



Economic Vitality Committee
Thursday, September 21, 2023, 1:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO

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

PUBLIC WIFI – Eagle Guest

MEETING ACCESS

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CALL TO ORDER AND ROLL CALL

APPROVAL OF MINUTES

- a Minutes dated August 17, 2023

ADMINISTRATIVE

- a Two vacancies, each with a term until June 2024. Staff is accepting applications until October 6.

STAFF & OTHER UPDATES

- a Community Development's Town Council Report
- b Staff Update
- c Chamber and DDA Updates

BUSINESS & DISCUSSION ITEMS

- a Presentation: Economic & Planning Systems (EPS) - Town of Eagle Economic Development Plan

Resolution 62, Series 2023 "A Resolution of the Economic Vitality Committee of the Town of Eagle,
Colorado Approving the Economic Development Plan"

ADJOURN

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



Nikki Davis
Economic Development & Housing Specialist

Economic Vitality Meeting Minutes 8/17/23

In Attendance: Kevin Brubeck, Kari Schroeder, Melissa Lally, Nick Sunday (No Quorum); Larry Pardee, Chad Phillips, Nikki Davis

Admin

Kari Schroeder's last meeting on EVC. Staff is actively advertising for a replacement.

Staff Update from Chad Phillips

- Slope & Hatch is preparing to submit their PIF application pending calculations review by Public Works Director.
- ReCode Eagle public hearing on August 8th was heavily attended by Eagle residents.
 - Mayor tabled Ordinance adoption until August 22nd. No continued public comment; no new information will be presented.
 - Recode Effective Date is anticipated as October 23rd.
- North Broadway and Eagle County's West Eagle projects (both multi-application land use projects) are undergoing completeness review.
- Planning Commission will have 3 vacancies in March 2024.

Staff Update from Larry Pardee & Nikki Davis

- The Town submitted a letter of support to NWCCOG. With support from RRC, NWCCOG is exploring a community survey project and establish a regional economic dashboard. Possible future synergy and data-sharing with the Town's upcoming dashboard.
- Continued collaboration with Eagle County in pursuit of funding through the Strong Communities Grant to support the West Eagle housing project, specifically infrastructure. With Town staff's assistance, the County is preparing a Letter of Interest (LOI) due 8/18. Awards are anticipated to be between \$1M - \$3M.
- On-going negotiations between Haymeadow and Brue Baukol.
- Red Mountain Ranch aims to submit applications in spring 2024 for Phase 1 residential development in East Eagle.
- Town of Avon submitted a grant application on behalf of the Eagle County Housing Partners to pursue grant funding for a Regional Housing Action Plan project.
- DDA hired a part-time Communications consultant.
- Request that DDA spearhead collecting feedback from Downtown businesses on their Block Party experience.

Meeting Adjourned at 1:40pm

Recording [HERE](#).

COMMUNITY DEVELOPMENT COMMUNITY DEVELOPMENT

August 2023

LONG RANGE PLANNING

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

- Adoption schedule:
 - o August 22, 2023 - Town Council approval of ReCode and Zone Map. (effective October 23, 2023)
 - o Staff are preparing application checklists, updating the fee schedule, and addressing other minor administrative tasks leading up to the effective date of ReCode.

LAND USE APPLICATIONS IN PROGRESS

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

- **LLA23-01: Alpine Lumber Lot Line Adjustment**
 - To consolidate 2 lots (lots 6 and 7) within Block 1 of the Eby Creek Subdivision
 - Public comment due by 5pm Thursday, September 21, 2023
 - Decision Rendered: Friday, September 22, 2023
- **DR23-05: Stone Concepts Warehouse**
 - A Minor Development Permit to construct a new warehouse on the currently vacant lot at 85 Marmot Lane.
 - Public hearing schedule: TBD
- **DR23-05: 882 Chambers**
 - A Minor Development Permit for two new buildings to be built on the Gallegos Industrial Subdivision
 - Public hearing schedule: September 5, 2023
- **PUDM23-01 Haymeadow**
 - A request for a minor PUD amendment to add one single-family dwelling and accessory uses to the Cabin Parcel, Tract I of the Haymeadow PUD.
 - Public comment due by 5 pm Wednesday September 6, 2023
 - Decision Rendered: Monday, September 11, 2023
- **DR23-04/ V23-02 / LLA23-02: 263 Sawatch Road**
 - A Major Development Permit, with design variances, to construct three buildings, each with three commercial units and three residential units accessory to a non-residential use, as approved via Resolution 37-2020. A zoning variance is requested for this project for joint use of parking spaces, pursuant to Section 4.07.140.H. of the Municipal Code.
 - Public hearing schedule (MDP/Variance): P&Z - September 19, 2023 / TC – October 10, 2023
- **WCF23-02: AT&T Antenna Installation**
 - A Zoning Review for a proposed 2' tall antenna that would be installed on top of the existing stairwell tower attached to the Eagle County Government building.

ADDITIONAL UPDATES:

- Jennifer Filipowski has resigned from Planning and Zoning Commission. Recruitment to commence mid-September.

MAJOR CONSTRUCTION PROJECTS

Business Name	Location	Status
Second Street Tavern	127 W Second St.	•Approval pending the completion of the sidewalk improvements.
Foodsmith	318 Broadway	Permit issued. Currently at drywall stage. *Noteworthy: Retail food sales & cooking class.
Eagle Fire Station	425 East Third Street	Project Complete - Certificate of Occupancy issued.
Eby Creek Apts.	435 Eby Creek	Nearing Completion PW has identified outstanding items to confirm TOE Easements were changed & recorded with waterline realignment. Verify TOE has Recorded easements for all as-built waterlines. Hope to be ready to occupy in October.
Hockett Gulch Apts.	16186 Hwy 6	Trailhead restroom - Shaw resubmitted revising cost comparison. Forwarded Community Development department's request for color rendering of restroom for TOE Packet. Development Agreement revision with Kendra for drafting, revision will adjust deadlines for Grand Ave. entrance and irrigation system items. Back to Kendra for adjustment, Town needs to confirm time frames for task completion
410 Broadway Project	410 Broadway	Nearing completion. Hope to be ready to occupy in October.
City Market Remodel	0103 Market St	Interior work completed. Parking lot improvements (re-configuration) still pending.
Eagle River Park Pavilion	200 Fairgrounds Rd	Work complete.
Fresh Tracks	50 Chambers Avenue	Drywall complete and finishes being installed. Hope to open in 2 weeks.
Vail Closets	50 Chambers Avenue	Drywall complete and finishes being installed. Hope to open in 2 weeks.
Knapp Ranch	717 Sylvan Lake	Remodel complete.
Haymeadow	91 Mountain Hope Circle	Foundations for 4 buildings complete. Framing has begun on first building. Inspections in progress. Continued work needed on Conditions of Approval / tracking of COA's
Habitat for Humanity	3 rd Street	Grading work commenced and permits to be issued soon
Stone Concepts Warehouse	85 Marmot Ln	Draft referral comments in progress. The applicant is coordinating with public works on their water and sanitary sewer tap locations.
Slope and Hatch	115 East Second St Unit 1	Plans for tenant finish for new restaurant submitted and approved. PIF application pending approval.
High Country Hearth Showroom	115 East Second St Unit 4	Permit issued. Work in progress.

Desmond Builders Office	410 Broadway South Unit	Application submitted for tenant finish. Plan review completed. Permit issued. Work in progress.
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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	1,338
Permits Processed	465	306

TOWN COUNCIL AND PLANNING & ZONING COMMISSION MEETING SCHEDULE:

September 2023
September 5 th (Planning Commission) DR23-05: 882 Chambers
September 12 th (Town Council)
September 19 th (Planning Commission) DR23-04: 263 Sawatch Road
September 26 th (Town Council)
October 2023
October 3 rd (Planning Commission)
October 10 th (Town Council)
October 17 th (Planning Commission)
October 24 th (Town Council)



To: Mayor and Town Council
From: Larry Pardee, Town Manager
Date: September 12, 2023
Re: Town Manager Report

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 Thursday, August 24, I attended the Northwest Colorado Council of Governments (NWCCOG) meeting.

- Jon explained that NWCCOG Member Dues should be approved per the Bylaws at the July Council meeting before upcoming jurisdiction budgeting. A 7.9% increase was recommended from the calculations after input population and valuations with no change to the multiplier, which Jon thanked Becky for preparing.
- Jon introduced the Community Metrics Survey Project based on the marketing vs. managing conversation at the May Council Meeting. He noted that at that meeting, the Council authorized him to move forward on the project, use matching funds, and apply for grants to fund additional work. Since then, a Draft survey went out and was responded to. Chris Cares walked through a PPT of the survey results and input was received about how to edit the final survey. Chris with RRC presented the NWCCOG Community Metrics Survey 2023 on the Council webpage: <https://www.nwccog.org/about/people/our-council/council-resources/> NWCCOG. It was recommended to consider other resident surveys. Recommended polling questions to add: Are you happy living in this community? Homeownership question – if the home is rented or owned may skew the data. (own, rent, utilize lodging)
- Matt Kireker, Sen. Bennet's Office – Broad funding from the Infrastructure Act will provide \$826M to Broadband; this may offer matches to Project Thor. Shelter Act, a bipartisan bill, is being introduced to help communities and homeowners with fire mitigation/natural disaster preparedness. Bennet's office has met with the Forest Service and will follow up soon with the next steps for the Farm Bill. Dolores and Core Acts are moving to hear soon; can the SHRED Act be included.
- Janeth Stangle, Sen. Hickenlooper –Dept. of Interior noted \$45.5M in funding for Colorado. Broadband Equity and Access is funding \$826M. Hickenlooper sent a letter to Dept. of Labor requesting to accelerate the work visa application process to help with workforce needs, also working for Connect for Health Act, which will extend telehealth. Prepare Act will be reintroduced, establishing a group that will help steer the Federal Government to legalize cannabis. It was recommended that NWCCOG should not provide a LOS for the Prepare Act; local communities may support it individually.

In closing, the next NWCCOG meeting is scheduled for Thursday, October 26.

On Tuesday, September 5, I met with Michael Simth, Deputy District Ranger U.S. Forest Service (USFS), to discuss a fuel treatment/wildlife enhancement project in the Eagle-Gypsum vicinity. The USFS is early in its outreach to Eagle County, the Towns of Gypsum, and Eagle. The goal is identifying fuel treatment/wildlife

enhancement NEPA planning funding for critical watershed areas. Mike indicated that if they can secure NEPA planning funding, they will need a year to review the process and identify various alternatives. An article in the Vail Daily: <https://www.vaildaily.com/news/planning-begins-to-protect-watersheds-along-gypsum-creek-and-brush-creek/>

A few other points Mike noted in our discussion:

- Eagle County partners, including the Forest Service, are having initial discussions for a forest health and wildlife enhancement project encompassing the Gypsum Creek watershed and parts of the Brush Creek watershed.
- The Gypsum Creek watershed is the water supply for the Town of Gypsum and has heavy fuel loading that puts it at risk in the event of a wildfire. The project would protect the drinking water supply that over 9,000 people rely on. Gypsum Creek and adjacent drainages are at significant risk from high-intensity fire events.
- Critical watershed concerns have been identified in both the Town of Eagle and Gypsum's Source Water Protection Plans.
- The Eagle County Wildfire Collaborative identified the potential project area as highly important for post-wildfire concerns to the watershed.
- There are considerable forest health concerns with spruce-fir outbreaks in the drainage, adjacent drainages, and aspen degradation.
- They believe the Bipartisan Infrastructure Law or Inflation Reduction Act money might be available to fund the environmental analysis or "NEPA" process on the National Forest land for the watershed.
- Eagle County and its partners want to protect the community proactively and bring BIL/IRA funding that could make this project a reality.
- The landscape scale treatment of the project area meets the intent of both BIL/IRA funding.
- If the project gets funding, a proposed action plan will be available for public scoping to determine any initial public feedback about the project. The proposal would go through the Forest Service's NEPA process with multiple opportunities for public input.
- Neither a final project area nor types of fuel treatments have been determined, as they are still in the very early stages of discussions.

Administration and organization update

On Wednesday, September 6, the Mountain Rec staff, our owner rep Dynamic Program Management, and Town staff hosted interviews for the Eagles Pool Design Team interviews with Architects and Engineers. We hope to make a selection in the next few days. Next, five firms submitted proposals for Construction Manager/General Contractor (CM/GC) Services to remove and replace the Eagle pool and amenities. We are narrowing them down to 3 firms for interviews on Friday, September 15.

We are in the process of fine-tuning the Town of Eagle Strategic Grant Funding Roadmap document, diligently progressing through our third round of feedback and suggested revisions in collaboration with KLI since the inception of the initial draft. We aim to present an updated draft for staff review by September 14 during our upcoming progress check-in meeting. We aspire to have the final, polished version ready for presentation to the Council during one of our two scheduled Council meetings in October.

We are actively engaged in the preparation of the 2024 fiscal budget, with our dedicated staff diligently crafting a budget that embodies progress and expertise. Our commitment to transparency, accountability, and budgetary responsibility shines through in this meticulous process. Our team's hard work is driven by a deep dedication to enhancing the Town, as exemplified by the forthcoming budget's relentless pursuit of excellence.

The Town has successfully appointed twenty-four key organizational positions, all crucial in elevating our community's overall quality of life. These positions deliver essential municipal services that directly benefit our residents daily. We warmly welcome our new hires and hold strong confidence in their abilities to further our pursuit of excellence. We want to express our sincere gratitude to Lynette and Tati for their unwavering dedication in spearheading the recruitment efforts for these roles. However, it is essential to note that we still have eight vacancies left to fill, and we are actively working to complete our team.

Economic Development:

The Economic & Planning Systems (EPS) consultant team is in the final stages of the draft Economic Development Plan. On Monday, September 11, EPS will host an in-person workshop with staff and members from each economic development group (Economic Vitality Committee, Downtown Development Authority, Downtown Business Alliance, Eagle Chamber, and Eagle Ranch Merchants' Association). The intent is to explore paramount aspects of the plan, review critical findings/recommendations, determine the economic dashboard's next steps, and gather stakeholders' final comments. Following this workshop will be a comprehensive presentation at the September 21st EVC meeting. Should EVC certify the proposed plan as complete, EPS will conduct a final presentation with the Town Council in October.

The Downtown Development Authority has successfully hired a part-time local Communications consultant. This individual will oversee content development digital communication strategies, and foster broader public engagement. Additionally, with support from Downtown Colorado, Inc. (DCI), the Board is exploring another capacity-building opportunity through Sector Partnerships. These regional public-private partnerships of business leaders coalesce to address talent shortages, implement joint solutions, and create thriving economic and workforce ecosystems. The Colorado Workforce Development Council drives Sector Partnerships. Additional information can be found here: [\(LINK\)](#).

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. Preparing in advance is helpful since it takes planning to execute a work session. Staff will keep this table in this report and make changes as needed. The topics are subject to change:

Date	Topic
July 4, 2023	(Meeting Cancelled)
August 1, 2023 (COMPLETED)	Affordable Housing items to discuss on guidelines for LERP
September 5, 2023	2023 – 2027 Capital Improvement Plan – Work Session
October 3, 2023	
November 7, 2023	
December 5, 2023	
Request for Additional Work Sessions	Topic
September 26, 2023	Budget Work Session



To: Mayor and Town Council
From: Larry Pardee, Town Manager, and Department Leads
Date: September 12, 2023
Re: Department Updates for August 2023

ASSISTANT TOWN MANAGER

August 2023

Economic Development

- Coordinated regular monthly EVC meeting and provided meeting support. Kari McDowell Schroeder (Vice Chair) has stepped down from the Committee. With assistance from staff, EVC is actively collecting applications to fill the vacancy. Currently, applications are being accepted through September 15th.
- Coordinated regular monthly DDA meeting in conjunction with the DBA and DCI. The Board will review their 2024 budget and anticipated TIF at the September 27th meeting.
- Staff attended a mountain-region business community stakeholder meeting with Congressman Neguse's legislative staff. The discussion centered on small businesses, trade, immigration, and law enforcement.
- Continued work with EPS and RRC on the Economic Development Plan and mobility data. Staff anticipates a final presentation to Town Council in October.
- Staff will be attending the Economic Development Council of Colorado (EDCC) Drive, Lead, Succeed Conference, October 18-20, in Grand Junction.

Housing

- Staff conducted an analysis on the Town's baseline affordable housing to determine eligibility and opt in potential for Proposition 123 funding.
- After a thorough work session with Town Council and follow-up meeting with the Valley Home Store, staff continues to draft the updated LERP Guidelines. Given the comprehensive level of revision, scenario assessments, and peer community review, staff is now anticipating the adoption draft will go before Town Council in late October. Additional information forthcoming related to further Town Council review in September.
- Staff attended a meeting with the Eagle Villas property owner to discuss future opportunities for the property. Funding sources and steps to re-syndicate through Colorado Housing Finance Authority (CHFA) have been shared with the owners, though their exact plans and timeline have yet to unfold.
- Representing Town of Eagle as a first-time attendee, staff applied for and was awarded a scholarship to attend the Housing Colorado Annual Conference, October 11-13, in Keystone.

Sustainability

- Staff coordinated outreach to the community about upgraded trash, compost and recycling services.
- Staff attended additional meetings with partners and Walking Mountains about the EV charging options throughout the County.
- Staff prepared onboarding materials and priorities for the Sustainability Specialist's start in September.
- Staff across multiple departments worked on budgets that included capital improvement projects tied to the Town's sustainability and net zero goals.

Communications & Marketing

- Staff from multiple departments including the Finance, Events and the Clerk stepped up to fill the gap in communication capacity and help ensure community news and updates were sent out in a timely manner.
- Staff worked on update the Communications and Marketing job description and plan to repost the position in September.

Pool Replacement Project

- The owner's representative, DPM, coordinated and RFQ/P process for the design consulting teams and the CMGC teams. The design RFQ/P closed at the end of August and staff began reviewing proposals and scheduling interviews.
- Staff will conduct interviews with CMGC firms in early September.
- Staff welcomed Mountain Recreation's new Executive Director, Ture Nycum, to the pool project team.
- Mountain Recreation staff coordinated the development of the design advisory group that will help finalized pool designs.

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 62
(Series of 2023)

A RESOLUTION OF THE ECONOMIC VITALITY COMMITTEE OF THE TOWN OF EAGLE, COLORADO RECOMMENDING APPROVAL OF THE TOWN OF EAGLE ECONOMIC DEVELOPMENT PLAN.

WHEREAS, a major objective identified in the Town of Eagle 2020 Strategic Plan is to develop a strategy to stimulate economic vitality and development;

WHEREAS, the Economic Vitality Committee, with support from Town staff, has underscored the need to complete an Economic Development Plan to serve as a long-range guiding document to inform policy decisions, government regulations, and future economic development strategies and programs;

WHEREAS, by Resolution No. 94, Series 2022, the Town Council approved a Professional Services Agreement with Economic & Planning Systems, Inc. to complete an Economic Development Plan study;

WHEREAS, at a public meeting on September 21, 2023, the Town of Eagle Economic Vitality Committee received the findings and recommendations of the study for consideration and endorsement.

NOW, THEREFORE, BE IT RESOLVED BY THE ECONOMIC VITALITY COMMITTEE OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1. The Economic Vitality Committee recommends that the Town Council approve the Town of Eagle Economic Development Plan as presented.

INTRODUCED, READ, PASSED AND ADOPTED ON SEPTEMBER 21, 2023.

TOWN OF EAGLE, COLORADO

Mick Daly,
Economic Vitality Committee Chair

ATTEST:

Nikki Davis,
Economic Development & Housing Specialist