration (DEA) for safe disposal. 43 pounds of substances were collected this round.

Personnel: On May 1 our new Code Enforcement Officer, Nick Deering, started and Officer Eric Bonta assumed the role of Detective. Both positions will be very valuable to our department allowing us to better serve our community.

TOWN CLERK

April 2023

Communication Committee (*N. Davis, M. Furtado, M. Herota, S. Wilson, B. Lieberman, D. Cardoza, J. Rakow*)

Eagle Today – 2934 Recipients

Top links clicked

https://eagleoutside.com/events-calendar/	194
https://www.townofeagle.org/781/E-Bike-Information	60
https://www.townofeagle.org/ReCodeEagle	48
https://www.townofeagle.org/Jobs.aspx	43
https://www.townofeagle.org/550/Yard-Waste-Facility	29

EAGLE TODAY: April 27, 2023

- [May Events](#)
- [Flight Days](#)
- Coffee with a Cop
- Council Vacancy
- Staff Promotion
- [ReCode Eagle Open House, May 3](#)
- Community Pride Highway Cleanup
- Cleanup Day & Hard2Recycle
- [E-Bikes](#)
- Trails Update
- Street Sweeping
- [Yard Waste Site is Open](#)
- Introducing Reducing!
- [Open Town Staff Positions](#)
- See Something Say Something
- [Ask the Town](#)

EAGLE SPIRIT EMPLOYEE NEWSLETTER: Sent May 1, 2023

EAGLE TODAY SPECIAL MESSAGE COUNCIL VACANCY: Sent April 6, 2023

RECODE EAGLE: Sent April 19, 2023

Website News Flash Topics/Posts (*See Hootsuite report for Social Media posts*)

- Town Council Vacancy
- Coffee with a Cop
- Utility Message
- Update Contract Information
- Energy Efficiency Program

- Arbor Day
- Affordable Housing Assessment
- Yard Waste Facility Opens
- ReCode Eagle Open House
- Cleanup Day & Hard2recycle Event
- Community Pride Highway Cleanup
- National Donate Life Month
- Council Vacancy Public Comments

Ask the Town – <https://www.townofeagle.org/975/Ask-us-a-question>

- Parking Inquiry
- Eagle County Inquiry
- Utility Inquiry
- Request to meet Eagle Police Staff
- Eagle County Sheriff Inquiry
- Haymeadow Inquiry
- Utility Inquiry

Records Requests -

2018	2019	2020	2021	2022	2023
16	13	16	30	41	15

**Various Town Departments respond to Records Requests*

Business Licenses

- 2023 Business License – 322 Issued
 - 17 Renewals Processed in March
- Liquor License 2023 Revenue: \$2352.50 – Budget \$4455.00
 - Eagle Ranch Golf Course - Renewal
 - Vail Valley Art Guild – Art Gallery Permit Renewal
 - Eagle River Brewing – Festival Permit
 - Your Father’s Office – Modification of Premises
- Marijuana
 - No Activity
- Tobacco
 - Five Renewals for 2023 of five total.

Training/Meetings

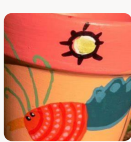
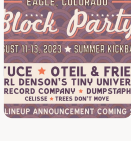
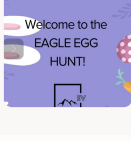
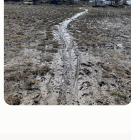
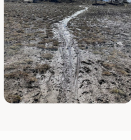
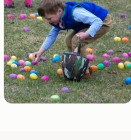
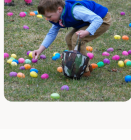
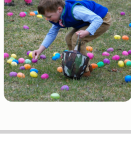
- Eagle Municipal Court – April 5 and 19
- Communications Committee – April 13
- Town Council Meetings – April 4, 11 and 25
- Flight Days Festival Permit Meeting April 20
- Chamber Mixer April 20
- Internal IT Meeting April 26
- Grant Project Meeting April 26

Post performance - Facebook Pages

Data from 01 Apr, 2023 to 30 Apr, 2023

Sources

- Eagle Outside
- Town of Eagle, CO

DATE ▼	POST	AUTHOR	COMMENTS	ENGAGED USE...	ENGAGEMENT...	REACH	REACTIONS	SHARES	VIDEO VIEWS
 Eagle Outside Apr 28, 22:01	 Eagle Area Trail Conditions Update - April 28, 2023 Trails are quickly drying out in the Eagle area. However, trails that are higher in elevation and that face north are still holding some mud and snow. The extended wildlife closure was lifte...	Town of Eagle	1	135	3.57%	3,783	15	6	0
 Town of Eagle, CO Apr 28, 22:00	 Eagle Area Trail Conditions Update - April 28, 2023 Trails are quickly drying out in the Eagle area. However, trails that are higher in elevation and that face north are still holding some mud and snow. The extended wildlife closure was lifte...	Town of Eagle	0	17	3.58%	475	11	0	0
 Town of Eagle, CO Apr 28, 17:01	 (Post with no description)	Town of Eagle	0	7	2.32%	302	3	0	0
 Town of Eagle, CO Apr 28, 02:00	 In an effort to keep our records up to date, improve communication with our citizens, and for emergency purposes, we are requesting updated contact information. Please use the following link to update your information with our...	Town of Eagle	0	15	5.34%	281	1	0	0
 Town of Eagle, CO Apr 27, 18:01	 (Post with no description)	Town of Eagle	0	3	2.01%	149	1	0	0
 Eagle Outside Apr 26, 14:03	 Get excited! Showdown Town starts June 29th with 7 FREE concerts #lovewhereyoulive	Town of Eagle	0	15	2.71%	553	10	0	0
 Town of Eagle, CO Apr 26, 14:00	 Get excited! Showdown Town starts June 29th with 7 FREE concerts #lovewhereyoulive	Town of Eagle	0	75	5.3%	1,414	24	4	0
 Town of Eagle, CO Apr 25, 20:01	 Arbor Day is April 28, 2023 - It takes a lot of Yeses to plant 500 million trees. That's why when you commit to celebrating Arbor Day, you're doing more than helping put trees in the ground. You're saying Yes to a healthier world. So grab...	Town of Eagle	0	1	0.74%	135	0	0	0
 Town of Eagle, CO Apr 25, 00:00	 Mark your calendars for the ReCode Eagle Open House Wednesday, May 3rd, 4pm - 7pm at the Brush Creek Pavilion! Discover how the new land use and development code will address topics such as Housing Options, Mixed-Use...	Town of Eagle	0	26	6.45%	403	6	0	0
 Eagle Outside Apr 23, 18:01	 Happy Earth Day! Climate Action Week continues... Join the Town of Eagle for a free art event! Monday, April 24th at 2 P.M. Sustainably paint a clay pot and learn about the beauty of compost. Come for creativity, and leave with soil...	Town of Eagle	0	2	1.4%	143	2	0	0
 Town of Eagle, CO Apr 22, 18:00	 Happy Earth Day! Climate Action Week continues... Join the Town of Eagle for a free art event! Monday, April 24th at 2 P.M. Sustainably paint a clay pot and learn about the beauty of compost. Come for creativity, and leave with soil...	Town of Eagle	0	1	0.75%	133	0	0	0
 Eagle Outside Apr 22, 02:00	 e-Bikes. Know before you go! Before riding on any road, pathway, or trail on an e-bike, it is essential to know your class of e-bike and research the laws specific to the State of Colorado and the Town of Eagle governing where e-bikes are...	Town of Eagle	3	71	7.59%	936	11	0	0
 Town of Eagle, CO Apr 22, 02:00	 e-Bikes. Know before you go! Before riding on any road, pathway, or trail on an e-bike, it is essential to know your class of e-bike and research the laws specific to the State of Colorado and the Town of Eagle governing where e-bikes are...	Town of Eagle	1	69	7.52%	918	10	0	0
 Town of Eagle, CO Apr 20, 22:01	 Have you ever gotten a surprise water bill for \$100,000? No one enjoys a surprise (like that. Here are some tips for heading problems off before they get too big. 1) Respond to 'blue tags' right away. Whenever we notice a problem with a meteo...	Town of Eagle	0	11	3.45%	319	0	0	0
 Eagle Outside Apr 20, 18:01	 CLEANUP DAY, MAY 20 8AM - 12 PM Town of Eagle Community Cleanup & Hard2Recycle May 20th 8 AM - 12 PM Brush Creek Pavilion Please visit EagleOutside.com for a complete list of items we are accepting.	Town of Eagle	0	9	2.84%	317	3	0	0
 Town of Eagle, CO Apr 20, 18:01	 CLEANUP DAY, MAY 20 8AM - 12 PM Town of Eagle Community Cleanup & Hard2Recycle May 20th 8 AM - 12 PM Brush Creek Pavilion Please visit EagleOutside.com for a complete list of items we are accepting.	Town of Eagle	0	12	5.69%	211	0	1	0
 Eagle Outside Apr 19, 17:01	 Don't get swept away! Make way for the Town's street sweeper! We are making our way to your neighborhood. Wednesday, we are sweeping the Terrace and then the Bluffs on Thursday. Next week is Eby Creek and Old Town West.	Town of Eagle	0	6	1.55%	387	6	0	0
 Town of Eagle, CO Apr 19, 17:00	 Don't get swept away! Make way for the Town's street sweeper! We are making our way to your neighborhood. Wednesday, we are sweeping the Terrace and then the Bluffs on Thursday. Next week is Eby Creek and Old Town West.	Town of Eagle	3	65	6.44%	1,010	20	0	0
 Eagle Outside Apr 18, 23:00	 What will tomorrow's weather bring? Today, dry trails include the first two loops of Haymaker Trail. Eagle Ranch loops include Bailey's Trail, Mayer Gulch, Riddle Trail, Tuniphead Fenjoytheide	Town of Eagle	0	20	3.21%	623	12	0	0
 Town of Eagle, CO Apr 18, 23:00	 What will tomorrow's weather bring? Today, dry trails include the first two loops of Haymaker Trail. Eagle Ranch loops include Bailey's Trail, Mayer Gulch, Riddle Trail, Tuniphead Fenjoytheide	Town of Eagle	0	19	3.1%	612	7	0	0
 Town of Eagle, CO Apr 18, 20:01	 Curious about the draft land use and development code? Join us on Thursday, April 20 for the Eagle Chamber of Commerce Third Thursday Mixer at the El Segundo in Eagle Ranch. There's still time to register for the event! http://ow.ly/...	Town of Eagle	0	9	2.72%	331	0	0	0
 Town of Eagle, CO Apr 17, 12:01	 National Donate Life Month (NDLM) was established by Donate Life America and its partnering organizations in 2003. Observed in April each year, National Donate Life Month helps raise awareness about donation, encourage Americans to...	Town of Eagle	0	2	0.83%	241	1	0	0
 Eagle Outside Apr 15, 12:01	 Seasonal trail closures for the Town of Eagle and Bureau of Land Management trails end tomorrow, 4/16. The only exception is the Third Loop of Haymaker and Extra Credit trail. These trail closures will be extended into next week owi...	Town of Eagle	0	87	3.92%	2,219	14	6	0
 Town of Eagle, CO Apr 15, 12:00	 Seasonal trail closures for the Town of Eagle and Bureau of Land Management trails end tomorrow, 4/16. The only exception is the Third Loop of Haymaker and Extra Credit trail. These trail closures will be extended into next week owi...	Town of Eagle	0	16	2.88%	556	8	0	0
 Town of Eagle, CO Apr 14, 19:00	 ReCode Eagle Update www.townofeagle.org/ReCodeEagle The public draft of the new land use and development code will be available on April 17. Join us at Stout House Coffee & Kitchen on Wednesday, April 19 to learn abou...	Town of Eagle	0	36	5.4%	667	2	0	0
 Eagle Outside Apr 13, 14:57	 April 13, 2023, Eagle Area Trail Conditions Update: The Haymaker Trail is open and mostly dry. You will encounter small sections of snow and mud. Please go carefully THROUGH these sections of mud and not around. Boneyard and...	Town of Eagle	1	72	4.57%	1,575	33	2	0
 Town of Eagle, CO Apr 13, 14:57	 April 13, 2023, Eagle Area Trail Conditions Update: The Haymaker Trail is open and mostly dry. You will encounter small sections of snow and mud. Please go carefully THROUGH these sections of mud and not around. Boneyard and...	Town of Eagle	0	36	4.24%	850	9	3	0
 Eagle Outside Apr 12, 22:01	 Excited for the full lineup announcement! Coming Soon! Did you know a 2-Day Teen Pass is available for only \$69?	Town of Eagle	0	4	0%	0	4	0	0
 Eagle Outside Apr 12, 22:01	 Excited for the full lineup announcement! Coming Soon! Did you know a 2-Day Teen Pass is available for only \$69?	Town of Eagle	0	6	300%	2	4	0	0
 Town of Eagle, CO Apr 12, 22:00	 Excited for the full lineup announcement! Coming Soon! Did you know a 2-Day Teen Pass is available for only \$69?	Town of Eagle	0	0	0%	0	0	0	0
 Town of Eagle, CO Apr 12, 22:00	 Excited for the full lineup announcement! Coming Soon! Did you know a 2-Day Teen Pass is available for only \$69?	Town of Eagle	0	4	1.48%	271	0	0	0
 Eagle Outside Apr 11, 22:01	 Please RESPECT Eagle area seasonal trail closures until April 15.	Town of Eagle	0	3	0%	0	2	0	0
 Eagle Outside Apr 11, 22:01	 Please RESPECT Eagle area seasonal trail closures until April 15.	Town of Eagle	0	3	0%	0	2	0	0
 Town of Eagle, CO Apr 11, 22:00	 Please RESPECT Eagle area seasonal trail closures until April 15.	Town of Eagle	0	0	0%	0	8	0	0
 Town of Eagle, CO Apr 11, 22:00	 Please RESPECT Eagle area seasonal trail closures until April 15.	Town of Eagle	0	15	2.6%	576	9	0	0
 Town of Eagle, CO Apr 10, 19:01	 Applications must be received by 4:00 p.m. April 20, 2023.	Town of Eagle	0	0	0%	0	0	1	0
 Town of Eagle, CO Apr 10, 19:01	 Applications must be received by 4:00 p.m. April 20, 2023.	Town of Eagle	0	5	1.63%	307	0	1	0
 Town of Eagle, CO Apr 10, 12:30	 ROAD CLOSURE Town of Eagle Public Works will be closing Highway 6 at mile marker 148 today (04/10/2023) from 9am-3pm for maintenance. Traffic will be funneled down to one lane with alternating traffic to let vehicles through. Plea...	Town of Eagle	0	0	0%	0	9	1	0
 Town of Eagle, CO Apr 10, 12:30	 ROAD CLOSURE Town of Eagle Public Works will be closing Highway 6 at mile marker 148 today (04/10/2023) from 9am-3pm for maintenance. Traffic will be funneled down to one lane with alternating traffic to let vehicles through. Plea...	Town of Eagle	0	22	3.28%	671	10	1	0
 Town of Eagle, CO Apr 08, 17:22	 (Post with no description)	Town of Eagle	0	25	4.06%	615	2	0	0
 Town of Eagle, CO Apr 07, 17:48	 Eagle trails are muddy! Although the temps are warming up, trails in Eagle are still too muddy to ride or walk, and most remain closed for seasonal wildlife closures. Although the Haymaker trail is open, it is extremely muddy and will ...	Town of Eagle	0	138	9.73%	1,418	25	5	0
 Eagle Outside Apr 07, 17:48	 Eagle trails are muddy! Although the temps are warming up, trails in Eagle are still too muddy to ride or walk, and most remain closed for seasonal wildlife closures. Although the Haymaker trail is open, it is extremely muddy and will ...	Town of Eagle	1	205	5.95%	3,444	13	10	0
 Eagle Outside Apr 07, 02:00	 Eagle Easter Egg Hunt is Saturday! Bring your reusable basket to Town Park April 8th at 1 P.M. This year you'll find us on the park's East end, next to the County Building. Get there egg-stra early so you don't miss out!	Town of Eagle	0	8	2.22%	360	4	1	0
 Eagle Outside Apr 07, 02:00	 Eagle Easter Egg Hunt is Saturday! Bring your reusable basket to Town Park April 8th at 1 P.M. This year you'll find us on the park's East end, next to the County Building. Get there egg-stra early so you don't miss out!	Town of Eagle	0	8	2.2%	363	4	1	0
 Town of Eagle, CO Apr 07, 02:00	 Eagle Easter Egg Hunt is Saturday! Bring your reusable basket to Town Park April 8th at 1 P.M. This year you'll find us on the park's East end, next to the County Building. Get there egg-stra early so you don't miss out!	Town of Eagle	2	46	5.91%	778	7	0	0

Sales Tax – 2023 Sales Tax – 1st Quarter Report is in the packet.

2023					
Month	Filing Period	Revenue Period	O/U	Online Sales	Online Retailers
Jan	\$ 721,446.06	\$ 793,838.43	5%	\$97,085.03	2016
Feb	\$ 684,189.27	\$ 675,138.60	5%	\$91,521.57	1792
Mar	\$ 786,278.94	\$ 698,140.28	5%	\$97,830.73	1892
1 Q	\$ 2,191,914.27	\$ 2,167,117.31	5%	\$286,437.33	
Apr		\$ 802,334.06	16%	\$125,304.23	1921

2022					
Month	Filing Period	Revenue Period	O/U	Online Sales	Online Retailers
Jan	\$ 662,766.62	\$ 756,522.10	10%	\$108,423.99	1700
Feb	\$ 655,302.39	\$ 645,546.63	12%	\$76,896.61	1570
Mar	\$ 741,564.00	\$ 662,102.20	26%	\$78,856.55	1508
1 Q	\$ 2,059,633.01	\$ 2,064,170.93	15%	\$264,177.15	
Apr	\$ 666,876.43	\$ 690,087.86	11%	\$96,780.33	1670

MUNICIPAL COURT	April Statement		
Court held April 5th & 19th			
Citations Issued	Current	YTD	2022
Animal Control	14	39	61
Juvenile	1	4	21
Misdemeanor/Ordinance	0	1	12
Parking	17	48	147
Traffic	16	43	215
Total	48	135	456
Fines and Fees Collected (includes collections for previous months)	Current	YTD	2022
Court Costs	\$ 180.00	\$ 355.00	\$ 1,470.00
Criminal Police Equipment and Training Surcharge	\$ 80.00	\$ 160.00	\$ 410.00
Traffic Surcharge	\$ 300.00	\$ 930.00	\$ 3,380.00
Deferred Judgment Fee	\$ -	\$ -	\$ 375.00
Fines	\$ 2,620.00	\$ 7,912.50	\$ 32,062.50
Outstanding Judgement Fee	\$ -	\$ -	\$ 30.00
Stay of Execution Fee	\$ 105.00	\$ 105.00	\$ 65.00
Bad Check Fee	\$ 25.00	\$ 25.00	\$ -
Warrant Fee	\$ -	\$ -	\$ 66.67
Failure to Appear	\$ 440.00	\$ 1,210.00	\$ 2,893.33
Victim Restitution Fee	\$ -	\$ -	\$ -
Total	\$ 3,750.00	\$10,697.50	\$40,752.50
Dispositions (Payments or Court Appearances)	Current	YTD	2022
Animal Control	18	32	40
Juvenile	1	6	20
Misdemeanor/Ordinance	0	2	6
Parking	19	48	172
Traffic	13	45	184
Total	51	133	422
Outstanding Fines and Fees At Collections & by Date			
Current	\$ 1,885.00		
1-30 Days Past Due	\$ -		
31-60 Days Past Due	\$ 500.00		
61-90 Days Past Due	\$ -		
91-180 Days Past Due	\$ 12,184.00	**At Collections	
Total	\$ 14,569.00		

Public Works

April 2023

Staffing

- Staffing is currently a very large challenge within Public Works. Due to vacancies and staff out on medically related leave, we are currently operating at only 70% of our budgeted staffing level. This is creating a high stress level within the department which will become amplified as we enter the busy summer months.
- Early in the winter it seemed that there may have been some easing of the shortage of workers in our market area but this was short lived and the current competition for employees is ferocious.

Buildings & Grounds

- At the Info Center replacement of fascia board has been completed, exterior painting including the porch railing is complete, and gutters and downspouts will be replaced this month. The very aged wood shake roof on the restroom building will be removed and replaced with asphalt shingles this month.
- Repairs to the small barn at Brush Creek Park that was damaged in a motor vehicle collision last winter have been completed.
- Spring application of turf grass herbicide/fertilizer has been completed in all parks.
- An assessment of the condition of the Brush Creek Park playground structure was completed by the original supplier and the condition report has been received. The general conclusion is that the base structure of the playground is in adequate condition to allow for a "remodel" that will provide an additional 10+ years of useful life. Next step will be to work with this vendor to further develop the scope and cost estimate for the remodel project.
- B&G has done a great deal of work assisting Streets with spring sand cleanup in public rights-of-way.

Streets

- Street sweeping and right-of-way clean-up has been a major focus.
- Streets continues repairing street lighting throughout the town. We have ordered new street lights for Market Street that will include receptacles for holiday lighting (someone please let Roberto know!).
- The Streets crew assisted with the completion of installation of the trailhead kiosk, that project is now complete.
- Street recently accepted and hauled 30+ bear-proof steel trash cans that were being disposed of by the Town of Avon. These cans are in quite good condition and will be deployed in town parks and rights-of-way. Approximately half will be modified to function as recycling collection containers.
- All materials required for the construction of the temporary flood wall at the River Park have been procured and Streets has stockpiled the concrete blocks at the park. Streets staff has been fabricating a lifting plate that will allow both of our wheel loaders to work simultaneously on assembling the wall. Work will likely begin during the week of May 8th. As of April 30th current snowpack was 11% greater than on the same date in 2019....

Water

- Our new cross connection program vendor is beginning work. Customers required to be in the program will receive an intro letter describing requirements and informing them of the new fee of \$18/device/year, we are also posting information on the Town website. Water staff will be preparing an updated list of customers required to participate in this program, we believe this could result in a number of current customers being removed from the program.
- The Town's annual water Consumer Confidence Report (CCR) will be mailed out soon and is required to notify customers of three regulatory violations that occurred within the last year:
 1. One was for a test that was conducted after the required date. The test was performed but on the wrong date.
 2. One is related to a test result that was uploaded to the State incorrectly by our testing vendor.
 3. One is for a test that was not reported and appears to be result of a loss during shipping.
- Equipment upgrades/replacements in the chlorine room at the Upper Basin Water Treatment Plant are in progress and nearly complete. This plant uses toxic chlorine gas, this work was necessary to ensure the health and safety of our staff and to meet current regulatory requirements.
- We have received from the State a design approval for upgrades to the fluorination equipment at the Upper Basin Water Treatment Plant. Installation is 90% complete and will be complete by the end of May.

For the last year we have not been able to add fluorine to water at this plant, this will come back on line in May. The water in Brush Creek naturally contains fluorine, but we add more to raise the level to the recommend range.

- Cemetery tank replacement design is on-going and is now at a 60% complete level.
- We are beginning a hydraulic engineering analysis associated with the Haymeadow development that will evaluate linking Haymeadow to a water tank located in Eagle Ranch. Doing so will provide significant operational advantages to the Town and will likely allow the future Haymeadow water storage tank to be constructed at a lower cost. This study is being funded 50/50 by the Town and Abrika and should be completed by the end of June.

Wastewater

- The centrifuge is back in service after being overhauled and is functioning well.
- Numerous preventive roof repairs and maintenance have been completed on the various buildings at the wastewater treatment plant.
- On Monday May 8th staff will be participating in a State of Colorado regulatory hearing regarding newly proposed standards for the Eagle River for nitrite and temperature. The standards initially proposed by the State were detrimental to the operation of our wastewater treatment plant and would have been extremely costly to comply with. We have reached an agreement with the State regarding the nitrite standard, but disagree on the proposed temperature standard, thus we made an appeal that has generated this hearing. The Eagle River Water and Sanitation District and Town of Gypsum are also opposing the proposed temperature standard and all three entities have partnered to prepare for the appeal hearing.
- After more than nine months we are still waiting for the State to make a final ruling on our discharge permit amendment request. This amendment is part of a very complex picture relating to the standards implemented by the State in our current discharge permit as well as future regulatory limits we will be required to comply. We have been working with our consulting engineers to study how to best comply with the future regulations, and now have a fee proposal for the design of the required improvements at the plant. At the next Council meeting staff will make a presentation explaining this complex regulatory picture and asking Council to approve the design contract.
- Sewer main flushing and inspection will begin in June. Along with this, we will be collecting location data that will allow for the wastewater system to be mapped in the GIS database that the Town is about to embark on. In preparation for this effort, we made a count of the number of manholes in our wastewater collection system and found that there are over 1000.

Open Space & Trails

- Staff has begun working with the BMX club to renew the use agreement for the BMX track near the Pool and Ice Rink.
- Most trails on Town open space and the adjacent BLM lands are now snow free.
- Summer trail maintenance work has begun.
- We have been receiving a lot of comments on the changes that were made to the Haymaker trail last Autumn. Most comments have been positive, but unfortunately, some citizens have been expressing their thoughts in a way that can only be characterized as nasty. Some reconstructed sections of the trail have loose soil that we expect to consolidate with additional trail use. As the summer progresses we will continue to collect comments on the changes and evaluate if any additional work is warranted.

Engineering

- Art Wall construction has begun! Staff has been evaluating anti-graffiti coatings that can be applied to protect the art and have found a product that has performed very well in our testing.
- The kickoff meeting for the next phase of Grand Avenue design occurred on May 1st. We have an excellent and extremely highly skilled team of consultants, and we feel very positive and excited as we begin this phase of work.



To: Mayor and Town Council

From: Jill Kane, Finance Director

Date: May 9, 2023

Re: 1st Quarter 2023 - Budget to Actual Report and Revenue Analysis

This report is a revenue analysis for the first quarter of the year, ending March 31, 2023. Attached to this revenue analysis is the corresponding *Budget to Actual Report*. This analysis provides a narrative for all revenues that had significant changes from the first quarter in 2022 to the first quarter in 2023. This report also discusses any budget to actual significant variances.

Please review the attached *Budget to Actual Report* in conjunction with the analysis below. The *Budget to Actual Report* for the quarter ending March 31, 2023 includes 2022 first quarter actuals for comparison purposes. The report also includes 2023 annual budgeted amounts. The column that calculates the *unearned* or *unexpended* amount and percentage compared to budget show the collections/spending for the year compared to the annual budgeted amounts.

*A significant change is considered to be a variance that is greater than \$15,000 **AND** 10% over the prior year. If council has any questions for amounts below this threshold staff is happy to provide additional detail.*

Town-wide Interest Accounts – In order to not repeat this information for every fund, this comment is directed at all interest accounts for all funds. Most of the Town's funds are held in COLOTRUST. Interest rates have continued to see a steady increase. At the end of 2021 the interest rate for Town accounts were approximately 0.05%. With the Federal Reserve raising interest rates in 2022, COLOTRUST saw a healthy increase in interest rates, ending the 2022 at 4.51%. Interest rates at the end of first quarter 2023 were 5.01%. There is a significant year over year (YOY) increase in all interest accounts. Staff is uncertain where the interest rates will go as the year continues. The Federal Reserve raised rates by 25 basis points on May 3rd, the 10th rate increase since March last year. The continued strength of the labor market and core inflation ultimately led to the decision. However, in the face of mounting uncertainty, the recent softening of economic conditions and a tightening of lending standards may lead the Fed to pause at the next meeting on June 14th.

General Fund Revenues – Budget to Actual - In the first quarter of 2023 the General Fund has collected 27% of budgeted revenues. General Fund revenues currently exceed expenditures by \$1,275,044. The budget currently projects expenditures to exceed revenues by \$2,064,728 at the end of the year. This is due to the \$2.7 million in budgeted transfers to other funds. If we remove transfers to other funds, revenues are projected to exceed expenditures by approximately \$655,000.

- **Tax Revenue**

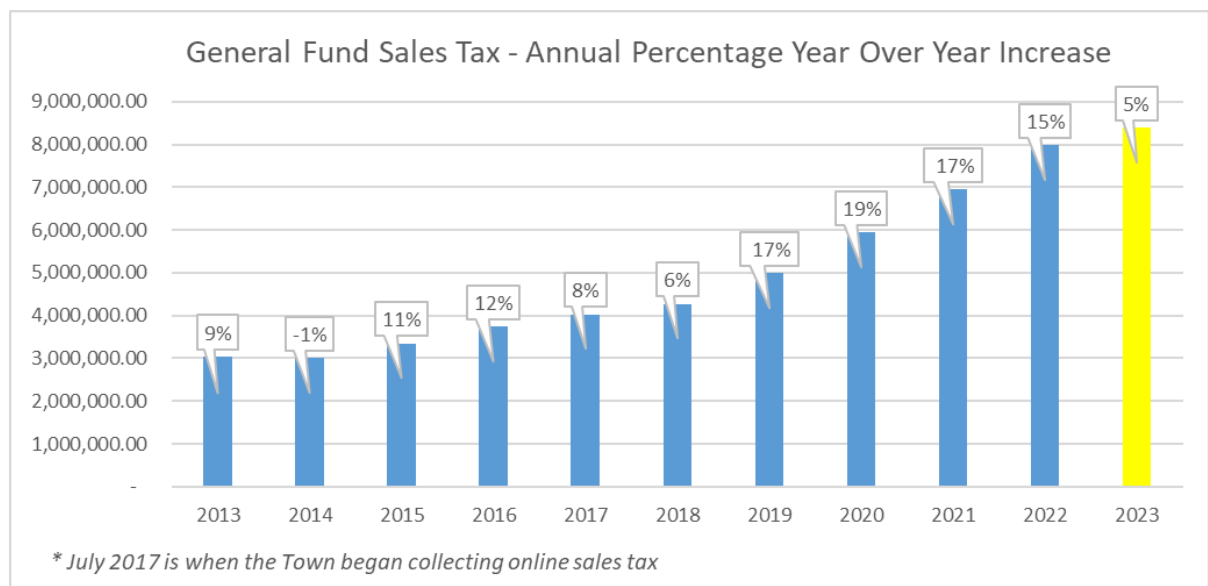
Sales Tax: Regular sales tax is up \$83,779 or 5% over the prior year (PY), which is currently agrees to budget. First quarter categories that are showing increases include:

- *Restaurants/Bars* – 15.8% over PY
- *Auto* – 14% over PY
- *Food* – 11.5% over PY
- *Utilities* – 7.6% over PY
- *Building/Construction* – 7.2% over PY.
- *Retail* – 6.2% over PY
- *Online Sales Tax* – 8.5% over PY

The categories that that show decreases in the first quarter are:

- *Lodging* (20.89%)
- *Liquor* (7.35%) – *This decrease is related to the sale of liquor at City Market and gas stations.*
- *Miscellaneous* at (2.7%)

Although sales tax does not meet our thresholds for a “significant change”, staff wanted to provide additional information for Council and the public. This is the first year since 2019 that the Town is not seeing a significant increase in sales tax. The Denver-Aurora Lakewood CPI for the last year is up 5.7% through March 2023. The Town budgeted a 5% increase in sales tax, and we are currently showing a 5% increase year over year (YOY). Staff is hopeful have we will continue to remain at least at budgeted amounts but will continue to monitor. Below is a graph showing the percentage increase YOY from 2013 – 2023 (*showing 2023 as a 5% increase from PY*).



- **Licenses & Permits**

- **Building Permits:** There is a YOY increase of \$235,797 (256%). Building permit revenue will fluctuate based on the timing of projects. In the first quarter of 2022 there were 42 permits pulled with a valuation of approximately \$3,445,371, compared to 49 permits in the first quarter of 2023 with a valuation of approximately \$10,581,750. Approximately \$300,000 of the building permit revenue collected in the first quarter 2023 is for Hockett Gulch.

- **Charges for Services**

- **Planning & Zoning Fees:** There is a YOY decrease of \$16,723 (-92%). Planning & Zoning fees fluctuate based on the timing of projects and are not consistent YOY. Of the \$18,172.50 collected in 2022, approximately \$12,100 was for Hockett Gulch and \$3,000 was for Haymeadow.
- **Broadband Service Fees:** The increase to this revenue does not meet our definition of “significant”, however, staff wanted to note that we are showing an increase of \$12,806 from 2022. This is due to the rollover of the wireless business pilot project that was rolled out last fall. In 2021 we had three organizations that were receiving broadband service from the Town, now in 2022 we have 17 businesses. Staff is working to get a separate Broadband fund set up in 2023 at which point these revenues will be transferred to the new fund.

- **Miscellaneous Revenue**

- **Insurance Proceeds:** The Town has collected \$23,758 in insurance proceeds for two accidents that occurred in 2022. When an accident occurs, the Town repairs the damage, and we are reimbursed via subrogation from the at-fault driver’s insurance carrier. The Town must budget for both the revenue and expenditure. These revenues are unpredictable and vary widely year over year due to timing and number of incidents.

Enterprise Fund Revenues – Budget to Actual

- **Water Fund** – In the first quarter of 2023 the Water fund collected 24% of budgeted revenues. This is higher than normal due to the collection of approximately \$328,000 in plant investment fees. Normally the Town collects about 15% of budgeted revenues in the first quarter, as most of the Town’s water sales occur during the summer months and anticipated development projects are usually not initiated yet.

Revenues exceeded expenditures by \$396,340 in the first quarter. The budget currently projects to end the year with expenditures exceeding revenues by \$3,467,090. This is due to the \$5.1 million in Capital spending currently budgeted for 2023. However, Finance recently was notified by Public Works that we will be finishing engineering work on the Cemetery tank in 2023 but will push the construction of the tank to 2024. The total project cost budgeted in 2023 is approximately \$3.5 million, this will be significantly reduced to approximately \$200,000. Staff will revise the project during our year-end budget cycle.

- **Plant Investment Fees:** This is revenue that is mainly collected on new construction projects and will fluctuate based on the timing of projects. Year to date (YTD) the Town has collected \$328,108 in water plant investment fees (PIF). This is up \$252,900 or 336% over 2022 and is 50% of the annual budget. The Town has collected water PIFs for two properties in 2023 compared to five in 2022. \$325,292 of water PIFs collected in first quarter 2023 are for Hockett Gulch, however this is only a small portion of the total PIF due to the Town from Hockett. In the second quarter the Town will collect the remaining \$1,353,574 for Hockett water PIFs. The Town did not budget for Hockett in the current year and will revise this during the year-end budget cycle.
- **Wastewater Fund** – In the first quarter of 2023 Wastewater collected 31% of budgeted revenue which is higher than expected due to sewer PIF collections in the first quarter. Revenues currently exceed expenditures by \$433,937. Staff is expecting to end the year with expenditures exceeding revenues by \$332,372 which is due to the \$1.2 million in budgeted capital projects.

- **Plant Investment Fees:** This is revenue that is mainly collected on new construction projects and

will fluctuate based on the timing of projects. Year to date (YTD) the Town has collected \$299,000 in water plant investment fees (PIF). This is up \$285,000 or 2036% over 2021 and is 54% of the annual budget. The full amount collected YTD is entirely from Hockett Gulch, however this is only a small portion of the total sewer PIF due to the Town from Hockett. In the second quarter of 2023, the Town will collect the remaining \$1,177,000 for Hockett sewer PIFs. The Town did not budget for Hockett in the current year and will revise this during the year-end budget cycle.

- **Refuse Fund** – In the first quarter of 2023, Refuse collected 25% of budgeted revenue which is expected. Revenues currently exceed expenditures by \$72,730. This is purely due to the timing of payments to Vail Honeywagon. Staff is currently projecting to end the year with revenues exceeding expenditures by \$17,447. Staff will need to bring a supplemental amendment forward to Council for their approval that will increase both Trash Fee Revenue and contract service expenditures by the same amount based on the new contract that Council approved earlier this year. There were no revenue variances that exceeded the threshold for additional comment.
- **Stormwater Fund** – In the first quarter of 2023 stormwater has collected 27% of budgeted revenue which is anticipated. Stormwater fee collection should be consistent at about 25% a quarter. Revenues currently exceed expenditures by \$23,946. Staff is projecting to end the year with revenues exceeding expenditures by \$6,967. There are no revenue variances that exceed the threshold for additional comment.

Capital Improvement Fund Revenue– Budget to Actual – In the first quarter of 2023 the Capital Improvements Fund has collected only 39% of budgeted revenues. All capital improvement fund revenues are one-time revenues and based on the timing of projects. Revenues currently exceed expenditures by \$1,348,019. Staff is expecting to end the year with revenues exceeding expenditures by \$1,066,502.

- **Developer Contribution – Grand Avenue:** The first quarter collection of \$220,850 is for Hockett Gulch based on section 10.7 of the Development Agreement (DA). The Town collected \$3,500/EQR for the development. Hockett received an 88 EQR discount for the first building permit per the DA.
- **Public Safety Impact Fees:** The Town has collected \$306,074 in public safety impact fees in 2023 compared to \$21,732 in 2022. The fees collected in 2023 are entirely for Hockett Gulch. Hockett was not budgeted for in 2023 and will be revised during our year-end budget cycle.
- **Street Impact Fees:** The Town has collected \$145,866 in street impact fees in 2023 compared to \$14,697 in 2022. The fees collected in 2023 are entirely for Hockett Gulch. Hockett was not budgeted for in 2023 and will be revised during our year-end budget cycle.
- **Use Tax:** The Town collected \$792,532 in use tax in the first quarter of 2023 which is \$690,129 or 674% over PY and is 63% of the 2023 annual budget. \$784,000 of use tax collected in the first quarter is due to Hockett Gulch.

Sales Tax Capital Improvement Fund (STCIF) – Budget to Actual – In the first quarter of 2023 the STCIF collected 26% of budgeted revenues and revenues currently exceed expenditures by \$265,066. Staff expects to end the year with expenditures exceeding revenues by \$203,568 due to capital projects. There are no revenue variances that exceed the threshold for additional comment.

Open Space Fund Revenues – Budget to Actual – In the first quarter of 2023 the Open Space Fund has collected 21% of budgeted revenues. Revenues currently exceed expenditures by \$52,610. The budget currently projects expenditures to exceed revenues by \$82,296. There are no revenue variances that exceed the threshold for additional comment.

Conservation Trust Fund (CTF) – Budget to Actual – In the first quarter of 2023 the CTF has collected 40% of budgeted revenue. Although a relatively consistent revenue, there are fluctuations throughout the year based on lottery ticket sales. There are no budgeted expenditures in 2023. Staff expects to end the year with net revenues of \$42,900. There were no revenue variances that exceed the threshold for additional comment.

Downtown Development Authority Fund (DDA) – Budget to Actual – In the first quarter of 2023 the DDA has collected 35% of budgeted TIF Property Taxes. Revenues currently exceed expenditures by \$330. Staff is currently projecting no net gain or loss for 2023. There were no revenue variances that exceed the threshold for additional comment.

TOWN OF EAGLE - GENERAL FUND

TOWN OF EAGLE - GENERAL FUND REVENUES & EXPENDITURES WITH COMPARISON TO BUDGET FOR THE PERIOD ENDING MARCH 31, 2023

	3/31/22 ACTUAL	YTD ACTUAL	% TO PY	BUDGET	UNEARNED	% TO BUDGET
TAX REVENUE						
General Property	\$ 175,220	\$ 179,756	103%	\$ 381,304	\$ 201,548	47%
Specific Ownership	5,328	5,390	101%	21,000	15,610	26%
Sales Tax	1,851,456	1,935,234	105%	8,120,000	6,184,766	24%
Marijuana & Tobacco Sales Tax	208,816	194,875	93%	882,000	687,125	22%
Severance Tax	-	-	-	300	300	0%
Federal Mineral Tax	-	-	-	250	250	0%
Franchise Tax	58,130	58,938	101%	262,000	203,062	22%
Marketing Lodging Tax	73,641	82,846	112%	252,350	169,504	33%
TOTAL TAX REVENUE	\$ 2,372,591	\$ 2,457,039	104%	\$ 9,919,204	7,462,165	25%
LICENSE & PERMIT REVENUE						
Business Licenses	\$ 28,660	\$ 22,650	79%	\$ 55,450	\$ 32,800	41%
Liquor Licenses	2,555	1,810	71%	4,856	3,046	37%
Tobacco & Marijuana Licenses	5,250	5,250	100%	7,000	1,750	75%
Building Permits	92,013	327,809	356%	623,000	295,191	53%
Electrical Permits	5,908	6,372	108%	35,500	29,128	18%
Road Cut Permits	-	150	-	5,000	4,850	3%
Sign Permits	250	150	60%	550	400	27%
Special Event Permits	75	-	0%	1,000	1,000	0%
TOTAL LICENSE & PERMIT REVENUE	\$ 134,710	\$ 364,191	270%	\$ 732,356	\$ 368,165	50%
INTERGOVERNMENTAL REVENUE						
Motor Vehicle License Fee	\$ 8,856	\$ 7,483	85%	\$ 39,800	\$ 32,317	19%
Highway Users Tax	57,827	53,620	93%	258,627	205,008	21%
Road & Bridge Fund	51,739	53,081	103%	113,000	59,919	47%
County Sales Tax	61,185	65,384	107%	278,700	213,316	23%
Grants	-	-	-	15,000	15,000	0%
Intergovernmental Contributions	-	-	-	68,336	68,336	0%
TOTAL INTERGOVERNMENTAL REVENUE	\$ 179,607	\$ 179,568	100%	\$ 773,463	\$ 593,895	23%
CHARGES FOR SERVICES						
Planning & Zoning Fees	\$ 18,173	\$ 1,450	8%	\$ 16,000	\$ 14,550	9%
Planning & Zoning Reimbursable	37,769	31,733	84%	140,000	108,267	23%
Facility Usage Fees	13,209	15,499	117%	63,000	47,501	25%
Facility Usage Deposits	789	-	0%	-	-	-
Sponsorship & Event Revenue	500	4,000	800%	15,200	11,200	26%
Broadband Service Fees	7,180	19,986	278%	-	(19,986)	-
TOTAL CHARGES FOR SERVICES	\$ 77,619	\$ 72,668	94%	\$ 234,200	\$ 161,532	31%
FINES & FORFEITURES						
Fines & Forfeits	\$ 7,128	\$ 7,168	101%	\$ 35,000	\$ 27,832	20%
Police Surcharge	2,000	1,751	88%	6,500	4,749	27%
Police Miscellaneous	2,233	1,565	70%	5,000	3,435	31%
Police Grants	-	-	-	12,414	12,414	0%
Special Duty Reimbursable	2,141	2,448	114%	30,000	27,552	8%
TOTAL FINES & FORFEITURES	\$ 13,502	\$ 12,932	96%	\$ 88,914	\$ 75,982	15%
MISCELLANEOUS REVENUE						
Interest & Penalties Total	\$ 4,520	\$ 110,412	2443%	\$ 189,500	\$ 79,088	58%
Contributions & Donations	\$ -	\$ -	-	\$ -	-	-
Information Center Total	-	-	-	-	-	-
Rental Income	4,632	6,437	139%	20,870	14,433	31%
Sales of Fixed Assets	-	-	-	-	-	-
Insurance Proceeds	-	23,758	-	-	(23,758)	-
Other Grants	-	-	-	-	-	-
Fee in Lieu - LERP	-	-	-	-	-	-
Other Miscellaneous Revenue Total	382	2,621	685%	15,000	12,379	17%
Total Miscellaneous revenue check	-	-	-	-	-	-
TOTAL MISCELLANEOUS REVENUE	\$ 9,534	\$ 143,228	1502%	\$ 225,370	\$ 82,142	64%

TOWN OF EAGLE - GENERAL FUND
REVENUES & EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE PERIOD ENDING MARCH 31, 2023

	3/31/22 ACTUAL	YTD ACTUAL	% TO PY	BUDGET	UNEARNED	% TO BUDGET
TRANSFERS FROM OTHER FUNDS						
Water Fund - Computer Support	\$ -	\$ -	-	\$ 104,374	\$ 104,374	0%
Wastewater Fund - Computer Support	-	-	-	56,405	56,405	0%
Open Space Fund - Computer Support	-	-	-	15,990	15,990	0%
Refuse Fund	-	-	-	20,000	20,000	0%
TOTAL TRANSFERS FROM OTHER FUNDS	<u>\$ -</u>	<u>\$ -</u>	<u>-</u>	<u>\$ 196,769</u>	<u>\$ 196,769</u>	<u>0%</u>
TOTAL GENERAL FUND REVENUES	<u>\$ 2,787,564</u>	<u>\$ 3,229,625</u>	<u>116%</u>	<u>\$ 12,170,276</u>	<u>\$ 8,940,651</u>	<u>27%</u>
EXPENDITURES						
	PY ACTUAL	YTD ACTUAL	% TO PY	BUDGET	UNEXPENDED	% TO BUDGET
TOWN COUNCIL	\$ 46,321	\$ 58,975	127%	\$ 248,296	\$ 189,321	24%
GENERAL GOVERNMENT	81,233	71,327	88%	869,882	798,555	8%
GENERAL ADMINISTRATION	140,576	174,532	124%	938,587	764,055	19%
INFORMATION TECHNOLOGY	172,993	157,335	91%	847,042	689,707	19%
COMMUNITY DEVELOPMENT	184,443	244,497	133%	1,477,634	1,233,137	17%
STREETS	319,149	305,026	96%	2,002,522	1,697,496	15%
ENGINEERING	69,492	83,908	121%	356,287	272,379	24%
BUILDINGS & GROUNDS	192,763	216,667	112%	1,238,959	1,022,292	17%
PUBLIC SAFETY	490,067	544,902	111%	2,911,838	2,366,936	19%
MUNICIPAL COURT	16,926	15,042	89%	95,457	80,415	16%
INFORMATION CENTER	6,518	4,848	74%	24,887	20,039	19%
MARKETING & EVENTS	54,602	77,523	142%	503,613	426,090	15%
TRANSFERS TO OTHER FUNDS	-	-	-	2,720,000	2,720,000	0%
TOTAL GENERAL FUND EXPENDITURES	<u>\$ 1,775,082</u>	<u>\$ 1,954,581</u>	<u>110%</u>	<u>\$ 14,235,004</u>	<u>\$ 12,280,423</u>	<u>14%</u>
NET REVENUES OVER(UNDER) EXPENDITURES	<u>\$ 1,012,482</u>	<u>\$ 1,275,044</u>	<u>126%</u>	<u>\$ (2,064,728)</u>	<u>\$ (3,339,772)</u>	<u>-62%</u>

TOWN OF EAGLE - ENTERPRISE FUNDS

TOWN OF EAGLE - WATER FUND REVENUES & EXPENDITURES WITH COMPARISON TO BUDGET FOR THE PERIOD ENDING MARCH 31, 2023

	3/31/22 ACTUAL	YTD ACTUAL	% TO PY	BUDGET	UNEARNED/ UNEXPENDED	% TO BUDGET
REVENUES						
Debt Service Surcharge	\$ 117,705	\$ 120,008	102%	\$ 478,800	\$ 358,792	25%
Water Sales - In Town	552,931	572,847	104%	3,481,000	2,908,153	16%
Water Sales - Out Of Town	88,442	96,910	110%	526,851	429,941	18%
Water Materials & Other	11,840	1,040	9%	80,000	78,960	1%
Plant Investment Fees (Tap Fees)	75,208	328,108	436%	650,000	321,892	50%
Water Fund Interest	4,043	182,029	4502%	308,000	125,971	59%
Water Rights Interest	361	12,207	3382%	28,000	15,793	44%
Grants	-	-	-	-	-	-
Service Charge	4,875	3,905	80%	12,000	8,095	33%
Reimbursable Income	-	-	-	-	-	-
Water Miscellaneous	-	-	-	-	-	-
TOTAL WATER FUND REVENUE	\$ 855,406	\$ 1,317,054	154%	\$ 5,564,651	\$ 4,247,597	24%
EXPENDITURES						
TOTAL WATER FUND EXPENDITURES	\$ 903,142	\$ 920,714	102%	\$ 9,031,741	\$ 8,111,027	10%
NET REVENUES OVER(UNDER) EXPENDITURES	\$ (47,736)	\$ 396,340	-830%	\$ (3,467,090)	\$ (3,863,430)	-11%

TOWN OF EAGLE - WASTEWATER FUND REVENUES & EXPENDITURES WITH COMPARISON TO BUDGET FOR THE PERIOD ENDING MARCH 31, 2023

	3/31/22 ACTUAL	YTD ACTUAL	% TO PY	BUDGET	UNEARNED/ UNEXPENDED	% TO BUDGET
REVENUES						
Wastewater Sales	\$ 718,293	\$ 748,101	104%	\$ 2,971,800	\$ 2,223,699	25%
Plant Investment Fees (Tap Fees)	14,000	299,000	2136%	550,000	251,000	54%
Wastewater Interest	1,932	104,023	5384%	160,000	55,977	65%
Miscellaneous	-	-	-	-	-	-
TOTAL WASTEWATER FUND REVENUE	\$ 734,226	\$ 1,151,124	157%	\$ 3,681,800	\$ 2,530,676	31%
EXPENDITURES						
TOTAL WASTEWATER FUND EXPENDITURES	\$ 738,920	\$ 717,187	97%	\$ 4,014,172	\$ 3,296,985	18%
NET REVENUES OVER(UNDER) EXPENDITURES	\$ (4,695)	\$ 433,937	-9243%	\$ (332,372)	\$ (766,309)	-131%

TOWN OF EAGLE - REFUSE FUND REVENUES & EXPENDITURES WITH COMPARISON TO BUDGET FOR THE PERIOD ENDING MARCH 31, 2023

	3/31/22 ACTUAL	YTD ACTUAL	% TO PY	BUDGET	UNEARNED/ UNEXPENDED	% TO BUDGET
REVENUES						
Trash Fees	\$ 155,355	\$ 170,339	110%	\$ 675,000	\$ 504,661	25%
Yardwaste Fees	10,328	10,424	101%	41,500	31,076	25%
Admin Fee	6,882	7,518	109%	29,500	21,982	25%
Interest	69	3,216	4668%	7,500	4,284	43%
TOTAL REFUSE FUND REVENUE	\$ 172,634	\$ 191,496	111%	\$ 753,500	\$ 562,004	25%
EXPENDITURES						
TOTAL REFUSE FUND EXPENDITURES	\$ 106,835	\$ 118,766	111%	\$ 736,053	\$ 617,287	16%
NET REVENUES OVER(UNDER) EXPENDITURES	\$ 65,799	\$ 72,730	111%	\$ 17,447	\$ (55,283)	417%

TOWN OF EAGLE - ENTERPRISE FUNDS (continued)

**TOWN OF EAGLE - STORMWATER FUND
REVENUES & EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE PERIOD ENDING MARCH 31, 2023**

	3/31/22 ACTUAL	YTD ACTUAL	% TO PY	BUDGET	UNEARNED/ UNEXPENDED	% TO BUDGET
REVENUES						
Stormwater Service Charges	\$ 22,402	\$ 22,859	102%	\$ 90,000	\$ 67,141	25%
Interest	-	1,841	-	3,000	1,159	61%
Miscellaneous	-	-	-	-	-	-
Service Charge	-	-	-	-	-	-
Gain/Loss On Equip Disp	-	-	-	-	-	-
Transfer from General Fund	-	-	-	-	-	-
TOTAL REFUSE FUND REVENUE	\$ 22,402	\$ 24,701	110%	\$ 93,000	\$ 68,299	27%
EXPENDITURES						
TOTAL REFUSE FUND EXPENDITURES	\$ 93	\$ 754	814%	\$ 86,033	\$ 85,279	1%
NET REVENUES OVER(UNDER) EXPENDITURES	\$ 22,310	\$ 23,946	107%	\$ 6,967	\$ (16,979)	344%

TOWN OF EAGLE - CAPITAL IMPROVEMENT FUNDS

TOWN OF EAGLE - CAPITAL IMPROVEMENTS FUND REVENUES & EXPENDITURES WITH COMPARISON TO BUDGET FOR THE PERIOD ENDING MARCH 31, 2023

	3/31/22 ACTUAL	YTD ACTUAL	% TO PY	BUDGET	UNEARNED/ UNEXPENDED	% TO BUDGET
REVENUES						
Capital Improvements Interest	\$ 2,495	\$ 107,191	4296%	\$ 120,000	\$ 12,809	89%
Community Enhancement Interest	62	3,775	6120%	7,200	3,425	52%
Devolution & Transportation Interest	587	19,861	3382%	33,600	13,739	59%
Community Enhancement Fund	-	-	-	50,429	50,429	0%
Developer Contribution - Grand Avenue	-	220,850	-	-	(220,850)	-
Eagle County Contributions	-	-	-	-	-	-
Public Safety Impact Fees	21,732	306,074	1408%	11,840	(294,234)	2585%
Street Impact Fees	14,697	145,866	992%	46,287	(99,579)	315%
Use Tax	102,403	792,532	774%	1,265,000	472,468	63%
Transfer From General Fund	-	-	-	2,550,000	2,550,000	0%
TOTAL CAPITAL IMPROVEMENTS FUND REVENUE	\$ 141,977	\$ 1,596,149	1124%	\$ 4,084,356	2,488,207	39%
EXPENDITURES						
TOTAL CAPITAL IMPROVEMENT FUND EXPENDITURES	\$ 49,517	\$ 248,131	501%	\$ 3,017,854	2,769,723	8%
NET REVENUES OVER(UNDER) EXPENDITURES	\$ 92,460	\$ 1,348,019	1458%	\$ 1,066,502	(281,517)	126%

TOWN OF EAGLE - SALES TAX CAPITAL IMPROVEMENTS FUND (STCIF) REVENUES & EXPENDITURES WITH COMPARISON TO BUDGET FOR THE PERIOD ENDING MARCH 31, 2023

	3/31/22 ACTUAL	YTD ACTUAL	% TO PY	BUDGET	UNEARNED/ UNEXPENDED	% TO BUDGET
REVENUES						
SALES TAX	\$ 231,432	\$ 241,904	105%	\$ 1,015,000	\$ 773,096	24%
INTEREST - COLOTRUST	606	25,075	4141%	23,920	(1,155)	105%
CONTRIBUTIONS & DONATIONS	-	-	-	-	-	-
MISCELLANEOUS REVENUE	-	-	-	-	-	-
TOTAL STCIF REVENUE	\$ 232,038	\$ 266,979	115%	\$ 1,038,920	771,941	26%
EXPENDITURES						
TOTAL STCIF EXPENDITURES	\$ 303	\$ 1,913	631%	\$ 1,242,488	1,240,575	0%
NET REVENUES OVER(UNDER) EXPENDITURES	\$ 231,735	\$ 265,066	114%	\$ (203,568)	(468,634)	-130%

TOWN OF EAGLE - SPECIAL REVENUES FUNDS

TOWN OF EAGLE - OPEN SPACE FUND REVENUES & EXPENDITURES WITH COMPARISON TO BUDGET FOR THE PERIOD ENDING MARCH 31, 2023

	3/31/22 ACTUAL	YTD ACTUAL	% TO PY	BUDGET	UNEARNED/ UNEXPENDED	% TO BUDGET
REVENUES						
LODGING TAX	\$ 73,641	\$ 82,846	112%	\$ 252,350	\$ 169,504	33%
PENALTY & INTEREST	442	61	14%	500	439	12%
OPEN SPACE INTEREST	219	8,742	3985%	14,000	5,258	62%
STATE GRANTS	-	-	-	10,000	10,000	0%
INTERGOVERNMENTAL CONTRIBUTION	-	-	-	10,000	10,000	0%
TRANSFER FROM GENERAL FUND	-	-	-	150,000	150,000	0%
TOTAL OPEN SPACE FUND REVENUE	\$ 74,303	\$ 91,649	123%	\$ 436,850	\$ 345,201	21%
EXPENDITURES						
TOTAL OPEN SPACE FUND EXPENDITURES	\$ 34,851	\$ 39,039	112%	\$ 519,146	\$ 480,107	8%
NET REVENUES OVER(UNDER) EXPENDITURES	\$ 39,451	\$ 52,610	133%	\$ (82,296)	\$ (134,906)	-64%

TOWN OF EAGLE - CONSERVATION TRUST FUND REVENUES & EXPENDITURES WITH COMPARISON TO BUDGET FOR THE PERIOD ENDING MARCH 31, 2023

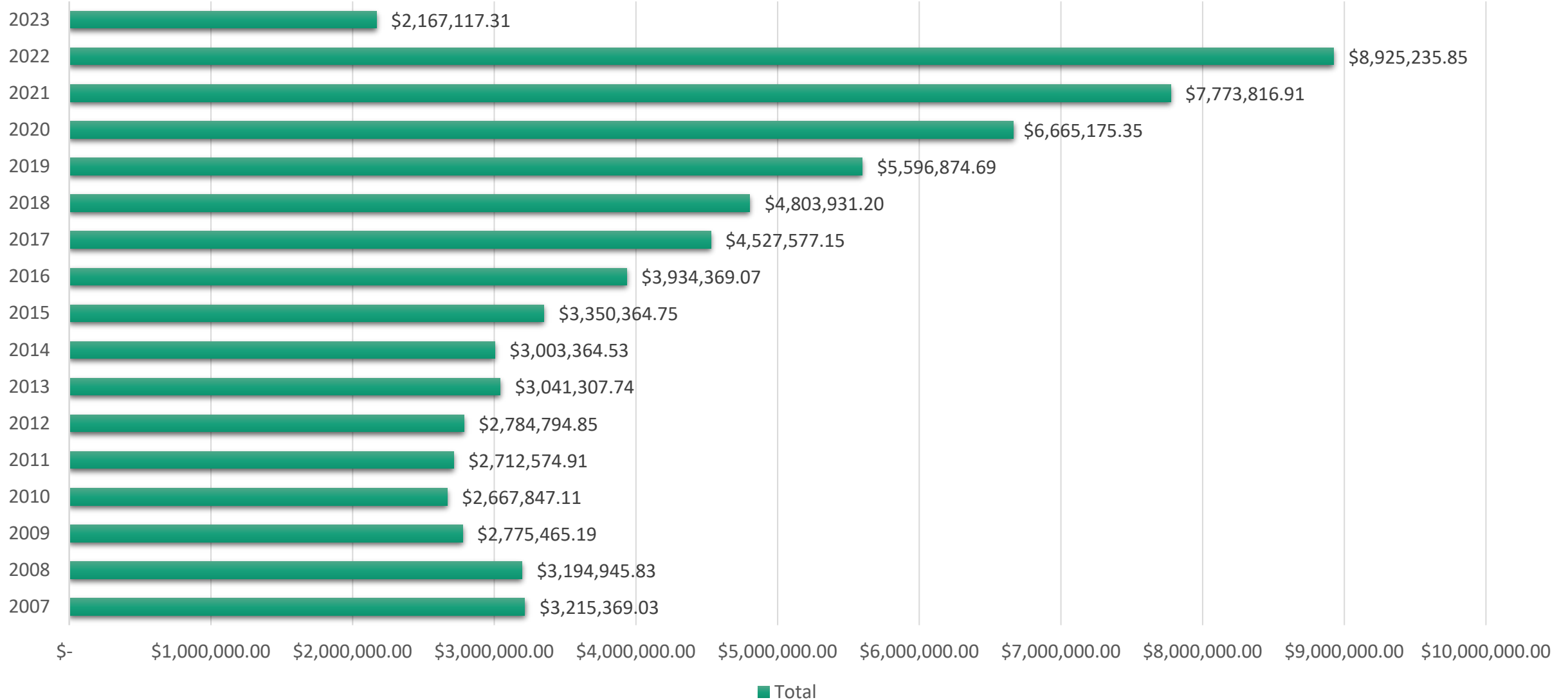
	3/31/22 ACTUAL	YTD ACTUAL	% TO PY	BUDGET	UNEARNED/ UNEXPENDED	% TO BUDGET
REVENUES						
LOTTERY PROCEEDS	\$ 12,950	\$ 15,485	120%	\$ 40,000	\$ 24,515	39%
CONSERVATION TRUST INTEREST	56	1,718	3092%	2,900	1,182	59%
TOTAL CONSERVATION TRUST FUND REVENUE	\$ 13,006	\$ 17,203	132%	\$ 42,900	\$ 25,697	40%
EXPENDITURES						
TOTAL CONSERVATION TRUST FUND EXPENDITURES	\$ 6,132	\$ -	0%	\$ -	\$ -	-
NET REVENUES OVER(UNDER) EXPENDITURES	\$ 6,874	\$ 17,203	250%	\$ 42,900	\$ 25,697	40%

TOWN OF EAGLE - DOWNTOWN DEVELOPMENT AUTHORITY FUND REVENUES & EXPENDITURES WITH COMPARISON TO BUDGET FOR THE PERIOD ENDING MARCH 31, 2023

	3/31/22 ACTUAL	YTD ACTUAL	% TO PY	BUDGET	UNEARNED/ UNEXPENDED	% TO BUDGET
REVENUES						
TIF PROPERTY TAXES	\$ -	\$ 6,045	-	\$ 17,398	\$ 11,353	35%
DDA INTEREST	-	295.09	-	-	-	-
MISCELLANEOUS	-	-	-	-	-	-
TRANSFER FROM GENERAL FUND	-	-	-	20,000	20,000	0%
TOTAL DDA FUND REVENUE	\$ -	\$ 6,340	-	\$ 37,398	\$ 31,058	17%
EXPENDITURES						
TOTAL DDA FUND EXPENDITURES	\$ -	\$ 6,010	-	\$ 37,398	\$ 31,388	16%
NET REVENUES OVER(UNDER) EXPENDITURES	\$ -	\$ 330	-	\$ -	\$ (330)	-

ANNUAL TOTAL SALES TAX 2007-2023 REVENUE PERIOD TOTALS

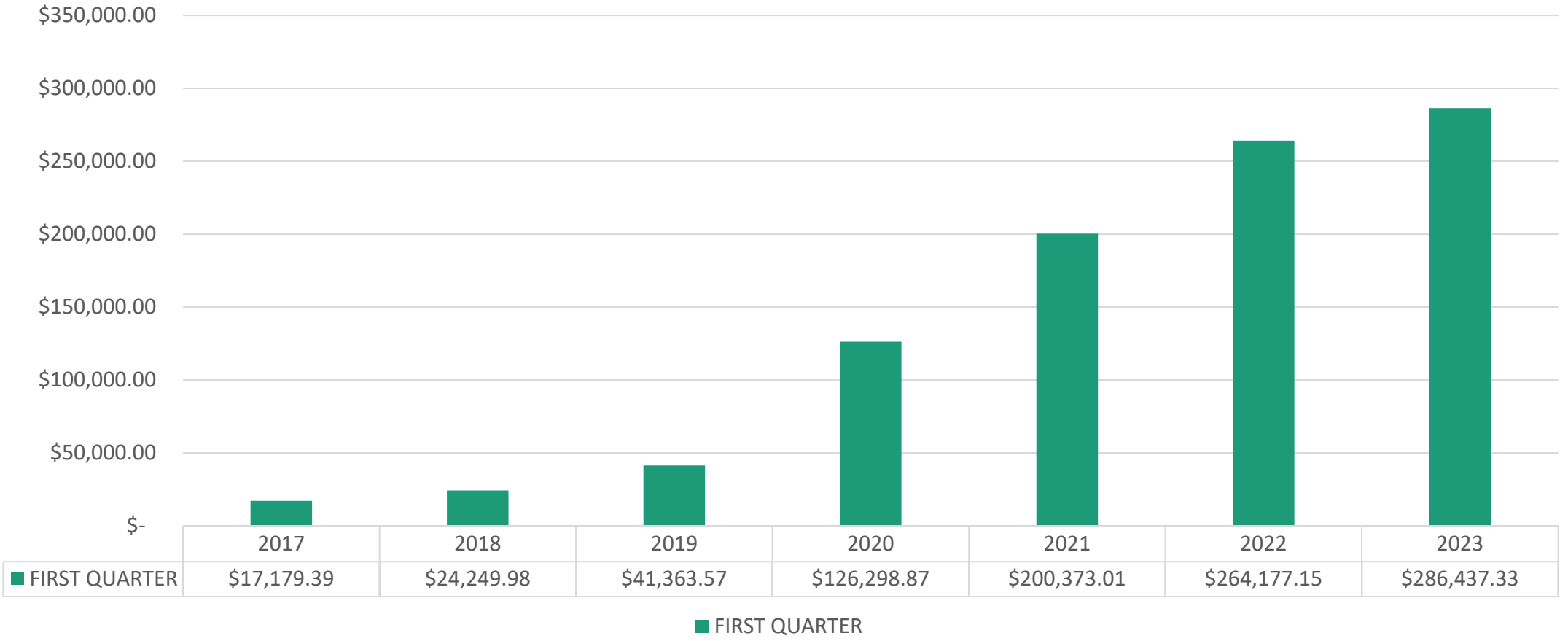
**2016 - PRESENT INCLUDE .5% SALES TAX INCREASE*



TOTAL SALES TAX BY QUARTER
2016-2023
REVENUE PERIOD TOTALS



ONLINE SALES TAX BY QUARTER
2017-2023
REVENUE PERIOD TOTALS



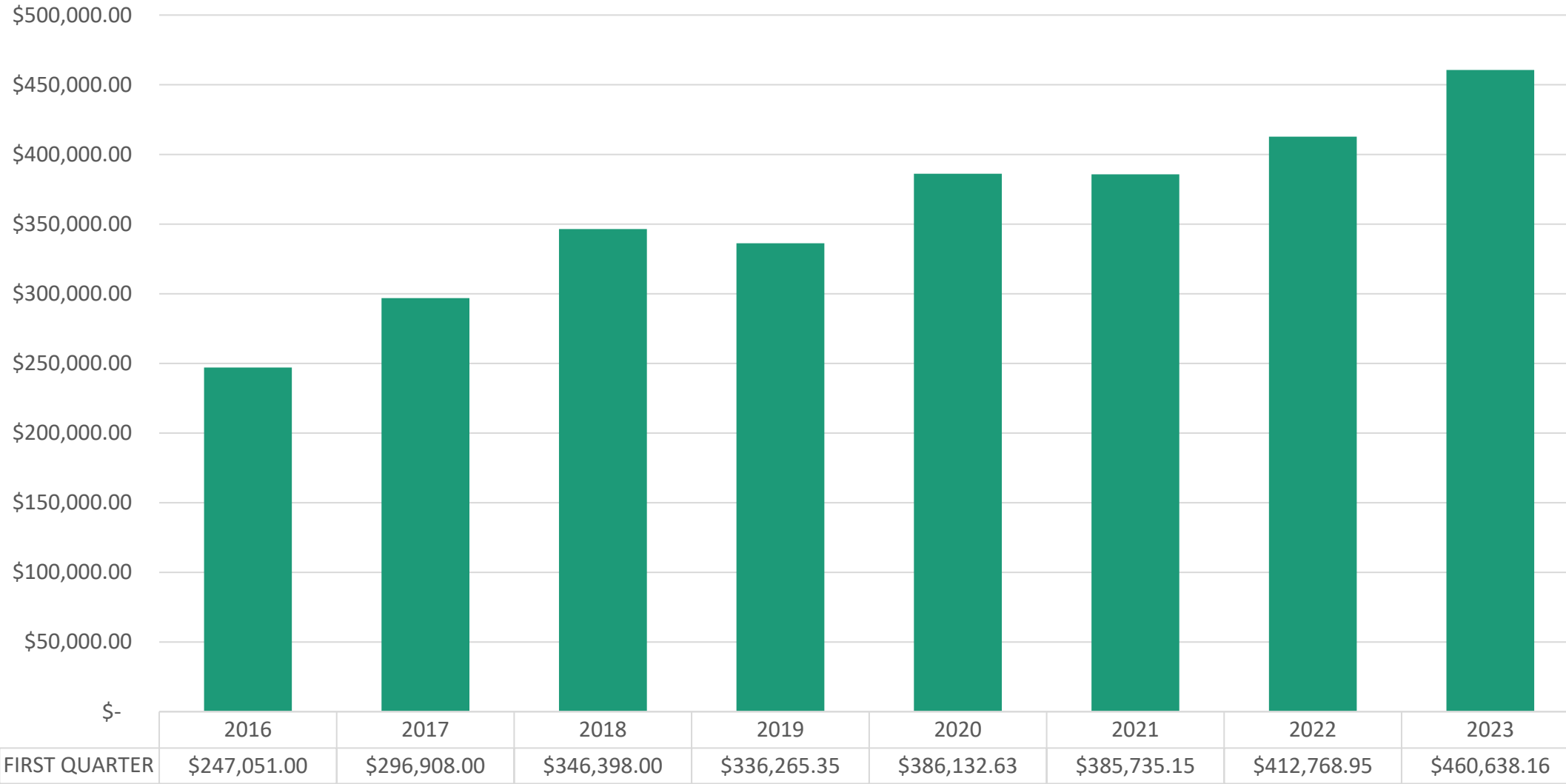
Online sales are included in the retail and out of area sectors.

RETAIL QUARTERLY COLLECTIONS
2016-2023



■ FIRST QUARTER

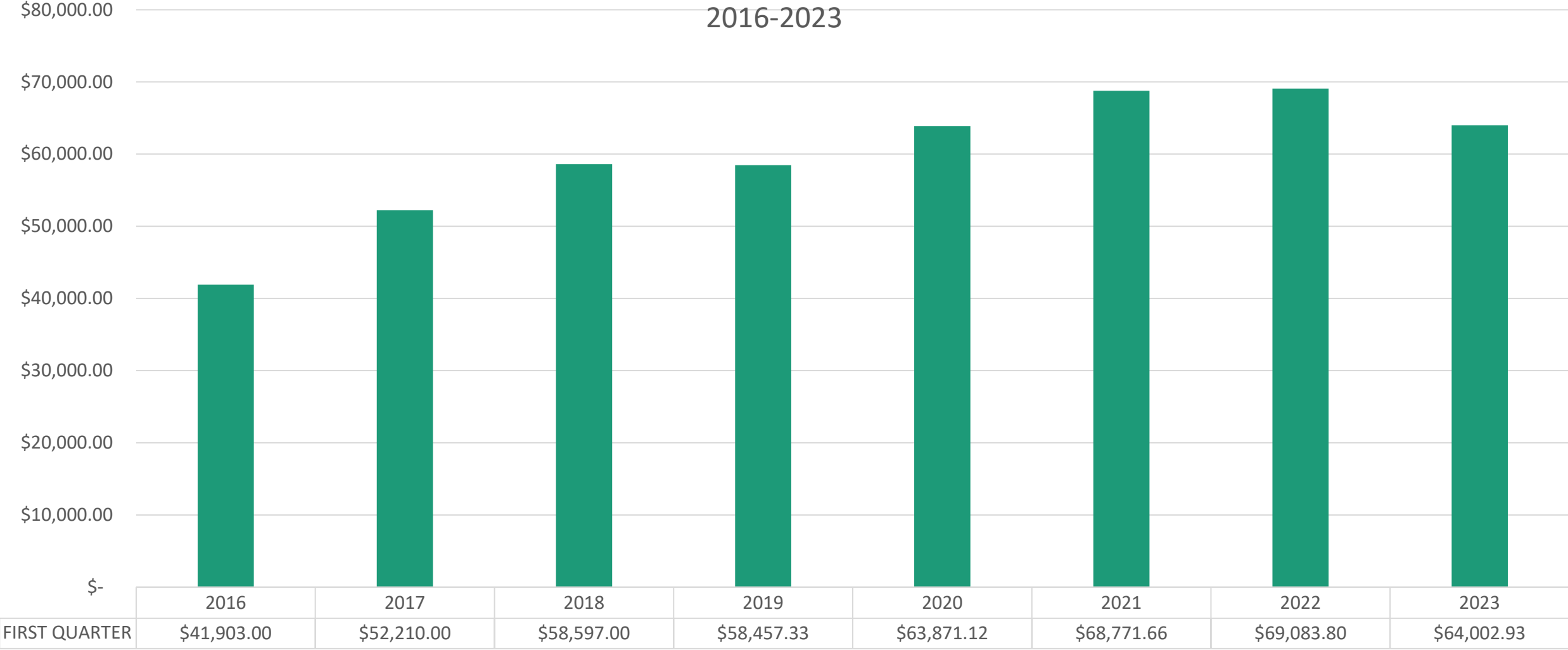
FOOD QUARTERLY COLLECTIONS
2016-2023



RESTAURANTS & BARS QUARTERLY COLLECTIONS
2016-2023



LIQUOR STORES QUARTERLY COLLECTIONS
2016-2023



■ FIRST QUARTER

LODGING QUARTERLY COLLECTIONS
2016-2023



UTILITIES QUARTERLY COLLECTIONS
2016-2023



AUTOMOTIVE QUARTERLY COLLECTIONS
2016-2023



FIRST QUARTER

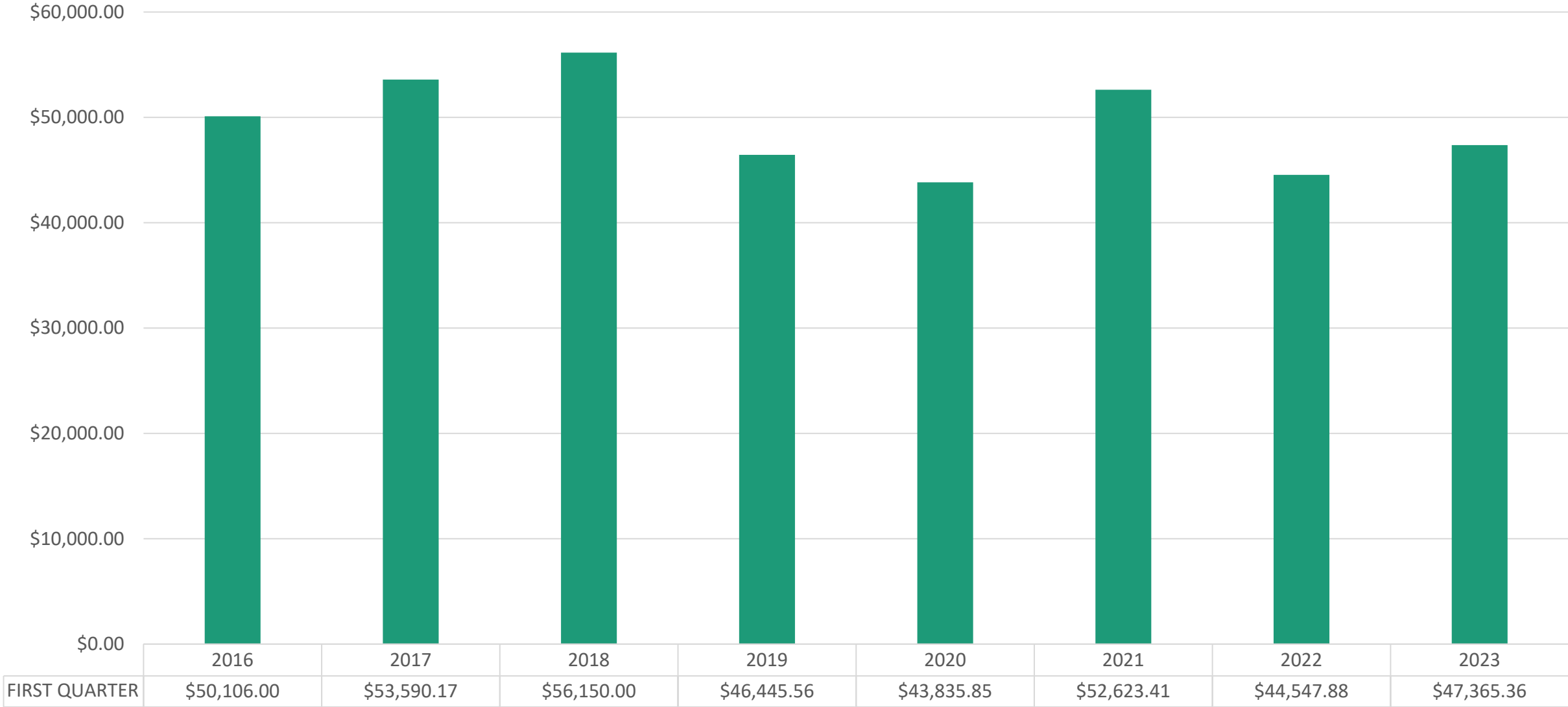
MISCELLANEOUS QUARTERLY COLLECTIONS
2016-2023



BUILDING/CONSTRUCTION QUARTERLY COLLECTIONS
2016-2023



DOWNTOWN DISTRICT QUARTERLY
2016-2023



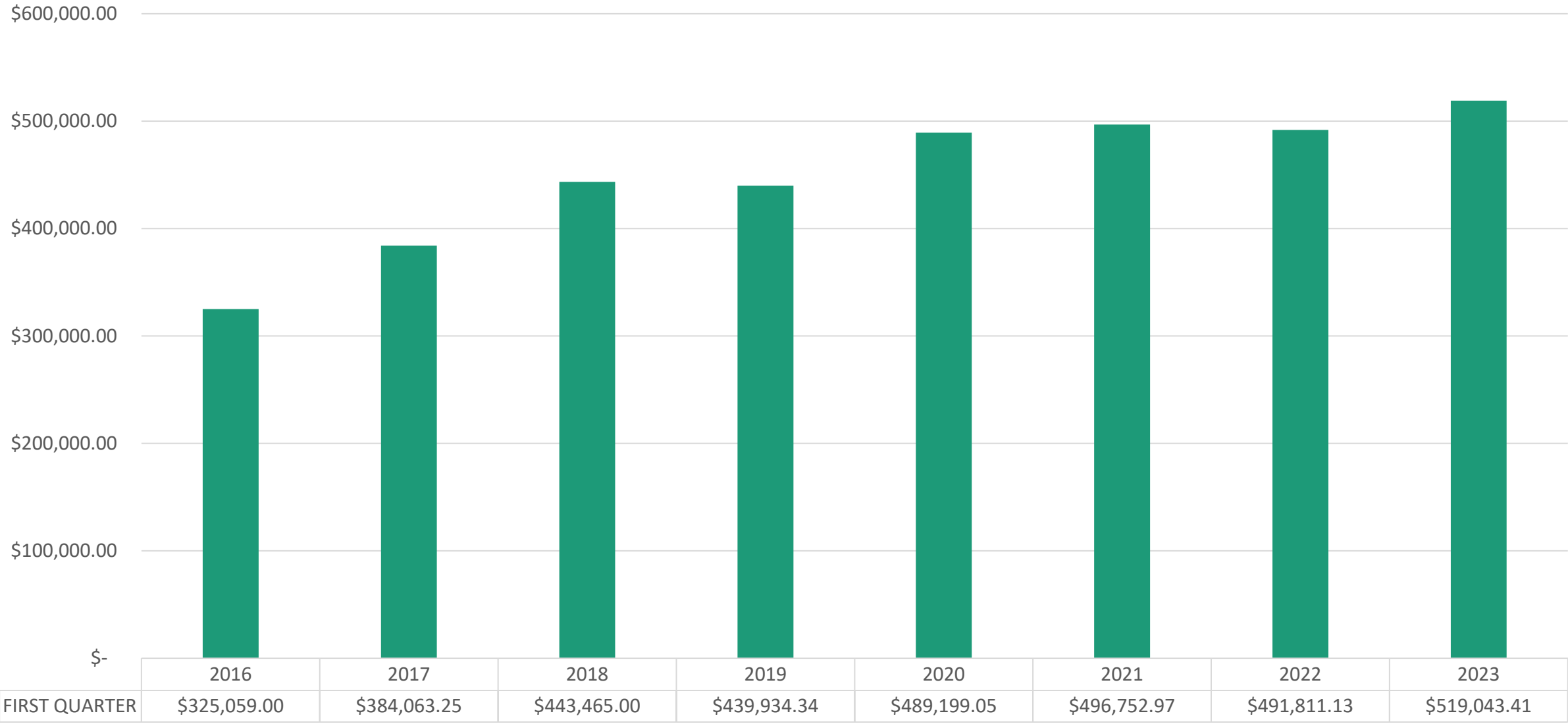
■ FIRST QUARTER

CHAMBERS AVENUE QUARTERLY
2016-2023



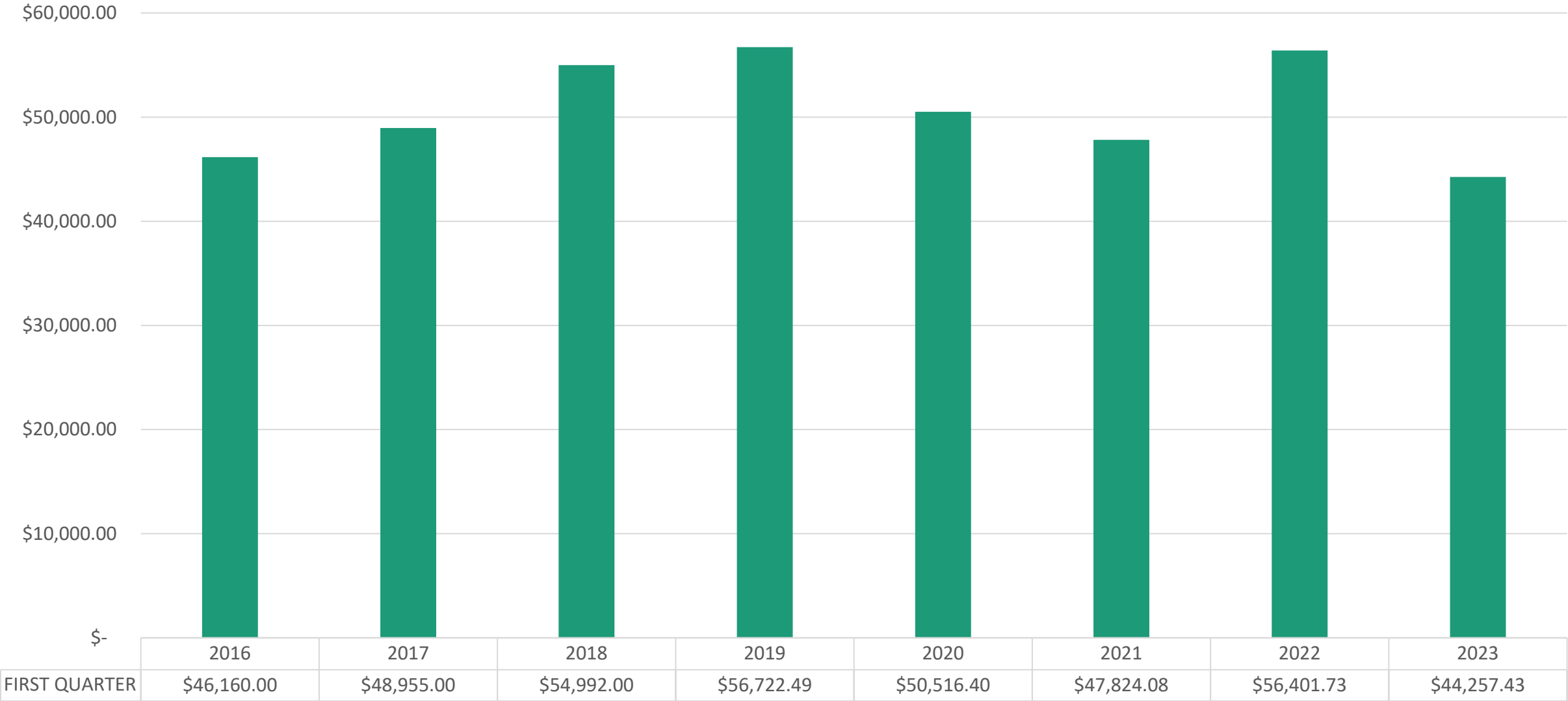
■ FIRST QUARTER

MARKET STREET QUARTERLY
2016-2023



■ FIRST QUARTER

HIGHWAY 6/GRAND AVE. QUARTERLY
2016-2023



■ FIRST QUARTER

EAGLE RANCH QUARTERLY
2016-2023



OTHER AREAS QUARTERLY 2016-2023





To: Mayor and Town Council
From: Jenny Rakow, Town Clerk
Date: May 9, 2023

Agenda Item: PUBLIC HEARING: Council Vacancy - Applicant Interviews and Selection

REQUEST: Pursuant to the vacancy process adopted by Resolution 21-2020, the council will allow public comment, conduct the applicant interviews, vote by ballot to select the vacancy and pass a Resolution confirming the appointment.

BACKGROUND: At the April 25, 2023, regular meeting, the council was provided with the six eligible applicants for the vacancy created by Janet Bartnik, who resigned on March 14, 2023. The three finalists were: Bryan, Woods, Jamie Woodworth-Foral, and Laura Hartman.

ANALYSIS: The interview and selection process will follow Resolution 21, Series 2020 as follows:

Prior to this meeting, the public was invited to provide comments to the Town Council at allcouncil@townofeagle.org or in the care of the Town Clerk at P.O.Box 609, Eagle, CO 81631 or at 200 Broadway Street, regarding the applicants and the Town Council's selection of an appointee. This notice was published in the Eagle Valley Enterprise, in Eagle Today, on the Town's website, and posted on social media. All comments received prior to the packet being published are attached.

The public will have an opportunity to comment at the beginning of the discussion, as on all discussion items, with the time limit for comment set by the Mayor based on the number of speakers.

After the completion of public comment, the council will open the interview with the applicants. The applicants can provide a brief introduction. The council will ask follow-up questions based on the answers in their application to the following questions:

- Have you served on other boards, commissions, or committees?
- What opportunities does the Town of Eagle have?
- What challenges currently exist in the Town of Eagle?
- As a Council Member, how would you approach these challenges?
- Do you plan to run in the November 2023 Town of Eagle Municipal Election?

After deliberation, the council will be requested to vote on a paper ballot to be tallied by the Town Clerk. The person with the most votes will be selected as the council appointee to serve until after the November 2023 election is certified.

If there is a tie, the council will then, using motions and seconds of motions, propose an appointee for Resolution 26, 2023 until the proposed appointee receives a majority vote.

COMMUNITY INPUT: This is a public hearing and public comment will be heard.

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

STRATEGIC PLAN ALIGNMENT / STANDARDS ACHIEVED: A council appointment will uphold the Strategic Plan and its major objectives.

RECOMMENDED ACTION OR PROPOSED MOTION: MOTION: To approve Resolution 26, Series 2023 "A Resolution of the Town Council of the Town of Eagle, Colorado Appointing _____ to Fill a Town Council Vacancy."

ATTACHMENTS:

1. Jamie Woodworth Foral
2. Laura Hartman
3. Bryan Woods
4. Solomon - Woodworth Foral Support
5. Bruckman - Hartman Support
6. Cremonese - Hartman Support
7. Frazer - Hartman Support
8. Gervais - Hartman Support
9. McCrackin - Hartman Support
10. Qualman - Hartman Support
11. Searles - Hartman Support
12. Shroeder - Hartman Support
13. Wood - Hartman Support
14. Hilley - Woods Support
15. Newell - Woods Support
16. AFFIDAVIT OF ACCEPTANCE OF APPOINTMENT

Jenny Rakow

From: noreply@civicplus.com
Sent: Thursday, April 20, 2023 12:50 PM
To: Clerk Group
Subject: Online Form Submittal: Town Council & Planning Commission Application - Vacancies Only

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Town Council & Planning Commission Application - Vacancies Only

Select the Town Council or Planning Commission Town Council (vacancies only)

PERSONAL INFORMATION

First Name	Jamie
Last Name	Woodworth
Address1	760 Castle Drive
Address2	PO Box 5106
City	Eagle
State	CO
Zip	81631
Email Address	jamiewoodworth1@gmail.com
Contact Phone Number	9704714217
Business Address	<i>Field not completed.</i>
Business Phone Number	<i>Field not completed.</i>
Occupation	Banking

(Section Break)

TOWN COUNCIL ELIGIBILITY AFFIRMATION

By answering these questions for a Town Council vacancy, the applicant is affirming all criteria are met pursuant to the Town's Charter. Those applying for a

Planning Commission vacancy are also encouraged to provide the following information.

Are you a United States Citizen?	Yes
Are you a registered elector of the Town of Eagle?	Yes
Have you been an Eagle resident no less than 12 consecutive months?	Yes
Length of Residency in Eagle	4.5 Years
Are you a registered voter and eligible to vote in the Colorado General Election?	Yes

(Section Break)

EDUCATION AND HOBBIES

High School	Eagle Valley High School
College	Colorado State University
Trade or Business School	<i>Field not completed.</i>
Hobbies	<i>Field not completed.</i>

(Section Break)

ORGANIZATION MEMBERSHIP INFORMATION

Are you or have you served on other Boards, Commissions, or Committees?	Yes
If yes, which	Town of Eagle Planning and Zoning Commission; Mountain Tots Preschool Board of Directors
Please list organization memberships and positions held	<i>Field not completed.</i>
Please List Areas of Special Interest	Environmental Goals Housing/Planning Initiatives OSRAC

Why do you want to serve your community in this capacity?	I'd like to serve in this capacity to assist the Town in achieving its many short and long term initiatives, and continue to make Eagle an excellent place to live, work and recreate.
---	--

(Section Break)

ADDITIONAL QUESTIONS

1. What opportunities does the Town of Eagle have?	Execution and completion of current projects, specifically all housing projects currently approved. Broaden the scope through which our 2030 environmental impact goals are viewed and achieved. East Eagle, Grand Ave Corridor Project, 7th Street and Brush Creek Road Extension projects.
2. What challenges currently exist in the Town of Eagle?	Affordable/attainable housing; cumbersome processes for planning and building departments, traffic congestion along highway 6 during the morning and evening "rush hours."
3. As a Council/Committee Member, how would you approach these challenges?	Current council has done an excellent job of addressing the issues that our Town is currently faced with by approving many housing projects, moving the needle forward with the Grand Avenue Corridor plan, and the Re-Code project. I see the Town as very much being in an execution and completion phase, and would look forward to the opportunity to continue to contribute to these efforts beyond my current capacity as a Planning Commissioner.

Notarized Affidavit Required

Please note that a Town Council appointment requires that you have on a file a notarized affidavit of a Conflict of Interest form. The Town Clerk will send this to you once your application has been received.

Please include a letter of interest and resume with your submittal.	Jamie Woodworth Foral.pdf
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Email not displaying correctly? [View it in your browser.](#)

Jamie Woodworth Foral
760 Castle Drive
Eagle, CO 81631
April 20, 2023

Council members
200 Broadway
Eagle, CO 81631
Company Name

Dear Council members:

Thank you for the opportunity to be considered as a candidate for the Town Council vacancy. I've included my resume and application for your review and look forward to the opportunity to speak with you further about how my skill sets might benefit the Town in the future.

Sincerely,

A handwritten signature in black ink, appearing to be 'JW Foral', written over a circular stamp or mark.

Jamie Woodworth Foral

JAMIE WOODWORTH FORAL

(970)471-4217

jamiewoodworth1@gmail.com

P.O. Box 5106

Eagle, CO 81631

PROFILE

Wilderness loving wanderer from the mountains of Colorado, dreaming of the beach during winter and enjoying the outdoors in the summer. Lover of food, fitness, books, NFTs/crypto, hiking and trail running. Personal development junkie.

EXPERIENCE

AVP - Retail Loan Operations Manager, Alpine Bank — 2023-Present

Act as a liaison between Loan Operations Department and location lending personnel. Make recommendations for process improvement to Senior Management. Identify trends and patterns and respond proactively to changing lending landscape. Act as subject matter expert on the Bank's loan process and ensures compliance with regulatory requirements. Team lead for Abrigo loan origination system roll out. Created and helped execute Abrigo training program for retail lending staff. Oversee a team of 12 staff members located in various bank locations across Colorado.

Executive Assistant, Alpine Bank — 2020-2023

Responsible for overseeing the Payroll Protection Program, including processing forgiveness applications, booking new loans, payoffs, and uploading loan documentation to file storage system. Support of C Suite executives, including calendar management, travel booking, etc. Employee loan backup for commercial and consumer real estate loans requested by Alpine Bank staff members.

Student Account Services, Empowered Education — 2018-2021

Support students in all three different brands within the company with their payment plans - updating payment information, troubleshooting failed payments, chargebacks, early payoffs and working with students to avoid risk of collections. Send severely past due accounts to outside collections agency. Member of the event team responsible for production of live, online and hybrid events for 300 to 1,000+ students. Setup and tear down of retail marketplace, enrolling students into new programs and coaching students through the decision making process for advanced programs. Succeeded in consistently exceeding marketplace sales goals during live events - sometimes by double, and meeting or exceeding sales and enrollment goals for product offerings.

Success Coach, Empowered Education — 2019-2020

Provided coaching to students of Health Coach Institute's flagship program, Become a Health Coach. Supported hundreds of students in a variety of areas for both business growth, personal/life coaching and was a top rated and sought after coach. Supported and coached students in both small group and individual settings to help them achieve their goals.

Banking Officer, Alpine Bank — 2015-2017

Manager of Loan Processing and Loan Administrator departments, overseeing a staff of 26 in various branch locations throughout the state. Responsible for all hiring and personnel related tasks - annual reviews, salaries/bonuses, training of new hires, etc. Create new processes and procedures, review existing processes and procedures on an ongoing basis to ensure that all complied with bank loan policy, State, and Federal compliance regulations.

Loan Administrator Supervisor — 2014-2015

Conduct file reviews for newer Loan Administrators to ensure compliance with bank loan policy, as well as State and Federal compliance regulations. Assist in the hiring and training process for both commercial and consumer loans. Member of the steering committees for new software system roll outs. Kept a full workload of both commercial and consumer loans in addition to overseeing the work of other Loan Administrators.

EDUCATION

Colorado State University - Bachelor's of Sociology/Criminal Justice - 2007

Health Coach Institute - Health/Life Coaching Certificate - 2016

Health Coach Institute - Mastery Level Coaching Certificate - 2018

VOLUNTEERISM

Treasurer, Board of Directors - Mountain Tots Preschool - May, 2022-Present

Town of Eagle Planning and Zoning Commission - August, 2022 - Present

SKILLS

Bamboo HR and UltiPro HRIS systems; Jack Henry Suite of banking products; SIMON loan origination system; Salesforce as both a loan origination system and CRM; Lending compliance regulations; Skilled in title review and process; Customer service systems such as ZenDesk and FreshDesk; Microsoft Office; Google Suite of products; Infusionsoft; Coaching.

Jenny Rakow

From: noreply@civicplus.com
Sent: Wednesday, April 19, 2023 10:26 PM
To: Clerk Group
Subject: Online Form Submittal: Town Council & Planning Commission Application - Vacancies Only

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Town Council & Planning Commission Application - Vacancies Only

Select the Town Council or Planning Commission Town Council (vacancies only)

PERSONAL INFORMATION

First Name	Laura
Last Name	Hartman
Address1	60 Mill Road, A2
Address2	<i>Field not completed.</i>
City	Eagle
State	CO
Zip	81631
Email Address	hartman.laura.anne@gmail.com
Contact Phone Number	317-828-2625
Business Address	<i>Field not completed.</i>
Business Phone Number	<i>Field not completed.</i>
Occupation	<i>Field not completed.</i>

(Section Break)

TOWN COUNCIL ELIGIBILITY AFFIRMATION

By answering these questions for a Town Council vacancy, the applicant is affirming all criteria are met pursuant to the Town's Charter. Those applying for a

Planning Commission vacancy are also encouraged to provide the following information.

Are you a United States Citizen?	Yes
Are you a registered elector of the Town of Eagle?	Yes
Have you been an Eagle resident no less than 12 consecutive months?	Yes
Length of Residency in Eagle	4 years
Are you a registered voter and eligible to vote in the Colorado General Election?	Yes
(Section Break)	
EDUCATION AND HOBBIES	
High School	Lawrence Central High School
College	Indiana University
Trade or Business School	Cornell University
Hobbies	Trail Running, Food Preservation, Non-fiction Book Club
(Section Break)	
ORGANIZATION MEMBERSHIP INFORMATION	
Are you or have you served on other Boards, Commissions, or Committees?	Yes
If yes, which	New Roots CO, United Way Eagle River Valley
Please list organization memberships and positions held	<i>Field not completed.</i>
Please List Areas of Special Interest	<i>Field not completed.</i>

Why do you want to serve your community in this capacity?

Public Service has long been a core tenant of my personhood. I believe in “we over me” and working to build the future we want to live in. We all have a responsibility to do good for our communities and the wider world.

I feel that I represent a population of the Town that deserves to be heard. 19% of Eagle residents are non-family households. 33% are renters. 21% speak Spanish. Many work multiple jobs to be here. I strive to connect with these constituents and am dedicated to bringing their voices to the conversation.

The Town’s strategic plan identifies “Transparency and Community Engagement” as a guiding principle. Further stating: The Town is committed to maintaining an ongoing, meaningful, and substantive dialogue with the community that is based on clearly defined standards and compelling arguments for proposed policies and investments.

I can help the Town in advising actionable steps to increase meaningful engagement based on my experience in the non-profit sector, my broad network, and ability to connect with, to-date, underrepresented populations.

(Section Break)

ADDITIONAL QUESTIONS

1. What opportunities does the Town of Eagle have?

The Town has myriad opportunities on the horizon, and I will highlight three below:

1. Institutional Trust- With new staff and new residents, the Town has an opportunity to bring people in through communication and outreach and reliable and cost effective services. The nonprofit sector is on the cutting edge of meaningful stakeholder engagement, codesign, and mutual trust. We can take best practices from the sector to close feedback loops, identify misunderstanding or tension, and better understand emerging needs. Pairing this engagement with increased staff capacity and commitment to high performance in town services, we can build the institutional trust needed in our town and nation.
 2. Transit and Climate Leadership- Eagle has already taken steps to be a climate leader in the mountain west. The Town should capitalize on this investment by celebrating our accomplishments with residents. The next opportunity for green transformation lies in transit. We can reduce VMTs and increase health and social connectivity with dynamic multimodal transit.
 3. Culture and Arts- Eagle has a rich, rural character and more
-

diversity than meets the eye. Our Town's outdoor amenities are a true treasure, and so are our local artists, musicians, and creatives. We have so much to showcase. I envision an Eagle with a truly inclusive arts scene and that is proud of our many cultures. This can be accomplished with increased coordination and scheduling of events and a values-based vision for the arts.

2. What challenges currently exist in the Town of Eagle?

A major challenge for the Town of Eagle is growth. As our population increases, how do we ensure the diversity of residents that contributes to a vibrant economy and culture? How do we ensure reliable and cost effective services at scale and engage with the public to strengthen institutional trust? In ten years, Eagle will be much hotter and much dryer. How do we prepare current residents and newcomers to continue to thrive in that reality?

3. As a Council/Committee Member, how would you approach these challenges?

Our most pressing challenges are persistent and have dogged the Town for decades. We need new frameworks for understanding these issues and creative solutions. We need better, real time information and future-focused metrics. As a leader, I believe the future depends on broadening the scope of our ROI. We must put forth a vision of the future that challenges the patterns of the past.

By leveraging local institutions and foundations with expertise, all players in a community can be a part of systems change that helps to move the needle on critical issues. Systems thinking, sound evidence, and collaboration are critical components that foster resiliency and make rural communities thrive. This is the philosophy I would bring to the role of Councilmember.

Notarized Affidavit Required

Please note that a Town Council appointment requires that you have on a file a notarized affidavit of a Conflict of Interest form. The Town Clerk will send this to you once your application has been received.

Please include a letter of interest and resume with your submittal.

[ToE_Council_CoverLetter_Hartman.pdf](#)

Email not displaying correctly? [View it in your browser.](#)

Laura Hartman

(317)828-2625 | hartman.laura.anne@gmail.com | PO Box 5761 Eagle, CO 81632



20 April 2023

Mayor Turnipseed and Town Council
Town of Eagle
200 Broadway, PO Box 609
Eagle, CO 81631

Dear Council:

After working so closely with the Town over the last two years, I'm inspired by the strategic direction ahead and would be honored to join the team leading that charge. Please, consider my application for Council.

The role of Councilmember is not to be taken lightly. It requires time, thoughtful analysis, and emotional resilience. I admire the current Council's attention to detail, patience, and integrity. Individually, each member brings subject matter expertise and unique skills and perspective. There will be a considerable learning curve for any person in their first Council position. With guidance from more senior Councilmembers, I'm committed putting in the work to get up to speed. I would look forward to joining such thoughtful and motivated group.

I believe I have the experience, skills, and relationships to be successful in this complex role. First, my background is in government. I hold a [Master's degree in Public Affairs](#) with a Policy Analysis concentration and have work experience in local government. I do my best to stay abreast of our community's most pressing policy areas by attending Council meetings and perusing packets.

Councilmembers are expected to make decisions across diverse issue areas, and I have relevant professional experience in a variety of topics. Through the Palmer Fund, I've built my knowledge base around local and regional sustainability initiatives. With YouthPower365, I've become versed in education policy and youth development. I studied food security and social issues through many years with the Eagle Valley Community Foundation. At Eagle County Government, I created a multi-year action plan for incorporating health equity into decision making across local government policy-areas including, housing, transportation, and land use.

To be successful across topic areas, I've relied on skills in research and listening (outreach). As a Councilmember, I'd represent the interests of my neighbors in policy decisions and am committed to robust and transparent public participation. Increasing the diversity of voices at the table brings more effective and sustainable solutions. As a woman in my early-thirties, I know I am part of a gender and age demographic not traditionally well-represented in leadership. As a second language Spanish-speaker, I hope to encourage my Latino neighbors to feel welcome and see that their voice is valued in Council meetings.

I've seen that much of the work of a Town Councilmember happens outside of chambers. An effective Councilmember devotes time to meeting with a variety of constituents and actively participates in community events. I think I've run into every current Councilmember at some public forum in the past year. This demonstrates my interest and initiative to engage outside of chambers and away from a computer screen.

With thoughtful policy, planning, and communication, we will build a more vibrant, inclusive, and Net Zero Eagle. Again, it would be a privilege to use my skills in service of my neighbors to learn from the experience of my fellow Councilmembers. Thank you for your consideration.

Laura Hartman

LAURA HARTMAN

SKILLS

- Skilled in **start-up**, turning new ideas into action.
- Specializes in program design, **systems design**, and implementation, **impact evaluation**, and theory of change.
- **Spanish** language
- StrengthsFinder:
 1. Ideation
 2. Input
 3. Restorative
 4. Strategic
 5. Includer

CONTACT

(317) 828 - 2625



hartman.laura.anne@gmail.com



PO Box 5761
Eagle, CO 81631



HONORS

Delegate

2022 | Build a Better Colorado
Citizen's Assembly

Young Professional of the Year

2019 | Vail Valley Partnership

Co-Presenter

2016 | Colorado No-Profit
Association Annual Conference

EDUCATION

INDIANA
UNIVERSITY
Bloomington, IN

Master of Public Affairs, Master of Science in
Environmental Science, 2015

Concentration: Policy Analysis

Bachelor of Science in Public Affairs, 2014

Departmental Honors

Major: Environmental Management

Bachelor of Arts, 2014

General Honors Notation

Major: Anthropology Minor: Spanish

CORNELL
UNIVERSITY

Project Management Certificate, 2020

WORK EXPERIENCE

Adam Palmer
Sustainability
Fund

12/2021 - Present

EXECUTIVE DIRECTOR

- **Innovating** in the nonprofit sector by using philanthropy to capitalize on a revolving fund that scales climate solutions.
- Created initial business plan and **executed organization launch**.
- Responsible for legal, financial, and administrative operations of a nonprofit.
- Leads strategic impact and all programs.

YouthPower365
12/2021 - Present

PROGRAM OUTCOMES SPECIALIST

- **Designing and implementing evaluation protocol** across a continuum of programming (pre-k to 12th grade).
- **Leads a team of five doctoral candidates** from the University of Northern Colorado Evaluation Research Center.
- Conducting a longitudinal, multivariate study of program outcomes.
- **Develops systems** for improved data collection, program efficiency, and analysis.

Holtna, Eagle
County Public
Health, THRIVE
Partners
01/2020 - Present

CONSULTANT

- Provides **high quality, impact-driven** resources and expertise for Colorado-based clientele.
- Creates **detail-oriented and effective** grant applications- over \$1.9M raised for Colorado nonprofits, tribal and local government.

VOLUNTEER

GUEST TEACHER

Eagle County School District
2022-Present

- Occasional substitute teaching to support educators and our public school system.

FOUNDING BOARD MEMBER, TREASURER

New Roots Colorado
2018-Present

- Led strategic vision for founding a legal nonprofit after two years of grass-roots organizing.
- Committed to local and sustainable food resources for all people in the Eagle River Valley.

ALPACA WRANGLER

Laguna Las Huiñas
2019

- Lived on-site, off-grid through the winter season to care for livestock, prevent illegal/off-season trout fishing, and maintain solar and wind electric systems.
- Prepared quarterly reports and managed renovation project budgets.

BOARD MEMBER

United Way of Eagle River Valley
2018-2019

- Advised Board on the restructuring of grant-making process to increase dollars available to innovators.
- Reviewed grant applications and met with applicants prior to making funding recommendations.

WORK EXPERIENCE CONTINUED

Eagle Valley Community Foundation

11/2020 - 12/2021

DIRECTOR OF OPERATIONS

- Responsible for managing internal business systems and process improvement.
- Prioritized and executed multiple major projects/programs with broad scope and **strategic impact** with minimal oversight.
- Senior leader for program design, evaluation, and financial best practices across all programs.

09 - 12/2017

PROJECT DEVELOPMENT OFFICER

- Advised **strategic development** to address food insecurity through creation of a new institution, now The Community Market.
- **Created business plan** with all due diligence and analysis including infrastructure framework, financial plan, fundraising, staffing, sustainability, and more.

Eagle County Public Health

01/2018 - 02/2019

HEALTH IN ALL POLICIES COORDINATOR

- Used a collaborative approach to encourage **systems change** by integrating health equity principles into **decision-making across policy areas** in Eagle County Government.
 - Built Environment, analysis and long-range sub-area planning.
 - Bilingual Inclusivity Taskforce, created a framework for cultural competency and Spanish language inclusion.
 - CO Healthy Schools Initiative.
 - **Ideation and launch team, MIRA Bus.**
 - Community Health Action Plan.
 - Mental Health Resource Database.

InteGreat!

05/2016 - 08/2017

PROGRAM MANAGER

- Responsible for Summer Food Service Program at 15 sites, including securing funding, hiring staff, all logistics, evaluations, and community presentations.

AMERICORPS VISTA

- Elevated the mission on equity through **collective impact** and systems change with focus on **food insecurity**.

CONFLICT OF INTEREST DISCLOSURE STATEMENT

TOWN OF EAGLE, COLORADO

The following disclosure statement is submitted to the Town Clerk of the Town of Eagle pursuant to the requirements of Section Article III, Section 3.06 of the Town Charter and, to the extent applicable, Section 24-18-109(3)(a), C.R.S. or pursuant to Town of Eagle Employee Handbook Section 4.14 Ethical Standards; Incompatible Activities	
Name: LAURA HARTMAN	
Title: COUNCIL VACANCY APPLICANT	
Decision(s) or contract affected (give description of item to be addressed by Council, Board, Department Director, etc.): <i>I'm employed by Adam Palmer Sustainability Fund, a grantee of Town of Eagle. I'm on the Board of New Roots CO, a grantee of Town of Eagle.</i>	
Brief statement of interest: <i>I have submitted grant Requests to the Town in the previous grant cycles. that have been denied I would need to be recused from part or all of community grant making.</i>	
Date: <i>4/20/2023</i>	Signature: <i>Laura Hartman</i>
STATE OF COLORADO)) ss COUNTY OF EAGLE)	
The foregoing instrument was acknowledged before me this <u>20</u> day of <u>April</u> , 20 <u>23</u> by <u>Laura Hartman</u> .	
CARLA NELSON NOTARY PUBLIC STATE OF COLORADO NOTARY ID# 19894022405 MY COMMISSION EXPIRES AUGUST 25, 2023	Witness my hand and official seal <i>Carla Nelson</i> _____ Notary Public My Commission Expires: <u>Aug 25, 2023</u>
REMOVAL OF CONFLICT OF INTEREST I affirm that the above-stated conflict of interest no longer exists.	
Date:	Signature:

Jenny Rakow

From: noreply@civicplus.com
Sent: Wednesday, April 12, 2023 2:21 PM
To: Clerk Group
Subject: Online Form Submittal: Town Council & Planning Commission Application - Vacancies Only

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Town Council & Planning Commission Application - Vacancies Only

Select the Town Council or Planning Commission Town Council (vacancies only)

PERSONAL INFORMATION

First Name	Bryan
Last Name	Woods
Address1	212 E 3rd St
Address2	PO Box 3821
City	Eagle
State	CO
Zip	81631
Email Address	bryan.k.woods@gmail.com
Contact Phone Number	978-726-3462
Business Address	<i>Field not completed.</i>
Business Phone Number	<i>Field not completed.</i>
Occupation	data scientist / machine learning engineer

(Section Break)

TOWN COUNCIL ELIGIBILITY AFFIRMATION

By answering these questions for a Town Council vacancy, the applicant is affirming all criteria are met pursuant to the Town's Charter. Those applying for a

Planning Commission vacancy are also encouraged to provide the following information.

Are you a United States Citizen?	Yes
Are you a registered elector of the Town of Eagle?	Yes
Have you been an Eagle resident no less than 12 consecutive months?	Yes
Length of Residency in Eagle	3 years
Are you a registered voter and eligible to vote in the Colorado General Election?	Yes

(Section Break)

EDUCATION AND HOBBIES

High School	Westford Academy, Westford, MA
College	University of Massachusetts, Yale University
Trade or Business School	<i>Field not completed.</i>
Hobbies	skiing, travel, off-roading

(Section Break)

ORGANIZATION MEMBERSHIP INFORMATION

Are you or have you served on other Boards, Commissions, or Committees?	Yes
If yes, which	Downtown Business Alliance, Eagle County 4x4 club, several ski entities, Yale Alumni Publications, Graduate-Professional Student Senate at Yale
Please list organization memberships and positions held	Present: - Treasurer, Downtown Business Alliance, Inc. - President, Eagle County 4x4 club - Dispatcher and Responder, Colorado 4x4 Rescue and Recovery.

- Trip Chair, Ace Ski and Board Club, Inc.

Past:

- Secretary, Eastern Inter-Club Ski League, Inc.

- Secretary and Social Chair, Makusue Ski Club, Inc.

- President and Social Chair, Graduate and Professional Student Senate at Yale, Inc.

- Board, Yale Alumni Publications, Inc.

Please List Areas of Special Interest

- Urban and regional development
- Sustainable land use
- Economic development
- Community activities

Why do you want to serve your community in this capacity?

I have a deep interest in supporting our community. Knowing that ultimately our capacity to contribute as an individual is finite, I believe that participation in the Council is the way to maximize my personal contribution. I hope to be more than just a motion machine, but am happy to fill that role to keep the process moving forward.

(Section Break)

ADDITIONAL QUESTIONS

1. What opportunities does the Town of Eagle have?

Eagle is at an inflection point in its development as a community. ReCode Eagle and the Grand Ave Corridor transformation will be setting the framework for our development for decades to come. Growth (or blight) doesn't just happen. They are direct reflections of the policies we enact today.

2. What challenges currently exist in the Town of Eagle?

The town has an over-reliance on Planned Use Developments (PUDs). Look at the example of the Nock Subdivision, Eagle Interchange South, and the Lofts along Eby Creek Rd. If it takes a PUD to develop a 2-4 buildings, then there is a problem with the town land use codes. This is our chance to fix it. A community undergoing rapid development ultimately runs out developable land and its population plateaus toward build out. As a county that is over three quarters federal land, we will see that plateau sooner than most. Approximately 25-30 years after the development boom, we will hear the echo in our municipal budgets. Permit and impact fees will slow to a trickle. The town will face a new wave of infrastructure replacement costs from aging improvements that the developer originally installed. Have we structured our budget to anticipate this new reality?

3. As a Council/Committee Member, how would you approach these challenges?

Our land use and building codes are the forces that shape the development to come. Municipal fees and credits are tools we can use to incentivize movement in the directions we choose.

Zoning is the color by numbers of our future, not just the reality of today.

Notarized Affidavit Required

Please note that a Town Council appointment requires that you have on a file a notarized affidavit of a Conflict of Interest form. The Town Clerk will send this to you once your application has been received.

Please include a letter of interest and resume with your submittal. [town council application.pdf](#)

Email not displaying correctly? [View it in your browser.](#)

BRYAN K. WOODS

PO Box 3821, 212 E 3rd St, Eagle CO 81631 | 978-726-3462 | bryan.k.woods@gmail.com

April 12, 2023

Jenny Rakow
Town Clerk
Town of Eagle
200 Broadway
Eagle, CO 81631

Dear Jenny Rakow:

I am pleased to apply for the recent vacancy on the Town Council. I've attached a copy of my abbreviated CV as requested.

I have a deep interest in supporting our community. Knowing that ultimately our capacity to contribute as an individual is finite, I believe that participation in the Council is the way to maximize my personal contribution. I hope to be more than just a motion machine, but I am happy to fill that role to keep the process moving forward.

I don't think my views on the issues impacting the town are a great secret. I'm sorry about that. I was raised by a mother who was the executive director of our regional council of governments. Some parents teach their children a trade. Mine parked me in the corner of the room for countless municipal meetings. Blame her for everything.

I look forward to building a future for the community that we call home.

Sincerely,



Bryan K. Woods

Bryan K. Woods

 212 E 3rd St, Eagle, CO 81631
PO Box 3821, Eagle, CO 81631

 +1 (978) 726-3462

 [linkedin.com/in/bryankwoods](https://www.linkedin.com/in/bryankwoods)

 bryan.k.woods@gmail.com

About me

I'm a data scientist with a specialty in geospatial analytics, search, and IT infrastructure. My educational background is in the earth sciences, specializing in mountain meteorology and numerical modeling.

My work has spanned a number of industries including hospitality, automotive, transportation, defense, insurance services, supply chain analytics, and renewable energy.

Skills

attempting things seen on YouTube

relaxing on a beach

off-road 4x4 recovery

coloring inside the lines

travel planning

including relevant skills on a résumé

(*)[The skill scale is from 0 (Fundamental Awareness) to 6 (Expert).]

Areas of Interest

- Urban and regional development
- Sustainable land use
- 4x4 vehicles and other things that go vroom
- Skiing
- Organizing group travel, especially international ski trips
- Community activities

education

2010	Ph.D., Geology and Geophysics	Yale University, New Haven, CT
2007	M.Phil., Geology and Geophysics	Yale University, New Haven, CT
2005	B.S., Meteorology	University of Massachusetts, Lowell, MA

experience

- 10/15 - now Principal AI / Machine Learning Engineer, HERE Technologies
 - Joined Nokia in March 2020, and the company was later sold to a consortium of automotive companies.
 - Member of the Search and Geocoder team
 - Primarily responsible for the machine learning ranking algorithms for map search (think the search box on your navigation system).
- 3/20 - 4/21 Principal Data Scientist, Vail Resorts
 - Think of this as a sabbatical from my longer term career where I learned not to make your hobby a career.
 - Serve as the lead for a new data science team
 - Mentored junior data scientists and data engineers
 - Wrote the lift line model used to generate mountain-by-mountain capacity estimates for the 20/21 reservation system
- 6/15 - 10/15 Sr. Staff Scientist, Verisk Insurance SolutionsLexington, MA
- 5/13 - 6/15 Software Engineer, Verisk Analytics - AER, IncLexington, MA
- 9/10 - 5/13 Staff Scientist, Verisk Analytics - AER, IncLexington, MA
 - Designer and Lead Developer of a suite of weather radar-based products for insurance, renewable energy, and supply chain customers
 - Principal Investigator on a wind resource assessment for a proposed off-shore wind farm for the Bureau of Ocean Energy Management (BOEM).
 - Worked on a subcontract through the National Center for Atmospheric Research (NCAR) from the Air Force Weather Agency (AFWA) developing a component of their next-generation weather model data assimilation system.

Volunteer and Board Positions

- Present:
- Treasurer, Downtown Business Alliance, Inc.
 - President, Eagle County 4x4
 - Dispatcher and Responder, Colorado 4x4 Rescue and Recovery.
 - Trip Chair, Ace Ski and Board Club, Inc.
- Past:
- Secretary, Eastern Inter-Club Ski League, Inc.
 - Secretary and Social Chair, Makusue Ski Club, Inc.
 - President and Social Chair, Graduate and Professional Student Senate at Yale, Inc.
 - Board, Yale Alumni Publications, Inc.

CONFLICT OF INTEREST DISCLOSURE STATEMENT
TOWN OF EAGLE, COLORADO

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Name:

BRYAN WOODS

Title:

COUNCIL MEMBER APPLICANT

Decision(s) or contract affected (give description of item to be addressed by Council, Board, Department Director, etc.):
MEAC funding requests, and special event permits.

Brief statement of interest:

I am a board member for the Downtown Business Alliance.

Date:

04/18/2023

Signature:



STATE OF COLORADO)

) ss

COUNTY OF EAGLE)

The foregoing instrument was acknowledged before me this 18 day of April, 2023, by

Bryan Woods.

Witness my hand and official seal

Notary Public

JENNIFER RAKOW
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154023191
MY COMMISSION EXPIRES JUNE 12, 2027

My Commission Expires:

June 12, 2027

REMOVAL OF CONFLICT OF INTEREST

I affirm that the above-stated conflict of interest no longer exists.

Date:

Signature:

Jenny Rakow

From: Matt Solomon <matt@mattsolomon.org>
Sent: Thursday, May 4, 2023 8:50 AM
To: ALL COUNCIL
Subject: Appointment Endorsment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Council Members-

For those that have not been through an appointment process, please believe me when I share that it was one of the toughest discussions and decisions we faced when I was on Council. If you have any doubt, Pappy and Scott can testify to the burden those, and this, selection offers. For that, I wish you the best in your decision and I would like to offer some input to consider.

Often, we see somebody enter an election for a Council seat, then vanish if they don't get elected.

Alternatively, someone may come in for an appointment when there is an open seat, then vanish if they don't get the appointment.

Sometimes, a person may get the appointment and, with the exception of one person currently on Council, they do not run for that seat in the following election.

We are presented, as a Town, with the unique opportunity of a person that grew up here, that ran for a seat on the council in the previous election, cares about her community, and is committed to putting in the work to participate in the process. She has been to meetings, she is up-to-date and engaged, and she asks questions to better understand all of the processes. I don't know of another applicant in front of you that has put in the work necessary to truly fill the seat as an active member of the Council from Day 1.

With that said, I encourage you to appoint Jamie Woodworth Foral to fill the open seat on the Eagle's Town Council.

Thank you for your dedication and service to our Community.

Matt

Matt Solomon
PO Box 5341, Eagle, CO 81631
M/WA +1 970.376.2146
matt@MattSolomon.org

Jenny Rakow

From: Shawn Bruckman <shawn.bruckman@gmail.com>
Sent: Sunday, April 30, 2023 9:44 PM
To: ALL COUNCIL
Subject: Support for Laura Hartman

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Leaders of Eagle,

My name is Shawn Bruckman and I live at 421 Capitol Street. I strongly support Laura Hartman for the vacant spot on Eagle Town Council. I believe she would be a valuable asset on the Council because of her experience working for government and non-profits and her dedication to the many boards that she serves on. Laura is the kind of person who always listens with an open mind and makes well informed decisions with integrity.

Thank you for considering Laura to sit alongside you to serve the residents of Eagle.

--

Shawn Bruckman

970.331.2810

Soil Health Specialist

The Ground Up

www.tea4soil.com

The soil is the great connector of lives... without proper care for it we can have no community, because without proper care for it we can have no life. - Wendell Berry

Jenny Rakow

From: chad Cremonese <chadcremonese@hotmail.com>
Sent: Thursday, May 4, 2023 11:55 AM
To: ALL COUNCIL; clerk@townfoeagle.org
Subject: Comment in support of Laura Hartman for Eagle Town Council

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Eagle Town Council,

My name is Chad Cremonese and I am a long-time resident of Eagle Colorado. I am writing to you because I strongly support Laura Hartman for Eagle Town Council. In addition to her current involvement working with local boards, she is experienced and educated in government. Laura has achieved her master's degree in public affairs and has participated in local government. On top of her education and background, she works as an executive at local charities. Laura has the knowledge and know-how to immediately step in and provide value in your recess appointment.

Considering all of Laura's involvement with government, in my opinion, her greatest attribute is that she's a wonderful person. In the few years that I've had the opportunity to call her a friend, I have been most impressed with her warmth, honesty, fairness, and responsibility. I truly cannot think of a better candidate for Eagle Town Council.

Thank you,
Chad Cremonese

Jenny Rakow

From: Linda Frazer <lindafrazer@gmail.com>
Sent: Thursday, May 4, 2023 6:13 PM
To: Clerk Group
Subject: Laura for Eagle Town Council

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From Linda Frazer 135 E. Fourth Street.
I support Laura Hartman for Eagle Town Council.
I think she would be a great addition to the Town Council.

Linda Frazer

Jenny Rakow

From: Sam Gervais <swgervais@gmail.com>
Sent: Sunday, April 30, 2023 9:51 PM
To: ALL COUNCIL
Subject: I Support Laura Hartman for Town Council

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Sam Gervais. I am a homeowner at 421 Capitol St, Eagle, CO 81631. If I could vote for this seat appointment, Laura Hartman would have my vote. I trust her to be responsible for making public decisions in the interests of improving and protecting our community values.

Thank you.

Jenny Rakow

From: Gina McCrackin <ginamccrackin414@gmail.com>
Sent: Thursday, May 4, 2023 9:28 AM
To: ALL COUNCIL; clerk@townfoeagle.org
Subject: Laura Hartman for Eagle Town Council

ginamccrackin414@gmail.com appears similar to someone who previously sent you email, but may not be that person. [Learn why this could be a risk](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Town of Eagle,

It is with great certainty that I submit a comment and recommendation to appoint Laura Hartman to Town of Eagle's Town Council. While submitting this comment via my personal email, I wish to share that through my professional role as a climate action practitioner in Eagle County, I've worked with Laura numerous times. Laura is incredibly knowledgeable, attentive, and dependable. She has done a fantastic job heading up the legacy of Adam Palmer through the Adam Palmer Sustainability Fund, and I'm confident her experiences in that role and beyond will lend to her success as a decision maker for the Town.

Laura demonstrates the poise, thoughtfulness, critical thinking skills, and values that support the direction the Town of Eagle wishes to head in- whether that be through climate action, housing, or supporting our local economy.

Thank you for the opportunity to submit this recommendation. I'm happy to chat further about Laura if desired.

Best Wishes,
Gina

--

Gina McCrackin
She/Her/Hers
Climate Action Collaborative Manager | Walking Mountains Science Center
Utah State University MS Alumni
Colorado State University BS Alumni

I acknowledge that all U.S. institutions reside on occupied, annexed, and genocidally colonized homelands of Indigenous Americans. Visit native-land.ca to learn more about the tribes in your area.

Jenny Rakow

From: PHILIP QUALMAN <philip.qualman@eagleschools.net>
Sent: Wednesday, May 3, 2023 9:16 PM
To: ALL COUNCIL
Subject: Letter of Reference - Laura Hartman

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Council Members:

I've known Laura Hartman since she first arrived in Eagle County and worked with InteGreat. In the time I have known her, she has always been engaged in meaningful work that benefits the citizens of our community. I believe she is committed to service, and to taking jobs where she can make a difference. Laura possesses all the qualities necessary to be a successful Council Person for the Town of Eagle.

I have always found her work thoughtful and professional. In public meetings she is purposeful with her words and communicates with clarity, She seeks to understand, and takes the time to listen to those she works with. Her temperament is measured and reflective.

You have an important decision to make in appointing the next Council Person for the Town of Eagle. I believe Laura would make an outstanding member and she has my full support.

Respectfully,
Philip Qualman
Pronouns: He/Him/His
Superintendent
Eagle County School District

NOTICE TO RECIPIENT: THIS MESSAGE AND ANY RESPONSE TO IT MAY CONSTITUTE A PUBLIC RECORD AND, THEREFORE, MAY BE AVAILABLE UPON REQUEST IN ACCORDANCE WITH COLORADO OPEN RECORDS LAW.

Jenny Rakow

From: Fred Searles <fsearles7@gmail.com>
Sent: Wednesday, May 3, 2023 11:55 AM
To: ALL COUNCIL
Subject: Public Comment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I Fred Searles reside at 60 Mill Rd Eagle Co, 81631 Support Laura Hartman for the position on Eagle Town Council. I believe that her experience with the Town of Eagle and prior professional and educational experience will make her a great fit for the position. I believe that young and experienced minds are important to the success and sustainable growth of this community.

Thank you.

Fred Searles
60 Mill Rd
Eagle Co 81631

To: Town of Eagle Council Members (allcouncil@townofeagle.org)
Town of Eagle Clerk (clerk@townofeagle.org)

From: Greg Schroeder (gregwschroeder@gmail.com)
34 Eagle Landing Way
POB 4259
Eagle, CO 81631

Date: May 4, 2023

RE: Laura Hartman for Eagle Town Council

Dear Town of Eagle Council Members,

I would like to offer my support and recommendation for Laura Hartman to fill the empty seat on the Eagle Town Council. Laura would bring a clear vision and be a productive member of the council.

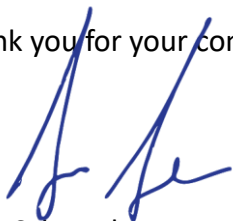
I have had the privilege of meeting Laura fairly recently, and we have had many engaging discussions regarding housing, transportation, climate, and our local economy. Laura is focused, driven, and extremely passionate about all of these items, and many more. I have found her to be an effective leader, excellent listener, and active facilitator who is willing to go the distance to seek results.

Laura also represents many demographics within the Town that have not traditionally been active in local governments. She is capable and will be able to connect with these groups and garner their trust and earn their respect, effectively bringing them to the table. Her background as having lived internationally and being fully immersed in a Spanish speaking culture provides a gateway to the Latinx community. Her tireless work with many local not-for-profit organizations has taught her effective collaboration with stakeholders and interested parties.

Most importantly, Laura's lifestyle represents many of these underrepresented demographics. We have discussed how important housing can be, and Laura has shared her own personal struggles with finding affordable housing. Laura's entrepreneurship is a shining example of the spirit of Eagle with many small local businesses. Her passionate drive to improve Eagle's position as a climate leader is brought to the forefront with her guidance of the *Net Zero Action Plan* through the Adam Palmer Sustainability Fund.

I hope that this letter helps you make your decision that Laura is the right candidate for the Town. Please feel free to contact me if you have any questions or comments.

Thank you for your consideration,



Greg Schroeder

Jenny Rakow

From: Shawna Wood <slwood24@gmail.com>
Sent: Thursday, May 4, 2023 6:56 PM
To: ALL COUNCIL
Subject: Laura for Council!

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Neighbors,

I am writing to express my support for Laura Hartman as Council's newest appointment. If I could vote for her - I would! She has all the qualifications and then some (you've seen her resume!) to make a meaningful impact in our community.

Particularly, as a young person without a family, Laura is part of the demographic that I, and many others in Eagle, identify with - a demographic not currently represented on the Council. She is also the best candidate to help us achieve Net Zero by 2030, a goal that's important to me. Additionally, her passion for creating equity and experience in government will no doubt help to make Eagle an even better place to live.

I hope you take this into consideration when making your decision.

Thanks for your time!
Shawna Wood
81631

Jenny Rakow

From: Ben Hilley <info@vail4x4.com>
Sent: Thursday, May 4, 2023 10:05 AM
To: ALL COUNCIL
Subject: Support for Bryan Woods

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi there,

I just wanted to write you all to express my support for Bryan Woods in the upcoming town council nomination. I was also running, but once Bryan let me know he was also putting his hat in the ring I thought he'd be a great option and decided I'd rather support him.

Bryan is a pillar of our community here in Eagle and I think he would represent us very well. Apart from being extremely intelligent and well-educated as an engineer with a degree from Yale, he is very active in many local community groups and organizations. I think we would represent many of our currently unrepresented communities well as part of the town council.

If he is willing and able to devote the time and energy it takes to be on the town council I think it would be very beneficial to have him. I'd welcome his representation on the council. As a local homeowner, father, and business owner, I trust Bryan to represent my needs and interests as a resident of Eagle.

Thanks for your consideration!

--

Regards,

Ben Hilley
Vail 4x4
www.vail4x4.com
970.399.JEEP

Jenny Rakow

From: Jason Newell <jason@whiskeycreekpm.com>
Sent: Thursday, May 4, 2023 11:55 AM
To: ALL COUNCIL
Subject: New board member

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Council,

I just wanted to write you all to express my support for Bryan Woods in the upcoming town council nomination.

Bryan is a pillar of our community here in Eagle and I think he would represent us very well. Apart from being extremely intelligent and well-educated as an engineer with a degree from Yale, he is very active in many local community groups and organizations. I think we would represent many of our currently unrepresented communities well as part of the town council.

If he is willing and able to devote the time and energy it takes to be on the town council I think it would be very beneficial to have him. I'd welcome his representation on the council. As a local homeowner, father, and business owner, I trust Bryan to represent my needs and interests as a resident of Eagle.

Thanks for your consideration!

Jason Newell
Whiskey Creek Property Management, LLC
PO BOX 4652
Eagle, CO 81631
C: (970) 376-7808
E: jason@whiskeycreekpm.com
W:

<https://nam11.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.whiskeycreekpm.com%2F&data=05%7C01%7Cjenny.rakow%40townofeagle.org%7C685203acbb6549c1f05a08db4cc8a543%7C0f68779bf816408e937499fdaa9086fd%7C0%7C0%7C638188196919406467%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=2j2xav7DBQpVFO25Ec0%2Fzqs7aVPfw31yGH%2F%2FAulFmwc%3D&reserved=0>

Sent from my iPhone

AFFIDAVIT OF ACCEPTANCE OF APPOINTMENT AND SATISFACTION OF REQUIREMENTS CRS 31-10-302(6) and Article III, Section 3.03 of the Eagle Town Charter

I, _____ hereby accept the consideration of appointment tendered by me voluntarily for the office of _____, Town of Eagle, County of Eagle, Colorado and hereby certify that I satisfy the requirements of **CRS 31-10-301** to be a candidate and hold municipal office; that I am a registered elector of the Town of Eagle, at least **18** years of age on the date of the election and a resident of the **Town of Eagle** for at least twelve consecutive months immediately preceding the date of the election.

Signature of Applicant

Mailing Address: _____

Residence Address: _____

Email Address: _____

Telephone Number: _____

Date: _____, 2023

NOTARY PUBLIC

STATE OF COLORADO)

COUNTY OF EAGLE)

Subscribed and sworn to me this _____ day of _____, 2023.

(SEAL)

Notary Public

Commission expires: _____

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 26
(Series of 2023)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO
APPOINTING _____ TO FILL A TOWN COUNCIL VACANCY

WHEREAS, on April 7, 2020 the electorate of the Town of Eagle, CO approved a Home Rule Charter that requires the Town Council to establish a process for appointments to fill vacancies by councilmembers by Resolution;

WHEREAS, on April 28, 2020 the Town Council established the process to fill a Councilmember vacancy as required by the Charter by the adoption of Resolution 21, Series of 2020;

WHEREAS, Section 2, Article III of the Charter of the Town of Eagle provides for the appointment by the Town Council to fill a vacancy on the Town Council, to serve until the next regular election;

WHEREAS, The Town Council has complied with the process to fill a Councilmember vacancy as set forth in Resolution 21, Series of 2020; and

WHEREAS, in the interest of timely carrying out the duties and responsibilities of the Town Council, the Town Council desires to proceed with the selection and appointment process as set forth herein.

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

Section 1. The Town Council hereby appoints _____ as a Council Member to fill the vacancy of Janet Bartnik and to serve until after the next regular election is certified scheduled for November 7, 2023.

Section 2. This Resolution shall take effect immediately upon its passage.

Passed and adopted at a regular meeting of the Town Council of the Town of Eagle this 9th day of May 2023.

TOWN OF EAGLE, COLORADO

By _____
Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk



To: Mayor Turnipseed and Town Council

From: Peyton Heitzman, Planner, Community Development

Date: May 9, 2023

Agenda Item: Resolution 28, Series 2023, A Resolution of the Town Council of the Town of Eagle, Colorado Approving the First Amendment to the Development Agreement for the 3rd Street Housing Project

REQUEST:

For Town Council to consider approving the first amendment to the development agreement for the 3rd Street Housing project.

INTRODUCTION:

Habitat for Humanity Vail Valley (HHVV) received approval for a Major Development Permit in November of 2022. The project was a collaborative effort to construct 16 dwelling units, all of which will be permanently affordable, and deed restricted. Once constructed, the deed restricted units will be sold to individuals between 30 and 100% Area Median Income (AMI). Partnering agencies include Eagle County School District, the current owner of 747 E 3rd Street, Eagle County, private donors, and other entities. The recent approval and original Development Agreement can be accessed through this [LINK](#).

For the last several years, the Town has provided a discount on water plant improvement fees (PIF) to new units that are LERP, affordable, or workforce housing units. This discount has historically lived in the annually adopted fee schedule rather than the Municipal Code. In an effort to clarify the policy around this PIF discount in response to several developments throughout the town, the discount has temporarily been removed, which has implications for the 3rd Street Project.

Since PIF fees are accessed at the time of building permit, HHVV has not benefited from this discount. They are preparing their building permit application and the timing with the removal of the discount and the submission of their application, would make them ineligible for the PIF discount.

Staff has prepared an amendment to the Development Agreement that would lock in the PIF discount for the project.

The full analysis of the proposal against the relevant standards in Title 4 of the Municipal Code can be found in the P&Z Commission staff report, accessed through this [LINK](#).

ANALYSIS:

Staff believes the PIF discount serves as an incentive to the development community to encourage housing that is affordable and serves the local workforce. The 3rd Street Housing Project is one of the few developments in recent years that serves families in the 30-100% AMI range. This affordability of this project is well below what is required by the Town's Local Employee Residency Program (LERP). Not

only does the development serve families at a lower AMI range, but the affordable housing units will also be administered by HHVV, resulting in administrative saving to the Town. With these considerations, staff believe this project meets the intentions for this PIF discount and should not be penalized for the timing of the town's efforts to clarify (and codify) the PIF discount.

COMMUNITY INPUT:

Not applicable to this request.

BUDGET / STAFF IMPACT:

If Town Council approves the water PIF discount, the Town would need to transfer funds from the General Fund to the Enterprise Fund.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

This work aligns with the 2020 Strategic Plan's major objective to 'Diversify the Attainable Housing Stock' by providing 16 permanently deed restricted units to the Town's housing stock.

RECOMMENDED ACTION OR PROPOSED MOTION:

I move to **approve** Resolution 28, Series 2023, A Resolution of the Town Council of the Town of Eagle, Colorado Approving the First Amendment to the Development Agreement for the 3rd Street Housing Project.

ATTACHMENTS:

- Resolution 28, Series 2023

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 28
(Series of 2023)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO APPROVING
THE FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT FOR THE 3RD STREET
HOUSING PROJECT

WHEREAS, on November 8, 2022, the Parties entered into an agreement entitled "Development Agreement", which was recorded on December 21, 2022, at Reception No. 202219182; and

WHEREAS, the Town and Developer have agreed to amend the Development Agreement as set forth in the First Amendment to Development Agreement (the "First Amendment") attached hereto.

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

Section 1. The First Amendment to Development Agreement is hereby approved in substantially the form attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the First Amendment on behalf of the Town.

INTRODUCED, READ, PASSED AND ADOPTED ON MAY 9, 2023.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

THIS FIRST AMENDMENT TO DEVELOPMENT AGREEMENT (the "First Amendment") is entered into as of the ____ day of _____, 2023 (the "Effective Date"), by and among the TOWN OF EAGLE, COLORADO, a Colorado municipal corporation with an address of P.O. Box 609, Eagle, CO 81631 (the "Town"); HABITAT FOR HUMANITY VAIL VALLEY, a Colorado nonprofit corporation with an address of 455 Nottingham Ranch Road, Avon, CO 81620 ("Developer"), and EAGLE COUNTY SCHOOL DISTRICT, RE-50J, a Colorado public school district with an address of 948 Chambers Avenue, P.O. Box 740, Eagle, CO 81631 ("ECSD") (each a "Party" and collectively the "Parties").

WHEREAS, on November 8, 2022, through Resolution 82, Series 2022, the Parties entered into a Development Agreement, recorded with Eagle County at Reception No. ____; and

WHEREAS, the Parties wish to amend the Development Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Section 6.2 of the Development Agreement is hereby deleted in its entirety and replaced with the following:

6.2 Water Service. Upon completion of the water system improvements necessary to serve the Development, the Town shall provide municipal treated water service to the Development. Provision of water service to the Development shall be made pursuant to agreement by the Town and shall be made available upon full payment of an applicable plant investment fee and utility connection charges at the then applicable rate set forth in the Code. Payment of applicable plant investment fees shall be made at issuance of each building permit. Because the Town determines that the Development will consist of attainable housing, the water plant investment fee shall be assessed at a 50% discount of the 2023 rates.

2. ECSD, having sold the Property to Developer, is hereby released from the Development Agreement and shall no longer be a party to the Development Agreement.

3. All other provisions of the Development Agreement shall remain in full force and effect as written.

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

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk

EAGLE COUNTY SCHOOL DISTRICT RE-50J

STATE OF COLORADO)
)ss.
COUNTY OF EAGLE)

Subscribed and sworn to before me this ____ day of _____, 2023, by _____ on behalf of Eagle County School District RE-50J.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires:

Notary Public

DEVELOPER

By: _____

STATE OF FLORIDA)
) ss.
COUNTY OF _____)

Subscribed and sworn to before me this ____ day of _____, 2023, by John Welaj, Executive Director of Habitat for Humanity Vail Valley, a Colorado nonprofit corporation.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires:

Notary Public



To: Mayor and Town Council

From: Community Development Department Planning Staff
Chad Phillips, A.I.C.P., Director

Date: May 9, 2023

Agenda Item: ReCode Eagle Draft – Specific Discussion Focusing on Parking and Use Standards

REQUEST:

To review background material and provide direction to staff regarding the current ReCode Eagle draft, specifically the Parking Requirements and Use Standards that apply to specific land use types.

BACKGROUND:

Staff has scheduled time with Town Council before the adoption hearing on June 27, 2023 to focus on the list of pending topics. Upcoming dates and topics scheduled for discussion include:

- May 27 – Parking Standards and Use Standards
- May 23 – Design Standards and Local Employee Residency (LERP) Standards

It is staff's opinion that the working draft is close to being ready for presentation as an adoption draft. We are requesting the Council either confirm that the work meets expectations or provide feedback and direction to complete these sections.

ANALYSIS:

The focus of tonight's discussion is parking and use standards. Within these two sections, many enhancements have been made. Detailed comments are provided by staff below:

4.12.010 PARKING STANDARDS

Problems have arisen in the past when applying the Town's parking standards for a variety of reasons including 1) a relatively short list of uses, 2) requiring P&Z to determine "missing" use types and required parking ratios, 3) outdated list of use types, 4) unclear variance standards, 5) a "black and white" approach to enforcement/application, and 6) inconsistent application of such requirements. Clarion and staff have addressed these issues with the following modifications:

- Joint Use provisions. Modified from existing.
- Stacking. Clarified from existing.
- Uses not listed. Clarified and gives Director authority to approve requirements for uses not listed. Director decision is based on criteria.
- Table. Clarity provided by changing format to a table.
- Draft includes comparison. This working draft includes a comparison of similar local governments. This will not be included in the adoption draft.

- Broadway District Adjustment. New adjustment on required parking in Broadway to address current parking situation.
- EV Charging. New inclusion.
- Fee in-lieu. Includes the wording approved last year. Does not include a requirement for increased parking for a change in use for existing structures in Broadway District.
- Administrative adjustment. Small parking adjustments can be made without the need for a variance.
- Existing on-street credit. Total required on-site parking considers abutting on-street public parking.
- Transit Offset. Clarification.
- Active Transportation Reduction. New section.
- Transportation Demand Management Reduction. New section.
- Reduced Need Populations. New section.
- Enhanced Bicycle Parking. New section.

The bigger issues that we would like to address are 1) are the proposed requirements in the right column of Table 4.12-2: Off-Street Parking Standards a good fit for the Town (see comparisons) and 2) are the Vehicle Parking Exceptions and Reductions in section 4.12.060 appropriate and do they provide needed flexibility?

4.09 USE STANDARDS

In the existing development code, Section 4.04.100. - Supplementary regulations and standards, subsection J. Minimum use standards includes a list of standards that apply to all uses. This criterion has not been applied consistently throughout the decades and typically is unknown to applicants because of its location in the code. In addition, the existing code does not include many standards that are specific to certain use types. Under the existing/historic scenario, often subjective measures were applied to the approval process – which led to uncertainty of outcome by applicants. Under the new scenario, not only are most uses approved at a level lower than Council (P&Z or staff), but objective requirements will be clear, located in an appropriate location in the code, and applied consistently.

Section 4.04.100. - Supplementary regulations and standards contain 22 sub-sections known as the “black hole” by staff. It doesn’t exist in the proposed draft. No requirements are listed as supplemental, and all standards belong in their appropriate/logical locations.

With this agenda item, staff would like the Town Council to review the standards and provide feedback. For some uses listed as “PL” on the land use chart, detailed criteria may still be forthcoming. It is possible that some of the PL uses would only be subject to the general standards, and that the general standards will not apply to uses by-right. Staff will bring this issue up at the meeting. Staff is asking the Council *are the new requirements necessary and clearly worded?*

- Standards Applicable to All Uses. These will be listed in all zoning-related staff reports as minimum requirements. In some cases, these potential off-site impacts may be the only review standards.
- Use chart. Uses requiring a land use permit. Describes the level of review and if specific standards apply.

- Marijuana. These standards are the same as written in the existing draft. Because of their recent addition to the code, Clarion was not directed to modify this language. Town Council may review this language, but staff is recommending that no changes are made at this time.
- Accessory Uses. The draft contains more detail associated with accessory uses. Instead of just relying on a general definition, actual uses are listed. The definition still may be used for less common/non-listed accessory uses.
- Accessory Dwelling Units. Another category relocated from the black hole. Wording contains changes that were adopted last year.
- Accessory Lodging (Van Life). Based on feedback from the April 4th Joint Work Session, Clarion and staff have drafted language to address this possible allowance.
- 4.09.060 through 130. These sections contain specific development standards. Please review and provide feedback.

Planning and Zoning Commission (P&Z) feedback

On May 2nd, 2023, the P&Z Commission met to discuss the topics listed above. Because of an earlier agenda item taking over two hours, discussion at the P&Z Commission meeting was limited to parking standards. Feedback from the P&Z Commission will be included in the presentation to the Council. Even though the P&Z Commission didn't have time to address the Use Standards, staff anticipates this discussion with Council.

COMMUNITY INPUT:

No public comment was received as part of the P&Z Commission Parking and Use Standards discussion.

REMAINING PUBLIC OUTREACH AND ADOPTION SCHEDULE

May 2023							June 2023						
S	M	T	W	T	F	S	S	M	T	W	T	F	S
	1	2	★3	4	5	6					1	2	3
7	8	9	10	11	12	13	4	5	6	7	8	9	10
14	15	16	17	18	19	20	11	12	13	14	15	16	17
21	22	23	24	25	26	27	18	19	20	21	22	23	24
28	29	30	31				25	26	★27	28	29	30	
May 1 Lunch & Learn - 11:30am, Town Hall (For Agencies Fire, Police, Public Works)							June 6 *PZC Recommendation Hearing 6:00pm, Town Hall						
May 1 *LUDC UC Meeting - 6:00pm, Town Hall													
May 2 Update: OSRAC - 9:00am, Town Hall													
May 2 Update: *PZC - 6:00pm, Town Hall													
★ May 3 Coffee & A Convo - 9:00am, Yeti's Grind							★ June 27 Town Council Adoption Hearing 6:00pm, Town Hall						
★ May 3 Open House - 4:00pm, Brush Creek Pavilion													
★ May 8 Lunch & Learn - 11:30am, Town Hall (For Agencies Climate Action Collaborative and Colorado Parks and Wildlife)													
May 9 Update: Town Council - 6:00pm, Town Hall													
★ May 10 Coffee & A Convo - 9:00am, Color Coffee Roasters													
★ May 12 2 nd Friday Downtown - 5:00pm, Town Hall													
May 15 Update: EVC - 1:00pm, Town Hall													
May 16 Update: *PZC - 6:00pm, Town Hall													
May 23 Update: Town Council - 6:00pm, Town Hall													

BUDGET / STAFF IMPACT:

N/A

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

Nothing particularly associated with the general review of tonight's discussion topics.

RECOMMENDED ACTION OR PROPOSED MOTION:

Staff is requesting direction from Council on the draft language.

ATTACHMENTS:

- Chapter 4.12 Parking and Loading Standards
- Chapter 4.09 Use Standards

Chapter 4.12 Parking and Loading Standards⁶⁸

4.12.010 PURPOSE

In order to ensure safe and convenient off-street parking , and to avoid impacts to public right of way clearances and safe passage in the streets, the requirements of this chapter shall be minimum requirements for all land uses, unless specifically excepted herein.

4.12.020 APPLICABILITY

A. New Use or New Construction⁶⁹

1. All uses established or commenced on or after the effective date of this Code shall provide parking as required by this Code unless specifically exempted. Parking shall be provided at the time of erection of any building or structure or at the time of any change in use of any building or structure.
2. Uses existing on the effective date shall maintain the stall number or area size of parking areas necessary to support the use.

B. Expansion, Enlargement, and Nonconformities

1. When the floor area of an existing use or building is expanded, off-street parking, loading areas and parking lot landscaping shall be provided as required for the expanded floor area, whether or not they were provided for the existing use or building.
2. When the use of an existing building or space is changed to a different use, off-street parking, loading areas, and parking lot landscaping shall be provided as required for the new use, whether or not they were provided for the existing use, with the following exceptions:
 - i. Use changes in the BD are not required to provide additional parking.
 - ii. If the current use has insufficient parking to meet the requirements of Table 4.12-2, parking shall only be required to be remedied if the entire use of the structure is changed, and then only to the maximum extent feasible on the site.
 - iii. On a constrained site, where the existing lot size and applicable zone district dimensions make the provision of all required off-street parking infeasible on the lot and the property owner is not able to address that requirement sufficiently through the parking reductions in Table 4.12-2 through off-site or shared parking, the property owner may seek a Section 4.17.110A Administrative Adjustment to reduce the required amount of parking and to allow parking to be located in required side or rear setbacks and or a Section 4.17.120D Redevelopment Applicability Determination.

⁶⁸ Current 4.07.140, updated

⁶⁹ Drafting note: move to use-specific standards: Parking as a use accessory to a lawful land use shall be allowed in all zone districts, except that commercial parking, wherein fees are assessed to those using the parking, shall be limited to those zone districts allowing commercial and office uses.

3. Any redevelopment of a structure or site shall be designed to either increase compliance with this Code or, at a minimum, not increase existing noncompliance. Redevelopment shall not establish new noncompliance with this Code, regardless of the applicability of this section.

C. Zone District Groupings

When reference is made to a group of zone districts in this section, the following individual districts shall be included:

Table 4.12-1: Zone District Categories	
Residential	Residential Low Density (R1) Residential Medium Density (R2) Residential Multi-Family (R3) Residential High Density (R4) Old Town Residential (OTR)
Mixed-Use	Commercial Mixed-Use 1 (CMU1) Commercial Mixed-Use 2 (CMU2) Broadway District (BD)
Commercial and Industrial	General Commercial (CG) General Commercial East (CGE) Commercial Interstate (CI) Light Industrial (IND)
Public	Public & Civic Campus (C1) Public & Civic Open Space (P&C2)
Rural	Rural Residential-1 (RR1) Rural Residential-2 (RR2) Resource (R)

4.12.030 PARKING PLAN

- A. A parking plan is required for all development types except for single-family and two-family dwellings.
- B. The Director shall review and decide on the parking plan per Section 4.17.110B.

4.12.040 REQUIRED OFF-STREET VEHICLE PARKING

A. Required Parking

1. Off-street parking spaces shall be provided according to Table [4.12-2: Off-Street Parking Standards](#).
2. When parking is required for more than one use, the sum of the requirements for all uses shall apply unless the joint use provisions of Section [4.12.060D](#), Joint Use of Parking Spaces apply.

B. Vehicle Stacking

Vehicle stacking, per Section [4.12.080A](#), may also be required.

C. Calculation

1. When determination of the number of parking or loading spaces results in a requirement of a fractional space, the next highest whole number shall apply.
2. When there are multiple structures on a lot or multiple uses in a structure, parking shall be calculated separately for each different use area in a building or on a site, including all accessory uses.
3. Parking spaces required on a per-employee basis shall be based on the maximum number of employees on duty and/or residing on the premises at any one time.
4. Parking spaces required based on the number of beds in a facility shall be calculated based on the number of beds accommodated in the maximum design capacity of the facility.
5. When the standards use seating as a unit of measurement, all calculations shall be based on the number of fixed seats. If fixed seats are not provided, then parking shall be determined at a rate of one space per four occupants unless otherwise specified in Table 4.12-2: Off-Street Parking Standards.
6. When the standards use the number of occupants as a unit of measurement, all calculations shall be based on the maximum occupant load, as determined by the adopted building code.

D. Uses Not Listed

If a proposed use is not listed in Table 4.12-2: Off-Street Parking Standards, the Director shall apply the interpretation process described in Section 4.12.040F. The applicant shall provide adequate information so that the Director can make such decision by including:

1. Type of uses;
2. Number of employees;
3. Building design capacity;
4. Square feet of different areas, such sales area and service area and/or square feet of different uses or anticipated tenant spaces;
5. On-site parking spaces;
6. Proposed off-site parking spaces; and
7. Hours of operation.

Drafting Note: Table 4.12-2 below is still in draft format and provides:

A summary of the current Eagle parking requirements as applied to the uses in the updated use table.

A comparison of the amount of parking required for the same use in Glenwood Springs and Breckenridge.

Recommendations to update the Eagle parking requirements, categorized as recommended reductions, changed approach to measurement, or recommended new standard (where a current standard is not specified).

Following review and discussion of the proposed changes, this table will be updated to show only the agreed-to required off-street parking standard.

Table 4.12-2: Off-Street Parking Standards

Use Category	Eagle Current Required Spaces	Glenwood Springs Required Spaces	Breckenridge Required Spaces		Eagle Update Recommendation (Minimum)
			Mixed-Use Service Area (mapped)	Non-MU Area	
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total) TSF-GFA = 1,000 SF GFA CHANGES: Blue Font = Recommended Reduction Gold Font = Changed Measurement (e.g., employees to SF) Orange Font = New Standard					
RESIDENTIAL [Category description: Section 4.09.020B]					
Household Living [Subcategory description: Section 4.09.020B.2]					
Dwelling Detached, Single Unit/Single-Family	- Units with < 3 BRs: 2 per DU - Units with ≥ 3 BRs: 3 per DU	1 per DU	Max: 1.1 per TSF-GFA	2 per first 3 BR and 1 per additional BR	2 per DU
Dwelling Attached, Two Units/Duplex	- Units with < 3 BRs: 2 per DU - Units with ≥ 3 BRs: 3 per DU	1.5 per DU	Max: 1.1 per TSF-GFA	1.5 per DU	2 per DU
Dwelling Attached, Mansion House (up to 4 attached DUs)	- Units with < 3 BRs: 2 per DU - Units with ≥ 3 BRs: 3 per DU	1.5 per DU	Max: 1.1 per TSF-GFA	- Studio: min 1, max 1.1 per DU ≥ 1 BR: min 1.5, max 1.65 per DU - Divisible unit: +min 0.5, max. 0.6 for each divisible room	2 per DU
Dwelling Attached, Townhouse (3+ attached DUs)	- Units with < 3 BRs: 2 per DU - Units with ≥ 3 BRs: 3 per DU	1.5 per DU, plus 1 guest space per each 5 DUs	Max: 1.1 per TSF-GFA	- Studio: min 1, max 1.1 per DU ≥ 1 BR: min 1.5, max 1.65 per DU - Divisible unit: +min 0.5, max. 0.6 for each divisible room	1.5.per DU plus 1 guest space per 6 DUs
Dwelling, Multi-Unit Building (3+ DUs per structure)	Units with 1 BR: 1.5 per DU	1.5 per DU, plus 1 guest space per each 5 DUs	Max: 1.1 per TSF-GFA	Studio: min 1, max 1.1 per DU	1.5 per DU, plus 1 guest space per each 6 DUs

Table 4.12-2: Off-Street Parking Standards

Use Category	Eagle Current Required Spaces	Glenwood Springs Required Spaces	Breckenridge Required Spaces		Eagle Update Recommendation (Minimum)
			Mixed-Use Service Area (mapped)	Non-MU Area	
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total) TSF-GFA = 1,000 SF GFA CHANGES: Blue Font = Recommended Reduction Gold Font = Changed Measurement (e.g., employees to SF) Orange Font = New Standard					
	- Units with 2 BRs: 2 per DU - Units with ≥ 3 BRs: 2.5 per DU + 1 space per 6 units⁷⁰			≥ 1 BR: min 1.5, max 1.65 per DU - Divisible unit: +min 0.5, max. 0.6 for each divisible room	
Manufactured Home	2 per DU	1 per DU	Max: 1.1 per TSF- GFA	2 per DU min/no max	2 per DU
Mixed-Use Structure including DUs	n/a ⁷¹	1 per DU	Max: 1.1 per TSF- GFA per DU	- Studio: min 1, max 1.1 per DU ≥ 1 BR: min 1.5, max 1.65 per DU - Divisible unit: +min 0.5, max. 0.6 for each divisible room	1.5 per DU
Accessory Dwelling Unit	2 per DU				
Affordable Housing ⁷²	n/a				1.5 per DU
Group Living [Subcategory description: Section 4.09.020B.2]					
Group Home	Units with < 3 BRs: 2 per DU	2 per DU	Max: 1.1 per TSF- GFA	2 per DU min/no max	2 per DU

⁷⁰ Staff: Does the extra 1 space per 6 units apply to all multifamily or just units with more than 3 bedrooms?

⁷¹ Staff: How do you calculate parking for residential in MU buildings?

⁷² Drafting note: Link to Town definition of affordable housing

Table 4.12-2: Off-Street Parking Standards

Use Category	Eagle Current Required Spaces	Glenwood Springs Required Spaces	Breckenridge Required Spaces		Eagle Update Recommendation (Minimum)
			Mixed-Use Service Area (mapped)	Non-MU Area	
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total) TSF-GFA = 1,000 SF GFA					
CHANGES: Blue Font = Recommended Reduction Gold Font = Changed Measurement (e.g., employees to SF) Orange Font = New Standard					
	Units with ≥ 3 BRs: 3 per DU⁷³				
Nursing Home	1 per 4 patient beds, + 1 per 3 full-time employees, + 1 per part-time or full-time staff doctor.	1 per 3 beds	Director interpretation	1 per 3 beds min, 1.1 per 3 beds max	1 per 4 beds based on maximum capacity + 1 per 350 SF GFA for areas that are not patient rooms
Retirement Home or Assisted Living Facility	1 per DU, plus 1 guest space per 6 DUs	1.5 per DU, plus 1 guest space per each 5 DUs	Max: 1.1 per TSF-GFA	- Studio: min 1, max 1.1 per DU ≥ 1 BR: min 1.5, max 1.65 per DU	1 per DU, plus 1 guest space per 6 DUs
PUBLIC, CIVIC, AND INSTITUTIONAL [Category description: Section 4.09.020C]					
Assembly, Civic [Subcategory description: Section 4.09.020C.2]					
Civic Assembly	1 per 4 seats or 1 per 100 SF of floor area open to the public, whichever is higher.	1 per 300 SF	Max 1.8 per TSF-GFA	Min 1, Max 1.1 per 500 SF GFA	1 per 4 seats or 1 per 100 SF of floor area open to the public, whichever is higher
Religious Assembly	1 per 5 seats or 1 per 100 SF of floor area open to the public, whichever is greater.	1 per 300 SF	Max 0.5 per TSF-GFA	Min 1, Max 1.1 per 6 seats,	1 per 4 ⁷⁴ seats or 1 per 100 SF of floor area open to the public, whichever is higher
Education [Subcategory description: Section 4.09.020C.2]					
School, College, or University	Per uses not listed	unclear	n/a	Min 1, Max 1.1 per 4 students and faculty	1 per 400 SF GFA

⁷³ Staff: Is this correct, do you apply the SF parking requirement to group homes?

⁷⁴ Revised to create consistent parking standards for assembly uses.

Table 4.12-2: Off-Street Parking Standards

Use Category	Eagle Current Required Spaces	Glenwood Springs Required Spaces	Breckenridge Required Spaces		Eagle Update Recommendation (Minimum)
			Mixed-Use Service Area (mapped)	Non-MU Area	
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total) TSF-GFA = 1,000 SF GFA CHANGES: Blue Font = Recommended Reduction Gold Font = Changed Measurement (e.g., employees to SF) Orange Font = New Standard					
School, Preschool or Nursery	Per uses not listed	1.5 per classroom	n/a	2 per classroom	2 per classroom
School, Primary and Secondary	Per uses not listed	- Primary: 1.5 per classroom - High school: 4 per classroom	n/a	- Elementary and Junior High: 2 per classroom - High School: 1 per 4 students and faculty	- Elementary School: 2 per classroom - Middle School: 2 per classroom - High School: 4 per classroom and 1 per 300 SF GFA additional enclosed floor space
School, Trade, Business, Technology, Vocational	Per uses not listed	1 per 300 sf (office)	Max 1.4 per TSF-GFA (office)	Min 1, Max 1.1 per 4 students and faculty (college)	1 per 300 SF indoor GFA
Government and Public Safety [Subcategory description: Section 4.09.020C.2]					
Correctional Facilities	Per uses not listed	unclear	n/a	Director interpretation	Section <>, Uses with Variable Parking Demand ⁷⁵
Emergency Services	Per uses not listed	unclear	n/a	Director interpretation	Section <>, Uses with Variable Parking Demand
Government Buildings and Offices	1 per 300 SF of floor area used or designed for office or public use.	1 per 300 SF	Max 2.2 per TSF-GFA	2 required then Min 1, Max 1.1 per 400 SF GFA	1 per 300 SF GFA used or designed for office or public use
Government Facilities, Yards, and Storage	Per uses not listed	1 per 400 SF of building area used as office	n/a	Min 1, Max 1.1 per 400 SF GFA	1 per 400 SF of building area used as office

⁷⁵ Drafting note: This section will provide instructions for completing a parking study.

Table 4.12-2: Off-Street Parking Standards

Use Category	Eagle Current Required Spaces	Glenwood Springs Required Spaces	Breckenridge Required Spaces		Eagle Update Recommendation (Minimum)
			Mixed-Use Service Area (mapped)	Non-MU Area	
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total) TSF-GFA = 1,000 SF GFA CHANGES: Blue Font = Recommended Reduction Gold Font = Changed Measurement (e.g., employees to SF) Orange Font = New Standard					
Health Care and Social Assistance [Subcategory description: Section 4.09.020C.2]					
Adult Day Care	Per uses not listed	1 per 300 SF	Director interpretation		1 per 400 SF GFA plus 2 stacking spaces at drop-off area in mixed-use or non-residential districts
Hospital or In-Patient Health Care Facility	1 per 4 beds, plus 1 per 3 full-time employees, plus 1 per part-time or full-time staff doctor.	1 per 400 SF	n/a	Min 1, Max 1.1 per 3 beds	1 per 4 beds based on maximum capacity + 1 per 350 SF GFA for areas that are not patient rooms.
Hospice or Long-Term Care Facility	1 per 4 beds, plus 1 per 3 full-time employees, plus 1 per part-time or full-time staff doctor.	1 per 400 SF	n/a	Min 1, Max 1.1 per 3 beds	1 per 4 beds based on maximum capacity + 1 per 350 SF GFA for areas that are not patient rooms.
Medical, Dental or Optical Clinic; Other Outpatient Services (no in-patient services)	1 per 250 SF of floor area used or designed for office or public use	1 per 250 SF	Max 3.3 per TSF-GFA	2 required then Min 1, Max 1.1 per 400 SF GFA	1 per 250 SF of floor area used or designed for office or public use
Parks and Recreation [Subcategory description: Section 4.09.020C.2]					
Arboretums/ Botanic Gardens/Zoos	Per uses not listed	1 per 400 SF building area, plus 1 per 10,000 SF site area	Director and PZC determine		1 per 4 occupants at capacity
Golf Course or Swimming Pool, Public	Per uses not listed	4 per hole, plus 1 per 250 SF clubhouse area	Director and PZC determine		Section <>, Uses with Variable Parking Demand
Public Parks and Playgrounds	Per uses not listed	No requirement	Director and PZC determine		Section <>, Uses with Variable Parking Demand

Table 4.12-2: Off-Street Parking Standards

Use Category	Eagle Current Required Spaces	Glenwood Springs Required Spaces	Breckenridge Required Spaces		Eagle Update Recommendation (Minimum)
			Mixed-Use Service Area (mapped)	Non-MU Area	
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total) TSF-GFA = 1,000 SF GFA CHANGES: Blue Font = Recommended Reduction Gold Font = Changed Measurement (e.g., employees to SF) Orange Font = New Standard					
Public Recreation Facilities	Per uses not listed	No requirement	Director and PZC determine		Section <>, Uses with Variable Parking Demand
Transportation [Subcategory description: Section 4.09.020C.2]					
All	Bus depot: one per 100 SF of floor area, in addition to loading and unloading areas.	Based on demand study	Director interpretation		Section <>, Uses with Variable Parking Demand
Utilities and Public Services [Subcategory description: Section 4.09.020C.2]					
Major, Minor, Office, Buildings, Yards, and Land	Per uses not listed	No requirement	Director interpretation		Section <>, Uses with Variable Parking Demand
Pipelines (except natural gas)	Per uses not listed	No requirement	Director interpretation		No Requirement
Transmission and Distribution Lines	Per uses not listed	No requirement	Director interpretation		No Requirement
Wireless Communication Facilities [Subcategory description: Section 4.09.020C.2]					
All	Per uses not listed	No requirement	Director interpretation		Section <>, Uses with Variable Parking Demand
COMMERCIAL [Category description: Section 4.09.020D]					
Amusement and Recreation [Subcategory description: Section 4.09.020D.2]					
Amusement/ Recreation, Indoor	1 per 100 SF of floor area or 0.3 space per person maximum rated capacity, whichever is greater.	1 per 400 SF	By special review of the director and planning commission		6 per 1,000 SF GFA

Table 4.12-2: Off-Street Parking Standards

Use Category	Eagle Current Required Spaces	Glenwood Springs Required Spaces	Breckenridge Required Spaces		Eagle Update Recommendation (Minimum)
			Mixed-Use Service Area (mapped)	Non-MU Area	
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total) TSF-GFA = 1,000 SF GFA CHANGES: Blue Font = Recommended Reduction Gold Font = Changed Measurement (e.g., employees to SF) Orange Font = New Standard					
Amusement/ Recreation, Outdoor	Per uses not listed	1 per 400 SF building area, plus 1 per 10,000 SF site area	By special review of the director and planning commission		1 per 4 occupants at maximum capacity
Sexually Oriented Business	Per uses not listed	1 per 200 SF	Director interpretation		1 per 200 SF GFA
Animal Sales and Services [Subcategory description: Section 4.09.020D.2]					
Boarding/Kennel	1 per 250 SF of floor area used or designed for office or public use.	1 per 1000 SF	Director interpretation		1 per 500 SF GFA
General Sales and Services	1 per 250 SF of floor area used or designed for office or public use.	No requirement	Max. 1.4 per TSF-GFA	2 required then Min 1, Max 1.1 per 400 SF GFA	1 per 400 SF GFA
Public Animal Shelter	1 per 250 SF of floor area used or designed for office or public use.	1 per 1000 SF	Director interpretation		1 per 800 SF GFA
Veterinary	1 per 250 SF of floor area used or designed for office or public use.	1 per 250 SF	Director interpretation		1 per 400 SF GFA (indoor only)
Assembly, Entertainment and Trade [Subcategory description: Section 4.09.020D.2]					
General	1 per 4 seats or one per 100 SF of floor area used or designed for use by the public, whichever is higher.	1 per 250 SF	Max. 3.1 per TSF-GFA	By special review of the director and planning commission	1 per 4 seats in assembly area or 1 per 250 SF GFA in assembly area without seats
Child Care [Subcategory description: Section 4.09.020D.2]					
Child Care Center	Per uses not listed	Child Care Center:1 per 250 SF.	Director interpretation		1 per 400 SF GFA + 2 stacking spaces at drop-off

Table 4.12-2: Off-Street Parking Standards

Use Category	Eagle Current Required Spaces	Glenwood Springs Required Spaces	Breckenridge Required Spaces		Eagle Update Recommendation (Minimum)
			Mixed-Use Service Area (mapped)	Non-MU Area	
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total) TSF-GFA = 1,000 SF GFA CHANGES: Blue Font = Recommended Reduction Gold Font = Changed Measurement (e.g., employees to SF) Orange Font = New Standard					
					area for child care in mixed-use or non-residential districts
Family Child Care Home	Based on DU type	Large Home: 3 per DU Small Home: 2 per DU	Director interpretation		Based on DU type ⁷⁶
Commercial Service [Subcategory description: Section 4.09.020D.2]					
Consumer or Business Services	1 per 250 SF of floor area used or designed for office or public use.	1 per 300 or 400 SF, use-specific	Max 1.9 per TSF-GFA	2 required then Min 1, Max 1.1 per 400 SF GFA	1 per 400 SF GFA
Cemetery/ Crematorium/ Funeral Home	1 per 4 seats or one per 100 SF of floor area used or designed for use by the public, whichever is higher.	- Cemetery: 1 per 400 SF of building area - Crematorium, funeral home: 1 per 250 SF	Director interpretation		Min 2 plus 1 per 250 SF GFA of service or indoor assembly area
Personal Services	1 per 250 SF of floor area used or designed for office or public use.	1 per 400 SF	Max 1.9 per TSF-GFA	2 required then Min 1, Max 1.1 per 400 SF GFA	1 per 400 SF
Self-Service Storage	1 per full-time employee on duty,	3 spaces, plus 1 per resident caretaker	Director interpretation		Table <>, Parking for Industrial, Wholesale, and Storage Uses
Studio or Instruction Service	Per uses not listed (health club)	1 per 400 SF	Max. 2.0 per TSF-GFA	By special review of the director and planning commission	1 per 400 SF GFA

⁷⁶ Staff: Does the Town want to add required parking for in-home child care?

Table 4.12-2: Off-Street Parking Standards

Use Category	Eagle Current Required Spaces	Glenwood Springs Required Spaces	Breckenridge Required Spaces		Eagle Update Recommendation (Minimum)
			Mixed-Use Service Area (mapped)	Non-MU Area	
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total) TSF-GFA = 1,000 SF GFA CHANGES: Blue Font = Recommended Reduction Gold Font = Changed Measurement (e.g., employees to SF) Orange Font = New Standard					
Eating and Drinking Establishment [Subcategory description: Section 4.09.020D.2]					
All Restaurant/Food Service	1.5 per 100 SF of floor area used or designed for use by the public, plus 1.5 per 200 SF of kitchen floor space.	1 per 200 SF	Max 3.5 per TSF-GFA	Min 1, Max 1.1 per 125 SF GFA	1 per 250 SF including outdoor dining, plus stacking if there is a drive-thru
Tavern or Bar	1.5 per 100 SF of floor area used or designed for use by the public, plus 1.5 per 200 SF of kitchen floor space.	1 per 200 SF	n/a	Min 1, Max 1.1 per 125 SF GFA	1 per 200 SF GFA
Craft Alcohol Production and Tasting	Per uses not listed	1 per 200 SF seating/tasting area, plus 1 per 500 SF production area	n/a	Min 1, Max 1.1 per 125 SF GFA	1 per 200 SF GFA in the seating/tasting area, plus 1 per 500 SF production area
Financial Services [Subcategory description: Section 4.09.020D.2]					
Financial Institutions	1 per 250 SF of floor area used or designed for office or public use.	1 per 300 SF	Max. 1.9 per TSF-GFA	2 required then Min 1, Max 1.1 per 400 SF GFA	1 per 300 SF GFA plus stacking if there is a drive-thru
Alternative Financial Services	1 per 250 SF of floor area used or designed for office or public use.	1 per 300 SF	Max. 1.9 per TSF-GFA	2 required then Min 1, Max 1.1 per 400 SF GFA	1 per 300 SF GFA
Lodging [Subcategory description: Section 4.09.020D.2]					
Boarding	1 per separate unit for temporary or long-term accommodations, including management and employee units.	1 space per guest room, plus 1 space for the owner/management	Max 1.1 per TSF-GFA	Min 1, Max 1.1 per guestroom	Min 2 plus 1 per separate unit

Table 4.12-2: Off-Street Parking Standards

Use Category	Eagle Current Required Spaces	Glenwood Springs Required Spaces	Breckenridge Required Spaces		Eagle Update Recommendation (Minimum)
			Mixed-Use Service Area (mapped)	Non-MU Area	
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total) TSF-GFA = 1,000 SF GFA CHANGES: Blue Font = Recommended Reduction Gold Font = Changed Measurement (e.g., employees to SF) Orange Font = New Standard					
Bed and Breakfast Facility	1 per separate unit for temporary or long-term accommodations, including management and employee units.	1 space per guest room, plus 1 space for the owner/management	Max 1.1 per TSF-GFA	Min 1, Max 1.1 per guestroom	Min 2 plus 1 per separate unit
Campground/RV Park	1.5 per campsite	Not specified	By special review of the director and planning commission		1 per campsite in RV park
Hotel/Motel	1 per separate unit for temporary or long-term accommodations, including management and employee units.	1 space per guest room	Max 1.1 per TSF-GFA	Min 1, Max 1.1 per guestroom	1 per guest room
Extended Stay	1 per separate unit for temporary or long-term accommodations, including management and employee units.	1 space per guest room	Max 1.1 per TSF-GFA	Min 1, Max 1.1 per guestroom	1 per guest room
Short-Term Rental	As required for unit type	Per residential use standards	As required for unit type		As required for unit type
Marijuana [Subcategory description: Section 4.09.020D.2]					
Retail	Per uses not listed	1 per 300 SF			Apply Limited or General Retail Sales based on SF
Manufacturing facility	Per uses not listed	1 per 1,000 SF storage, warehousing, and distribution area, plus 1 per 35 SF manufacturing, assembly, packing,			Table 4.09-2, Parking for Industrial, Wholesale, and Storage Uses

Table 4.12-2: Off-Street Parking Standards

Use Category	Eagle Current Required Spaces	Glenwood Springs Required Spaces	Breckenridge Required Spaces		Eagle Update Recommendation (Minimum)
			Mixed-Use Service Area (mapped)	Non-MU Area	
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total) TSF-GFA = 1,000 SF GFA CHANGES: Blue Font = Recommended Reduction Gold Font = Changed Measurement (e.g., employees to SF) Orange Font = New Standard					
		preparation, plus 1 per 300 SF for retail sales and office area			
Office [Subcategory description: Section 4.09.020D.2]					
Business or Professional	1 per 300 SF of floor area used or designed for office or public use.	1 per 300 SF	Max 1.4 per TSF GFA	2 required then Min 1, Max 1.1 per 400 SF GFA	1 per 400 SF
Retail Sales [Subcategory description: Section 4.09.020D.2]					
Limited	Parking area equal in SF to the total floor area of the building, excluding one-half of storage and display areas used for bulky items requiring extensive floor area such as household appliances, furniture, automobiles, farm and construction equipment.	Retail, general <1,500 sq. ft.: 1 per 400 SF	Max 1.4 per TSF GFA	2 required then Min 1, Max 1.1 per 400 SF GFA	1 per 400 SF GFA for the first 2,000 SF + 1 per 300 SF GFA over 2,000 sq. ft. up to 100,000 SF total GFA
General	Parking area equal in SF to the total floor area of the building, excluding one-half of storage and display areas used for bulky items requiring extensive floor area such as household appliances, furniture, automobiles,	1 per 300 SF	Max 1.4 per TSF GFA	2 required then Min 1, Max 1.1 per 400 SF GFA	1 per 400 SF GFA for the first 2,000 SF + 1 per 300 SF GFA over 2,000 sq. ft. up to 100,000 SF total GFA

Table 4.12-2: Off-Street Parking Standards

Use Category	Eagle Current Required Spaces	Glenwood Springs Required Spaces	Breckenridge Required Spaces		Eagle Update Recommendation (Minimum)
			Mixed-Use Service Area (mapped)	Non-MU Area	
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total) TSF-GFA = 1,000 SF GFA CHANGES: Blue Font = Recommended Reduction Gold Font = Changed Measurement (e.g., employees to SF) Orange Font = New Standard					
	farm and construction equipment.				
Large-Format	Parking area equal in SF to the total floor area of the building, excluding one-half of storage and display areas used for bulky items requiring extensive floor area such as household appliances, furniture, automobiles, farm and construction equipment.	1 per 300 SF	Max 2.5 per TSF GFA (grocery store)	Min 1, Max 1.1 per 250 SF GFA (grocery store)	General retail standard up to 50,000 SF GFA then 1 per 1,000 SF GFA. If part of the structure is warehouse, apply the retail standard and Table <> [Warehouse] to the areas in each use.
Commercial Greenhouse/ Nursery	Parking area equal in SF to the total floor area of the building, excluding one-half of storage and display areas used for bulky items requiring extensive floor area such as household appliances, furniture, automobiles, farm and construction equipment.	Parking study	Director interpretation		1 per 1,000 SF GFA
Vehicle Sales and Service, Personal [Subcategory description: Section 4.09.020D.2]					
Car Wash	1 per employee per major shift, plus stacking spaces in accordance with	1 per 300 SF retail and office area, plus 3 stacking spaces per	Director interpretation		1 per 300 SF retail and office area, plus 3 stacking spaces per service lane and 1

Table 4.12-2: Off-Street Parking Standards

Use Category	Eagle Current Required Spaces	Glenwood Springs Required Spaces	Breckenridge Required Spaces		Eagle Update Recommendation (Minimum)
			Mixed-Use Service Area (mapped)	Non-MU Area	
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total) TSF-GFA = 1,000 SF GFA CHANGES: Blue Font = Recommended Reduction Gold Font = Changed Measurement (e.g., employees to SF) Orange Font = New Standard					
	Subsection (L)(2) of this section.	service lane and 1 stacking space per detailing bay (if separate from wash bay/lane)			stacking space per detailing bay (if separate from wash bay/lane)
Fueling Station, no convenience store	1 per 100 SF of retail or office floor area, plus stacking spaces in accordance with Subsection (L)(2)(a) of this section.	1 per fueling pump, plus 1 per 400 SF retail and office area	Max. 3.0 per bay + 1 per pump	1 per pump plus 1 per 250 SF GFA	1 per pump plus 1 per 250 SF GFA plus stacking per Section <>
With Convenience store	Gasoline station: one per 100 SF of retail or office floor area, plus stacking spaces in accordance with Subsection (L)(2)(a) of this section.	1 per fueling pump, plus 1 per 300 SF retail and office area	Max. 1.4 per TSF GFA	Min 1 per pump plus 1 per 250 SF GFA, Max 1.1 per pump plus 1.1 per 250 SF GFA	1 per pump plus 1 per 300 SF retail and office area plus stacking per Section <>
Vehicle Sales and Rental	Parking area equal in SF to the total floor area of the building, excluding one-half of storage and display areas used for bulky items requiring extensive floor area such as household appliances, furniture, automobiles, farm and construction equipment.	1 per 500 SF sales area, plus 2 per repair bay	Director interpretation		- Sales and Service: 1 per 1,000 SF GFA used by general public plus storage of vehicles for sale - Rental: 1 per 250 SF GFA used by general public plus storage of vehicles for rent

Table 4.12-2: Off-Street Parking Standards

Use Category	Eagle Current Required Spaces	Glenwood Springs Required Spaces	Breckenridge Required Spaces		Eagle Update Recommendation (Minimum)
			Mixed-Use Service Area (mapped)	Non-MU Area	
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total) TSF-GFA = 1,000 SF GFA CHANGES: Blue Font = Recommended Reduction Gold Font = Changed Measurement (e.g., employees to SF) Orange Font = New Standard					
Vehicle Maintenance and Repair	1 per 100 SF of retail or office floor area, plus 3 per service bay.	1 per 500 SF, plus 3 per repair bay	Director interpretation		1 per 300 SF GFA, plus 3 per service bay
INDUSTRIAL, WHOLESALE, AND STORAGE [Category description: Section 4.09.020E]					
Alternative Energy Production [Subcategory Description: Section 4.09.020E.2]					
Solar Power Array, large/utility	Per uses not listed	Director interpretation	Director interpretation		1 per site
Industrial and Construction Services [Subcategory Description: Section 4.09.020E.2]					
Auction House					
Contractor Yard, General/Trade	1 per 1,000 square feet of floor area used or designed for storage, warehousing, distribution, wholesale sales, or a combination thereof	1 per 400 SF of building area used as office	Director interpretation	Min 1, Max 1.1 per 200 SF	1 per 1,000 SF of floor area used or designed for storage.
Truck, RV, and Heavy Equipment Rental, Sales, and Service	1 per 1,000 square feet of floor area used or designed for storage, warehousing, distribution, wholesale sales, or a combination thereof + 1 per 300 square feet of floor area used or designed for retail sales or office use.	1 per 300 SF	Director interpretation		- Sales and Service: 1 per 1,000 SF GFA used by general public plus storage of vehicles for sale - Rental: 1 per 250 SF GFA used by general public plus storage of vehicles for rent

Table 4.12-2: Off-Street Parking Standards

Use Category	Eagle Current Required Spaces	Glenwood Springs Required Spaces	Breckenridge Required Spaces		Eagle Update Recommendation (Minimum)
			Mixed-Use Service Area (mapped)	Non-MU Area	
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total) TSF-GFA = 1,000 SF GFA CHANGES: Blue Font = Recommended Reduction Gold Font = Changed Measurement (e.g., employees to SF) Orange Font = New Standard					
Truck Stop/Wash	1 per 100 SF of retail or office floor area, plus stacking spaces in accordance with Subsection (L)(2)(a) of this section. 1 per employee per major shift, plus stacking spaces in accordance with Subsection (L)(2) of this section.	1 per fueling pump, plus 1 per 400 square feet retail and office area + 1 per 300 square feet retail and office area, plus 3 stacking spaces per service lane and 1 stacking space per detailing bay if separate from wash bay/lane)	Director interpretation		Section <>, Uses with Variable Parking Demand
Manufacturing, Assembly, or Processing [Subcategory Description: Section 4.09.020E.2]					
All	1 per 1,000 SF of floor area used or designed for storage, warehousing, distribution, wholesale sales, or a combination thereof. + 1 per 350 SF of floor area used or designed for manufacturing assembly, parking, preparation, research facilities, experimental or testing laboratories, or other such uses. +1 per 300 SF of floor area used or designed for retail sales or office use.	Based on demand study	N/A	1 per 400 SF	Table 4.09-2, Parking for Industrial, Wholesale, and Storage Uses

Table 4.12-2: Off-Street Parking Standards

Use Category	Eagle Current Required Spaces	Glenwood Springs Required Spaces	Breckenridge Required Spaces		Eagle Update Recommendation (Minimum)
			Mixed-Use Service Area (mapped)	Non-MU Area	
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total) TSF-GFA = 1,000 SF GFA CHANGES: Blue Font = Recommended Reduction Gold Font = Changed Measurement (e.g., employees to SF) Orange Font = New Standard					
Natural Resource Extraction [Subcategory Description: Section 4.09.020E.2]					
All	Per uses not listed	Based on demand study	Director interpretation		Section <>, Uses with Variable Parking Demand
Warehouse and Storage Services [Subcategory Description: Section 4.09.020E.2]					
All	1 per 1,000 square feet of floor area used or designed for storage, warehousing, distribution, wholesale sales, or a combination thereof + 1 per 300 square feet of floor area used or designed for retail sales or office use	Based on demand study	Director interpretation		Table 4.09-2, Parking for Industrial, Wholesale, and Storage Uses
Waste and Salvage [Subcategory Description: Section 4.09.020E.2]					
All	Per uses not listed	Director interpretation	Director interpretation		Section <>, Uses with Variable Parking Demand
AGRICULTURE [Category description: Section 4.09.020F]					
Stable, Commercial [Subcategory description: Section 4.09.020F.2]					
Commercial	Per uses not listed	Director interpretation	Director interpretation		1 per 400 SF building area, plus 1 per 10,000 SF site area

E. Parking for Industrial, Wholesale, and Storage Uses

Uses that reference this subsection in Table 4.12-2: Off-Street Parking **Standards**, shall provide the minimum number of parking spaces identified in Table 4.12-3. The total number of required spaces is cumulative based on the variety of different functions present in a single structure or lot.

Table 4.12-3: Parking for Industrial, Wholesale, and Storage Uses

Use or Activity		Minimum Required
Office or administrative area		1 per 300 GFA
Indoor sales area		1 per 200 GFA
Retail		Table 4.09-1
Assembly, vehicular service, or manufacturing area:	First 1-3,000 sf of floor area:	1 per 200 GFA
	Additional SF over 3,000 calculated as follows:	
	3,001-5,000 sf of floor area	1 per 500 GFA
	5,001-10,000 sf of floor area	1 per 750 GFA
	10,001 or more sf of floor area	1 per 1,250 GFA
Indoor storage or warehousing area		1 per 1,000 GFA or 1 per employee on largest shift
Outdoor sales, display, or storage area (3,000 sf or less)		1 per 750 GFA
Outdoor sales, display, or storage area (more than 3,000 sf)		1 per 1,000 GFA

F. Uses with Variable Parking Demand

Uses that reference this subsection in Table 4.12-2: Off-Street Parking **Standards** have widely varying parking demand characteristics, making it difficult to establish a single parking standard. Upon receiving a development application for a use subject to this subsection, the Director shall:

1. Apply the parking standard specified for the listed use that is deemed most similar to the proposed use, or
2. Establish minimum parking standards on the basis of a parking study prepared and paid for by the applicant. The parking study shall:
 - a. Include estimates of parking demand based on recommendations of the Institute of Traffic Engineers (ITE) Parking Generation, or other acceptable estimates as approved by the Director, including reliable data collected from uses or combinations of uses that are the same as or comparable to the proposed use.
 - b. Document the source of data used to develop the recommendations. Comparability will be determined by density, scale, bulk, area, type of activity, and location.

G. Broadway District Adjustments

The following standards are applicable in the Broadway District:

1. One space per residential unit shall be provided on-site when a retail or restaurant use has been established on the first floor.
 - a. If a service establishment is allowed on the ground floor, residential unit parking shall be provided at 1.5 spaces per unit.
 - b. The use of stacked parking spaces is allowed to meet this requirement. Parking covenants shall be required to control access to the stacked parking spots for the owners, renters, or lessees of residential units in the building.

2. On-site parking requirements for residential use may be met by enclosed garages.
 - a. Detached garages may be located within the side or rear setback but shall conform to the accessory structure setbacks in the applicable zone district.
 - b. Service entrances and access must be provided when garages are located in the rear yard.

H. ADA Accessible Parking

All parking lots shall provide the minimum number of accessible parking spaces required by the federal Americans with Disabilities Act (ADA). All accessible parking spaces shall meet the design and location requirements of the Americans with Disabilities Act (ADA). Accessible parking spaces shall be counted toward the minimum number of spaces required.

I. EV Charging ⁷⁷

Comment: The State of Colorado is establishing EV parking requirements in June, 2023. This section will be revised to incorporate those standards.

1. All new, expanded, or reconstructed parking areas for multifamily, mixed-use, and non-residential structures with a minimum of

J. Exclusive Use for Parking

1. Except for single-unit and two-unit dwellings, no off-street parking or loading space shall be used for any purpose other than the parking of vehicles.
2. No parking space shall be converted to another use unless it is replaced concurrently with another parking space meeting all of the requirements of this chapter.

4.12.050 REQUIRED BICYCLE PARKING⁷⁸

A. Applicable Design Standards

1. When required, bicycle parking must comply with the Association of Pedestrian and Bicycle Professionals (APBP) Essentials of Bike Parking guidelines, or other standards as adopted by the Town.
2. In Mixed-Use, Commercial, and Public districts, all short-term racks shall be located within 50 feet of the primary entrance of the building served by the rack(s) and shall be visible when facing that primary entrance. Additional short-term bicycle parking is not required in the Broadway District.

B. When Required⁷⁹

Bicycle parking shall be provided as required in Table 4.12-4: Bicycle **Parking**. Where the amount of required parking is not specified, the Director shall interpret the applicability of this table based on similar types of uses.

⁷⁷ New standard

⁷⁸ New section.

⁷⁹ The parking requirements in this table are based on standards recommended by the Association of Pedestrian and Bicycle Professionals. These standards can be adjusted based on community preference and already available bicycle parking.

Table 4.12-4: Bicycle Parking			
Use Category	Short-Term (bike rack, less than 2 hours)	Long-Term (secure area, longer than 2 hours)	Exceptions
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total)			
RESIDENTIAL [Category description: Section 4.09.020B]			
Household Living [Subcategory description: Section 4.09.020B.2]			
Dwelling Detached, Single Unit	Not required	Not required	
Dwelling Attached, Two Units	Not required	Not required	
Dwelling Attached, with private garage or appropriately sized locked storage unit for each unit	Not required	Not required	
Dwelling, Multi-Unit Building (3+ DUs per structure) with private garage or appropriately sized locked storage unit for each unit	Min 2 + .05 per BR	Not required	
Dwelling, Multi-Unit Building (3+ DUs per structure), without private garage or appropriately sized locked storage unit for each unit	Min 2 + .05 per BR	Min 2 + 0.5 per BR	
Manufactured Home	Not required	Not required	
Mixed-Use Structure including DUs	Apply multi-unit standards based on garage availability		
Group Living [Subcategory description: Section 4.09.020B.2]			
Group Home	Apply Household Living type		
Nursing Home	Min 2 + 1 per 20,000 SF GFA	Min 2 + 1 per 70,000 SF GFA	
Retirement Home or Assisted Living Facility	Min 2 + .05 per bedroom	Min 2 + 0.5 per bedroom	
PUBLIC, CIVIC, AND INSTITUTIONAL [Category description: Section 4.09.020C]			
Assembly, Civic [Subcategory description: Section 4.09.020C.2]			
Assembly, All	Spaces for 2% max daily expected attendance	Min 2 + 1 per 10 employees	
Education [Subcategory description: Section 4.09.020C.2]			
School, College, or University	Min 2 + 1 per 10 students at planned capacity	1 per 20,000 SF GFA	
School, Preschool or Nursery >15 kids at capacity	Min 2 + 1 per 20 students at capacity	Min 2 + 1 per 20 employees	
School, Primary and Secondary	Min 2 + 1 per 20 students at capacity	Base: Min 2 + 1 per 10 employees Grade 4 and higher: Base + 1 per 20 students at planned capacity	

Table 4.12-4: Bicycle Parking			
Use Category	Short-Term (bike rack, less than 2 hours)	Long-Term (secure area, longer than 2 hours)	Exceptions
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total)			
Government and Public Safety [Subcategory description: Section 4.09.020C.2]			
Government Buildings and Offices	Min 2 + 1 per 10,000 SF GFA	Min 2 + 1 per 10 employees	
Health Care and Social Assistance [Subcategory description: Section 4.09.020C.2]			
Adult Day Care	Apply Health Care standards		
Health Care/ Hospital	Min 2 + 1 per 20,000 SF GFA	Min 2 + 1 per 70,000 SF GFA	
Parks and Recreation [Subcategory description: Section 4.09.020C.2]			
All	Spaces for 2% max daily expected attendance	Min 2 + 1 per 10 employees	
Transportation [Subcategory description: Section 4.09.020C.2]			
All + Public Parking Lots (unattended surface parking excepted)	Min 6 + 1 per 20 auto spaces	Min 2 + 1 per 20 auto spaces	
Utilities and Public Services [Subcategory description: Section 4.09.020C.2]			
Office	Min 2 + 1 per 20,000 SF GFA	Min 2 + 1 per 10,000 SF GFA	
Wireless Communication Facilities [Subcategory description: Section 4.09.020C.2]			
All	Not required	Not required	
COMMERCIAL [Category description: Section 4.09.020D]			
Assembly: Amusement, and Entertainment			
All	Spaces for 2% max daily expected attendance	Min 2 + 1 per 10 employees	
Eating and Drinking Establishments			
All	Min 2 + 1 per 5,000 SF GFA	Min 2 + 1 per 12,000 SF GFA	
Lodging			
All	Not required	Min. 2 except for short-term rental	
Office			
All	Min 2 + 1 per 20,000 SF GFA	Min 2 + 1 per 10,000 SF GFA	
Retail, Commercial Service, Financial Service, Animal Sales and Service			
General	Min 2 + 1 per 5,000 SF GFA	Min 2 + 1 per 12,000 SF GFA	
Food Sales	Min 2 + 1 per 2,000 SF GFA	Min 2 + 1 per 12,000 SF GFA	

Table 4.12-4: Bicycle Parking			
Use Category	Short-Term (bike rack, less than 2 hours)	Long-Term (secure area, longer than 2 hours)	Exceptions
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total)			
Vehicle Sales and Service, Personal [Subcategory description: Section 4.09.020D.2]			
All	Min 2 + 1 per 20,000 SF internal GFA	Min 2 + 1 per 12,000 SF internal GFA	
INDUSTRIAL, WHOLESALE, AND STORAGE [Category description: Section 4.09.020E]			
All	Min. 2	Min 2 + 1 per 15,000 SF internal GFA	

4.12.060 VEHICLE PARKING EXCEPTIONS AND REDUCTIONS

A. Broadway District

Use changes within the Broadway District are not required to provide additional off-street parking above what existed at the time of the use change, regardless of the requirements of Table 4.12-2: Off-Street Parking Standards.

B. Administrative Adjustment

Applications meeting the requirements of Section 4.17.110A shall be eligible for the parking reduction approved through that process.

C. On-Street Parking

On-street parking spaces on residential local streets that are directly adjacent to the property served may be counted towards the number of required spaces subject to the following:

1. Marked spaces shall be counted if:
 - a. 50 percent or more of the stall length of a parallel space is adjacent to the property served; or
 - b. 50 percent or more of the stall width of perpendicular or angled parking is adjacent to the property served.
2. Unmarked parallel spaces shall be determined by dividing the total curb length adjacent to the property served where parking is permitted by 20 feet.

D. Joint Use of Parking Spaces ⁸⁰

1. Where an owner or developer can document that two separate uses do not require parking during the same hours and that adequate provisions have been made to ensure that the uses will not require parking during the same hours, the owner or developer may petition the Planning and Zoning Commission for permission to allow parking spaces which otherwise comply with the provisions of this chapter to fulfill the requirements for both uses.

⁸⁰ Current joint parking standards, carried forward and updated.

- a. Permission for such joint use of parking spaces may be granted subject to such conditions as the Planning and Zoning Commission finds necessary to carry out the purpose and intent of this chapter.
 - b. Joint parking requests shall follow the Town's review procedures for a Section 4.17.080C, Conditional Use Permit.
2. Common parking areas may be provided in areas designated to serve jointly two or more buildings, units, structures or uses, provided that the total number of parking spaces shall not be less than that required for each use unless reduced by a joint parking approval.

Table 4.12-5: Shared Parking Reduction

Property Use	Multifamily Dwellings	Public, Institutional, and Civic	Food and Beverage, Indoor Recreation, or Lodging	Retail Sales	Other Commercial
Multifamily Dwellings	--	--	--	--	--
Public, Institutional, and Civic	1.1	1.0	--	--	--
Food and Beverage, Indoor Recreation, or Lodging	1.1	1.2	1.0	--	--
Retail Sales	1.2	1.3	1.3	1.0	--
Other Commercial	1.3	1.5	1.7	1.2	1.0

E. Transit Offset

1. The number of required parking spaces may be reduced for developments within 1,320 feet of a fixed route transit service station or stop located outside of the Broadway District.
2. To be eligible for a transit reduction, the business owner must provide documentation of contracting for and securing a minimum of three years of employee transit passes. The reduction in required parking spaces shall be one space for each transit pass purchased meeting these requirements.
3. Uses eligible for a transit offset in the number of required parking spaces are:
 - a. Rented or leased residential multi-family living units or manufactured home park with eight or more living units where a transit pass is included in the rental or lease of selected individual units: The maximum transit offset shall not exceed 20% of the number of living units in the complex.
 - b. Hospitals; professional offices, including medical and dental clinics or offices; and financial institutions: the maximum transit offset shall not exceed 20% of the total required parking for such uses.

F. Active Transportation Reduction (new)

The Director may grant a 5 percent parking reduction if the building or use is within 1,320 feet of a recreational trail or bike route and a sidewalk connection is provided between the site and the recreational trail or bike route.

G. Transportation Demand Management Reduction (new)

The Director may allow a reduction in required parking for employers that enter into a Transportation Demand Management (TDM) Agreement that specifies how on-site parking will be reduced through property owner or operator programs or initiatives that reduce the number of employees on-site. Any TDM Agreement, whether used independently or in combination with other allowed parking reductions, is subject to the 25 percent limitation on overall parking reduction. Such programs may include the following:

1. Compressed work week schedules;
2. Flexible arrival and departure times;
3. Telework opportunities; or
4. Incentives for employees to use alternative modes of transportation to the work place.

H. Reduced Need Populations (new)

The required minimum number of parking spaces may be reduced by one of the following:

1. 33 percent for any group living use or multi-unit use in which occupancy of at least 80 percent of the units is restricted for use by those 65 years of age or older.
2. 50 percent for any group living use or multi-unit use in which occupancy of more than 80 percent of the units is restricted for use by those meeting the definition of “handicapped” individuals under the federal Fair Housing Act.

I. Enhanced Bicycle Parking (new)

The minimum parking required by Table 4.12-4 may be reduced by 5 percent if the applicant:

- a. Provides at least two electric bike charging spaces; or
- b. Provides a dedicated bicycle storage area with at least 2 showers and 4 lockers for every shower provided.

4.12.070 VEHICLE PARKING ACCESS, LOCATION, AND DESIGN

A. Access

Access shall be provided as follows. Access ways shall be designed so as to reduce the number and proximity of access points along public streets.

1. All Lots and Uses

- a. Access ways on the same lot frontage shall be separated a minimum of 30 feet, measured linearly along the property line.
 - i. Lots with 100 to 200 feet of frontage: the minimum access way separation shall be increased by one foot for every five feet of property length beyond 100 feet.
 - ii. Lots exceeding 200 feet of frontage: access ways shall be separated by at least 50 feet.

- iii. Corner lot: access ways shall be located not closer than 50 feet to the intersecting street right-of-way line, or where lot frontage is less than 75 feet, the maximum distance possible from the intersecting street right-of-way line, as determined by the Director.
- b. The intersection of an access way with a public street shall be located not closer than 15 feet to a side lot line, except that a common access way to two adjacent properties with combined width not exceeding 35 feet may be provided at the common lot line. This total amount provided from each lot may be adjusted below 15 feet provided the full required width is met.
- c. Single-unit and two-unit dwellings may stack parking spaces except that unobstructed and direct access must be provided for a minimum of two spaces.

2. Parking Area Access

The following standards apply to all uses except single unit or two unit residential:

- a. Each access way between a public street and the parking area shall be between 15-feet and 35-feet wide at the intersection of the access way with the public street.
 - i. A divider stop at least six feet long shall be installed if the access way exceeds 25 feet in width.
 - ii. Each access way shall be clearly and permanently marked and defined through the use of landscaping, rails, fences, walls or other barriers or markers. Access way marking and defining may be augmented by painting or striping.
- b. Access from any parking area onto a collector or arterial street and from any parking area with four or more parking spaces onto a local street shall be designed to permit user vehicles to enter and exit unrestricted in forward drive.

B. Location

1. Parking areas or spaces shall be located as follows:

Use Category	Where Allowed	Where Prohibited
Residential: detached, attached, and multifamily up to 8 units	- Same lot as dwelling, or - Common lot associated with dwelling	In required front yard
Residential multifamily, more than 5 units	- Same lot as dwelling, - Common lot associated with dwelling, or - Within a 200-foot radius of the subject property, measured from any point on the property [1]	
Mixed-Use and Nonresidential	- Same lot as structure, - Common lot associated with structure, or - Within a 200-foot radius of the subject property, measured from any point on the property [1]	
Enclosed underground parking	Anywhere on a lot	

Table 4.12-6: Location of Parking Spaces

Use Category	Where Allowed	Where Prohibited
Broadway District	On street and off street per Sec. 4.12.070D.3	Adjacent to residential?
Notes: [1] Parking Agreement required if structure and parking lots are in different ownership.		

2. No parking space shall be located closer than five feet from a window or door of a habitable structure.

C. Generally Applicable Parking Area Design Standards

1. Maneuvering

Projects that require parking areas with more than six parking spaces shall provide maneuvering areas that accommodate ingress and egress from the lot by forward motion of vehicles. A request may be made to the Director to allow parking for such projects with parking that backs out directly onto a street if an applicant can show this is a safe alternative.

2. Grade

- a. Outdoor parking areas shall not exceed four percent grade and shall not be less than one percent grade and shall be pitched away from habitable structures.
- b. The grade of access ways shall not exceed four percent within 100 feet of the intersection with a public street unless otherwise approved by Public Works.

3. Drainage

All parking areas shall be designed and graded to restrict site drainage to a rate no greater than the historical rate, before development, for the 25-year storm, or shall include development of a storm drainage system to convey runoff water to a site approved by the Director.

4. Snow Storage and Removal

Snow from private lots may not be pushed into or stored in the public right of way.

5. Garages and Covered Parking

- a. Parking requirements may be met by garages and carports covering or enclosing spaces which comply with minimum size provisions of this chapter.
- b. Design standards for structured parking are provided in Chapter <>, [Site and Structure Standards].

6. Stall Size

Unless otherwise provided in Table 4.12-7, the following standards apply:

- a. Each off-street parking space shall cover an area not less than nine feet wide and 19 feet long.
- b. Parallel parking spaces shall be a minimum of 22 feet in length.

7. Lighting

Parking lot lighting per Section 4.13.040C, Outdoor Lighting, shall be provided in all parking areas with more than ten spaces used or designed for use during evening hours.

8. Landscaping

Parking lot landscaping shall be provided per Section **Error! Reference source not found.** Parking Standards for Detached and Attached Residential Structures

9. Loading

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

10. Stacked Spaces

Required parking may be provided in stacked spaces to accommodate two vehicles parked end-to-end as follows:

- a. Vehicles may be parked in on a driveway, in a garage/carport, or both; and
- b. For each dwelling unit, including accessory dwelling units, at least one parking space shall be provided that is not blocked by another parking space.

11. Garage and Carports

- a. To allow for vehicle maneuvering and prevent vehicles from overhanging the sidewalk, there shall be a minimum clear distance on private property of 20 feet perpendicular to the garage doors or carport openings that are perpendicular to the public right-of-way.
- b. When garage doors or carport openings face an alley, a minimum of 2 feet shall be provided from the garage door or carport opening to the closest alley right-of-way boundary. Parking between the garage or carport and alley shall not be permitted unless at least 20 feet of pavement between the garage or carport and the alley is provided.

D. Standards for Multiunit, Mixed-Use, and Nonresidential Structures**1. Parking Area Layout**

Every parking area shall be designed according to Table 4.12-7 and Figure 12-A: Off-Street Parking Dimensions except as provided in Section 4.12.070D.3, BD Parking.

- a. The top line of figures for each parking angle constitutes minimum design standards and the lower two lines constitute higher standards to be employed at the option of the owner or developer.
- b. The owner or developer may select the parking angle and the line of figures for such parking angles and then all figures in that line shall become requirements.

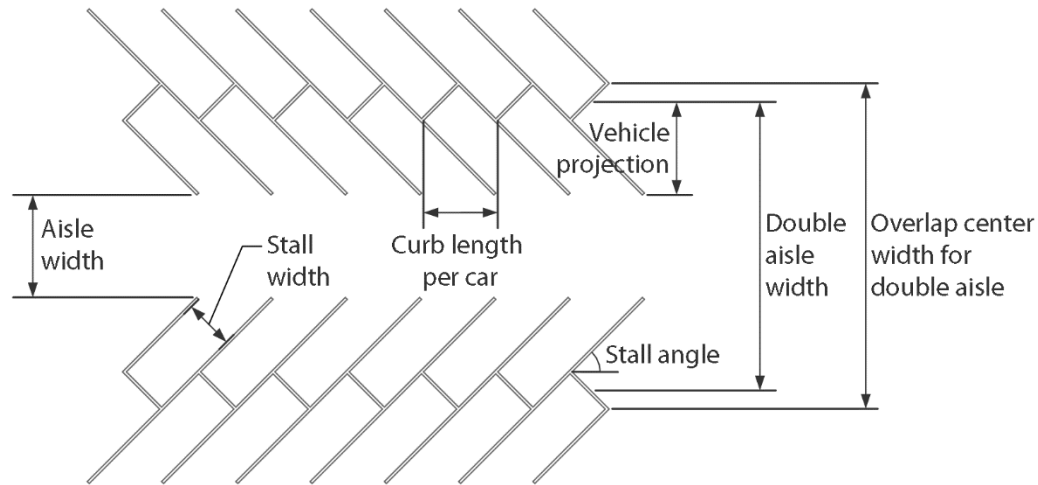
4.12.070. Vehicle Parking Access, Location, and Design**Chapter 4.12 Parking and Loading Standards****D. Standards for Multiunit, Mixed-Use, and Nonresidential Structures**

Figure 12-A: Off-Street Parking Dimensions

Table 4.12-7: Minimum Parking Space and Driveway Requirements

Parking Angle (degrees)	Stall Width	Length of Stall to Curb (ft)	Aisle Width (ft)	Curb Length per Stall (ft)	Width of Double Row with Aisle (ft)
10	9'0"	9.0	12.0	23.0	30.0
	9'6"	9.5	12.0	23.0	31.0
	10'0"	10.0	12.0	23.0	32.0
20	9'0"	15.0	11.0	26.3	41.0
	9'6"	15.5	11.0	27.5	42.0
	10'0"	15.9	11.0	29.2	42.0
30	9'0"	17.3	11.0	18.0	45.6
	9'6"	17.8	11.0	19.0	46.6
	10'0"	18.2	11.0	20.0	47.0
45	9'0"	19.8	13.0	12.7	52.5
	9'6"	20.1	13.0	13.0	53.3
	10'0"	20.5	18.0	14.1	54.0
60	9'0"	21.0	18.0	10.4	60.0
	9'6"	21.2	18.0	11.0	60.4
	10'0"	21.5	18.0	11.5	61.0
70	9'0"	21.0	19.0	9.6	61.0
	9'6"	21.2	18.5	10.1	60.9
	10'0"	21.2	18.0	10.6	60.4
80	9'0"	20.3	24.0	9.1	64.3
	9'6"	20.4	24.0	9.6	64.3
	10'0"	20.5	24.0	10.2	65.0
90	9'0"	19.0	24.0	9.0	62.0
	9'6"	19.0	24.0	9.5	62.0

Table 4.12-7: Minimum Parking Space and Driveway Requirements

Parking Angle (degrees)	Stall Width	Length of Stall to Curb (ft)	Aisle Width (ft)	Curb Length per Stall (ft)	Width of Double Row with Aisle (ft)
	10'0"	19.0	24.0	10.0	62.0

2. Surface Materials

Parking areas shall be surfaced as follows:

- a. Multiunit: all parking areas serving five or more residential units shall be surfaced with asphalt or concrete.
- b. Mixed-Use and Nonresidential
 - i. 10 or fewer parking spaces and less than 3,000 square feet of parking area shall be surfaced with asphalt, concrete, brick, gravel, or road base.
 - ii. More than 10 parking spaces or more than 3,000 square feet of parking area shall be surfaced with asphalt or concrete.

3. BD Parking

- a. In the Broadway District, both parallel and diagonal parking currently exists. This is the traditional, established parking layout in this area, which shall remain the standard. The existing rights-of-way in area vary between 60 feet and 80 feet.
- b. Parallel parking shall be encouraged along all blocks within the Broadway District where diagonal parking is not feasible. Parking layout and design shall include curb and gutter.

4.12.080 DRIVE-THROUGH AND STACKING SPACES⁸¹**A. Required Stacking Spaces**

1. Stacking spaces shall be provided for vehicles waiting for drive-through service. Stacking spaces shall not be included in the required off-street parking spaces count.
2. Stacking lanes shall be designed to prevent vehicles from extending onto the public right-of-way at any time.
3. Stacking spaces shall be provided as required in Table 4.12-8. In no case shall fewer than two stacking spaces be provided for each window or counter on the entrance side, and one space on the exit side where an exit is provided.

⁸¹ Drafting note: move the following instructions to the use standards: 1. No bays shall be designed to be entered from more than one direction. a. Self storage: plus vehicular movement areas sufficient to allow on-site loading and unloading.

Table 4.12-8: Stacking Space Requirements

Activity	Minimum Stacking Spaces (per lane)	Measured From:
Bank, Financial Institution	3	Teller or Window
Retail, ATM	2	Window or ATM Display
Restaurant, Fast Serve	5	Pick-Up Window
Coffee Shop	6, min. 4 between menu board and window[1]	Pick-up Window
School Drop-Off (non-preschool)	6	Drop-Off Zone
Full-Service Vehicle Washing Establishment	6	Outside of Washing Bay
Self-Service or Automated Vehicle Washing Establishment	2	Outside of Washing Bay
Fuel or Gasoline Pump Island	2	Pump Island
Other	As determined by Director	

Notes: {1} Menu board is not required.

B. Stacking Space and Land Design Requirements

1. Drive-through stacking lanes shall have a minimum width of eight feet and length of 20 feet.
2. The first position in a drive through station, located at the window, is counted as a stacking space.
3. When stacking lanes are separated from other stacking lanes, bypass lanes, or from other site areas, the separation shall be by means of a raised concrete median, concrete curb, or landscaping.
4. All stacking lanes must be clearly identified through the use of means such as striping, landscaping, and/or signs.
5. Stacking lanes shall comply with the applicable setback distance from rights-of-way.
6. The location and design of required stacking spaces shall not:
 - a. Encroach into the right-of-way, public streets, or alleys; or
 - b. Obstruct any required parking space, loading space, or the driving aisles required to access any required parking or loading space.
7. The entrance to a stacking lane shall be located so as to avoid conflicting with the street access.
8. Pedestrian/barrier-free access to building entrances shall provide direct pedestrian links to main parking areas and public sidewalks that do not pass through a stacking lane.

4.12.090 LOADING SPACES

- A. Uses with a minimum GFA of 15,000 SF (measured cumulatively when the uses are located in a single structure) that require deliveries or service by truck and that are not contiguous to an alley,

shall have an off-street delivery truck berth at least 14 feet wide and 30 feet long with a vertical clearance of at least 15 feet, in addition to the required parking area.

- B.** Where the property or use is served or designed to be served by tractor-trailer delivery vehicles, the off-street loading berth shall be designed so that delivery vehicles using the loading area do not obstruct traffic movements in the parking area or in the public right-of-way.
- C.** All on-site loading spaces that are within or abut a residential district or intervening alley shall be completely screened from the adjacent residential lot by building walls or by a uniformly painted solid fence, wall, or door, or any combination thereof, not less than eight feet in height.

Chapter 4.09 Use Standards

4.09.010 GENERAL PROVISIONS

Except as hereinafter provided, within the municipal boundaries of the Town:

- A. No building or structure shall be erected and no existing building or structure shall be moved, removed, altered, or extended, nor shall any land, building or structure be used for any purpose or in any manner other than as provided among the uses hereinafter listed in the district regulations for the district in which the land, building or structure is located.
- B. Uses permitted by this chapter shall also be subject to provisions of other applicable Town, county and state regulations except as specifically provided herein. Where the provisions of this chapter impose a greater restriction than required by any other applicable regulation, the provisions of this chapter shall govern.

4.09.020 USE TABLE ORGANIZATION

A. Organization

1. To organize the uses in the Table 4.09-1, Primary Uses, land uses and activities are classified into general “use categories” that are based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. The use categories in Table 4.09-1 are:
 - a. Residential
 - b. Public, Civic, and Institutional
 - c. Commercial
 - d. Industrial, Wholesale, and Storage
 - e. Agriculture
2. Where there are also groups of uses with a use type, the use type may also be organized into “use groups” and “use type subgroups” where there are a number of possible variations of a use type, such as residential dwellings or group living. This classification provides a systematic basis for assigning present and future land uses into appropriate zoning districts.
3. The use categories and use groups are described below for the purpose of providing a general description of each use category and use group along with examples of primary and some accessory uses that might be permitted within the category or group. Not all of these uses are permitted in every zone district. A few uses are primary uses in some zone districts and accessory uses other zone districts. To determine which uses are permitted in which district, see Table 4.09-1.

B. Residential Uses**1. Use Category Description**

This is a category of uses offering habitation on a continuous basis that is established by property ownership or tenancy with a minimum term of at least 30 days. This use category also includes group residential facilities.

2. Use Types

- a. Household Living: This use type is characterized by residential occupancy of a dwelling unit. Uses where tenancy may be arranged for a shorter period are not considered residential; they are considered to be a form of transient lodging.
- b. Group Living: This use type is characterized by residential occupancy of a structure by a group of people who do not meet the definition of "Household Living". Generally, group living structures have a common eating area for residents. The residents may receive care, training, or treatment, and caregivers may also reside at the site.

C. Public, Civic, and Institutional Uses**1. Use Category Description**

This is a use category for public, quasi-public, and private uses that provide unique services that are of benefit to the public at-large.

2. Use Types

- a. Assembly, Civic: Civic assembly uses are permanent places where persons regularly assemble for religious worship or secular activities,²⁰ and which are maintained and controlled by a body organized to sustain the religious or public assembly. Civic assembly uses include civic and social organizations such as private lodges, clubs, fraternities, and similar private membership organizations, as well as places of community assembly such as libraries and museums.
- b. Education: This use type includes institutions of learning that provide educational instruction to students. Accessory uses include play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care.
- c. Government and Public Safety: This use type includes structures and sites for services provided by governmental agencies.
- d. Health Care and Social Assistance: This use type is characterized by activities focusing on medical services, particularly licensed public or private institutions that provide primary health services and medical or surgical care to persons suffering from illness, disease, injury, or other physical or mental conditions. Accessory uses may include laboratories, outpatient, or training facilities, and parking, or other amenities primarily for the use of employees in the firm or building.
- e. Parks and Recreation: This use type includes uses that focus on natural areas, large areas consisting mostly of vegetative landscaping or outdoor recreation, community gardens, or public squares. These lands tend to have few structures. Accessory uses may include

²⁰ Drafting note: add RLUIPA process in administration section.

clubhouses, playgrounds, maintenance facilities, concessions, caretaker's quarters, and parking for cars and RVs as permitted by the Town.

- f. Transportation: this is a use category that includes uses involving public and private modes of vehicular transportation.
- g. Utilities and Public Facilities: This use type includes structures and locations for public or private lines and facilities related to the provision, distribution, collection, transmission, or disposal of water, storm and sanitary sewage, oil, gas, power, information, telecommunication and telephone cable, and facilities for the generation of electricity. Utility uses may or may not have regular employees at the site and the services may be public or privately provided.
- h. Wireless Communication Facilities: Uses and structures specified in Section 4.19.

D. Commercial Uses

1. Use Category Description

This is a use category for any retail, consumer service, or office use.

2. Use Types

- a. Amusement and Recreation: This use type includes a broad array of commercial establishments that operate indoor or outdoor facilities or provide services to meet varied artistic, cultural, entertainment, and recreational interests of their patrons. Uses within this category comprise: (1) establishments involved in producing, promoting, or participating in live performances, events, or exhibits intended for public viewing; (2) establishments that create, preserve and exhibit objects and sites of artistic, historical, cultural, sports or educational interest; and (3) establishments that operate facilities or provide services that enable patrons to participate in recreational activities or pursue amusement, hobby, or leisure time interests. Excluded are restaurants, bars, and night clubs that provide live entertainment in addition to the sale of food and beverages, which this code categorizes as "eating and drinking establishments."
- b. Animal Sales and Services: This use category groups uses related to animal care.
- c. Assembly, Entertainment and Trade: These commercial assembly uses include convention centers, theaters, stadiums, arenas, and wedding venues.
- d. Commercial Services: This use category includes uses that provide for consumer or business services and for the repair and maintenance of a wide variety of products. Personal services are also included, characterized by establishments that provide individual services related to personal needs such as barber shops or dry cleaners.
- e. Eating and Drinking Establishments: This is a use category for businesses that prepare or serve food or beverages for consumption on or off the premises, such as restaurants and bars, along with specialty food and beverage production such as coffee roasting, microbreweries, and microdistilleries. Accessory uses may include outdoor seating, offices, and parking.
- f. Financial Services: This use category includes establishments that have a primary purpose of: providing custody, loans, exchange, or issuance of money; extending credit; and transmitting funds, including via drive-in facilities and automatic teller machines.

- g. **Lodging:** Uses in this use type provide customers with temporary housing for an agreed upon term of less than 30 consecutive days; any use where temporary housing is offered to the public for compensation and is open to transient rather than permanent guests. This use type includes hotels, motels, bed and breakfast inns, and short-term rentals.
- h. **Marijuana:** This use type includes all of the Town's approved marijuana uses.
- i. **Office:** This type includes uses where people are engaged primarily in on-site administrative, business, or professional activities. These uses are characterized by activities in an office setting that focus on the provision of off-site sale of goods or on-site information-based services, usually by professionals. This category may also include laboratory services that are conducted entirely within an office-type setting. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.
- j. **Parking, Commercial:** This is the use category for non-accessory parking.
- k. **Retail Sales:** This is a use type for businesses involved in the sale, lease, or rental of new or used products to the general public. Such uses may include, but are not limited to: convenience food store, drug store, grocery store, hardware store, general merchandise store, garden supplies, furniture, home furnishings, and equipment. Accessory uses may include offices, parking, storage of goods, and assembly, repackaging or repair of goods for in-site sales.
- l. **Vehicle and Sales and Services:** This use type includes a broad range of uses for the maintenance, sale, or rental of motor vehicles and related equipment. Accessory uses may include incidental repair and storage and offices.

E. Industrial, Wholesale, and Storage

1. Use Category Description

This is a use category including uses that produce goods from extracted and raw materials or from recyclable or previously prepared materials, including the design, storage and handling of these products and the materials from which they are produced.

2. Use Types

- a. **Alternative Energy Production:** This use type is for site or utility grade energy production.
- b. **Industrial and Construction Services:** This use type is characterized by companies that are engaged in the repair or servicing of heavy machinery, equipment, products, or by-products, or the provision of heavy services including construction or contracting. Accessory activities and uses may include sales, offices, parking, and storage.
- c. **Manufacturing, Assembly, or Processing:** A use type including establishments involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, constructed, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished, and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, such activity is a subordinate part of sales. Relatively few customers come to the manufacturing site. Accessory activities may include retail sales, offices, cafeterias, parking, employee recreational facilities, warehouses, storage yards, repair facilities, truck fleets, and caretaker's quarters.

- d. **Natural Resource Extraction:** This use type is for various types of raw materials extraction.
- e. **Warehouse and Storage Services:** This use type includes facilities used for the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking, and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited as a result of the way in which the firm operates. Products may be picked up on site or delivered to the customer.
- f. **Waste and Salvage:** This is a use category for uses that collect, store, process, or sell waste or salvage materials, or collect and process recyclable material, for the purpose of marketing or reusing the material in the manufacturing of new, reused, or reconstituted products.

F. Agriculture

1. Use Category Description

This is a category of uses characterized by active and on-going agricultural uses, activities, and related uses. An agricultural use, in general, means the use of land for the growing and production of field crops, livestock, aquatic, and animal products for the production of income. Other agricultural uses might include fruit and vegetable stands, livestock sales, wholesale nurseries, and stables. Lands in agricultural uses and districts may also be held for preservation and conservation purposes.

2. Use Types

- a. **Agriculture:** Uses in this category are characterized by the cultivation of plants for consumption or commercial sale or the commercial breeding, raising, and/or keeping of fish, livestock, and/or any type of fowl for sale or use of the animal, their products, or byproducts. Accessory uses and structures: Farm dwelling, offices, indoor and outdoor storage, machine sheds and other farm outbuildings; feedlots; pasture.
- b. **Stable:** This use type includes private and public stables for horseback riding and associated facilities.
- c. **Urban Agriculture:** This use type includes: community gardens which are a parcel of land where members of the community have access to individual garden plots for the cultivation of fruits, flowers, vegetables, or ornamental plants; beekeeping; animal husbandry; indoor greenhouse gardening; and rooftop gardens and green walls.

4.09.030 USES BY DISTRICT

Land and buildings in each zone district may be used for any of the principal land uses authorized in for that district in Table 4.09-1 and according to the type of approval specified in that table.

A. Schedule of Use Regulations

The Primary Use Table shall be interpreted as follows:

1. Permitted Uses²¹

Uses identified with a /P/ in a district column are permitted in the specific district, subject to compliance with any applicable use standards and all other provisions of this Code.

²¹ Drafting note: Change this reference to Allowed Uses /A/, search and replace “permitted use” to “allowed use.”

- a. Permitted uses must be in compliance with all applicable standards in this Land Use and Development Code. While Permitted Uses are considered to be a Use by Right, there is often some level of staff/administrative review, often at time of building permit or business license.
- b. Uses Permitted with Limitations /PL/. Some uses have use-specific standards in Sections 4.09.xx to xx. These uses are designed PL and the standards are cross-referenced for convenience in Table 4.09-1. Any uses designated as PL requires some level of staff/administrative review.

2. Conditional Uses

Uses identified with a /C/ in a district column may be allowed in a specific district upon review and approval by the Town Planning & Zoning Commission. Reviews conducted by the Planning & Zoning Commission are Public Hearings and Noticing requirements apply.

3. Special Review Uses

Uses identified with a /S/ in a district column may be permitted in the specific district only upon approval of a Special Use Permit by the Town Council accordance with the procedures and standards of Sec. 17.xx, Special Use Permits.

4. Use Not Permitted

Uses identified with a dash /- / in a district column are not allowed in the specific district. In the absence of a dash, any use that does not have a /P/, /PL/, /C/, or /S/ in a district column is not allowed the specific district.

B. Use Not Itemized²²

1. Classification of New or Unlisted Uses

Every type of potential use cannot be addressed or foreseen in this Code. When a use is proposed that is not specifically listed in the applicable use table, the following procedures shall be applied.

2. Uses Not Subject to Use Interpretation²³

- a. The following categories of uses typically impose substantial impacts on a site, adjacent sites and structures, pedestrians or cyclists, the road network, or public infrastructure. Where a new use is proposed that is not identified in the applicable use table and that can be categorized into one of these categories, the applicant shall file an application for Sec.4.17, Land Use Code Interpretation, to determine if the use will be permitted. Through this process, the Town will have the opportunity to review and determine the impacts of the proposed use and establish any specific conditions that may be appropriate to allowing the use.
 - i. Agricultural Uses
 - ii. Industrial Services
 - iii. Manufacturing, Processing, and Assembly
 - iv. Waste and Salvage

²² Current 4.01.100.A

²³ Drafting note: The intent of this section is to require uses with potentially significant impacts to reviewed by the Town Council and not interpreted into the LUDC by staff. Is this an approach the Town would like to keep in the LUDC and should the list of uses be changed?

3. Request for Use Interpretation

- a. Requests for a use not prohibited in the previous section and not specifically addressed in any zone district shall be submitted to the Director for review, based on the following standards.
- b. The Director shall determine whether the proposed use is listed in the applicable use table as a use permitted by right, with prescribed conditions, as a commission review, or as a special use in any zone district.
- c. If the use is not addressed in the appropriate use table, the Director shall select the use listed which most closely approximates the proposed use, using criteria such as:
 - i. Appropriate use category in Section 4.09.2;
 - ii. Conformance with the currently adopted comprehensive plan and purpose of the zone district in which the use is proposed;
 - iii. Types of equipment and/or processes to be used;
 - iv. Aesthetics, traffic characteristics, and potential nuisance effects (noise, vibration, dust, smoke, odor, glare, hours of operation) on adjacent and surrounding uses and structures;
 - v. Number of employees, visitors, or customers generated;
 - vi. Parking demands associated with the use; and
 - vii. Special public utility requirements for serving the proposed use type, including, but not limited to, electricity, water supply, wastewater output, pre-treatment of wastes and emissions required or recommended, and any significant power structures or infrastructure and communications towers or facilities;
- d. Once a similar use is determined, the Director shall issue a zoning determination letter and the proposed use shall comply with any conditions and review procedures that may apply to that use, including prescribed conditions, as applicable.
- e. If, based on the criteria identified above, and the Section 4.09.2, Use Categories, the Director determines that a use can reasonably be determined to be similar to more than one use or category of uses, the Director shall select the use or category of uses that provides the most exact, narrowest, and appropriate fit.
- f. The determination as to whether a proposed use is similar in nature and class to another use within a district shall be considered an expansion of the use regulations, not a variance applying to a particular situation. Any use determined by the Director to be similar shall be included in the use table via through a code amendment as soon as reasonably possible.

4. Determination of Non-Similarity

- a. The Director may determine that a proposed use is not substantially similar to any use identified in Table 4.09-1 because either:
 - i. The potential impacts of the use are significantly more impactful on the site, street, or neighborhood, than other permitted uses in the same use category and that the use would not otherwise be permitted without prescribed conditions or through a public review process; or

-
- ii. There are no similar uses permitted on the site or in the applicable zone district;
 - b. When this is the case, the Director shall provide the applicant with a written determination of non-similarity within 14 business days of the request for interpretation.

5. Post-Decision Actions

- a. Following a determination of non-similarity, the applicant may submit an application for Sec. <> Land Use Code Text Amendment.
- b. The Director's decision is appealable to the Planning & Zoning Commission, but the Planning & Zoning Commission may not approve variances to Table 4.09-1.

4.09.040 USES PERMITTED BY DISTRICT (USE TABLES)

A. Principal Use Table

Table 4.09-1 identifies the uses allowed as principal uses in the districts indicated, subject to the applicable review and approval type described in the table and the use specific standards in Sections <> through <>..

B. Accessory Use Table

Table 4.09-1 identifies the accessory uses allowed in the districts indicated, subject to the applicable review and approval type described and the use-specific standards in Sections <> through <>.

Update Notes: (1) Current permissions are shown in black and recommended changes are shown in red. The public review draft shows both current and recommended changes for ease of comparison. This table will be updated following public review and discussion. Additional use-specific standards may be added prior to adoption.

(2) Use definitions are located in Section [4.20.050](#), General Definitions.

Table 4.09-1: Primary Use Table

	Residential Districts					Rural and Agriculture Districts			Mixed-Use, Commercial and Industrial Districts							Govt. and Civic Districts		
Current Zone Districts	R1	RM	RMF	RH	New	RL	RR	R	CL	new	CBD	CG	new	New	I	PA	new	Use-Specific Standards
New Zone Districts	R1	R2	R3	R4	OTR	RR1	RR2	R	CMU1	CMU2	BD	CG	CGE	CI	IND	PC1	PC2	
KEY: P = Permitted / PL = Permitted w/Limitations / C = Conditional Use / S = Special Use / - = Not Permitted																		
RESIDENTIAL USES (Use category description Sec. 4.09.020B)																		
Cottage Court	-	-	PL	PL	-	-	-	-	-	-	-	-	-	-	-	PL	-	4.09.060A
Dormitory Living / Hostel	-	-	C	C	-	-	-	-	-	-	-	S	S	S	-	S	-	
Duplex / Two-Family Dwelling	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	
Mansion House (4+ units/structure)	-	PL	PL	PL	PL	-	-	-	-	-	-	-	-	-	-	PL	-	
Manufactured Home, Standard or Tiny	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	4.09.060D
Mixed-Use Residential (2 nd story or higher)									PL	PL	PL							4.09.060C
Multi-Unit Dwelling (3 to 8 units / structure)	-	-	P	P	P	-	-	-	C	C	-	-	C	-	-	PL	-	
Multi-Unit Dwelling (8+ units / structure)			P	P					C	C	-	-	C	-	-	-	-	
Single Family Dwelling	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	

Table 4.09-1: Primary Use Table

	Residential Districts					Rural and Agriculture Districts			Mixed-Use, Commercial and Industrial Districts								Govt. and Civic Districts		
Current Zone Districts	R1	RM	RMF	RH	New	RL	RR	R	CL	new	CBD	CG	new	New	I	PA	new	Use-Specific Standards	
New Zone Districts	R1	R2	R3	R4	OTR	RR1	RR2	R	CMU1	CMU2	BD	CG	CGE	CI	IND	PC1	PC2		
KEY: P = Permitted / PL = Permitted w/Limitations / C = Conditional Use / S = Special Use / - = Not Permitted																			
Townhome (3+ units / structure)	-	P	P	P	P	-	-	-	C	C	-	-	C	-	-	PL	-		
LODGING (Use category description Sec. 4.09.020D)																			
Bed and Breakfast Facility	PL	PL	PL	-	PL	PL	PL	PL	-	-	-	-	-	-	-	-	-	4.09.080D.1	
Boutique Hotel (small format)	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-		
Hotel / Motel (large format)	-	-	-	-	-	-	-	-	-	-	-	PL	PL	PL	-	-	-		
Recreational Vehicle Park / Camping	-	-	-	-	-	-	S	C	-	-	-	-	PL	-	-	C	-	4.09.080D.2 , 4.09.080D.4	
Short-Term Rental	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	-	-	-	-	-	-	4.09.080D.5	
Van Life	-	-	-	-	-	-	-	-	S	S	-	S	S	S	S	-	-		
AGRICULTURE (Use category description Sec. 4.09.020F)																			
Commercial Green House	-	-	-	-	-	PL	PL	PL	-	-	-	C	C	C	-	-	-		
Community Gardens	PL	PL	PL	PL	PL	PL	PL	PL	-	-	-	-	-	-	-	PL	PL	4.09.110A	
Farmer's Market	-	-	-	-	-	-	C	PL	-	-	-	-	-	PL	-	PL	PL	4.09.110B	
Farm Stand	-	-	PL	PL	PL	PL	PL	PL	PL	PL	-	-	-	-	-	PL	C		
Horse Boarding	-	-	-	-	-	PL	PL	PL	-	-	-	-	-	-	-	C	-		
Outfitter Guide	-	-	-	-	-	C	C	C	-	-	-	PL	PL	PL	-	-	-		
Ranching / Farming	-	-	-	-	-	PL	PL	PL	-	-	-	-	-	-	-	C	-		
Riding Stables	-	-	-	-	-	PL	PL	PL	-	-	-	-	-	-	-	-	-		
Solar Farm	-	-	-	-	-	-	C	C	-	-	-	C	C	-	C	S	-		
Wind Farm	-	-	-	-	-	-	C	C	-	-	-	C	C	-	C	S	-		
OPEN SPACE AND RECREATION (Use category description Sec. 4.09.020C)																			
Golf Course	-	-	-	-	-	-	-	PL	-	-	-	-	-	-	-	PL	-		
Motor Sports Track	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		

Table 4.09-1: Primary Use Table

	Residential Districts					Rural and Agriculture Districts			Mixed-Use, Commercial and Industrial Districts								Govt. and Civic Districts		
Current Zone Districts	R1	RM	RMF	RH	New	RL	RR	R	CL	new	CBD	CG	new	New	I	PA	new	Use-Specific Standards	
New Zone Districts	R1	R2	R3	R4	OTR	RR1	RR2	R	CMU1	CMU2	BD	CG	CGE	CI	IND	PC1	PC2		
KEY: P = Permitted / PL = Permitted w/Limitations / C = Conditional Use / S = Special Use / - = Not Permitted																			
Parks / Playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-		
Playfields, includes lighting and/or PA system	-	-	-	-	-	-	-	C	-	-	-	-	PL	PL	-	C	-		
Preserves / Open Space	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Recreation Facility, indoors (<6,500 sf)	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	P	-		
Recreation Facility, indoors (>6,500 sf)	-	-	-	-	-	-	-	-	-	P	-	P	P	P	-	P	-		
Recreation Facility, outdoors	-	-	-	-	-	-	-	P	-	-	-	-	-		-	P	-		
Shooting/Archery Range, indoors	-	-	-	-	-	-	-	-	-	-	-	S	S		S	-	-		
Shooting/Archery Range, outdoors	-	-	-	-	-	-	-	-	-	-	-	S	S		S	-	-		
Swimming Pool, outdoor	-	-	-	-	-	-	-	C	C	C	-	C	C		-	PL	-		
PUBLIC, CIVIC, INSTITUTIONAL, EDUCATIONAL, HEATHCARE (Use category description Sec. 4.09.020C)																			
Assisted Living / Group Home	PL	PL	PL	PL	PL	PL	-	-	PL	PL	PL	-	-	-	-	PL	-	4.09.060B , 4.09.070A	
Bus Stop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Bus/Fleet Maintenance Facility	-	-	-	-	-	-	-	-	-	-	-	PL	PL	-	PL	-	-		
Cemetery	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	S	-		
College / University	-	-	-	-	-	-	C	C	-	-	-	S	C	C	-	C	-		
Community Building	C	C	C	C	C	C	C	C	P	P	P	PL	PL	PL	-	PL	-		
Daycare Facility (healthcare)	PL	PL	PL	PL	PL	PL	-	-	C	C	-	-	-	-	-	C	-		
Emergency Services Station	-	-	-	-	-	-	-	PL	-	-	-	PL	PL	PL	PL	PL	-		
Entertainment / Trade Assembly Structure																			
Funeral Home / Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-		
Government / Public Service Offices	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	PL	PL	-	4.09.070A	
Government / Public Service Operations Yard	-	-	-	-	-	-	-	PL	-	-	-	PL	PL	PL	PL	PL	-		
Hospital	-	-	-	-	-	-	-	-	-	-	-	S	C	PL	-	PL	-	4.09.070C	

Table 4.09-1: Primary Use Table

	Residential Districts					Rural and Agriculture Districts			Mixed-Use, Commercial and Industrial Districts								Govt. and Civic Districts		
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New Zone Districts	R1	R2	R3	R4	OTR	RR1	RR2	R	CMU1	CMU2	BD	CG	CGE	CI	IND	PC1	PC2		
KEY: P = Permitted / PL = Permitted w/Limitations / C = Conditional Use / S = Special Use / - = Not Permitted																			
Library	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	P	-		
Medical Office	-	-	-	-	-	-	-	-	P	P	PL	PL	PL	PL	-	-	-		
Museum	PL	PL	PL	PL	PL	PL	PL	PL	P	P	PL	PL	PL	PL	-	PL	-		
Nursing Facility	PL	PL	PL	PL	PL	PL	-	-	C	C	-	-	-	-	-	-	-		
Outpatient Medical Clinic	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	-	PL	-		
Post Office	S	S	S	S	S	S	S	S	C	C	-	PL	PL	PL	-	PL	-		
Pre-School / Childcare Center	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	-	-	PL	PL	-	PL	-	4.09.080B	
Public / Civic Assembly or Auditorium	-	-	-	-	-	-	-	C	PL	PL	PL	PL	PL	PL	-	PL	-		
Regional Transit Station	-	-	-	-	PL	-	-	-	PL	PL	PL	PL	PL	PL	-	PL	-		
Religious Assembly / Church	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	-	PL	-	4.09.070F	
Research Facility	-	-	-	-	-	-	C	C	C	C	C	PL	PL	PL	PL	-	-		
School K-12, public	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P	-		
School / Trade / Private Academy	-	-	-	-	-	-	PL	PL	C	C	S	PL	PL	PL	PL	C	-		
Theater	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	-	PL	-		
Urgent Care Facility	-	-	-	-	-	-	-	-	C	C	C	PL	PL	PL	C	-	-		
Utility Substation	-	-	-	S	-	-	-	-	-	-	-	C	C	C	PL	-	-	4.09.070E	
Water Impoundment	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	S	-		
MIXED-USE / COMMERCIAL (Use category description Sec. 4.09.020D)																			
Auto Repair	-	-	-	-	-	-	-	-	C	C	-	PL	PL	-	PL	-	-		
Auto Sales / Rentals	-	-	-	-	-	-	-	-	C	C	-	PL	PI	-	PI	-	-		
Bank / Financial Institution	-	-	-	-	-	-	-	-	P	P	PL	P	P	P	P	-	-		
Bar / Tavern / Distillery	-	-	-	-	-	-	-	-	P	P	P	PL	PL	P	-	-	-		
Boutique Food and Drink (no alcohol)	-	-	-	-	-	-	-	-	P	P	P	PL	PL	PL	-	-	-		
Car Wash	-	-	-	-	-	-	-	-	PL	C	-	P	P	P	P	-	-		
Commissary / Commercial Kitchen	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-		
Fast Food	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	P	-	-	-		

Table 4.09-1: Primary Use Table

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KEY: P = Permitted / PL = Permitted w/Limitations / C = Conditional Use / S = Special Use / - = Not Permitted																		
Gas Station / Traveler’s Convenience	-	-	-	-	-	-	-	-	C	C	-	PL	PL	PL	PL	-	-	4.09.090H
General Retail, <10,000 sf, local	-	-	-	-	-	-	-	-	P	P	P	PL	PL	PL	-	-	-	
General Retail, >10,000 sf, regional	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	
Grocery / Supermarket	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	-	-	-	
Hardware Store	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	-	-	-	
Home Furnishings / Flooring / Fabrics / Appliances	-	-	-	-	-	-	-	-	PL	PL	PL	P	P	P	-	-	-	
Kennel Board Facility / Pet Daycare	-	-	-	-	-	-	-	-	PL	PL	-	PL	PL	PL	P	-	-	4.09.080A
Landscape / Plant Sales	-	-	-	-	-	-	-	-	PL	PL	-	PL	PL	PL	-	-	-	
Liquor Store	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	
Lumberyard	-	-	-	-	-	-	-	-	-	-	-	PL	PL	-	P	-	-	
Mobile Vending	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	PL	PL	-	
Motor Sports, repair / sales	-	-	-	-	-	-	-	-	?	?	-	PL	PL	-	PL	-	-	
Non-Motor Sports Services / Sales (?)	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	PL	-	-	
Outdoor Storage	-	-	-	-	-	-	-	-	-	-	-	PL	PL	-	PL	-	-	4.09.100C.2
Parking Facility, vehicle storage	-	-	-	-	-	-	-	-	C	PL	-	PL	PL	PL	PL	-	-	
Personal / Professional Services	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	-	-	-	
Professional Office	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	-	-	-	
Recreation Services	-	-	-	-	-	-	-	-	-	PL	-	PL	PL	PL	-	-	-	
Recycling Drop-off	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	
Restaurant	-	-	-	-	-	-	-	-	P	P	P	PL	PL	PL	-	-	-	
Restore	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	PL	-	-	
Self-Storage / Mini-Storage	-	-	-	-	-	-	-	-	-	-	-	PL	PL	-	PL	-	-	4.09.080C.1
Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	
Veterinarian, office	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P	-	-	
Veterinarian, outdoor/kennel	-	-	-	-	-	-	-	-	PL	PL	-	PL	PL	-	PL	-	-	

Table 4.09-1: Primary Use Table

	Residential Districts					Rural and Agriculture Districts			Mixed-Use, Commercial and Industrial Districts							Govt. and Civic Districts		
Current Zone Districts	R1	RM	RMF	RH	New	RL	RR	R	CL	new	CBD	CG	new	New	I	PA	new	Use-Specific Standards
New Zone Districts	R1	R2	R3	R4	OTR	RR1	RR2	R	CMU1	CMU2	BD	CG	CGE	CI	IND	PC1	PC2	
KEY: P = Permitted / PL = Permitted w/Limitations / C = Conditional Use / S = Special Use / - = Not Permitted																		
MARIJUANA (Use category description Sec. 4.09.090)																		
Marijuana Business, medical retail	-	-	-	-	-	-	-	-	-	-	-	S	-		S	-	-	4.09.090A
Marijuana, medical, cultivation by patients and caregivers in residential units	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	-	PL	-	4.09.090B
Marijuana, medical, cultivation by patients and caregivers in non-residential units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PL	-	-	4.09.090C
Marijuana, medical retail, optional cultivation premises	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	-	4.09.090A.2 4.09.090D
Marijuana, medical, infused products manufacturer / retail	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	-	4.09.090A4.09.090F
Marijuana Business, recreational, retail (excluding testing facilities)	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	-	4.09.090F
Marijuana, recreational, cultivation for personal use in residential units	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	-	PL	-	4.09.090D
Marijuana, recreational, cultivation in nonresidential units in nonresidential districts	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PL	-	-	4.09.090E
Marijuana, recreational, cultivation facility	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	-	4.09.090F.2
Marijuana, recreational, infused products manufacturer / retail	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	-	4.09.090F.1
Marijuana, recreational, products manufacturing facility	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	-	4.09.090F.3
Marijuana, other testing facility	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	-	4.09.090G
INDUSTRIAL, WHOLESALE, STORAGE (Use category description Sec. 4.09.020E)																		

Table 4.09-1: Primary Use Table

	Residential Districts					Rural and Agriculture Districts			Mixed-Use, Commercial and Industrial Districts							Govt. and Civic Districts		
Current Zone Districts	R1	RM	RMF	RH	New	RL	RR	R	CL	new	CBD	CG	new	New	I	PA	new	Use-Specific Standards
New Zone Districts	R1	R2	R3	R4	OTR	RR1	RR2	R	CMU1	CMU2	BD	CG	CGE	CI	IND	PC1	PC2	
KEY: P = Permitted / PL = Permitted w/Limitations / C = Conditional Use / S = Special Use / - = Not Permitted																		
Asphalt or Concrete Plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	
Bulk Storage of Hazardous Materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	
Contractor's Shop / Warehouse, indoors	-	-	-	-	-	-	-	-	-	-	-	PL	PL	PL	PL	-	-	
Contractor's Yard, outdoor storage	-	-	-	-	-	-	-	-	-	-	-	PL	PL	-	PL	-	-	
Equipment Rental / Sales	-	-	-	-	-	-	-	-	-	-	-	S	S	-	PL	-	-	
Food Processing	-	-	-	-	-	-	-	-	-	-	-	PL	PL	PL	PL	-	-	
Machine Shop / Welding / Carpentry, indoors	-	-	-	-	-	-	-	-	-	-	-	PL	PL	-	P	-	-	
Manufacturing and Assembly, heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PL	-	-	
Manufacturing and Assembly, light	-	-	-	-	-	-	-	-	-	-	-	PL	PL	-	PL	-	-	
Mineral Extraction and Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	
Motor Freight Depot / Rail Transfer Yard	-	-	-	-	-	-	-	-	-	-	-	S	S	-	S	-	-	
Newspaper Production / Printing	-	-	-	-	-	-	-	-	PL	PL	PL	P	P	P	P	-	-	
Salvage / Wrecking Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PL	-	-	
Sawmill / Forestry Product Processing	-	-	-	-	-	-	-	?	-	-	-	S	S	-	PL	-	-	
Sign Shop	-	-	-	-	-	-	-	-	?	?	?	PL	PL	PL	PL	-	-	
Wholesale Assembly	-	-	-	-	-	-	-	-	C	C	-	PL	PL	-	PL	-	-	
Wholesale Warehouse / Distribution Center	-	-	-	-	-	-	-	-	C	C	-	PL	PL	-	PL	-	-	4.09.100C

Table 4.09-2: Accessory Use Table																			
	Residential Districts					Rural and Agriculture Districts			Mixed-Use, Commercial and Industrial Districts								Govt. and Civic Districts		
Current Zone Districts	R1	RM	RMF	RH	New	RL	RR	R	CL	new	CBD	CG	new	New	I	PA	new	Use-Specific Standards	
New Zone Districts	R1	R2	R3	R4	OTR	RR1	RR2	R	CMU1	CMU2	BD	CG	CGE	CI	IND	PC1	PC2		
KEY: P = Permitted / PL = Permitted w/Limitations / C = Conditional Use / S = Special Use / - = Not Permitted																			
Accessory Detached Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	PL	4.09.120C	
Accessory Dwelling Unit (ADU)	PL	PL	PL	PL	PL	PL	PL	PL	-	-	-	-	-	-	-	-	-	4.09.120C	
Childcare Home (≤ 6 children)	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	-	PL	PL	-	PL	-		
Drive Thru	-	-	-	-	-	-	-	-	PL	PL	-	PL	PL	PL	-	-	-	4.09.120E	
Dwelling Unit, accessory to a non-residential use (employee dwelling unit)	-	-	-	-	-	-	-	-	-	-	-	PL	PL	PL	-	-	-		
Farmer's Market	-	-	-	-	-	-	C	PL	-	-	-	-	-	PL	-	PL	PL		
Farm Stand	-	-	PL	PL	PL	PL	PL	PL	PL	PL	-	-	-	PL	-	PL	C		
Food Service	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-		
Green Roof, commercial	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	PL	-	-		
Home Occupation	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	-	PL	-	4.09.120G	
Mobile Vending	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	PL	PL	-		
Model Home, temporary	PL	PL	PL	PL	PL	PL	PL	PL	-	-	-	-	-	-	-	-	-		
Office	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-		
Outdoor Storage	-	-	-	-	-	-	-	-	-	-	-	PL	PL	PL	PL	-	-	4.09.100C.2	
Outdoor Storage of One RV	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P	-	4.11.060B.4	
Real Estate Office, temporary	PL	PL	PL	PL	PL	PL	PL	PL	-	-	-	-	-	-	-	-	-		
Retail	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-		
Shelter, temporary	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-		
Showroom	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-		
Solar Panel, ground mounted	C	C	C	C	C	PL	PL	PL	C	C	C	PL	PL	PL	PL	PL	-	4.09.130	
Solar Panel, roof mounted	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	-	4.09.130	
Swimming Pool, residential	PL	PL	PL	PL	PL	PL	PL	PL	-	-	-	-	-	-	-	PL	-		
Swimming Pool, public	-	-	-	-	-	-	-	-	PL	PL	-	PL	PL	PL	-	PL	-		

4.09.040. Uses Permitted by District (Use Tables)

Chapter 4.09 Use Standards

B. Accessory Use Table

Tennis Court, residential	PL	PL	PL	PL	PL	PL	PL	PL	-	-	-	-	-	-	-	-	PL	-
Tree Storage / Lot, temporary						P	P	P	P	P	P	P	P	P	P	-	-	-
Wind Energy, commercial	-	-	-	-	-	-	-	S	C	C	C	C	C	C	C	-	-	
Wind Energy, residential roof mounted	PL	PL	PL	PL	PL	PL	PL	PL	-	-	-	-	-	-	-	-	PL	-
Wireless Communication Facility	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	-	

4.09.050 STANDARDS APPLICABLE TO ALL USES²⁴

A. Applicability²⁵

In all zone districts, except as otherwise specified herein, all uses shall be designed and operated in compliance with the following minimum standards:

B. Water and Sanitation Service

All uses shall have water and sanitation service based on accepted engineering standards and approved by the Town and the State Department of Public Health and Environment.

C. Operational Performance Standards²⁶

1. Applicability

- a. All uses in any district of the Town shall conform in operation, location and construction to the subjective performance standards herein specified so that the public health, safety, and welfare will be protected.
- b. The Director shall require such evidence of ability to comply with appropriate performance standards and mitigation measures as deemed necessary by the Director prior to issuance of a building permit and certificate of occupancy.

2. Exemption

The following are exempt from the performance standards of this section:

- a. Temporary construction, excavation and grading associated with development for which applicable permits have been issued and with the installation of streets or utilities; and
- b. Demolition activities that are necessary and incidental to permitted development on the same lot, on another of several lots being developed at the same time or in the public right-of-way or easement.

3. General

- a. The location, size, design, and operating characteristics of all uses shall minimize adverse effects, including visual impacts, on surrounding properties.
- b. Bounding property line is defined as the far side of any street alley, stream or other permanently dedicated open space from the noise source when such open space exists between the property line of the noise source and adjacent property. When no such open space exists, the common line between two parcels of property shall be interpreted as the bounding property line.

²⁴ Current 4.04.100.J

²⁵ Drafting note: this standard will be moved to the parking and loading section: “

²⁶ Drafting note: additional standards related to sensitive lands, hazard areas, and wildlife have been included in Chapter 4.14, Sustainability, Resilience, and Hazards.

4. Noise

At no point shall the sound pressure level of any use, operation or plant produce noise of such intensity as to create a nuisance or detract from the use and enjoyment of adjacent property. Noise shall be measured at the bounding property line.

5. Air Quality

- a. Uses that emit any air contaminant as defined by the federal government, State of Colorado, Eagle County, or Town, shall comply with all applicable federal, state, and county standards concerning such emissions and with any other emission standards adopted by the Town.
- b. No zoning approval or special use permit issued with respect to any use requiring a permit from a federal, state, county, or Town agency with jurisdiction shall be valid until it has been certified to the Town that the appropriate permits have been issued to the user and that the use is in compliance with all applicable air pollution laws.
- c. No operation or use in any district shall at any time create smoke and particulate matter that, when considered at the bounding property line of the source of operation creates a nuisance or distracts from the use and enjoyment of adjacent property.

6. Odorous Matter

No use shall be located or operated in any district that involves the emission of odorous matter from a source of operation where the odorous matter exceeds the odor threshold at the bounding property line or any point beyond the tract on which such use or operation is located. The odor threshold shall be the concentration of odorous matter in the atmosphere necessary to be perceptible to the olfactory nerve of a normal person.

7. Fire and Explosive Hazard Material**a. Explosives**

No use involving the manufacture or storage of compounds or products that decompose by detonation shall be permitted in any district, except that chlorates, nitrates, phosphorus and similar substances and compounds in small quantities for use by industry, school laboratories, druggists or wholesalers may be permitted when approved by the Fire Marshal as not presenting a fire or explosion hazard.

b. Flammables

The storage and use of all flammable liquids and materials such as pyroxylin plastics, nitrocellulose film, solvents and petroleum products shall be permitted only when such storage or use conforms to the standards and regulations of the Town.

8. Toxic and Noxious Matter

No operation or use in any district shall emit a concentration across the bounding property line of the tract on which such operation or use is located of toxic or noxious matter that will exceed the threshold limits set forth by the Colorado Department of Health.

9. Vibration

No operation or use in any district shall at any time create earth-borne vibration that, when considered at the bounding property line of the source of operation creates a nuisance or distracts from the use and enjoyment of adjacent property.

10. Glare

No use or operation in any district shall be located or conducted so as to produce intense glare or direct illumination across the bounding property line from a visible source of illumination nor shall any such light be of such intensity as to create a nuisance or detract from the use and enjoyment of adjacent property.

4.09.060 STANDARDS FOR RESIDENTIAL USES

A. Cottage Court Development

1. Maximum project size is two acres.
2. No cottage court development may be located within one-quarter mile of another cottage development, measured at the closest points on the property boundaries.
3. The maximum density shall be no more than 16,000 square feet of gross floor area in cottage units per acre of project site area.
4. A shared private common space containing at least 10 percent of the project area shall be provided.
5. Individual cottage lots or portions of the project may not be subdivided for sale.
6. Zone district lot and setback requirements shall apply to the project site as a whole, but not to individual co-housing dwelling sites.
7. Each project site shall maintain a vegetated buffer, meeting the standards in [insert x-ref in later installment] as applicable to multifamily dwellings, along each side and rear lot line, and no portion of any primary or accessory structure may be located in that buffer area.
8. The applicant shall submit a Site Plan identifying individual cottage development sites, streets, parking areas, storm drainage facilities, common areas and facilities, and any other features required to be identified by this LUDC.

B. Group Home

1. A large group home may be established in any residential zone district or portion of a mixed-use zoning district or PD district that permits multi-unit residential dwellings, subject to all applicable state and local licensing requirements.
2. A small group home may be established in any residential zone district or portion of a mixed-use zoning district or PD district that permits residential dwellings, subject to all applicable state and local licensing requirements.
3. Group homes shall comply with all applicable local, state, or federal health, safety, fire, and building codes.

C. Mixed-Use Structure, Second Story Residential

1. In the BD, dwelling units shall be located either above the ground floor or on the ground floor at least 30 feet from (behind) the front façade,
2. Where permitted in any PC1 campus district, dwelling unit availability, regardless of ownership, is limited to residents associated with the district's primary institution. For example, a medical

campus could provide dwelling units for patient families, visiting medical staff, and hospital employees.

D. Manufactured Home, Single Unit

A manufactured home that is either constructed pursuant to the 2022 HUD energy efficiency standards or is Energy Star qualified may be installed on a permanent foundation.

E. Manufactured Home Park (MHP)²⁷

1. Intent

- a. The Manufactured Home Park (MHP) use is intended to provide a means to review and accommodate manufactured home parks in those areas of the Town where the use will be compatible with existing and indicated future development. Manufactured home parks shall be designed to provide a quality living environment for park residents and appropriate buffering to adjoining land uses.
- b. In order to further the health, safety and general welfare of the residents and the Town as a whole and to further the stated purposes of this Code, every manufactured home park and manufactured home subdivision shall be designed and operated in accordance with the provisions of this chapter, as well as other applicable chapters of this Code, including, and not limited to **Chapters 4.11 and 4.13**. All local and state regulations, including, but not limited to, those addressing all public facilities and utilities, shall apply.²⁸

2. Applicability²⁹

- a. No person shall own, operate, create, or occupy a manufactured home park unless it is approved in accordance with this chapter. Any manufactured home park in existence on the effective date of this LUC may continue to operate and shall be considered a legal nonconforming use subject to the requirements of Chapter 4.18, Nonconformities.
- b. Establishment of a manufactured home park shall follow procedures for Special Use Permit as set forth in Section [4.17.080G](#).

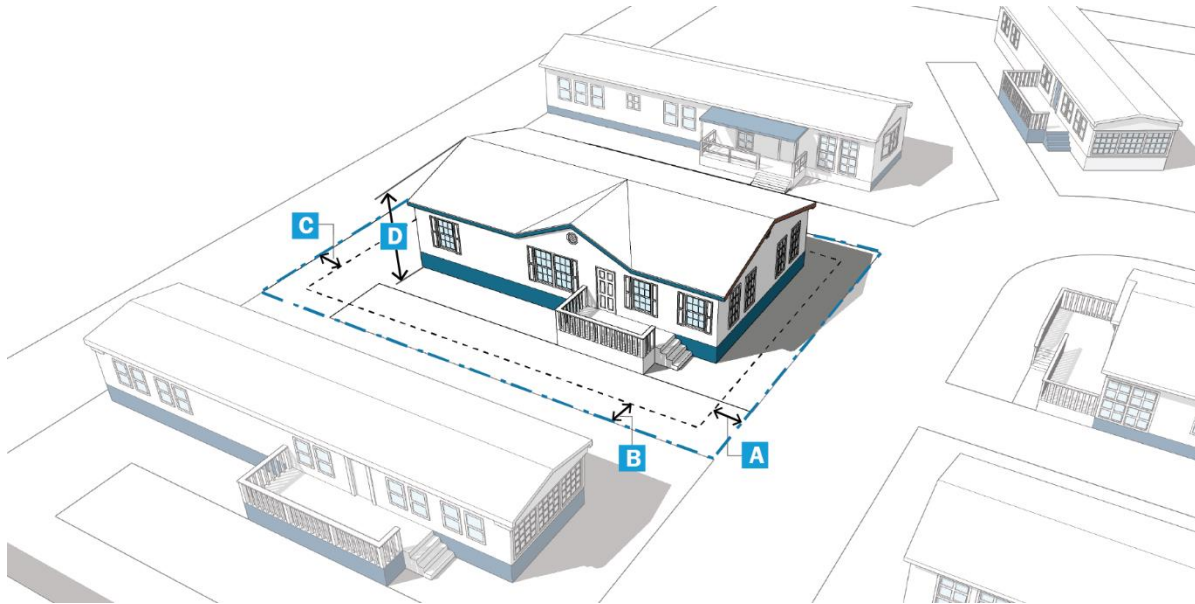
3. Park and Subdivision Design³⁰

²⁷ Public Draft: Moved from residential zone districts to residential uses, allowed through Special Use Permit.

²⁸ Current 4.09.010

²⁹ Current 4.09.020

³⁰ Current 4.09.030. This graphic will be revised to reflect standards used in current manufactured home parks.



Lot Standards	
MH Park Total Area (min/max)	2/5 acre
Individual Lot Area, total (min)	
Single unit, < 1,000 sf area	2,000 sf
Single unit, > 1,000 sf area	4,000 sf
Double unit	6,000 sf
Lot Depth (min)	
Individual lot	100 ft
Lot Coverage (max)	35%

Exterior Boundary Setback (min)		
A	Any street-adjacent boundary	25 ft
	Interior boundary	20 ft
Interior Setbacks (min)		
B	MH pad from paved street or drive	15 ft
C	Between MH pads	20 ft
Required Storage Building		
	Per each MH lot (min)	64 sf

4. Setbacks

- a. The side and rear setback areas shall serve as landscaped buffers. Setback landscaping shall meet the requirements of Section [Error! Reference source not found.](#), [Error! Reference source not found.](#).
- b. Vehicular entrances and exits to the park shall be landscaped and shall provide a clear delineation of traffic flow patterns.

5. Uses

- a. Primary uses:
 - i. Manufactured homes constructed after 2001 that are Energy Star qualified. Non-HUD Certified mobile homes are prohibited.
 - ii. Tiny homes that meet all Town regulations for a single-unit detached dwelling on a permanent foundation.

- b. One accessory caretaker unit is permitted. Other accessory service and other nonresidential uses may be allowed as accessory uses only, clearly for the use of manufactured home park residents, with no visible characteristics which would attract users from outside the park.

6. Streets and Circulation

- a. Street alignment. Streets shall be designed to take advantage of natural terrain features and shall be largely curvilinear. Streets shall be designed so that lot configuration promotes privacy and layout other than a strict grid pattern.
- b. Street construction, ownership, and maintenance. Every street in any manufactured home park or subdivision shall conform to the Town's street construction regulations and be public streets. Streets in manufactured home parks shall be private streets, maintained by the park operator, and hard surfaced.
- c. Manufactured home parks must have pedestrian walkways, a minimum of five feet wide, located on at least one side of the access road serving manufactured homes, community centers, and recreational facilities. Where practicable, the pedestrian walkways must be located adjacent to streets serving the homes, community centers, and recreational facilities.

7. Utilities

- a. Every manufactured home park shall be connected to the Town's water distribution and wastewater collection systems.
- b. Every manufactured home park shall be constructed and maintained in accordance with the International Plumbing Code provisions for manufactured home park water, sewerage, fuel, and any other provisions, and with any other applicable State and local regulations.

8. Common Facilities

a. Open Space

An amount of land roughly proportionate to the impact created by the proposed development must be set aside as open space. Common open space may be designed for active or passive recreation. Driveways, parking lots, and required yard areas shall not be included in the open space calculation. The Town Council may reduce this requirement if it finds that the manufactured home park is located adjacent to or within one-quarter mile of a public park, which provides recreational facilities, and the manufactured home park provides an easement for and develops a pedestrian trail to the park.

b. Central Maintenance Shed

Central facilities for the storage of implements necessary for the maintenance of common areas, including landscaping, streets, and parking, shall be provided.

c. Outside Storage

- i. An outside storage area shall be provided and made available to all park occupants for the purpose of storing items like recreational vehicles, snowmobiles, boats, and other large items usually stored outdoors.
- ii. The outside storage area shall be of a size adequate to serve the population of the park.

- iii. Rules for the operation of the outdoor storage area shall be developed and enforced by the park operator or homeowners' association.
- iv. Adequate screening around the periphery of the outside storage area shall be provided.

d. Trash Receptacles

- i. In manufactured home parks common trash receptacles shall be provided in an amount and place necessary to meet the needs of the population.
- ii. Areas for trash receptacles shall be designed so that the receptacle, as much as possible, cannot be viewed from the primary street in the park.
- iii. Trash receptacles shall either be wildlife resistant or
- iv. Access to the receptacles must be provided to allow easy ingress and egress by trash hauling vehicles.
- v. All pick-up areas shall have a concrete floor and be enclosed on three sides.

9. Manufactured Home Lots

Every manufactured home shall be placed on a manufactured home lot. A manufactured home lot shall contain no more than one manufactured home and shall meet size and setback requirements and shall provide required functional areas.

a. Placement

All manufactured home lots shall front on a public or private street within the manufactured home park. All manufactured home lots must be designated on the development plan and must designate whether the lot is to be used for placement of a single unit manufactured home or a double unit manufactured home.

b. Manufactured Home Lot Provisions

All manufactured home lots must make provisions for the following items:

i. Manufactured Home Pad

- (a) The manufactured home pad shall be defined as the outline of the actual manufactured home, including the paved portion of any outdoor living area or attached deck area. If structural additions to a manufactured home are proposed or anticipated, such as carports, attached rooms, decks, and attached storage areas, they shall be considered part of the manufactured home pad.
- (b) The pad shall provide for practical placement on and removal from the lot of the manufactured home and retention of the home on the lot in a stable condition and in satisfactory relationship to its surroundings.
- (c) The manufactured home pad must be shown on the preliminary plan and final plat.

ii. Storage Buildings

Storage building materials used for the exterior facade shall be consistent with materials used in the park and with each other. Storage buildings shall be provided at the time of final certificate of occupancy for the park or individually when each lot becomes occupied.

iii. Utility Corridor

A minimum five feet wide utility corridor that is aligned adjacent and parallel to the manufactured home pad is required. Utility corridors must be shown on the preliminary plan.

iv. Parking

A minimum of two 10 feet by 20 feet parking spaces per manufactured home lot are required. Parking spaces must be paved with a minimum of two inches of asphalt.

v. Landscaped Area

(a) All areas of the manufactured home lot except the pad and parking lot must be landscaped pursuant to Chapter 4.11, Landscaping and Buffering Standards. The landscaping must be in place before any certificate of occupancy for the park or subdivision is granted.

(b) Landscaping on every manufactured home lot shall include, but not be limited to, live grass for all areas except the pad, parking area, and storage area; a minimum of one live three-inch caliper tree placed within 15 feet of the paved street surface, and five live 18-inch-high shrubs that promote privacy, screening, utility screening and aesthetic appeal from the street view.

vi. Skirting

Skirting shall be applied to all manufactured homes within three months after manufactured homes have been moved onto manufactured home pads. Skirting shall be of an impervious material compatible with the exterior siding of the manufactured home.

4.09.070 STANDARDS FOR PUBLIC, CIVIC, AND INSTITUTIONAL USES

A. Assisted Living Facility

1. Access shall be designed to minimize traffic in residential areas.
2. Uses shall be located so as not to take access from or channel a majority of the traffic generated by the use onto a local residential street.
3. If access to the site is to be provided from a frontage road, the frontage road must be a through road, or, if a dead end, its intersection must be with a nonresidential street or a collector or higher order street.

B. Government Buildings and Offices

1. Access shall be designed to minimize traffic in residential areas.
2. Uses shall be located so as not to take access from or channel a majority of the traffic generated by the use onto a local residential street.
3. If access to the site is to be provided from a frontage road, the frontage road must be a through road, or, if a dead end, its intersection must be with a nonresidential street or a collector or higher order street.

C. Group Homes

Add standards regarding state requirements

D. Hospital or Health Care Facility

1. Access shall be designed to minimize traffic in residential areas.
2. Uses shall be located so as not to take access from or channel a majority of the traffic generated by the use onto a local residential street.
3. If access to the site is to be provided from a frontage road, the frontage road must be a through road, or, if a dead end, its intersection must be with a nonresidential street or a collector or higher order street.

E. Public Utilities, Major and Minor

1. Access

- a. Access shall be designed to minimize traffic in residential areas.
- b. Uses shall be located so as not to take access from or channel a majority of the traffic generated by the use onto a local residential street.
- c. If access to the site is to be provided from a frontage road, the frontage road must be a through road, or, if a dead end, its intersection must be with a nonresidential street or a collector or higher order street.

2. Utility Transmission

- a. Nothing in these regulations shall be construed to prohibit construction or installation of a public utility use or structure necessary for transmission of commodities or services of a utility company, through mains or distribution lines, in any zone district.
- b. Storage, maintenance facilities, substation or exchanges, and business offices shall be restricted to their appropriate zone district.
- c. Location of power transmission lines with a capacity of 69 KV or greater or pipelines for major transmission shall be subject to special use procedures as set forth in Chapter 4.05.

F. Religious Assembly

1. Supplemental Review Standards:

- a. Religious assembly uses shall be reviewed as a special use in all residential zones.
- b. Access shall be provided as follows: 1-200 seats shall have access from local or residential streets; 201-1000 seats shall have access from a collector street or higher; 1001 seats and over shall have access from an arterial street or highway.

2. Site Standards

- a. Uses accessory to the religious assembly shall meet the standards applicable to the use as if the use is a principal use. Uses accessory to a religious assembly use in a residential district, other than shelter facilities, may only operate between 7:00 AM and 10:00 PM by right.
- b. Parking for the religious assembly use, and any accessory use, shall be for the use that has the greatest parking requirement.

3. Shelter

Religious institutions may provide temporary shelter as an accessory use that does not exceed 50% of the gross floor area of the primary structure.

4.09.080 STANDARDS FOR COMMERCIAL USES

A. Animal Sales and Service with Outdoor Facilities

Any outdoor activity areas such as kennels, runs or exercise areas shall be subject to the following:

1. General Requirements

The facilities shall:

- a. Only be used between the hours of 7:00 AM and 10:00 PM;
- b. Be supervised by qualified personnel;
- c. Be located at least 300 feet from any residential zone;
- d. Not cause loud and incessant noise or fouling of the air by odor thereby creating annoyance or discomfort to the neighbors or others in close proximity;
- e. Not foster an excessive number of flies or other insects; and
- f. Not otherwise cause any unsanitary conditions in the enclosure(s) or the surroundings where the animals are kept.

2. Kennel

- a. All facilities, including pens, kennels, cages and exercise runs, in the CMX1 and CMX2 districts shall be maintained within a completely enclosed, soundproof building so that, to the maximum extent feasible, noise and odor are not detectable off-premises.
- b. Facilities in the R district may have outdoor facilities, including runs and exercise areas, but such facilities must not be located within 1,000 feet of any residential district.

3. Veterinary Services (with outdoor facilities)

Facilities in the C&I2 and C&I3 districts may have outdoor facilities, including runs and exercise areas, but such facilities must not be located within 1,000 feet of any residential district.

B. Child Care

Child care facilities shall meet the following standards:

1. The applicant shall provide documentation of preliminary approval from the State of Colorado, Department of Human Services; and
2. Outdoor play areas shall be buffered through the use of fencing or a landscape screen in compliance with Chapter 4.11, Landscaping, Buffering, and Screening.

C. Commercial Services**1. Self-Service Storage**

- a. No business activity other than rental of storage units shall be conducted within a self-service storage unit.
- b. In CMX1, CMX2, C&I1, and C&I2, individual self-storage units, unit doors, loading areas or other service areas shall be screened from a public right-of-way and any adjacent non-industrial districts.
- c. Security fencing or gates shall be located behind any required landscaping area.

- d. Security gates shall be located so that two vehicles awaiting entry do not stack into the public right of way or any pedestrian path. This may be reduced to one vehicle for facilities with fewer than 25 units or where security gates are only locked outside of normal business hours.
- e. Exterior doors serving individual units shall not be oriented towards a public right of way unless located behind other structures.
- f. Individual units accessed from outdoors shall be located at least 100 feet from a front or street side property line.
- g. No self-service storage facility shall exceed 3 acres in size.

D. Lodging

1. Bed and Breakfast

- a. A bed and breakfast facility is an owner-occupied, single-family residential dwelling unit that contains no more than three guest bedrooms where overnight lodging, with or without meals, is provided for compensation. Kitchen and dining facilities serve only residents and guests and are not operated or used for any commercial activity other than that necessary for bed and breakfast purposes;
- b. The bed and breakfast use shall be clearly incidental and secondary to the use of the dwelling for dwelling purposes and shall not change the residential character thereof;
- c. There shall be no advertising display or other indication of the bed and breakfast use on the premises other than a single six square foot unlighted sign that is otherwise in compliance with the provisions of Chapter 4.08;
- d. A minimum of one parking space per guest and resident bedroom shall be required and shown on a site plan. Additional landscape screening may be required;
- e. Basement bedrooms shall have adequate egress;
- f. The bed and breakfast facility shall comply with all building codes adopted by the Town, and any requirements in fire codes adopted by the Greater Eagle Fire Protection District;
- g. The bed and breakfast facilities shall be subject to the street improvement fee set forth in Section 4.13.220, the fire protection impact fee set forth in Section 4.13.230, and the lodging occupation tax set forth in Chapter 5.05;
- h. It shall be the responsibility of the applicant to demonstrate that the relevant subdivision's, covenants, condition or restrictions allow for a bed and breakfast use and/or associated signing; and
- i. Existing uses in addition to that of a dwelling unit (e.g., home occupation, accessory dwelling unit, etc.), if any, will be considered as part of the special use review.

2. Campground³¹

3. Extended Stay Temporary Lodging Facilities³²

³¹ Drafting note: Does the Town want to establish standards for campgrounds separately from RV parks or as part of an RV park?

³² Current 4.04.100.O

All extended stay temporary lodging facilities permitted in the Commercial General (CG) Zone District shall comply with the following requirements:

- a. The operator of an extended stay temporary lodging facility shall lease the lodging units on a daily or week to week basis only. No person shall be permitted to reside in an extended stay lodging facility for more than 150 days within a consecutive 12-month period, except the resident manager who may reside on the premises.
- b. Upon request by the Town, the owner or operator of an extended stay lodging facility shall make available to the Town within ten business days all rental records or other business records necessary for the Town to verify that no person has in fact resided within the facility for no more than 150 days within a period of 12 consecutive months.
- c. Prior to the issuance of a special use permit for an extended stay temporary lodging facility, the owner shall submit to the Town a schedule designating the maximum capacity of each of the units contained within the lodging facility. Each unit in the lodging facility containing a gross floor area of less than 250 square feet shall have a maximum capacity of not more than three persons, including no more than two persons over the age of 18. Units containing a gross floor area of more than 250 square feet shall have a maximum capacity of not more than four persons, including no more than two persons over the age of 18.
- d. The owner of an extended stay temporary lodging facility shall provide at all times an adequate number of beds within each unit contained in the lodging facility for the stated capacity of each respective unit. The owner of the lodging facility shall not permit persons in excess of the stated capacity for each unit to reside in the respective units.

4. Recreational Vehicle Park³³

a. Purpose

In order to further the health, safety and general welfare of the residents, the Town as a whole, and visitors, and to further the stated purposes of this Code, every recreational vehicle park shall be designed and operated in accordance with the provisions of this chapter as well as other applicable chapters.

b. Applicability

- i. No recreational vehicle shall be occupied or otherwise used for dwelling, cooking or sleeping purposes within the Town except in a recreational vehicle park approved and operated pursuant to this chapter; except that on a private residential lot, no recreational vehicle shall be so used for more than 14 consecutive days.³⁴ No person shall own, operate, create or occupy a recreational vehicle park unless it is approved pursuant to this chapter.
- ii. No recreational vehicle shall remain in any RV park for more than six months in any 12-month period. A shorter occupancy period may be set as a condition of the development permit.

³³ Current 4.10. Drafting Note: Update to include private campsites using similar model as short-term rentals (e.g., sites accessed through apps such as Hipcamp or The Dyrty)? Also, should this RV park standard update allow permanent shelter such as cabins or yurts?

³⁴ Drafting note: move to parking standards and evaluate enforcement options.

- iii. Establishment of a recreational vehicle park shall require a special use permit, pursuant to Chapter 4.05.

c. Design and Operation³⁵

i. Size and Density

The minimum area for an RV park shall be two acres. The overall gross density in any RV park shall not exceed 20 campsites per acre.

ii. Setbacks

The minimum setback along the periphery of a RV park shall be 50 feet from an arterial street, 25 feet from a local street and 20 feet along any boundary not abutting a street.

iii. Campsite

Each campsite shall contain a minimum of 1,500 square feet, and shall be adequate to accommodate a recreational vehicle, an additional motor vehicle, and outdoor cooking and eating facilities. Each campsite for tent camping only shall have a minimum area of 750 square feet.

iv. RV Placement

(a) Every campsite shall abut on a roadway with unobstructed access to a street.

(b) Every RV and any accessory structure, attached or detached, shall be placed on the campsite so that:

(i) It is completely within the campsite;

(ii) There is a minimum of ten feet between any two RVs;

(iii) It does not obstruct any roadway or walkway or easement in the RV park; and

(iv) It is not located within ten feet of any roadway in the RV park.

v. Vehicular Circulation

(a) Roadways within the RV park shall provide access to each campsite, shall provide for continuous forward movement, shall connect with a street or highway, and shall have a minimum width of 15 feet per lane or 25 feet for two lanes. Curves and turning radii shall be adequate to accommodate the RV in a continuous forward motion.

(b) Roadways shall be surfaced with compacted gravel or pavement, shall minimize dust and erosion, and shall be designed and constructed to facilitate maintenance.

vi. Parking

In addition to the recreational vehicle placement space in Subsection (d) of this section, a minimum of one automobile parking space per campsite shall be provided on or within ten feet of the campsite. An additional 0.5 parking spaces per campsite shall be provided in a convenient parking area designed in accordance with Section 4.07.140.

vii. Landscaping

Every RV park shall be in conformance with landscaping and fencing requirements of Chapter 4.11. In addition, entrances and exits to the park shall be landscaped so as to

³⁵ Drafting note: update these standards to work with environmentally sensitive areas and wildlife habitat requirements.

provide a clear delineation of traffic flow patterns. Landscaping shall be used to provide a buffer between the park and adjacent land uses.

viii. Accessory Uses

Any accessory uses in an RV park shall be clearly incidental to RV use and shall be designed and located to blend with the park's design and natural setting. Any commercial facilities shall be for use by the RV park occupants only and shall not present any visible characteristics that would attract customers from outside the park. Tent camping shall be allowed.

ix. Outdoor Recreation Areas

(a) At least ten percent of the total gross area of every RV park shall be provided for outdoor recreational use. Recreational areas may include play fields, picnic sites, swimming pools, tennis courts and similar recreational uses, and shall not include parking areas, utilities, clothes drying areas, storage areas, campsites, roadways, nor any required setback area.

(b) RV parks shall not be subject to the park land dedication requirement of Section 4.07.020.

x. Health and Sanitation

Every RV park shall be designed and operated in accordance with the adopted Uniform Plumbing Code provisions for recreational vehicle parks, and with the State Department of Public Health and Environment's "Standards and Regulations for Campgrounds and Recreation Areas," including the following sections as revised from time to time: 6.0 Water Supply, 7.0 Sewage Disposal, 8.0 Sewage Collection,³⁶ 9.0 Refuse Disposal, 10.0 Insect and Rodent Control, 11.0 Fires, Cooking, and Eating Facilities, 12.0 Sanitary Facilities, 13.0 Service Buildings, 14.0 Privies, and 15.0 Safety.

xi. RV Parks in Areas Subject to Flooding.

Any RV park located in a floodplain or any other area subject to flooding shall be designed, constructed, and operated in accordance with Chapter 4.16 and Town approved flood studies and with regard to the health and safety of park occupants and downstream property. The park shall be closed and the park operator shall evacuate all occupants upon notice of threat of imminent flooding, as determined by the Town Manager, the Eagle Police Department, or any federal, state or county agency.

5. Short-Term Rentals³⁷

a. Registration Required

A current, valid registration is required for each STR in the Town, as well as a Town business license pursuant to Section 5.04.020.

b. Registration Procedure

i. At least ten (10) days prior to any advertising of an STR, the owner or property management firm shall register the STR with the Director on forms supplied by the Town.

³⁶ Drafting note: confirm with Public Works.

³⁷ Current standards, adopted in 2020

For professionally managed STRs, registration for multiple STRs may be made by filing a complete list of all the STRs in the Town managed by such firm, on forms supplied by the Town, and the list shall be updated at least quarterly.

- ii. The fee for STR registration shall be set by resolution of the Town Council.
 - iii. If the STR is located within a unit that shares a wall with another unit, the registration form shall include a copy of a written notice of the proposed STR use provided by the owner or property manager to the last known address of the record owner of the adjoining residential dwelling unit. The written notice shall be sent by first-class mail or electronic mail at least seven (7) days prior to registering the STR.
 - iv. No registration form shall be accepted without an affidavit, signed by the owner or the property management firm, under penalty of perjury, certifying that the STR is in habitable condition and complies with the health and safety standards set forth in Section 5.17.060.
 - v. Each STR registration is nontransferable.
 - vi. An STR registration shall expire on December 31 of each calendar year, or when title of the STR transfers to a new owner, whichever occurs first. Each change in ownership of a STR shall require a new registration.
- c. Local Representative Required**
- Each owner or property management firm shall appoint a natural person who remains within a sixty (60) minute distance of the STR and is available twenty-four (24) hours per day, seven (7) days per week, to serve as the local representative for the STR. The owner or property management firm shall notify the Director in writing of the appointment of a local representative within five (5) days of such appointment or modification of any such appointment, including contact information.
- d. Health and Safety Standards**
- Each STR shall comply with all of the following standards, at a minimum, at all times while the STR is occupied:
- i. Buildings, structures or rooms shall not be used for purposes other than those for which they were designed or intended;
 - ii. Roofs, floors, walls, foundations, ceilings, stairs, handrails, guardrails, doors, porches, all other structural components and all appurtenances thereto shall be capable of resisting any and all forces and loads to which they may be normally subjected and shall be kept in sound condition and in good repair;
 - iii. Smoke detectors, carbon monoxide detectors and fire extinguishers shall be installed and operable, and all wood-burning fireplaces and stoves shall be cleaned on an annual basis;
 - iv. Each STR shall comply with local building and fire codes;
 - v. An operable toilet, sink, and either a bathtub or shower shall be located within the same building, and every room containing a toilet or bathtub/shower shall be completely enclosed by walls, doors, or windows that will afford sufficient privacy;
 - vi. There shall be a sufficient number of trash receptacles to accommodate all trash generated by the occupants;

vii. Occupancy of an STR shall comply with Title 4, Chapter 4.04. of this Code;

viii. The use of portable outdoor fireplaces is prohibited;

ix. Electrical panels shall be clearly labeled; and

x. All pets shall be subject to Title 8, Chapter 8.12. of this Code.

e. Parking

Parking for each STR shall comply with all applicable provisions of the Code. All vehicles shall be parked in designated parking areas, and parking is prohibited in any landscaped area.

f. Sign

An owner or property management firm shall post a sign conspicuously inside each STR. The sign shall include the local representative's current contact information, the street address of the STR and the STR registration number. All exits shall be clearly identified.

g. Advertising

Advertising for an STR shall include the STR registration number or, for all professionally managed STRs, the Town business license number, immediately following the description of the STR.

h. Taxes

i. For each STR, all applicable Town sales and lodging taxes shall be timely collected and remitted.

ii. Professionally managed STRs may submit one tax payment for multiple properties, so long as there is sufficient supporting information to identify each individual STR and the taxes collected on such STR.

i. Notice

Any notice required by this Chapter is sufficient if sent by first-class mail or electronic mail to the address provided by the owner or property management firm on the most recent registration form or registration list, provided that notice to the local representative shall also be sufficient to satisfy any required notice to the owner under this Chapter.

j. Liability

i. An owner shall be liable for any and all violations occurring on the STR.

ii. A property management firm shall be jointly and severally liable for any and all violations occurring on any of its professionally managed STRs in the Town.

k. Initial Complaints

Initial complaints concerning a short-term rental property shall be directed to the local representative. The local representative shall take reasonable steps to resolve the issue within sixty (60) minutes, including visiting the site if necessary.

6. Vehicle Sales and Service

Canopies, such as over gasoline pumps, shall be equipped with skirts and/or under-canopy lighting shall be recessed sufficiently to direct lighting downward to prevent light being broadcast beyond the site.

4.09.090 STANDARDS FOR MARIJUANA USES³⁸

A. Medical Marijuana Businesses**1. Limitation on the Number of Medical Marijuana Centers within the Town**

- a. The number of medical marijuana centers permitted within the Town is based on population. A maximum of one medical marijuana center shall be permitted for every 5,000 people or fraction thereof. Population shall be determined by the most recent data available from the U.S. Census Bureau and the State demographer's office.
- b. In the event more than one land use application for a medical marijuana center of the same classification are submitted to the Town in close proximity to one another, the applications comply with all the requirements of this chapter and the Colorado Medical Marijuana Code, but the Town is not permitted to approve all of the applications because of the limitations set forth in this Subsection (P), the Town Council shall first review for approval the application which was first submitted and determined to be complete by the Director.

2. Limitation on the Number of Optional Medical Marijuana Cultivation Premises within the Town.

- a. The number of optional medical marijuana cultivation premises permitted within the Town is based on population. A maximum of one optional medical marijuana cultivation premises shall be permitted for every 5,000 people or fraction thereof. Population shall be determined by the most recent data available from the U.S. Census Bureau and the State demographer's office.
- b. In the event more than one land use application for an optional medical marijuana cultivation premises of the same classification are submitted to the Town in close proximity to one another, the applications comply with all the requirements of this chapter and the Colorado Medical Marijuana Code, but the Town is not permitted to approve all of the applications because of the limitations set forth in this Subsection (P), the Town Council shall first review for approval the application which was first submitted and determined to be complete by the Director.

3. Limitation on the Number of Medical Marijuana Infused Products Manufacturers within the Town

- a. The number of medical marijuana infused products manufacturers permitted within the Town is based on population. A maximum of two medical marijuana infused products manufacturers shall be permitted for every 5,000 people or fraction thereof. Population shall be determined by the most recent data available from the U.S. Census Bureau and the State demographer's office.
- b. In the event more than one land use application for a medical marijuana infused products manufacturer of the same classification are submitted to the Town in close proximity to one another, the applications comply with all the requirements of this chapter and the Colorado Medical Marijuana Code, but the Town is not permitted to approve all of the applications because of the limitations set forth in this Subsection (P), the Town Council shall first review

³⁸ Current 4.04.100.P to .U

for approval the application which was first submitted and determined to be complete by the Director.

4. Permitted Locations

- a. Medical marijuana centers and optional medical marijuana cultivation premises shall only be located in the Commercial General (CG) and Industrial (I) Zone Districts and are located a minimum of 1,750 feet from the centerline of Eby Creek Road pursuant to a special use permit. Refer to map at the end of this section labeled Exhibit A.
- b. Medical marijuana infused products manufacturer shall only be located on properties along Chambers Avenue that are within the Commercial General (CG) and Industrial (I) Zone Districts and are located a minimum of 1,750 feet from the centerline of Eby Creek Road pursuant to a special use permit. If any portion of the property is within the required minimum distance from Eby Creek Road, no medical marijuana infused products manufacturer shall be permitted on that property. Refer to map at the end of this section labeled Exhibit A.

5. Distance from Schools, Licensed Child Care Facilities, Alcohol or Drug Treatment Facilities and College Campus

All medical marijuana businesses shall be located a minimum of 1,000 feet from schools, as defined in the Colorado Medical Marijuana Code, licensed child care facilities, alcohol or drug treatment facilities, and the campus of a college or university.

6. Distance from Residential Zone District

All medical marijuana businesses shall be located a minimum of 100 feet from any residential zone district which shall be measured from the zone district boundary line to the subject property line.

7. Restrictions on Mobile Facilities and Delivery of Marijuana Products

No medical marijuana business shall be located in a movable or mobile vehicle or structure and no medical marijuana products shall be delivered in the Town unless such delivery is specifically permitted by the Colorado Medical Marijuana Code.

8. Hours of Operation

Medical marijuana businesses shall limit their hours of operation to 8:00 a.m. to 12:00 midnight, Monday through Sunday, or as otherwise provided in the special use permit.

9. Operation of Multiple Businesses at a Single Location

A person may operate any medical marijuana business and any retail marijuana business permitted by this section at the same location if in full compliance with the requirements of the Colorado Medical Marijuana Code and the Colorado Retail Marijuana Code.

10. Specific Requirements for a Medical Marijuana Center.

- a. Small samples of medical marijuana products offered for sale may be displayed on shelves, counters and display cases. All bulk marijuana products shall be locked within a separate vault or safe (no other items in this safe), securely fastened to a wall or floor, as approved by the Police Department.

- b. A medical marijuana center may sell "marijuana paraphernalia," as that term is defined in Chapter 9.15, to patients only and shall be exempt from the prohibitions contained in said chapter.

11. Specific Requirements for an Optional Medical Marijuana Cultivation Premises

If co-located with an optional medical marijuana cultivation premises, the area of the proposed licensed marijuana premises utilized for cultivation shall be physically separated from the area of the premises open to the public or to patients. Walls, barriers, locks, signage and other means shall be employed to prevent the public or patients from entering the area of the licensed marijuana premises utilized for cultivation of marijuana.

12. No Products to be Visible From Public Places

Marijuana plants, products, accessories, and associated paraphernalia contained in any medical marijuana business shall not be visible from a public sidewalk, public street or right-of-way, or any other public place.

13. No Beer or Alcohol on Premises

No fermented malt beverages and no alcohol beverages, as defined in the Colorado Beer Code and the Colorado Liquor Code, respectively, shall be kept, served or consumed on the premises of a medical marijuana business.

14. Storage of Products

All products and accessories shall be stored completely indoors and on-site.

15. Consumption of Marijuana Prohibited

No consumption or smoking of any medical marijuana products shall be allowed or permitted on the premises or adjacent grounds of a medical marijuana business.

16. Storage of Currency

All currency over \$1,000.00 shall be stored within a separate vault or safe (no marijuana in safe), securely fastened to a wall or floor, as approved by the Police Department.

17. Prevention of Emissions and Disposal of Materials

- a. Sufficient measures and means of preventing smoke, odors, debris, dust, fluids, and other substances from exiting the business premises shall be provided at all times. In the event that any debris, dust, fluids, or other substances shall exit the business premises, the property owner and operator shall be jointly and severally responsible for the full cleanup immediately.
- b. Businesses shall properly dispose of all materials and other substances in a safe and sanitary manner in accordance with State regulations and county landfill regulations.
- c. As applicable, medical marijuana businesses shall be equipped with ventilation systems with carbon filters sufficient in type and capacity to eliminate marijuana odors emanating from the interior to the exterior of the premises discernible by reasonable persons. The ventilation system must be inspected and approved by the Building Official.
- d. If carbon dioxide will be used in any cultivation area, sufficient physical barriers or a negative air pressure system shall be in place to prevent carbon dioxide from moving into the ambient air, into other units in the same building or into an adjacent building in a concentration that would be harmful to any person, including persons with respiratory disease, and shall be inspected and approved by the Building Official and the Greater Eagle Fire Protection District.

- e. All State regulations concerning ventilation systems shall be followed.

18. Compliance with Other Codes

Any medical marijuana business and the adjacent grounds of the medical marijuana business shall comply with all zoning, health, building, fire, and other codes and ordinances of the Town as shown by completed inspections and approvals by the Director, Building Department, Greater Eagle Fire Protection District, and the County Health Department, if applicable.

19. No Harm to Public Health, Safety or Welfare

The licensed marijuana premises and adjacent grounds of a medical marijuana business shall be operated in a manner that does not cause any substantial harm to the public health, safety and welfare.

20. Additional Requirements

At the time a special use permit is granted, amended, or the Town Council approves a major change to a medical marijuana business, the Town Council may impose on the applicant any conditions related to the proposed use that is reasonably necessary to protect the public health, safety, or welfare, including, but not limited to, the following:

- a. Additional security requirements;
- b. Limits and requirements on parking and traffic flows;
- c. Requirements for walls, doors, windows, locks and fences on the licensed marijuana premises and adjacent grounds;
- d. Limits on medical marijuana products that may be sold;
- e. Requirements and limits on ventilation and lighting;
- f. Limits on noise inside the licensed premises or on the adjacent grounds;
- g. Prohibitions on certain conduct in the medical marijuana business;
- h. Limits on hours of operation that are more restrictive than prescribed by Subsection (P)(8) of this section;
- i. A requirement that the applicant temporarily close the medical marijuana business to the public until certain changes, inspections or approvals are made; and
- j. A limitation on the square footage of the medical marijuana business.

21. Penalty for Violation

Any violation of the provisions of this Subsection (P) or the conditions of the special use permit granted by a medical marijuana business shall be punishable by a civil fine of up to \$1,000.00. Each day that a violation is committed, exists or continues shall be deemed a separate and distinct offense. In addition, any violation of the provisions of this Subsection (P) or any conditions imposed by the special use permit may result in the revocation of the special use permit.

B. Cultivation of Medical Marijuana by Patients and Primary Caregivers in Residential Dwelling Units.

4.09.090. Standards for Marijuana Uses

Chapter 4.09 Use Standards
Residential Dwelling Units.

B. Cultivation of Medical Marijuana by Patients and Primary Caregivers in

The cultivation, production, or possession of marijuana plants for medical use by a patient or primary caregiver, as such terms are defined by Article XVIII, Section 14 of the State Constitution, shall be allowed in residential dwelling units subject to the following conditions:

1. The cultivation, production or possession of marijuana plants shall be in full compliance with all applicable provisions of Article XVIII, Section 14 of the State Constitution, the Colorado Medical Marijuana Code, C.R.S. § 1243.3-101 et seq., and the Medical Marijuana Program, C.R.S. § 251.5-106.
2. Marijuana plants that are cultivated, produced or possessed shall not exceed the presumptive limits of no more than two ounces of a useable form of marijuana unless otherwise permitted under Article XVIII, Section 14 of the State Constitution, and no more than six marijuana plants, with three or fewer being mature, flowering plants that are producing a useable form of marijuana shall be cultivated or permitted within a primary residence.
3. The cultivation, production or possession of marijuana plants shall be limited to the following space limitations within a residential unit:
 - a. Within a single-family dwelling unit (Group R-3 as defined by the International Building Code, as adopted in Chapter 22, Section 131): a secure, defined, contiguous area not exceeding 150 square feet within the residence of the licensed patient or registered caregiver.
 - b. Within a multifamily dwelling unit (Group R-2 as defined by the International Building Code, as adopted in Chapter 22, Section 131): a secure, defined, contiguous area not exceeding 100 square feet within the residence of the licensed patient or registered caregiver.
4. Marijuana plants shall not be grown in the common area of a multifamily residential structure.
5. If a licensed patient or primary caregiver elects to cultivate quantities of marijuana in excess of the amounts permitted under Subsection (Q)(2) of this section, as permitted in Article XVIII, Section 14(4)(b) of the State Constitution, the patient must be in full compliance with the Colorado Medical Marijuana Program as provided in C.R.S. § 25-1.5-106(10) and may grow medical marijuana for personal use as a patient or as a primary caregiver for licensed patients as a use by right within the Industrial (I) Zone District only.
6. The cultivation of medical marijuana plants in a residential unit shall meet the requirements of all adopted Town building and safety codes. Any licensed patient or registered primary caregiver cultivating medical marijuana in a primary residential unit shall have an initial building and safety inspection conducted by the Town, shall comply with any conditions of said inspection, and shall submit to an annual building and safety code inspection thereafter. The names and locations of patients and caregivers shall not be made available to the general public in accordance with C.R.S. § 24-72-204(3)(a)(I), as contained in the Colorado Open Records Act.
7. The cultivation of medical marijuana plants shall not be permitted on the exterior portions of a residential lot. The cultivation, production or possession of marijuana plants in a residential unit must not be perceptible from the exterior of the residence and shall comply with the following:
 - a. Any form of signage shall be prohibited; unusual odors, smells, fragrances or other olfactory stimulants shall be prohibited; light pollution, glare, or brightness resulting from grow lamps that disturbs adjacent residents shall be prohibited; and excessive noise from ventilation fans shall be prohibited.

- b. Marijuana plants shall be used exclusively by a licensed patient for the patient's personal use and solely to address a debilitating medical condition.
8. Any primary caregiver cultivating medical marijuana for licensed patients and providing said marijuana to patients for consideration such as a monetary sum shall obtain a business license from the Town pursuant to Chapter 5.02. Any primary caregiver transferring medical marijuana to a licensed patient for consideration shall also obtain a sales tax license and shall comply with the requirements of Chapter 3.04 concerning collection and payment of municipal sales tax.
9. Cultivation of medical marijuana in a residential unit that is not a primary residence is not permitted.
10. For the purposes of this Subsection (Q), the term "primary residence" means the place that a person, by custom and practice, makes their principal domicile and address to which the person intends to return, following any temporary absence, such as a vacation. Residence is evidenced by actual daily physical presence, use and occupancy of the primary residence and the use of the residential address for domestic purposes, such as, but not limited to, slumber, preparation of and partaking in meals, vehicle and voter registration, or credit, water and utility billing. A person may only have one primary residence. A primary residence shall not include accessory buildings.
11. For the purpose of this Subsection (Q), the term "secure area" means an area within the primary residence accessible only to the patient or primary caregiver. Secure premises shall be locked or partitioned off to prevent access by children, visitors, or anyone not licensed and authorized to possess medical marijuana.

C. Cultivation of Medical Marijuana by Patients and Primary Caregivers in Nonresidential Zone Districts.

The cultivation, production, or possession of marijuana plants for medical use by a patient or primary caregiver, as the terms are defined by Article XVIII, Section 14 of the State Constitution, shall be allowed in nonresidential units or structures in the Industrial (I) Zone District as a permitted use as well as in permitted residential dwelling units located in the Broadway District (BD), Commercial Limited (CL), Commercial General (CG), Public Area (PA), and Industrial (I) Zone Districts³⁹ subject to the following conditions:

1. cultivation, production or possession of marijuana plants shall be in full compliance with all applicable provisions of Article XVIII, Section 14 of the State Constitution, the Colorado Medical Marijuana Code, C.R.S. § 12.43.3-101 et seq., and the Medical Marijuana Program, C.R.S. § 25-1.5-106.
2. Marijuana plants that are cultivated, produced or possessed shall not exceed the presumptive limits of no more than two ounces of a useable form of marijuana and no more than six marijuana plants, with three or fewer being mature, flowering plants that are producing a useable form of marijuana per patient, unless otherwise permitted under Article XVIII, Section 14 of the State Constitution, shall be cultivated. Within any nonresidential unit located in the Industrial (I) Zone District, a caregiver may cultivate medical marijuana for no more than five licensed patients. Two or more primary caregivers shall not join together for the purpose of cultivating medical

³⁹ Drafting Note: These references will be updated following finalization of the zone district lineup.

4.09.090. Standards for Marijuana Uses

Chapter 4.09 Use Standards
Nonresidential Zone Districts.

C. Cultivation of Medical Marijuana by Patients and Primary Caregivers in

marijuana within any nonresidential unit located in the Industrial (I) Zone District. In residential units within nonresidential zone districts, marijuana plants that are cultivated, produced or possessed shall not exceed the presumptive limits of no more than two ounces of a useable form of marijuana unless otherwise permitted under Article XVIII, Section 14 of the State Constitution, and no more than six marijuana plants, with three or fewer being mature, flowering plants that are producing a useable form of marijuana shall be cultivated or permitted.

3. The cultivation, production or possession of marijuana plants within a permitted residential dwelling unit shall be limited to the following space limitations within the residential unit:
 - a. Within a single-family dwelling unit (Group R-3 as defined by the International Building Code, as adopted in Chapter 22, Section 131): a secure, defined, contiguous area not exceeding 150 square feet within the residence of the licensed patient or registered caregiver.
 - b. Within a multifamily dwelling unit (Group R-2 as defined by the International Building Code, as adopted in Chapter 22, Section 131): a secure, defined, contiguous area not exceeding 100 square feet within the residence of the licensed patient or registered caregiver.
4. Marijuana plants shall not be grown in the common area of any commercial or industrial building.
5. The cultivation of medical marijuana plants in any building or unit within the Broadway District (BD), Commercial Limited (CL), Commercial General (CG), Public Area (PA), and the Industrial (I) Zone Districts⁴⁰ shall meet the requirements of all adopted Town building and safety codes. Any licensed patient or registered primary caregiver cultivating medical marijuana shall have an initial building and safety inspection conducted by the Town, shall comply with any conditions of said inspection, and shall submit to an annual building and safety code inspection thereafter. The names and locations of patients and caregivers shall not be made available to the general public in accordance with C.R.S. § 24-72-204(3)(a)(I), as contained in the Colorado Open Records Act.
6. Cultivation of medical marijuana in a residential unit that is not a primary residence is not permitted.
7. For the purposes of this **Subsection (R)**, the term "primary residence" means the place that a person, by custom and practice, makes their principal domicile and address to which the person intends to return, following any temporary absence, such as a vacation. Residence is evidenced by actual daily physical presence, use and occupancy of the primary residence and the use of the residential address for domestic purposes, such as, but not limited to, slumber, preparation of and partaking in meals, vehicle and voter registration, or credit, water and utility billing. A person may only have one primary residence. A primary residence shall not include accessory buildings.
8. The cultivation of medical marijuana plants shall not be permitted on exterior portions of a lot. The cultivation, production or possession of marijuana plants within a building or unit located in the Broadway District (BD), Commercial Limited (CL), Commercial General (CG), Public Area (PA), and Industrial (I) Zone Districts⁴¹ must not be perceptible from the exterior of the building or unit.

⁴⁰ Drafting Note: These references will be updated following finalization of the zone district lineup.

⁴¹ Drafting Note: These references will be updated following finalization of the zone district lineup.

9. Any form of signage shall be prohibited; unusual odors, smells, fragrances or other olfactory stimulants shall be prohibited; light pollution, glare or brightness resulting from grow lamps that disturbs adjacent property shall be prohibited; and excessive noise from ventilation fans shall be prohibited.
10. Any primary caregiver cultivating medical marijuana for licensed patients and providing said marijuana to patients for consideration such as a monetary sum shall obtain a business license from the Town pursuant to Chapter 5.02. Any primary caregiver transferring medical marijuana to a licensed patient for consideration shall also obtain a sales tax license and shall comply with the requirements of Chapter 3.04 concerning the collection and payment of municipal sales taxes.

D. Cultivation of Marijuana for Personal Use in Residential Dwelling Units in Both Residential and Nonresidential Zone Districts

1. Purpose. This Subsection (S) is intended to apply to the growing of marijuana in residential dwelling units for personal use to the extent authorized by Article XVIII, Section 16 (3)(b) of the State Constitution.
2. Any person, for purposes of this Subsection (S) and consistent with Article XVIII, Section 16(3)(b) of the State Constitution, who is 21 years of age or older that is cultivating marijuana plants for their own use, may possess, grow, process or transport no more than six marijuana plants with three or fewer being mature, flowering plants, subject to the following requirements:
 - a. The possessing, growing, processing, or transporting of marijuana plants for personal use must be in full compliance with all applicable provisions of Article XVIII, Section 16 of the State Constitution.
 - b. Except as provided below, the marijuana plants shall be possessed, grown, or processed within the primary residence of the person possessing, growing or processing the marijuana plants for personal use, as defined by Subsection (S)(4) of this section. No more than six marijuana plants may be cultivated in a primary residence. If persons living in a primary residence desire to cultivate more than six marijuana plants, the persons may cultivate no more than a total of six marijuana plants per person for personal use as a permitted use in nonresidential units or structures in the Industrial (I) Zone District only. No sales, or barter of cultivated marijuana is permitted. See Subsection (T) of this section.
 - c. The possession, growing and processing of the marijuana plants must not be observable from the exterior of the primary residence, including, but not limited to:
 - i. Common visual observation, including any form of signage;
 - ii. Unusual odors, smells, fragrances, or other olfactory stimulus;
 - iii. Light pollution, glare, or brightness that disturbs others.
 - iv. Marijuana plants shall not be grown or processed in the common areas of a planned community or of a multifamily or attached residential development or commercial or industrial buildings.

4.09.090. Standards for Marijuana Uses

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E. Cultivation of Marijuana for Personal Use in Nonresidential Units or

Buildings in Nonresidential Zone Districts.

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- d. The cultivation, production, growing and processing of marijuana plants shall be limited to the following space limitations within a primary residence:
 - i. Within a single-family dwelling (Group R-3 as defined by the International Building Code): a secure, defined, contiguous area not exceeding 150 square feet within the primary residence of the person possessing, growing or processing the marijuana plants for personal use.
 - ii. Within a multifamily dwelling unit (Group R-2 as defined by the International Building Code) or a residential dwelling unit in a commercial or industrial building: a secure, defined, contiguous area not exceeding 100 square feet within the primary residence of the person possessing, growing, or processing the marijuana plants for personal use.
 - iii. The possession, growing and processing of marijuana plants shall not occur in any accessory structure.
 - e. The possession, growing and processing of marijuana plants shall meet the requirements of all adopted Town building and life/safety codes, including requirements concerning electrical systems and ventilation systems, as the same may be amended from time to time. In addition to these above-referenced codes and requirements, all marijuana plants shall be grown in mold resistive rooms with hard surfaces. Any person cultivating marijuana for personal use shall have an initial building and safety inspection conducted by the Town Building Official, shall comply with any conditions of said inspection, and shall submit to periodic building and safety code inspections thereafter. No odor shall be permitted to emanate from the premises.
 - f. Pursuant to C.R.S. § 9-7-113, the use of a compressed flammable gas as a solvent in the extraction of THC or other cannabinoids is prohibited.
 - g. The possession, growing and processing of marijuana plants shall meet the requirements of all adopted water and wastewater regulations promulgated by the Town.
- 3. Cultivation of marijuana in a residential unit that is not a primary residence is not permitted.
 - 4. For the purposes of this Subsection (S), the term "primary residence" means the place that a person, by custom and practice, make their principle domicile and address to which the person intends to return, following any temporary absence, such as a vacation. Residence is evidenced by actual daily physical presence, use and occupancy of the primary residence, and the use of the residential address for domestic purposes, such as, but not limited to, slumber, preparation of meals, package delivery, vehicle and voter registration, or credit and utility billings. A person shall have only one primary residence. A primary residence shall not include accessory buildings.
 - 5. For purposes of this Subsection (S), the term "secure area" means an area within the primary residence accessible only to the person possessing, growing or processing the marijuana plants for personal use. Secure premises shall be locked or partitioned off to prevent access by children, visitors, or anyone not authorized to possess marijuana.

E. Cultivation of Marijuana for Personal Use in Nonresidential Units or Buildings in Nonresidential Zone Districts.

The cultivation, production, or possession of marijuana plants for personal use by a person 21 years of age or older, as permitted by Article XVIII, Section 16 of the State Constitution, shall be allowed

in nonresidential units or buildings in the Industrial (I) Zone District⁴² as a permitted use subject to the following conditions:

1. The cultivation, production or possession of marijuana plants shall be in full compliance with all applicable provisions of Article XVIII, Section 16 of the State Constitution.
2. No more than six marijuana plants, with three or fewer being mature, flowering plants per person may be cultivated.
3. Marijuana plants shall not be grown in the common area of any commercial or industrial building.
4. The cultivation of marijuana plants in any building or unit within Industrial (I) Zone District shall meet the requirements of all adopted Town building and safety codes. In addition to these codes, these personal grow operations shall meet State standards for retail or medical marijuana grow operations. Any person cultivating marijuana for personal use shall have an initial building and safety inspection conducted by the Town, shall comply with any conditions of said inspection, and shall submit to a periodic building and safety code inspection thereafter.
5. All cultivation shall be located within a secure building. Grow operations in permanent or temporary greenhouses are not permitted.
6. No more than 36 plants may be grown in any industrial unit.
7. The cultivation of marijuana plants shall not be permitted on exterior portions of a lot or a building. The cultivation, production or possession of marijuana plants within a building or unit must not be perceptible from the exterior of the building or unit.
8. Any form of signage shall be prohibited; unusual odors, smells, fragrances or other olfactory stimulants shall be prohibited; light pollution, glare or brightness resulting from grow lamps that disturbs adjacent property shall be prohibited; and excessive noise from ventilation fans shall be prohibited.
9. Pursuant to C.R.S. § 9-7-113, the use of a compressed flammable gas as a solvent in the extrication of THC or other cannabinoids is prohibited.

F. Retail Marijuana Businesses

1. Limitation on the Number of Retail Marijuana Stores Within the Town

- a. The number of retail marijuana stores permitted within the Town is based on population. A maximum of one retail marijuana store shall be permitted for every 5,000 people or fraction thereof. Population shall be determined by the most recent data available from the U.S. Census Bureau and the State demographer's office.
- b. In the event more than one land use application for a retail marijuana store of the same classification are submitted to the Town in close proximity to one another, the applications comply with all the requirements of this chapter and the Colorado Retail Marijuana Code, but the Town is not permitted to approve all of the applications because of the limitations set forth in this Subsection (U), the Town Council shall first review for approval the application which was first submitted and determined to be complete by the Director.

⁴² Drafting Note: This reference will be updated following finalization of the zone district lineup.

2. Retail Marijuana Cultivation Facilities Within the Town

- a. The number of retail marijuana cultivation facilities permitted within the Town is based on population. A maximum of one retail marijuana cultivation facility shall be permitted for every 5,000 people or fraction thereof. Population shall be determined by the most recent data available from the U.S. Census Bureau and the State demographer's office.
- b. In the event more than one land use application for a retail marijuana cultivation facility of the same classification are submitted to the Town in close proximity to one another, the applications comply with all the requirements of this chapter and the Colorado Retail Marijuana Code, but the Town is not permitted to approve all of the applications because of the limitations set forth in this Subsection (U), the Town Council shall first review for approval the application which was first submitted and determined to be complete by the Director.

3. Limitation on the Number of Retail Marijuana Products Manufacturing Facilities Within the Town

- a. The number of retail marijuana products manufacturing facilities permitted within the Town is based on population. A maximum of two retail marijuana products manufacturing shall be permitted for every 5,000 people or fraction thereof. Population shall be determined by the most recent data available from the U.S. Census Bureau and the State demographer's office.
- b. In the event more than one land use application for a retail marijuana products manufacturing facility of the same classification are submitted to the Town in close proximity to one another, the applications comply with all the requirements of this chapter and the Colorado Retail Marijuana Code, but the Town is not permitted to approve all of the applications because of the limitations set forth in this Subsection (U), the Town Council shall first review for approval the application which was first submitted and determined to be complete by the Director.

4. Permitted Locations

- a. Retail marijuana stores and retail marijuana cultivation facilities shall only be located in the Commercial General (CG) and Industrial (I) Zone Districts⁴³ and are located a minimum of 1,750 feet from the centerline of Eby Creek Road pursuant to a special use permit. Refer to map at the end of this section labeled Exhibit A.
- b. Retail marijuana products manufacturing facilities shall only be located on properties along Chambers Avenue that are within the Commercial General (CG) and Industrial (I) Zone Districts and are located a minimum of 1,750 feet from the centerline of Eby Creek Road pursuant to a special use permit. If any portion of the property is within the required minimum distance from Eby Creek Road, no retail marijuana products manufacturing facility shall be permitted on that property. refer to map at the end of this section labeled Exhibit A.

⁴³ Drafting Note: These references will be updated following finalization of the zone district lineup.

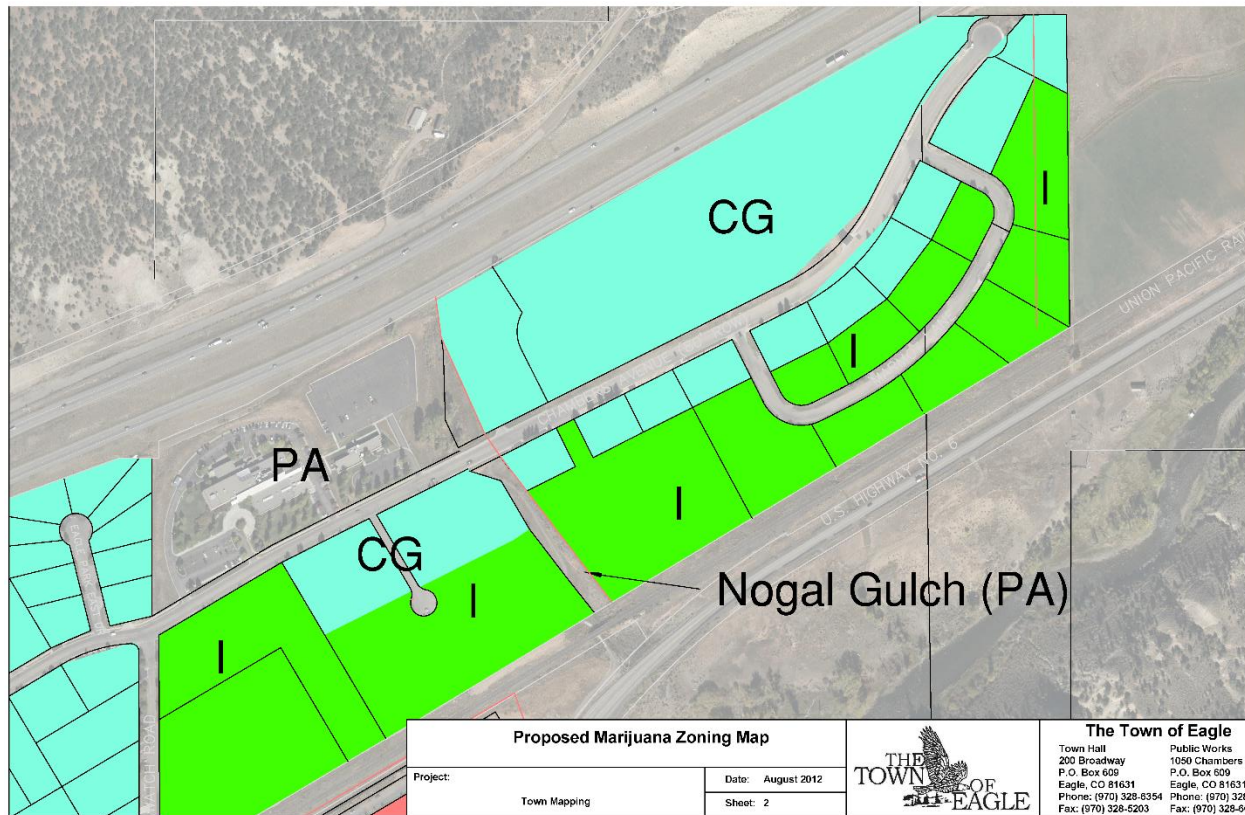
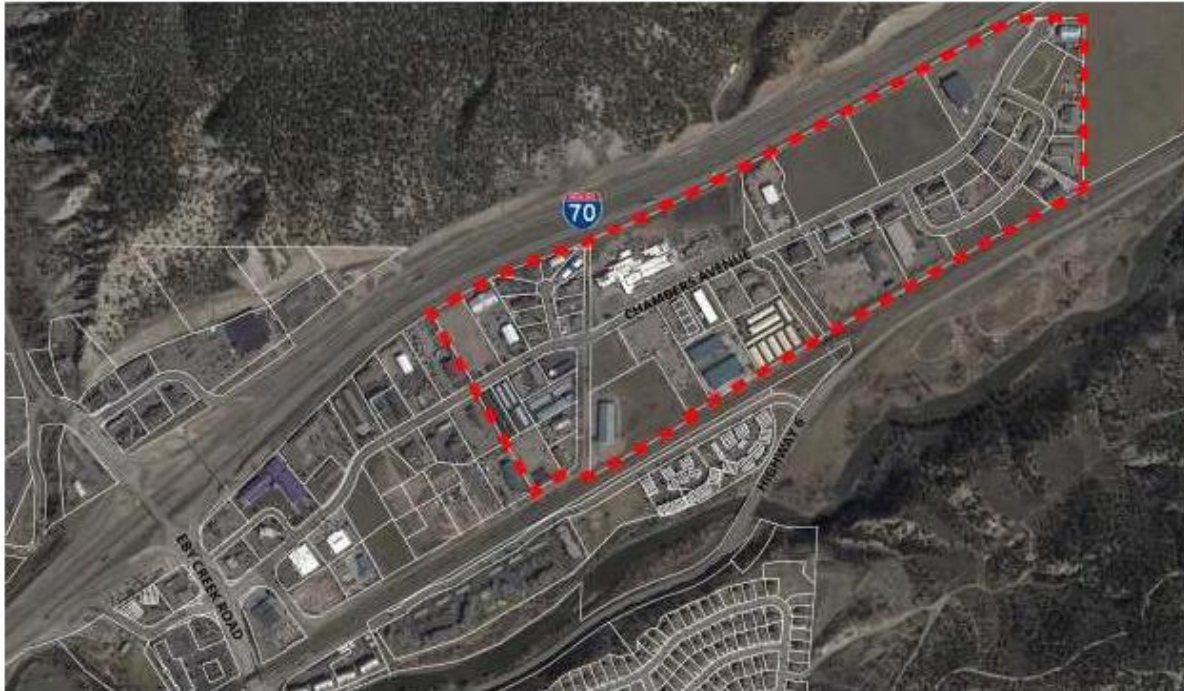


Exhibit A: Area Where Medical Marijuana Businesses, Retail Marijuana Businesses, and Marijuana Testing Facilities are Permitted

5. Distance from Schools, Licensed Child Care Facilities, Alcohol or Drug Treatment Facilities, and College Campus.

All retail marijuana businesses shall be located a minimum of 1,000 feet from schools, as defined in the Colorado Retail Marijuana Code, licensed childcare facilities, alcohol or drug treatment facilities, and the campus of a college or university.

6. Distance from Residential Zone District

All retail marijuana businesses shall be located a minimum of 100 feet from any residential zone district which shall be measured from the zone district boundary line to the subject property line.

7. Restrictions on Mobile Facilities and Delivery of Marijuana Products

No retail marijuana business shall be located in a movable or mobile vehicle or structure and no retail marijuana products shall be delivered in the Town unless the delivery is specifically permitted by the Colorado Retail Marijuana Code.

8. Hours of Operation

Retail marijuana stores shall limit their hours of operation to 8:00 a.m. to 12:00 midnight, Monday through Sunday, or as otherwise provided in the special use permit.

9. Operation of Multiple Businesses at Single Location

A person may operate any medical marijuana business and any retail marijuana business permitted by this section at the same location if in full compliance with the requirements of the Colorado Medical Marijuana Code and the Colorado Retail Marijuana Code.

10. Specific Requirements for a Retail Marijuana Store

A retail marijuana store may only sell retail marijuana, retail marijuana products, marijuana accessories and non-consumable products such as apparel, and marijuana related products such as childproof packaging containers. Retail marijuana stores shall be prohibited from selling or giving away any consumable product, including, but not limited to, tobacco products or alcohol, or edible products that do not contain marijuana, including, but not limited to, sodas, candies or baked goods.

11. No Products to be Visible from Public Places

Marijuana plants, products, accessories, and associated paraphernalia contained in a retail marijuana business shall not be visible from a public sidewalk, public street or right-of-way, or any other public place.

12. No Beer or Alcohol on Premises

No fermented malt beverages and no alcohol beverages, as defined in the Colorado Beer Code and Colorado Liquor Code, respectively, shall be kept, served, or consumed on the premises of a retail marijuana business.

13. Consumption of Marijuana Prohibited

No consumption or smoking of any retail marijuana products shall be allowed or permitted on the premises or adjacent grounds of a retail marijuana business.

14. Storage of Products

All products and accessories shall be stored completely indoors and on-site.

15. Prevention of Emissions and Disposal of Materials

- a. Sufficient measures and means of preventing smoke, odors, debris, dust, fluids and other substances from exiting the business premises shall be provided at all times. In the event that any debris, dust, fluids or other substances shall exit the business premises, the property owner and operator shall be jointly and severally responsible for the full cleanup immediately.
- b. Businesses shall properly dispose of all materials and other substances in a safe and sanitary manner in accordance with State regulations and county landfill regulations.
- c. As applicable, retail marijuana businesses shall be equipped with ventilation systems with carbon filters sufficient in type and capacity to eliminate marijuana odors emanating from the interior to the exterior of the premises discernible by reasonable persons. The ventilation system must be inspected and approved by the Building Official.
- d. If carbon dioxide will be used in any cultivation area, sufficient physical barriers or a negative air pressure system shall be in place to prevent carbon dioxide from moving into the ambient air, into other units in the same building or into an adjacent building in a concentration that would be harmful to any person, including persons with respiratory disease, and shall be inspected and approved by the Building Official and the Greater Eagle Fire Protection District.
- e. All State regulations concerning ventilation systems shall be followed.

16. Compliance with Other Codes

Any retail marijuana business and the adjacent grounds of the retail marijuana business shall comply with all zoning, health, building, fire and other codes and ordinances of the Town as shown by completed inspections and approvals by the Director, Building Department, Greater Eagle Fire Protection District, and the County Health Department, if applicable.

17. No Harm to Public Health, Safety or Welfare

The licensed marijuana premises and adjacent grounds of a retail marijuana business shall be operated in a manner that does not cause any substantial harm to the public health, safety and welfare.

18. Additional Requirements

At the time a special use permit is granted, amended or any time the Town Council approves a major change to a retail marijuana business, the Town Council may impose on the applicant any conditions related to the proposed use that is reasonably necessary to protect the public health, safety or welfare, including, but not limited to, the following:

- a. Additional security requirements;
- b. Limits and requirements on parking and traffic flows;
- c. Requirements for walls, doors, windows, locks and fences on the licensed marijuana premises and adjacent grounds;
- d. Limits on retail marijuana products that may be sold;
- e. Requirements and limits on ventilation and lighting;
- f. Limits on noise inside the licensed premises or on the adjacent grounds;
- g. Prohibitions on certain conduct in the retail marijuana business;

- h. Limits on hours of operation that are more restrictive than prescribed by Subsection (U)(8) of this section;
- i. A requirement that the applicant temporarily close the retail marijuana business to the public until certain changes, inspections or approvals are made; and
- j. A limitation on the square footage of the retail marijuana business.
- k. Penalty for violation. Any violation of the provisions of this Subsection (U) or the conditions of the special use permit granted by a retail marijuana business shall be punishable by a civil fine of up to \$1,000.00. Each day that a violation is committed, exists or continues shall be deemed a separate and distinct offense. In addition, any violation of the provisions of this Subsection (U) or any conditions imposed by the special use permit may result in the revocation of the special use permit.

G. Marijuana Testing Facilities

1. Limitation on the Number of Marijuana Testing Facilities within the Town.

- a. The number of marijuana testing facilities permitted within the Town is based on population. A maximum of one marijuana testing facility shall be permitted for every 5,000 people or fraction thereof. Population shall be determined by the most recent data available from the U.S. Census Bureau and the State demographer's office.
- b. In the event more than one land use application for a marijuana testing facility of the same classification are submitted to the Town in close proximity to one another, the applications comply with all the requirements of this chapter, the Colorado Medical Marijuana Code and the Colorado Retail Marijuana Code, but the Town is not permitted to approve all of the applications because of the limitations set forth in this Subsection (V), the Town Council shall first review for approval the application which was first submitted and determined to be complete by the Director.

2. Permitted Locations

Marijuana testing facilities shall only be located on properties along Chambers Avenue that are within the Commercial General (CG) and Industrial (I) Zone Districts and are located a minimum of 1,750 feet from the centerline of Eby Creek Road pursuant to a special use permit. If any portion of the property is within the required minimum distance from Eby Creek Road, no marijuana testing facility shall be permitted on that property. Refer to map at the end of this section labeled Exhibit A.

3. Distance from Schools, Licensed Child Care Facilities, Alcohol or Drug Treatment Facilities and College Campus

All marijuana testing facilities shall be located a minimum of 1,000 feet from schools, as defined in the Colorado Medical Marijuana Code and the Colorado Retail Marijuana Code, licensed child care facilities, alcohol or drug treatment facilities, and the campus of a college or university.

4. Distance from Residential Zone District

All marijuana testing facilities shall be located a minimum of 100 feet from any residential zone district which shall be measured from the zone district boundary line to the subject property line.

5. Restrictions on Mobile Facilities and Delivery of Marijuana Products

No marijuana testing facility shall be located in a movable or mobile vehicle or structure and no marijuana products shall be delivered in the Town unless the delivery is specifically permitted by the Colorado Medical Marijuana Code or the Colorado Retail Marijuana Code.

6. Hours of Operation

Marijuana testing facilities shall limit their hours of operation to 8:00 a.m. to 12:00 midnight, Monday through Sunday, or as otherwise provided in the special use permit.

7. Operation of Multiple Businesses at Single Location

A person may operate any medical marijuana business and any retail marijuana business permitted by this section at the same location if in full compliance with the requirements of the Colorado Medical Marijuana Code and the Colorado Retail Marijuana Code.

8. No Products to be Visible from Public Places

Marijuana plants, products, accessories, and associated paraphernalia contained in a marijuana testing facility shall not be visible from a public sidewalk, public street or right-of-way, or any other public place.

9. No Beer or Alcohol on Premises

No fermented malt beverages and no alcohol beverages, as defined in the Colorado Beer Code and Colorado Liquor Code, respectively, shall be kept, served or consumed on the premises of a marijuana testing facility.

10. Consumption of Marijuana Prohibited

No consumption or smoking of any marijuana products shall be allowed or permitted on the premises or adjacent grounds of a marijuana testing facility.

11. Storage of Products

All products and accessories shall be stored completely indoors and on-site.

12. Prevention of Emissions and Disposal of Materials

- a. Sufficient measures and means of preventing smoke, odors, debris, dust, fluids and other substances from exiting the business premises shall be provided at all times. In the event that any debris, dust, fluids or other substances shall exit the business premises, the property owner and operator shall be jointly and severally responsible for the full cleanup immediately.
- b. Testing facilities shall properly dispose of all materials and other substances in a safe and sanitary manner in accordance with State regulations and county landfill regulations.
- c. As applicable, marijuana testing facilities shall be equipped with ventilation systems with carbon filters sufficient in type and capacity to eliminate marijuana odors emanating from the interior to the exterior of the premises discernible by reasonable persons. The ventilation system must be inspected and approved by the Building Official.
- d. All State regulations concerning ventilation systems shall be followed.

13. Compliance with Other Codes

Any marijuana testing facility and the adjacent grounds of the marijuana testing facility shall comply with all zoning, health, building, fire and other codes and ordinances of the Town as shown by completed inspections and approvals by the Director, Building Department, Greater Eagle Fire Protection District, and the County Health Department, if applicable.

14. No Harm to Public Health, Safety or Welfare

The licensed marijuana premises and adjacent grounds of a marijuana testing facility shall be operated in a manner that does not cause any substantial harm to the public health, safety and welfare.

15. Additional Requirements

At the time a special use permit is granted, amended or any time the Town Council approves a major change to a marijuana testing facility, the Town Council may impose on the applicant any conditions related to the proposed use that is reasonably necessary to protect the public health, safety or welfare, including, but not limited to, the following:

- a. Additional security requirements;
- b. Limits and requirements on parking and traffic flows;
- c. Requirements for walls, doors, windows, locks and fences on the licensed marijuana premises and adjacent grounds;
- d. Requirements and limits on ventilation and lighting;
- e. Limits on noise inside the licensed premises or on the adjacent grounds;
- f. Prohibitions on certain conduct in the marijuana testing facility;
- g. Limits on hours of operation that are more restrictive than prescribed by **Subsection (V)(6)** of this section;
- h. A requirement that the applicant temporarily close the marijuana testing facility to the public until certain changes, inspections or approvals are made; and
- i. A limitation on the square footage of the marijuana testing facility.

H. Fueling Station**1. Site Layout**

- a. The minimum width for driveways shall be 35 feet. The width shall be expanded to 45 feet whenever the driveway accesses a street with a width of, or with a planned ultimate width of, 84 feet or greater. Driveways shall be no closer than 150 feet from the nearest intersecting point of street right-of-way lines.
- b. Structures shall observe the height limits of the underlying zoning district, except that canopies constructed over pump islands located outside the buildable area of the lot shall not exceed a maximum height of 17 feet.
- c. A fuel pump canopy shall utilize the same architectural design and materials as the principal building(s) on the lot. Fuel pumps shall be no closer than 15 feet from any right of way line or property line.
- d. Vehicular service bays, including garages and car wash bays, shall not be located on the front facade, unless otherwise permitted by the frontage type.

2. Outdoor Uses and Storage

- a. Disabled or inoperable vehicles and those awaiting pick-up may be stored outdoors if:
 - i. The vehicles are not stored for more than two days.

- ii. The storage area is located in the rear yard screened from view of the front lot line.
- iii. The storage area is screened using the side and rear yard buffer outlined in Section 4.11.xx.
- b. All repairs or washing activities must occur inside a structure.
- c. Vacuuming activities may occur in open air but must be located in the side or rear yards, screened from the front lot line.
- d. Temporary outdoor display of seasonal items, such as windshield wiper fluid or ice remover, is permitted during business hours under the canopy and adjacent to the principal structure.

4.09.100 STANDARDS FOR INDUSTRIAL, WHOLESALE, AND STORAGE USES

A. Generally Applicable Industrial Use Standards⁴⁴

All industrial and commercial uses operating within the Town shall comply with the following standards so that the uses do not create any danger to safety in surrounding areas, do not cause water pollution and do not create offensive noise, vibration, smoke, dust, odors, heat, glare or other objectionable influences beyond the boundaries of the property in which the uses are located, and do not constitute a public nuisance or hazard:

1. Volume of Sound

Every use shall be so operated that the volume of sound inherently and recurrently generated does not exceed 60 decibels with a maximum increase of five decibels permitted for a maximum of 15 minutes in any one hour at any point on any boundary line of the property on which the use is located.

2. Vibration

Every use shall be so operated that the ground vibration inherently and recurrently generated is not perceptible, without instruments, at any point on any boundary line of the property on which the use is located.

3. Smoke

Every use shall be so operated that it does not emit smoke exceeding a density of No.1 on the Ringlemann Chart.

4. Particulate Matter

Every use shall be so operated that it does not emit particulate matter exceeding 0.2 grains per cubic foot of the flue gas at a stack temperature of 500-degree Fahrenheit.

5. Heat, Glare, Radiation and Fumes

Every use shall be so operated that it does not emit an obnoxious or dangerous degree of heat, glare, radiation, or fumes beyond any boundary line of the property on which the use is located.

6. Storage

- a. The outdoor storage of flammable or combustible liquids shall conform to the requirements of the adopted fire code. No outdoor storage of flammable or combustible liquids shall occupy any part of a front yard;

⁴⁴ Current 4.01.100.L

- b. Underground storage of flammable or combustible liquids shall conform to all of the requirements of the adopted fire code;
- c. No materials or wastes shall be deposited upon a property in such form or manner that they may be transferred off the property by natural causes or forces;
- d. All materials or wastes which might cause fumes or dust or which constitute a fire hazard or which may be edible by or otherwise attractive to rodents or insects shall be stored outdoors in closed containers.

7. Water Pollution

No water pollution shall be emitted by the manufacturing or other processing. In a case in which potential hazards exist, it shall be necessary to install safeguards acceptable to the County Health Officer and in compliance with the laws of the environmental protection agency, State Department of Public Health and Environment and Chapter 12.22 before operation of the facilities may begin. All percolation tests or groundwater resources tests which may be required by local or State Health Officers must be met before operation of the facilities may begin.

B. Industrial Services

All industrial services shall comply with the following standards:

1. Access

- a. Access shall be designed to minimize traffic in residential areas.
- b. Uses shall be located so as not to take access from or channel a majority of the traffic generated by the use onto a local residential street.
- c. If access to the site is to be provided from a frontage road, the frontage road must be a through road, or, if a dead end, its intersection must be with a nonresidential street or a collector or higher order street.

2. Buffering and Screening

Buffering and screening shall comply with Chapter 4.11, Landscaping, Buffering, and Screening.

C. Warehousing and Storage

1. Storage for All Uses

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

2. Outside Storage Standards

Items, including, but not limited to, vehicles, excavation equipment, machinery, utility service supplies, fabrication materials, and general supplies, which are stored outside on a regular, permanent, semi-permanent, or seasonal basis, and which occupy more than 1,000 square feet on any one lot, are subject to the following requirements:

a. Location of Storage Area

As a general rule, outside storage areas shall be situated in the rear yard.

b. Buffer

Outside storage areas in the front yard or on lots with no, or minimal, structures shall be required to provide a front street buffer as provided in **Section 4.07.020(B)**.

c. Auto Sales and Nurseries

Auto sales and nurseries are exempt from the standards contained in this section.

d. Display Area

Businesses that sell, rent, or lease outside storage items may create a display area in the front yard not to exceed a single area 25 feet by a length of 25 percent of the lot frontage for the purpose of displaying representative items. All other outside storage items are subject to the requirements in Subsections (M)(1) and (2) of this section.

e. Outside Storage Adjoining the I-70 Right-of-Way

Any outside storage areas located in the rear yards of lots adjoining the I-70 right-of-way shall create a buffer using the standards as found in Subsection (M)(2) of this section.

3. Truck and Transportation Services**a. Parcel Size**

Minimum parcel size shall be 10 acres subject to the following requirements:

- i. The primary parcel of the truck stop shall be not more than 500 feet from the right-of-way limits surrounding a freeway or expressway intersection, with at least 200 feet of direct frontage along the arterial to the property boundary of the primary parcel;
- ii. No more than one truck stop shall have primary access from any freeway or expressway intersection; and,
- iii. The minimum distance between truck stops shall be 7,000 feet, measured from property line to property line.

b. Fuel

- i. Any fuel dispenser, perimeter of underground storage tanks or pumps shall be a minimum of 100 feet from any residential zoning district, and at least 40 feet from any property line or public right of way line.
- ii. Fueling areas for automobiles and fueling areas for trucks must be separated. Pump island canopies shall not exceed 22 feet in height.

c. Site Design

- i. A 15-foot-wide landscaped buffer area shall be provided along all property lines. There shall be no parking permitted within this landscaped buffer area.
- ii. A masonry sound attenuation wall at least six feet tall shall be installed along all property lines that abut or are adjacent to a residential zoning district or use.
- iii. Subsidiary business activities may include scales, truck wash, tire repair and sales, barber shop, bar, restaurant, showers, convenience store, truckers lounge, mini-theater, laundry and gasoline and propane dispensing. Subsidiary business uses at truck stops shall comply with the following standards:
 - (a) All activities and operations shall be conducted entirely within an enclosed structure, except the dispensing of petroleum products, water and air from pump islands and the provision of emergency service of a minor nature.

-
- (b) A truck wash shall be designed with a water collection and recycling system;
 - (c) Vehicle service areas shall be completely enclosed;
 - (d) Service bays shall not open toward public rights-of-way; and
 - (e) A minimum of four showers shall be provided at truck stops with more than 100 truck parking spaces.

d. Overnight Parking

Overnight parking is not allowed unless Electrified Parking Spaces (EPS), also known as truck stop electrification, is installed for each overnight space to allow truck drivers to provide power to necessary systems such as heating, air conditioning, or appliances, without idling the engine.

e. Spill Mitigation

A plan must be submitted showing how the truck stop/travel plaza is designed to prevent any spill from the facility, or from vehicles utilizing the facility, from contaminating soil or migrating off-site. The facility shall fully comply with all federal and state regulations regarding the reporting and containment of spills and releases of petroleum and hazardous substances.

4.09.110 STANDARDS FOR AGRICULTURAL USES

A. Community Gardens**1. Location**

- a. Community gardens shall not be located on designated or dedicated park or open space land without approval from the Planning & Zoning Commission. Exceptions may be granted for park or open space land that does not contain sensitive habitat and is not contiguous to open space land with sensitive habitat.
- b. Community gardens shall be located in areas that receive adequate sunlight for the intended purpose without the removal or excessive trimming of trees.

2. Use Standards

- a. The site shall be designed and maintained so that water and fertilizer will not drain to adjacent property.
- b. A minimum three foot wide, clearly marked entrance path shall be provided from the public right-of-way to the garden.
- c. Community gardens shall be located on land that is level enough to support the intended use and meet all Americans with Disabilities Act requirements without the use of retaining walls that exceed three feet in height.
- d. Unless permitted by the underlying zoning district, on-site sale of community garden products is prohibited except when permitted as an approved temporary use.
- e. Lawn and garden equipment of the type customarily used by consumers for household lawn and garden care is the only type of motorized equipment allowed. The use of motorized equipment is restricted to hours beginning at 7:00 AM and ending at 9:00 PM.
- f. An on-site trash storage container must be provided and located as close as practicable to the rear lot line. Compost bins or piles must also be located as close as practicable to the rear lot line. Trash must be removed from the site at least once a week.
- g. The keeping of animals is prohibited.
- h. The property must be maintained free of tall weeds and debris. Dead garden plants must be regularly removed and, in any instance, no later than November 15 of each year.
- i. Within a residential zoning district, operating hours for community garden activities are restricted to between 5:00 AM and 11:00 PM daily.
- j. Customary accessory uses are regulated in the accessory use section.

B. Farmer's Markets**1. Operating Hours**

Shall only operate, including any setup or breakdown activities, a total of 12 hours per day between the hours of 7:00 AM and 10:00 PM.

2. Setbacks and Parking

Shall meet the zone district required setbacks and off-street parking.

3. Operating Rules

Each farmer's market shall have an established set of operating rules addressing the governance structure of the market, hours of operation, maintenance, insurance, security requirements and responsibilities, and appointment of a market manager who directs the operation of all vendors.

4.09.120 ACCESSORY USES**A. General Provisions****1. Time of Construction or Establishment**

No accessory structure or use shall be constructed prior to the time of completion of the construction or establishment of the principal structure or use to which it is accessory.

2. Interpretation of Unidentified Accessory Uses and Structures

The Director shall evaluate applications for accessory uses that are not identified in this section on a case-by-case basis. If the request meets the criteria identified below, the Director is authorized to determine the most similar, and thus most appropriate accessory use category and apply the regulations for the similar accessory use to the application.

- a. The definition of "accessory use" in this section, and the general accessory use standards and limitations established in this section;
- b. The purpose and intent of the district in which the accessory use is located;
- c. Potential adverse impacts the accessory use or structure may have on other lots, compared with other accessory uses permitted in the district; and
- d. The compatibility of the accessory use with other principal and accessory uses permitted in the district.

3. Compliance with this Code

- a. All accessory uses and structures shall be subject to the dimensional requirements of the zone district in which they are located except as specifically provided in this section. In the case of any conflict between the accessory use/structure standards of this section and any other requirement of this Code, the more restrictive standards shall control.
- b. Accessory uses shall comply with all standards of this Code applicable to the principal use with which they are associated. Parking requirements shall be met for both the principal use and any accessory use when operating at the same time.

4. Location

- a. The accessory use or structure shall be conducted or located on the same lot(s) as the principal use.
- b. No accessory building shall be erected in any required setback nor within five feet of any other building except as specified in this section.

B. Accessory Use Table

Table 4.09-2, Accessory Uses, identifies the accessory uses that may be permitted in each zone district subject to applicable standards.

C. Accessory Buildings, Not Habitable

Unless otherwise specified in a zone district, a non-dwelling accessory building may be located in a required rear yard as follows:

1. Required rear and side setbacks: 7½-feet from the lot line shall be maintained.
2. The section of Town that lies within the boundaries of Grand Avenue, McIntire Street, 7th Avenue, and Church Street, accessory buildings shall observe a two-foot setback from the rear lot line and 2½-foot setback from the side lot lines.⁴⁵

D. Accessory Dwelling Units

ADUs are permitted in any residential district, subject to the following standards:

1. One ADU is allowed on each lot containing a single-family dwelling. Two ADUs are allowed on lots containing a duplex, unless the duplex has been divided into individual lots, in which case each lot may have one ADU.
2. An ADU may be located in a single-family or duplex dwelling, attached to a single-family or duplex dwelling, detached from a single-family or duplex dwelling, or in an accessory building.
3. Each ADU shall be a complete, separate dwelling unit, with its own ingress, egress, and access.
4. The owners of the property in which the ADU is located shall occupy at least one of the dwelling units on the premises (either the primary structure, one of the duplexes, or one of the ADUs) as a full-time residence except for bona fide temporary absences. Both units on a property may not be rented simultaneously.
5. An ADU shall not exceed 850 square feet, using the following means of measurement: measure the area within the inside face of the perimeter walls of the ADU, including habitable space in the basement. The following shall be excluded from the calculation: stairs, typical mechanical rooms, garages, and decks and porches that are not enclosed.
6. The accessory apartment shall be designed so that, to the degree reasonably feasible, the appearance of the building remains that of a single-family residence. In general, new entrances shall be located on the side or the rear of the building.
7. Maximum lot coverage may not be exceeded.
8. Off-street parking spaces shall be provided pursuant to Section 4.12.040.
9. The design and size of the apartment shall conform to all other applicable standards and requirements.

E. Accessory Lodging

Comment: The Town is considering standards for accessory lodging to allow pocket campgrounds and overnight/longer-term stay van parking. This section will be posted for public review in early May.

F. Drive-Through (Thru) Facility

The following standards shall apply to businesses that contain a drive-through establishment, regardless if the drive-through is part of another use (e.g., restaurant or financial institution) or if it is a stand-alone use (e.g., automatic teller machine).

⁴⁵ Drafting Note: change this reference to applicable zone districts after SRD.

1. Audible electronic devices such as loudspeakers, automobile service order devices, and similar instruments located within 50 feet of any residential residential zone district shall not be audible beyond the subject property line.
2. All drive-through areas, including but not limited to menu boards, stacking lanes, trash receptacles, loudspeakers, drive up windows, and other objects associated with the drive-through area shall be located in the side or rear yard of a property to the maximum extent feasible, and shall not cross, interfere with, or impede any public right-of-way.

G. Home Occupation Standards⁴⁶

A home occupation shall be allowed in certain zone districts, as provided herein, provided all of the following conditions are met:

1. The use is conducted entirely within a dwelling or accessory building and carried on by the inhabitants living there;
2. The use is clearly incidental to and secondary to the use of the dwelling for dwelling purposes and does not change the residential character thereof;
3. There is no exterior storage on the premises of material or equipment used as a part of the home occupation;
4. There is no advertising display or other indication of the home occupation on the premises other than provided for by Chapter 4.08;
5. There is no offensive noise, vibration, smoke, fume, dust, odor, heat or glare noticeable at or beyond the property line;
6. The home occupation will not adversely affect traffic flow and parking in the residential; and
7. The home occupation provides additional off-street parking pursuant to Chapter 4.xx, Off-Street Parking, to accommodate all needs created by the home occupation.

H. Kennel, Outdoor (Private)**1. Accessory Use**

- a. All outdoor kennels must be established as an accessory use to a single-family residential use.
- b. In multifamily and RMH districts, outdoor kennels shall only be allowed when accessory to a single or two-unit development that is permitted within the district.

2. Location

Accessory structures or enclosures used for the kennel must be located only in the rear yard of the site.

3. Setback

The setback of any accessory structure or enclosure associated with the kennel shall be no closer than 5 feet to any side or rear property line.

4. Maximum Area

The area of the outdoor kennel site shall be limited to 10 percent of the total area of the lot.

⁴⁶ Current 4.04.100.K

I. Outdoor Displays and Sales

1. Outside display and sale of merchandise is permitted only if the merchandise is related to the principal use of the property. Merchandise shall be removed each night into an enclosed structure except that the continuous outside display of merchandise is permitted when the principal use of property is:
 - a. Lumber and construction materials,
 - b. Vehicle and heavy equipment sales and rentals,
 - c. RV and manufactured home sales and service,
 - d. Wholesale and retail nurseries,
 - e. Lawn and garden supply,
 - f. Fueling stations, or
 - g. Retail or wholesale open 24 hours,
2. Display areas shall be located outside of drive aisles; required parking areas, including access; required landscape areas; and pedestrian ways.
3. In addition to the outdoor display and sales area, store front sidewalks excluding any public sidewalks, shall be allowed for outdoor display and sales provided these outdoor display and sales areas comply with all provisions of applicable zoning ordinances, building codes, and other city codes and regulations.
4. All outdoor display and sales areas shall be maintained in a neat, clean, orderly fashion to avoid pedestrian hazards and ensure personal safety.
5. Display areas shall not exceed eight feet in height unless a single unit of the merchandise exceeds eight feet (e.g., RVs, manufactured homes, or trucks).

J. Outdoor and Sidewalk Seating

1. Eating and drinking establishments may provide accessory outdoor seating areas, including rooftop seating, that meet the following generally applicable criteria:
 - a. Outdoor seating areas outside of the BD may not occupy required landscape area, required parking spaces, or required parking area access aisles.
 - b. An outdoor seating area exceeding 25% of the indoor building floor area is counted as floor area for purposes of determining off-street parking and loading requirements.
 - c. The use of mechanically produced sound, amplified sound, or live music shall only be permitted in conformity with the Town's noise standards.
 - d. All outdoor uses shall be maintained free of garbage and other debris.
 - e. The hours of operation for the outside seating shall be consistent with the hours of operation of the inside use.
 - f. The outdoor seating area shall not obstruct any fire exit, fire escape, or other required ingress or egress.

2. Public sidewalk seating may be permitted by Town Engineering in compliance with the following conditions:
 - a. The area of occupancy must be abutting and contiguous to the restaurant in which food preparation, sanitation and related services for the sidewalk cafe will be performed.
 - b. Sidewalk seating may not be enclosed by fixed walls, unless such walls are necessary to comply with requirements to serve alcohol, and shall be open to the air, except that it may have a canopy.
 - c. There shall be a minimum width of four feet of clear, unimpeded sidewalk remaining for pedestrians between the curb and the area of sidewalk seating.
 - d. The sidewalk seating shall be located a minimum of five feet from driveway and alleys, and ten feet from intersections.
 - e. All curbs, alleys, sidewalks and public rights-of-way adjacent to the sidewalk seating shall be kept in a clean and orderly condition.
 - f. All outdoor seating shall be maintained free of garbage and other debris.

K. Outdoor Storage

Accessory outdoor storage occupies less than 1,000 sf on a single lot.

4.09.130 SOLAR ENERGY FACILITY STANDARDS⁴⁷

A. Solar Energy Facilities**1. Applicability**

- a. These standards apply to the establishment of any new photovoltaic or solar thermal SEF within the Town. Concentrated solar power systems are prohibited.
- b. An SEF established prior to the effective date of this Code shall not be required to meet the requirements of this Code, however:
 - i. Physical modification or alteration to an existing SEF that materially alters the size, type or components of the SEF shall be subject to this Code. Only the modification or alteration is subject to this Code;
 - ii. Substantial conformance review determinations are not major amendments to a project's existing permits; and
 - iii. Routine operation and maintenance or like-kind replacements do not require a permit.

2. Tier Descriptions

Solar energy facilities are divided into three tiers that describe the intensity and impact of the use on the property and adjacent properties.

- a. Tier 1: Accessory Solar Energy Facilities meet the following criteria:
 - i. Is an accessory use on the site that provides energy primarily for on-site use; and

⁴⁷ New

- ii. Can be building-mounted or ground-mounted, which may include: rooftop systems, building-integrated solar (e.g., shingle, hanging solar, canopy, new technology), or covered permanent parking or other hardscape areas.
- b. Tier 2: Intermediate Solar Energy Facilities meet the following criteria:
 - i. Is the primary use on the site or a secondary use that exceeds the size criteria for a Tier 1 SEF.
 - ii. Provides energy for on-site or off-site use, and
 - iii. Can be building-mounted or ground-mounted and may include rooftop systems, building-integrated solar, and covered permanent parking or other hardscape areas.
- c. Tier 3: Large-Scale Solar Energy Facilities are large-scale, primary or secondary SEFs that provide energy for on-site or off-site use.

3. Standards for Ground-Mounted SEFS

- a. Size: The maximum footprint for a ground-mounted SEF shall be as follows:
 - i. Tier 1:
 - (a) Residential and mixed-use districts: 2,000 sf or 25% of the lot size, whichever is less.
 - (b) Agricultural, commercial, industrial, and public districts: 4,000 sf or 25% of the lot size, whichever is less.
 - ii. Tier 2:
 - (a) IND district: up to 10 acres.
 - iii. Tier 3: Maximum size determined through special use review process.
- b. Height: The maximum height for a ground-mounted SEF shall be as follows:
 - i. Residential districts: 10 feet
 - ii. All other districts: 20 feet
- c. Setbacks: Ground-mounted SEFs shall comply with the following setback standards:
 - i. All SEFs shall meet the setback requirements of the individual zone district where located.
 - ii. Tier 2 SEFs in commercial and industrial districts shall provide 100-foot minimum setback between the edge of the SEF installation boundary and any residential district.
 - iii. Tier 1 and Tier 2 SEFs may not be located between the front building line and the street.

4. Height Standards for Building-Mounted SEFS

- a. Tier 1 SEFs shall be subject to the maximum height for zone district or a maximum of five feet above the height of the roofline, whichever is less. Additional height may be requested through the special use review process.
- b. Tier 2 SEFS shall be subject to the maximum height for the zone district or a maximum of 10 feet above the height of the building, whichever is greater. Additional height may be requested through the special use review process.

5. Permit Required

The following permit requirements are applicable to SEF systems.

- a. Submission Requirements for Tier 2 and Tier 3 SEFs: Tier 2 zoning compliance permit and Tier 3 special review SEF applications shall include the following information:
 - i. A landscape plan showing that all areas occupied by the facility that are not utilized for access to operate and maintain the installation shall be planted and maintained with a naturalized grass or other vegetation for the purpose of soil stabilization or other methods approved by the Director.
 - ii. A storm water management plan showing existing and proposed grading and drainage demonstrating no net increase in runoff.
 - iii. A maintenance plan for the continuing maintenance of the SEF, which may include, but not be limited to, planned maintenance of vegetation or ground cover, equipment maintenance, and plans for cleaning of solar panels if required.
 - iv. A decommissioning plan.
- b. Following approval, all permit holders are required to submit an annual compliance statement that confirms that the system is still active and compliant with the permit and that provides current owner and emergency contact information. This requirement shall not preclude the Town from undertaking a separate compliance report, where confirmation of data provided by the facility's operator is desired.

6. Generally Applicable Standards

- a. Off-Site Facilities: When the SEF is located on more than one parcel, there shall be proper easement agreement or other approved methods for the notification of all impacted parties.
- b. Septic System Avoidance: The SEF shall not be located over a septic system, leach field area or identified reserve area;
- c. Conform to Development Standards for Underlying Zone: The SEF shall be ground mounted, or when located on structures, the SEF shall conform to the development standards for a principal structure in the zone in which such facilities and structures are to be located, except as otherwise provided herein.
- d. If lighting is required, it shall be activated by motion sensors, fully shielded and downcast type where the light does not spill onto the adjacent parcel or the night sky.
- e. The site shall comply with Chapter 4.11, Landscaping and Buffering.
- f. The facility shall be enclosed by a six-foot tall fence (eight feet if razor or barbed wire is to be used), barrier, or other appropriate means designed to prevent or restrict unauthorized persons or vehicles from entering the parcel(s). Fences or barriers shall incorporate wildlife friendly design. No barrier shall be required where projects employ full-time security guards or video surveillance.
- g. Signs: Signs on SEFs are prohibited. Permanent or temporary commercial signs (including flags, streamers, or decorative items), are prohibited from being displayed on any SEF equipment. As appropriate and for emergency and safety purposes, SEF equipment shall

display identification of the manufacturer, facility owner and/or operator, and an emergency contact number.

7. Abandonment

a. Applicability

- i. An SEF, other than a Tier 1 system, that ceases to produce electricity on a continuous basis for 12 months shall be considered abandoned unless the property owner or facility operator demonstrates by substantial evidence satisfactory to the Town that there is no intent to abandon the facility.
- ii. A property owner or facility operator with an abandoned system shall follow the decommissioning plan to remove the system. If the system was approved without a decommissioning plan, the property owner or facility operator shall remove all equipment and facilities and restore the site to original condition upon abandonment.
- iii. Facilities deemed by the Town to be unsafe and facilities erected in violation of this section shall also be subject to this section.

b. Determination of Abandonment

- i. Based on the information provided in an annual compliance statement or verified zoning complaint, the Director shall have the right to request documentation and/or affidavits from the property owner regarding the system's usage and shall make a determination as to the date of abandonment or the date on which other violation(s) occurred. The Director shall submit the documentation and coordinator's findings to the Town Council, property owner, and facility operator and schedule a public hearing for a determination of abandonment.
- ii. Upon a determination of abandonment or other violation(s), the Town shall send a notice to the property owner and facility operator, indicating that the responsible party shall remove the SEF and all associated facilities, and remediate the site to its approximate original condition within a reasonable timeframe established by the Town, unless the town determines that the facilities must be removed in a shorter period to protect public safety. Alternatively, if the violation(s) can be addressed by means short of removing the SEF and restoration of the site, the Town may advise the property owner and facility operator of such alternative means of resolving the violation(s).
- iii. If the property owner or facility operator does not comply, the Town may remove the SEF and restore the site and may thereafter:
 - (a) Draw funds from the bond, security, or financial assurance that was established during permitting, and
 - (b) Initiate judicial proceedings or take other steps authorized by law against the responsible parties to recover only those costs associated with the removal of structures deemed a public hazard.

8. Decommissioning

- a. A decommissioning plan shall be prepared for Tier 2 and Tier 3 applications and submitted with the permit or special use review application. The plan shall address the following:

- i. Defined conditions upon which decommissioning will be initiated (e.g., end of land lease, no power production for 12 months, etc.)
- ii. Removal of all non-utility owned equipment, conduit, structures, fencing, roads, and foundations, and restoration of property to condition prior to development of the SEF. This shall include a revegetation plan. The applicant may propose retaining some site improvements, such as roads and infrastructure, subject to landowner consent and City approval.
- iii. Timeframe for completion of decommissioning activities, not to exceed one year.
- iv. Description and copy of any lease or any other agreement with landowner regarding decommissioning.
- v. Name and address of person or party responsible for decommissioning.
- vi. Plans and schedule for updating this decommissioning plan.
- vii. A professional engineer's estimated cost of decommissioning, the financial resources to be used to accomplish decommissioning, and the escrow agent with which the resources shall be deposited. The decommissioning plan shall also include an agreement between the applicant and the Town that:
 - (a) The financial resources for decommissioning shall be in the form of a surety bond or letter of credit and shall be deposited in an escrow account with an escrow agent acceptable to the Town .
 - (b) The Town shall have access to the escrow account funds for the expressed purpose of completing decommissioning if decommissioning is not completed by the applicant within one year of the end of project life, inoperability of individual WECS turbine, or facility abandonment. Escrow funds may be used for administrative fees and costs associated with decommissioning.
 - (c) The Town is granted the right of entry onto the site, pursuant to reasonable notice, to effect or complete decommissioning.
 - (d) The Town is granted the right to seek injunctive relief to effect or complete decommissioning, as well as the Town's right to seek reimbursement from applicant, operator, or their successor(s) for decommissioning costs in excess of the amount deposited in escrow and to file a lien against any real estate owned by applicant, operator, or their successor(s), or in which they have an interest, for the amount of the excess, and to take all steps allowed by law to enforce the lien.

B. Wind Energy Facilities

Comment: The creation of wind energy facility standards for Eagle is under consideration based on a preliminary look at the NREL wind maps. If this section is created, a draft will be posted for public review in early May.



Dear Board of Directors at Holy Cross Energy,

We appreciate your commitment to providing sustainable, clean energy to our community and your goal of achieving 100% clean energy for the Holy Cross Energy power supply by 2030. However, we urge you to consider the equity implications of peak-hour pricing and higher annual electrical use rates.

Affluent households are better positioned to adjust their energy consumption schedule to off-peak hours, whereas those in lower-paying jobs require more flexibility to avoid peak demand pricing. Additionally, low-income families with inefficient electric baseboard heating may be hit hardest by the proposed rate change costs. Ensuring everyone in our community can access affordable, clean energy solutions is crucial, particularly for small businesses such as restaurants and hotels.

As a sustainability-focused community, we have unveiled a draft Net Zero Action Plan (NZAP) to achieve net-zero emissions by 2030. However, we are concerned that the rate adjustments you intend to introduce in September 2023 may impede our ability to execute the NZAP, transition to green energy, and accomplish our net-zero objectives. The proposed modifications to the HCE rate structures and rooftop solar systems will pose significant difficulties in implementing our action plan and achieving our goals.

The Town of Eagle has approved 1,550 housing units for construction, with several hundred units already under construction since last fall and more units scheduled to start construction in the summer of 2023. Promoting fuel-switching and beneficial electrification for existing and proposed new homes and commercial buildings is crucial. Still, the proposed rate changes could impede homeowners' and businesses' transition to electric heating and other clean energy solutions from fossil fuels.

We are also concerned about the added charges that HCE will begin imposing on customers for the storage and re-delivery of power produced on a rooftop not consumed at once. This change will drastically alter the payback period for solar PV and discourage the adoption of rooftop solar. We encourage you to continue incentivizing rooftop solar, in-building electrification, and intelligent controllers to help align the timing of electrical use with the availability of renewables.

We appreciate your commitment to achieving a 100% clean energy power supply by 2030. We look up to your leadership and support as we work toward achieving our shared goal of net zero emissions. However, we ask that you stay mindful of the impact on our community as you progress with these changes. The transition to future electrical costs and implementing clean energy requires investments, but it should not come at the expense of the well-being of the people it aims to benefit.

Together, we can create a sustainable future that helps everyone, and we appreciate HCE's continued commitment to achieving that goal.

We appreciate your consideration.

Sincerely,

TOWN OF EAGLE Mayor Scott Turnipseed, on behalf of the Eagle Town Council