



**Planning & Zoning Commission
Thursday, October 10, 2024, 7:00 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.

REGULAR MEETING CALLED TO ORDER

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

1. Minutes dated 9.17.2024

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: Haymeadow Major PUD Amendment
File # PUDA23-01
Applicant: Abrika Properties, LLC
Location: Haymeadow PUD - 660 acres of land located south and east of the Sylvan Lake Rd/Brush Creek Rd roundabout.
Staff Contact: Jessica Lake, Senior Planner
Request: A Major PUD Amendment within the Haymeadow development to: 1) restore the original school and recreation parcel to its original size and location as depicted in the 2014 PUD Development Plan (shown as Tract E); 2) relocate the residential development currently allowed on the Tract E school and recreation parcel to Neighborhood C; 3) Add a 1.6-acre childcare site to the PUD Development Plan in Neighborhood A1; 4) revise the alignment of Sylvan Lake Road to create smaller neighborhood nodes; and 5) bring the PUD Guide into alignment with the current Town Code.
 - a. PZ Resolution 05, Series 2024, A Resolution of the Planning and Zoning Commission Recommending Approval of the Fourth Amendment to the Haymeadow Planned Unit Development

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.

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
September 17, 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

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

6:03 PM - REGULAR MEETING CALLED TO ORDER

COMMISSIONERS PRESENT

Bill Nutkins, Laura Hartman,
Weston Arbogast,
Keith Klesner, Jennifer Sturgeon

COMMISSIONERS ABSENT

Keegan Winkeller, Matt Hood, Keith Montag

STAFF

Peyton Heitzman – Com Dev Director
Jessica Lake – Planner
Sydney Dynek – Planner
Denise Cardoza – Com Dev Admin
Nikki Davis – Econ Dev and Housing Specialist
Ryan Johnson – Town Engineer

APPROVAL OF MINUTES

1. Minutes dated June 18, 2024

The minutes were approved as presented.

PUBLIC COMMENT

There was no public comment.

Chair Pro Tem Opened land use file LLA24-01

PRESENTATIONS

Project: AN23-01 West Eagle Housing Rezone, Preliminary Plan/Final Plat, and Major Development Permit

File: # AN23-01

Applicant: Eagle County

Location: 712 Castle Dr. (Parcel No. 2109-051-21-001) 751 Castle Dr. (Parcel No. 2109-051-21-004) 751 Castle Dr. (Parcel No. 2109-051-21-005) 766 Castle Dr. (Parcel No. 2109-051-21-003) 800 Castle Dr. (Parcel No. 2109-052-05-013) Horse Pasture formerly a USFS site (Parcel No. 2109-051-00-028)

Staff Contact: Peyton Heitzman, Community Development Director

Request: 1) Zoning six parcels of land to Residential Multi-Family. One parcel is in unincorporated Eagle County and the remaining parcels are within the Town of Eagle. 2) A Subdivision Preliminary Plan and Final Plat to consolidate the parcels into two lots and dedicate land for public Right of Way. 3) A Development Plan, with design variances to construct 113 dwelling units of various types.

Tori Franks presenting on behalf of Applicant Eagle County.

Applicant introduced West Eagle Team and reviewed context of project and housing crisis need. Proposing 113 affordable units over 9.5 acres. Applicant reviewed the vision and guidance for the project, location and surrounding neighborhoods. Applicant discussed project goals including affordability, connectivity, sustainability, flexible design and conformance with Town of Eagle's Long Range Planning Documents.

Jason Jaynes, Landscape Architect and Planner with DHM design, reviewed the Site Plan along with 2016 process sketches and 2022 Site Study including setbacks, and parking, right of ways, along with neighborhood connectivity. Jaynes reviewed site alternatives that were evaluated for development. James reviewed parking alternatives to area vehicle dominance and to provide covered parking. Jaynes reviewed connectivity for vehicles, pedestrians and bicyclists including possible sidewalks and walkways as paths of travel. Explored 7th street connectivity to Downtown and future Brush Creek Road Extension. Jaynes confirmed that all open spaces are common including small playgrounds and areas of lawn. Buildings are arranged around the open spaces and are in smaller to larger density (3 story buildings) going from East to West. Jaynes reviewed the 2 design variances:

Design variances:

1. Parking area Landscaping.
 - a. Code allows 10 continuous parking spaces without landscaping. Applicant has requested 11 continuous parking spaces with a 5' planting buffer between parking and property line with trees and shrubs within the planting buffer, there will be a 6' screening fence at property line.
2. Front Yard Buffer
 - a. 15' from Row with sidewalks and landscaping. Reduced front yard buffer zone. A loss of landscape and a loss of buffering in that it's about 60 square feet of encroachment into the front yard buffer.

Stephen Eckert from Caddis Collaborative Architecture reviewed the Architectural Design. Eckert referenced a youtube video and reviewed the design character of the current surrounding neighborhoods

- and how the proposed housing development will add to the architectural character of the current neighborhood. Eckert reviewed the desire to have buildings that can be utilized by the community within different life stages. Reviewed design character, design philosophy, including daylight and access to nature, along with unit types and pricing. Reviewed sustainability certifications and project goals.

Dylan Dunn from JVA Engineering presenting:

Brush Creek Rd Extension

- Due Diligence
- Accommodation of future BCRE (Brush Creek Road Extension)
- Priority is leaving it open for future flexibility for development
- Ditch
- Maintain existing flows
- No diminishment of rights
- Outreach

Greg Schroeder from McDowell Engineering, reviewed the Traffic Impact Study (TIS) the daily trips expected (682), peak hour of transportation with morning having 48 trips per hour during peak time and evening having 57 vehicle trips per hour during peak time. Reviewed traffic impact to current neighborhoods and confirmed that there are no “interim” mitigation measures currently recommended and confirmed the project has contributed to the Town’s “Street Improvement Fund”.

Tori Franks presenting project benefits: 113 Workforce housing units, infrastructure improvements and the economic benefits of adding housing.

Commission Questions

Commissioner Sturgeon: Requesting more information on the 140% AMI

Franks: Responded that the "sweet spot" for “FOR SALE” housing is 140% AMI is the low end of people applying for mortgages and focusing on the most acute need.

Commissioner Sturgeon: Requested information on the price range of the units for 140% AMI.

Franks: Confirmed that pricing is based on an income range of 100% to 140% of the Area Median Income (AMI). Pricing assumes that 30% of this income will be used for housing costs. Current mortgage interest rates and the cost of land are used to calculate the maximum sales price which then determines the final price of the property

Commissioner Sturgeon: Requested clarity on the actual price ranges of the for-sale units.

Commissioner Nutkins: Requested more information on why more single family units were not included in the project.

Franks: Referred to the conceptualization process which included Town Staff which concluded that there were enough single-family homes, and the applicant was encouraged to look beyond single family homes. Applicant referred to previously submitted materials in the packet to provide background on pricing.

Chair Pro Tem Hartman: Requested confirmation on how many bedroom the 113 units would provide.

Franks: Referred to previously submitted materials in the packet to provide exact numbers on total bedrooms.

Commissioner Nutkins: Commented that some locations refer to bedroom counts and the possibility of conflicting numbers. Requesting clarification on actual amounts.

Commissioner Klesner: Requested clarification on water rights for the 113 units and the fee-in-lieu.

Franks: Clarified that there are two ditches on the site. EC owns one ditch entirely and most of the second ditch. EC proposes dedicating the second ditch to the town and then the town would lease the ditch back to the development as part of a sustainability initiative and give them the ability to utilize the non-potable water source the ditch would provide for the development. Applicant also proposed payment in the form of a fee in lieu for the town's stock water that would be used. The ADA would determine this fee in lieu and might offer a discount on the payment.

Commissioner Nutkins: Refers to the fee in lieu and \$10 for the EQR instead of the \$14,000.

Director Heitzman: Confirmed that the reduced amount is in negotiation through executive session discussion and will be presented before Council for formal approval.

Commissioner Sturgeon: Requested clarification on the accuracy of the "trips per hour" for morning traffic. Requested clarity on if that number included school, bike, and pedestrian traffic. Requested clarification on access points.

Greg Schroeder: Reviewed the traffic study process and confirmed the accuracy of the study. Schroeder explained how school traffic and staggered starts affect the total "trips per hour" that are captured in the traffic study. Referred to the traffic study and discussed how possible additional vehicles will travel until the Brush Creek Road Extension is completed.

Commissioner Nutkins: Requested numbers of current trips on Grand Ave

Greg Schroeder: Answered that current trips were between 800 to 900 vehicles per hour each direction and will increase 50% to 100% over time.

Commissioner Nutkins: Expressed concerned about the volume of traffic being added to Grand Ave and requested clarity on a plan to improve the area.

Greg Schroeder: Responded that the intersections that are problematic are tied to the Grand Ave Corridor plan. Eagle will need additional traffic mitigation beyond Grand Ave. 5748 vehicle trips per hour you look at right now the Grand Avenue is probably if you had both directions per hour, it's somewhere on the order of 1600 to 1800.

Chair Pro Tem Hartman: Requested clarity on how the traffic study accounts for change in population dynamics overtime. Ex, single to family to family with young drivers. Requested clarification on the multimodal reduction.

Greg Schroeder: Clarified that Grand Ave Corridor offers additional options and WEH add connectivity by providing walkways and bikeways to they can access the Grand Ave corridor.

Chair Pro Tem Hartman: Requested information on the proximity of bus stops and proximity to schools.

Greg Schroeder: Reviewed statistical analysis and nationwide land use analysis with site specific factors of a walking and biking community.

Commissioner Nutkins: Requested clarification on where the BCRE will connect to the development.

Franks: Clarified that an additional connection would require a design variance and may be considered in the future.

Commissioner Klesner: Noted page 82 of the packet has the AMI table with additional details and commented on the price of the units.

Franks: Outlined the 2024 AMI and the rough outline. Confirmed the number of bedrooms within the 113 units. Confirmed the total number of bedrooms being 233, which includes 15 one bedroom units, 86 two bedrooms units (24 of these will have an office or a den), 2 three bedroom units, and 10 four bedroom units.

Commissioner Nutkins: Questions regarding post office access for the additional boxes and internet access for the development.

Director Heitzman: Confirmed that the Post office is planning to expand their services to accommodate growth, but no definitive time frame.

Franks: Confirmed the applicant has had initial conversations regarding internet access with various providers.

Presentation

STAFF Presentation by Peyton Heitzman, Community Development Director:

Director Heitzman reviewed the annexation timeline and aerial, east and west views of the property. Confirmed that the application is reviewed against the 1976 code and the Annexation application is reviewed against the current code. Reviewed the criteria for rezoning and the criteria that the rezone application alignment. Reviewed the West Eagle sub area plan and the zoning standards including Dimensional standards and LERP guidelines. Reviewed the subdivision application with subdividing the lot into 2 individual lots. Reviewed the standards for a preliminary plan and final plat. Heitzman clarified the Park land dedication was added into the packet and confirmed the project meets the standard for parkland dedication and that the overall application does meet the town's standards for approval with conditions for approval. Staff reviewed conditions for approval which include BCRE, water main access and irrigation ditches.

Director Heitzman reviewed the criteria for the development permit and the design variances including parking, landscaping design variances and the front yard buffer. Staff reviewed conditions of approval including lighting fixtures, additional trees be planted on lot 1 and the lot line to the north. Staff requested additional trees planted adjacent to the parking buffer, and that a modification be added to parallel parking area to change the length of the parking spots from 8' to 9'.

Staff identified one area of discussion: architectural design Staff struggled with identifying the buildings as "traditionally used". Staff noted these buildings are boxy and flat roofed where the traditional design utilizes a shed roof.

Staff's recommendation is approval for the rezone and then approval with conditions for the subdivision and development permit applications. This recommendation is based off of the findings that there's compliance

with land use development code, and the town's long-range planning documents, including comprehensive plan and.

Question for staff

Commissioner Nutkins: Requested clarification on if the Brush Creek Road ext. is that the sole responsibility of The Haymeadow Development.

Director Heitzman: Confirmed Haymeadow is obligated in their current ADA to build the Brush Creek Road Ext to Highway 6 once they hit their 300th building permit. Staff is working with the Haymeadow development to modify the ADA and explore options. Staff is considering including a provision within the ADA that would allow Staff to revisit design of this extension with coordination with Haymeadow developers. Coordination on the BCRE has not been possible due to the timing of the Haymeadow development team bringing this application forward for entitlement.

Commissioner Nutkins: Inquired on what would happen if the applicant does not get permission to utilize the ditches for their water source.

Director Heitzman: Responded that the permission to utilize the ditch is critical and the process is underway.

Commissioner Klesner: Requested confirmation that the R3 Zoning would be the designated zoning for the site. **Staff Confirmed**

Hartman requested a recess

Chair Pro Tem Hartman opened up Public Comment

Kim Fritzler 546 Grand Ave: Not Heard from the County regarding the ditch (connectivity issues she was requested to submit the comment via email).

Jeff Woods 703 Bull Run: Expressed his concerns to the Planning Commission about the increasing traffic from new multifamily developments. Having lived in the area for 13 years, he noted significant traffic issues and urged the Council to reconsider approving more developments until road infrastructure is improved. He referenced examples from other regions, highlighting the risks of over-development. Woods emphasized the need to slow down the pace of new projects to ensure the community's roadways can accommodate the changes. He thanked the Commission for their efforts and hoped for further opportunities for public input.

Devon Duvall 713 Bull Run: Expressed ongoing concerns about a proposed development in Eagle, approaching it with an open mind but struggling to see its benefits. They emphasized that the community cannot build its way out of the housing crisis without compromising what makes Eagle desirable. The application downplayed negative impacts, such as increased traffic and strain on local resources, while infrastructure struggles to keep pace with growth.

The commenter criticized the high density of the proposal as inconsistent with surrounding neighborhoods and questioned the need for variances. They advocated for more single-family homes instead. Concerns about conflicts of interest arose due to the town and county's joint funding efforts for the development, as well as doubts about the thoroughness of the traffic study conducted.

Additionally, the commenter highlighted that their family does not qualify for the proposed development, raising questions about who the project truly benefits and suggesting it may unfairly shift burdens within the community. They concluded by likening the situation to "robbing Peter to pay Paul."

Debbie Comeford 107 Oxbow Ct.: Shared concerns about a proposed development. They highlighted discrepancies in bedroom counts, suggesting the number should be adjusted to reflect potential use of office spaces. They argued that the proposed density is too high and recommended reducing the number of buildings. Commenter raised issues about parking, noting that garages are often not used for parking due to storage needs, leading to a shortfall in available spaces. They emphasized the importance of accommodating pets, suggesting the need for dedicated pet areas. Commenter expressed concerns about local infrastructure, particularly regarding drainage and a ditch that runs through their property, questioning the proposed culvert's effectiveness. They proposed using concrete blocks and chains at dead-end streets for emergency access and urged consideration for maintaining access to open spaces near the creek. Commenter requested clarification on the jurisdiction of Brush Creek Road Extension and how construction would be managed.

Woody, 713 #5 Bull Pasture: Requested clarification on how many units Haymeadow is required to build before BCRE will be built. (STAFF confirmed 300) commented on Hockett Gulch and Water usage on the new Development. Concerned over the cost of the proposed units and their affordability. Commenter that the development is too dense and not consistent with the character of the surrounding areas. Emphasized that the costs of road infrastructure should be borne by developers, not taxpayers. They highlighted a lack of public awareness regarding these changes and urged for clarity on the matter.

George Furhman #3 Bull Run: Voiced Concerns over the snow and the ability to access Grand Ave.

Jennifer Yuolls at 713 bull Run: Expressed Concerned over transportation and the lack of transparency. expressed concern over the quality of life and open space for the current residence. Requests delays on the approval of the application until the proposed growth may be sustained.

Terry Carter 113 Oxbow CT: Emphasized the importance of preserving open space, particularly for wildlife like elk that frequents the area, and expressed worry that the development would reduce their privacy and peace. The speaker also criticized the tendency to develop properties in the area to support businesses in nearby Vail without seeking similar support from Vail. They urged the Commission to prioritize fixing Grand Avenue and improving infrastructure before approving any high-density developments. They asked for careful consideration of how the project would affect existing residents.

Don Hurst 544 McIntire: A commenter raised questions about the financial feasibility of the Haymeadow development, specifically why single-family homes costing \$700,000 can be built for only \$460,000. They inquired if this lower cost is due to subsidies from the Town of Eagle, expressing concern about who ultimately bears the financial burden, especially regarding low-income housing.

The commenter expressed skepticism about the county's involvement in the development, suggesting it represents a conflict of interest. They criticized the management of a recent school project in their area, describing it as unattractive and poorly managed, with vacancies. The speaker concluded by agreeing with

previous comments about the need to address infrastructure on Grand Avenue before proceeding with new developments.

Commission Discussion

Commissioner Nutkins: Confirmed the County's water rights and the leasing process for irrigation. Requested clarification from PW and the amount of water usage of domestic water and the ability to provide for the density proposed

Johnson, Town Engineer – Clarified that studies performed by Town's consultant McDonald confirmed the Town's domestic water system can handle this project. Commented on the distinction between water, PIF fees (plant investment fees) and water rights dedication.

Commissioner Nutkins: Requested clarification on CPW's (Colorado Parks and Wildlife) comments.

Franks: Responded that CPW concerns were mainly around signage and education of the residents about living around and among wildlife. Bear proof trash cans and additional educational measures have been added.

Chair Pro Tem Hartman: Requested clarification on whether there were concerns over the wildlife displacement.

Franks: Responded that the applicant has not received any.

Chair Pro Tem Hartman: Requested clarification on the ability to price the units at the current rate.

Franks: Clarified that the applicant has not received discounts on the construction costs. The County is planning on committing to some level of subsidy to achieve the affordability in this project in the proposal. Confirmed that the applicant will be seeking partners, public and private.

Commissioner Sturgeon: Inquired that if the forecasted deficit of 5,900, how does this development lessen that gap?

Franks: Referred to the TOE's comprehensive affordable housing plan. That one was completed in February of 2023 and that was one that showed the town had a current deficit of 575 units at 140%. We are updating that regional housing assessment but will be available in the next couple of months.

Commissioner Sturgeon: Requested clarity on the Haymeadow development and if those units count towards that total deficit.

Franks: Clarified that about half of the 5,900 need subsidized housing. All would count toward the 5,900 and then the portion that are price capped could count to that subsidized bucket

Commissioner Klesner: Highlighted that the planning for the West Eagle development has been ongoing for over eight years, emphasizing the effort to integrate it into the community. Emphasized that the town has sufficient water resources for the development and described it as a sustainable-focused project. Commented that the plan aligns with various environmental and community goals, including transit, movement, and promoting an outdoor lifestyle, indicating that it addresses many important aspects for the community.

Chair Pro Tem Hartman: Reinforces that the West Eagle Sub-Area plan calls for infill development. Brought up the design for commission discussion.

Commissioner Nutkins: Commented on the multiple styles of the development as a whole and felt it busy. Asked to reduce the style to 2 or 3 styles would add cohesion to the development.

Commissioner Sturgeon: Inquired on if the town have comments on traffic and Grand Ave.

Johnson, Town Engineer: Reviewed process for a project intersecting with Grand Avenue and Brush Creek Road, noting the need to consider interim conditions and their duration. Johnson acknowledged that the project would increase traffic, but emphasized that its impact would be smaller compared to existing traffic on Grand Avenue. The Johnson mentioned ongoing efforts to design improvements for Grand Avenue, currently at 30% completion, with plans to advance to 60% in the coming year, highlighting the complexities and time required for such infrastructure projects.

Commissioner Klesner: Reinforced that the development fits in the general aesthetic of Eagle. Calls for additional commissioners for comments regarding design.

Chair Pro Tem Hartman: Expressed the need for the “small town feel” and rural character of the town and is curious if there are any changes that can be made to the development that can support the current architectural feel of Eagle. Agrees that this is within the zoning density and that with increased density there will be a change in the architectural feel.

Commissioner Nutkins: Reiterated to the public that the purpose of the Commission is to review against the standards of the Land Use and Development Code. Supports the zoning change and believed that it fits the need of the new zone. Expressed concerns over the build timeline and how it goes with the BCRE. Pointed out the challenge of increasing density without enhancing local traffic circulation, particularly on Grand Avenue, which is already congested. Nutkins highlighted a disconnect between the need for development and the lack of corresponding improvements in transportation infrastructure, leaving them uncertain about how to reconcile these issues moving forward.

Commissioner Sturgeon: Expressed appreciation over slowly adding density but struggles with the added traffic.

Commissioner Klesner: Acknowledged that the new development might add about 30 to 40 cars during peak hours to an already busy road, which has around 900 vehicles going each way. They felt a bit reassured by how small that increase is. They also highlighted that this new development is a positive step because it offers housing for teachers and service workers who are just trying to make a living in the area.

MOTION

Commissioner Klesner: I move to recommend approval of the West Eagle housing rezone with following findings and facts and conditions. The application meets the requirements for Title 4 of 1976, land use and Development code, and substantially supports the 2021 amended Elevate Eagle Comprehensive Plan.

Commissioner Nutkins: Seconded the Motion

All in favor, None Opposed.

Commissioner Klesner: I move to recommend approval of the West Eagle housing preliminary plan and final plat with the following findings and facts and conditions. Findings the application meets the requirement of Title 4, the municipal code, and substantially supports the 2021 amended Elevate Eagle Comprehensive Plan.

Commissioner Sturgeon: Seconded the Motion

All in favor, None opposed

Commissioner Sturgeon: I move to approve the Development permit with the 15 conditions.
3 in favor 1 opposed,

Commissioner Nutkins opposed,
Commissioner Klesner, Chair Chair Pro Tem Hartman, Commissioner Sturgeon in favor

Chair Pro Tem Hartman Closed file: AN23-01

File Closed.

Chair Pro Tem Hartman: opened file SUP 24-01

Project: SUP 24-01 Sweet Leaf Pioneer Special Use Permit
File # SUP 24-01

Applicant: Dave Manzanares Location 825A Chambers Ave
Staff Contact: Sydney Dynek, Planner

Request: An application for a Special Use Permit to include marijuana medical retail, with optional cultivation premises and consolidate it with the existing recreational marijuana cultivation, medical and recreational marijuana retail at the store's existing location

Staff: Explained that the application is for a medical marijuana retail location with optional cultivation at 825 Chambers Ave. This application is being revisited because, after the June 4 Planning Commission meeting, legal counsel advised that the new special use permit needs to be combined with the existing one, creating a single special use permit for the entire property. Confirmed that this meeting is to ensure a transparent process as they consolidate the permits.

Commissioner Klesner: Reviewed the need for the admin review of the medical and retail Special Use Permit combination.

Motion

Commissioner Nutkins: I move to approve resolution two series 2024, approving special use permit for sweet leaf pioneer file #SUP24-01 with following conditions. Marijuana business shall maintain existing filtration and odor mitigation facilities.

Findings of fact that the application complies with all the applicable provisions of the Eagle Municipal Code and that approval of the application is best interest of the public health, safety and welfare.

All in favor, none opposed

Chair Pro Tem Hartman: closed SUP24-01

Project: LUDC24-02 Text Amendment to the Land Use and Development Code

File # LUDC24-02

Applicant: Town of Eagle Location Town of Eagle

Staff Contact: Jessica Lake, Senior Planner

Request: LUDC text amendment to simplify and improve clarity for five (5) items within the Land Use and Development Code (LUDC) and one (1) item that responds to recent state legislation regarding the definition of “Family”.

Jessica Lake presenting:

Lake reviewed the purpose of the file

Lake reviewed the Target Modification:

- 1) Use of Alleyways as primary access
- 2) Provide better definition and standards for employee units
- 3) Remove screening requirements for storage of recreational vehicles on Private properties
- 4) Simplify the riparian setback standards – Reviewed the Public comment from Tom Braun on behalf of Vail Health
- 5) One special Permit use permit per property
- 6) Amend the definition of family

Staff is recommending approval of resolution attached to the packet.

Chair Pro Tem Hartman opened discussion.

Commissioner Nutkins: Requested clarity on if the riparian setback something we have had in the past or if it was adopted from another area.

Lake: Confirmed that 75-foot setback is recommended by several planning documents, including the Eagle River Comprehensive Plan and a water conservation study. These guidelines suggest that the town should align with this 75-foot requirement in the future.

Commissioner Nutkins: Inquired on how to change the 75 foot set back and commented that the “75” was an arbitrary number and caused undue burden on the applicant.

Director Heitzman: Clarified to when a body of water is required to be using the riparian setbacks.

Commissioner Nutkins Reviewed the differences with the water setbacks.

Commissioner Klesner: Questions the term “Natural”.

Discussion of what is the natural source: start and end and whether the 75’ applies to all water bodies.

Commissioner Nutkins: Expressed approval to reduce the Riparian water body setback.

Chair Pro Tem: Opened public comment

Rick Beverage, 1511 Polar star Drive: Commentor owns three properties affected by the meeting's discussions, emphasized the importance of the alleyway and current zoning regulations, specifically regarding parking limitations. They mentioned their plans to develop property on 3rd and Howard, which is also impacted by the alleyway. As the vice president of the Chamber of Commerce, they urged commissioners to consider pro-business perspectives when making decisions. They advocated for more flexible, case-by-case evaluations of regulations rather than strict, one-size-fits-all rules, especially when it comes to setbacks and other property needs, encouraging a focus on the broader picture.

Tom Braun, Raised several points about the proposed setback regulations. He questioned whether existing structures can be modified as long as they don't encroach further into the setback, emphasizing the need for clarity in the code to avoid future ambiguities. He noted that the current code measures the 75-foot setback from either the ordinary high water mark or the 100-year floodplain, expressing concern that measuring from the floodplain could limit property development potential. He suggested that relying solely on the ordinary high watermark would be more practical. Commenter pointed out inaccuracies in FEMA floodplain mapping for smaller streams and questioned whether a uniform 75-foot setback is always necessary. He argued that in some cases, such as the Vail Health parcel, the setback extends into areas not typically associated with riparian zones, potentially causing unnecessary restrictions. To address these issues, he proposed a "FONSI process," allowing landowners to present unique site conditions to potentially modify the setback while still protecting water quality. He advocated for a balanced approach that considers both environmental protections and property rights, and requested that public comments remain open for further discussion when the staff revisits the proposal.

There was no additional public comment.

Chair Pro Tem Hartman closed public comment

Motion Chair Pro Tem Hartman : Motion to table LUDC24-02 to Oct 1 2024

Motioned was seconded

ADJOURN

MOTION: Commissioner Arbogast motioned to adjourn.
Commissioner Klesner seconded

Adjourned at 9:40pm



STAFF REPORT AND CERTIFICATE OF RECOMMENDATION

TO: Planning & Zoning Commission

FROM: Community Development Department

DATE: October 10, 2024

PROJECT: Haymeadow Fourth PUD Amendment

REQUEST: A Major PUD Amendment within the Haymeadow development to:
1) Restore the original school and recreation parcel to its original size and location as depicted in the 2014 PUD Development Plan (shown as Tract E);
2) Relocate the residential development currently allowed on the Tract E school and recreation parcel to Neighborhood C;
3) Add a 1.6-acre childcare site to the PUD Development Plan in Neighborhood A1;
4) Revise the alignment of Sylvan Lake Road to create smaller neighborhood nodes; and
5) Bring the PUD Guide into alignment with the current Town Code.

FILE NUMBER: PUDA23-01

APPLICANT: Abrika Properties, LLC

APPLICANT REP: Michael Hood of Range Resources, LLC

LOCATION: Haymeadow PUD – 660 acres of land located south and east of the Sylvan Lake Rd/Brush Creek Rd roundabout.

CODE: Section 4.11.050. - Amendments to planned unit development zoning and development plans

ZONING: Planned Unit Development (PUD) Zone District

EXHIBITS:
A: Land Use Application
B: Project Narrative
C: PUD Guide – Clean ([LINK](#))
D: PUD Guide – Redline

E: PUD Development Plan
F: Haymeadow Signage and Materials ([LINK](#))
G: Response to Comments Report ([LINK](#))
H: Trails Map
I: Trails PUD Overlay
J: Wildlife Section
K: Traffic Memo
L: Water and Wastewater Memo
M: Public Comment Letters (prior to, or on, Oct. 4, 2024)
N: Additional Public Comment Letters (prior to, or on, Oct. 8, 2024)

PUBLIC COMMENT: Staff has received 6 letters of public comment as of October 4, 2024. Letters received after this time will be gathered and entered into the public record at the hearing.

STAFF: Jessica Lake, Senior Planner, Jessica.lake@townofeagle.org

INTRODUCTION

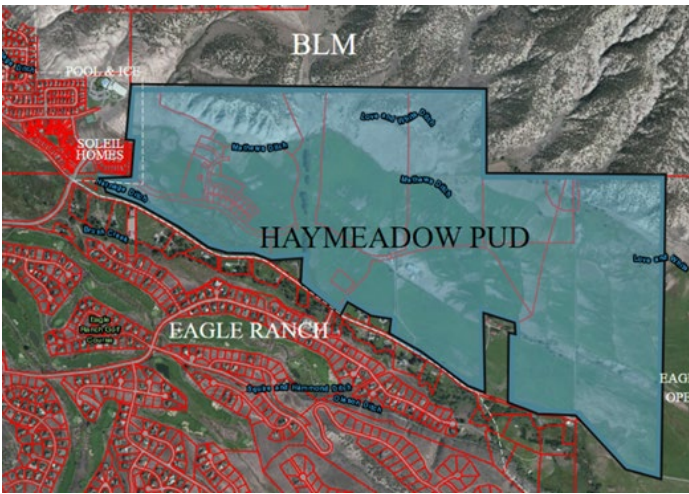
Abrika Properties, LLC (“Applicant”) has applied for a Major Amendment to the Haymeadow Planned Unit Development (PUD) to:

- 1) Restore the original school and recreation parcel to its original size and location as depicted in the 2014 PUD Development Plan (shown as Tract E);
- 2) Relocate the residential development currently allowed on the Tract E school and recreation parcel to Neighborhood C;
- 3) Add a 1.6-acre childcare site to the PUD Development Plan in Neighborhood A1;
- 4) Revise the alignment of Sylvan Lake Road to create smaller neighborhood nodes; and
- 5) Bring the PUD Guide into alignment with the current Town Code.

A representative for the applicant initially submitted this PUD Amendment application on September 25, 2023. The application was deemed complete on October 18, 2023, which was before the effective date of the new Land Use and Development Code on October 23, 2023. While this application was submitted and will be reviewed under the old Code, one of the primary reasons for the amendment is to update the zone district regulations within the PUD’s residential neighborhoods to conform with the new Code’s residential zone district regulations.

The Haymeadow PUD encompasses approximately 660 acres of land southeast of downtown Eagle. The property was originally annexed and zoned in 2014, and this application represents the fourth amendment to the PUD. The previous PUD amendments are as follows:

1. 1st Amendment (May 25, 2021): A Major PUD Amendment to establish zoning requirements and permitted uses for the Cabin (Tract I).
2. 2nd Amendment (November 9, 2021): A Major PUD Amendment to transfer multi-family density from Neighborhoods B and C to Neighborhood A1/Tract E, create new parkland in Neighborhood C, and define building height.
3. 3rd Amendment (September 12, 2023): A Minor PUD Amendment to add single-family use as a permitted right for Tract I.



Haymeadow PUD boundaries



Tract E, as platted

Restore the original school and recreation parcel to its original size and location:

Part of the purpose of this PUD Amendment is to reverse the 2nd PUD Amendment, which transferred multi-family density from Neighborhoods B and C to Neighborhood A1. In that amendment, Neighborhood A1 was also expanded into Tract E, on the Development Plan, in exchange for additional parkland in Neighborhood C. Although the 2nd PUD Amendment updated both the PUD Guide and the Development Plan, the changes to Tract E and Neighborhood C were never platted or dedicated.

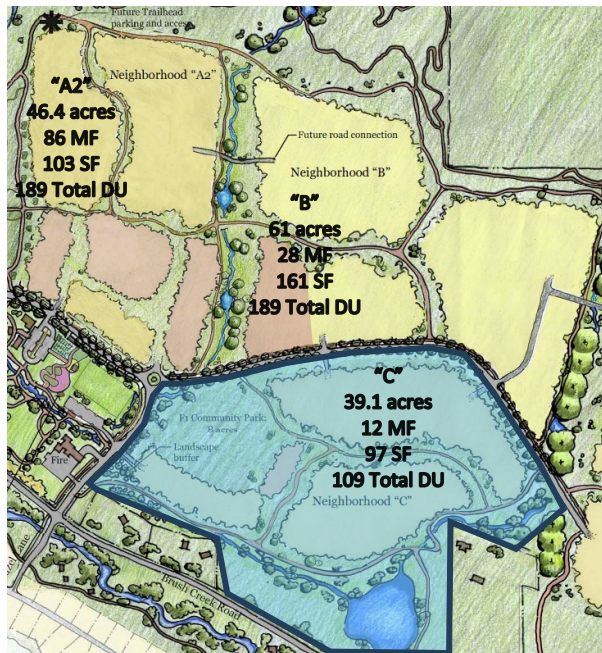
This 4th PUD Amendment aims to restore the multi-family residential development to Neighborhood C and return the parkland from Neighborhood C to Tract E. As part of the final approval of the 2nd Amendment, the developer committed to certain obligations through a separate Agreement with Town Council. None of the provisions of that agreement are proposed to change with this application. The provisions of the Development Agreement associated with the 2nd PUD Amendment are as follows:

- a. *The Development Permit for the RMF-1 portion of Neighborhood A1 (the "RMF-1 Permit") shall include the following condition: Developer shall commence construction of at least 24 dwelling units within 12 months following approval of the RMF-1 Permit, at least 48 dwelling units (cumulatively) within 2 years following approval of the RMF-1 Permit, and at least 72 dwelling units (cumulatively) within 3 years following approval of the RMF-1 Permit. "Commence construction" means the actual, physical, vertical construction of a building containing one or more dwelling units, not simply civil infrastructure.*
 - i. **Staff Comment:** This obligation has been satisfied and completed. Temporary Certificates of Occupancy (TCO) have been issued for Buildings A, B, and D and Buildings C and E have approved Condo plats and are close to receiving TCO. Buildings F and G are still under construction and do not yet have completed, approved condo plats.
- b. *Developer shall sell 30 resident-occupied, deed-restricted units in Haymeadow over and above the existing Local Employee Residency Program (LERP) requirements (the "RO Units") prior to the listing for sale of the 150th dwelling unit in Haymeadow. The deed restriction for the RO Units shall require that any dwelling unit offered for sale first be offered for sale to residents of the Town for 30 days, after which the dwelling unit may be offered for sale to any resident of Eagle County.*
 - i. **Staff Comment:** This obligation is in progress. The developer has established an RO deed restriction and plans to sell 14 of the 30 units with this restriction. While RO Units are deed-restricted, they are not subject to a price cap.

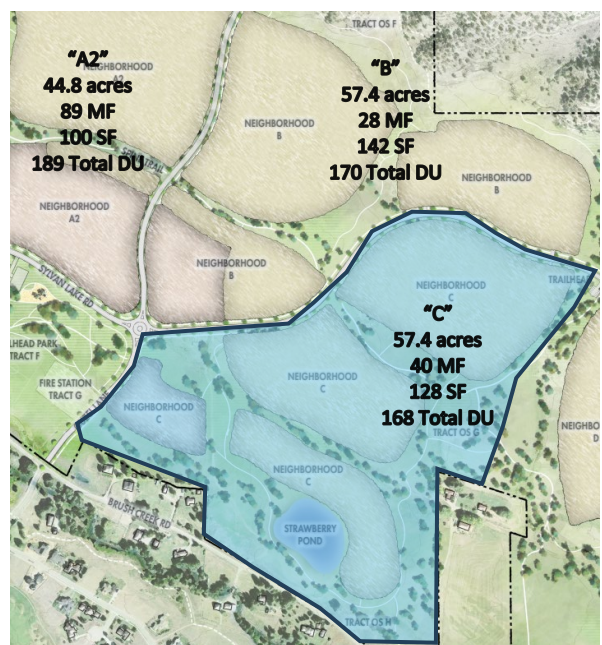
- c. *The first 72 units within Haymeadow will all be offered for sale by the Developer. If any unit is not sold within 60 days of listing, the Developer may rent that unit for no more than a 2-year period.*
- i. **Staff Comment:** All of the initial 76 units are currently for sale. Forty-three of the 76 units will be sold to Eagle County, deed-restricted, and resold under the County's program. As of today, the developer does not have plans to rent any of these initial units. The 76-unit total includes 18 affordable, price-capped units and 14 RO Units.

Relocate the residential development currently allowed on the Tract E school and recreation parcel to Neighborhood C:

In this application, Neighborhood C has been adjusted in terms of its location, acreage, and density. In the 2021 Development Plan, Neighborhood C was the smallest development parcel by both acreage and dwelling units, except for Neighborhood D. In this application, Neighborhood C is now nearly equal in size and total number of dwelling units to Neighborhood B. One notable change between the 2021 and 2024 Development Plans is that more distance has been created between the existing properties along Brush Creek Road and the developable areas of Neighborhood C. The updated plan also facilitates access to amenities such as the community Trailhead Park, a proposed Childcare Site, and the Tract E recreation and future school amenities.

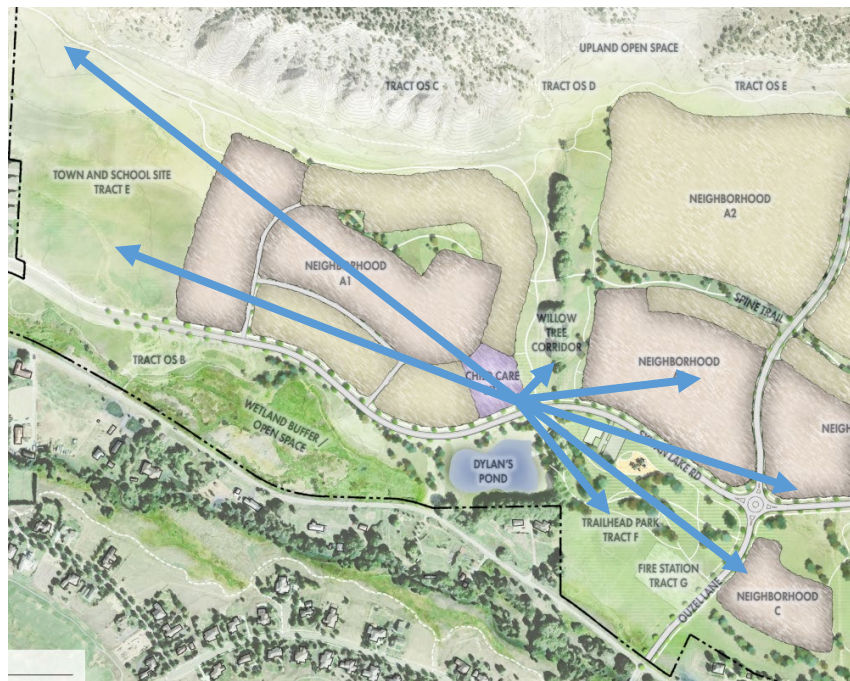


2021 Development Plan



2024 Development Plan

Add a 1.6-acre childcare site to the PUD Development Plan in Neighborhood A1:



Childcare has been part of the Haymeadow PUD since its approval in 2014. In this application, the PUD Guide removes the Special Use provisions. All uses are now categorized as by-right uses, by-right uses with parameters, or not allowed. While uses that are not allowed are not explicitly listed, future requests for additional uses will be subject to the following guideline: “Should additional uses be considered for Planning Department interpretation, the use categories established in ReCode Table 4.09-1 and Section 4.20.050 Use Category Definitions shall be the basis for interpretation.”

During the ReCode process, staff referred to the Comprehensive Plan for guidance. The Comprehensive Plan directed staff to “identify and evaluate regulations that may limit childcare in certain zone districts.” This directive was based on community feedback, which identified childcare as a top concern: “A key concern of stakeholders was the lack of affordable childcare in the Town. With over 20% of Eagle’s population under the age of 10, childcare was a top priority.” Additionally, stakeholders cited the lack of primary job opportunities, the high cost of childcare, the shortage of infant care, and the absence of spaces for young adults to socialize as common reasons for leaving Eagle.

The Comprehensive Plan, under Policy 1-2.11, encourages the development of childcare and infant care facilities in commercial, mixed-use, and residential neighborhoods where appropriate. The Eagle Valley already has several examples of childcare facilities in various neighborhoods, ranging from commercial to residential and mixed-use settings. Eagle has two preschools located within churches: Mountain Valley Lutheran Preschool in the Terrace neighborhood and St. Mary’s Preschool on Capitol Street in CMU1. Additionally, the Town’s public schools are centrally located in neighborhoods. Eagle Valley Elementary and Eagle Valley Middle School are in the Bluffs neighborhood, while Brush Creek Elementary is in Eagle Ranch. The southern portion of Tract E is designated for a future school site. The central location of the proposed childcare site offers convenient access to the public school site, recreation amenities, community park, Willow Tree Corridor, primary and secondary trails, and residential developments in Neighborhoods A2, B, and C.

According to the land use code, any new buildings will require development and building permits. Childcare centers within the PUD Guide will also be subject to parking requirements and review against design standards. Following the approval of this amendment, Haymeadow plans to submit changes to the Design Guidelines to the Town for review, including design standards for the childcare site.

Revise the alignment of Sylvan Lake Road to create smaller neighborhood nodes:

This revised alignment creates two primary, though still local, roads through the community: Ouzel Lane from Brush Creek Road north to the Trailhead Parking area and Sylvan Lake Road east to Neighborhood D and a secondary trail parking area. These are the only streets shown on the Development Plan, except for the streets that have already been platted in Neighborhood A1. This will allow for small areas within each neighborhood to be developed off one or both primary streets. For example, if a developer bought land and development rights for 50 single family or duplex units in Neighborhood B, they could develop five small cul-de-sacs off another local road that connects to Ouzel.

Land Use and Development Code Alignment:

In the current PUD Guide, all the residential neighborhoods are grouped together except for Neighborhood D. One of the ways that the PUD Guide has been updated is that they have created three zone districts. Now A1 and A2 are most closely related, in terms of dimensional standards, to the R2 Zone District in the Code, while B and C are closely aligned with the R1 Zone District. Neighborhood D has remained the same in terms of setbacks, other changes within this Neighborhood are consistent with the rest of the PUD Guide.

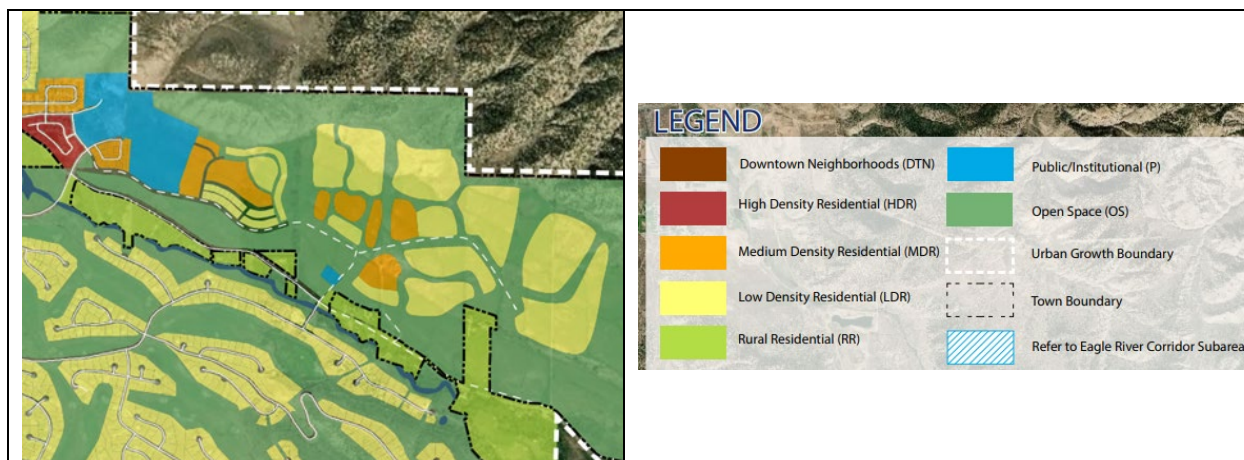
In review of this application, staff has solicited feedback from Public Works and Engineering, the Building Department, Town of Eagle Open Space, Greater Eagle Fire District, Eagle County School District, Mountain Recreation, Eagle County Community Development, Eagle County Environmental Health, and Colorado Parks & Wildlife. Concerns have been addressed by the applicant in the application materials included in this packet and staff is not aware of any outstanding concerns.

Town of Eagle Goals and Policies

Staff has provided an analysis of the project against relevant policies from the 2021 Amended Elevate Eagle Comprehensive Plan.

Elevate Eagle Comprehensive Plan

FLUM Conformance:



Open Space (OS) Description: *Open Space protects natural values and provides opportunities for nature-oriented outdoor recreation, which often includes multi-purpose trails and camp sites. Open Space is primarily located along the Eagle River and Brush Creek corridors and abutting BLM Land. This can include*

areas of maintained visual green spaces and landscape areas that do not have developed park and recreation amenities but provide linear corridors for trails or connections through the Town.

Staff Comment: More than 50% of the Haymeadow PUD is designated Open Space. To serve this cause, some of the internal boundaries have shifted slightly to move the streets so that their connection point becomes a more centralized point in the PUD. The Open Space on Haymeadow serves a variety of purposes. The Development includes a Willow Tree corridor, wetlands, single-track, soft surface, and paved trail systems, and a wildlife corridor.

Public/Institutional (P) Description: *The Public/Institutional category identified civic uses, such as schools, government buildings, and public service and recreation facilities, within varied settings, including Downtown, along the Eagle River, and within and adjacent to neighborhoods.*

Staff Comment: Both Tract E, the school recreation parcel, and Tract G, the Fire District parcel, are designated as (P) on the future land use map. This land use category allows for a variety of uses to occur in service to the community. By moving residential out of Tract E and back into the residential development parcels, more contiguous land is provided for further expansion of the Town's recreation amenities and for a public school with shared amenities between the school and recreation uses. This land use category does allow for some residential to occur. Staff believes that moving the residential into Tract E was in conformance with the Future Land Use Map, as is removing it. There are benefits to reversing this land swap, which are primarily centered around the opportunity for shared facilities on Tract E and developing a more centralized location to the residential development.

Low Density Residential (LDR): *Single-family neighborhoods built on a traditional development pattern, interspersed with schools, public facilities, neighborhood amenities, parks, and trails. Neighborhoods are slightly more auto oriented but connected to other neighborhoods and amenities through an extensive trail network.*

Staff Comment: Single-family neighborhoods are integrated into the PUD, with density gradually decreasing as you move eastward from the A1 neighborhood. This pattern of decreasing density is also observed as you move outward from the center (Sylvan Lake and Ouzel), with neighborhoods becoming progressively less dense to the east and north. Neighborhood amenities, such as parks and trails, are distributed throughout the PUD, and all neighborhoods and smaller nodes will be connected to the trail system. A large community park is planned to the south of Neighborhoods A1 and A2, and public facilities are proposed for the school/recreation parcel located to the west of Neighborhood A1.

Medium Density Residential (MDR): *Single and multi-family neighborhoods built on a traditional development pattern, served by a highly connected street pattern, and interspersed with schools, public facilities, walkable neighborhood amenities, parks, and trails.*

Staff Comment: The adjustments to the locations of the multi-family areas are now more in line with this guidance. The multi-family is primarily centralized around the Sylvan Lake / Ouzel roundabout, and all have proximity to the primary streets, the community park, the newly designated childcare location, and the school and recreation parcel. The trail system is throughout the PUD and will be accessible from all neighborhoods for both recreation and as a multi-modal alternative to driving.

Inclusive Culture

Policy 1-1.1 Ensure a healthy mix of housing types and densities (e.g. Single-family, duplex, multifamily, mixed use, and accessory dwelling units) to allow for greater diversity.

Policy 1-2.11 Encourage childcare and infant care facilities in commercial, mixed use and residential neighborhoods as appropriate.

Policy 1-2.5 Provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents, and visitors.

Staff comment: Haymeadow is a residential development featuring a mix of housing types spread across 660 acres, with the potential to build up to 837 dwelling units. This amendment does not significantly alter the mix of housing types approved in 2014. However, it expands the accessory dwelling units (ADUs) provision, updating it from "accessory to an owner-occupied single-family residence not to exceed 700 square feet" to align with the definition in the Land Use and Development Code. The Code update broadened ADU allowances, permitting them in both duplexes and single-family homes, while also increasing the maximum size to 850 square feet. In the PUD Guide, single-family and duplex housing types are considered "interchangeable," a standard that remains consistent with previous approvals.

One of the bigger changes in this PUD Guide is that density can now be transferred from single-family/duplex to multi-family, whereas previously it could only be transferred in the other direction (ie: from multi-family to single-family/duplex). Staff believes this adds additional flexibility to the development and it has the potential to increase the multi-family housing stock and reduce the single-family housing stock, which will move the needle further in terms of establishing a healthy mix of housing types in Eagle. The amount of transfer between unit types within a given neighborhood remains a maximum of 25%.

The Comprehensive Plan identified that more than 80% of the housing stock in Eagle in 2020 was single-family. Since then, we have seen a significant increase in rental apartments and condos at Hockett Gulch, Haymeadow, 435 Eby Creek, Broadway Station and Talon Flats. From 2017 to May of 2022, 58% of the building permits were for multi-family units and 17% were for attached units, according to the Comprehensive Affordable Housing Assessment (CAHA). At the time of the CAHA, single-family units represented 60.1% of the housing stock in Eagle.

Unique Character

Policy 2-3.3 Ensure new development builds upon and adds value to Eagle's unique community character through adherence to high quality standards of design and constructions. Ensure residential infill and redevelopment blend appropriately with the character and scale of surrounding neighborhoods. Utilize infill and conservation-oriented development to accommodate growth while retaining open lands and protecting environmentally sensitive areas.

Policy 2-4.1. Enhance pedestrian access and amenities, and public gathering areas to promote social interactions. New development should provide amenities such as sidewalks, parks, open space, systems, and bicycles paths.

Policy 2-5.1. Maintain and enhance the sense of community in Eagle.

Policy 2-8.1. Support and preserve the attributes and quality of the "country lane" experience along Brush Creek Road.

Policy 2-8.2. Encourage clustering to balance conservation and development objectives so that wildlife habitat, views, and sensitive environmental areas are preserved.

Policy 2-8.3. Large developments should provide for neighborhood connections setback significantly from Brush Creek Road to allow for continued "country lane" experience.

Policy 2-8.4. New development should create connections to existing trails and pedestrian areas within the Brush Creek character area, where appropriate.

Policy 2-8.5. Enhance multi-modal and pedestrian connectivity within the Brush Creek Character Area.

Staff Comment: If this amendment is approved, the design guidelines will need to be updated accordingly to accommodate the childcare center. During the Town's previous review of the Haymeadow Design Guidelines, the developer took note of the designs in the neighboring subdivisions and along Brush Creek Road and incorporated elements of those styles into the guidelines.

Another aspect of this application was to create a consistent approach to signage throughout the Haymeadow development by updating the PUD Guide to include standards for approval of signage separate from the Code. The sign standards were submitted as part of the last round of updates after referral comments. Unfortunately, staff has not had time to adequately review the proposed standards and so, we are proposing a condition of approval, to provide additional time for staff review, for the Commission's consideration:

Prior to the Town Council Public Hearing, the applicant shall revise Section 8 of the PUD Guide to state: The Town will administratively review an application for a Comprehensive Sign Permit for all signage on the Haymeadow property. Upon approval of a Comprehensive Sign Permit, the sign regulations and requirements shall be included in the Design Guidelines as adopted and enforced by the Design Review Committee, subject to Section 9 of this PUD Guide.

Haymeadow is also part of the Brush Creek Character Area described in the Comprehensive Plan. Development on the Haymeadow property continues to be setback from Brush Creek Road to ensure there is a continued country lane experience. Sylvan Lake Road is the primary internal road and is generally parallel with Brush Creek Road. Within the larger neighborhoods, development is clustered into smaller streets to preserve open spaces throughout the PUD. As discussed further below, there is an extensive trail system planned for Haymeadow, which will create connections with the existing Haymaker and Extra Credit single-track trails on the property in addition to the Pool & Ice Rink, the paved sidewalk on Brush Creek Road (both east and west), and to the Brush Creek Path in Eagle Ranch.

Adventurous Lifestyle

Goal 3-1. Promote the Town's unique activities (e.g. fly fishing, rafting, mountain biking, OHC riding, camping, skiing, snowboarding, snowshoeing, etc.)

Goal 3-3. Continue to maintain the incredible trail and park system and find new opportunities for expansion and connections to keep up with adventurous residents' lifestyle.

Policy 3-3.1. Ensure residents have access to recreation amenities. Require new development to provide adequate parks, trails, other recreational facilities, and connections to pedestrian/bicycle-oriented amenities.

- a. Support efforts to enhance and expand parks, trails (hiking, biking, motorized), and recreation amenities.*

Staff Comment: As previously mentioned, Haymeadow provides amenities throughout the development, from the school/recreation parcel on the west side of the property to the community Trailhead Park, trailhead parking areas, and single-track, soft surface and paved trails. The updated Trails Plan provides a good overview of the proposed trails network, connection points to single-track trails and connections to other trail systems at the Pool and Ice Rink as well as in Eagle Ranch.

Relationship with the Environment

Policy 4-1.2. Protect and preserve wildlife habitat, movement corridors, and other sensitive lands.

- a. Remove unnecessary fencing and encourage the use of wildlife-friendly fencing according to CPW standards*

Policy 4-1.3. Mitigate impacts to the natural environment and native species.

Goal 4-2. Find a balance between recreation and preservation along riparian areas to protect habitats and water quality.

Policy 4-2.1. Preserve and protect the quality of and integrity of wetlands, rivers, streams, and riparian areas.

Policy 4-2.2. Maintain and enhance the existing trail network along Brush Creek to define areas for human interaction

Policy 4-4.1. Development should avoid natural hazards and impacts on environmentally sensitive and hazard-prone areas.

Policy 4-3.2. Promote energy efficient designs and building codes that encourage energy conscious lifestyles and reduce overall energy consumption. Encourage all construction efforts to utilize green building practices.

Staff comment: Portions of the property have been designated as open space specifically to preserve the natural environment. The wetlands on the southwest side of the property and the Willow Tree Corridor are two examples. Development is all on land that has been previously disturbed in some way. The property was originally used for cattle ranching and as a hay meadow. There is also the Haymaker single-track trail through the hillside on the property and BLM owned land to the north. The eastern border of the property is a designated wildlife corridor between development on Haymeadow and Eagle County's open space property. By allowing density to shift west through this amendment, disturbances to wildlife on the eastern side of the development will be minimized.

The design guidelines include guidance to encourage energy efficient designs, conserve resources and utilize recycled materials and passive energy where possible. The PUD Guide previously spoke to elements of what the Design Guidelines should include as far as sustainable design, green building, etc. Those portions of the PUD Guide are removed in this update as the Design Guidelines have been reviewed and approved by the Town. Final Design Guidelines can be found [here](#) for any interested Commissioners. As previously stated, the design guidelines will need to be revised, should this PUD Amendment be approved.

Connections

Policy 5-1.1. Plan for future public transportation enhancements.

a. Work to develop local "feeder" public transit systems.

b. Support land use projects that include efficient and effective mass transit system components that connect communities in Eagle County.

Policy 5-2.1. Ensure adequate access to and appropriate mobility options within the Town.

b. Design the vehicular network to anticipate future development and transportation needs.

Policy 5-1.5. Support transit-oriented development, and improvements that promote multimodal transportation options.

Policy 5-2.2. Ensure streets effectively accommodate transit, bicycles, pedestrians and other transportation options as determined appropriate.

Policy 5-3.2. Ensure efficient multimodal connectivity between all residential areas and public destinations.

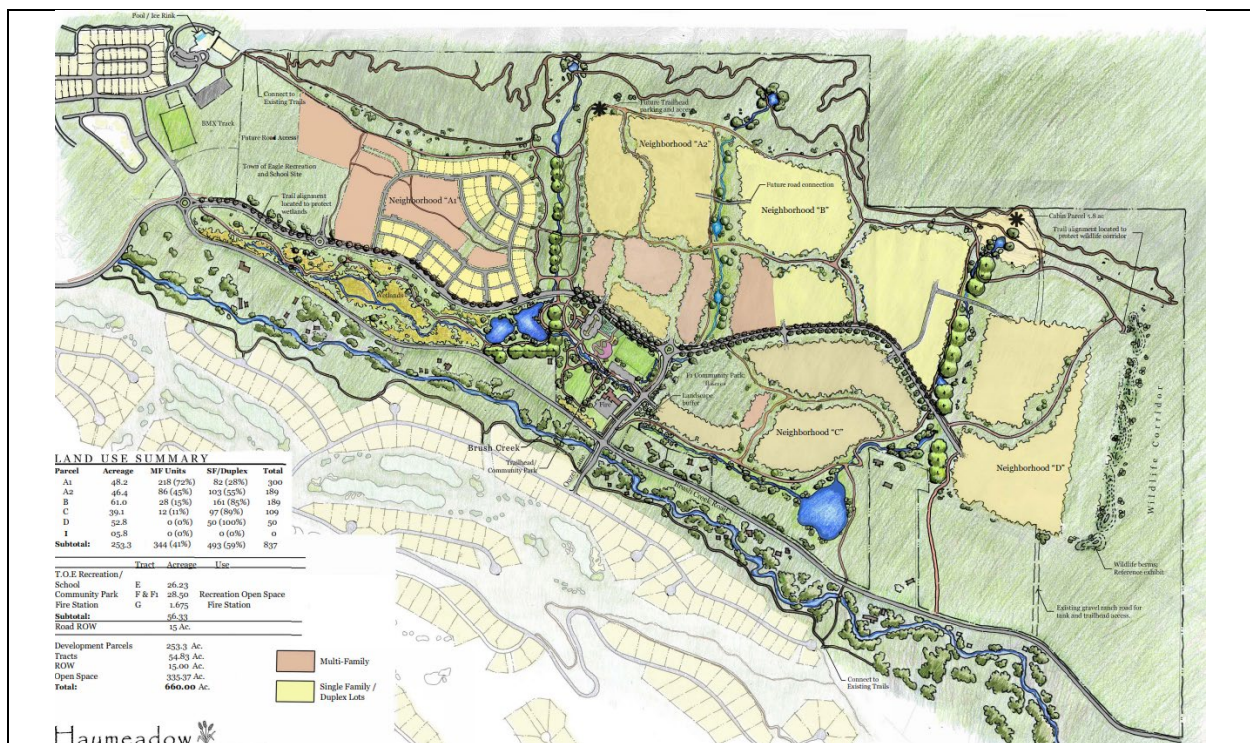
Staff comment: This application for the PUD Amendment does not specifically address future public transportation enhancements, but there are transportation and traffic related improvements that are obligations of the Haymeadow developer in the Annexation and Development Agreement.

One of the components of this update is a revised Trails Plan. The Trails Plan includes two trailhead parking areas in addition to parking at the community Trailhead Park. Both paved and soft surface trails are proposed throughout the community, as shown in the map below ([LINK](#)). As shown on this plan, Sylvan Lake Rd and Ouzel both have primary trails along the streets, which culminate in a trailhead parking area. The primary trails are proposed to be paved. There are also soft surface trails and existing single-track trails.

Primary trails connect to the existing paved system at the Sylvan Lake Road / Brush Creek Rd roundabout, to the Pool & Ice Rink, and on the southeastern portion of the property there will be a paved trail between Neighborhoods C and D to allow for connection to be made along Brush Creek Road to Eagle County's property. Between Strawberry Pond and the private property off of Brush Creek Road is a soft surface trail which will connect through the Town's property to the Eagle Ranch Brush Creek Path. There are also a

CONDITIONS FOR AMENDMENTS TO PLANNED UNIT DEVELOPMENTS (SECTION 4.11.050.A.1-6)

Staff Comment: The application has revised the PUD Development Plan; the images below show a comparison of the 2021 PUD Development Plan and the 2024 PUD Development Plan. The overall density of the PUD remains the same with a maximum of 837 residential dwelling units. By shifting the extension of Sylvan Lake Road further north, beyond the roundabout intersection with Ouzel Lane, the applicant centralized the multi-family density around the primary streets and closer to the Community Park.



2021 PUD Development Plan



Proposed 2024 PUD Development Plan

The PUD Guide has undergone significant changes to more closely align with the updated Land Use and Development Code, adopted in 2023. Density has shifted between the neighborhoods in response to the change in Sylvan Lake Road and the reversal of the previous density shift.

The changes to the Development Plan, the PUD Guide, and the Trails Plan are consistent with the efficient development of the PUD, in that they all follow current best practices as well as considering the existing

and future residents of Eagle. The denser development is centralized and becomes less dense moving outwards from the core towards designated open space and BLM land. Residents of Eagle consistently value access to recreation and outdoor amenities and the Haymeadow development will incorporate additional trail connections and create a trail system on the property for residents and visitors.

CONDITION #2: The proposed amendment does not affect in a substantially adverse manner either the enjoyment of land abutting upon, adjoining or across a street from the planned unit development or the public interest.

Staff Comment: Since the changes proposed don't affect overall density of the PUD or traffic outside of Haymeadow's internal street system, staff does not believe that the amendment will affect either the enjoyment of land abutting or adjoining in a substantially adverse manner. The amenities provided at Haymeadow will be open to the public and new trails will provide connectivity with nearby existing trails. For example, the paved/crusher fine path between Brush Creek and the private properties along Eagle Ranch Road will have two points connecting to Haymeadow. The first connection is via Ouzel Road and the second is at the end of the Brush Creek Path, where a new secondary trail into Haymeadow will be constructed.

CONDITION #3: The proposed amendment is not granted solely to confer a special benefit upon any person.

Staff Comment: This amendment does not confer a special benefit upon any person, as the community benefits of the PUD are either maintained or enhanced by this amendment. Formerly, when staff recommended approval of the 2nd PUD Amendment, an argument was made that the land swap (Tract E parkland moves to Neighborhood C and Neighborhood B & C multi-family moves to Tract E/Neighborhood A1) would enable the developer to more efficiently utilize the existing infrastructure as well as sell product earlier. At the time, this assessment was accurate. However, since 2021, a water demand study determined that a connection could be made to the Hernage Tank in Eagle Ranch. A Haymeadow connection to this water tank provides benefit both to the Town's system, in terms of redundancy, as well as to Neighborhood A1 in Haymeadow, by providing the pressure needed for fire suppression and to reach upper stories of multi-family development. The Town and the Developer are making that connection to the Hernage tank now.

CONDITION #4: The proposed amendment does not contain proposed uses that detract from other uses approved in the PUD.

Staff Comment: Staff has reviewed the uses identified in the PUD Guide against the use table in the Code and does not believe that any of the proposed uses detract from other uses. As there is no commercial center in the Haymeadow PUD, both existing and proposed uses are those typically found in residential, park, recreation, school, or residential health contexts, or as accessory uses.

CONDITION #5: The proposed amendment does not contain an open space plan that differs substantially in quantity or quality from that originally approved.

Staff Comment: The amount of open space shown on the 2021 and 2024 Development Plans are consistent in showing that more than 50% of the property is designated open space. The 2024 Plan includes more exact calculations for both developable land and open space. The calculations provided in the 2021 plan were rough estimates. In terms of land quality, staff has not noted any substantial differences in the quality of the open space. Wetlands, the Willow Tree Corridor, the Wildlife Corridor, existing trails, Community Park and the Tract E School/Recreation parcel all continue to be preserved. CPW has noted in their comments to staff that portions of Tract E "fall within mule deer

winter range and that there is a mule deer migration pattern, which connects two important sections of mule deer winter concentration and severe winter range in Eagle... CPW believes reversing the RMF-5 land swap to the original plan of only having a school in this [tract] will leave a majority of the migration pattern area unbuilt". Transferring the residential density back to the center of the property represents an improvement when considering the impacts on Eagle's mule deer population.

CONDITION #6: *The proposed amendment contains street and utility plans that are coordinated with planned and/or existing streets and utilities for the remainder of the PUD.*

Staff Comment: The 2024 Development Plan does not change any of the platted streets, street patterns, or utilities. The applicant plans to submit an amendment to the approved Preliminary Plan with a concurrent Final Plat application for the remainder of the A1 Neighborhood. By updating the approved Preliminary Plan, the applicant will ensure conformance with this PUD Amendment, if approved.

The Haymeadow PUD amendments include shifting Sylvan Lake Road to better centralize residential density and improve proximity to community amenities such as parks and trails. Despite these changes, the total allowable dwelling units remain unchanged. The proposed plan preserves critical open space, including wetlands and wildlife corridors, while improving trail connectivity for residents and visitors. No negative effects on neighboring properties or public interests are anticipated, and the modifications support efficient development without conferring undue benefits to any party. The amendment aligns with the updated Land Use and Development Code and is compatible with existing infrastructure and utilities.

STAFF RECOMMENDATION

Staff recommends Approval of the Fourth Amendment to the Haymeadow PUD, based on compliance with Chapters 4.11 of the Municipal Code and that the application is supported by the goals and policies in the 2021 Amended Elevate Eagle Comprehensive Plan.

PLANNING AND ZONING COMMISSION POTENTIAL MOTIONS

Below are the Planning and Zoning Commission options related to PUD amendment application under file #PUDA23-01:

1. Approve the application with no conditions.
2. Approve the application with conditions.
3. Continue (table) the application. (Provide staff and the application detail regarding information needed for a decision).
4. Deny the application. (Cite all Code sections and/or Plan policies that resulted in motion for denial)

RECOMMENDED MOTION

I move to approve P&Z Resolution 05, Series 2024, recommending approval of the Fourth Amendment to the Haymeadow Planned Unit Development with the aforementioned conditions.

IF APPROVED, THE P&Z MAY CONSIDER THE FOLLOWING SUGGESTED CONDITIONS OF APPROVAL:

- a. Prior to the Town Council Public Hearing, the applicant shall revise Section 8 of the PUD Guide to state: The Town will administratively review an application for a Comprehensive Sign Permit for all signage on the Haymeadow property. Upon approval of a Comprehensive Sign Permit, the sign regulations and requirements shall be included in the Design Guidelines as adopted and enforced by the Design Review Committee, subject to Section 9 of this PUD Guide.



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

PROJECT NAME Haymeadow PUD Amendment

PRESENT ZONE DISTRICT PUD **PROPOSED ZONE DISTRICT** PUD
(if applicable)

LOCATION

STREET ADDRESS _____

PROPERTY DESCRIPTION

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

DESCRIPTION OF APPLICATION/PURPOSE An amendment to the Haymeadow PUD to:

- 1) Restore the School and Recreation Parcel to it's original location in the 2014 PUD Development Plan;
- 2) Relocate residential density from Neighborhoods A1 and B to Neighborhood C; 3) Add a 1.6-acre childcare site;
- 4) Revise the alignment of Sylvan Lake Road; and 5) Align with the Recode Eagle Land Use and Development Code.

APPLICANT NAME Abrika Properties, LLC **PHONE** _____

ADDRESS 8250 Southwest 27th Avenue, Ocala, FL 34476 **EMAIL** _____

OWNER OF RECORD Same as Applicant **PHONE** _____

ADDRESS _____ **EMAIL** _____

REPRESENTATIVE* Michael Hood, Range Resources, LLC **PHONE** (970) 331-4492

ADDRESS PO Box 9091, Avon, CO 81620 **EMAIL** michael@rangeconsultingllc.com

*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.

Signature

Date

6/14/24

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 _____



HAYMEADOW PUD AMENDMENT REVISED PROJECT NARRATIVE

Date: June 17, 2024
To: Jessica Lake, Planner II, Town of Eagle
From: Norris Design

Re: PUDA23-01 Haymeadow Major PUD Amendment Resubmittal

BACKGROUND:

The Haymeadow PUD was originally approved in 2014 and subsequently amended multiple times, with the last amendment occurring in 2023. The current PUD Development Plan consists of five distinct residential neighborhoods, community parks, a fire station, a K-8 sized public school site and expansive open space tracts. The neighborhoods are situated around a framework of open space corridors, parks and trails that create an organized layout of neighborhoods and public spaces. The Haymeadow PUD is approved for 837 dwelling units on 660 acres. This includes 344 multi-family units and 493 single family/duplex units. Approximately 381 acres (58% of the total land area) is designated as open space.

Eagle Area Community Plan

The primary design influence for the Haymeadow community has been the Eagle Area Community Plan. The PUD closely aligns with the applicable goals of the 2010 EACP. Specifically, the chapters on Vision, Land Use, and Conservation Oriented Development provided very specific guidance for the Haymeadow design. The concepts of livability, sense of community, stewardship of the natural environment, and compact walkable neighborhoods are all reflected in the approved plan. Preserving the character of Brush Creek Road is also a key objective of the PUD design, which is achieved by providing significant setbacks and open space buffers from the road and transitioning to lower density, more rural residential development, moving east up Brush Creek Road.

PUD AMENDMENT PURPOSE AND OVERVIEW

The purpose of the current PUD amendment application is to propose the following changes to the existing PUD:

1. Restore the original, preferred school and recreation parcel to its original location depicted in the 2014 PUD. This 6.5-acre site, shown as Tract E, is located immediately adjacent to the existing Mountain Recreation facility and future expanded bike park.
2. Relocate the residential development currently allowed on the Tract E school and recreation parcel (Neighborhood A1 in the current PUD) to Neighborhood C, a more central location within the heart of the neighborhood, adjacent to the central neighborhood park space and amenities in Trailhead Park.
3. Add a 1.6-acre childcare site to the PUD Development Plan in Neighborhood A1, along Sylvan Lake Road, adjacent to the central Trailhead Park. Childcare development standards are being addressed in a concurrent update to the Haymeadow Design Guidelines.
4. Revise the alignment of Sylvan Lake Road to create smaller neighborhood nodes, providing a more small-town feel throughout the community and creating a transition to lower density, more rural residential areas moving eastward up the valley. Sylvan Lake Road currently ends at Neighborhood D on the PUD Development Plan, as this is where the collector road will end, and the road network will transition to more rural, local access roads through Neighborhood D.
5. Bring the PUD into alignment with the current Town Code, updating the PUD to align with the Recode Eagle Land Use and Development Code, adopted in October 2023.



The proposed changes are improvements being made in the best interest of the community, to better meet community needs over the long-term buildout of the development. These changes will maximize livability, concentrate/cluster density within the neighborhood core, increase the continuity of open space lands and natural corridors, and better preserve Brush Creek Road's unique character. The changes will also further enhance placemaking opportunities, construction feasibility, and opportunities to provide a wide range of housing types and childcare to best serve community needs.

The PUD amendment application materials have been revised to address the issues and concerns identified in the Town of Eagle Referral Response Summary Report, issued on November 13, 2023. Materials provided with this resubmittal include:

1. Revised Project Narrative
2. Revised PUD Document
 - a. Redlined PUD language
 - b. Revised PUD graphics
3. Response to Comments Letter

KEY BENEFITS OF PROPOSED PUD AMENDMENT:

Maintain Existing Density

The proposed PUD amendment will remain true to the intent of the original PUD and the Town's Comprehensive Plan. There is no change proposed to the total residential density, which will remain 837 units on approximately 660 acres. The overall density will remain the same, with 59 total units of density moving internally from Neighborhoods A1 and B into Neighborhood C, as described below.

- 41 units are being moved from the Tract E Town and School Site (Neighborhood A1 in the current PUD) back to Neighborhood C, restoring the original location for this density in the 2014 PUD Development Plan, which is a more appropriate and desirable location in the heart of the community.
- 18 units are being moved from Neighborhood B into Neighborhood C, because of the Sylvan Lake Road realignment, which will reduce the size of Neighborhood B by approximately 3.5 acres. This change is intended to create smaller sized neighborhoods that are more easily phaseable. In the refreshed plan, both Neighborhoods B and C are each approximately 57.4 acres.

Neighborhood	2014 Approved Density	2021 Approved Density	Proposed Density
A1	228	300	259
A2	189	189	189
B	209	189	170
C	161	109	168
D	50	50	50
I			1
TOTAL	837	837	837

The PUD currently allows flexibility for density to be transferred between neighborhoods and for multifamily units to be converted to single family/duplex units (up to 25% of the density within each neighborhood). The PUD amendment proposes to allow this 25% flexibility to be applied in both directions (i.e., converting from multifamily to single family/duplex or converting from single family/duplex to multifamily). This change is intended to provide maximum flexibility to adapt to changing market conditions and housing needs over time,



recognizing that it may be in the best interest of the community to increase multifamily housing options to provide more diversity of housing types and affordability within the Town of Eagle.

The PUD amendment also clarifies that acreage may be transferred between neighborhoods in conjunction with a density transfer, provided the resulting density does not exceed the density thresholds set forth in Section 4. Density Control (e.g., a maximum 16 dwelling units per gross acre for development within any Multi-Family Tract). No other changes to the proposed PUD density are proposed.

Improve Land Use Plan

The proposed changes to the PUD Development Plan will restore the original, deliberately selected school and recreation parcel to its original location immediately adjacent to the existing Mountain Recreation facility and future expanded bike park and other amenities as indicated in the Haymaker Master Plan. The alternate school site location in the current PUD was approved through the 2021 PUD amendment because of water pressure and water storage tank phasing, which have since been resolved through engineering solutions explained in more detail below. With these water engineering constraints no longer present, the original Town and School Site can be restored, and residential density currently permitted on this site can be moved to a more appropriate location in Neighborhood C. This change to the land use plan results in the following improvements:

- Residential development will be moved to a more central location within the heart of the community, closer to amenities, and concentrated / clustered in the neighborhood core. This is a more compact, efficient and sustainable use of land and provides enhanced placemaking opportunities centered around the meadow as the central community gathering place.
- Restoring the 6.5-acre Tract E Town and School Site will increase continuity of open space lands and natural corridors, consolidating public lands adjacent to the existing community center, which is a return to the originally approved PUD Development Plan. This change is more conducive to the site topography and creates a larger open space buffer between the Haymeadow residential community and the existing Soleil neighborhood and Mountain Rec facility.

Maintain and Increase Community Benefits

The proposed PUD amendment maintains the community benefits included in the current PUD and provides an additional community benefit through the addition of a 1.6-acre childcare site in Neighborhood A1. No changes are proposed to the deed-restricted component of the neighborhood, which will be fulfilled ahead of schedule with the attainable housing units provided in the earliest stages of the project. The PUD Amendment application proposes adding an additional community benefit with a childcare center added within the heart of the community adjacent to Trailhead Park.

Plan Refresh – Stronger Connections to Nature and Community Amenities

The Plan has been refreshed to encourage areas and spaces for people to be immersed in the natural surroundings. The proposed community amenities and density are designed to strengthen the relationship between people and the environment, bringing nature into central gathering areas and allowing for respectful connections for people into different ecosystems.

The Plan has been designed to focus on enhancing different naturally occurring ecosystems, including:

- Riparian
- Aspen grove
- Pinyon pine juniper forest
- High alpine meadows



The Plan focuses on providing habitat for pollinators and animal habitats that support wildlife. Water will be an important part of the natural ecosystems and enhanced willow corridors and drainage systems will flow through the site; although water is just one of the central ecosystems, rather than the dominant one.

Trail System

As shown on the PUD Trails Plan, the Haymeadow Neighborhood will provide an extensive, expanded trail network within Town, with two proposed trailheads and Trailhead Park serving as new access points to the expansive trail network. The proposed trails are connecting into the larger Town trail system, and trailheads are located on collector roads to best accommodate vehicle access.

The small neighborhood pods allow for a natural trail hierarchy with paved pathways and soft surface trails provided for a variety of users. The primary paved pathways will connect into the larger Town paved trail system, with a connection to the Pool and Ice Rink and an interior loop that provides safe routes for bicyclists and pedestrians. Secondary, soft surface trails will connect into the existing open space trail system to the north of the property and to the Eagle Ranch Trail System to the south.

Wildlife Corridor & Berm

No change is proposed to the wildlife corridor and berm along the eastern edge of the Haymeadow community, which will be maintained to provide a buffer between the site and adjacent Eagle County Open Space lands.

ENVIRONMENTAL ANALYSIS:

The 2014 approved Haymeadow PUD included a thorough environmental analysis of the property that was reviewed as a part of the Haymeadow Concept and Zoning PUD review processes. Environmentally sensitive portions of the property such as wildlife habitat, wetlands, geologically sensitive areas and drainageways were identified and protected by designating these areas as open space. Restoration of the original school and recreation parcel will not create any new adverse environmental impacts. The Haymeadow open space corridors have been strategically designed to protect wetlands, riparian areas and large stands of Cottonwood and Willow trees.

The proposed amendment to the PUD does not add any additional impact to native vegetation areas or to wetlands. The proposed uses will occur in areas of introduced or disturbed vegetation.

Access and Traffic

The restoration of the original school and recreation parcel, and relocation of residential density to Neighborhood C will not change the overall traffic volumes generated from the Haymeadow site or prior PUD Amendment analysis. Fox Tuttle Transportation Group has updated the trip generation table in the traffic impact analysis to add the proposed childcare center. As shown in the updated Table B, the childcare center would generate 295 additional daily, 56 AM peak hour, and 57 PM peak hour trips (assuming 5% non-auto reduction for folks walking/biking kids to day care). The updated A1 trip generation with the childcare use added is a total of 1,682 daily, 146 AM peak hour, and 174 PM peak hour trips. These are local roadway volumes (below collector threshold), and would be split between the multiple access points, so are not expected to create any bottleneck/operational concerns at this level. The childcare site will be designed to accommodate drop-off/pick-up and parking on-site, to mitigate impacts to the adjacent residential uses.

Water and Wastewater

Since there is no increase or decrease proposed to the intensity or density of the proposed plan, there is no effect upon the water rights dedication requirements or the capacity of the water and wastewater plants and infrastructure. The addition of a childcare center will increase water demand and wastewater effluent volumes by an estimated 3,600 gallons per day. Cutthroat Consulting, LLC has prepared a memo analyzing the increased impacts, which is attached. As stated in this memo, the water and sewer mains within Haymeadow have adequate capacity to accommodate the small increase in demand and effluent volumes.



Adding a water tank on the Eagle Ranch Zone 2 versus the Haymeadow Town Zone eliminates elevation and water pressure limitations in Neighborhood A1, allowing more density in locations not governed by the geographic boundary of the pressure line. The water main through A1 is sized to handle the volume for the entire development, and therefore will have sufficient capacity to support the site development and density as proposed. Additionally, the pivot to Eagle Ranch Zone 2 provides community benefits of improving water pressure balancing and redundancy to the entire Town's network.

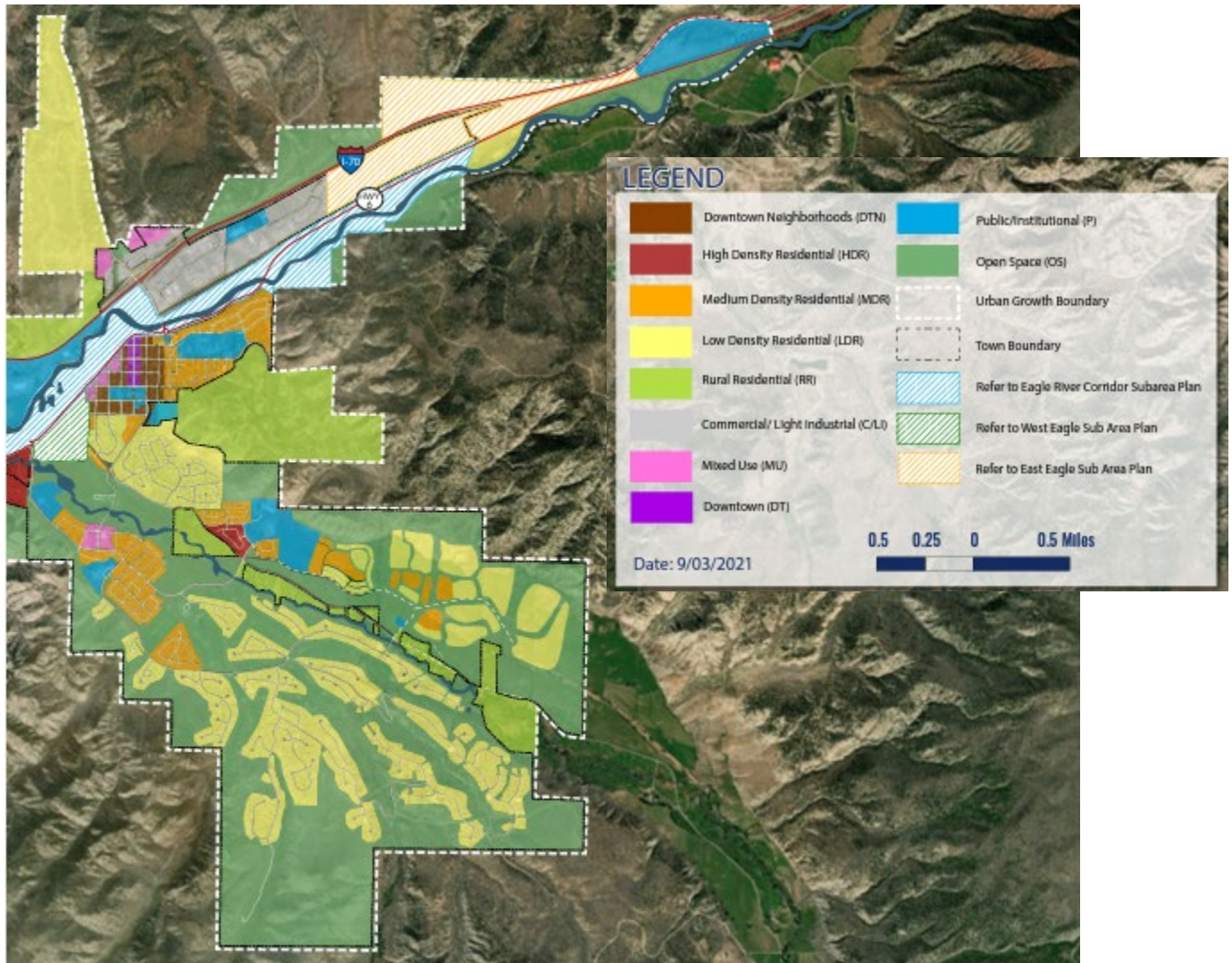
The existing sanitary sewer mains and non-potable water mains installed as part of Haymeadow Filing 1, have sufficient capacity to support the site development and density as proposed.

ELEVATE EAGLE COMPREHENSIVE PLAN ALIGNMENT:

As stated above, the 2014 approved Haymeadow PUD Development Plan was designed to a very high level of compliance with the 2010 Eagle Area Community Plan. The prior amendment in 2021 was deemed in conformance with the Elevate Eagle Comprehensive Plan adopted on December 5, 2020.

In 2021, Elevate Eagle was amended. The updated Plan outlines a larger vision with five core themes (page 10): inclusive culture, unique character, adventurous lifestyle, relationship with the environment, and connections. These values apply well to the overall Haymeadow PUD, and the proposed changes maintain overall compliance with the current edition of the Elevate Eagle Comprehensive Plan.

An important component of Elevate Eagle is the Future Land Use Chapter. The proposed PUD changes do not modify intended uses and remain consistent with the Future Land Use map on pages 30-31, also depicted below.



The Haymeadow PUD is aligned with the following relevant goals and policies set forth to implement the community vision.

Inclusive Culture

- ✓ Ensure a healthy mix of housing types and densities (e.g., Single-family, duplex, multifamily, mixed use, and accessory dwelling units) to allow for greater diversity.
 - i. Low and medium density residential options are provided offering a range of housing in line with the original PUD.
 - ii. Maintaining increased density in the earliest neighborhood to allow expedited speed to delivery on housing, more accessible price points, and wide range of products, while being most proximate to Town.

Unique Character

- ✓ Preserve and enhance Eagle's unique Brush Creek Area.
 - i. Existing enhanced wetlands and future community park are provided adjacent to Brush Creek. No changes to the original PUD are proposed.
- ✓ Maintain the Town's identity and sense of place.



- i. Haymeadow will have a small-town feel with community amenities incorporated into the stunning natural landscape.
- ✓ Preserve viewsheds and view corridors in key areas throughout Town.
 - i. No changes are proposed affecting viewsheds and view corridors, key wetland, and wildlife corridors.
- ✓ Large setbacks from Brush Creek Road for rural, county lane experience.
 - i. Maintained a minimum setback of 250' from Brush Creek Road per the original PUD.

Adventurous Lifestyle

- ✓ Promote the Town's unique activities (fishing, biking, hiking, and more)
 - i. Enhanced outdoor amenities and neighborhood offerings are proposed in Trailhead Park, with recreational community amenities and interconnected trails throughout the community.
- ✓ Interconnect and expand upon the unparalleled trail and park system.
 - i. Spine Trail retained with four linkages to the greater Eagle network.
- ✓ Support efforts to enhance and expand parks, trails (hiking, biking, motorized), and recreation amenities.
 - i. The small neighborhood pods allow for a natural trail hierarchy (paved, soft/crusher fine trails, and dirt trails) for a variety of users.
- ✓ Improve the safety and efficiency of bicycle and pedestrian crossings throughout Town via Brush Creek Road extension vision.
 - i. Attached and detached sidewalks are provided along the main collector as previously approved.

Relationship with the Environment

- ✓ Protect open space lands with high conservation or recreation value.
 - i. No changes are proposed to the dedicated or future identified open space lands.
 - ii. 381 acres (58%) open space lands and wildlife buffer immediately adjacent to newer Eagle County Open Space lands.
- ✓ Protect and preserve wildlife habitat, movement corridors, and other sensitive lands.
 - i. All wetland and wildlife areas left intact or further enhanced with continuity to open space.
- ✓ Remove unnecessary fencing and encourage the use of wildlife-friendly fencing according to CPW standards.
 - i. No fencing along BLM lands or Brush Creek Road as desired by the Town.
- ✓ Strike balance between recreation and preservation along riparian areas.
- ✓ Maintain and enhance the existing trail network along Brush Creek to define areas for human interaction.

Connections

- ✓ Expand the transportation network.
 - i. Additional roundabouts and collector roads for ease of circulation and transit.
- ✓ Improve circulation on US Highway 6/Grand Avenue.
 - i. Partnership approach and view with Brush Creek Road Extension access point.
- ✓ Expand the network of safe and convenient pedestrian and bicycle circulation.
 - i. Multi-modal street cross-sections to facilitate all modes of vehicular and pedestrian transportation.
- ✓ Enhance multi-modal and pedestrian connectivity.
 - i. New paved and natural pathways throughout the property.
- ✓ Create connections to existing trails and pedestrian areas within the Brush Creek character area.
 - i. Key Haymaker linkage as well as future trailhead interfaces with existing network.



CONDITIONS FOR APPROVAL OF PUD AMENDMENT:

In accordance with the Town of Eagle Town Code Section 4.11.050 an approved PUD zoning plan or an approved PUD development plan may be amended if the applicant demonstrates that the proposed modification:

1. **Is consistent with the efficient development and preservation of the entire planned unit development.**

The proposed amendment is consistent with the efficient development and preservation of the entire planned unit development. The proposed amendment includes re-alignment of Sylvan Lake Road within the development that creates smaller development pods and increases the efficiency of the development, while working within the parameters of the PUD. Residential development has been moved to the central core of the neighborhood, closer to amenities. This is a more compact, efficient, and sustainable use of land and with enhanced placemaking opportunities centered around the meadow as the central community gathering place.

2. **Does not affect in a substantially adverse manner either the enjoyment of land abutting upon, adjoining or across a street from the Planned Unit Development or the public interest.**

The proposed amendment does not have a substantial adverse effect upon any lands abutting the PUD or the public interest. The outer boundary extents of the development pods have been honored in the new development plan and there is no expansion of development pod acreage.

3. **Is not granted solely to confer a special benefit upon any person.**

The proposed PUD amendment does not confer a special benefit upon any person. The amendment maintains the community benefits included in the current PUD and provides an additional community benefit through the addition of a 1.6-acre childcare site in Neighborhood A1. The proposal will create more efficient use of land, and provide community park, open space and trail amenities at the heart of Haymeadow. These amenities are located directly across from the 20.5 acre "Town Park" creating great synergies for the Eagle community.

4. **Does not contain proposed uses that detract from other uses approved in the PUD.**

The PUD amendment does not contain proposed uses that detract from other uses approved in the PUD.

5. **Does not contain an open space plan that differs substantially in quantity or quality from that originally approved.**

The proposal improves the continuity of open space in the approved plan. The smaller neighborhood pods allow for a natural trail hierarchy (paved, soft/crusher fine trails, and dirt trails) that appeal to different user groups, while maintaining the Spine Trail and its four linkages to the greater Eagle network.

6. **Contains street and utility plans that are coordinated with planned and/or existing streets and utilities for the remainder of the PUD.**

There are no significant changes to the existing or approved street and utility plans.



DEVELOPMENT IMPACT REPORT:

The Town of Eagle Land Use Regulations Section 4.07.100 is titled Development Impact Report. The intent of this section of the land use regulations is to ensure that development proposals address and evaluate potential impacts.

This section of the Haymeadow PUD Amendment addresses the purpose, intent, and details of this portion of the town land use regulations.

Purpose - It is the purpose of this Section to:

- 1. Ensure that complete information concerning any adverse effects of the proposed development or subdivision on the environment and essential public and private services and facilities, including educational facilities, as well as the health, safety, order, convenience, prosperity, and welfare of present and future inhabitants of the Town is available to the Town Board, the Planning and Zoning Commission and the general public;**

The approved PUD Development Plan included a thorough environmental analysis of the property and that analysis was reviewed as a part of the Haymeadow PUD Zoning and Development Plan review processes. Those Haymeadow applications were assembled in a comprehensive manner and included information throughout the narrative application and the appendices that addresses the environment, essential public and private services and facilities, educational facilities, and the health, safety, order, convenience, prosperity, and welfare of present and future inhabitants of the Town.

Environmentally sensitive portions of the property such as wetlands and drainageways were identified and protected by designating these areas as open space. The recreation parcel and the multi-family locations were found to be areas suitable for development.

The restoration of Tract E does not create any adverse environmental impacts, have any adverse impact upon the provision of the above listed services or other impact to the community. In fact, it was designed that way originally as part of the 2014 PUD approval.

- 2. Ensure that long term protection of the environment and the provision of essential public and private services and facilities such as streets, utilities, and educational facilities are considered in major development and subdivision planning and that land use and development decisions, both public and private, take into account the relative merits of possible alternative actions;**

The 2014 Haymeadow PUD application included a robust environmental analysis of geology, vegetation, wildlife, traffic, drainage, utilities, and water rights and provided information on these topics as well as schools that allowed town officials and citizens opportunity to consider these factors as they evaluated the proposal. The result of that review process was the 2014 PUD Development Plan and Preliminary plan approval. The geologic, vegetation, wildlife, drainage, utility, and water rights analyses are unaffected by this shift in location of land uses. Total traffic will be unaffected and there will be no material changes to traffic patterns.

- 3. Ensure that proposed developments and subdivisions promote a healthful and convenient distribution of population, the wise and efficient expenditure of public funds, including the funds of other governmental entities, as well as the adequate provision of essential public services, facilities and requirements, including schools;**



This application proposes a shift/restoration in location of public park / open space as designed and contemplated in the 2014 PUD and conceptual plan. The application materials are sufficient to allow the reviewers the ability to evaluate any adverse impact to the distribution of population.

- 4. Provide procedures for local review and evaluation of the environmental and social-economic effects of proposed development projects and subdivisions, including essential public and private services and facilities, prior to granting major development permits or subdivision approvals; and**

This section of the Town of Eagle Land Use Regulations provides the procedures stated above and the Haymeadow review process is in compliance with those procedures.

- 5. Provide for the reasonable and adequate mitigation of on-site and off- site impacts generated by the proposed development or subdivision on the environment and essential public or private services and facilities, including streets, utilities and educational facilities.**

This application has evaluated on-site and off-site impacts. The applicant does not believe there are any on or off-site impacts that require mitigation above and beyond the current PUD approval.

Preliminary Impact Report

Every Development Permit Application and Preliminary Subdivision Plan shall include a preliminary statement of whether the proposed project will, will not, or could possibly affect the environment, either during construction or on a continuing basis, in each of the following respects:

- 1. By altering an ecological unit or landform, such as a ridgeline, saddle, draw, ravine, hillside, cliff, slope, creek, marsh, watercourse, or other natural landform feature;**

The 2014 approved PUD Development Plan has identified Tract E as now proposed. The level of disturbance to this site will remain similar. This application will not alter any of these landforms above and beyond the current approval.

- 2. By directly or indirectly affecting a wildlife habitat, feeding, or nesting ground;**

A complete wildlife analysis was included in the 2014 application and includes a comprehensive analysis of wildlife habitats and potential Haymeadow impacts and improvements and includes a recommendation for a wildlife movement corridor across the eastern portion of the site. This recommendation, among others, has been incorporated into the Haymeadow design and would be enhanced by the proposed increase in the size of that wildlife movement corridor across the eastern portion of the site.

The approved Haymeadow PUD includes wildlife mitigation measures to address potential impacts. The level of disturbance on Tract E will remain similar and will not create any additional affect to wildlife habitat, feeding or nesting areas.

- 3. By substantially altering or removing native grasses, trees, shrubs, or other vegetative cover;**

The majority of the Haymeadow lands exist as irrigated and cultivated agricultural lands. Tract E does not include native vegetation. The Haymeadow plan will not result in the substantial alteration of native vegetative cover. The level of disturbance to these respective sites will remain the same regardless of built use. This application will not alter any of this vegetative cover above and beyond the current approval.



4. **By affecting the appearance or character of a significant scenic area or resource, or involving buildings or other structures that are of a size, bulk, or scale that would be in marked contrast to natural or existing cultural features;**

The proposed PUD Amendment will not affect these factors above and beyond the current approval. These lands are located within the Eagle Area Community Plan Urban Growth Boundary and as such a certain level of impact to the above factors is understood.

5. **By potentially resulting in avalanche, landslide, siltation, settlement, flood, or other landform change of hazard to health and safety;**

This application will not affect these factors.

6. **By discharging toxic or thermally abnormal substance or involving use of herbicides or pesticides, or emitting smoke, gas, steam, dust, or other particulate matter;**

This application will not change the approved PUD in any manner that will affect these factors.

7. **By involving any process which results in odor that may be objectionable or damaging;**

This application will not create any odor issues.

8. **By requiring any waste treatment, cooling, or settlement pond, or requiring transportation of solid or liquid wastes to a treatment or disposal site;**

This application will not change the approved PUD in any manner that will affect these factors.

9. **By discharging significant volumes of solid or liquid wastes;**

This application will not change the approved PUD in any manner that will affect these factors.

10. **By increasing the demand on existing or planned sewage disposal, storm drainage, water distribution system, streets, or other utility systems to a level which is likely to cause an adverse impact on the environment;**

This application will not change the approved PUD in any manner that will affect these factors.

11. **By involving any process which generates noise that may be offensive or damaging;**

This application will not change the approved PUD in any manner that will affect these factors.

12. **By either displacing significant numbers of people or resulting in a significant increase in population;**

This application will not displace any people or result in any increase in population that is not already approved through the current PUD.

13. **By pre-empting a site which is desirable for recreational uses or planned open space;**

This application contemplates consolidated recreational or open space use in Tract E.



14. By altering local traffic patterns or causing an increase in traffic volume or transit service need;

This application will not alter traffic patterns internal to Haymeadow as density and areas remains unchanged from the prior amendment.

15. By substantially affecting the revenues or expenditures of the Town government;

This application has a neutral impact on revenues to the Town as density remains unchanged and anticipated buildout remains consistent with the 2021 PUD Major Amendment.

16. By increasing the demand on existing or planned school facilities to a level which is likely to cause an adverse impact on such school facilities, an adverse impact on educational opportunities, or an adverse impact on the revenues and expenditures of the Eagle County School District RE 50-J.

This application will not increase demand for school facilities, educational opportunities or ECSD revenues.

17. By being a part of a larger project which, at any future stage, may involve any of the impacts listed above.

The application is a part of a larger project that has been reviewed and approved by the Town of Eagle. The Haymeadow PUD is a complete master planned community and has addressed all the elements associated with the anticipated buildout of the property.

**~~THIRD~~FOURTH AMENDED
PUD GUIDE FOR
THE HAYMEADOW PLANNED UNIT
DEVELOPMENT**

Amended and Approved

~~September 12, 2023~~

TBD, 2024

This document supersedes and replaces the Haymeadow PUD ~~Guides~~Guide dated November 9, 2021, May 25, 2021 and March 25, 2014.

**APPROVAL OF THIS PLAN CONSTITUTES A VESTED PROPERTY RIGHT
PURSUANT TO SECTION 24-68-103,C.R.S., AS AMENDED**

1. PURPOSE:

The purpose of the Haymeadow PUD Guide is to serve as the governing land use regulations which will control the development of the Haymeadow PUD. The PUD Guide will serve as the “Zone District Regulations” for the PUD and is in conformance with Section 4.11.030 of the Town of Eagle Land Use and Development Code.

The Haymeadow PUD authorizes a total of 837 dwelling units, a ~~public school~~ public school facility, a fire station, active and passive parks and recreation areas, community facilities, trails, and open space on 660 acres of land within the Town of Eagle, Eagle County, Colorado as described in the approved Haymeadow PUD Development Plan. Development within the PUD is administered by the Town of Eagle through the provisions of the PUD Development Plan and this PUD Guide. Building construction within the PUD is governed by the applicable Town of Eagle ordinances, rules, regulations and codes. Approval of this plan constitutes a vested property right pursuant to section 24-68-103, C.R.S., as amended.

The approved Haymeadow PUD Development Plan Drawing dated May 25, 2021 is attached to this PUD Guide as Exhibit A.

2. DEFINITIONS:

Unless otherwise defined below, all terms used in this document shall be as defined by the Town of Eagle Land Use Regulations.

A. Haymeadow PUD

The Haymeadow PUD is a zone district authorized by the Town of Eagle Ordinance No. 11, Series of 2014, and containing the property commonly known as Haymeadow and as amended by the owner or successors and assigns.

B. Bed and Breakfast

An owner-occupied dwelling unit that contains no more than four guest rooms where lodging, with or without meals, is provided for compensation.

C. Design Review Guidelines

Established Design Review Committee and Guidelines recorded February 4, 2023, and as amended by the owner or successors and assigns.

D. Neighborhood Parcels

Areas as indicated on the approved Haymeadow PUD Development Plan for residential development, the development of which shall be regulated by this Haymeadow PUD Guide. These parcels are listed as Neighborhood A1, Neighborhood A2, Neighborhood B, Neighborhood C and Neighborhood D.

DE. Planning Tracts

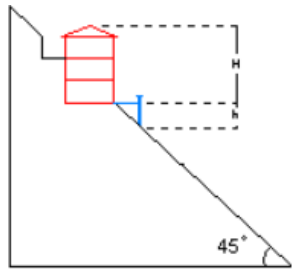
Areas as indicated on the approved Haymeadow PUD Development Plan and Preliminary Subdivision Plan for non-residential development with the exception of the proposed residence by others on Tract I; Cabin, the development of which shall be regulated by this Haymeadow PUD Guide. These Tracts are listed as Tract E: Recreation/School, Tract F: Park, Tract G: Fire Station, Tract I; Cabin, and Tract H: Future Development. The future ~~resubdivision~~re-subdivision of Tract K will create additional tracts regulated by the PUD Guide. The Preliminary Plan is attached as Exhibit B.

EF. Special Use

Special Use shall be as defined in Section 4.~~05~~09 of the Town of Eagle Land Use and Development Code.

FG. Building Height

The maximum vertical rise from the lowest grade on the perimeter of the building to the highest point of the building. Grade shall be from the finished grade. The perimeter of the building shall include any and all attached decks. An additional 10' over and above the maximum height will be allowed for deck piers (see illustration). Antennae (except those exempted from federal regulations), chimneys, flues, vents and similar unoccupied appurtenances shall not extend over five feet (5') above the maximum height limit. Those unoccupied appurtenances on the roof shall not exceed five percent (5%) of building footprint area.



H. Short Term Rentals

Short term rental is defined as a rental of a bedroom or home for any duration less than 30 days.

I. Community Gardens

An area of land, either private or public, used for the cultivation of fruits, flowers, vegetables, or plants by more than one person or family.

J. Amenity Center and/or Community Center

An integral part of a residential project that is under the management and unified control of the operators of the project or development, and that is used by the residents of the project or development for a place of meeting, recreation, or social activity. Indoor and outdoor amenities included within an amenity center may include, but are not limited to: pool/hot tubs/spas, central gathering space, kitchen, restrooms, exercise rooms, activities deck, outdoor firepit, shade structures / shelters, picnic tables, park /playground, paths and trails.

K. Building Square Footage

Gross Floor Area excluding garages and accessory structures. Gross floor area is measured as the total gross horizontal area of all floors in a building measured to the interior of the exterior wall.

3. PUD ZONE DISTRICTS:

A. Residential One – Neighborhood Parcels A1, ~~A2~~, B and ~~CA2~~ :

1. Purpose:
To provide sites for single family and multi-family homes on a variety of lot sizes that will maintain and reinforce the existing small town development pattern, character and architectural heritage of the Town of Eagle and to provide for mixed residential neighborhoods in order to serve the needs of the residents of Eagle. The design of neighborhoods in this district is intended to allow for flexibility, innovation and site sensitive planning that is responsive to both the design character and the functional requirements of the community.
2. Uses by Right:
This list of uses is meant to be inclusive rather than exhaustive. Should additional uses be considered for Planning Department interpretation, the use categories established in ReCode Table 4.09-1 and Section 4.20.050 Use Category Definitions shall be the basis for interpretation.
 - a. One single family home on each specifically designated lot.
 - b. One duplex building (two units) on each specifically designated lot.
 - c. Multiple family residential, including condominiums, townhomes, flats or apartments, and single family or duplex cluster units on specifically designated lots.
 - d. Accessory ~~apartment to single family~~ dwelling unit as defined by the Town of

- Eagle (TOE) Municipal Code, ~~not to exceed 700 square feet.~~
- e. Utility service structures and buildings.
- f. Home occupations as defined by the TOE Municipal Code.
- g. Short term rentals per Section 8.17 of the Haymeadow CCRs
- h. Parks, / playgrounds, community gathering spaces, preserves / open space, amenity center, pool and community gardens.
- ~~hi.~~ Model homes.
- ~~i-ij.~~ Pedestrian and bicycle trails.
- ~~jk.~~ Ponds, reservoirs and irrigation ditches.
- ~~kl.~~ Temporary construction staging areas.
- ~~l.~~ Additional uses determined by the Town Planner to be similar to uses by right listed above.
- ~~m.~~ Accessory uses customarily appurtenant to uses by right listed above including special events.
- ~~m.~~ Accessory uses allowed in Residential Districts, as outlined in Table 4.09-2: Accessory Use Table in the Recode Eagle Land Use and Development Code..
- n. A Homeowner Association or Metro District operated or contracted enclosed storage building.
- o. Typical agricultural uses may continue within each neighborhood until residential site development is initiated within the neighborhood as contained in LUDC Section 4.09 – Use Standards. , as contained in LUDC Section 4.09 – Use Standards
- p. ~~Mail box~~ Mailboxes drop boxes or similar mail delivery facilities.
- q. Temporary sales office.

3. ~~Special Uses:~~

- ~~a.~~ Day care of more than 8 children and elderly care.
- ~~br.~~ Childcare Home permitted as an accessory use as defined in code.
- ~~s.~~ Pre-School / Childcare Center
- ~~t.~~ Assisted Living Facility.
- ~~u.~~ Special Events subject to required Town of Eagle Permits.

4. Minimum Building Setback Requirements:

- a. Single family with front loaded garage:
 - 1. Front: 42.5 ~~10~~ feet minimum setback to the front porch and /or front of the building facade. Porch steps may encroach up to 5 feet into the ~~42.5 foot~~ 10-foot required setback. The minimum distance from the front property line to a garage door shall be 25 feet. The maximum front setback for the front porch shall be 22 feet from the front property line.
 - 2. Side: 42.5 feet.
 - 3. Rear: 42.5 ~~10~~ feet ~~for one-story elements and 20 feet for two-story elements.~~
- b. Duplex with front loaded garage:
 - 1. Front: 42.5 ~~10~~ feet minimum setback to the front porch and /or front of the

building facade. Porch steps may encroach up to 3 feet into the ~~12.5-foot~~10-foot required setback. The maximum front setback for the front porch shall be 22 feet from the front property line. The minimum distance from the property line to a garage door facing ~~the~~ front property line shall be 25 feet.

2. Side: 12.5 feet~~5 feet~~. The minimum distance from the side property line to a garage door shall be 33 feet for a lot with a shared driveway.
3. Rear: 12.5~~10~~ feet. An unenclosed, covered porch or deck may encroach up to 5 feet into the rear setback.

c. Single family and duplex ~~uses~~use with alley loaded garage:

1. Front: 12.5~~10~~ feet to the front porch and /or front of the building facade. Porch steps may encroach up to 3 feet into the ~~12.5-foot~~10-foot required setback. The maximum front setback for the front porch shall be 22 feet from the front property line.
2. Side: 12.5 feet
3. ~~Rear: 12.5 feet, however, the minimum distance from the property line to a garage door shall be 22 feet, or 24 feet to the alley travel way, whichever is more restrictive.~~

d. Multiple Family:

1. Front: 15 feet. The minimum distance from the front property line to a garage door shall be 25 feet. Porch steps may encroach up to 5 feet into the 10-foot required setback.
2. Side: 15 feet
3. Rear: 20~~15~~ feet

e. Supplementary setback requirements:

1. Roof eaves, bay window elements and similar features may encroach up to 30 inches into any required setback.
2. Corner lots shall require compliance with the front setback standards on each side of the lot that fronts a public street.
3. There shall also be a 50~~-~~foot building setback from Sylvan Lake Road as measured by top back of curb in Neighborhood ~~A1 and A1 and~~ A2.

~~5. Maximum Building Height:~~

~~a. Residential Multi Family~~

- ~~1. 40 ft. maximum and not to exceed 3 stories above any point on foundation (not including lofts).~~

~~b. Residential Single Family/Duplex~~

- ~~1. 35 feet.~~

~~6. Maximum Lot Coverage:~~

~~a. Residential Multi Family~~

- ~~4. On single family/duplex lots the rear setback to be 10' measured from top back of curb / edge of pavement or property line whichever is more~~

restrictive.

5. Maximum Building Height:

a. Residential Multi-Family

1. 40 ft. maximum and not-to-exceed 3-stories above any point on foundation.

b. Residential Single Family/Duplex

1. 35 feet.

6. Maximum Lot Coverage:

a. Residential Multi-Family

1. ~~Building 60%~~

2. ~~All impervious materials - 70%-80%~~

b. Residential Single Family

1. ~~Building 40%~~

2. ~~All impervious materials - 60-70%~~

7. ~~Maximum Density~~Supplemental Requirements:

The maximum density shall not exceed 15 dwelling units per gross acre for development within any Multi-Family Tract as shown on the initial Final Plat for each Neighborhood. The minimum depth for first floor front porches and/or patio shall be 7 feet.

8. Childcare Site:

Development Standards for the Childcare are set forth in the Haymeadow Design Guidelines. No change may be made to the Design Guidelines that would conflict with any requirement in the PUD Guide or Town Code without approval of the Town Council. Any subsequent major revisions to the Design Guidelines (as determined by the Community Development Director), shall be subject to the review and approval of the Town of Eagle.

9. Neighborhood A1 Core Trail:

The Multi-Family buildings in west/central area of Neighborhood A-1 shall be configured in such a manner to accommodate an alignment of the future 10-foot-wide asphalt trail identified on ~~the~~ Neighborhood A-1, Phase 1 Trails Plan as described below.

This trail will serve as a main route for school children to access the school site at a location close to the north side of the school's vehicular access system. This trail shall be configured to encourage use by children and designed in such a manner that provides direct views of the school site where possible and places a strong emphasis on safety at roadway crossings. This portion of the trail system will be approved by the Town as part of the Development Permit review process for the adjacent multi-family buildings and the trail shall be constructed concurrent with the multi-family units. In the event construction is initiated on the school prior to completion of the trail, the developer shall cause completion of this trail prior to the opening of the school.

B. Residential Two – Neighborhood Parcels B & C:

1. Purpose:

To provide sites for single family and multi-family homes on a variety of lot sizes that will maintain and reinforce the existing small town development pattern, character and architectural heritage of the Town of Eagle and to provide for mixed residential neighborhoods in order to serve the needs of the residents of Eagle. The design of neighborhoods in this district is intended to allow for flexibility, innovation and site sensitive planning that is responsive to both the design character and the functional requirements of the community.

2. Uses by Right:

This list of uses is meant to be inclusive rather than exhaustive. Should additional uses be considered for Planning Department interpretation, the use categories established in ReCode Table 4.09-1 and Section 4.20.050 Use Category Definitions shall be the basis for interpretation.

- a. One single family home on each specifically designated lot.
- b. One duplex building (two units) on each specifically designated lot.
- c. Multiple family residential, including condominiums, townhomes, flats or apartments, and single family or duplex cluster units on specifically designated lots.
- d. Accessory dwelling unit as defined by the Town of Eagle (TOE) Municipal Code.
- e. Utility service structures and buildings.
- f. Home occupations as defined by the TOE Municipal Code.
- g. Short term rentals per Section 8.17 of the Haymeadow CCRs
- h. Parks / playgrounds, community gathering spaces, preserves / open space, amenity center, pool, activities deck, water access, and community gardens.
- i. Model homes.
- j. Pedestrian and bicycle trails.
- k. Ponds, reservoirs and irrigation ditches.
- l. Temporary construction staging areas.
- m. Accessory uses allowed in Residential Districts, as outlined in Table 4.09-2: Accessory Use Table in the Recode Eagle Land Use and Development Code.
- n. A Homeowner Association or Metro District operated or contracted enclosed storage building.
- o. Typical agricultural uses may continue within each neighborhood until residential site development is initiated within the neighborhood.
- p. Mailboxes, drop boxes or similar mail delivery facilities.
- q. Temporary sales office.
- r. Childcare Home permitted as an accessory use as defined in code.
- s. Pre-School / Childcare Center
- t. Assisted Living Facility.
- u. Bed and Breakfast.
- v. Special Events subject to required Town of Eagle Permits.

4. Minimum Building Setback Requirements:

- a. Single family with front loaded garage:
 - 1. Front: 12.5 feet minimum setback to the front porch and /or front of the building facade. Porch steps may encroach up to 5 feet into the 12.5-foot required setback. The minimum distance from the front property line to a garage door shall be 25 feet. The maximum front setback for the front porch shall be 22 feet from the front property line.
 - 2. Side: 12.5 feet.
 - 3. Rear: 12.5 feet for one-story elements and 20 feet for two-story elements.
- b. Duplex with front loaded garage:
 - 1. Front: 12.5 feet minimum setback to the front porch and /or front of the building facade. Porch steps may encroach up to 5 feet into the 12.5-foot required setback. The maximum front setback for the front porch shall be 22 feet from the front property line. The minimum distance from the property line to a garage door facing the front property line shall be 25 feet.
 - 2. Side: 12.5 feet. The minimum distance from the side property line to a garage door shall be 33 feet for a lot with a shared driveway.
 - 3. Rear: 12.5 feet. An unenclosed, covered porch or deck may encroach up to 5 feet into the rear setback.
- c. Single family and duplex use with alley loaded garage:
 - 1. Front: 12.5 feet to the front porch and /or front of the building facade. Porch steps may encroach up to 3 feet into the 12.5-foot required setback. The maximum front setback for the front porch shall be 22 feet from the front property line.
 - 2. Side: 12.5 feet
 - 3. Rear: 12.5 feet, however, the minimum distance from the property line to a garage door shall be 22 feet, or 24 feet to the alley travel way, whichever is more restrictive.
- d. Multiple Family:
 - 1. Front: 15 feet. The minimum distance from the front property line to a garage door shall be 22 feet. Porch steps may encroach up to 5 feet into the 10-foot required setback.
 - 2. Side: 15 feet
 - 3. Rear: 20 feet
- e. Supplementary setback requirements:
 - 1. Roof eaves, bay window elements and similar features may encroach up to 30 inches into any required setback.
 - 2. Corner lots shall require compliance with the front setback standards on each side of the lot that fronts a public street.
 - 3. Design Review Committee is allowed to approve an encroachment into setbacks up to 5 feet provided minimum building separation of 20 feet is

- maintained between units.
4. On single family/duplex lots the rear setback to be 10' measured from top back of curb / edge of pavement or property line whichever is more restrictive.

5. Maximum Building Height:

a. Residential Multi-Family

1. 40 ft. maximum and not-to-exceed 3-stories above any point on foundation (not including lofts).

b. Residential Single Family/Duplex

1. 35 feet.

6. Maximum Lot Coverage:

a. Residential Multi-Family

1. All impervious materials - 70%

b. Residential Single Family

1. All impervious materials - 60%

7. Supplemental requirements:

The minimum depth for first floor front porches and or patios shall be 7 feet for single family/duplexes.

BC. Residential ~~Two~~Three – Neighborhood D:

1. Purpose:

To provide sites for lower density single family homesites.

2. Uses by Right:

This list of uses is meant to be inclusive rather than exhaustive. Should additional uses be considered for Planning Department interpretation, the use categories established in ReCode Table 4.09-1 and Section 4.20.050 Use Category Definitions shall be the basis for interpretation.

- a. Single family dwelling units not to exceed 7,000 square foot maximum size.
- b. Accessory ~~apartment to single family dwelling units~~ as defined by the Town of Eagle Municipal Code, ~~not to exceed 700 square feet.~~
- c. Model homes.
- d. Parks, / playgrounds, community gathering spaces, preserves / open space, amenity center, pool, and community gardens.
- e. Home occupations.
- f. Short term rentals per Section 8.17 of the Haymeadow CCRs
- g. Utility service structures and buildings/ maintenance facilities.
- gh. Pedestrian and bicycle trails.
- hi. Ponds, reservoirs and irrigation ditches.
- ij. Temporary construction staging areas.
- j. Additional uses determined to be similar to uses by right listed above.

k. Accessory uses allowed in Residential Districts, as outlined in Table 4.09-2: Accessory Use Table in the Recode Eagle Land Use and Development Code.

~~k. Accessory uses customarily appurtenant to uses by right listed above.~~

l. Accessory buildings may include detached garages, sheds and similar structures.

m. Temporary tree farm

n. Typical agricultural uses may continue within ~~the each~~ neighborhood until residential site development is initiated within the neighborhood per Section 4.9.20F Rural and Agricultural zone districts

o. ~~Mail box~~ Mailboxes, drop boxes or similar mail delivery facilities.

p. Temporary sales office.

q. Childcare Home permitted as an accessory use as defined in code.

r. Pre-School / Childcare Center

s. Assisted Living Facility.

t. Bed and Breakfast.

u. Special Events subject to required Town of Eagle Permits.

3. Special Uses:

~~a. Day care of more than 8 children and elderly care.~~

~~b. Bed and breakfast.~~

~~ea.~~ Gravel borrow pit for on-site use.

~~d. Special Events~~

~~4. Minimum Building Setback Requirements:~~

4. Minimum Building Setback Requirements:

a. Front: 25 feet.

b. Side: 15 feet.

c. Rear: 20 feet.

5. Supplementary setback requirements:

a. Corner lots shall require compliance with the front setback standards on each side of the lot that fronts a public street.

b. Roof eaves, bay window elements and similar features may encroach up to 30 inches into any required setback.

c. All garage doors shall be a minimum of 25 feet from the facing property line.

d. Design Review Committee is allowed to approve an encroachment into setbacks up to 5 feet provided minimum building separation of 20 feet is maintained between units.

e. Dwelling Units fronting on private drive shall measure setbacks from the edge of pavement.

6. Maximum Building Height:
35 feet.

7. Maximum Lot Coverage:
~~a. Building 30%~~

~~ba.~~ All impervious materials - 50%

8. ~~Building Envelopes:~~

~~The Subdivision Final Plat or Plats for Neighborhood D shall contain appropriate notations requiring building envelopes to be designated on certain lots prior to any site grading or other disturbance of the designated lot. Specifically, any lot over 1/2 acre shall be limited to a building envelope of 15,000 square feet. Application(s) for Subdivision Final Plat shall include a supplemental exhibit specifying lots requiring building envelopes. Upon approval of such supplemental exhibit by the Town Planner, any modification of such supplemental exhibit shall require approval from the Town. The owner of such lot shall propose a building envelope as part of the application for design review and building permit. The proposed building envelope shall comply with all criteria affecting building envelopes contained in the Design Guidelines as approved by the Town, and shall be so indicated graphically on a landscape/ site plan. This landscape/site plan shall also include calculations to indicate the building envelope does not exceed 15,000 sq. ft. The Town reserves the right not to issue a building or site improvement permit until a building envelope, if required, that complies with all approved Design Guideline criteria has been approved by the Design Review Committee.~~

~~As used in this document, the term "building envelope" shall be deemed to include the residence, any allowable accessory buildings, driveways, walkways, patios, and landscaped areas.~~

~~All portions of a lot outside of the designated 15,000 square foot building envelope shall maintain the existing pasture grasses or be landscaped in a dryland, native or xerie style that requires minimal irrigation. Any landscaping of this area shall require approval by the DRB.~~

~~9.~~ Wildlife Corridor and Berm:

~~At the time of the first subdivision plat for Neighborhood D a 500footwide500-foot-wide wildlife corridor shall be established on the adjacent open space to the east of Neighborhood D, as indicated on the approved PUD Development Plan attached as Exhibit A. If at this time a corresponding 500 foot wide wildlife corridor has not been provided or committed on the adjacent Adam Rib Ranch property, then a 1000 foot wide corridor is required on the Haymeadow Planned Unit Development.~~ At the time of this final plat a deed restriction shall be placed on this wildlife corridor to guarantee its protection. This corridor shall be maintained in agricultural production.

The construction of a landscape screening berm shall be included in the public improvements for Neighborhood D. The purpose of this landscape screening berm is to provide visual buffer between the animals using the wildlife corridor and the activity associated with Neighborhood D. The final plat or deed restriction will include language that ensures this landscape screen/ berm is a permanent landscape feature. A conceptual graphic that illustrates the intent of the landscape berm is attached as Exhibit C.

D. Recreation Open Space/School – Tract E, Town of Eagle Recreation and School Site:

1. Purpose:
To provide a land area for a recreation site and a school site to be dedicated to the Town of Eagle.
2. Uses by Right:
This list of uses is meant to be inclusive rather than exhaustive. Should additional uses be considered for Planning Department interpretation, the use categories established in ReCode Table 4.09-1 and Section 4.20.050 Use Category Definitions shall be the basis for interpretation.
 - a. Indoor and outdoor recreation and entertainment facilities including but not limited to: bike parks, pools, ice rinks, fields, courts, play structures and pavilions.
 - b. Parks and picnic facilities.
 - c. Community Center.
 - d. Cultural and educational buildings and activities.
 - ~~e. Concessions, food, and beverage service.~~
 - f. Special events including sports events and tournaments, entertainment and cultural events.
 - g. Public Administration building.
 - h. Administration/Maintenance facilities.
 - i. Equestrian, pedestrian and bicycle trails.
 - j. Dog park.
 - k. Community gardens.
 - l. Playgrounds, play equipment and water features.
 - m. Temporary structures, tents and trailers associated with special events.
 - n. Landscape improvements.
 - o. Lakes, ponds, reservoirs and irrigation ditches
 - p. Public and/or Private School and related ancillary facilities, which may include, but not be limited to, classrooms, common areas, gymnasiums, cafeterias, ~~theaters~~theatres, offices, meeting rooms, parking, and outdoor recreation and athletic facilities. A bus barn or overnight vehicle storage area would not be considered a use-by-right.
 - q. Special events utilizing either indoor or outdoor facilities of the school, including sporting, cultural or entertainment events.
 - r. Temporary construction/administration office.
 - s. Agricultural uses as contained in LUDC Section 4.09 – Use Standards.
 - t. Public or private roads and utilities including bridges, utility, improvements, lines and mains, facilities, services, parking lots and buildings.
 - ~~u. Additional uses determined to be similar to uses by right listed above.~~
 - u. Entry signage
 - v. _____
3. Minimum Building Setback Requirement:
There shall be a ~~25-foot~~25-foot building setback from all lot lines that front public roads,

except from Sylvan ~~lake~~Lake Road where a ~~50foot~~50-foot setback shall be required. From other lot lines there shall be no minimum except must be sufficient to accommodate utilities, drainage, access, fire and building code regulations.

4. Maximum Building Height:
35 Feet. Architectural features such as a tower, cupola or other architectural focal point may have a maximum height of 42 feet if approved by the Haymeadow Design Review ~~Board~~Committee.
5. Density Allowance:
N/A
6. Maximum Site Coverage:
N/A

~~DE.~~ Natural Open Space Tracts - OS-A, OS-B & OS-C, as labeled on the Preliminary Subdivision Plan, as well as future open space Tracts which will be created through ~~resubdivision~~re-subdivision of Tract H of the PUD Preliminary Subdivision Plan. The approved PUD Development Plan depicts the general location and size of the future Open Space and Neighborhood areas within Tract H. The PUD Preliminary Subdivision Plan is attached as Exhibit B.

1. Purpose:
To provide sites for natural open space, active recreation, agricultural uses, trails and park facilities, water storage and drainage improvements and landscape improvements.
2. Uses by Right:
This list of uses is meant to be inclusive rather than exhaustive. Should additional uses be considered for Planning Department interpretation, the use categories established in ReCode Table 4.09-1 and Section 4.20.050 Use Category Definitions shall be the basis for interpretation.
 - a. Non-motorized trail systems including: Equestrian, pedestrian and bicycle trails.
 - b. Landscape Improvements.
 - c. Lakes, ponds, reservoirs, and irrigation ditches.
 - d. Shade shelters and picnic facilities.
 - e. Public or private roads, trailhead parking, restrooms, and utilities including bridges and utility improvements, tanks, lines, mains, pumphouses, facilities, services, and buildings.
 - f. Agricultural uses and associated facilities.
 - g. Community gardens and associated facilities.
 - h. Parks / playgrounds
 - i. Community gathering spaces
 - j. Water access
 - k. Activities deck
 - l. Dog parks.

- ~~m.~~ Special events associated with agricultural facilities, community garden facilities, trails, and trailheads, such as athletic, entertainment or cultural events.
- ~~n.~~ Trash receptacles, wildlife resistant
- ~~o.~~ Entry signage

3. Building Setback requirement
25 feet
4. Maximum Building Height
35 feet
5. Gross Density Allowance:
N/A
6. Maximum Site Coverage:
N/A
7. Supplemental Requirements:
The design and placement of recreation trails adjacent to the eastern wildlife corridor and open space shall minimize the impact of recreation users upon wildlife.

FF. Fire Station - Tract G:

1. Purpose:
To provide a site for a fire station and related improvements.
2. Uses by Right:
This list of uses is meant to be inclusive rather than exhaustive. Should additional uses be considered for Planning Department interpretation, the use categories established in ReCode Table 4.09-1 and Section 4.20.050 Use Category Definitions shall be the basis for interpretation.
 - a. Fire station and related ancillary facilities, which may include, but not be limited to, offices, meeting rooms, training areas, crew quarters and temporary residences for fire fighters.
 - ~~b. Additional uses determined to be similar to uses by right listed above. Accessory uses allowed in the Public and Civic Campus (PC1) District, as outlined in Table 4.09-2: Accessory Use Table in the Recode Eagle Land Use and Development Code.~~
 - ~~c. Accessory uses customarily appurtenant to uses by right listed above.~~
3. Building Setback Requirement:
There shall be a 25' building setback from all lot lines.
4. Maximum Building Height:
35 feet. Architectural features such as a tower, cupola or other architectural focal point

may have a maximum height of 42 feet if approved by the Haymeadow Design Review ~~Board~~Committee and Town of Eagle.

5. Haymeadow ~~DRB~~DRC approval and Town of Eagle Development Permit approval will be required prior to construction of buildings or alteration of the site.

FG. Trailhead Park – Tract F & ~~F1~~

1. Purpose:
To provide a site for active park and recreation facilities, formal and informal play fields, open space, ponds and water features, stream corridors and recreation trails, community buildings and facilities.
2. Uses by Right:
This list of uses is meant to be inclusive rather than exhaustive. Should additional uses be considered for Planning Department interpretation, the use categories established in ReCode Table 4.09-1 and Section 4.20.050 Use Category Definitions shall be the basis for interpretation.
 - a. Indoor and outdoor recreation and entertainment facilities.
 - b. Parks and picnic facilities.
 - c. Amenity Center and/or Community Center.
 - d. Cultural and educational buildings and activities.
 - e. Concessions, food and beverage service.
 - f. Special events including sports events and tournaments, entertainment and cultural events.
 - g. Administration/Maintenance facilities.
 - h. Homeowner Association, Metro District or Town of Eagle operated or contracted enclosed storage or administration building.
 - i. Equestrian, pedestrian, and bicycle trails.
 - j. Dog park.
 - k. Community gardens.
 - l. Playgrounds, pavilions, play equipment and water features.
 - m. Temporary structures, tents and trailers associated with special events.
 - n. Landscape improvements.
 - o. Lakes, ponds, reservoirs, raw water irrigation structures and facilities and irrigation ditches.
 - p. Temporary construction/administration/sales office. Public or private roads and utilities including bridges, utility, improvements, lines and mains, facilities, services and buildings.
 - q. Agricultural uses.
 - ~~r. Additional uses determined by the Town Planner to be similar to uses by right listed above.~~
 - ~~r.~~
3. Building Setback Requirement:

There shall be a 25' building setback from all lot lines.

4. Maximum Building Height:
35 feet. Architectural features such as a tower, cupola or other architectural focal point may have a maximum height of 42 feet if approved by the Haymeadow Design Review ~~Board~~Committee and the Town of Eagle.

GH. Cabin – Tract I

1. Purpose:
To provide a venue for special events including but not limited to weddings, community and corporate events including overnight stays by guests for no more than two consecutive nights.
2. Uses by Right:
This list of uses is meant to be inclusive rather than exhaustive. Should additional uses be considered for Planning Department interpretation, the use categories established in ReCode Table 4.09-1 and Section 4.20.050 Use Category Definitions shall be the basis for interpretation.
 - a. Cabin with kitchen, bathrooms, and dressing/bedroom rooms which may be used as a single-family dwelling and/or in support of the Purpose described above—
 - b. Indoor and outdoor special events limited to a maximum of 170 attendees.
 - c. Landscape Improvements
 - d. Seasonal tents for special events
 - e. Parking for no more than 20 vehicles
 - f. Portable ~~self-contained~~self-contained restrooms.
 - g. Equestrian, bicycle, and pedestrian trails.
 - h. Detached structure/garage
 - i. Accessory apartment to single family dwelling as defined by the Town of Eagle (TOE) Municipal Code.
 - ~~j. Additional accessory uses determined by the Town Planner to be similar to uses by right listed above.~~
 - ~~j. —~~
3. Building setback requirement: 25 feet from all lot lines
4. Maximum Building Height 24 feet
5. Gross Density Allowance: One Dwelling Unit not to exceed 2,500 square feet floor area not including accessory structures.
6. Maximum site coverage: N/A
7. Supplementary Regulations:
 - a. Special Events utilizing outdoor space shall not be allowed on a seasonal basis between the dates of December 1 to May 15.
 - b. No amplified music shall be allowed between the hours of 11:00 pm and 9:00 am.
 - c. Water and wastewater connection to the cabin shall be completed within two years of the time those utilities are extended to within 400 feet of the cabin parcel. Application for a building permit for construction of an accessory apartment or ADU shall not be made until such time as water and wastewater connections have been made to the Town's system.

- d. Special Event parking for events larger than 20 attendees shall be accommodated on ABRIKA owned Haymeadow property or guests shall be shuttled in from private offsite locations. ABRIKA will require that special events organizers agree not to utilize public parking lots, Town of Eagle property or road right of ways without express permission from the Town of Eagle.

4. DENSITY CONTROL

Allowable maximum densities for each Neighborhood Parcel are set forth within the following density chart; provided however, that any Neighborhood Parcel may contain up to 1.25 times the total number of allowable dwelling units as described below. Any such increase in density of a Neighborhood Parcel shall be offset by an equal decrease in density from another Neighborhood Parcel. The intent of this provision is to allow flexibility in planning to take into account varying site conditions, market conditions and other design factors. There shall be no transfer of density allowed into Neighborhood D. There shall be one unit of density allowed in Tract I:Cabin, there shall be no transfer of density allowed into Tract I:Cabin.

The maximum density shall not exceed 16 dwelling units per gross acre for development within any Multi-Family Tract for each Neighborhood. The overall maximum density shall not exceed 7 dwelling units per gross acre. Acreage may be transferred between neighborhoods in conjunction with a density transfer, provided the resulting density does not exceed these maximum density thresholds.

In no event shall the total number of residential units in all planning parcels within the Haymeadow PUD combined exceed 837 units. Accessory dwelling units ~~not exceeding seven hundred (700) square feet appurtenant to single family dwellings meeting all Municipal Code requirements~~ shall not be included in such limitation.

The combination of two or more existing residential units into a lesser number of units shall first be approved by the Haymeadow Design Review ~~Board~~Committee and the Town Planner if any of such units have been designated as an affordable housing unit pursuant to the Town of Eagle Local Employee Residence Program. Approval by the Town shall be granted if such a combination is in conformance with this PUD Guide, the Land Use and Development Code (LUDC), and any applicable building codes. However, residential units designated as affordable housing units shall not be combined if such combination would reduce the total number of affordable housing units below the minimum number of required affordable housing units required under the Town's Local Employee Residence Program.

The Haymeadow Homeowners (Design Review ~~Board~~Committee) and the Town of Eagle shall have all remedies available to them at law or in equity to enforce the provisions of this Section.

Accompanying each Final Plat and Development Permit application shall be an inventory of dwelling units that have been approved by previously final plats and/or Development Permits for each respective Neighborhood.

<u>Neighborhood</u>	<u>Single Family/Duplex</u>	<u>Multi-Family</u>	<u>Total # D.U.</u>
A1	82	218	300
A2	103	86	189
B	161	28	189
C	97	12	109
D	50	0	50
TOTAL	493	344	837

Density Table 1

<u>Neighborhood</u>	<u>Single Family/Duplex</u>	<u>Multi-Family</u>	<u>Total # D.U.</u>	<u>Max. # Conversion D.U. per Neighborhood</u>
<u>A1</u>	<u>72</u>	<u>187</u>	<u>259</u>	<u>323</u>
<u>A2</u>	<u>100</u>	<u>89</u>	<u>189</u>	<u>236</u>
<u>B</u>	<u>142</u>	<u>28</u>	<u>170</u>	<u>212</u>
<u>C</u>	<u>128</u>	<u>40</u>	<u>168</u>	<u>210</u>
<u>D</u>	<u>50</u>	<u>0</u>	<u>50</u>	<u>50</u>
<u>Tract I</u>	<u>1</u>	<u>0</u>	<u>1</u>	<u>1</u>
TOTAL	493	344	837	837 (Cumulative Max.)

Density within each neighborhood has been defined in the PUD Development Plan and the PUD Guide as two unit types: Multi-Family and Single Family/Duplex. Up to 25% of the units within each neighborhood identified as Multi-Family may be converted between these two unit types (i.e., converted from Multi-Family to Single Family/Duplex or converting from Single Family/Duplex to Multi-Family) to Single Family/Duplex units and allowed in areas referenced as Multi-Family on the PUD Zoning Plan. No additional density beyond the 837 approved units is allowed.

5. RAW WATER IRRIGATION SYSTEM

The Haymeadow Metropolitan District will own and operate the raw water irrigation system serving the development.

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6. PARKING REQUIREMENTS

All uses within Haymeadow will be subject to the parking standards ~~offset forth in Section 4.12 of~~ the Town of Eagle Land Use & Development Code with the exception of the following exceptions. ~~Any on-street parking spaces shall be constructed as guest or park parking and may not be counted toward fulfilling residential parking requirements. Each single family or duplex residence shall have a minimum of two on site parking spaces in addition to any garage space. These parking spaces shall fit within the property and not overhang any public walkway or travel way. Any accessory dwelling associated within a single family residence shall have one dedicated on-site parking space. A Bed and Breakfast use as defined in this PUD Guide shall provide the required single family parking plus one additional parking space per guest room. Parking requirements for Cabin Tract I shall be as specified in Section 3G, Cabin Tract I.~~

<u>Use</u>	<u>Required Parking (Min.)</u>
<u>Single Family, and Duplex</u>	<u>2 per DU</u>

<u>Townhomes</u>	<u>2 per DU</u>
<u>Accessory Apartment</u>	<u>1 per DU</u>
<u>Multiple Family Dwellings</u>	<u>Studio/1 BR Units: 1 per DU</u> <u>2/3 BR Units: 2 per DU</u> <u>Plus 1 space per 6 units</u>
<u>Bed and Breakfast</u>	<u>1 per guest room + 2 for DU</u>
<u>Senior Housing</u>	<u>1 per DU</u>
<u>Childcare Center</u>	<u>1 space per 300 sq. ft., plus 4</u> <u>drop-off spaces.</u>

7.6. DESIGN REVIEW

~~Design guidelines shall be prepared which will establish architectural and building material standards, landscape design, urban design, site design standards and a design review process for development within Haymeadow. These guidelines shall be approved and in place for any area of the Haymeadow PUD prior to the approval of any Subdivision Final Plat for that area. The Design Guidelines shall be submitted to the Town for review and approval by the Town Board using the Major Development Permit Review process. Subsequent major revisions to the guidelines shall be subject to the same review and approval process of the Town of Eagle.~~

~~The Haymeadow Home Owners Association shall establish a Haymeadow Design Review Board.~~The Haymeadow Homeowners Association has established a Haymeadow Design Review Committee that shall have authority and responsibility over the design review process. In the event that the Haymeadow Design Review ~~Board~~Committee ceases to fulfill its duties as described in the guidelines ~~the, Town of Eagle must notify Homeowners Associate in writing and allow a 120-day cure period. If uncured,~~ Town of Eagle may assume the role of the Design Review ~~Board~~Committee. Uses under this PUD Guide are subject to the Haymeadow Design Guidelines.

All projects requiring a Town of Eagle permit shall adhere to the standards of this PUD and, where not specifically covered, the provisions of the Town of Eagle Land Use Code.

Applicants for all new development proposals, new buildings or building modifications, new landscaping, or landscaping modifications, as defined in the adopted design guidelines, shall submit such proposals for review and approval by the Design Review ~~Board~~Committee.

~~The Town of Eagle will make every effort to ensure that DRC approval has occurred prior to issuance of grading or building permits, shall not issue a building permit or grading permit without prior approval by the Design Review Board as demonstrated by drawings stamped as approved by the Design Review Board.~~Committee.

8. SIGNAGE

Sign regulations shall adhere to the signage standards within the Haymeadow PUD Guide
1. Community Signage. The following signs are permitted: Two (2) Primary community

entry signs/monuments/structures, (1) subdivision access sign per neighborhood, (1) entry/monument/structure signage for each of the following: Trailhead Park, multi-family area parcels, trailhead(s), and amenity area(s).

- a. Any Trailhead Park sign installed by the HOA or Metro District shall be maintained by the HOA or Metro District.
- b. The maximum height for primary entry signs/monuments/structures is seventeen feet (17') and the maximum sign area is fifty (50) square feet. The maximum height for subdivision access signs is ten (10') feet and the maximum sign area is thirty-two (32) square feet.
- c. Entry signs/monuments/structures may encroach into the public right-of-way provided a clearance of at least thirteen feet six inches (13'6") is provided between the surface of the travel lanes and the lowest point of the sign directly above the travel lanes.
 1. For the purposes of this section, 'structures' refers to the sign area/sign cabinet, as well as the sign base/supports, and any other portions of the sign that provide above ground structural support or aesthetic enhancements.

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2. Enhanced Signage. Public and private signage within the Property may be designed to support the neighborhood character. Standard traffic and other regulatory signage, such as Stop signs and Yield signs, shall comply with the Manual on Uniform Traffic Control Devices (MUTCD) standards. To the extent consistent with MUTCD standards, Haymeadow PUD may modify such standard traffic and other regulatory signage to include natural materials. American Association of State Highway and Transportation Officials (AASHTO) standards shall be followed for all signage and sign posts. If Haymeadow PUD elects to utilize enhanced signage, this design will be subject to approval by the Public Works Director at Preliminary Subdivision.

4. Architectural Design Standards:

The site design concept for Haymeadow, and for Neighborhood A in particular, is to create pedestrian friendly, walkable well-connected neighborhoods. A streetscape plan that includes a wide planting strip with street trees and sidewalks along both sides of the street will frame the residential development.

In the single family and duplex neighborhoods relatively narrow lots with uniform building setbacks, recessed garages and a well-established front porch element will create a strong neighborhood pattern. As the development progresses into Neighborhoods B, C and D the approved PUD Development Plan density decreases and the narrow lot pattern and streetscape design may become more relaxed.

Multi-family buildings will also be oriented to respect the streetscape while providing off-street parking. The buildings will be arranged to also focus on courtyard and open space access that will maintain a less formal but equally inviting pedestrian neighborhood quality.

The architecture of the Haymeadow community will both integrate with and enhance the beauty of the Town of Eagle and the Brush Creek valley. The intended goal is to develop

a series of neighborhoods at ease with the surrounding ranching setting that look and feel like a natural evolution of the greater Eagle community. This will be assured through the development, adoption and enforcement of design guidelines that:

- a. Establish design and construction standards that both fit in the setting and ensure a consistent high level of quality across a wide array of housing types;
- b. Respond to the unique attributes and sensitivities of the site which are reflected in the design tenets underlying the plan;
- c. Implement a diverse but cohesive, unified and balanced architectural and landscape theme;
- d. Control massing of buildings to be appropriate in scale and context;
- e. Site structures in a manner which responds to existing physical site features, maximizes vistas, privacy and addresses energy usage;
- f. Utilize forms and materials that honor the site's cultural history.

The Applicant has begun to develop housing designs that are illustrative of its vision for the property and are attached as Exhibit D.

These illustrative drawings:

- are examples of the type and style of housing that can be achieved in each residential building type. The architectural character will offer variety but will also include a style that ties together the single family and multi-family building types;
- reflect the general design principals outlined above which are the framework to be expanded upon and implemented in future design guidelines.

The architecture of the Haymeadow Community is inspired by the natural materials and simple gathered forms of the surrounding historic Colorado ranch compounds. These typical asymmetric historic buildings which evolved over time have a casual and intimate architecture which is at harmony with the land. The proposed palette of natural earth colored stucco, timbers and stained wood sidings will give the buildings a natural patina that will blend in with the surroundings. The architecture of the community will be rooted in the history of the place.

The main element of the house should typically be two stories in height and typically have gable roof(s) with smaller attached one story elements with typical shed roofs. Buildings are generally taller in the middle and step down at ends with typically one and a half story massing at the sides of the house and should step with grade to minimize site grading.

Primary building materials/colors must be muted tones derived from the earth, trees and rock outcroppings of the surroundings environment.

2. Environmental Building Practices:

- a. Low environmental impact and energy efficiency approaches to site planning, design, landscaping and construction are highly encouraged.

b. ~~Owners are encouraged to review LEED guidelines published by the US Green Building Council (www. usgbc.org) which encourage energy efficiency, resource efficiency and healthy indoor air quality.~~

c. ~~Passive and active solar is highly encouraged. Hot water and photo voltaic solar panels are encouraged to be well planned and integrated in to the architectural design. Panels should be installed in the same plane as the roofs and close to flush with the roof. Solar panels and all associated mounting brackets and hardware shall be all black. No bright shiny metal elements are allowed.~~

3. ~~Landscape Design Standards:~~

~~Landscape Design Standards will be written and adopted as an integral part of the overall design guidelines. The intent of the landscape design guidelines will be provide standards for landscaping and water conservation within the PUD that enhance and maintain the character of the residential neighborhoods and public spaces of the Haymeadow PUD. The Landscape Design Guidelines shall comply with the Town of Eagle Water Efficiency & Conservation plan as applicable. This will be accomplished by:~~

- a. ~~Setting minimum and maximum standards for planting within residential and public spaces.~~
- b. ~~Promoting the conservation of water through selection of proper plant palettes and the use of efficient irrigation techniques.~~
- c. ~~Controlling the spread of noxious weeds and invasive plant species.~~

4. ~~Illumination Design Standards:~~

~~Illumination design standards for residential and public uses shall be included within the approved design guidelines. The intent of these standards will be to provide compliance with adopted Town of Eagle lighting requirements and appropriate dark sky practices.~~

5. ~~Fencing Design Standards:~~

- 1. ~~Fencing design standards shall be included within the approved design guidelines. The intent of these standards will be to provide a compatible appearance among residential properties and to regulate the structure, location, height, color and materials of fencing prior to installation. Where appropriate and as required, wildlife friendly fencing will be specified.~~

6. ~~Specific Design Considerations:~~

~~Specific design considerations have been discussed with the Town of Eagle through the Haymeadow PUD Development Plan approval process. This section of the PUD provides a commitment to incorporate certain design considerations into the Haymeadow Design Guidelines.~~

- a. ~~Final Plat and Development Permit applications shall include site and landscape design considerations for each Sylvan Lake Road intersection that creates key visual corridors into the adjacent neighborhood, creating a sense of welcome and entry. This is of specific importance at the school road intersection.~~
- b. ~~Any development plan that includes a enclosed storage building or a HOA/Metro District maintenance yard shall include appropriate landscape screening to screen~~

- ~~the view from the public street. Any yard and building plan structures shall require approval of the Haymeadow Design Review Board.~~
- ~~e. Cedar or other wood shake shingle products shall not be allowed as a roofing material.~~
 - ~~d. Multi Family development and Fire Station shall be subject to Town of Eagle Development Permit review as outlined in Section 4.06 of the Town of Eagle Land Use and Development Code.~~

7. SIGNS

~~Sign regulations shall meet the Town of Eagle sign code; unless a comprehensive Haymeadow Sign Program is approved by the Town of Eagle.~~

9. ARCHITECTURAL DESIGN STANDARDS

Architectural Design Guidelines are set forth in the Haymeadow Design Guidelines. No change may be made to the Design Guidelines that would conflict with any requirement in the PUD Guide or Town Code without approval of the Town Council. Any subsequent major revisions to the Design Guidelines (as determined by the Community Development Director), shall be subject to the review and approval of the Town of Eagle.

10. WILDLIFE CONSERVATION

The Haymeadow PUD has been designed to comply with the Wildlife Conservation Development Standards in Section 4.14.040 of the Town Code, to maintain and enhance the diversity of wildlife species and habitat in the Town and to plan and design land uses to be harmonious with wildlife habitat and the species that depend on this habitat. Wildlife impacts have been reviewed at the PUD level and Development Standards required in accordance with Code Section 4.14.040.

Clustering: Development nodes have been clustered in areas of introduced or disturbed vegetation, and environmentally sensitive portions of the property such as wildlife habitat, wetlands, geologically sensitive areas and drainageways have been identified and protected by designating these areas as open space.

Buffering: Per Section 3.C.8 of the PUD Guide, a 500-foot-wide wildlife corridor and landscape screening berm shall be established on the adjacent open space to the east of Neighborhood D, as indicated on the approved PUD Development Plan attached as Exhibit A.

In addition to the clustering and buffering achieved through the PUD Development Plan, the following wildlife mitigation measures are also required within the PUD:

A. Dogs and Pet Control~~DOGS AND PET CONTROL~~

Each dwelling unit will be permitted to house up to two dogs and offspring up to three months old. Residents will be prohibited from harboring dogs on their property unless they have adequate facilities (i.e., animals kept in residence, a fenced yard, an electronically fenced yard,

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dog run, or kennel) to contain the animals. Enclosed runs must be located immediately adjacent to the home, within the lot's building envelope if an envelope is required, and shall not exceed 1,000 square feet. If facilities are inadequate to contain the dog(s), the animals will be immediately removed from the subdivision until adequate structures can be built.

At no time are dogs to be allowed to run freely, other than within designated leash free dog parks. Haymeadow shall be subject to any and all leash laws and other pet regulations as adopted by the Town of Eagle.

Stray dogs may also be controlled by the Town and/or County and Colorado Department of Parks and Wildlife (CDPW). Homeowners not in compliance with these dog restrictions will be responsible for any and all costs incurred by the Town, County, and/or CDPW for enforcing these provisions.

Contractors, subcontractors, and other construction related visitors shall be prohibited from bringing dogs onto the Haymeadow PUD.

9-B. Fencing-FENCING

Any fencing separating a residential lot from adjacent natural open space shall be required to meet the wildlife friendly fencing guidelines of Colorado Parks and Wildlife.

The Haymeadow Metro District and/or Homeowners Association shall be responsible for maintaining a fence at appropriate perimeter sections of the PUD to keep cattle grazing on adjacent lands from entering the Haymeadow PUD.

C. Trash Receptacles

Single family residences within the Haymeadow PUD shall be restricted from storing or leaving trash receptacles outside overnight. Trash receptacles shall be placed outside on the day of pick-up and shall be returned to an indoor location the same day.

Multi-family buildings shall provide wildlife resistant trash enclosure structures.

D. Haymeadow Design Guidelines

Additional Wildlife Conservation Development Standards are also set forth in the Haymeadow Design Guidelines, addressing preservation of native vegetation, tree removal, native plant selection, deer/wildlife fencing, and exterior lighting. No change may be made to the Design Guidelines that would conflict with any requirement in the PUD Guide or Town Code without approval of the Town Council. Any subsequent major revisions to the Design Guidelines (as determined by the Community Development Director), shall be subject to the review and approval of the Town of Eagle.

110. TOWN OF EAGLE DEVELOPMENT PERMIT

All multi-family buildings, the fire station, school and Trailhead Park pavilion building shall be required to obtain a Development Permit pursuant to Section 4.0617 of the Town of Eagle Land Use and Development Code

11 TRASH RECEPTACLES

- ~~Single family residences within the Haymeadow PUD shall be restricted from storing or leaving trash receptacles outside overnight. Trash receptacles shall be placed outside on the day of pick-up and shall be returned to an indoor location the same day.~~
- ~~Multi family buildings shall provide wildlife resistant trash enclosure structures consistent with the approved Design Guidelines.~~

12. CONFLICTS

The specific provisions of this Guide shall supersede those of the Town of Eagle Land Use Regulations. However, where the Guide does not address an issue, the specific provisions of the Town of Eagle Land Use Regulations shall prevail. In cases of dispute or ambiguity, the ~~Board of Trustees shall act to interpret~~ Developer will follow the appeals process listed in the Land Use Development Code.

13. AMENDMENTS TO THE HAYMEADOW PUD GUIDE, PUD DEVELOPMENT PLAN AND SUBDIVISION PLANS

It is anticipated that modifications or amendments to this PUD Guide, the PUD Development Plan, and Subdivision Plans will be necessary from time to time as Haymeadow progresses. This PUD Guide provides for two types of modifications or amendments: minor and major.

A. Minor Modifications:

Minor modifications are those changes which will not alter the original project concept, but which may result in minor changes in the design of Haymeadow. Minor modifications include, but are not limited to internal road alignment alterations, minor adjustments to parcel boundaries, building envelope changes, and additions of land uses not previously listed but determined to be similar to listed uses. Minor adjustments to Planning Parcel boundaries shall be defined as:

Change in land use of a parcel of property not to exceed 20,000 square feet to conform to the land use of property immediately adjacent to it, provided however, that the provisions of this article shall not apply to property adjacent to any parcel of property the land use of which has previously been changed pursuant to the provisions of this article. Minor modification shall also include any decrease in size of a Neighborhood Residential parcel that is offset by an equal increase in an open space parcel.

Minor modifications ~~will be processed administratively in accordance with the review procedures set forth in Chapter 4.17 of the Town Code. may be authorized by the Town of Eagle Zoning Administrator upon written request. The Zoning Administrator shall act upon any minor modification request within 30 days of such a request. Any decision by the Zoning Administrator may be appealed in writing to the Eagle Board of Trustees within 30 days of such decision.~~

B. Major Modifications:

Major modifications are those changes not considered to be minor modifications and are changes that could alter the character or land use of a portion of the project.

Major modifications shall include:

1. Any increase in the total number of residential units.
2. Any change in land use designation of any parcels within the PUD, except as provided above.
3. Any additional ~~of~~ land into the PUD.

Major modifications ~~will be reviewed by the Planning and Zoning Commission and Town Council in accordance with the review procedures set forth in Chapter 4.17 of the Town Code., shall be under the authority of the Eagle Board of Trustees. Applications for major modifications shall be heard in public hearing by the Board after receiving a recommendation from the Planning and Zoning commission.~~ The Town ~~Board~~Council shall approve the modification if it is found that the modification is consistent with the efficient development of the entire PUD and does not substantially affect the enjoyment of land abutting the PUD or the public interest.

Approved by Abrika Properties, LLC, the developer of the Haymeadow PUD, this _____ day of _____, ~~2021~~2024.

By: _____

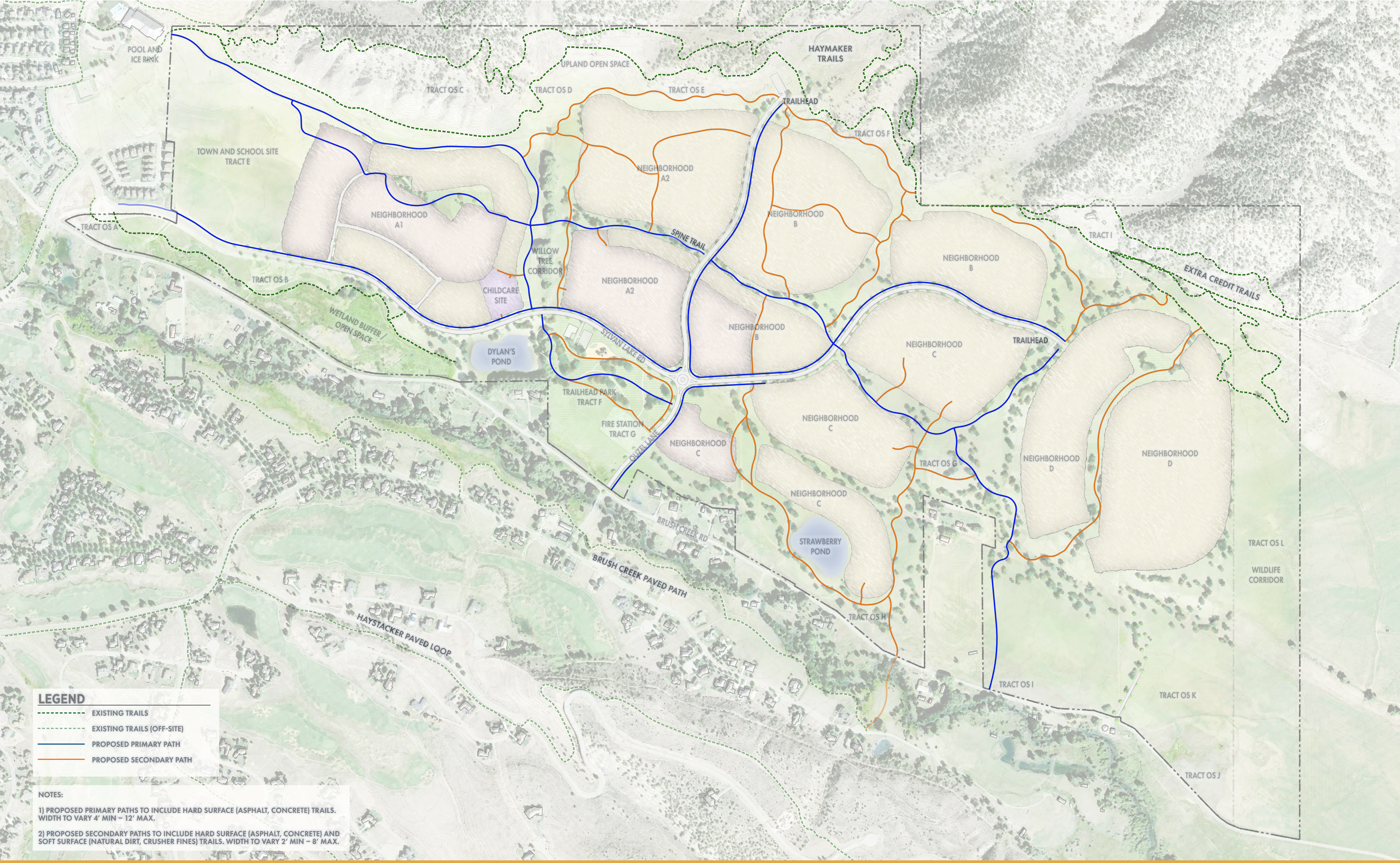
TOWN of EAGLE Signature block:

Approved by the TOWN OF EAGLE, COLORADO, a municipal corporation acting by and through its ~~Board of Trustees~~ Town Council, this _____ day of _____, ~~2021~~ 2024.

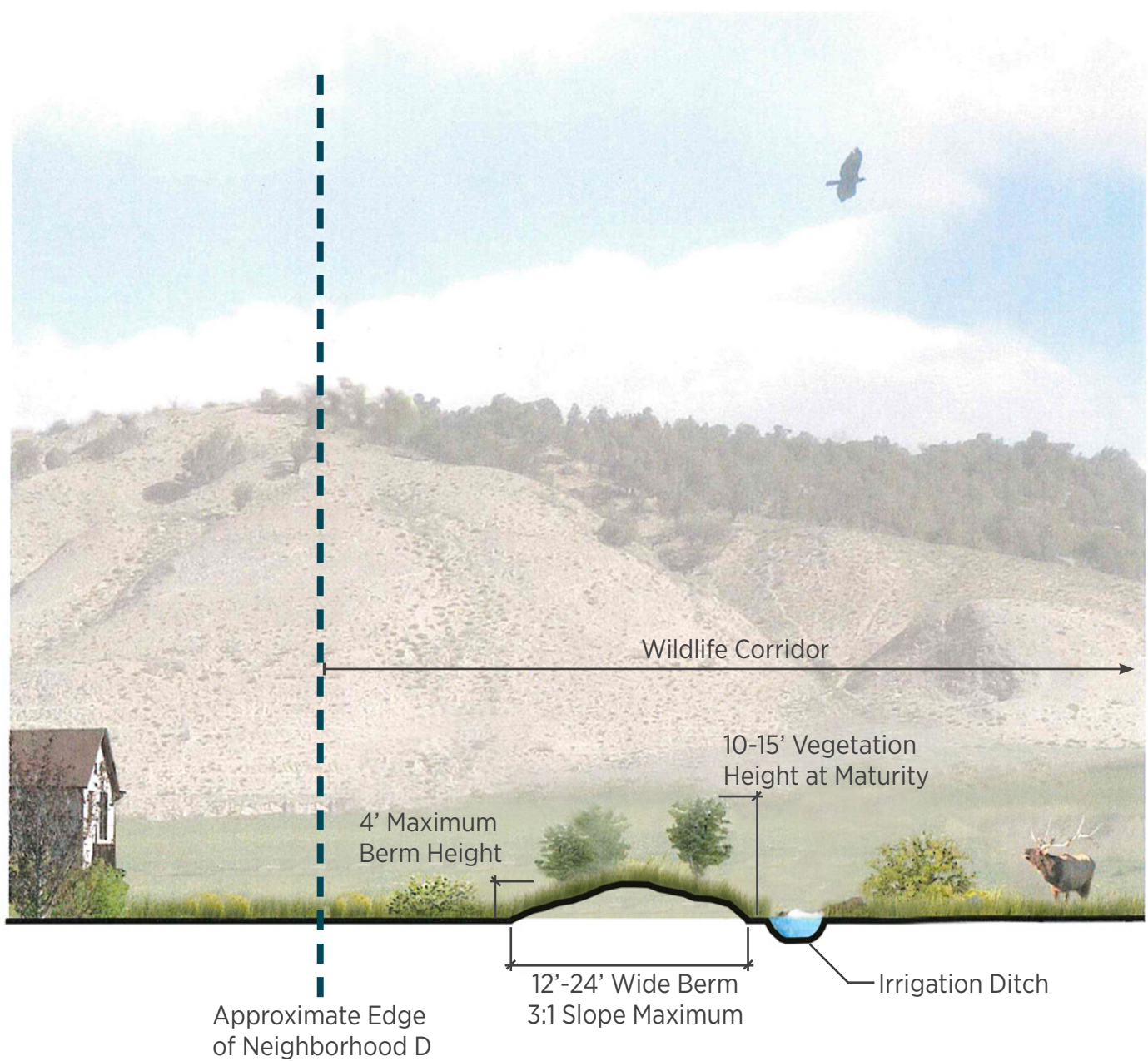
_____, Mayor
ATTEST:

Town Clerk









Location of berm to vary within wildlife corridor
Illustrative only, subject to change

HAYMEADOW

Wildlife Corridor Example Berm Cross Section

MEMORANDUM

To: Michael Hood, Range Consulting, LLC

From: Steve Tuttle, PE, PTOE

Date: June 4, 2024

Project: Haymeadow Eagle

Subject: **Updated Trip Generation w/Proposed Day Care (A1)**

The Fox Tuttle Transportation Group has completed an update of the proposed Haymeadow project trip generation estimate with the proposed area A1 childcare land use. The revised trip generation is attached, and reflects an 80-student childcare use, using ITE trip rates for Land Use #565 – “Day Care Center”.

The 80-student childcare use would result in 295 additional daily, 56 AM peak hour, and 57 PM peak hour trips (assuming 5% non-auto reduction for parents walking/biking kids to day care). The updated total A1 trip generation with day care use is a total of 1,682 daily, 146 AM peak hour, and 174 PM peak hour trips. The projected total A1 volumes represent local roadway level volumes (below collector thresholds) and would be split between the multiple access points. As such, we would not expect any bottleneck/operational concerns with this level of roadway traffic. The day care site should be designed to accommodate drop-off/pick-up and parking on-site which would mitigate impacts to the adjacent residential uses.

Please let me know if you have any questions or would like to discuss our methodologies, assumptions and findings in more detail.

Sincerely,

FOX TUTTLE TRANSPORTATION GROUP, LLC



Steve Tuttle, PE, PTOE
Principal

Table B - Updated Trip Generation Estimate for the Haymeadow Development

Parcel	ITE Code	Land Use	Size	Unit	Trip Reduction Factors			Average Daily Trips			External A.M. Peak Hour Trips				External P.M. Peak Hour Trips			
					Multi-Modal	Internal Trips and Multi-Purpose Trips	Pass-By	Rate	Total Trips with No Trip Reductions	Total External Trips With Trip Reductions	Rate	Total	In	Out	Rate	Total	In	Out
School	520/522	K - 8 School (4)	600	Students	0.10	0.375	0.00	2.23	1,340	754	0.72	245	135	110	0.16	53	26	27
A1	210	Single Family Detached	48	Dwelling Units	0.05	0.05	0.00	9.43	453	409	0.70	30	8	22	0.94	41	26	15
A1	215	Single Family Attached (Duplex)	40	Dwelling Units	0.05	0.05	0.00	7.20	288	260	0.48	17	4	13	0.57	21	12	9
A1	220	Multifamily (Low-Rise)	108	Dwelling Units	0.05	0.05	0.00	6.74	728	657	0.40	39	9	30	0.51	50	32	18
A1	(2)	Accessory Dwelling Units	10	Dwelling Units	0.05	0.05	0.00	6.74	67	61	0.40	4	1	3	0.51	5	3	2
A1	565	Day Care Center	80	Students	0.05	0.05	0.00	4.09	327	295	0.78	56	30	26	0.79	57	27	30
A1		Subtotal Parcel A1:	206						1,863	1,682		146	52	94		174	100	74
A2	210	Single Family Detached	66	Dwelling Units	0.05	0.05	0.00	9.43	622	562	0.70	42	11	31	0.94	56	35	21
A2	215	Single Family Attached (Duplex)	24	Dwelling Units	0.05	0.05	0.00	7.20	173	156	0.48	10	3	7	0.57	12	7	5
A2	220	Multifamily (Low-Rise)	78	Dwelling Units	0.05	0.05	0.00	6.74	526	474	0.40	28	7	21	0.51	36	23	13
A2	(2)	Accessory Dwelling Units	13	Dwelling Units	0.05	0.05	0.00	6.74	88	79	0.40	5	1	4	0.51	6	4	2
A2		Subtotal Parcel A2:	181						1,409	1,271		85	22	63		110	69	41
B	210	Single Family Detached	118	Dwelling Units	0.05	0.05	0.00	9.43	1,113	1,004	0.70	75	19	56	0.94	100	63	37
B	215	Single Family Attached (Duplex)	30	Dwelling Units	0.05	0.05	0.00	7.20	216	195	0.48	13	3	10	0.57	15	9	6
B	220	Multifamily (Low-Rise)	50	Dwelling Units	0.05	0.05	0.00	6.74	337	304	0.40	18	4	14	0.51	23	14	9
B	(2)	Accessory Dwelling Units	22	Dwelling Units	0.05	0.05	0.00	6.74	148	134	0.40	8	2	6	0.51	10	6	4
B		Subtotal Parcel B:	220						1,814	1,637		114	28	86		148	92	56
C	210	Single Family Detached	94	Dwelling Units	0.05	0.05	0.00	9.43	886	800	0.70	59	15	44	0.94	80	50	30
c	215	Single Family Attached (Duplex)	30	Dwelling Units	0.05	0.05	0.00	7.20	216	195	0.48	13	3	10	0.57	15	9	6
C	220	Multifamily (Low-Rise)	12	Dwelling Units	0.05	0.05	0.00	6.74	81	73	0.40	4	1	3	0.51	6	4	2
C	(2)	Accessory Dwelling Units	13	Dwelling Units	0.05	0.05	0.00	6.74	88	79	0.40	5	1	4	0.51	6	4	2
C		Subtotal Parcel C:	149						1,271	1,147		81	20	61		107	67	40
D	210	Single Family Detached	50	Dwelling Units	0.05	0.05	0.00	9.43	472	426	0.70	32	8	24	0.94	42	26	16
D	215	Single Family Attached (Duplex)	0	Dwelling Units	0.05	0.05	0.00	7.20	0	0	0.48	0	0	0	0.57	0	0	0
D	220	Multifamily (Low-Rise)	0	Dwelling Units	0.05	0.05	0.00	6.74	0	0	0.40	0	0	0	0.51	0	0	0
D	(2)	Accessory Dwelling Units	8	Dwelling Units	0.05	0.05	0.00	6.74	54	49	0.40	3	1	2	0.51	4	3	1
D		Subtotal Parcel D:	58						526	475		35	9	26		46	29	17
Civic	411	Public Park (3)	13	Acres	0.11	0.50	0.00	1.36	18	8	0.23	1	1	0	0.24	1	1	0
Civic	(1)	Fire Station	2	Acres	0.00	0.00	0.00	10.00	20	20	2.00	4	3	1	2.00	4	1	3
Total External Haymeadow Trip Ends:									8,261	6,994		711	270	441		643	385	258
T.O.E. Rec.	495	Recreation Community Center	11	1,000 sq. ft.	0.10	0.10	0.00	28.82	317	257	1.91	17	11	6	2.50	22	10	12
T.O.E. Rec.	488	Community Park (3)	11.5	Acres	0.11	0.50	0.00	1.36	16	7	0.23	1	1	0	0.24	1	0	1
Total External Recreation Facility Trip Ends:									333	264		18	12	6		23	10	13
Total External Trips From Both Sites:									8,594	7,258		729	282	447		666	395	271



Haymeadow Water and Wastewater Demand Analysis For a Proposed Childcare Facility MEMO

TO: Michael Hood

CC: Brandon Cohen, Abrika

FROM: Gary Brooks, Cutthroat Consulting, LLC

DATE: June 5, 2024

ATTACHMENTS: Neighborhood A1 Site Plan

The purpose of this memo is to provide a summary of the in-house water demand calculations for a proposed Childcare Facility in Neighborhood A1-B. The proposed facility will be sized for 80 full-time students and 10 full-time staff. Based on the water usage criteria included in the Haymeadow Utility Impact Report, the water demand for schools is based on a per student/staff number being 20 gallons per day per person. Irrigation water for this facility will be provided through a separate non-potable system therefore there is no impact to the treated water demand calculation.

Based on these criteria the water demand for the Childcare Facility will be as follows:

$90 \text{ persons} \times 20 \text{ gpcd} = 1800 \text{ gpd} \times 2.0 \text{ peaking factor} = 3600 \text{ gpd}$

Per the Haymeadow Utility Impact Report, the total peak day water demand for the project is 438,600 gpd. Inclusion of the Childcare Facility will increase the total peak day demand to 442,200 gpd.

The water and sewer mains within Haymeadow have adequate capacity to accommodate the small increase in demand and effluent volumes.

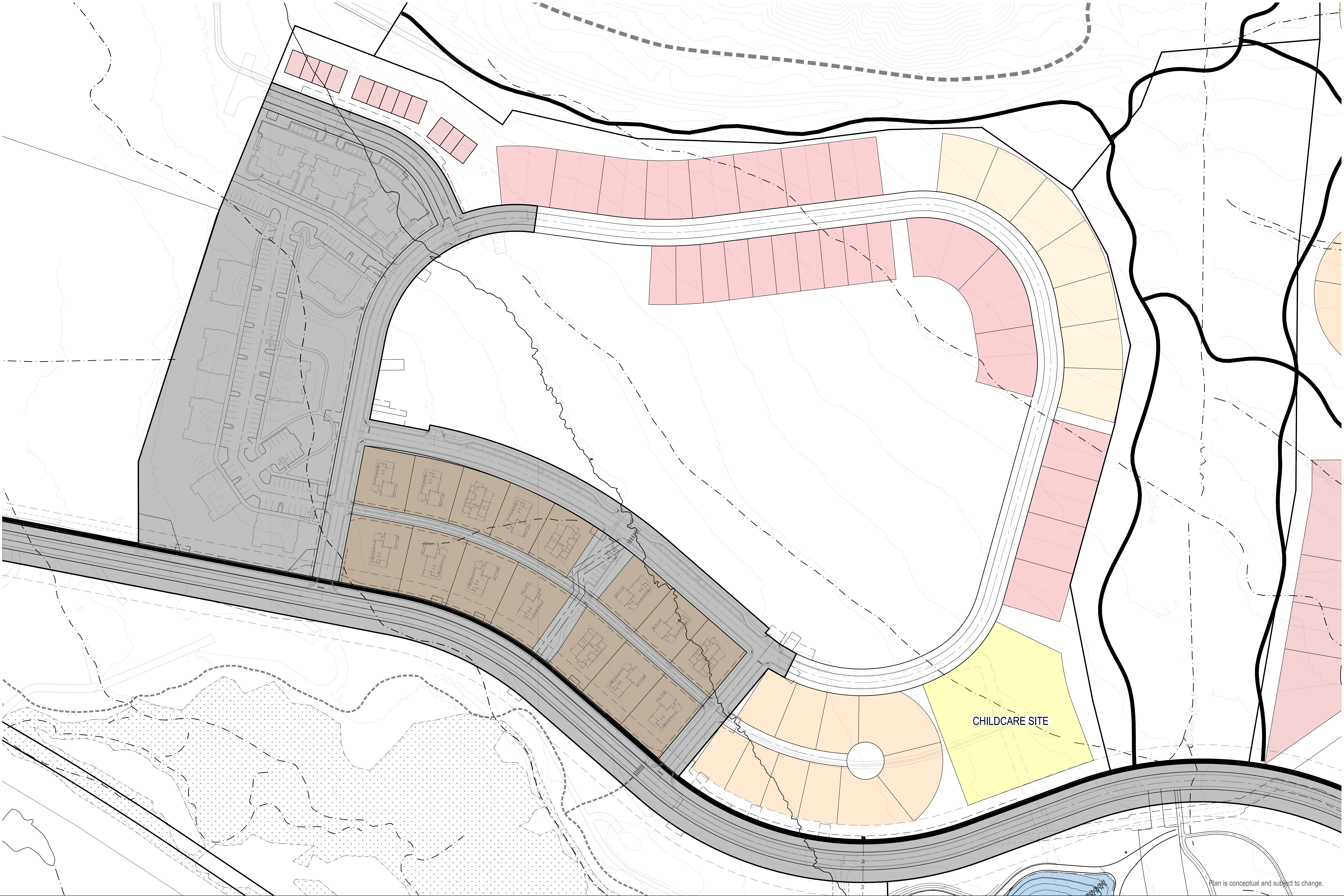
Per the Haymeadow Utility Impact Report the water main sizing was reviewed and approved by the town's water system Engineer, Mott MacDonald which recommended that water main sizing be increase to 12" diameter to minimize higher velocity flow rates and associated frictional head loss. The increase to 12" also accommodates increased demand for the system.

The sewer mains within Haymeadow have been upsized to accommodate potential development upstream of the project which will not occur due to the land being designated as permanent open space. The sewer mains downstream of Haymeadow, within Eagle Ranch and down to the



WWTP, were oversized to accommodate the Adams Rib project that has since been terminated therefore significant capacity is available within the sewer main piping system sufficient to

handle the minor increase in effluent volumes generated by the proposed childcare facility in Neighborhood A1B.



Plan is conceptual and subject to change.



From: [MTP Board of Directors](#)
To: [Jessica Lake; Planning Department](#)
Subject: MTP Board of Directors -- Letter of Support for Haymeadow PUD
Date: Thursday, October 3, 2024 10:32:09 AM
Attachments: [Mountain Tots Preschool Board Letter of Support for TOE P&Z Oct 2024 PDF.pdf](#)

You don't often get email from board@mountaintotspreschool.com. [Learn why this is important](#)

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Hi Jessica & Planning Team,
Please find the Mountain Tots Preschool Board's letter of support for the upcoming Haymeadow PUD amendment going before the P&Z committee next Thursday attached. Please include this letter in the committee packet. Let us know if you have any questions or need anything else from our end.

Thank so much!!

--

Mountain Tots Preschool Board of Directors

Becky Wydra | President | 303-249-3010
Jamie Woodworth Foral | Vice President | 970-471-4217
Joanie Monaghan | Treasurer | 281-798-0172



October 3, 2024

Town of Eagle Planning and Zoning Committee

200 Broadway

Eagle, CO 81631

Dear Members of the Planning and Zoning Committee,

We are writing to express our enthusiastic support for the proposed amendment to the Haymeadow Planned Unit Development (PUD) in the Town of Eagle, which includes allocating a 1.6-acre parcel of land to Mountain Tots Preschool (MTP). As MTP celebrates its 50th anniversary, the opportunity to secure a permanent home within the Haymeadow development presents a transformative moment for our institution and the broader community.

Mountain Tots Preschool has been a cornerstone of early childhood education in the valley for half a century. However, despite our long-standing presence and contributions, MTP has never had a permanent facility. This has posed significant challenges to our ability to expand and enhance our programs to meet the growing needs of our community. The allocation of this land would allow MTP to build a permanent home, providing stability and continuity for generations to come.

The location within the Haymeadow development is ideal for MTP's new facility. It offers a safe, accessible, and conducive environment for learning. The proximity to residential areas ensures that families can easily access our services, enhancing the integration of early childhood education within the community fabric.

Approving this PUD amendment is crucial to addressing the community's escalating demand for quality early childhood education. With a permanent home, MTP could nearly triple its current enrollment capacity, immediately easing the strain on local families seeking preschool options. Additionally, unlike other viable locations MTP has available to build a new school, the site at Haymeadow would provide room for future expansion, potentially allowing us to offer young toddler and even infant care, services that are desperately needed in our area.



This initiative aligns closely with the Town of Eagle’s Strategic Plan to stimulate economic vitality and development. By expanding the capacity of our school to serve a critical need in the community, MTP’s growth will also create new childcare jobs within the town, directly supporting the town’s economic objectives.

Furthermore, the Elevate Eagle Comprehensive Plan underscores several goals that resonate with our proposal:

- Goal 1-2.1: Providing opportunities that increase the likelihood of the Town’s citizens to work within Eagle. By expanding MTP, we support working parents by offering reliable childcare close to home.
- Goal 1-2.9: Creating a positive business environment that encourages reinvestment and expansion. Establishing a permanent home for MTP embodies this goal by fostering educational infrastructure investment.
- Goal 1-2.11: Encouraging childcare and infant care facilities in commercial, mixed-use, and residential neighborhoods as appropriate. The Haymeadow site is perfectly positioned to fulfill this objective, integrating childcare services within a residential setting.
- Goal 2-4 and Goal 5-3: Enhancing connectivity and promoting a walkable environment. The Haymeadow development's design aligns with these goals, offering safe and convenient pedestrian and bicycle circulation, making it easier for families to access MTP.

The Town of Eagle is known for being an exciting adventure destination and a safe community to live and raise a family. With 32% of the Town’s population between the ages of 0-19, there is a significant and increasing need for schools, daycares, and activity centers to serve teenagers and children. Even with an increasingly aging population, the high number of children balances the median age to 36.3 years old, keeping pace with both Eagle County and Colorado at 36.5. This demographic trend highlights the urgent need for expanded childcare facilities like MTP.

By supporting this initiative, the Town of Eagle reaffirms its commitment to smart, thoughtful community growth and development. Expanding early childhood education is not just a matter of increasing access to learning; it is about investing in the future strength



and resilience of our community. MTP's permanent presence in Haymeadow will enrich the lives of countless children and families, laying a strong foundation for lifelong learning and success.

We are deeply grateful for the Town of Eagle's ongoing support and dedication to fostering a vibrant, well-rounded community. By approving this PUD amendment and facilitating the allocation of land to MTP, you are not only aiding our institution but also upholding the values and mission that lie at the heart of a strong and thriving community.

Thank you for your consideration and for your steadfast commitment to enhancing the quality of life in Eagle.

Sincerely,

The Mountain Tots Preschool Board

Becky Wydra

President

Jamie Woodworth Foral

Vice President

Joanie Monaghan

Treasurer

Supported by Parents and Community Members

From: [Alana Gall](#)
To: [Jessica Lake](#); [Planning Department](#)
Cc: [James Gall](#)
Subject: Letter of Support for Mountain Tots Preschool
Date: Thursday, October 3, 2024 8:35:11 AM
Attachments: [Letter of Support for TOE P&Z.pdf](#)

Some people who received this message don't often get email from alanakgall@gmail.com. [Learn why this is important](#)

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Good morning Jessica.

Please see the attached letter in support of the PUD Amendment for MTP's future permanent home. I will also try and attend the meeting next Tuesday.

Warmest regards,
Alana & James Gall

--

Alana Gall
970.390.4850

October 2, 2024

Town of Eagle Planning and Zoning Committee

200 Broadway

Eagle, CO 81631

Dear Members of the Planning and Zoning Committee,

We are the parents of children attending Mountain Tots Preschool (MTP), are writing to express our **strong support** for the proposed amendment to the Haymeadow Planned Unit Development (PUD), which includes allocating a 1.6-acre parcel of land to MTP. As MTP celebrates its 50th anniversary, this opportunity to secure a permanent home within the Haymeadow development would be transformative for our community.

MTP has been a cornerstone of early childhood education in the valley for half a century, yet it has never had a permanent facility. This has limited its ability to expand and meet the growing needs of our community. The allocation of this land would provide MTP with the stability to build a forever home, benefiting generations to come.

The location within the Haymeadow development is ideal for MTP's new facility. It offers a safe, accessible, and conducive environment for learning. The proximity to residential areas ensures that families can easily access our services.

Approving this PUD amendment is crucial to meeting the community's increasing demand for quality early childhood education. With a permanent home, MTP could nearly triple its current enrollment, immediately easing the strain on local families seeking preschool options. Additionally, the new facility would provide room for future expansion, potentially allowing MTP to offer toddler and infant care, which is desperately needed in our area.

Supporting this initiative reaffirms the Town of Eagle's commitment to thoughtful community growth and development. Expanding early childhood education is an investment in the future strength and resilience of our community.

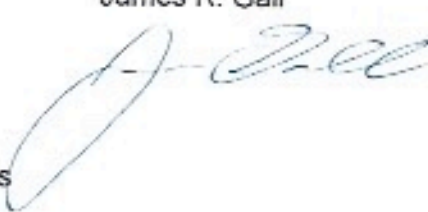
We are deeply grateful for the Town of Eagle's ongoing support and dedication to fostering a vibrant, well-rounded community.

Thank you for your consideration.

Sincerely,

Alana K. Gall

James R. Gall



Parents of Mountain Tots Preschool Students

From: [Joanie Monaghan](#)
To: [Jessica Lake](#); [Planning Department](#)
Subject: Support for Haymeadow PUD and Dedicated Childcare Parcel
Date: Wednesday, October 2, 2024 9:23:39 PM
Attachments: [Mountain Tots Preschool J Monaghan Letter of Support for TOE P&Z Oct 2024.pdf](#)

Some people who received this message don't often get email from joaniehanlon@gmail.com. [Learn why this is important](#)

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Hi Jessica,
Hope you are having a great week so far!

I am writing today to voice my support for the PUD amendment going before the Town P&Z committee next week. I have attached a signed letter of support that I request be included in the committee packet for the 10/10 meeting next week. Please let me know if anything else is needed on my end to have the letter included.

Thanks so much!

Joanie Monaghan
281-798-0172

October 2, 2024

Town of Eagle Planning and Zoning Committee

200 Broadway

Eagle, CO 81631

Dear Members of the Planning and Zoning Committee,

As a parent of a child attending Mountain Tots Preschool (MTP) and as a long-time Eagle Valley resident and supporter of this amazing place we call home, I am writing to express my strong support for the proposed amendment to the Haymeadow Planned Unit Development (PUD), which includes allocating a 1.6-acre parcel of land to MTP. As MTP celebrates its 50th anniversary, this opportunity to secure a permanent home within the Haymeadow development would be transformative for our community.

MTP has been a cornerstone of early childhood education in the valley for half a century, yet it has never had a permanent facility. This has limited its ability to expand and meet the growing needs of our community. The allocation of this land would provide MTP with the stability to build a forever home, benefiting generations to come.

The location within the Haymeadow development is ideal for MTP's new facility. It offers a safe, accessible, and conducive environment for learning. The proximity to residential areas ensures that families can easily access our services.

Approving this PUD amendment is crucial to meeting the community's increasing demand for quality early childhood education. With a permanent home, MTP could nearly triple its current enrollment, immediately easing the strain on local families seeking preschool options. Additionally, the new facility would provide room for future expansion, potentially allowing MTP to offer toddler and infant care, which is desperately needed in our area.

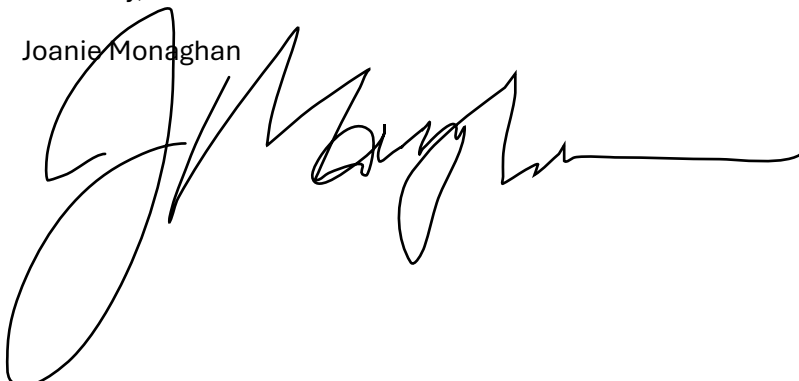
Supporting this initiative reaffirms the Town of Eagle's commitment to thoughtful community growth and development. Expanding early childhood education is an investment in the future strength and resilience of our community.

My family and I are deeply grateful for the Town of Eagle's ongoing support and dedication to fostering a vibrant, well-rounded community.

Thank you for your consideration.

Sincerely,

Joanie Monaghan

A large, stylized handwritten signature in black ink, appearing to read 'Joanie Monaghan', written over the printed name.

From: [Emily Moore](#)
To: [Jessica Lake](#); [Planning Department](#)
Cc: [John Moore](#)
Subject: Support for Haymeadow PUD amendment for MTP
Date: Thursday, October 3, 2024 8:36:18 AM
Attachments: [Mountain Tots Preschool Parent Letter of Support for TOE P&Z Oct 2024.docx.pdf](#)

Some people who received this message don't often get email from egamble07@gmail.com. [Learn why this is important](#)

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Hi Jessica,

Please see attached letter in support of Haymeadow PUD amendment for Mountain Tots Preschool.

Thank you,
Emily & John

October 2, 2024

Town of Eagle Planning and Zoning Committee

200 Broadway

Eagle, CO 81631

Dear Members of the Planning and Zoning Committee,

We, the parents of children attending Mountain Tots Preschool (MTP), are writing to express our strong support for the proposed amendment to the Haymeadow Planned Unit Development (PUD), which includes allocating a 1.6-acre parcel of land to MTP. As MTP celebrates its 50th anniversary, this opportunity to secure a permanent home within the Haymeadow development would be transformative for our community.

MTP has been a cornerstone of early childhood education in the valley for half a century, yet it has never had a permanent facility. This has limited its ability to expand and meet the growing needs of our community. The allocation of this land would provide MTP with the stability to build a forever home, benefiting generations to come.

The location within the Haymeadow development is ideal for MTP's new facility. It offers a safe, accessible, and conducive environment for learning. The proximity to residential areas ensures that families can easily access our services.

Approving this PUD amendment is crucial to meeting the community's increasing demand for quality early childhood education. With a permanent home, MTP could nearly triple its current enrollment, immediately easing the strain on local families seeking preschool options. Additionally, the new facility would provide room for future expansion, potentially allowing MTP to offer toddler and infant care, which is desperately needed in our area.

Supporting this initiative reaffirms the Town of Eagle's commitment to thoughtful community growth and development. Expanding early childhood education is an investment in the future strength and resilience of our community.

We are deeply grateful for the Town of Eagle's ongoing support and dedication to fostering a vibrant, well-rounded community.

Thank you for your consideration.

Sincerely,

Emily and John Moore

Parents of Mountain Tots Preschool Students

From: [Melodey Woolsey](#)
To: [Jessica Lake](#); [Planning Department](#)
Subject: Support for Mountain Tots at Haymeadow
Date: Thursday, October 3, 2024 8:20:50 AM
Attachments: [Support for MTP at Haymeadow.pdf](#)

Some people who received this message don't often get email from melodeykw@gmail.com. [Learn why this is important](#)

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Good morning,

I would like to voice our strong support for the amendment to the Haymeadow PUD to allow for a new Mountain Tots Preschool location. As a parent of a current Mountain Tot, we originally worried about the current location, building condition, and proximity to Highway 6. After years of trying to find a more suitable location, the Haymeadow PUD would alleviate many, if not all of our concerns. If this amendment is approved, our kids would have a dedicated space to explore, learn, and develop in a safe environment and the legacy of Mountain Tots would continue well beyond its current 50 years of service. This community needs support for our youth and child care is a need that will continue to grow as our community grows. Please let me know if there is anything else we can do to help this important initiative get passed.

Thank you,

Melodey Woolsey

--

[Melodey Woolsey](#)

October 2, 2024

Town of Eagle Planning and Zoning Committee

200 Broadway

Eagle, CO 81631

Dear Members of the Planning and Zoning Committee,

We, the parents of children attending Mountain Tots Preschool (MTP), are writing to express our strong support for the proposed amendment to the Haymeadow Planned Unit Development (PUD), which includes allocating a 1.6-acre parcel of land to MTP. As MTP celebrates its 50th anniversary, this opportunity to secure a permanent home within the Haymeadow development would be transformative for our community.

MTP has been a cornerstone of early childhood education in the valley for half a century, yet it has never had a permanent facility. This has limited its ability to expand and meet the growing needs of our community. The allocation of this land would provide MTP with the stability to build a forever home, benefiting generations to come.

The location within the Haymeadow development is ideal for MTP's new facility. It offers a safe, accessible, and conducive environment for learning. The proximity to residential areas ensures that families can easily access our services.

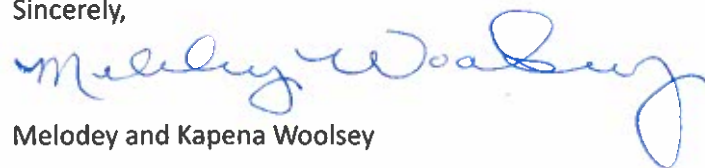
Approving this PUD amendment is crucial to meeting the community's increasing demand for quality early childhood education. With a permanent home, MTP could nearly triple its current enrollment, immediately easing the strain on local families seeking preschool options. Additionally, the new facility would provide room for future expansion, potentially allowing MTP to offer toddler and infant care, which is desperately needed in our area.

Supporting this initiative reaffirms the Town of Eagle's commitment to thoughtful community growth and development. Expanding early childhood education is an investment in the future strength and resilience of our community.

We are deeply grateful for the Town of Eagle's ongoing support and dedication to fostering a vibrant, well-rounded community.

Thank you for your consideration.

Sincerely,



Melodey and Kapena Woolsey

Parents of Mountain Tots Preschool Student

From: [Shelley Grom](#)
To: [Jessica Lake](#); [Planning Department](#)
Subject: Mountain Tots Preschool Parent Letter of Support
Date: Friday, October 4, 2024 10:26:14 AM
Attachments: [Mountain Tots Preschool Parent Letter of Support.pdf](#)

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Hi, please see attached. Thank you!

Kind Regards,

Shelley Grom

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

Dear Members of the Planning and Zoning Committee,

We, the parents of children attending Mountain Tots Preschool (MTP), are writing to express our strong support for the proposed amendment to the Haymeadow Planned Unit Development (PUD), which includes allocating a 1.6-acre parcel of land to MTP. This initiative is in direct alignment with the Town of Eagle's Elevate Eagle Comprehensive Plan and its specific goals.

As MTP celebrates its 50th anniversary, securing a permanent home within the Haymeadow development would be transformative for our community. MTP has been a cornerstone of early childhood education in the valley for half a century, yet it has never had a permanent facility. This has limited its ability to expand and meet the growing needs of our community. The allocation of this land would provide MTP with the stability to build a forever home, benefiting generations to come.

The location within the Haymeadow development is ideal for MTP's new facility. It offers a safe, accessible, and conducive environment for learning. The proximity to residential areas ensures that families can easily access our services. This aligns with Goal 2-4, which emphasizes connecting Eagle's unique neighborhoods through a walkable and trail-oriented environment.

Approving this PUD amendment is crucial to meeting the community's increasing demand for quality early childhood education. With a permanent home, MTP could nearly triple its current enrollment, immediately easing the strain on local families seeking preschool options. Additionally, the new facility would provide room for future expansion, potentially allowing MTP to offer toddler and infant care, directly supporting Goal 1-2.11, which encourages the establishment of childcare and infant care facilities in residential neighborhoods.

Furthermore, this initiative supports Goal 1-2.1 by increasing opportunities for citizens to work within Eagle, as more families will be able to access reliable childcare close to home. It also aligns with Goal 1-2.9 by creating a positive business environment that encourages investment and expansion in our community.

Supporting this initiative reaffirms the Town of Eagle's commitment to thoughtful community growth and development. By approving this amendment, the Town of Eagle will be making a significant investment in the future strength and resilience of our community and expanding the network of safe and convenient pedestrian and bicycle circulation, as outlined in Goal 5-3.

We are deeply grateful for the Town of Eagle's ongoing support and dedication to fostering a vibrant, well-rounded community.

Thank you for your consideration.

Sincerely,

Shelley Grom

A handwritten signature in black ink that reads "Shelley Grom". The script is cursive and fluid, with the first letters of the first and last names being capitalized and prominent.

Parents of Mountain Tots Preschool Students

Oct 4,
2024

Letter of Support for Haymeadow PUD Amendment

TO: Town of Eagle Planning & Zoning Commission

RE: Haymeadow PUD Amendment

My name is Casey Glowacki, and I'm the owner of Wild Sage and Capital Public House in Eagle. I'm writing to express my full support for the proposed amendment to the Haymeadow Planned Unit Development (PUD). As a business owner, I know how vital it is for our community to grow in ways that sustain both families and local businesses. This amendment does exactly.

By allowing for a better mix of housing types, including more attainable homes, Haymeadow can bring in new families who want to live, work, and invest in our town. The addition of single-family homes, townhomes, and other options makes Eagle more accessible to a wide range of people, which will lead to increased foot traffic and customers for local businesses like mine. More families mean a stronger, more stable local economy—something that benefits all of us.

I'm also pleased with the planned childcare facility, which will address a crucial need in our community. Working parents need reliable childcare options, and having one close to home will make Eagle a more attractive place for young families and professionals. This will help local businesses by allowing employees to stay in the area and contribute to our economy.

Finally, the preservation of open spaces and enhancements to the trail system are important for keeping Eagle a place where families can enjoy a healthy and active lifestyle, without compromising our environment.

For these reasons, I urge you to recommend approval of the Haymeadow PUD amendment to the Town Council and support the growth of our community and local economy.

Sincerely,
Casey Glowacki
Eagle, CO

From: [Stacy Petty](#)
To: [Jessica Lake](#); [Planning Department](#)
Cc: [Jens Werner](#); [Joanie Monaghan](#)
Subject: Letter of Support
Date: Tuesday, October 8, 2024 10:29:11 AM
Attachments: [image001.png](#)
[Mtn Tots LOS 10-8-24-signed.pdf](#)

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Hello,

Please find attached our Letter of Support for Mountain Tots. Don't hesitate to reach out with any questions.

Stacy Petty, MS (she/her)

Director, Rocky Mountain Early Childhood Council
Child Care Resource & Referral for Eagle, Garfield, Lake & Pitkin counties
Universal Preschool LCO for Pitkin, Garfield, W. Eagle and Lake counties
719-486-7273

~Check out our website at: www.rmecc.org and join our newsletters!

~Like and follow us on [Facebook](#) and [Instagram](#)

To schedule some time on my calendar, use this link: <https://meetings.hubspot.com/rmecc>



1973-2023: Celebrating 50 Years of Service and Care

October 8, 2024

Town of Eagle Planning and Zoning Committee

200 Broadway

Eagle, CO 81631

Dear Committee Members,

We are writing to express our enthusiastic support for the proposed amendment to the Haymeadow Planned Unit Development (PUD) in the Town of Eagle, which includes allocating a 1.6-acre parcel of land to Mountain Tots Preschool (MTP). As MTP celebrates its 50th anniversary, the opportunity to secure a permanent home within the Haymeadow development presents a transformative moment for our institution and the broader community.

Mountain Tots Preschool has been a cornerstone of early childhood education in the valley for half a century. However, despite our long-standing presence and contributions, MTP has never had a permanent facility. This has posed significant challenges to our ability to expand and enhance our programs to meet the growing needs of our community. The allocation of this land would allow MTP to build a permanent home, providing stability and continuity for generations to come.

Mountain Tots has been an engaged, thoughtful partner with our organization and they participate actively with Council initiatives. I have been very impressed with the leadership of their Board as well as the Director and know they will continue to partner with us on quality improvement initiatives as they always have. They are committed to providing high quality care for all of the families they serve and this PUD amendment is crucial to their expansion and the increasing demand for childcare in Eagle County.

We are deeply grateful for the Town of Eagle's ongoing recognition that early childhood is an essential service that allows families to work, businesses to operate and the economy to grow. Thank you for your consideration and for your steadfast commitment to enhancing the quality of life in Eagle.

Sincerely,



Stacy Petty, Director

Rocky Mountain Early Childhood Council

spetty@mtnvalley.org

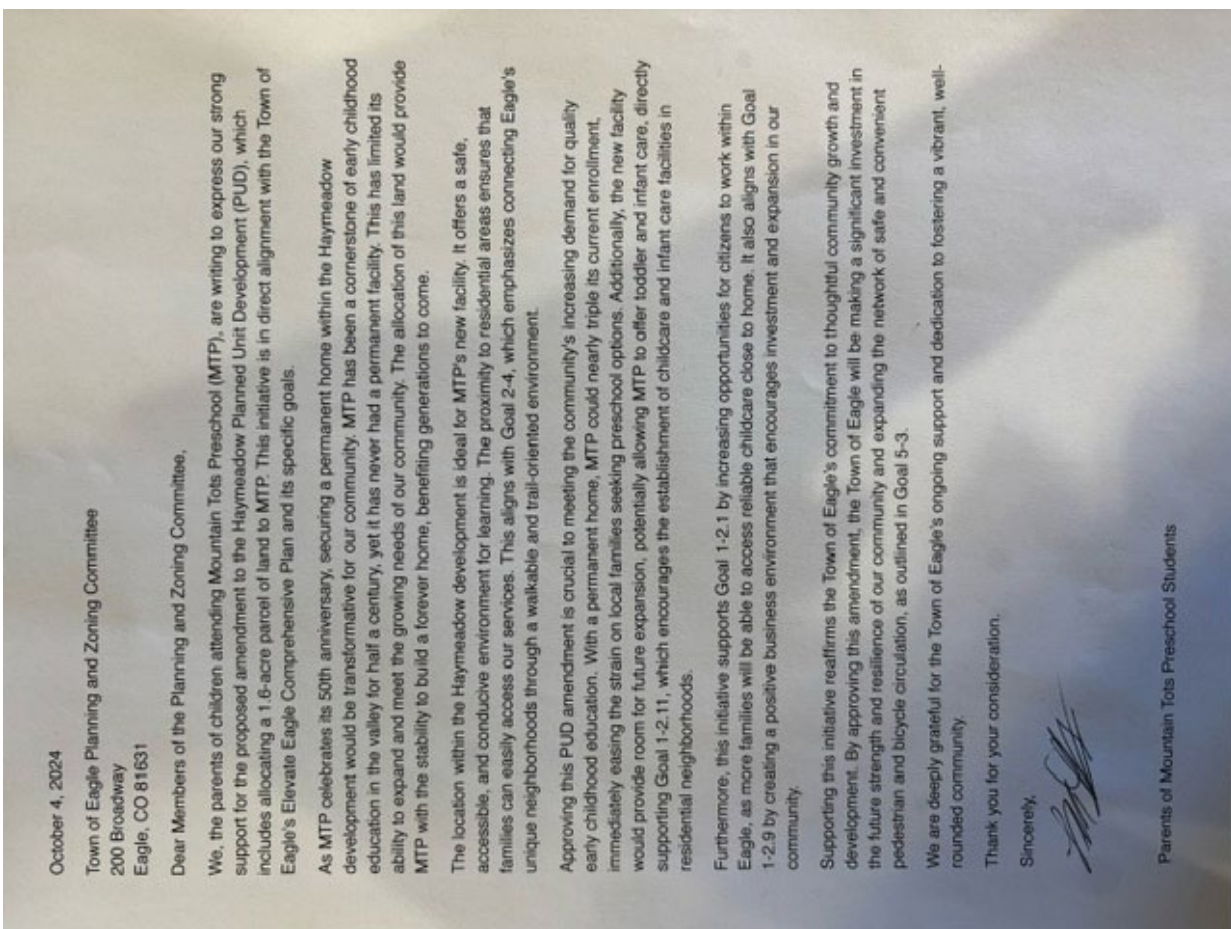
From: [Danielle Holtz](#)
To: [Jessica Lake](#); [Planning Department](#)
Subject: Letter
Date: Tuesday, October 8, 2024 5:33:28 PM

[You don't often get email from danielle.holtz@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Thank you!

Logan Holtz



Sent from my iPhone

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

Dear Members of the Planning and Zoning Committee,

We, the parents of children attending Mountain Tots Preschool (MTP), are writing to express our strong support for the proposed amendment to the Haymeadow Planned Unit Development (PUD), which includes allocating a 1.6-acre parcel of land to MTP. This initiative is in direct alignment with the Town of Eagle's Elevate Eagle Comprehensive Plan and its specific goals.

As MTP celebrates its 50th anniversary, securing a permanent home within the Haymeadow development would be transformative for our community. MTP has been a cornerstone of early childhood education in the valley for half a century, yet it has never had a permanent facility. This has limited its ability to expand and meet the growing needs of our community. The allocation of this land would provide MTP with the stability to build a forever home, benefiting generations to come.

The location within the Haymeadow development is ideal for MTP's new facility. It offers a safe, accessible, and conducive environment for learning. The proximity to residential areas ensures that families can easily access our services. This aligns with Goal 2-4, which emphasizes connecting Eagle's unique neighborhoods through a walkable and trail-oriented environment.

Approving this PUD amendment is crucial to meeting the community's increasing demand for quality early childhood education. With a permanent home, MTP could nearly triple its current enrollment, immediately easing the strain on local families seeking preschool options. Additionally, the new facility would provide room for future expansion, potentially allowing MTP to offer toddler and infant care, directly supporting Goal 1-2.11, which encourages the establishment of childcare and infant care facilities in residential neighborhoods.

Furthermore, this initiative supports Goal 1-2.1 by increasing opportunities for citizens to work within Eagle, as more families will be able to access reliable childcare close to home. It also aligns with Goal 1-2.9 by creating a positive business environment that encourages investment and expansion in our community.

Supporting this initiative reaffirms the Town of Eagle's commitment to thoughtful community growth and development. By approving this amendment, the Town of Eagle will be making a significant investment in the future strength and resilience of our community and expanding the network of safe and convenient pedestrian and bicycle circulation, as outlined in Goal 5-3.

We are deeply grateful for the Town of Eagle's ongoing support and dedication to fostering a vibrant, well-rounded community.

Thank you for your consideration.

Sincerely,



Parents of Mountain Tots Preschool Students

October 2, 2024
Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

Dear Members of the Planning and Zoning Committee,

We, the teachers of Mountain Tots Preschool (MTP), are writing to express our strong support for the proposed amendment to the Haymeadow Planned Unit Development (PUD), which includes the allocation of a 1.6-acre parcel of land to MTP. As MTP celebrates its 50th anniversary, this opportunity to secure a permanent home within the Haymeadow development would have a transformative impact on our ability to continue providing high-quality early childhood education to the families in our community.

MTP has been a cornerstone of early childhood education in the valley for half a century. However, the lack of a permanent facility has posed challenges to our growth and ability to fully serve the needs of our students and their families. The allocation of this land would offer MTP the stability and space to build a forever home, ensuring we can continue to provide enriching and nurturing early education for generations to come.

The proposed location within the Haymeadow development is ideal for MTP's new facility. It would provide a safe, accessible, and inspiring learning environment for our children. Additionally, its proximity to residential areas would make it easier for families to access our services, strengthening our ties to the community.

Approving this PUD amendment is critical to addressing the growing demand for early childhood education in Eagle. With a permanent facility, MTP could nearly triple its current enrollment, which would immediately help alleviate the shortage of preschool options for local families. Furthermore, the new facility would give us the capacity to expand our offerings in the future, including the potential for toddler and infant care, which is sorely needed in our area.

Supporting this initiative reflects the Town of Eagle's commitment to building a community that prioritizes education and growth. By expanding access to early childhood education, we are investing in the future of our children and the overall well-being of Eagle.

We are incredibly grateful for the Town of Eagle's continued support and dedication to fostering a thriving, well-rounded community. We look forward to the opportunity to serve more families in our permanent home within Haymeadow.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Michaela Burton". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michaela Burton
Teacher of Mountain Tots Preschool

October 2, 2024
Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

Dear Members of the Planning and Zoning Committee,

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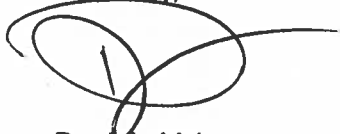
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Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniela Velasco', with a large, stylized loop at the end.

Daniela Velasco
Teacher of Mountain Tots Preschool

October 2, 2024
Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

Dear Members of the Planning and Zoning Committee,

We, the teachers of Mountain Tots Preschool (MTP), are writing to express our strong support for the proposed amendment to the Haymeadow Planned Unit Development (PUD), which includes the allocation of a 1.6-acre parcel of land to MTP. As MTP celebrates its 50th anniversary, this opportunity to secure a permanent home within the Haymeadow development would have a transformative impact on our ability to continue providing high-quality early childhood education to the families in our community.

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Approving this PUD amendment is critical to addressing the growing demand for early childhood education in Eagle. With a permanent facility, MTP could nearly triple its current enrollment, which would immediately help alleviate the shortage of preschool options for local families. Furthermore, the new facility would give us the capacity to expand our offerings in the future, including the potential for toddler and infant care, which is sorely needed in our area.

Supporting this initiative reflects the Town of Eagle's commitment to building a community that prioritizes education and growth. By expanding access to early childhood education, we are investing in the future of our children and the overall well-being of Eagle.

We are incredibly grateful for the Town of Eagle's continued support and dedication to fostering a thriving, well-rounded community. We look forward to the opportunity to serve more families in our permanent home within Haymeadow.

Thank you for your time and consideration.

Sincerely,

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Laura Castro
Teacher of Mountain Tots Preschool

October 2, 2024
Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

Dear Members of the Planning and Zoning Committee,

We, the teachers of Mountain Tots Preschool (MTP), are writing to express our strong support for the proposed amendment to the Haymeadow Planned Unit Development (PUD), which includes the allocation of a 1.6-acre parcel of land to MTP. As MTP celebrates its 50th anniversary, this opportunity to secure a permanent home within the Haymeadow development would have a transformative impact on our ability to continue providing high-quality early childhood education to the families in our community.

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Approving this PUD amendment is critical to addressing the growing demand for early childhood education in Eagle. With a permanent facility, MTP could nearly triple its current enrollment, which would immediately help alleviate the shortage of preschool options for local families. Furthermore, the new facility would give us the capacity to expand our offerings in the future, including the potential for toddler and infant care, which is sorely needed in our area.

Supporting this initiative reflects the Town of Eagle's commitment to building a community that prioritizes education and growth. By expanding access to early childhood education, we are investing in the future of our children and the overall well-being of Eagle.

We are incredibly grateful for the Town of Eagle's continued support and dedication to fostering a thriving, well-rounded community. We look forward to the opportunity to serve more families in our permanent home within Haymeadow.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Karen Tripp". The signature is written in a cursive, flowing style.

Karen Tripp
Teacher of Mountain Tots Preschool

October 2, 2024
Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

Dear Members of the Planning and Zoning Committee,

As the Director of Mountain Tots Preschool (MTP), I am writing to express my full support for the proposed amendment to the Haymeadow Planned Unit Development (PUD), which would allocate a 1.6-acre parcel of land to MTP. This is an exciting and pivotal opportunity for our school as we celebrate 50 years of service to the families of Eagle and the surrounding valley. For half a century, MTP has been a key part of early childhood education in our community.

Despite our long-standing presence, MTP has never had the stability of a permanent facility. The lack of a dedicated space has limited our ability to meet the growing demand for preschool education and expand our programs. Securing this parcel of land within the Haymeadow development would provide MTP with the long-term foundation to build a permanent home—one that could serve many generations of Eagle families.

The location within the Haymeadow development is ideal for MTP's new facility. It offers a safe and accessible environment that is conducive to learning and play, while also being conveniently situated near residential areas for families. This location would allow us to more effectively serve our community's needs while creating a nurturing and supportive atmosphere for our children.

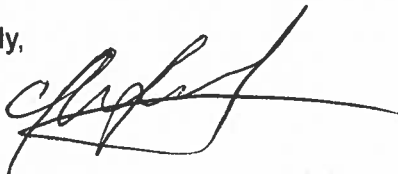
The approval of this PUD amendment is crucial not only for the future of MTP but also for addressing the increasing demand for high-quality early childhood education in Eagle. With a permanent home, MTP could expand to nearly triple its current capacity, immediately easing the strain on families seeking preschool options. Additionally, a new facility would allow us to explore future expansions, such as providing much-needed toddler and infant care to our community.

By supporting this initiative, the Town of Eagle would be making a lasting investment in the future of its youngest citizens and demonstrating its commitment to smart, community-driven growth. Expanding access to early education is vital to building a strong, resilient community, and MTP is eager to continue playing a central role in that effort.

On behalf of the staff, students, and families of MTP, I want to extend our deep gratitude for your continued support. We look forward to the opportunity to grow within the Haymeadow development and to continue serving our community for many years to come.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Silvana Flaherty', with a stylized, flowing script.

Silvana Flaherty
Director, Mountain Tots Preschool

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

Dear Members of the Planning and Zoning Committee,

We, the parents of children attending Mountain Tots Preschool (MTP), are writing to express our strong support for the proposed amendment to the Haymeadow Planned Unit Development (PUD), which includes allocating a 1.6-acre parcel of land to MTP. This initiative is in direct alignment with the Town of Eagle's Elevate Eagle Comprehensive Plan and its specific goals.

As MTP celebrates its 50th anniversary, securing a permanent home within the Haymeadow development would be transformative for our community. MTP has been a cornerstone of early childhood education in the valley for half a century, yet it has never had a permanent facility. This has limited its ability to expand and meet the growing needs of our community. The allocation of this land would provide MTP with the stability to build a forever home, benefiting generations to come.

The location within the Haymeadow development is ideal for MTP's new facility. It offers a safe, accessible, and conducive environment for learning. The proximity to residential areas ensures that families can easily access our services. This aligns with Goal 2-4, which emphasizes connecting Eagle's unique neighborhoods through a walkable and trail-oriented environment.

Approving this PUD amendment is crucial to meeting the community's increasing demand for quality early childhood education. With a permanent home, MTP could nearly triple its current enrollment, immediately easing the strain on local families seeking preschool options. Additionally, the new facility would provide room for future expansion, potentially allowing MTP to offer toddler and infant care, directly supporting Goal 1-2.11, which encourages the establishment of childcare and infant care facilities in residential neighborhoods.

Furthermore, this initiative supports Goal 1-2.1 by increasing opportunities for citizens to work within Eagle, as more families will be able to access reliable childcare close to home. It also aligns with Goal 1-2.9 by creating a positive business environment that encourages investment and expansion in our community.

Supporting this initiative reaffirms the Town of Eagle's commitment to thoughtful community growth and development. By approving this amendment, the Town of Eagle will be making a significant investment in the future strength and resilience of our community and expanding the network of safe and convenient pedestrian and bicycle circulation, as outlined in Goal 5-3.

We are deeply grateful for the Town of Eagle's ongoing support and dedication to fostering a vibrant, well-rounded community.

Thank you for your consideration.

Sincerely,



Parents of Mountain Tots Preschool Students

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

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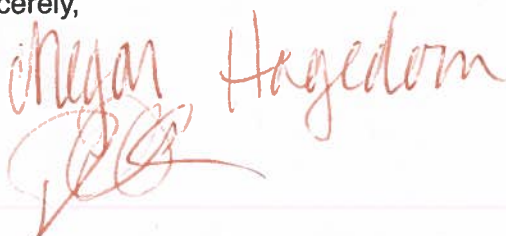
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Thank you for your consideration.

Sincerely,

 Megan Hagedorn 9/7/24

Parents of Mountain Tots Preschool Students

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

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We are deeply grateful for the Town of Eagle's ongoing support and dedication to fostering a vibrant, well-rounded community.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "John H. [unclear]", written in a cursive style.

Parents of Mountain Tots Preschool Students

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

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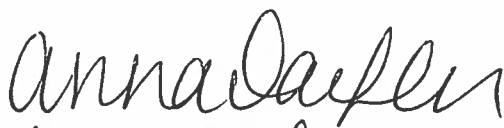
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Thank you for your consideration.

Sincerely,


Anna Darter

Parents of Mountain Tots Preschool Students

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

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Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Claire C. Polar". The signature is written in dark ink and is positioned below the word "Sincerely,".

Parents of Mountain Tots Preschool Students

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

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Thank you for your consideration.

Sincerely,


Dana R. Williams

Parents of Mountain Tots Preschool Students

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

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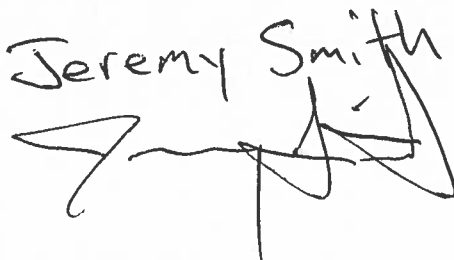
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Thank you for your consideration.

Sincerely,

Jeremy Smith


Parents of Mountain Tots Preschool Students

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

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Thank you for your consideration.

Sincerely,

Sarah Cumming
Erik Cumming

Parents of Mountain Tots Preschool Students

We are parents of 2 -
We need amazing schools for
the next generation. Mtn tots
is the best! With 50 years
of experience, MTP will be
the best care & educational
option. Thank you!

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

Dear Members of the Planning and Zoning Committee,

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As MTP celebrates its 50th anniversary, securing a permanent home within the Haymeadow development would be transformative for our community. MTP has been a cornerstone of early childhood education in the valley for half a century, yet it has never had a permanent facility. This has limited its ability to expand and meet the growing needs of our community. The allocation of this land would provide MTP with the stability to build a forever home, benefiting generations to come.

The location within the Haymeadow development is ideal for MTP's new facility. It offers a safe, accessible, and conducive environment for learning. The proximity to residential areas ensures that families can easily access our services. This aligns with Goal 2-4, which emphasizes connecting Eagle's unique neighborhoods through a walkable and trail-oriented environment.

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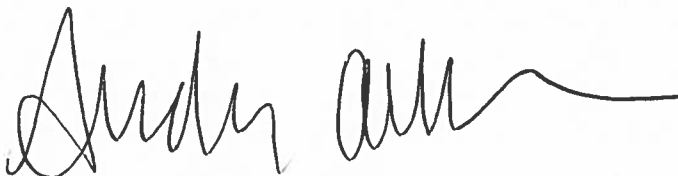
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Supporting this initiative reaffirms the Town of Eagle's commitment to thoughtful community growth and development. By approving this amendment, the Town of Eagle will be making a significant investment in the future strength and resilience of our community and expanding the network of safe and convenient pedestrian and bicycle circulation, as outlined in Goal 5-3.

We are deeply grateful for the Town of Eagle's ongoing support and dedication to fostering a vibrant, well-rounded community.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Andy Allen", with a long horizontal flourish extending to the right.

Parents of Mountain Tots Preschool Students

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

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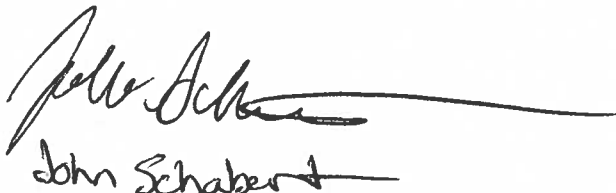
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Thank you for your consideration.

Sincerely,

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Parents of Mountain Tots Preschool Students

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

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Thank you for your consideration.

Sincerely,



Elizabeth Markle Dille

Parents of Mountain Tots Preschool Students

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

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Sincerely,

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Parents of Mountain Tots Preschool Students

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

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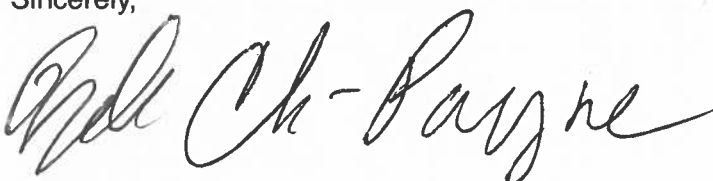
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Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Zack Clark-Payne". The signature is fluid and cursive, with the first name "Zack" being more prominent.

(Zack Clark-Payne)
Parents of Mountain Tots Preschool Students

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

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Thank you for your consideration.

Sincerely,

Megan Clark

Megan Clark

Parents of Mountain Tots Preschool Students

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

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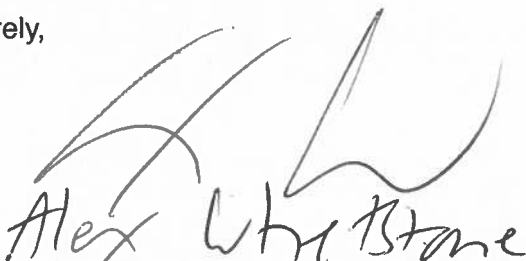
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Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex White Stone". The signature is fluid and cursive, with a large, sweeping initial "A".

Parents of Mountain Tots Preschool Students

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

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Thank you for your consideration.

Sincerely,

A handwritten signature in red ink, appearing to read "David Sule", with a large, stylized flourish above it.

Parents of Mountain Tots Preschool Students

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

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Thank you for your consideration.

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A handwritten signature in dark ink, appearing to read "Alan + Deb McLaughlin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Parents of Mountain Tots Preschool Students

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

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Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, reading "Suzannah Packard". The signature is written in dark ink and is positioned below the word "Sincerely,".

Parents of Mountain Tots Preschool Students

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

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Sincerely,



Parents of Mountain Tots Preschool Students

October 2, 2024
Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

Dear Members of the Planning and Zoning Committee,

We, the teachers of Mountain Tots Preschool (MTP), are writing to express our strong support for the proposed amendment to the Haymeadow Planned Unit Development (PUD), which includes the allocation of a 1.6-acre parcel of land to MTP. As MTP celebrates its 50th anniversary, this opportunity to secure a permanent home within the Haymeadow development would have a transformative impact on our ability to continue providing high-quality early childhood education to the families in our community.

MTP has been a cornerstone of early childhood education in the valley for half a century. However, the lack of a permanent facility has posed challenges to our growth and ability to fully serve the needs of our students and their families. The allocation of this land would offer MTP the stability and space to build a forever home, ensuring we can continue to provide enriching and nurturing early education for generations to come.

The proposed location within the Haymeadow development is ideal for MTP's new facility. It would provide a safe, accessible, and inspiring learning environment for our children. Additionally, its proximity to residential areas would make it easier for families to access our services, strengthening our ties to the community.

Approving this PUD amendment is critical to addressing the growing demand for early childhood education in Eagle. With a permanent facility, MTP could nearly triple its current enrollment, which would immediately help alleviate the shortage of preschool options for local families. Furthermore, the new facility would give us the capacity to expand our offerings in the future, including the potential for toddler and infant care, which is sorely needed in our area.

Supporting this initiative reflects the Town of Eagle's commitment to building a community that prioritizes education and growth. By expanding access to early childhood education, we are investing in the future of our children and the overall well-being of Eagle.

We are incredibly grateful for the Town of Eagle's continued support and dedication to fostering a thriving, well-rounded community. We look forward to the opportunity to serve more families in our permanent home within Haymeadow.

Thank you for your time and consideration.

Sincerely,



Kandi Herrera Castro
Teacher of Mountain Tots Preschool

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

Dear Members of the Planning and Zoning Committee,

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Parents of Mountain Tots Preschool Students

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

Dear Members of the Planning and Zoning Committee,

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As MTP celebrates its 50th anniversary, securing a permanent home within the Haymeadow development would be transformative for our community. MTP has been a cornerstone of early childhood education in the valley for half a century, yet it has never had a permanent facility. This has limited its ability to expand and meet the growing needs of our community. The allocation of this land would provide MTP with the stability to build a forever home, benefiting generations to come.

The location within the Haymeadow development is ideal for MTP's new facility. It offers a safe, accessible, and conducive environment for learning. The proximity to residential areas ensures that families can easily access our services. This aligns with Goal 2-4, which emphasizes connecting Eagle's unique neighborhoods through a walkable and trail-oriented environment.

Approving this PUD amendment is crucial to meeting the community's increasing demand for quality early childhood education. With a permanent home, MTP could nearly triple its current enrollment, immediately easing the strain on local families seeking preschool options. Additionally, the new facility would provide room for future expansion, potentially allowing MTP to offer toddler and infant care, directly supporting Goal 1-2.11, which encourages the establishment of childcare and infant care facilities in residential neighborhoods.

Furthermore, this initiative supports Goal 1-2.1 by increasing opportunities for citizens to work within Eagle, as more families will be able to access reliable childcare close to home. It also aligns with Goal 1-2.9 by creating a positive business environment that encourages investment and expansion in our community.

Supporting this initiative reaffirms the Town of Eagle's commitment to thoughtful community growth and development. By approving this amendment, the Town of Eagle will be making a significant investment in the future strength and resilience of our community and expanding the network of safe and convenient pedestrian and bicycle circulation, as outlined in Goal 5-3.

We are deeply grateful for the Town of Eagle's ongoing support and dedication to fostering a vibrant, well-rounded community.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sam Whitson", is written over a faint, illegible printed name.

Parents of Mountain Tots Preschool Students

October 4, 2024

Town of Eagle Planning and Zoning Committee
200 Broadway
Eagle, CO 81631

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Parents of Mountain Tots Preschool Students

**TOWN OF EAGLE, COLORADO
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 05
(Series of 2024)**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF
EAGLE, COLORADO RECOMMENDING APPROVAL OF THE FOURTH AMENDMENT
TO THE HAYMEADOW PLANNED UNIT DEVELOPMENT

WHEREAS, Abrika Properties LLC, 7 Hermits Condos LLC, and the Town own the real property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, on September 25, 2023, Abrika Properties, LLC (the "Applicant") submitted an application for approval of an amendment to the Haymeadow Planned Unit Development (the "PUD Amendment Application"); and

WHEREAS, on October 10, 2024, the Planning and Zoning Commission held a properly-noticed public hearing on the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1. Findings. The Planning and Zoning Commission finds that the PUD Amendment Application complies with all applicable provisions of the Eagle Municipal Code and that approval of the Application is in the best interest of the public health, safety, and welfare.

Section 2. Decision. Based on the foregoing findings, the Planning and Zoning Commission recommends approval of the PUD Amendment Application.

INTRODUCED, READ, PASSED AND ADOPTED ON OCTOBER 10, 2024.

TOWN OF EAGLE, COLORADO

Laura Hartman, Vice Chair

ATTEST:

Denise Cardoza, Administrative Technician

EXHIBIT A

Haymeadow PUD Legal Description

Being those lands currently owned by the applicant, and being further described as follows: A parcel of land located in Tracts 37, 38, 44, 55, 59, 61, 62 and 63 in Sections 2, 3, 4, 9, 10 and 11, Township 5 South, Range 84 West of the 6th Principal Meridian with all bearings herein based on a bearing of N 00 DEGREES 33 MINUTES 00 SECONDS W between the Town of Eagle Street monuments located at Fifth and Broadway and Second and Broadway; said parcel of land is more particularly described as follows to wit:

Beginning at angle point 2 of said Tract 38, being marked on the ground by a 2 1/2" USGLO brass cap on 1" iron pipe, found in place; thence along the 2-1 line of said Tract 38, N 89 DEGREES 57 MINUTES 47 SECONDS E, 2819.44 feet to angle point 1 of said Tract 38, also being angle point 2 of said Tract 37, being marked on the ground by a 1 1/2" aluminum cap on # 5 rebar, LS #4551, found in place, S 10 DEGREES 32 MINUTES 06 SECONDS W, 13.67 feet from the record location; thence along the 2-1 line of said Tract 37, N 89 DEGREES 58 MINUTES 44 SECONDS E, 2779.22 feet to angle point one of said Tract 37, being marked on the ground by a 2 1/2" USGLO brass cap on 1" iron pipe, found in place; thence along the 1-6 line of said Tract 37, S 00 DEGREES 14 MINUTES 15 SECONDS E, 1346.39 feet to angle point 6 of said Tract 37, also being angle point 2 of said Tract 62 and angle point 1 of said Tract 59, being marked on the ground by a 2 1/2" USGLO brass cap on 1" iron pipe, found in place; thence along the 2-1 line of said Tract 62, S 89 DEGREES 57 MINUTES 23 SECONDS E, 2838.60 feet; thence leaving said 2-1 line of Tract 62, S 00 DEGREES 02 MINUTES 37 SECONDS W, 4743.42 feet to a point on the northerly right-of-way fence line of Brush Creek Road; thence along said northerly right-of-way fence line of Brush Creek Road the following twelve (12) courses:

- 1) N 79 DEGREES 30 MINUTES 59 SECONDS W, 166.80 feet,
- 2) N 79 DEGREES 11 MINUTES 51 SECONDS W, 197.18 feet,
- 3) N 79 DEGREES 41 MINUTES 31 SECONDS W, 89.23 feet,
- 4) N 69 DEGREES 00 MINUTES 09 SECONDS W, 48.79 feet,
- 5) N 65 DEGREES 35 MINUTES 39 SECONDS W, 53.04 feet,
- 6) N 55 DEGREES 20 MINUTES 50 SECONDS W, 61.81 feet,
- 7) N 47 DEGREES 15 MINUTES 27 SECONDS W, 52.82 feet,
- 8) N 44 DEGREES 46 MINUTES 44 SECONDS W, 97.90 feet,
- 9) N 43 DEGREES 18 MINUTES 30 SECONDS W, 471.12 feet,
- 10) N 43 DEGREES 41 MINUTES 12 SECONDS W, 311.25 feet,
- 11) N 57 DEGREES 28 MINUTES 07 SECONDS W, 17.09 feet,
- 12) N 63 DEGREES 53 MINUTES 22 SECONDS W, 98.91 feet to a point on the 4-5 line of said Tract 63; thence leaving said northerly right-of-way fence line of Brush Creek Road, along said 4-5 line of Tract 63, N 00 DEGREES 26 MINUTES 38 SECONDS E, 32.80 feet to angle point 4 of said Tract 63, also being a point on the 3-4 line of said Tract 61, being marked on the ground by a 3 1/2" aluminum cap on #6 rebar, PLS

#23508, found in place; thence along said 3-4 line of Tract 61, N 87 DEGREES 39 MINUTES 09 SECONDS W, 53.69 feet to a point on said Northerly right-of-way fence line of Brush Creek Road; thence leaving said 3-4 line of Tract 61, along said northerly right-of-way fence line of Brush Creek Road, the following three (3) courses:

- 1) N 71 DEGREES 51 MINUTES 06 SECONDS W, 155.57 feet,
- 2) N 86 DEGREES 50 MINUTES 43 SECONDS W, 269.20 feet,
- 3) N 74 DEGREES 27 MINUTES 53 SECONDS W, 580.93 feet to a point on the boundary of the Norman Property described in Book 232 at Page 462 and Book 271 at Page 437; thence leaving said northerly right-of-way fence line of Brush Creek Road, along said boundary line of the Norman Property the following five (5) courses:

- 1) N 00 DEGREES 27 MINUTES 52 SECONDS W, 1073.83 feet,
- 2) S 72 DEGREES 09 MINUTES 52 SECONDS E, 105.30 feet,
- 3) N 00 DEGREES 27 MINUTES 52 SECONDS W, 226.55 feet,
- 4) N 72 DEGREES 09 MINUTES 52 SECONDS W, 565.27 feet,
- 5) S 00 DEGREES 27 MINUTES 52 SECONDS E, 1295.60 feet to said northerly right-of-way fence line of Brush Creek Road; thence along the northerly right-of-way fence line of Brush Creek Road the following four (4) courses:

- 1) N 71 DEGREES 00 MINUTES 00 SECONDS W, 41.08 feet,
- 2) N 66 DEGREES 08 MINUTES 17 SECONDS W, 300.81 feet,
- 3) N 49 DEGREES 39 MINUTES 25 SECONDS W, 454.64 feet,
- 4) N 59 DEGREES 14 MINUTES 45 SECONDS W, 365.99 feet to a point on the northerly right-of-way boundary line of Brush Creek Road, Parcel C as recorded in Book 470, Page 687; thence along said northerly right-of-way boundary line of Brush Creek Road, Parcel C the following two (2) courses:

- 1) N 30 DEGREES 00 MINUTES 27 SECONDS E, 13.58 feet,
- 2) N 59 DEGREES 59 MINUTES 33 SECONDS W, 519.40 feet to a point on the boundary line of Peters Subdivision as recorded in Book 524, Page 199; thence leaving said right-of-way of Brush Creek Road, along said boundary of Peters Subdivision the following six (6) courses:

- 1) N 00 DEGREES 12 MINUTES 04 SECONDS E, 299.29 feet,
- 2) N 85 DEGREES 52 MINUTES 11 SECONDS W, 171.57 feet,
- 3) N 62 DEGREES 02 MINUTES 32 SECONDS W, 50.05 feet,
- 4) N 71 DEGREES 56 MINUTES 16 SECONDS W, 192.31 feet,
- 5) N 58 DEGREES 31 MINUTES 55 SECONDS W, 390.77 feet,
- 6) S 25 DEGREES 22 MINUTES 18 SECONDS W, 240.90 feet to a point on the northerly right-of-way boundary of Brush Creek Road, Parcel B, as recorded in Book 470, Page 687; thence along leaving said Peters Subdivision, along said northerly right-of-way boundary of Brush Creek Road, Parcel B the following six (6) courses:

- 1) N 57 DEGREES 11 MINUTES 23 SECONDS W, 36.26 feet,
- 2) N 54 DEGREES 19 MINUTES 30 SECONDS W, 105.80 feet,
- 3) 293.22 feet along a curve to the right with a radius of 6465.00 feet, the chord of which bears N 53 DEGREES 01 MINUTES 32 SECONDS W, 293.19 feet, 4) N 51 DEGREES 43 MINUTES 35 SECONDS W, 115.13 feet,
- 5) N 52 DEGREES 59 MINUTES 59 SECONDS W, 33.80 feet,

6) 125.04 feet along a curve to the left with a radius of 2285.00 feet, the chord of which bears N 54 DEGREES 34 MINUTES 03 SECONDS W, 125.03 feet to a point on the 2-3 line of said Tract 37, also being a point on the 1-6 line of Tract 58; thence leaving said northerly right-of-way boundary of Brush Creek Road, along said 2-3 line of Tract 37, N 00 DEGREES 00 MINUTES 34 SECONDS W, 457.78 feet to Corner 1 of said Tract 58, being marked on the ground by a 2 1/2" aluminum cap on #6 rebar, PLS #26967, found in place; thence leaving said 2-3 line of Tract 37, along the 1-2 line of said Tract 58, S 89 DEGREES 12 MINUTES 06 SECONDS W, 654.26 feet to the northerly right-of-way boundary of Brush Creek Road, Parcel A, as recorded in Book 470 at Page 687; thence along said northerly right-of-way boundary of Brush Creek Road, Parcel A the following twenty (20) courses:

- 1) N 72 DEGREES 17 MINUTES 55 SECONDS W, 112.23 feet,
- 2) 42.30 feet along a curve to the left with a radius of 585.00 feet the chord of which bears N 78 DEGREES 54 MINUTES 56 SECONDS W, 42.29 feet,
- 3) N 80 DEGREES 59 MINUTES 13 SECONDS W, 48.03 feet,
- 4) N 88 DEGREES 08 MINUTES 24 SECONDS W, 408.36 feet,
- 5) N 83 DEGREES 01 MINUTES 28 SECONDS W, 40.11 feet,
- 6) 254.45 feet along a curve to the right with a radius of 665.00 feet, the chord of which bears N 72 DEGREES 03 MINUTES 46 SECONDS W, 252.90 feet,
- 7) N 61 DEGREES 06 MINUTES 04 SECONDS W, 40.13 feet,
- 8) N 55 DEGREES 59 MINUTES 08 SECONDS W, 409.17 feet,
- 9) 485.00 feet along a curve to the left with a radius of 5764.58 feet, the chord of which bears N 58 DEGREES 23 MINUTES 45 SECONDS W, 484.86 feet,
- 10) N 60 DEGREES 48 MINUTES 22 SECONDS W, 342.72 feet,
- 11) N 62 DEGREES 48 MINUTES 22 SECONDS W, 33.98 feet,
- 12) 370.57 feet along a curve to the left with a radius of 1467.39 feet, the chord of which bears N 70 DEGREES 02 MINUTES 26 SECONDS W, 369.58 feet,
- 13) N 77 DEGREES 16 MINUTES 31 SECONDS W, 33.94 feet,
- 14) N 79 DEGREES 16 MINUTES 31 SECONDS W, 208.60 feet,
- 15) N 71 DEGREES 35 MINUTES 45 SECONDS W, 44.29 feet,
- 16) 57.57 feet along a curve to the right with a radius of 486.00 feet, the chord of which bears N 68 DEGREES 12 MINUTES 07 SECONDS W, 57.54 feet,
- 17) N 64 DEGREES 48 MINUTES 30 SECONDS W, 44.26 feet,
- 18) N 57 DEGREES 07 MINUTES 44 SECONDS W, 426.57 feet,
- 19) N 53 DEGREES 12 MINUTES 03 SECONDS W, 37.69 feet,
- 20) 35.57 feet along a curve to the right with a radius of 815.00 feet, the chord of which bears N 51 DEGREES 57 MINUTES 02 SECONDS W, 35.57 feet to a point on the 7-8 line of said Tract 44, also being a point on the 3-4 line of said Tract 38; thence leaving said northerly right-of-way boundary of Brush Creek Road, Parcel A, along said 7-8 line of Tract 44, N 89 DEGREES 23 MINUTES 49 SECONDS E, 913.11 feet to angle point 7 of said Tract 44, also being angle point 2 of said Tract 55, being marked on the ground by a 2 1/2" aluminum cap on #6 rebar, PLS #26967, found in place; thence leaving said 3-4 line of Tract 38, N 02 DEGREES 58 MINUTES 53 SECONDS E, 1324.86 feet to the Point of Beginning.

EXCEPTING THEREFROM:

Lot 1 of Brush Creek Meadows Filing 4, according to the Final Plat thereof, Town of Eagle, Colorado.

Containing 657.3 acres more or less more or less.