



**Planning & Zoning Commission
Tuesday, May 21, 2024, 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631**

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

PUBLIC WIFI – Eagle Guest

MEETING ACCESS INFORMATION 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

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Phone Conference ID: 524 046 260#

Please Note: All participants must remain muted until they are requested to speak. This will reduce background noise disruptions for all meeting attendees. When it is your turn to speak, you will have three (3) minutes for public comment. For technical difficulties, please email denise.cardoza@townofeagle.org and we will do our best to assist you.

PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on this agenda can be submitted to the Planning Department at Planning@townofeagle.org and will be included as part of the record.

6:00 PM - REGULAR MEETING CALLED TO ORDER

APPROVAL OF MINUTES *Approval of minutes from the following meeting(s) of the Planning & Zoning Commission.*

1. Minutes dated: April 16, 2024

PUBLIC COMMENT

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. Those who are speaking are requested to state their name & address for the record.

PUBLIC HEARINGS

1. Project: Red Mountain Ranch Subdivision Sketch Application for Planning Areas 1 and 2
File # SS24-01
Applicant: Doug Newby of Tres Birds
Location 17500 US-6, Parcel #1939-331-18-002 and #1939-331-18-003
Staff Contact: Jessica Lake, Planner II
Request: An application for Subdivision Sketch to review and provide comments on the conceptual plans for Planning Areas (Parcels) 1 and 2 within the Red Mountain Ranch PUD.

COMMUNITY DEVELOPMENT DEPARTMENT AND TOWN COUNCIL UPDATE

Staff update to the Planning & Zoning Commission on recent work, upcoming files and decisions made by Town Council.

1. Community Development Department Update

OPEN DISCUSSION

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.

Denise Cardoza

Denise Cardoza
Administrative Technician II



MEETING MINUTES
Planning & Zoning Commission
April 16, 2024, 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631

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PUBLIC WIFI – Eagle Guest

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

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

6:01 PM - REGULAR MEETING CALLED TO ORDER

COMMISSIONERS PRESENT

Matt Hood, Bill Nutkins, Keith Klesner, Keith Montag, Laura Hartman
Weston Arbogast, Jennifer Sturgeon, Keegan Winkeller

STAFF

Cliff Simonton – Interim Com Dev Director
Peyton Heitzman – Planner
Jessica Lake – Planner
Sydney Dynek – Planner
Denise Cardoza – Com Dev Admin

COMMISSIONERS ABSENT

APPROVAL OF MINUTES

1. Minutes dated December 19, 2023

The minutes were approved as presented.

PUBLIC COMMENT

There was no public comment.

Chair Pro Tem

Keith Klesner was nominated by Commissioner Arbogast. Commissioner Klesner declined the nomination. Laura Hartman was nominated by Keith Klesner and the nomination was seconded by Jennifer Sturgeon

MOTION: All in favor, none opposed to Laura Hartman being nominated as Chair Pro Tem

Chair Hood Opened land use file DR24-02

PRESENTATIONS

Project: DR24-02 Eagle Pool Replacement

Project File # DR24-02

Applicant: Town of Eagle / Mountain Recreation

Location 1700 Bull Pasture Rd.

Staff Contact: Jessica Lake, Planner II

Request: A Minor Development Plan application to expand the Pool & Ice Rink building by roughly 1,600 sf and to demolish and rebuild the outdoor pool area and surrounding landscaping 2.

Staff Reviewed pool project and Zone District Standards. Staff reviewed exterior design.

Staff is recommending **approval** with conditions based on conditions of approval and reviewed all conditions of approval.

Chair Hood opened discussion:

Applicant staff in attendance:

Melissa Daruna – Town of Eagle Assistant Town Manager

Mallorey Redmon- Norris Design; Planner for Mountain Recreation

Toru Nycum- Executive Director, Mountain Recreation

Scott Rough – Superintendent of Facilities, Mountain Recreation

Bob McDonald – OLC Architecture

David Hissom – JHL Construction

Adam Fernham – JHL Construction

Commissioner Hartman requested information regarding the community survey and public engagement.

Mallorey Redmon from Norris Design spoke as the Planner of Mtn Rec. reviewed in person and online surveys. Ms. Redman reviewed the community engagement, discussed the 518 survey responses, clarified that most of the surveys were from Eagle and Gypsum.

Commissioner Montag: Requested information on the two plans implemented and the conditions.

Ms. Redman: Reviewed conditions, Fencing landscaping ect. and the design which included additional features that were identified as preferences of the community.

Chair Hood: Requested clarification on the funding process

Melissa Daruna: Clarified that funding is implemented in installments in regard to prioritization with the survey feedback as the driver of the actual prioritization with relocation as needed.

Chair Hood: Requested information on how to prevent the failures that happened to the last pool.

Daruna: Introduced the attendees. Reviewed that process of preventing similar issues moving forward.

David Hissom: Explained that the existing pool was highly collapsable due to the granular soils. We are using compaction grout columns for soils stabilization improvement. Reviewed the stabilization improvement process.

Commissioner Klesner requested clarification on the possibility of fully electric heating elements.

Daruna: we didn't have it in the budget to add that in in the forefront of the application. We are reusing some equipment from the previous pool for the current pool.

Commission and applicants continued discussion on the possibility of future electrification of the pool boilers.

Public Comment:

No Public comment. Chair Hood Closed Public comment

ITEMS FOR DISCUSSION

Discussion ensued between the applicant, staff and the planning and zoning commission. The topic were electric readiness of the pool, then Town's 2028 sustainability goals, funding and amenities provided. The Commission provided recommendations for sustainability features. The applicant responded positively to the input. The commission expressed appreciation for the team commended the project for how well it fits in with Eagle's goals, polices and land use requirements.

Motion:

Commissioner Winkeller: I move to approve the Minor Development Permit for the Eagle Pool Replacement Project, File #DR24-02, with the following findings of fact:

That the application for DR24-02 meets the requirements of Title 4 of the Municipal Code and substantially supports the 2021 Elevate Eagle Comprehensive Plan. I move to approve with conditions one through five as stated in the staff report.

Commissioner Montag seconded the motion.

All in favor, none opposed: Motion carries.

Chair hood closed the file DR24-02

PRESENTATIONS

Project: ReCode Adjustments

Project File # LUDC24-01

Applicant: Town of Eagle

Location Town of Eagle

Staff Contact: Planning Department

Request: A LUDC text amendment to resolve inconsistencies, provide clarity and correct omissions for several items within the Land Use and Development Code (LU).

Staff reviewed adjustment analysis and recommended adjustments.

-Staff reviewed PP presentation and future adjustments and the 8 modifications to the Land Use and Development Code.

Chair Hood: Requested clarification on numbering and applicability of the subset.

Staff: Reviewed consideration and specific evaluation, agreed with a and b, or c.

Commissioner Nutkins: Expressed agreement with Chair Hood

The commission and staff discussed functional vs decorative turf and the definition of “turf” in the code. Staff confirmed that there is no definition to propose but will be tackled at the time of reviewing current definitions section, and that staff is currently utilizing the Colorado’s definition of “turf”.

Public Comment:

No Public comment. Chair Hood Closed public comment

DISCUSSION ITEMS: None

MOTION:

Commissioner Hartman: I Move to approve the staff proposed modification to Land Use Development Code line 1-8 with revised language on item 6 to say A and B, or C .

Commissioner Nutkins Seconded the motion

All in favor, none opposed: Motion carries.

Chair hood closed the file LUDC24-01

Open discussion

Topics of discussion

Rapid Block update

P&Z report

DOLA Planning Capacity Grant

Brush Creek Road Extension

Grand Ave Road project

Update on North Broadway Annexation

Town Council approvals

ADJOURN

MOTION: Commissioner Arbogast motioned to adjourn.

Meeting adjourned at 7:40 PM.

DRAFT



STAFF REPORT AND CERTIFICATE OF RECOMMENDATION

TO: Planning & Zoning Commission

FROM: Jessica Lake, Planner, Jessica.lake@townofeagle.org

DATE: May 21, 2024

FILE NUMBER: SS24-01

PROJECT: Red Mountain Ranch Parcels 1-2 Subdivision Sketch

LOCATION: 17500 US-6, Parcel #1939-331-18-002 and #1939-331-18-003

APPLICANT: Doug Newby of Tres Birds

REQUEST: An application for Subdivision Sketch to review and provide comments on the conceptual plans for Planning Areas (Parcels) 1 and 2 within the Red Mountain Ranch PUD.

ZONING: Planned Unit Development (PUD) Zone District

CODE: PUD Guide Zoning Regulations
Chapter 4.10 Site Layout and Structure Design Standards
Chapter 4.11 Landscaping, Screening and Fencing Standards
Chapter 4.12 Parking and Loading Standards
Chapter 4.13 Outdoor Lighting
Chapter 4.14 Sustainability, Resilience, and Hazards
Chapter 4.15 Subdivision Design and Improvement Standards
Chapter 4.17 Administration and Procedures
4.17.130.E. Subdivision Sketch Plan

EXHIBITS:

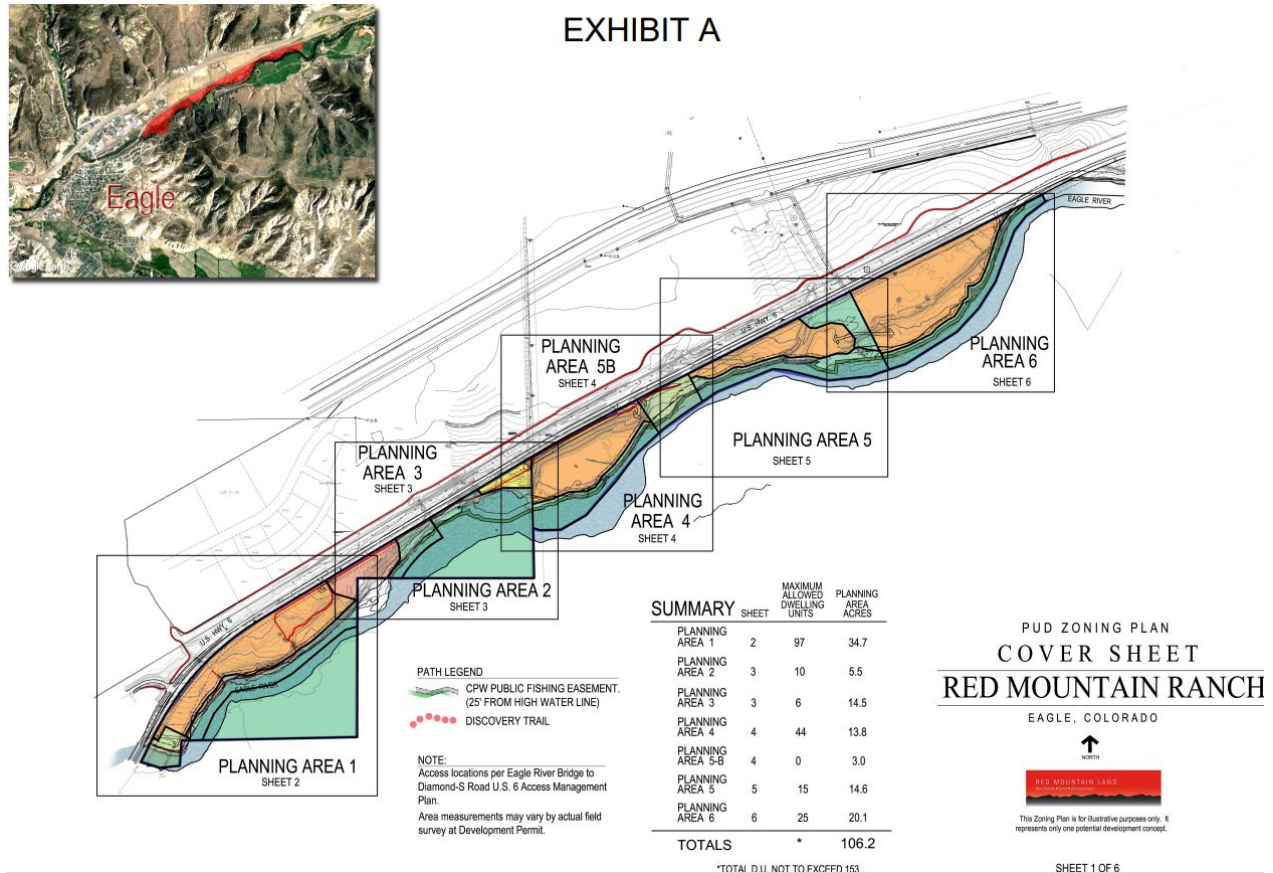
- A: Land Use Application and Project Narrative
- B: Illustrated Site Plan
- C: Pitch Deck ([LINK](#))
- D: Sketch Subdivision Plans ([LINK](#))
- E: Referral Response Report Summary ([LINK](#))
- F: Approved PUD Guide ([LINK](#))
- G: Approved Zoning Plan ([LINK](#))
- H: The following additional documents are available on the [Town's website](#): Developer Requirements, Draft Design Guidelines, Draft Riparian Management Plan, Geological Hazard Letter, Utility Service Plan Narrative, Background Traffic Memo, Notice of Decision for Annexation/PUD/FP/Dev. Agreement, Final Plat-Filing 5, Water Demand Study, EQR Assessment, EQR Assessment Parcels 1-6, Water Dedication Final Memo.

PUBLIC COMMENT:

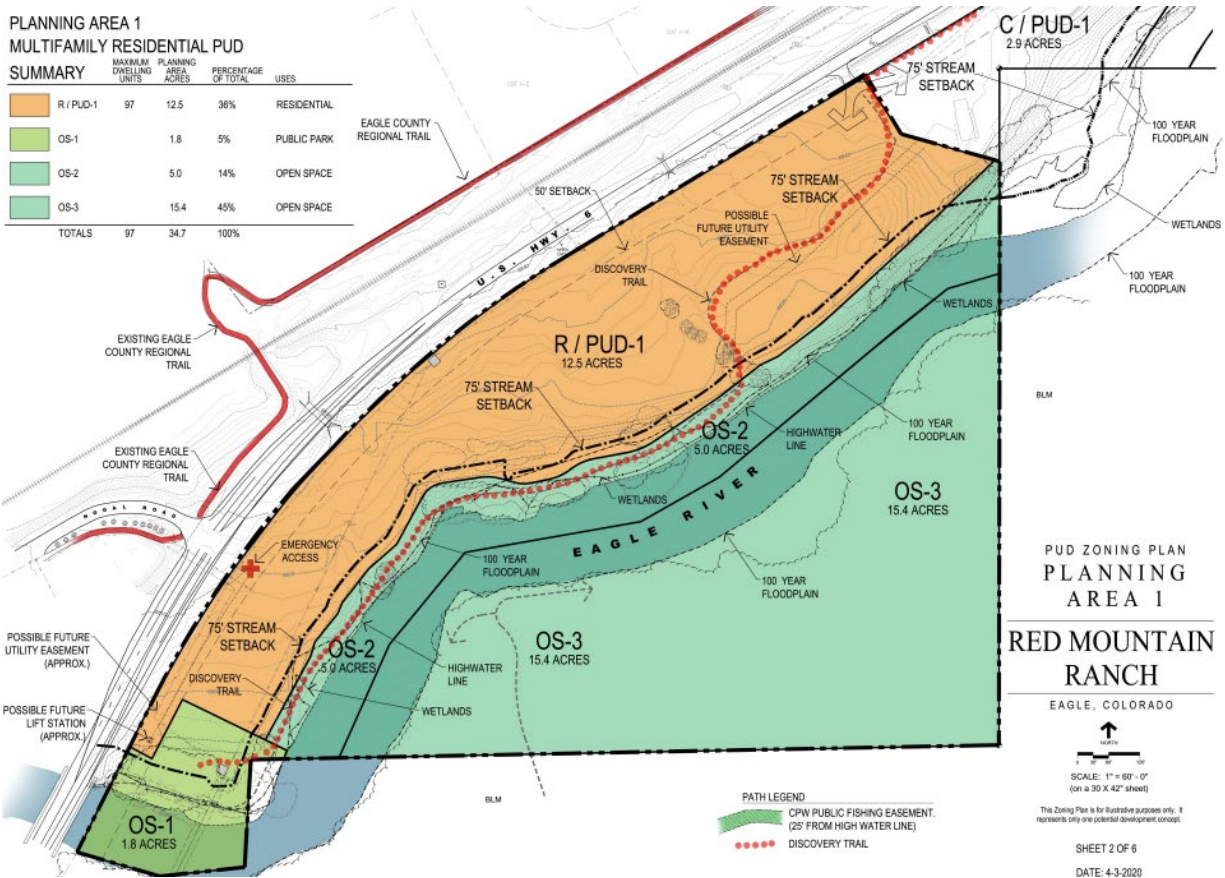
Staff have not received any comment letters from the public as of May 17, 2024. Letters received after this time will be gathered and shared at the meeting.

INTRODUCTION**Background**

In the fall of 2020, the Town of Eagle Town Council approved the annexation, annexation map, final plat and PUD zoning for the property known as Red Mountain Ranch. The property fills the space between Hwy 6 and the Eagle River for two miles east of town, and is subdivided into seven different Planning Areas, as shown on the map below. This application is focused on Planning Area 1 and Planning Area 2, which are located closest to Town.

**The Proposal**

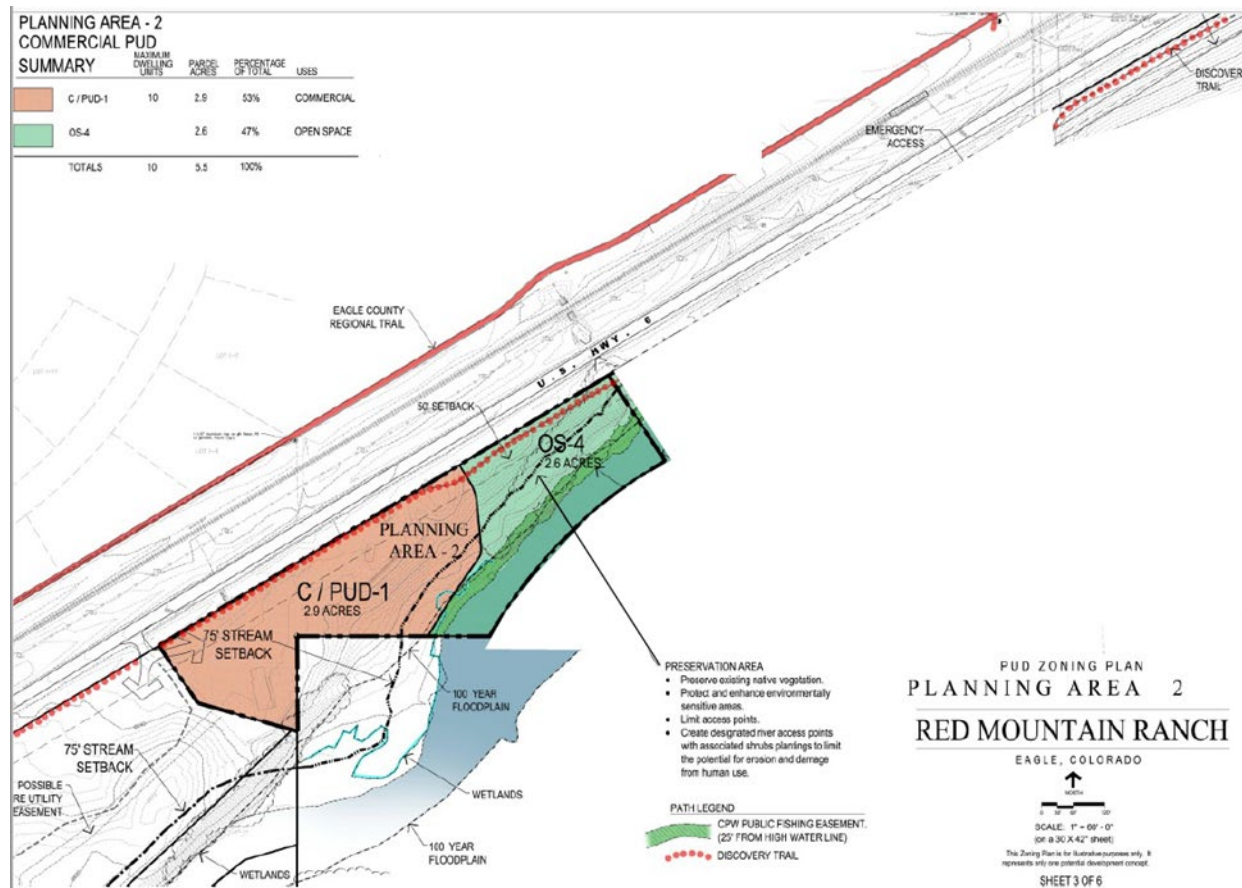
Doug Newby of Tres Birds and Rodrigo Cortina of Griffin Development LLC (the "Applicants") are requesting feedback for conceptual plans for development of Parcels 1 and 2 (see larger maps on the following pages) within the Red Mountain Ranch PUD. Proposed is a subdivision that would accommodate 67 total dwelling units (44 townhomes, 12 duplexes, and 11 single-family homes) a 60-room hotel, a restaurant, a tasting room, and an outdoor beer garden and lobby.



Planning Area 1 Map

Parcel 1 is not depicted on PUD maps but is synonymous with Planning Area 1 and R/PUD-1, shown above. Planning Area 1 is further divided into OS-1, OS-2, and OS-3 which are open space parcels, and R/PUD 1, which is the developable land of the property. The PUD Guide's stated purpose for the R/PUD-1 portion of Planning Area 1 is "to provide sites for a variety of residential land uses including single family, two-family dwelling, townhomes, condominiums and apartments at a maximum density of 97 dwelling units". For the purposes of this staff report, we will refer to the area as Planning Area 1. The PUD guide allows 97 dwelling units within the R/PUD site; this application includes a proposal for development of 67 total dwelling units. The applicant notes in the Narrative that they "aim to disturb the existing site as little as possible" and that "dwelling units are incorporated into the natural topography".

Parcel 2 is synonymous with Planning Area 2 and C/PUD-1, as shown in the map on the following page. For the purposes of this staff report, we will refer to this part of the PUD as Planning Area 2. The PUD Guide's stated purpose for the C/PUD-1 portion of Planning Area 2 is "to provide land for a neighborhood center area allowing for small scale residential and commercial uses with a focus on walkability from existing and future residential density and proximate public and educational uses". Walkability will be promoted via the Discovery Trail, which travels along the river through both Planning Area 1 and Planning Area 2.



Planning Area 2 Map

Within Planning Area 2, the applicant is proposing a hotel with 60 rooms, a restaurant, a tasting room, and an outdoor beer garden and lobby, which will comprise roughly 55,000 gross square feet. This is inconsistent with the approved PUD Guide, which allows for a boutique hotel of up to 30 rooms, up to 10 residential units and only 10,000 sf of commercial use. After the applicant receives feedback from this Sketch Plan review process the project team will likely apply for a PUD amendment to accommodate these inconsistencies.

The Property

The two planning area parcels are bounded on the northwest by Hwy 6, the high side of the property, which slopes south towards the Eagle River. Most of Planning Area 1 is gently sloped, while Planning Area 2 is narrower, especially where BLM land intersects, and steeper. In Planning Area 1, the River is buffered from developable lands by the open space tracts of OS-1 and OS-2. On the other side of the Eagle River from Planning Area 1 is the steep and inaccessible OS-3 open space where no development or access is planned. Planning Area 1 was at one time used for ranching and shows signs of related historic disturbances and land management. Vegetation on the uplands is sparse, and invasive weeds are predominant. Along the Eagle River corridor, are extensive and relatively undisturbed riparian habitats, with stands of mature cottonwoods, evergreens, expansive areas of willows, native shrubs and other vegetation typical to wetlands and river corridors in Eagle County.

There is an existing access point at the northeastern edge of the parcel boundary that will provide access to both the proposed residential development in Planning Area 1 and the commercial activities in Planning Area 2. The existing access point for the properties will need to apply for new access permits from CDOT.

Planning Area 2 has steeper topography than Planning Area 1 and includes a unique development challenge where BLM land intersects in the middle of the developable C/PUD1 land. Red Mountain Farm currently grows fresh produce in their gardens within Planning Area 2. An existing greenhouse and barn

are located on the west side of Planning Area 2 and are shown as remaining in this application. Colorado Parks & Wildlife has a fishing easement with Planning Area 2 and there's an existing raw water intake and irrigation pumphouse located in a disturbed section of the riverbank.

DISCUSSION ITEMS

Further analysis of discussion items is provided throughout this staff report. Staff have attempted to indicate when an analysis is relevant to a discussion item by listing the assigned number provided in this section of the report.

Section 4.17.100.D.e.ii. Review and Discussion Criteria:

1. How does the proposed project comply conceptually with the applicable requirements of the LUDC?
2. How does the proposed development incorporate variety in the type, design, and siting of buildings?
3. How will the proposed subdivision be connected to and integrated with the surrounding natural and developed areas?
4. How will the project impact neighboring properties (ie: water drainage, traffic circulation, environmental impacts, view corridors)?
5. How does the project promote the efficient use of land and public streets, utilities, and governmental services?

Staff Questions:

6. Who should approve, and who should ultimately implement the Riparian Area Management Plan (the "RAMP")? Staff, P&Z or Town Council?
7. Who should approve the Design Guidelines? Staff, P&Z or Town Council?
8. Section 5.g. of the ADA requires that access easements, associated with CDOT access permits and located within the 50-ft setback from the Hwy. 6 right of way line, be granted to the Town prior to approval of the Major Development Plan.
 - a. Applicant team requests approval at building permit in lieu of Major Development Plan.

Applicant Requested Feedback:

9. Feedback on road widths and building locations relative to setbacks and roads?
10. Utility connections to the Town systems and distribution throughout the site?
11. Planning Area 1: Consensus that the proposed plan fits what is outlined in the PUD and Ownership and the Design team can proceed with confidence to Major Development Permit, Preliminary Plan and Final Plat.
12. Planning Area 2: Does the proposed hotel/restaurant/tasting room program, paired with river access, an outdoor event space and demonstration farm, fit what the Town is looking for in regard to increased commerce and visitors?
13. Planning Area 2: Timeline for a PUD Amendment and approval?

THE REVIEW PROCESS FOR SUBDIVISION SKETCH PLAN

Section 4.17.100.D.2. of the Land Use and Development Code states that the purpose of the Subdivision Sketch Plan is to provide the Town the opportunity to describe the community's vision to the applicant, and to give the applicant an opportunity to indicate how proposed plans will further that vision. Through a collaborative discussion, the Planning and Zoning Commission should work with the applicant to ensure that the proposed development is consistent with community goals, and that issues are identified early in the development process. The Commission shall make comments and recommendations to the applicant regarding the proposal which should be considered by the applicant in preparation of the preliminary and/or development plan.

Next Steps:

The applicant has communicated that they plan to use the information generated by this meeting and the meeting with Town Council to submit land use applications for platting and development of Planning Area 1 first. An application for a PUD Amendment for Planning Area 2 will likely follow applications for Planning Area 1.

PROJECT ANALYSIS

Staff analyzed the proposed development utilizing applicable provisions of the Red Mountain Ranch PUD Guide, the Municipal Code, the Town's Comprehensive Plan, and the Eagle River Corridor Plan. The Planning & Zoning Commission should be aware of some distinct differences between this Subdivision Sketch application and the North Broadway application, in terms of the analysis. The staff report for North Broadway focused almost exclusively on the applicable goals and policies within the Comprehensive Plan and the River Corridor Plan because PUD zoning was being requested as part of an application for annexation. This staff report will be much more grounded in the Code, as Red Mountain Ranch has already received Town approval for Annexation, PUD Zoning, and the Filing 5 Final Plat, which platted the Planning Areas and some of the Open Space parcels. Overall, the project has already received analysis under the Town's relevant master planning goals and policies.

Discussion Items 6 & 7:

The applicant has outlined the project in an application narrative, a utility service plan narrative, and with an illustrated site plan and a prospective plan set; please note the application materials included in your packet for that information. Also included in the application packet are a draft riparian area management plan (the "RAMP") and a draft of the Design Guidelines. Staff has provided some initial comments and feedback to the applicant on these documents but has not included an analysis of these documents in this staff report. However, both documents are required to be reviewed and approved by the Town. Review and approval for the RAMP is required prior to the first Development Plan application for any of the parcels. The Design Guidelines can be separated into the Planning Areas, and if they are separated then each one is required to be approved prior to Subdivision Final Plat for that area. Both the RAMP and the Design Guidelines require approval by the Town, but staff would like feedback from P&Z and Council on whether they want to review each document or allow for staff review and approval.

Conformance to the PUD Guide and applicable Land Use Code Standards

Planning Area 1 – where comments are the same for both planning areas, this will be indicated in the “Staff Comment” (ie: Staff Comment Planning Areas 1 & 2).

PUD Zoning Requirements

Setbacks / Discussion Item 9

5. Minimum Building Setback Requirements:

- a. **Highway 6:** All habitable buildings shall maintain a 50-foot setback from the Highway 6 right-of-way line. Non-habitable buildings including garages, and surface parking areas shall maintain a 25-foot setback from the Highway 6 right-of-way line.
Internal roads, driveways, signs, landscaping, grading, berms and utility structures shall be allowed within the Highway 6 setback.
- b. **Front:** The front building setback shall be 10 feet from the front property line.
- c. **Side:** The side setback for single family homes and two-family dwelling buildings shall be 7.5 feet. The side setback for multi-family buildings shall be 7.5 feet.
- d. **Rear:** The rear yard setback shall be 10 feet.
- e. **Stream:** 75 feet as defined in this PUD Guide.
- f. **Supplementary setback requirements:**
Roof eaves, bay window elements and similar features may encroach up to 30 inches into any required setback.

Staff Comment/Discussion Item #9: Setbacks appear to be generally met; however, the applicant has advised staff that they will provide additional clarity on future applications to ensure compliance with the setback requirements. Staff has made a note that in addition to the 75-ft stream setback described above, the PUD Guide also restricts projections into the 100-year floodplain, which at times, is more restrictive than the 75-ft stream setback. OS-2, which buffers the developable land in Planning Area 1 from river, introduced additional confusion to review of setbacks, since this area is not platted or clearly delineated on the plans, but has its own separate uses and requirements in the PUD Guide. The applicant will need to clearly delineate the boundaries of OS-2 on future land use applications, so that staff is able to ensure that development does not encroach into this area.

Building Height

6. **Maximum Building Height:**
35 feet for single family and two-family dwelling buildings. 40 feet for multi-family residential buildings.

Staff Comment Planning Areas 1 & 2: Elevations were not provided in this application; staff will review building height at time of Major Development Plan application.

Lot Coverage

7. **Maximum Lot Coverage:** To encourage clustering, small lots and the provision of common open space while integrating Conservation Oriented Design and Residential Cluster Design techniques there are no maximum lot coverage restrictions.

Staff Comment: There are no maximum lot coverage requirements for Planning Area 1. Staff believes that the general intent of this PUD section has been met with layout of the townhouses along the primary internal street, which parallels Hwy 6, and the clustering of duplexes and single-family units along the smaller secondary street.

Density

8. Maximum Density:

The maximum density shall not exceed 97 dwelling units.

Staff Comment: The proposed unit count is 67 dwelling units, which is within the maximum of 97.

Additional Zoning Requirement

- Within the 12.5 acres designated as R/PUD-1, there should be 4 acres designated as parks, open space or buffer zones for a ratio of 68% development area to 32% of buffer zone and common open space.

Staff Comment: This is a challenging requirement for staff to ensure compliance with. Staff will review this zoning requirement at time of Development Plan application.

PUD Use Review

Staff Comment: All proposed uses in Planning Area 1 are compliant with uses by right and accessory uses listed in the PUD Guide.

Chapter 4.10. Site Layout and Site Structure Design Standards

Staff Comment Planning Areas 1 & 2: The initial conceptual review of the Design Guidelines by staff, compared to the standards in Chapter 4.10 and the PUD Guide, indicated general compliance in terms of orientation, massing, and related aspects. However, staff will need to confirm full conformance prior to or at time of Development Plan application. At such time as the final draft of the Design Guidelines are submitted, the applicant will need to demonstrate conformance with the requirements outlined in Section 4.10.040.A. *Standards for Residential Development* and Section 4.10.040.B.6 *Private Outdoor Space*. When reviewing Design Guidelines, staff looks for either conformance with the pertinent sections of the Land Use Code or more restrictive requirements. The Guidelines cannot be less restrictive than our Land Use Code or the PUD Guide requirements.

Setbacks: The setbacks identified in the draft Design Guidelines for R/PUD-1 and C/PUD-1 do not match the setbacks specified in the PUD Guide, staff conveyed to the applicant that these will need to be rectified, and the applicant has noted the required change.

Planning Area 1: Staff identified a discrepancy between the PUD Guide and the Design Guidelines regarding whether ADUs are permitted or not in Planning Area 1. The applicant will need to demonstrate alignment between these documents at time of Development Plan application.

Chapter 4.11. Landscaping, Screening, and Fencing Standards

Staff Comment Planning Areas 1 & 2: The applicant provided high level landscape plans that depict where existing vegetation will remain and where new vegetation and landscape elements will be installed. At time of Development Plan application, the applicant will need to demonstrate compliance with the landscaping standards specified in Section 4.11.030.A *Landscape Plan Required*, 4.11.030.B *Landscape Materials*, Section 4.11.030.C: *Landscaping within the Public Right of Way*, and Section 4.11.050.A.1 *Landscaped Islands or Rain Gardens Required*.

PUD Requirements: At time of Development Plan application, the applicant will need to demonstrate compliance with the standards outlined in the PUD Guide in Section 14.0.C *Landscape Design Standards*, including setting minimum and maximum planting standards, promoting water conservation, and controlling the spread of noxious weeds. With this application, there will also need to be demonstrated conformance with the fencing design standards outlined in Section 14.0.E of the PUD Guide and Section 4.11.070 of the Town's Land Use Code.

Chapter 4.12. Parking and Loading Standards

Staff Comment: The applicant included a parking chart on sheet SDP-14 of the Sketch Subdivision Plan set. Staff reviewed the chart against the relevant standards and the site plan and concurs with the applicant's parking analysis. In Planning Area 1, the parking requirements are satisfied through a combination of garage and surface parking. The applicant has confirmed in their review comments that they will meet the minimum EV charging requirements in the adopted energy codes, as well as any additional Town of Eagle requirements, ensuring that residential units will be EV ready.

Chapter 4.13. Outdoor Lighting

Staff Comment Planning Areas 1 & 2: Within the draft Design Guidelines, the applicant identified the intended light fixtures for the development and the color temperature in Kelvin for these fixtures. They also included photometrics plans for Planning Area 1—At time of Development Plan application, the applicant will need to demonstrate compliance with the following Code Sections: Section 4.13.020.A *Manufacturer Specifications*, Section 4.13.02.0.B.1 *Lighting Plans*, Section 4.13.040.A *General Lighting standards*, Section 4.13.040.A.3 *Lighting Output Levels* and Section 4.13.040.A.4.a *Lighting Design*.

Chapter 4.14. Sustainability, Resilience, and Hazards

Staff Comment Planning Areas 1 & 2:

Riparian Area Management Plan: Due to the property's location adjacent to the Eagle River, a Riparian Area Management Plan is an established requirement for this development. The applicant submitted a draft version of this plan as part of their application materials. Section 8 of the ADA outlined a set of minimum requirements to be included in the RAMP. When staff reviews the finalized RAMP, they will be ensuring compliance with these requirements Prior to the first Development Plan application for the property, the applicant will be required to provide a finalized version of this Plan that has been reviewed by the appropriate agencies.

Code Requirements: At the time of Development Plan application, the applicant will need to demonstrate conformance with the following Code sections: Section 4.14.010: *Natural Hazards and Environmentally Sensitive Lands*, Section 4.14.050: *Water Body & Riparian Buffer*, Section 4.14.040.B.1: *Wildlife Impact Review Required*, Section 4.14.040.C.1: *Buffers*, and Section 4.14.040.E.1: *Wildlife Conservation Plans*.

Geologic Hazards: The Colorado Geological Survey (CGS), acting as a referral agency for this application, provided commentary on the development. In 2018, CGS reviewed the Red Mountain Ranch PUD Zoning Map and Development Plan, identifying several unresolved constraints, including water-soluble evaporites, sinkholes, ground subsidence, and compressible/collapsible/hydrocompactive soils. CGS recommends the applicant perform additional evaluations to develop site-specific mitigation strategies. They also highlighted concerns about potential erosion and slope instability from the Eagle River. CGS advises the Town to request verification from a certified professional to ensure the proposed buildings are sufficiently distanced from the Eagle River's 100-year flood hazard limits plus an erosion setback. If not, CGS recommends reconfiguring the placement of lots and structures to minimize erosion and instability risks.

PUD Requirements: At time of Development Permit application, the requirements and standards dictated in Section 10.0 of the PUD Guide will need to be addressed, including but not limited to the stream setbacks and permissible activities as outlined.

Chapter 4.15. Subdivision Design and Improvement Standards

Staff Comment Planning Areas 1 & 2: The River Corridor Plan advocates for conservation-oriented development with residential clustering in the Red Mountain Ranch planning areas. While cluster development deviates from typical subdivision lot and block designs, it offers a more suitable layout for buildings and streets within Red Mountain Ranch, considering the constraints posed by the Eagle River,

its riparian corridor, and Highway 6. Cluster development allows for more efficient use of space, better integration with the natural landscape, and improved community design by concentrating buildings and infrastructure in specific areas, thereby preserving open spaces and minimizing environmental impact. Planning Areas 1 and 2 are designed to comply with general subdivision requirements and align with the conservation-oriented principles of the Eagle River Corridor Plan. The applicant will need to ensure future applications meet the code requirements, including dimensional standards for lot design.

Current subdivision standards require that at least 30% of residential units be solar-oriented. The applicant has confirmed that all residential units in Planning Area 1 will be solar-oriented, with direct solar access and passive heating and cooling strategies. The solar panel installation for commercial buildings has not yet been determined. No residential units are planned for Planning Area 2.

Per the ADA, Red Mountain Ranch will use private wastewater collection systems with lift stations instead of connecting to the Town's wastewater system. These systems must comply with Colorado Department of Public Health and Environment (CDPHE) standards.

Additionally, the ADA requires access permits from CDOT for property access from Hwy. 6. The previous access permits have expired, and the applicant will need to reapply and obtain new permits before the Development Plan approval. Access easements must also be granted to the Town before the first Major Development Plan approval, as required by Section 5.g. of the ADA. Any changes to the trigger for access easements would need mutual agreement to amend this section of the ADA, under the Town Council's authority.

Summary of Planning Area 1:

The application for Planning Area 1, of Red Mountain Ranch development, generally complies with key zoning and Land Use Code requirements and integrates well with the surrounding natural and developed areas.

A Riparian Area Management Plan is required due to the property's proximity to the Eagle River, and the applicant must ensure it meets the established ADA requirements. Geologic hazards identified by the Colorado Geological Survey require additional evaluations for site-specific mitigation strategies, including concerns about erosion and slope instability from the Eagle River. To address these concerns, the applicant may need to revise the layout of buildings and streets.

Overall, Planning Area 1 adheres to the principles of conservation-oriented development with residential clustering, optimizing space and integrating with the natural landscape. If modifications are needed to mitigate CGS' concerns, then staff would support changes that maintain the clustering of residential units to optimize common space and integrate with the natural landscape.

Planning Area 2 – for code requirements specific to Planning Area 2 that were not already reviewed under Planning Area 1 and 2 comments above.

PUD Zoning Requirements:

Setbacks / Discussion Item 4

6. Minimum Building Setback Requirement:

- a. **Highway 6:** All habitable buildings shall maintain a 50-foot setback from the Highway 6 right-of-way line. Non-habitable buildings including garages, and surface parking areas shall maintain a 25-foot setback from the Highway 6 right-of-way line.
Internal roads, driveways, signs, landscaping, grading, berms and utility structures shall be allowed within the Highway 6 setback.
- b. **Front:** The front building setback shall be 10 feet from the front property line.
- c. **Side:** The side setback for single family homes and two-family dwelling buildings shall be 7.5 feet. The side setback for multi-family buildings shall be 7.5 feet. The side setback for commercial buildings shall be 12.5 feet.
- d. **Rear:** The rear yard setback shall be 20 feet.
- e. **Stream:** 75 feet as defined in this PUD Guide.
- f. **Supplementary setback requirements:**
Roof eaves, bay window elements and similar features may encroach up to 30 inches into any required setback except the stream setback.

Staff Comment: Reviewing the setbacks within Planning Area 2 is more challenging than in Planning Area 1. Staff is unsure how to interpret the setback standards for this area. The angle of the BLM land encroaching into Planning Area 2 presents an additional challenge, as shown in the image below. Typically, staff would interpret the rear lot line as the property line for the BLM land, regardless of any angles. However, this interpretation may significantly impact the developability of this Planning Area. To address these issues, staff suggests that modifications to these setbacks be included in the scope of the PUD Amendment, or that the development be scaled down to better fit within the site constraints.



Site Coverage

8. Maximum Site Coverage:

As this standard is applied to C/PUD-1 site coverage shall be measured against the entire parcel of 2.9 acres. This standard will not apply to internal lots created to define building or lot ownership.

- a. Building: 20%
- b. All impervious: 40%

Staff Comment: Staff has not reviewed site coverage in Planning Area 2, since uses and building placement are still highly conceptual. The applicant will provide staff with site coverage calculations at time of Development Plan application for Planning Area 2. OS-4, which is 2.6 acres of the total 5.5 acres within Planning Area 2, will not be included in the site coverage calculation.

Density

5. Maximum Density:

Up to 10 residential units and 10,000 square feet of commercial use.

Staff Comment:

Staff has not reviewed the maximum density for Planning Area 2, and no residential units are currently proposed in this area. The PUD Guide lacks a definition for measuring commercial use, with building height being the only provided measurement definition. If P&Z and Town Council are generally supportive of increasing commercial uses on this site, including an expanded hotel and the addition of an outdoor event space and/or beer garden, then the maximum square footage for commercial use in the PUD Guide may need to be updated accordingly. In this case, staff would advise establishing a method of measurement for commercial use.

PUD Use Review

2. Uses by Right:

- a. Single family, two-family dwelling and/or multi-family residences.
- b. Accessory dwelling unit to owner-occupied single family dwelling.
- c. Boutique Hotel.
- d. Bed & Breakfast.
- e. Restaurant.
- f. Retail.
- g. Farmer's Market
- h. Community garden.
- i. Greenhouse.
- j. Existing or restored historic buildings.
- k. Home occupation.

3. Special Uses:

- a. Child care facilities.

4. Accessory Uses:

- a. Parks, playground, pools, greenbelt.
- b. Pedestrian and bicycle trails.
- c. Detached garages

Staff Comment: The PUD Guide allows all the uses detailed above as 'by right', 'special' or 'accessory'. On the surface the applicant's concept for a 60 room Boutique Hotel with a lobby appears to be in line with the 'by right' uses listed. However, Boutique Hotel is defined in the beginning of the guide as "a non-residential structure with no more than 30 rooms which provides temporary overnight sleeping accommodations to guests for a fee for a total continuous duration of less than thirty (30) days. A Boutique Hotel shall not include any dwelling units". The Town's updated Land Use Code also includes a definition for Boutique Hotel as "a building or portion thereof, designed or used for temporary or extended stay lodging for transients, other than a dormitory or hostel, that contains no more than 20 rooms, where for compensation, lodging is offered and provided to members of the general public, and that includes a supervised inside office or lobby. Accessory uses may include a dining room or area, kitchen, and/or shops and services catering to transients". The difference between a boutique hotel that is capped at 20 rooms

and one that is capped at 30 rooms, does not appear to staff to be a significant departure from the nature of a “small format” hotel or motel.

Additional uses proposed by the applicant include a restaurant, tasting room, outdoor beer garden, retail, community garden, greenhouse, existing or restored historic buildings, outdoor event space, and Eagle River access (list of additional uses was compiled from both the narrative and sheet SDP-00 of the Subdivision Sketch Plan set). In comparing this list against the PUD Guide, tasting room, outdoor beer garden and outdoor event space are not included in the Guide. The PUD Guide does not provide a provision that allows staff the ability to make interpretations for uses similar to by right or for uses that are typically viewed as accessory to by right uses. As an example, staff would typically consider a tasting room and an outdoor beer garden as accessory to the restaurant, but the approved PUD Guide does not include an allowance for these types of interpretations.

Access to the Eagle River is allowed to occur in OS-4 which, like OS-2, is not platted. Uses by right in OS-4 include soft surface trails with limited river access points. Catch and release fly fishing is also permitted within OS-4.

Based on staff’s review of the PUD Guide, approved by right or accessory uses include restaurant, retail, community garden, greenhouse, existing or restored historic buildings and Eagle River access. Proposed uses that are not included in the PUD Guide are the 60-room hotel, tasting room, outdoor beer garden, and outdoor event space. Staff could not recommend approval of a Development Plan that included these uses without an approved PUD amendment occurring first.

Chapter 4.12. Parking and Loading Standards

Staff Comment: The nomenclature used for the proposed hotel in Planning Area 1 becomes very important when determining the amount of parking required. The parking requirements for a Boutique Hotel (small format) is 1 per guest room, whereas the requirements for a Hotel/Motel (large format) is 1 per guest room, plus 1 space per 6 guest rooms. Staff has provided a table of the parking requirements in the Code below:

Use	Number of Rooms	LUDC Requirement	Parking Required	Parking Provided
Boutique Hotel (small format, max. 20 rms)	20	1 space / guest room	20 parking spaces	92*
Boutique Hotel (PUD Definition)	30	1 space / guest room + 1 space / 6 guest rooms	35 parking spaces	92*
Hotel/Motel (large format, no max. # of rms.)	60	1 space / guest room + 1 space / 6 guest rooms	70 parking spaces	92*
**92 reflects the total number of spaces provided on the site plan, the parking requirements listed above only include the hotel use, parking and parking calculations for all additional uses will also need to be calculated to determine whether the parking provided meets the code requirements.				

Staff has not fully reviewed the parking standards for Planning Area 2 due to the numerous unknowns. The applicant is requested to keep in mind the requirements for parking count, stall size, access, and maneuverability as future land use applications are submitted for Planning Area 2. There are various options available to the applicant to adjust the proposed uses or the PUD Guide to address parking needs. Staff is concerned that, with all the uses proposed in this application, plus the hotel expansion, the current parking count may be inadequate to serve the development.

4.08.070. PUD Amendment / Discussion Item 13

The applicant has provided a proposed scope for the PUD Amendment to Planning Area 2, which includes changes to allowed uses, modifications to definitions, an increase in the commercial use density, an adjustment of open space and Hwy. 6 setbacks.

The PUD Guide does not define an amendment process, but rather defers to the Amendment process described in the Land Use Code. The Code allows for minor PUD amendments to be approved by the Director, while major PUD amendments are reviewed in the manner required for the original PUD application, which means a major PUD amendment would go through the Public Hearing process with P&Z recommendation and Town Council decision. There are certain changes to an approved PUD that do not qualify for a minor amendment and automatically trigger a major amendment, those are: “changes to the allowed uses listed in the approved PUD final plan, changes to required open space, or changes to the PUD perimeter boundary”.

Staff Comment: Staff wants to clarify that the proposed PUD amendments, as generally listed above, would not be relevant to Planning Area 1, so Development and/or Subdivision applications for Planning Area 1 could precede or run concurrently with a PUD Amendment application.

Based on the applicant’s proposed scope for this PUD amendment, staff has determined that a Major PUD Amendment would be triggered.

Review criteria for a PUD Final Plan or a Major PUD Amendment, can be found in Section 4.08.070.E.2. of the Code, and generally are that the application meets the approval criteria for a rezoning, complies with the approved PUD concept plan and the requirements of Chapter 4.08, Planned Unit Development District, and meets all the applicable standards of this LUDC not expressly modified by the application.

CONFORMANCE TO MASTER PLANS, the Elevate Eagle Comprehensive Plan

Red Mountain Ranch was annexed and received PUD zoning from the Town in 2018, predating the adoption of the Elevate Eagle Comprehensive Plan. Staff has reviewed the previous analysis of the Eagle Area Community Plan and compared it with any differences in this application and the new Comprehensive Plan. Staff has not identified any new areas of non-conformity in the Comprehensive Plan beyond the previous review for conformance with the Eagle Area Community Plan. For Commissioners interested in Staff’s review of the approved Red Mountain Ranch applications for plan conformance, we refer you to the [February 19, 2019](#), Staff Report to the Planning & Zoning Commission.

CONFORMANCE TO MASTER PLANS, the Eagle River Corridor Plan

The Future Land Use Map (FLUM) of the Elevate Eagle Comprehensive Plan refers to the Eagle River Corridor Plan for detailed information on land use opportunities and expectations. During the previous land use application process, this application underwent extensive review against the River Corridor Plan. Staff has reevaluated the previous analysis of the River Corridor Plan in relation to Planning Areas 1 and 2, resulting in the following observations:

1. Planning Area 1 adheres to the approved PUD Guide as well as the Land Use Code and does not deviate from the previous staff review of the Eagle River Corridor Plan.
2. Planning Area 2 does not strictly align with the PUD Guide and necessitates a PUD Amendment before subsequent land use applications. Staff recommends reviewing the River Corridor Plan during the PUD Amendment process, as comments and recommendations made during the Subdivision Sketch phase are not binding.

Other Staff or Agency Comments / Discussion Items 9, 10 & 12:

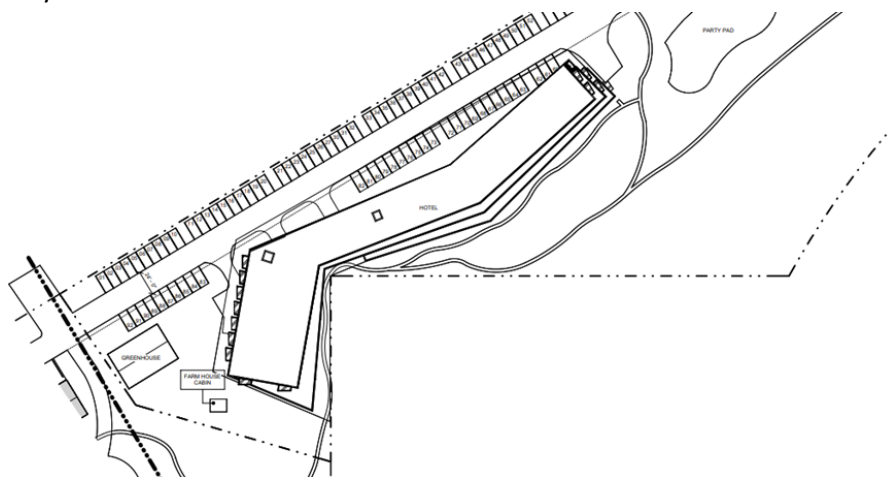
After staff sent review comments to the applicant and received the applicant’s response, staff received comments from the Army Corps of Engineers, which have been shared with the applicant and can be viewed via this [LINK](#).

Planning Comment: The applicant will need to respond to the Army Corps of Engineers and provide staff with an update regarding whether a definitive determination has been provided and if permits are required.

Public Works General Comment #3: Evaluation of the existing culvert structure will be necessary if the intention is to use the culvert as pedestrian connectivity. Evaluation at a minimum should include hydraulics, surfacing of pedestrian path, height, lighting, CDOT approval, maintenance requirements and agreements with CDOT.

Discussion Item 9 – feedback on road widths and building locations relative to setbacks and roads?

Planning Comments: Staff has conducted an analysis of setbacks for Planning Areas 1 and 2. The primary concern regarding building placement arises in Planning Area 2, where the hotel and restaurant structures appear to be situated very close to the boundaries of BLM property. Upon examination of the image provided, it appears that there may not be adequate space for the Discovery trail between the buildings and the BLM property lines.



Public Works Comments: Public access easements will need to be granted on the private street system where access to public amenities is necessary. Street and intersection alignment and geometrics should be modified to show street centerlines and indicate curvature of the roadways and curves should be tangent to the preceding curves or lines. There is inconsistency between the road sections and plan view width of the proposed roads, which should be reconciled. Minimum street widths must comply with fire access standards. Where street parking is provided along the road, the road width will comply with the parking and loading standards. The cul-de-sac diameter is required to meet IFC standards or be coordinated with the Fire District.

Discussion Item 10 – utility connections to the Town systems and distribution throughout the site?

Staff Comment: Public Works has informed the applicant that utility crossing permits will be required with CDOT and Union Pacific. Once these permits are obtained, a copy will need to be submitted to staff. The ownership group will be required to gather and submit information relative to the sanitary sewer capacity in Nogal Road and regarding capacity/pressure requirements for off-site water system connections. Staff will require alignments of sanitary sewer force main and water lines to be verified with existing easements, or new easements will need to be granted. Lift stations may not be located within the 100-year floodplain. Lift stations are required to have backup power and be located in areas that are conducive for maintenance of all components of the facility.

Discussion Item 12 – Planning Area 2: does the proposed hotel/restaurant/tasting room program, paired with river access, an outdoor event space and demonstration farm, fit what the Town is looking for regarding increased commerce and visitors?

Staff Comment: Staff has pulled some relevant goals and policies from the Comprehensive Plan and the River Corridor Plan to help the Commission and Council in their consideration of this question ([LINK](#)).

STAFF RECOMMENDATION

Staff does not provide a formal recommendation for the Sketch Plan Subdivision application since the process is designed to foster a collaborative conversation between the applicant and the Planning & Zoning Commission. During the next phase in the application process, staff recommends the applicant use the review comments provided to flush out areas of concern, provide additional detail and data to alleviate concerns and work with staff to ensure that ADA triggers/deadlines are adhered to.

PLANNING AND ZONING COMMISSION ACTION

1. Given stated outcomes of the Subdivision Sketch Plan review discussion, the Planning and Zoning Commission should clearly detail its opinions, positions and or concerns regarding the various categories and specific elements of the application, providing a clear recommendation to the Applicant for how the plan should be adjusted prior to the next formal application. No motion is required for the Sketch Subdivision Plan.
2. According to the Development code, the outcome of this meeting is: *...to ensure that all new development is consistent with the community's goals and that issues are identified...* If shortcomings are too numerous for the P&Z Commission to fully discuss or resolve in the time allotted, the P&Z Commission may continue the review to a future date. In that event, the P&Z should detail topics not fully covered under a tabling motion. Under this option, a suggested motion could be: I move to continue this discussion to (date) in order for the applicant to provide more information or modify the application to address the following regulatory issues: (insert items).

Once finalized, the Planning and Zoning Commission's suggestions and recommendation will be forwarded to the Town Council for its consideration in advance of a similar sketch review discussion.



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
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EMAIL: PLANNING@TOWNOFEAGLE.ORG
www.townofeagle.org

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

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

PROJECT NAME Red Mountain Ranch

PRESENT ZONE DISTRICT Red Mountain Ranch PUD **PROPOSED ZONE DISTRICT** _____
(if applicable)

LOCATION

STREET ADDRESS 17500 US-6, Eagle, CO 81631

PROPERTY DESCRIPTION

SUBDIVISION _____ **LOT(S)** _____ **BLOCK** _____
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE Application for the Sketch Subdivision submittal in regards to Red Mountain Ranch Parcels 1 and 2.

APPLICANT NAME Tres Birds - Doug Newby **PHONE** 303.442.3790

ADDRESS 3821 Steele St Suite #1311 Denver, CO 80205 **EMAIL** dn@tresbirds.com

OWNER OF RECORD Griffin Development **PHONE** 970.331.3736

ADDRESS 701 W Lionshead Cir. Vail, CO 81657 **EMAIL** rcortina@pegaso.net

REPRESENTATIVE* _____ **PHONE** _____

ADDRESS _____ **EMAIL** _____

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

APPLICATION SUBMITTAL ITEMS:

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

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

FEES AND DEPOSITS:

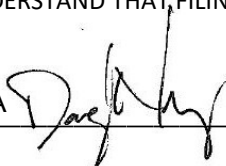
See Eagle Municipal Code Section 4.03.080

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

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

Douglas Newby, AIA

Signature



2/5/2024

Date

FOR OFFICE USE ONLY

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

Red Mountain Ranch

Sketch Subdivision Submittal Narrative



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Scope of this Submittal

The scope of this Sketch Subdivision Submittal for Red Mountain Ranch includes Planning Areas 1 and 2 of the Red Mountain Ranch PUD located in the Town of Eagle. This submittal does not include Planning Areas 3, 4, 5, and 6 of Red Mountain Ranch.

Planning Area 1: consisting of OS-1, which is to be dedicated to the Town of Eagle for use as public open space, OS-2 which is to contain 67 dwelling units, storage buildings, amenity building, and the Discovery Trail, and OS-3 which is open space.

Planning Area 1 lies completely within the regulations set forth in the PUD for Red Mountain Ranch and consists of 67 total dwelling units: 44 townhomes, 12 duplexes, and 11 single-family homes. There are two internal roads for circulation, a two-way road neighboring Highway US6 with access to the townhomes, and a one-way loop for access to the duplexes and single-family homes. Consistent with the Riparian Area Management Plan (RAMP) and the Town of Eagle's guidelines, Red Mountain Ranch aims to disturb the existing site as little as possible. Dwelling units are incorporated into the natural topography of the site, while maintaining existing healthy ecology, while roads are kept to a minimum to increase shared outdoor space for residents.

Planning Area 2: consisting of a proposed hotel and restaurant, in addition to an existing outdoor event space, direct Eagle River access, and the Discovery Trail.

Planning Area 2 is consistent with the designated uses set forth in the PUD for Red Mountain Ranch, but exceeds the square footage allowed. The proposed boutique-hotel consists of a 60-key hotel, a restaurant, tasting room, outdoor beer garden, and lobby. This proposed program is approximately ~55,000 gross square feet. From Highway US6 the building appears to be 2-stories with a mostly single loaded corridor of hotel rooms all facing the Eagle River. From the Eagle River, the building steps down the natural topography existing on the site and allows for a walk-out garden level of hotel rooms with direct access to the river. Consistent with the Town of Eagle's Community Masterplan's the hotel will commit to the long-term growth of the Eagle economy, expand the employment base, amplify Live Work Play, attract regional retail, increase the art economy, and increase guest visitation year-round.

Legal Description

GRIFFIN DEVELOPMENT LLC, EAGLE RIVER COMMERCIAL LLC, & RED MOUNTAIN RANCH PARTNERSHIP LLLP being the owners of 100 percent of the property exclusive of streets and alleys described as:

A parcel of land situate in Sections 26, 27, 33, and 34, Township 4 South, Range 84 West, of the Sixth Principal meridian, being a portion of Tracts 58, 59 and 70, of said Township and Range, County of Eagle, State of Colorado, being a portion of these lands described in Land Survey Plat No. 574, 575, and 576, as deposited in the Eagle County Land Survey Plat Records, more particularly described as follows:

Beginning at a point on the south line of Highway 6 right of way and subject property; thence departing said south line S 73°54'09" E, 166.17 feet; thence N 83°53'51" E, 164.57 feet; thence N 03°16'32" E, 207.75 feet; thence N 88°53'49" E, 1444.68 feet; thence N 00°03'48" E, 1304.45 feet; thence N 89°56'08" E, 1452.88 feet; thence N 01°26'49" W, 410.52 feet to approximate centerline of the Eagle River; thence along said approximate center of the Eagle River S 74°05'42" E, 61.00 feet; thence N 89°29'45" E, 168.06 feet; thence N 60°21'13" E, 237.26 feet; thence N 41°29'08" E, 382.43 feet; thence N 36°38'50" E, 287.00 feet; thence N 47°37'56" E, 301.83 feet; thence N 53°45'25" E, 221.64 feet; thence N 56°52'49" E, 306.49 feet; thence N 67°43'57" E, 484.77 feet; thence S 85°00'54" E, 131.72 feet; thence S 75°53'38" E, 341.84 feet; thence N 83°57'06" E, 341.07 feet; thence N 71°13'40" E, 310.58 feet; thence N 57°40'11" E, 499.51 feet; thence N 42°33'26" E, 259.34 feet; thence N 32°48'52" E, 262.87 feet; thence N 21°21'27" E, 271.70 feet; thence N 18°01'29" E, 171.02 feet; thence N 38°30'11" E, 154.44 feet; thence N 52°40'07" E, 201.11 feet; thence departing said approximate centerline of the Eagle River N 26°50'41" W, 63.81 feet to the south line of Highway 6 right of way; thence along said south line of Highway 6 right of way S 63°08'01" W, 3932.72 feet; thence in a southwesterly direction with a non-tangent curve turning to the left with a radius of 11410.00 feet, having a chord bearing of S 61°05'01" W and a chord distance of 816.31 feet, having a central angle of 04°06'00" and an arc length of 816.48 feet; thence S 59°02'01" W, 2572.80 feet; thence in a southwesterly direction with a tangent curve turning to the left with a radius of 2242.00 feet, having a chord bearing of S 42°41'01" W and a chord distance of 1262.26 feet, having a central angle of 32°42'00" and an arc length of 1279.56 feet; thence S 26°20'01" W, 267.31 feet to the Point of Beginning – Containing 106.194 acres more or less.

Existing Conditions

As identified in the Riparian Area Management Plan (RAMP), Red Mountain Ranch has established a 75' setback from the Eagle River's high-water mark that is maintained throughout Planning Area's 1 and 2. As identified in the PUD for Red Mountain Ranch, the Discovery Trail, which connects all six parcels, travels through this setback and allows direct connection to the Eagle River for residents and the public.

The existing conditions of Planning Area 1 consist of an old ranching area with existing old-growth tree clusters as well as invasive weeds. The site neighbors the Eagle River and slopes gently up to Highway US6. Planning Area 2 consists of a single-family home, an outdoor event space, as well as old-growth tree clusters. There is currently one access point off Highway US6 near the existing single-family home.

Existing drainage pathways through the site from off-site stormwater as well as stormwater caught on-site travel through three existing drainage swales. Although there is no visible surface water, established ecology points to these swales continuing from the top of the site to the Eagle River. Red Mountain Ranch is proposing to enhance these drainage swales through natural stormwater filtration before it enters the Eagle River. The site will feature native planting that does not need irrigation once established.

Consistent with the narrative and other submittal items, the goal of Red Mountain Ranch is to preserve the existing site as much as possible while allowing residents to have direct access to nature from their home. Working with the existing topography has allowed all of the dwelling units as well as the hotel to sit naturally within the site without needing massive excavation efforts. Minimizing roads throughout the site and using pervious paving for parking and other areas allows the existing and proposed ecology to thrive while filtering stormwater naturally through the site.

To our knowledge, no commercial mineral deposits are located on the site.

Development Narrative

As identified in the Town of Eagle's housing assessment, Eagle is growing at a faster rate than the County. Eagle is forecasted to continue to grow and will capture a third of countywide growth going forward. Eagle's location also allows easy access to outdoor activities year-round and continues to focus on this Live Work Play mentality. With commuters from Eagle County to Eagle being at 44% of the working population, additional housing is needed within Eagle.

Red Mountain Ranch aims to address the need for housing within Eagle, as well as contribute to the Live Work Play mentality, grow the local economy, and increase guest visitation year-round. Paired with the local climate, Red Mountain Ranch is perfectly situated for sustainable building practices, solar access, and passive heating and cooling. Pairing the site with direct access to the Eagle River and Downtown Eagle has made Red Mountain Ranch a very desirable place to live and visit. Direct connection to Downtown Eagle via the Eagle Valley trail allows locals and residents to easily access the amenities of both Red Mountain Ranch and Downtown.

Planning Area 1 is designated for housing along with public open space. The PUD allows for 97 dwelling units across 17.5 acres. Within those 17.5 acres, Red Mountain Ranch is proposing 67 dwelling units with varying unit typologies. The mix of dwelling units will consist of 44 townhomes (8 clusters) running on the North end of the site with direct views to the Eagle River and access from the main circulation road. The secondary one-way road will allow access to 12 duplexes (6 clusters) and 11 single-family homes. With the site being situated along the Eagle River, Red Mountain Ranch aims to get residents outside as much as possible. By maximizing shared outdoor space that each unit can experience, residents have the ability to interact with ecology daily. A shared amenity building will house mail and parcel delivery, and storage buildings as well as garages in each unit throughout the site will allow for residents to store all of the gear associated with the Live Work Play aspect of Eagle.

Planning Area 2 is designated for multiple commercial uses, including a boutique-hotel. Taking inspiration from other hotels in Colorado, the hotel aims to give visitors and local residents direct access to the Eagle River and outdoor activities. The proposed hotel consists of a 60-key hotel, restaurant, tasting room, beer garden, demonstration farm, outdoor event space, and direct access to the Eagle River and neighboring BLM land. The site is perfectly situated to allow every guest room views out onto nature and features a single-loaded corridor and attached balconies for each room. Visitors will have year-round access to outdoor activities including skiing, rafting, mountain-biking etc. Local access through the Eagle Valley trail will encourage both locals and visitors to venture back-and-forth.

Subdivision Design Standards Compliance

In accordance with Chapter 4.15 of the Town of Eagle LUDC, Red Mountain Ranch is compliant with the design and improvement standards.

In order to preserve the existing ecology and promote new native growth, Parcel 1 of the development is organized with two roads spanning across the site East to West. The main road carries two-way traffic from the developments entrance off of Hwy US6 with access to the townhomes, while an internal one-way road allows access to the duplexes and single-family homes. These roads are designed in accordance with the Town's design and construction specifications. Between the roads, is a large open space dedicated to native planting and outdoor access for residents. Parcel 2 features a parking area directly off of the entry to the development with direct access to the commercial, lodging, and restaurant uses.

Buildings are oriented to maximize their solar access as well as promote passive-heating/cooling. They are also situated to naturally fit in with the site's existing topography and minimize the amount of grading and excavation required to construct foundations and other building elements. The buildings are inherently simple in form to promote experiencing the landscape on site as well as along the Eagle River.

Working with Holy Cross Energy, the site's estimated electrical load has been approved with the existing power available on site. New water connections will be made to water mains in either Chambers Ave, or Marmot Ln. New sanitary sewer connections will be made to a capped sewer line at the end of Nogal Rd via a lift station at the Southwest corner of the site.

In accordance with Chapter 4.15, Red Mountain Ranch has dedicated Parcel OS-1 to the Town of Eagle to be used as a public park. Parcel OS-3 is also dedicated as open space.

Town Review Feedback

Along with the Ownership team, the Design team looks to gain the following feedback from the Sketch Subdivision Submittal process:

Overall

- Feedback on road widths and building locations relative to setbacks and roads?
- Utility connections to the Town systems and distribution throughout the site?

Parcel 1

- Consensus that proposed plan fits what is outlined in the PUD and Ownership and the Design team can proceed with confidence to Major Development Permit, Preliminary Plat and Final Plat.

Parcel 2

- Does proposed hotel/restaurant/tasting room program, paired with river access an outdoor event space and demonstration farm, fit what the Town is looking for in regard to increased commerce and visitors?
- Timeline for a PUD Amendment and approval?



- Legend**
- ① Townhome
 - ② Duplex
 - ③ Single Family
 - ④ Storage
 - ⑤ Amenity Building
 - ⑥ Greenhouse
 - ⑦ Demonstration Farm
 - ⑧ Hotel, Restaurant, Tasting Room/ Brewery, Lobby/Bar
 - ⑨ Existing Barn
 - ⑩ Party Pad
 - ⑪ Parking
 - ⑫ Dry Pond
 - ⑬ Wet Pond
 - ⑭ Drainage Swale
 - ⑮ Turf
 - ⑯ Native Plant Community
 - ⑰ Existing Plant Community & Trees to Remain
 - ⑱ Discovery Trail
 - ⑲ Public Open Space

Red Mountain Ranch



To: Planning & Zoning Commission
From: Community Development Department
Date: May 21, 2024
Agenda Item: Community Development Department Update

LONG RANGE PLANNING

ReCode Eagle – The Land Use and Development Code (LUDC) – [link to code](#)

- Staff has identified the need to correct inconsistencies between the Use Table definitions and Use Table standards. Staff is intending to bring these amendments to Planning Commission in the coming months.
- Staff will have updated checklists uploaded to the Town’s website by early June.
- Municode has communicated that they will have the Code accessible on the platform by the end of June.
- Staff is processing a text amendment application that resolve inconsistencies identified in the Land Use Code. More details are available on the Active Land Use Applications Page.
 - Hearing Schedule for the amendment:
 - 4/16 – Planning Commission recommended approval of the proposed amendments.
 - 5/14 – Public hearing to be continued to June 11th. This continuation is a result of staff needing additional time to finalize the ordinance with legal counsel.

WUI Code

- Staff are actively engaged in the County-wide Wildland Urban Interface (WUI) Code update process, led by the Eagle County Wildfire Collaborative. This initiative involves collaboration with jurisdictions throughout the valley to create a WUI Code that caters to our local needs.
- FireWise standards were included in the ReCode process. Ultimately, they were pulled out due to concerns that they were too restrictive and aesthetically impactful. Since the Code adoption, it’s been on staff’s radar to reintegrate FireWise standards, which aligns with this valley-wide effort.

LAND USE APPLICATIONS IN PROGRESS

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

- West Eagle Housing - Annexation, Major Development Permit, Subdivision, Zoning
 - Applications in process. No update.
- Haymeadow - Major PUD Amendment



- Application is currently on hold, project team has indicated that they hope to bring a revised application to staff in June or July of this year.
- Haymeadow ADA Amendment
 - Staff has continued to meet bi-monthly with the applicant to move towards a resolution for this amendment.
- North Broadway – Annexation and Zoning
 - Applicant is withdrawing their PUD approval request and will submit a rezone application for either CMU1 or CMU2 for the entire property. Staff is waiting for that submittal.
- Reserve at Hockett Gulch – PUD Amendment and Major Development Permit (Phase II)
 - Request will run concurrently with PUDA24-01. Referral comments are due May 10. Staff is tentatively targeting P&Z July 2, 2024 and Town Council July 23, 2024.
- 4th Amendment to Haymeadow Filing 1 Final Plat
 - Staff has finalized review comments for this application.
 - Approval of this application is Administrative with acceptance of staff's decision and dedications by Council via consent agenda, this has been scheduled for consent agenda on May 28, 2024.
- 7 Hermits Condominiums at Haymeadow Filing 1 Final Plat
 - Staff has finalized review comments for this application.
 - Approval of this application is Administrative with acceptance of staff's decision and dedications by Council via consent agenda, this has been scheduled for consent agenda on May 28, 2024.
- Red Mountain Ranch (RMR) Subdivision Sketch Plan
 - Review comments have been submitted to the project team.
 - Review and Comment meetings have been scheduled with P&Z and TC for May 21st and June 11th respectively. The purpose of this meeting is to review the conceptual plans and staff's analysis and address any big picture concerns regarding this project with the applicant ahead of Development Plan application.
- Eagle Pool Project – Approved
 - The Development Plan was approved on April 16, 2024.
 - Community Development issued a Notice of Decision documenting P&Z's approval.
 - Public Works and Community Development issued a Grading Permit to allow for Site work to begin.
 - A building permit has been submitted and the application is under review.
- Sweet Leaf Pioneer Special Use Permit
 - Application referral period concluded with no comments from the referral agencies.



NOTABLE UPDATES

- Town is advertising for the Community Development Director/Town Planner position.
- Standard Operating Procedures (SOPs): Over the past few months, staff have developed SOPs to enhance consistency, undergo a critical review of where we can improve, and create tools to assist new staff. This work will likely be ongoing for the next few months. To date, staff has completed SOP's for planning review of building permits, invoicing, CivicClerk (posting agendas & packets), encroachment and mobile vending permits, PZ recruitment, recording documents, the referral process and sign permits.
- Staff has met with several member of the community on development proposals ranging from small administrative permits to larger development, subdivision, and annexation applications. Pre-application meetings in 2024:
 - April – 5
 - March – 8
 - February – 6
 - January - 2
- Translation services - 10
- Jessica Lake and Denise Cardoza just completed the multi-week Community Leadership Academy training.
- Planning Capacity Grant Fast-track – Staff is working with The Housing Department to draft an RFP for consultants to assist with the 90 day fast-track program, site inventory and funding strategy. Staff attended an information webinar on developing a fast-track program for Prop 123.
- Incentives Grant: Habitat anticipates having public improvements completed at the end of May/early June. Shortly after, staff will prepare the final report for DOLA and closeout the grant.
- Eagle County received Strong Communities grant funding for \$4 million worth of infrastructure improvements for the West Eagle Housing project. Staff provided support in preparing the grant application.

P&Z and Council Meeting Schedule

May 2024
May 7 th (Planning Commission) – Cancelled •
May 14 th (Town Council) - • ReCode Amendment (continued to June 11th)
May 21 st (Planning Commission) - • SS24-01 RMR Subdivision Sketch



May 28 th (Town Council) –
• Consent Agenda: LLA24-01 4th Amendment to Haymeadow Filing 1 Final Plat • Consent Agenda: CT24-01 7 Hermits Condominiums at Haymeadow Filing 1 Final Plat
June 2024
June 4 th (Planning Commission)
• SUP 24-01 Sweet Leaf Pioneer SUP
June 11 th (Town Council)
• ReCode Amendment (continued from May 14th) • SS24-01 RMR Subdivision Sketch
June 18 th (Planning Commission)
•
June 25 th (Town Council)
• SUP 24-01 Sweet Leaf Pioneer SUP
July 2024
July 2 nd (Planning Commission)
•
July 9 th (Town Council)
•
July 16 th (Planning Commission)
•
June 23 rd (Town Council)
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