



**Town Council
WORK SESSION
Tuesday, March 4, 2025
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO**

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

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

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PRESENTATION - 4:00 PM - 5:45 PM

1. Affordable Housing Accelerator Project (AHAP)

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.

Camille Deering
Town Clerk

PUBLIC WIFI – Eagle Guest



To: Town Council and Planning & Zoning Commission

From: Town of Eagle Planning, Housing and Public Works Departments
with Consultant Firm, Logan Simpson

Date: March 4, 2025

Agenda Item: Eagle Affordable Housing Accelerator Project (AHAP) – Update and
Joint Work Session

REQUEST: Following a presentation from Logan Simpson, the request is for the Town Council and Planning & Zoning Commission to provide feedback on the three initiatives of the AHAP. Input from the joint work session will be aggregated and incorporated into the final report and deliverables.

BACKGROUND: In September 2023, the Town of Eagle opted into Proposition 123 by filing a housing development commitment which requires the Town to increase affordable housing supply by 3% or more per year for three years (2024 – 2026). Participating communities must demonstrate the total number of new and converted affordable housing units at the end of each three-year cycle. New units are counted when building permit is issued, affordability mechanisms are in place, and converted units are fully funded.

In 2024, the Town of Eagle received the Local Planning Capacity (LPC) Grant from the Department of Local Affairs (DOLA) for assistance with the Affordable Housing Accelerator Project (AHAP) to meet the filed commitment. The AHAP is focused on addressing Eagle's housing needs by identifying, prioritizing, and expediting the development of parcels suitable for affordable housing. The primary tasks associated with the AHAP include a) amendments to the Land Use Code to create a fast-track review process (herein known as the Eagle Express Lane) for applications containing 50% or more affordable units, b) a land inventory and analysis, and c) a funding strategy for affordable housing development.

Baseline understanding of Proposition 123

With Town Council support via Resolution 57-2023, the Town filed its Proposition 123 commitment. At the time of filing, the Town's commitment showed an existing baseline of 355 affordable housing units with a pledge to add an additional 32 affordable housing units by December 31, 2026. Staff established the baseline count using DOLA's Baseline Assistance Tool.

Fast Track Review Process

A second, yet equally vital aspect of Proposition 123 compliance is the requirement to establish an expedited review process for affordable housing development projects. To remain eligible for future Proposition 123 funding cycles, the Town must codify this review process by January 2027.

Land Inventory Analysis

The Planning Capacity Grant supports activities that bolster local governments' capacity to increase or expedite affordable housing including data collection or site inventory of property for potential affordable housing projects.

ANALYSIS: This section will explore the three AHAP initiatives separately. Following each analysis are a series of discussion questions.

A. Eagle Express Lane Review Process – Amendments to Title 4 (Land Use and Development Code) and Title 13 (Buildings and Construction)

Required components of the Eagle Express Lane under Proposition 123

Proposition 123 establishes guidance on Expedited Review procedures, herein known as the Eagle Express Lane. The following are requirements for the Express Lane Review, and the sections of the proposed language in which the requirements are addressed:

- Local Government must establish an expedited review process (Express Lane Review) for housing projects where at least half (50%) of the units are affordable
(Section 4.17.##.C Applicability and Eligibility)
- Express Lane Review is required for a specific list of applications per Proposition 123 guidance **(Section 4.17.##.C Applicability and Eligibility, Table 4.17-#, & Title 13.14.030 Issuance of Building Permits)**
- Decision (approval or denial) must be made within ninety (90) days of submittal
(Section 4.17.##.A.1 Overview)
- Affordable Housing must be defined **(Section 4.17.##.B Affordable Housing Defined)**

Additional components included in the Express Lane Language

Proposition 123 provides optional guidelines for jurisdictions to consider in crafting their Expedited Review process. The following are sections within the proposed Express Lane Review that have been enhanced beyond the minimum requirements of Proposition 123.

- **Section 4.17.###.C Applicability and Eligibility:** Section 1.e allows for a mixed-use development project with affordable housing deed restrictions on at least 50% of the residential floor area to be reviewed in the Express Lane.
- **Section 4.17.##.C Applicability and Eligibility:** Section 2, Table 4.17-#: Express Lane Application Review Requirements. Minor Subdivisions including final plat, condominium/town home, and amended or corrected plats are not required to be fast tracked per Proposition 123. Staff determined additional applications in the subdivision process that would incentivize development of affordable housing units without major implications on staff capacity.

- **Section 4.17.##. F Concurrent Applications in Express Lane Review:** Proposition 123 does not require the jurisdiction to review applications concurrently, however staff requests the right to review concurrent applications on a case-by-case basis.
- **Section 4.17.##. G Extensions:** Proposition 123 lists the offering of an extension to the 90-day review process as an optional inclusion in the language. The extension request has been included to allow for unforeseen circumstances and mitigate the impact on staff in certain situations.

Questions regarding the Express Lane Language to guide discussion:

1. Does the Town want to explore an additional level of Express Lane Review by allowing developments with 50% resident occupied units to be eligible?
2. Does the Town want to explore adding a requirement for ADU's requesting Express Lane Review, to contain a restrictive covenant when complete?
3. Does the Town Council have a preference on adopting the Express Lane Language ahead of or in conjunction with the other upcoming land use code text amendments?
4. Does the Town want to allow applications within Planned Unit Developments (PUDs) to be eligible for this process?

B. Land Inventory Analysis

Overview of the process

The team utilized an existing list of identified parcels prepared in house by staff to guide the parcel evaluation process. After reviewing the parcels, Town staff, along with Logan Simpson, conducted on-the-ground site visits to approximately ten locations within the town to narrow the list.

Following analysis, eight sites were selected for the AHAP. Five sites are privately-owned by an entity or individual landowner. Because not all sites are publicly owned, the project team will go through the site list during the work session.

The Land Inventory Analysis (LIA) evaluates many varied factors and weighs the opportunities with the identified affordable housing objectives established by the Town of Eagle. The LIA considers land availability, infrastructure, topography, open space, wetlands, and other constraints that limit remaining opportunities.

Parcel identification

The Land Inventory Analysis identified parcels that may provide higher suitability for evaluation of affordable housing development. While a sample cut sheet is provided under Attachments, the full list of identified parcels will be shared during the work session. The LIA looks at parcel characteristics (Eagle County Assessors, zoning, and land use), infrastructure (adjacent to utilities, services, and access), and environmental constraints (floodplain, wetlands, and steep slopes) to provide a suggestion of suitable development sites.

Questions regarding the Land Inventory Analysis to guide discussion:

1. Are there other parcel characteristics or zoning details missing from the cut sheets?
2. What level of public transparency or availability is appropriate for the LIA and cut sheets, given that most of the pre-identified parcels are privately owned?

3. What is the Council's philosophy on the Town publicly acting as a convener between private landowners and prospective developers? What level of engagement is appropriate for staff?

C. Funding Strategy

Overview of the strategy

The Funding Strategy outlines a range of mechanisms, development models, and risk management tools designed to make affordable housing financially viable while ensuring long-term affordability. It recognizes that housing development exists on a spectrum—from fully private market-rate projects to entirely public-funded affordable housing—with the most effective workforce housing solutions often falling in between.

Funding considerations

The Funding Strategy examines various mechanisms to support affordable housing in Eagle including state and federal funding programs. Locally, some considerations include:

1. Local and Regional Funding Sources
 - a. LERP and fee-in-lieu revenue
 - b. Short-Term Rental Tax/Fee potential
 - c. ECHDA partnerships
 - d. Municipal bond options
2. Alternative and Private Funding Approaches
 - a. Employer-Assisted Housing programs
 - b. Impact investments
 - c. Community Land Trust (CLT) model
3. Public-Private Partnership Models
 - a. Joint development structures
 - b. Strategic risk allocation
 - c. Building on regional examples

Questions regarding the Funding Strategy to guide discussion:

1. What is the most appropriate role for the Town in financing affordable housing - direct developer, land contributor, or financial partner?
2. Should the Town establish a dedicated Affordable Housing Fund with ongoing revenue sources to provide sustainable funding?

COMMUNITY INPUT: A focus group of 13 Eagle community members was established in the initial stages of the AHAP. Because of the accelerated nature of the project, a representative from Town Council and the Planning & Zoning Commission participated in the focus group. Our first workshop was held on November 21 where we introduced the fast-track process and land inventory analysis. The focus group will meet for a second and final workshop on March 3 to contribute input on the draft work.

BUDGET / STAFF IMPACT: The \$68,000 AHAP budget is supported by the LPC Grant and investment from the Town Council. Staff and Logan Simpson are on pace to complete the project

by April/May 2025 and do not anticipate additional costs. Should the Council and Planning Commission request significant changes to the draft work, staff may need to renegotiate the service agreement for continued support that incur fees.

STRATEGIC PLAN ALIGNMENT / STANDARDS ACHIEVED: The AHAP supports the Strategic Plan's Major Objective to create opportunities for a diversified and attainable housing stock for a variety of rental and purchase options. Additionally, the AHAP support Policy 1-1.3 of the Elevate Eagle Comprehensive Plan to stimulate the creation of workforce housing through town policies, incentives, and regulatory procedures.

RECOMMENDED ACTION OR PROPOSED MOTION: Not applicable.

NEXT STEPS:

A. Eagle Express Lane

- Compliance review with DOLA
- Adopt amendments to Title 4, Section 17 and Title 13, Section 14 (by January 2027)
- Town staff to file a Rural Resort Income Limit Petition under Proposition 123 requesting to increase Eagle's affordability thresholds to 140% AMI (ownership) and 80% AMI (rental)

B. Land Inventory Analysis

- Finalize LIA report
- Data packaging and hand-off to Town
- Acceptance by Town Council in April/May 2025

C. Funding Strategy

- Finalize strategy
- Acceptance by Town Council in April/May 2025

ATTACHMENTS:

1. DOLA Proposition 123 Resources
 - a. [Analysis of Expedited Review Requirements](#)
 - b. [Frequently Asked Questions for Expedited Review](#)
 - c. [Strategies for Implementing Expedited Review](#)
 - d. [Analysis of Challenges and Strategies](#)
2. Draft: Express Lane Review
3. Draft: Land Inventory Analysis and Cut Sheet
4. Draft: Funding Strategy
 - a. [Town of Eagle Workforce Housing Funding Strategy](#)



Town of Eagle AHAP

Affordable Housing Express Lane Review – Draft

02/27/2025

All Language in the section below is new or copied and revised from other sections of the LUDC. No other section of 4.17 was revised during this process.

Proposed language to incorporate into Title 13: Building and Construction is included for consideration by the Building Department.

Incorporate language as new section 4.17 as follows:

4.17.### AFFORDABLE HOUSING EXPRESS LANE REVIEW

A. Overview

1. Express Lane review is required for projects that have fifty percent (50%) or more units as Affordable per section 4.17.###.B. Projects that include development applications identified in Table 4.17-##: Express Lane Review Application Review Requirements are eligible for the Express Lane Review and Decision Process. Express Lane applications shall be given priority over other projects in the development review process and processed within ninety (90) days of determination of completeness per sections 4.17.030 and 4.17.040.
 - a. In the context of this section, priority means giving preference to review of an Express Lane application over review of non-Express Lane applications. The following may apply:
 - i. Public Hearings of Express Lane Applications shall be scheduled on the next available hearing date; and
 - ii. If an application is continued by the approval authority, the applicant shall be given preference on the next available hearing date.
2. An applicant may opt out of the ninety (90) day Express Lane Review Process, with a written request to the Community Development Department.

B. Affordable Housing Defined

1. For the purpose of this section, Affordable Housing is defined as follows:
 - a. Rental housing at or below sixty percent (60%) Area Median Income (AMI); or
 - b. For-sale housing at or below one-hundred percent (100%) AMI; and
 - c. Costs less than thirty percent (30%) of household monthly income.

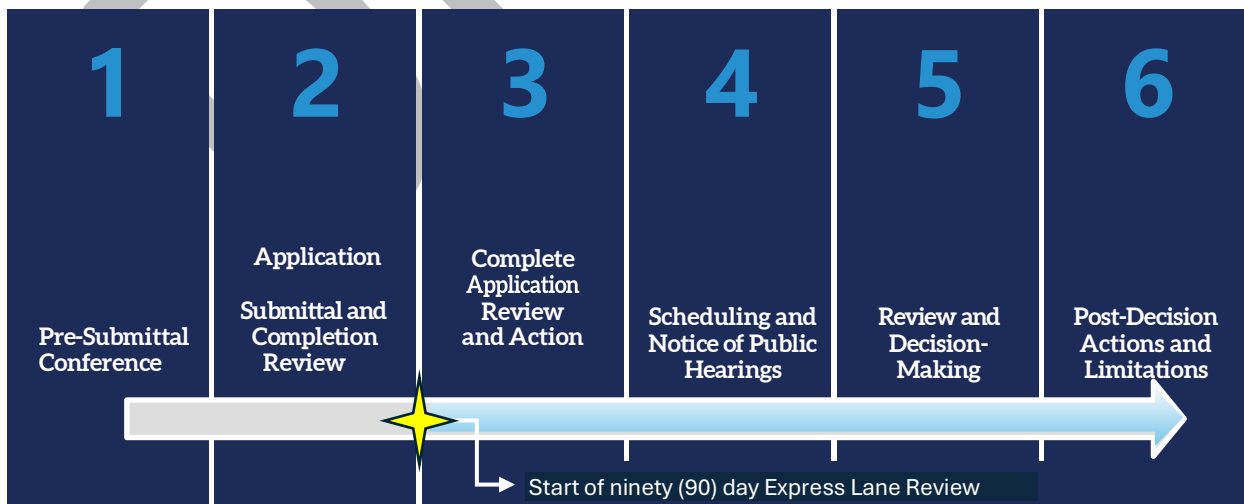
C. Applicability and Eligibility

1. To be eligible for the Express Lane Review Process, the development shall include deed restricted workforce or affordable housing dwelling units or lots, as defined in **Section 4.17.###.B (Affordable Housing Defined)**, and either:
 - a. Be a residential development project with affordable housing restrictions on a minimum of fifty percent (50%) of the total proposed dwelling units or lots; or
 - b. Be a mixed-use development project with affordable housing or workforce deed restrictions on a minimum of fifty percent (50%) of the residential net floor area within the project.
2. Applications that are eligible for Express Lane review, if they meet the Affordable Housing requirements, as defined in this section, are outlined in **Table 4.17-#.**

Table 4.17-#: Express Lane Review Application Review Requirements	
Application Type	Eagle Town Code Section
Land Use	
Administrative or Minor Use Permit	4.17.060C.2
Conditional Use Permit	4.17.080B
Special Use Permit	4.17.080E
Development Plan	4.17.080C
Administrative	
Minor	
Major	
PUD Concept Plan	4.08.060
PUD Development Plan	4.08.060
PUD Amendment	4.08.060
Minor Subdivision, Final Plat	4.17.100C
Condominium/Town home, Final Plat	4.17.100F
Amended or Corrected Plat	
Variance	4.17.080F
Other	
Building Permit	13.14.030

D. Review Procedures

1. Applications eligible for the Express Lane review are typically processed in accordance with the following steps and as stated in State of Colorado Proposition 123. Additional supporting documents may be required and are listed on the Town of Eagle Website.
 - a. **Step 1:** Pre-submittal Conference with Staff and appropriate referral agencies and as defined in [Section 4.17.##.E \(Express Lane Submittal Requirements\)](#).
 - b. **Step 2:** Application Submittal and Completion Review. An applicant shall submit the appropriate application form and supporting materials as determined in the pre-submittal conference with staff and referral agencies for review of completion as defined in [Section 4.17.030 \(Application Submittal and Completion Review\)](#).
 - c. **Step 3:** Complete Application and Action. Once an application is determined complete per Step Three (3), the ninety (90) day Express Lane review process begins.
 - d. **Step 4:** Scheduling and Notice of Public Hearings. Should an application be required to go through the Public Hearing process per section [4.17.050 \(Scheduling and Notice of Public Hearings\)](#), the Express Lane application may be noticed for the Planning and Zoning Commission in addition to the Town Council Public Hearing Agenda at the same time.
 - e. **Step 5:** Review and Decision-Making. A final decision by the appropriate decision-making body as determined in [Section 4.17.060 \(Review and Decision-Making\)](#), shall be made within ninety (90) days of a complete application determination.
 - i. Final decision includes either approval or denial of the application and does not include a recommendation from a recommending body or post approval steps.
 - f. **Step 6:** Post Decision. Post decision determination on each application is made in writing as defined in [Section 4.17.070 \(Post Decision Actions and Limitations\)](#) and does not count towards the Express Lane review timeframe.
2. The processes for the above types of applications listed in [Section 4.17.##.C.3 \(Applicability and Eligibility\)](#) be found by clicking on the section links provided in [Table 4.17-# \(Express Lane Review Application Requirements\)](#).



E. Submittal Requirements

1. All applications reviewed in the Express Lane shall be required to attend a pre-submittal conference as outlined below:
 - g. Town Staff will provide support in determining the required application(s) and, if necessary, the timing of multiple application submittals (i.e., whether they may be processed concurrently or must be processed sequentially as outlined in section 4.17.##.F (Concurrent Applications in Express Lane));
 - h. Provide the applicant with application materials and inform the applicant of submittal requirements;
 - i. Provide the applicant with an expected time frame for the Express Lane review process;
 - j. Discuss general compliance with the zoning, use, density, development, and design standards, and attempt to identify potentially significant issues regarding compliance;
 - k. Determine whether additional Pre-Submittal Conference(s) will be necessary;
 - l. Discuss the need for any neighborhood meetings and public notice requirements; and
 - m. Engage the applicant in conversation with other departments or agencies to discuss potential significant considerations prior to application submittal.
2. An application is deemed complete when all of the following requirements for submittal per the application review checklist held at Community Development Department Office and as outlined in Sections 4.17.030 (Application and Submittal Review) and 4.17.040 (Complete Application and Review Action) are met. Complete Express Lane applications considers the following;
 1. The applicant bears the burden of ensuring that the Express Lane application contains sufficient information to demonstrate compliance with application requirements and contains all required supporting documents;
 2. A complete application review will be conducted for all Express Lane applications to determine that all required submittal materials are included in the submission;
 3. The Planning Director shall make a determination of application completeness and only initiate the review and processing of complete Express Lane applications;
 4. If the application is determined to be complete, the Planning Director shall communicate with the applicant, in writing, the timeframe for Express Lane review, the application shall then be processed according to the procedures set forth in this Chapter, not to exceed ninety (90) days from completeness date; and
 5. If an application is determined to be incomplete, the Planning Director shall provide notice to the applicant along with an explanation of the application's deficiencies. No further processing of an incomplete application shall occur, and the application shall be considered inactive until such time deficient submittals are provided.
3. Review process shall follow the applicable procedures per application type as defined in this Chapter and within the Town of Eagle Process Manual held online or within the Community Development Department Office.

F. Concurrent Applications In Express Lane Review

1. Applications may be submitted for concurrent processing at the discretion of the Planning Director. In such case, the total timeframe for the complete package of applications shall be

ninety (90) days. For example, if a ## application and ## application are submitted for concurrent review the total timeframe for review of both applications together shall be ninety (90) days rather than ninety (90) days per application, or one-hundred and eighty (180) days.

G. Extensions

1. An applicant may request a one-time extension, in writing, for an additional ninety (90) days for compliance with state law or court order, or for a review period required by another local government, or agency within or outside the Town of Eagle, for any component of the application requiring that government's or agency's approval.
2. The Town of Eagle may implement one or more thirty (30) calendar day extensions to work with an applicant on addressing comments or revisions to an application. The extension period shall not exceed the time between the request and the applicant's response, plus thirty (30) days. The applicant must provide the requested information or revisions promptly and, whenever possible, respond to the extension with acknowledgment within five (5) business days.

Title 13.14.030. - Issuance of Permits.

A. The Building Official shall issue a permit where:

1. Application for a permit has been made in accordance with the provisions of this chapter.
2. The proposed work set out in the application conforms to this Title, the Town Land Use and Development Code, and all other laws, regulations, resolutions or orders applicable within the Town, including the necessity of a development permit if required pursuant to Chapter 4.06.
3. A building permit application shall be reviewed within ninety (90) days of complete application to the Building department where:
 - a. The application for building permit is for a development of 50% or more affordable housing as defined in Chapter 4.17.### (Express Lane Review) and;
 - b. The application is determined "complete" where all required documents are submitted per section Section 13.14.040. - Application, contents.
4. All construction drawings, applications, and permit fees have been submitted and approved, including those for plumbing, electrical, and mechanical portions of the project. A footing and foundation permit may be awarded prior to the reception of other permit information if adequate structural and site plan information has been provided.

B. The Building Official shall not issue a permit where:

1. The proposed work, as set forth in the application, or the proposed use of the building or structure when completed, does not comply with the provisions of the Town Land Use and Development Code.
2. The following subdivision improvements, in the subdivision where the proposed building or structure is located, as required in Section 4.14.240(G), have not been installed or have not been approved by the Town Engineer:
 - a. Survey monuments.
 - b. Wastewater lines and laterals to each lot.

- c. Water mains and laterals to each lot.
 - d. Fire hydrants.
 - e. Storm drainage structures.
 - f. Grading, base construction and paving of streets and alleys.
 - g. Soil stabilizing structures.
 - h. Utilities, including telephone, cable television, electrical service, and gas lines, or as required by the applicable subdivision improvements agreement or development permit.
3. The proposed site is located in a development requiring a development permit pursuant to Chapter 4.06 and said development permit has not been issued.
 4. The proposed site is located, all or in part, within any area determined by the Building Official to necessitate special building requirements as a result of potential avalanche, earth movement, floods, surface water, or other potentially hazardous conditions, or is located within an area of special flood hazard as designated pursuant to Chapter 4.16, and any special permits required by said chapter have not been obtained by the applicant. All special building requirements included in any special permit shall be incorporated into the permit issued to the applicant under this Title.
 5. In the opinion of the Building Official, the results of the tests referred to in Section 13.13.040(B)(2) are not satisfactory.

(Code 1972, § 13.13.030; Ord. No. 37-2005, § 13(part), 2005; Ord. No. 10-2017, § 42, 5-9-2017)



2025



Town of Eagle

AFFORDABLE HOUSING ACCELERATOR PROJECT

LAND INVENTORY ANALYSIS

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Town of Eagle Floodplain Map 19

Town of Eagle Topography Map 20

Town of Eagle Zoning Map 21

Introduction:

A Land Inventory Analysis (LIA) strategy for affordable housing in the Town of Eagle is essential for identifying opportunities to develop housing that meets the needs of residents and workforce while considering the unique environmental, economic, and social factors. Mountain towns like Eagle often face constraints such as limited flat land, higher construction costs, environmental preservation concerns, and a high demand for vacation homes or second homes, which can inflate real estate prices.

The Land Inventory Analysis evaluates many varied factors and weighs the opportunities with the identified affordable housing objectives established by the Town of Eagle. Limited land, topography open space, wetlands, and other constraints make the remaining opportunities limited. The Land Inventory Analysis identified 10 parcels that may provide higher suitability for evaluation of affordable housing development. The LIA looks at parcel characteristics (Eagle County Assessors, zoning, and land use), infrastructure (adjacent to utilities, services, and access), and environmental constraints (floodplain, wetlands, and steep slopes) to provide a suggestion of suitable development sites.

Important LIA Notes:

- 1. **Parcel Characteristics Notes:** Some of the parcel data is pulled from Eagle County Assessor's data: including parcel class description, acreage, improvement value, and land value.
- 2. **Water Rights:** Any density increases beyond what is outlined in the existing zone district, may be required to provide proof of water right and sufficiency to service the purposed unit count.
- 3. **Maximum Allowable Density:** Existing maximum allowable density by current zone district.
- 4. **Maximum Potential Density:** The maximum potential density with an intervention such as zone change, infrastructure improvements, or site and building design exceptions.
- 5. **Supplemental Maps:** Regulatory floodplain, wetlands, and steep slopes coverage for each parcel is highlighted as a percentage on each cutsheet: for a visual analysis of these metrics supplemental maps are provided at the end of this document for review.
- 6. **Additional Information:** To get the most up to date information on PUDs, Affordable Housing Express Lane Review, zoning, and land use code please visit the Town of Eagle's Planning and Zoning Department webpage.

LIA Purpose:

This analysis's purpose is to act as a guidance tool to provide quick context for suitable parcels in the Town of Eagle, it does not preclude an applicant from providing applicable or supplementary studies and documents required by the Town. In addition, it highlights the need for further studies on utilities and water rights feasibility when increased density is proposed for non-conforming existing uses. Lastly, other parcels may also be suitable for affordable housing development not recognized in this study.



Land Inventory Analysis:

Owner: Town of Eagle
Parcel Number: 210904405001

Overview:
A large vacant parcel that is currently a part of the Haymeadow Planned Unit Developemnt (PUD) and is designated as a "Town and School Site". The Haymeadow PUD has some potential for building more affordable or workforce housing, but there are important challenges to consider.

Parcel Characteristics

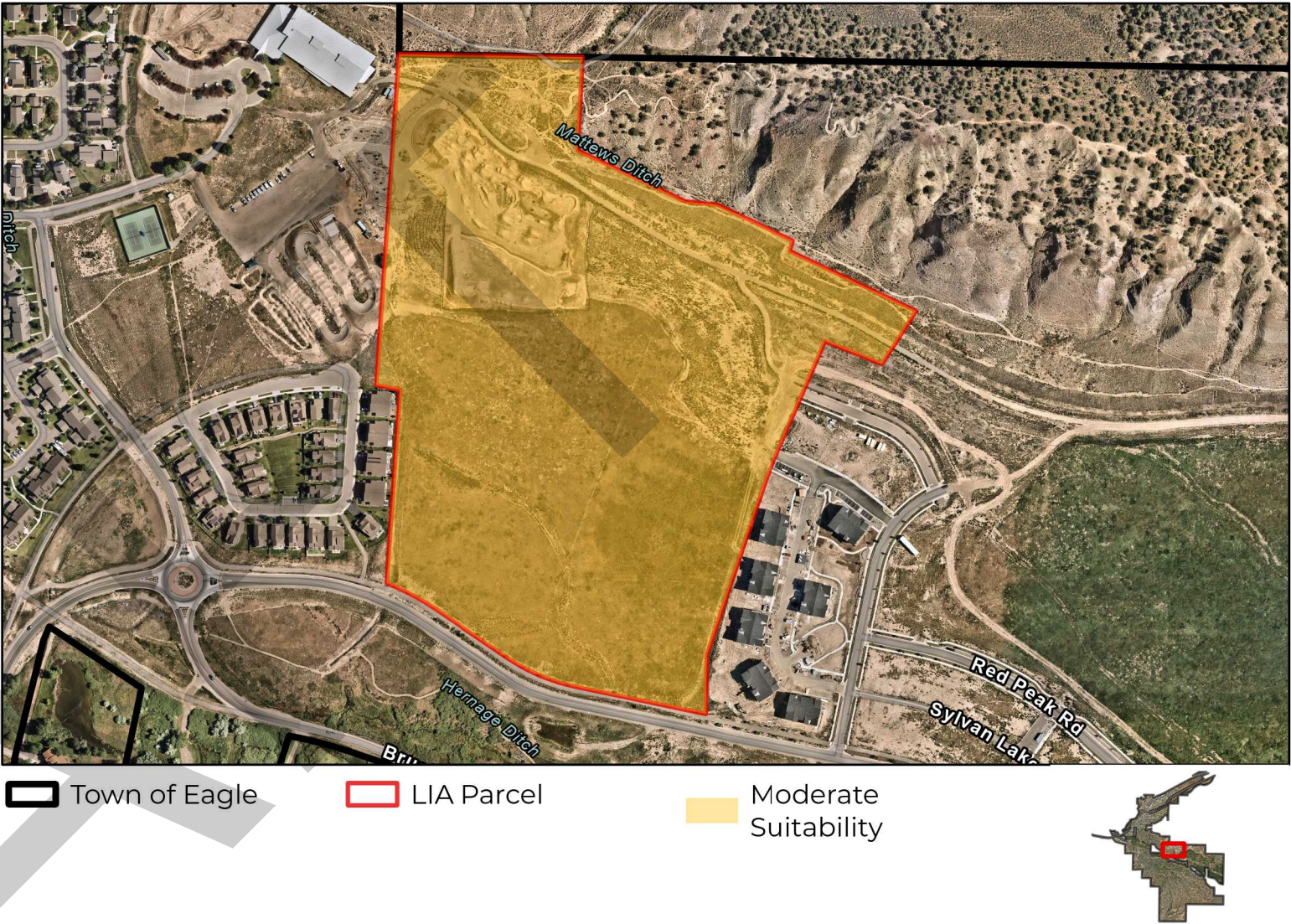
Priority Indicator: Town-Owned Land	Parcel Class Description: Exempt-Political Sub Non-Res Land	
Zoning: Planned Unit Development	Future Land Use: Public Service - Institutional	Use Change: See Discussion.
Maximum Allowable Density: 0 units	Maximum Potential Density: Two Stories: 492 units Three Stories: N/A	
Improvement Value: \$0.00	Land Value: \$984,510.00	
Acreage: Sum: 32.84	Existing Lot Coverage: Sum: 0%	

Infrastructure

- Utility Access:** The utilities of water, wastewater, electric, gas and road access may border the property, but the sufficiency of these utilities to serve any development has not been evaluated.
- Proximity to Parks and Recreation:**
This parcel is adjacent to Public Lands to the north, which provide access to trail networks. The Eagle Pool and Ice Rink is within walking distance to the west of the parcel.
- Proximity to Schools:**
3-minute drive to Brush Creek Elementary School. 6-minute drive to Eagle Valley Elementary School. 6-minute drive to Eagle Valley Middle School. 15-minute drive to Eagle Valley High School
- Proximity to Emergency Services:**
3-minute drive to the Eagle Health Center. 5-minute drive to the Eagle Police Department. 5-minute drive to the Eagle Fire Department.
- Proximity to Transit:**
40-minute walk to the nearest bus stop (Eagle County Building).

Environmental Constraints

Floodplain: 0%	Wetlands: 0%	Wildlife: Elk migration patterns run through this parcel.
Slopes between 0-5%: 93%		Slopes between 5-10%: 7%
Slopes between 10-15%: 0%		Slopes between 15-20%: 0%
Slopes between 20-25%: 0%		



Discussion

- 1. Density Limits:**
o The rules only allow 16 homes per acre for multi-family areas, which is quite low. This makes it harder for developers to make the project financially feasible.
- 2. Big Changes Require Approval:**
o Any changes that might significantly impact how the area looks or is used are considered major modifications.
o Increasing the total number of homes (currently capped at 837 units) would definitely count as a major change and is unlikely to be approved.
- 3. Town Council Oversight:**
o The Town Council has to approve any major changes, but only if they believe it won't negatively impact neighboring properties or go against public interest.
- 4. Challenges with Tract E:**
o This specific area is not automatically allowed to have multi-family housing.
o To use it for affordable housing, the town's PUD plan would need to be officially changed.
o Approval would likely depend on proving that the nearby neighbors, especially to the west, would not be negatively impacted.

DRAFT





Tuesday, March 4, 2025

Great Outdoors Colorado (GOCO)
1900 Grant Street, Suite 725
Denver, CO 80203

Subject: Letter of Support for Eagle County and VVMTA's Outdoor Stewardship Partnership Grant Application

Dear GOCO Grant Committee,

On behalf of the Town of Eagle—we express our strong support for Eagle County and the Vail Valley Mountain Trails Alliance's (VVMTA) grant application to Great Outdoors Colorado (GOCO). This request will provide essential resources to create the Outdoor Stewardship Partnership initiative, a crucial effort to protect and sustain our public lands.

Public lands in Eagle County provide tremendous recreational, economic, and ecological value to our communities. However, our trails, open spaces, and watersheds face significant pressures with increasing visitation. This initiative will address these challenges by expanding the Trail Conservation Crew (TCC) and creating the Outdoor Stewardship Crew (OSC), ensuring much-needed on-the-ground stewardship, restoration, and sustainable recreation management.

Additionally, our federal land managers—including the U.S. Forest Service (USFS) and Bureau of Land Management (BLM)—face significant budget and staffing reductions, creating even greater uncertainty in managing and supporting the public lands vital to our communities. These funding shortfalls further reduce the “boots on the ground” necessary for essential stewardship efforts, increasing the urgency for local and regional partnerships to fill the gap. This initiative will directly support USFS and BLM by offering critical stewardship ability that would otherwise be lacking.

This initiative aligns with our municipalities' commitment to preserving natural resources, supporting recreational access, and fostering environmental responsibility through collaboration with local governments, land managers, and community organizations. By supporting this grant, GOCO will help strengthen stewardship efforts across jurisdictions, ensuring the long-term health of Eagle County's outdoor spaces for residents and visitors.



We fully support Eagle County and VVMTA's grant application and urge GOCO to invest in this transformative project. Thank you for being so considerate.

Signed by the following municipalities and county representatives in support of this effort:

Mayor Scott Turnipseed
Town of Eagle, CO.

[Name]
[Title]
[Municipality Name]

[Name]
[Title]
[Municipality Name]

[Name]
[Title]
[Municipality Name]

[Name]
[Title]
[Municipality Name]

[Name]
[Title]
[Municipality Name]