



AGENDA
Planning & Zoning Commission
Tuesday, January 5, 2021
6:00 PM

ON-LINE MEETING

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

PUBLIC WIFI - TOEG – townofeagle2019

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

1. Virtual Meeting Procedure

- [Register in advance for this meeting here.](#)
- Public comments can be made when the Chair opens the public comment. Please prompt through Zoom to raise your hand and you will be called on when it is your turn.
- All public attendees will be muted during the meeting, unless the Chair or meeting facilitator invites them to speak live during the meeting.
- Meetings are recorded and will be published on the Town's webpage.
- For technical difficulties, please email peyton.heitzman@townofeagle.org and we will do our best to assist you.

6:00 PM - REGULAR MEETING CALLED TO ORDER

APPROVAL OF MINUTES *Approval of the minutes from the December 15, 2020 meeting of the Planning and Zoning Commission.*

1. Minutes dated December 15, 2020

PUBLIC COMMENT

Citizens are invited to comment on any item not on the Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person.

PUBLIC HEARINGS

1. Project: Haymeadow Filing 1, 1st Amendment
File # S20-01
Applicant: Brandon Cohen, Abrika Properties, LLC
Rick Pylman, Pylman & Associates
Location Haymeadow Filing 1 (a portion of the 660 acres along Brush Creek Rd)
Staff Contact: Jessica Lake, Planner I

Request: A request to update the final plat for Haymeadow Filing 1 to reflect as-built utilities and other minor adjustments.

BUSINESS ITEMS

1. Presentation from Eagle County regarding the 2021 Eagle County Comprehensive Plan Update

OPEN DISCUSSION

ADJOURN

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



Jessica Lake
Planner I



MINUTES
Planning & Zoning Commission
Tuesday, December 15, 2020
6:00 PM

Virtual on Zoom

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

- Virtual Meeting Procedure
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6:00 PM - REGULAR MEETING CALLED TO ORDER

Commissioner Hood called the meeting to order at 6:00pm.

COMMISSIONERS PRESENT

Jesse Gregg, Matthew Hood, Kyle Hoiland, Bob Townsend, Keegan Winkeller, Charlie Perkins, Lani Webb, Bill Nutkins

STAFF

Chad Phillips – Community Development Director
Angie Kyle - Administrative Tech II
Jessica Lake - Planner I
Peyton Heitzman – Planner I

COMMISSIONERS ABSENT

APPROVAL OF MINUTES *Approval of the minutes from the September 15, 2020 meeting of the Planning and Zoning commission.*

Minutes dated September 15, 2020

1. Commissioner Gregg requested on page 66 on 2.3.1b change reservation to “preservation.” Commissioner Hoiland asked to revise the Eagle Comprehensive Plan adaption motion from the September 15, 2020 as it was the duplicate motion listed from the minutes.

MOTION: COMMISSIONER BOB TOWNSEND MOTIONED TO APPROVE THE MINUTES. MOTION WAS SECONDED BY COMMISSIONER JESSE GREGG AND PASSED WITH A VOTE OF 4 (HOOD, GREGG, TOWNSEND, HOILAND, NUTKINS) IN FAVOR, 1 ABSTAINED (PERKINS) AND 0 OPPOSED.

PUBLIC COMMENT *Citizens are invited to comment on any item not on the Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person.*

Commissioner Hood opened public comment at 6:02. There was no public comment.

Commissioner Webb joined at 6:03pm

PUBLIC HEARINGS

1.	Project: Amendment to the Elevate Eagle Comprehensive Plan File #: LURA20-03 Applicant: Town of Eagle Location: Town of Eagle Staff Contact: Chad Phillips, Community Development Director/Town Planner Request: Approval of Resolution 02, Series 2020 A Resolution of the Planning and Zoning Commission of the Town of Eagle, Colorado approving the amendment to the Elevate Eagle Comprehensive Plan, as ratified by the Town Council of the Town of Eagle, CO. a. Resolution 02, Series 2020, A Resolution of the Planning and Zoning Commission of the Town of Eagle, Colorado Amending the Elevate Eagle Comprehensive Plan
	STAFF PRESENTATION Mr. Phillips presented the update Elevate Eagle Comprehensive Plan from the Town Council meeting on December 8th, 2020. On December 8, 2020 Town Council held a public hearing to ratify the adopted 2020 Elevate Eagle Comprehensive Plan. Council ratified the plan with two conditions of approval to adjust the approximate densities in both the Medium Density and Downtown Neighborhoods. The change in densities would allow for 4-plexes to be built on ¼ acre size lots.

Q&A

Chair Hood asked about the two items that were on the condition for approval, if they had been included on the document. Mr. Phillips responded that yes, it was added. The intent is to allow a 4-plex on a 1/4-acre lot. Councilman Jessen addressed that he wanted to alleviate any hurdles that could get in the way of this discussion during the code amendment. Chair Hood did not see any issues with this. There were no other questions from the Commission.

PUBLIC COMMENT

Public Comment opened at 6:45pm.

Chair Hood closed public comment at 6:59pm.

MOTION: COMMISSIONER BILL NUTKINS MOVED TO APPROVE RESOLUTION NO. 02, SERIES 2020 A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAGLE, COLORADO AMENDING THE ELEVATE EAGLE COMPREHENSIVE PLAN TO ADD THE FOLLOWING CONDITIONS OF APPROVAL, AS RATIFIED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO:

K. MODIFY MEDIUM DENSITY RESIDENTIAL APPROXIMATE DENSITY FROM 4-10 DU/ACRE TO 4-16 DU/ACRE.

L. MODIFY DOWNTOWN NEIGHBORHOOD APPROXIMATE DENSITY FROM 4-10 DU/ACRE TO 4-16 DU/ACRE.

MOTION WAS SECONDED BY COMMISSIONER KYLE HOILAND AND PASSED WITH A VOTE OF 7 (PERKINS, NUTKINS, WEBB, HOOD, GREGG, TOWNSEND, HOILAND) IN FAVOR AND 0 OPPOSED.

COMMUNITY DEVELOPMENT DEPARTMENT UPDATE *Staff update to the Planning & Zoning Commission on recent work and upcoming files.*

1. Community Development Monthly Department Update dated December 11, 2020

Commissioner Holiand asked about the location of the West Eagle Housing Project. Staff responded that the location is the land owned by the County and the Forest Service land north of that parcel. This area will be the Brush Creek road extension.

The Haymeadow Amendment has been submitted but no meeting has been scheduled at this time. The file is currently under review. There are no dates set for the hearing. The final plat will be scheduled soon.

Commissioner Nutkins asked for an update on 446 Washington St. Staff responded that the applicant is proceeding with the project without the variance they were denied earlier in the year. The applicant found a conforming location for their project. The Commissioner asked that based on the email received, are the

neighbors still fighting this? Staff informed that there was a CORA request associated with this, however they have not heard since.

Commissioner Perkins asked if there was any news on the Highway 6 corridor study. Staff responded that they are getting their baseline information taken care of, specific to historic background. Mr. Phillips is going to get a copy of the PowerPoint staff used to inform the team and include it in the next update.

OPEN DISCUSSION

Chair Hood asked about the River Blocks. Staff was present at the walkthrough on December 11, 2020 for the river blocks. There is a timeline in the staff update. Staff is going to have to get this approval from the US Army Corps. They are hoping these blocks can extend the summer season. Colorado Parks and Wildlife had objection which is why there are additional steps that are required. The plan is to have the river blocks installed in July or August.

ADJOURN

MOTION: COMMISSIONER BILL NUTKINS MOTIONED TO ADJOURN. MOTION WAS SECONDED BY COMMISSIONER KYLE HOILAND AND PASSED WITH A VOTE OF 7 (PERKINS, NUTKINS, WEBB, HOOD, GREGG, TOWNSEND, HOILAND) IN FAVOR AND 0 OPPOSED.

Matthew Hood, Chair

Angie Kyle, Administrative Tech II



STAFF REPORT AND CERTIFICATE OF RECOMMENDATION

TO: Planning & Zoning Commission

FROM: Community Development Department

DATE: January 5, 2021

PROJECT: Haymeadow Filing 1, 1st Amendment

REQUEST: A request to update the final plat for Haymeadow Filing 1 to reflect as-built utilities and other minor adjustments.

FILE NUMBER: S20-01

APPLICANT: Brandon Cohen, Abrika Properties, LLC
Rick Pylman, Pylman & Associates

LOCATION: Haymeadow Filing 1 (a portion of 660 acres along Brush Creek Rd)

CODE: Section 4.12.030. Subdivision Review

ZONING: Haymeadow Planned Unit Development (PUD) Zone District

EXHIBITS: A: Application & Narrative
B: Final Plat – Filing 1, 1st Amendment

PUBLIC COMMENT: Staff has received 0 letters of public comment as of December 30, 2020. Letters received after this time will be gathered and entered into the public record at the hearing.

STAFF: Jessica Lake, Planner I – jessica.lake@townofeagle.org

INTRODUCTION

The final plat for Filing 1 of the Haymeadow project was approved by the Town of Eagle on May 14, 2019. The approval for Filing 1 included the platting of the 66-acre property and phase 1 infrastructure plans. The first phase also included platting a portion of Neighborhood A1 for multi-family parcels and single family/duplex lots and dedication requirements set forth in the Annexation and Development Agreement (ADA).

Infrastructure work for phase 1 commenced after the final plat was approved. The Public Works and Engineering Department were responsible for reviewing and approving the infrastructure plans. In laying out utilities in the field, it became apparent that some of the locations did not match up with the previously approved easements on the plat. This request is to modify the previously platted easements, no other changes are included in this amendment.

Plat reviews have been completed by Planning, Public Works, Town Attorney, and the Surveying Consultant. A condition of approval has been added to address all staff/surveying comments prior to recordation of the amended plat.

ISSUES FOR DISCUSSION

1. Based on the proposed application – to modify utility easements – staff has not identified any obvious issues for discussion.

STANDARDS FOR FINAL SUBDIVISION PLAT

Section 4.12.030.L.1

STANDARD #2: *Review for conformance with approved preliminary subdivision plan and for compliance with the requirements for final subdivision plat.*

Staff Comment: During the initial review of Filing 1 in 2018/2019 staff found that the final plat was in general conformance with the approved Preliminary Plan, though there were several adjustments, such as: the final plat included the entirety of the property, whereas the preliminary plat did not; specific acreages for all tracts and lots, whereas the preliminary plan only included tract and lot lettering/numbering; addresses and street names; etc.

Staff has reviewed the amended plat submitted by the applicant against the approved final plat for Haymeadow Filing 1 as well as the engineering as-builts. A redlined copy of the plat with staff changes, comments and questions has been provided to the applicant. The applicant has agreed to incorporate staff's redlines into the plat prior to recordation.

Staff finds that the application for the Haymeadow Filing 1, 1st Amendment is in compliance with Code standards and is consistent with the final plat for Haymeadow Filing 1 approved May 14, 2019. The final plat for Filing 1 was found to be in compliance with the approved preliminary plan.

Section 4.12.030.L.2

STANDARD #3: *The Town's Engineer or surveying consultant shall compare the legal description of the subject property with the county records to ensure that:*

- a. The property described contains all contiguous single ownership;*
- b. The lots and parcels have descriptions which both close and contain the area indicated;
and*
- c. The plat is correct in accordance with surveying and platting standards of the State.*

Staff Comment: The Town's third-party surveyor has reviewed the legal description and subsequent requirements and has provided comments. Staff recommends that a condition of approval be included in the decision; that comments from the surveyor be incorporated into the final plat prior to recording.

STAFF RECOMMENDATION

Staff recommends approval with conditions of file S20-01 Haymeadow Filing 1, 1st Amendment based on Standards (1) and (2) of Section 4.12.030. of the Municipal Code. Specifically, finding that the application:

1. Complies with the previously approved final plat for Haymeadow Filing 1 as required by Section 4.12.030.L.1; and
2. Has been reviewed by a surveying consultant and comments have been accepted by the applicant as required by Section 4.12.030.L.2.

PLANNING AND ZONING COMMISSION POTENTIAL MOTIONS

Below are the Planning and Zoning Commission options related to the amended final plat S20-01:

1. Approve with no conditions: I find the application substantially meets the standards for approval, and move to APPROVE S20-01 Haymeadow Filing 1, 1st Amendment with no conditions, based on the following findings:
<insert findings>
2. Approve with conditions: I find the application substantially meets the standards for approval, and move to APPROVE S20-01 Haymeadow Filing 1, 1st Amendment, based on the following findings and with the following condition(s) of approval:
<insert findings>
<insert conditions of approval>
3. Continue (table) the application: I find that the applicant has not provided sufficient information to review the application per the standards for approval and move to CONTINUE the request for Haymeadow Filing 1, 1st Amendment approval to the next regularly scheduled

meeting. (Provide staff and the application detail regarding information needed for a decision).

4. Denial: I find that the application does not substantially meet the standards for approval and move to DENY S20-01 Haymeadow Filing 1, 1st Amendment ; based on the following findings: (Cite all Code sections and/or Plan policies that resulted in motion for denial)

FINDINGS FOR APPROVAL

1. The proposed application is in general compliance with the provisions of Section 4.12.030 of the Land Use and Development Code.
2. The proposed application supports the previous approval of the final plat for Haymeadow Filing 1.

CONDITIONS OF APPROVAL:

1. All redline changes and comments from staff, Town Attorney, and third party-surveyor shall be incorporated into the Filing 1, 1st Amendment prior to recording.
2. The plat shall be recorded before March 1, 2021. Extensions of up to 12 months may be approved administratively without notice, if it is proven to the Town Planner that due diligence is being performed towards recordation of the plat.



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
200 BROADWAY • PO BOX 609 • EAGLE, CO 81631
PHONE: 970-328-9655 • FAX: 970-328-9656
www.townofeagle.org

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

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

PROJECT NAME First Amendment Haymeadow Filing 1

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

LOCATION

STREET ADDRESS N/A

PROPERTY DESCRIPTION

SUBDIVISION Haymeadow Filing 1 **LOT(S)** _____ **BLOCK** _____
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE update plat to reflect as-built easements & minor lot line adjustments

APPLICANT NAME ABRIKA Properties, LLC **PHONE** 352-854-7753

ADDRESS 8250 Southwest 27th Ave. Ocala FL 34476 **EMAIL** brandon@abrika.com

OWNER OF RECORD same as above **PHONE** _____

ADDRESS _____ **EMAIL** _____

REPRESENTATIVE* _____ **PHONE** _____

ADDRESS _____ **EMAIL** _____

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

APPLICATION SUBMITTAL ITEMS:

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

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

FEES AND DEPOSITS:

See Eagle Municipal Code Section 4.03.080

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

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



Signature

Date

FOR OFFICE USE ONLY

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



December 2, 2020

Ms. Jessica Lake
Town of Eagle Community Development
PO Box 609
Eagle, CO 81632

HAND DELIVERED & via EMAIL

Re: Haymeadow PUD Final Plat – correction version

Dear Jessica:

Please accept this letter and the attachments as a formal application for Subdivision Final Plat application for the Haymeadow PUD.

This plat adjustment for Haymeadow Filing 1 has been a regular topic of discussion in our weekly Town of Eagle construction update meetings and will be familiar to the Public Works and Engineering staff. This is a required step in our final acceptance process. The plat adjustment revises the Haymeadow Filing 1 Final Plat by updating as-built shallow utility, water and sewer easements to reflect changes to the construction plans that were made during the construction process. Town of Eagle Public Works and Engineering staff are familiar with all proposed adjustments. There are no changes to any lot lines, only to easements that benefit utility companies or the public.

This amended plat does not create any change to any existing platted parcels, does not create any new parcels, does not change the density or land use of any existing parcels and does not affect any open space parcels in any adverse manner.

Under cover of this letter please find:

- One executed application form for a Subdivision Lot Line Adjustment.
- A check in the amount of \$2,650.00 representing an application fee of \$ 1,250 and a deposit fee of \$1,400.00.
- Four copies of the Lot Line Adjustment Final Plat.
 - 2 copies of a “redlined” version indicating the revisions from the currently approved plat.
 - List of adjacent land owners, internal land owners and mineral rights owners.

This cover letter serves as the project description/narrative. I will submit a digital version of these documents via email. If Town Staff would like an AutoCad version for review please

let us know and we will send that file to the appropriate person.

If you have any questions or require additional information please contact me at your convenience.

Sincerely,

Rick Pylman

Rick Pylman

Copy:

Brandon Cohen, ABRIKA Properties, LLC

Michael Hood, Cairn Consulting Services,

Scott Hemmen, PLS, SGM Engineering

Gary Brooks, Alpine Engineering, Inc.

Bryon McGinnis, Town of Eagle

First Amendment Haymeadow Filing 1,
A Subdivision of the Town of Eagle, Colorado
Situating in Tracts 37, 38, 44, 55, 59, 61, 62, and 63
Township 5 South, Range 84 West of the Sixth P.M.

CERTIFICATE OF DEDICATION AND OWNERSHIP

The undersigned: Abrika Properties, LLC, Haymeadow Metropolitan District and the Town of Eagle being the sole owner in fee simple of all that real property described as follows:

Haymeadow Filing 1 as recorded at Reception No. 201907561, containing 657.34 acres more or less as shown on the accompanying map, has by these presents laid out, platted and subdivided the same into lots and tracts as shown on this plat and designated the same as:

First Amendment Haymeadow Filing 1, A Subdivision of the Town of Eagle, County of Eagle, State of Colorado; and does hereby make the following dedications and grants:

All utility easements as shown on this First Amended Final Plat are dedicated to the Town of Eagle for use by authorized service providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, natural gas pipelines, wastewater lines, water lines, telephone lines, cable service lines, other broadband communication service lines and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

The dedication of the easements shown hereon to the Town preclude the installation of improvements, including but not limited to trees, shrubs, rocks, the deposit of materials, or the alteration of existing ground elevation within the easement area which could in any manner impair the Town's or other service providers' use of the easement as provided in this dedication. The undersigned accepts the responsibility for the completion of all required public improvements for First Amendment Plat Haymeadow Filing 1, A Subdivision of the Town of Eagle, County of Colorado.

Executed this _____ day of _____, 20____

Owner: Abrika Properties, LLC

By: _____

Name: _____

STATE OF COLORADO)

) §

COUNTY OF EAGLE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, 2020,

by _____

as _____

of: Abrika Properties, LLC.

Witness my hand and official seal.

My commission expires: _____ Notary Public

Executed this _____ day of _____, 2020.

Owner: Haymeadow Metropolitan District

By: _____

Name: _____

STATE OF COLORADO)

) §

COUNTY OF EAGLE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, 20____

by _____

as _____, Haymeadow Metropolitan District

Witness my hand and official seal.

My commission expires: _____ Notary Public

TITLE CERTIFICATE

Land Title Guarantee Company does hereby certify that it has examined the title to all lands shown on this First Amendment Plat Haymeadow Filing 1, A Subdivision of the Town of Eagle, and that title to such lands is vested in Abrika Properties, LLC,, free and clear of all liens, and encumbrances, except as follows:

Executed this _____ day of _____, 20____

By: _____

NOTES:

1. The purpose of this First Amendment Haymeadow Filing 1, A Subdivision of the Town of Eagle, County of Colorado is to amend various easements as depicted on the final plat of Haymeadow Filing 1 as recorded at Reception No. 201907561.

2. Basis of Bearings: Bearings shown hereon are based on an assumed bearing of N89°57'47"E the line between Corner 2 of Tract 38 a 2 1/2" USGL0 Brass Cap on a 1" diameter iron pipe and Corner 1 of said Tract 38 a 2 1/2" Aluminum Cap on a 3/4" rebar situated along the North line of the subject parcel as shown hereon.

3. Ten feet southerly of and parallel to the northerly line of Tract OS2 as depicted at Reception No. 201907561 an easement replaces the several various easements with one 10' General Utility Easement (GUE) as shown hereon.

4. The metes and bounds of the water line easement as described on sheet 5 of the record plat (Rec.No.201907561) did not close to the west lines of Tract RMF-3 a portion of Tract R-3. The adjoining course dimension is update herein to close on the intended coincidental lines of said waterline easement and Tract R-3 as shown hereon.

5. Sewer Easements are amended by this plat to a GUE as shown hereon.

6. A pedestrian access easement is dedicated along the westerly five feet (5.0') of Tract C as shown hereon.

7. Survey date: September 25, 2020

8. Units of linear measurements are displayed in US Survey Feet.

9. SGM is not be responsible for changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.

10. Property descriptions shown hereon are based on the record document recorded at Reception Number 201907561 as Final Plat Haymeadow Filing 1.

11. The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to ownership, easements and other encumbrances of record has been taken from the Final Plat Haymeadow Filing 1, Reception Number 201907561

12. This plat amends the Temporary Access Easement on, over, under, above, across and through that area designated hereon as "Amended Temporary Access Easement" together with a non-perpetual right of ingress and egress thereto as shown hereon. The Town of Eagle shall have no responsibility to construct, repair, replace, or maintain such "Temporary Access Easement" improvements, including snow removal and said Temporary Access Easement shall be quashed when additional road(s) which provide access are completed.

13. Abrika Properties, LLC, Haymeadow Metro District and the Town of Eagle amended and dedicated the several easements as shown hereon to the town for various uses including but not limited to:

A. Drainage Easements on, over, under, above, across and through those areas designated hereon as "Drainage Easement" for the purposes of storm drainage, drainage of water flowing from other lands along with the installation, use, repair, replacement, improvement and maintenance of drainage structures including but not limited to swales, gutters, ditches, pipes, culverts, stormdrains, manholes and inlets, together with a perpetual right of ingress and egress thereto.

B. Waterline Easements on, over, under, above, across and through those areas designated hereon as "Waterline Easement" for the purposes of acquisition, treatment and transmission of domestic potable water and/or irrigation water, the installation, use, repair, replacement, improvement and maintenance of waterline structures including but not limited to pipelines, valves, hydrants and pumps, together with a perpetual right of ingress and egress thereto.

C. Sewer Easements on, over, under, above, across and through those areas designated hereon as "Sewer Easement" for the purposes of disposal and transmission of domestic sewage and storm water, the installation, use, repair, replacement, improvement and maintenance of sanitary sewer structures including but not limited to manholes, pipes and all related structures, together with a perpetual right of ingress and egress thereto.

D. Pedestrian Easement on, over, above, across and through those areas designated hereon as "Pedestrian Easement" for the use of the public for pedestrian and non-motorized vehicular traffic.

14. Abrika Properties, LLC, and Haymeadow Metro District hereby amend and dedicate the following easements for various purposes including but not limited to:

A. Haymeadow Metro District Pedestrian Easement on, over, above, across and through those areas designated hereon as "Pedestrian Easement" for the use of the public for pedestrian and non-motorized vehicular traffic as well as the maintenance thereof as shown hereon.

B. Haymeadow Metro District Drainage Easements on, over, under, above, across and through those areas designated hereon as "Drainage Easement" for the purposes of storm drainage, drainage of water flowing from other lands along with the installation, use, repair, replacement, improvement and maintenance of drainage structures including but not limited to swales, gutters, ditches, pipes, culverts, storm drains, manholes and inlets, together with a perpetual right of ingress and egress thereto.

15. Abbreviations: Aluminum = Alum.; Angle Point = AP; Center line = CL; Diameter= dia.; Land Surveyor = LS; Public Land Survey System = PLSS Reception Number = Reception No. or Rec.No.; Tract = TR; United States Government Land Office= USGL0;

16. Other than along the coincidental North and East Lines of Tract 58 there are no changes to the configuration of the various Tracts created by Haymeadows, Filing 1. Bearing and distance revisions along said line reflect details of the map recorded at Reception No. 202006936.

17. Monuments falling along the southerly limit of Tract R2 (the outer limits of the subdivision) fall in Brush Creek Road and were not set. The Southerly limit of Tract OS 2 has been monumented in the course of this survey.

TOWN OF EAGLE CONSENT TO EASEMENT MODIFICATION:

The amendment and vacation of certain easements as depicted for record in that plat recorded at Reception Number 201907561 and amended or vacated hereon are hereby accepted and agreed to by Town of Eagle

this _____ day of _____, 2019.

TOWN OF EAGLE

By: _____

AGENT: _____

HAYMEADOW METRO DISTRICT CONSENT TO EASEMENT MODIFICATION:

The amendment and vacation of certain easements as depicted for record in that plat recorded at Reception Number 201907561 and amended or vacated hereon are hereby accepted and agreed to by Haymeadow Metro District.

this _____ day of _____, 2019.

HAYMEADOW METRO DISTRICT

By: _____

AGENT: _____

ABRIKA PROPERTIES, LLC CONSENT TO EASEMENT MODIFICATION:

The amendment and vacation of certain easements as depicted for record in that plat recorded at Reception Number 201907561 and amended or vacated hereon are hereby accepted and agreed to by Abrika Properties, LLC

this _____ day of _____, 2019.

ABRIKA PROPERTIES, LLC

By: _____

AGENT: _____

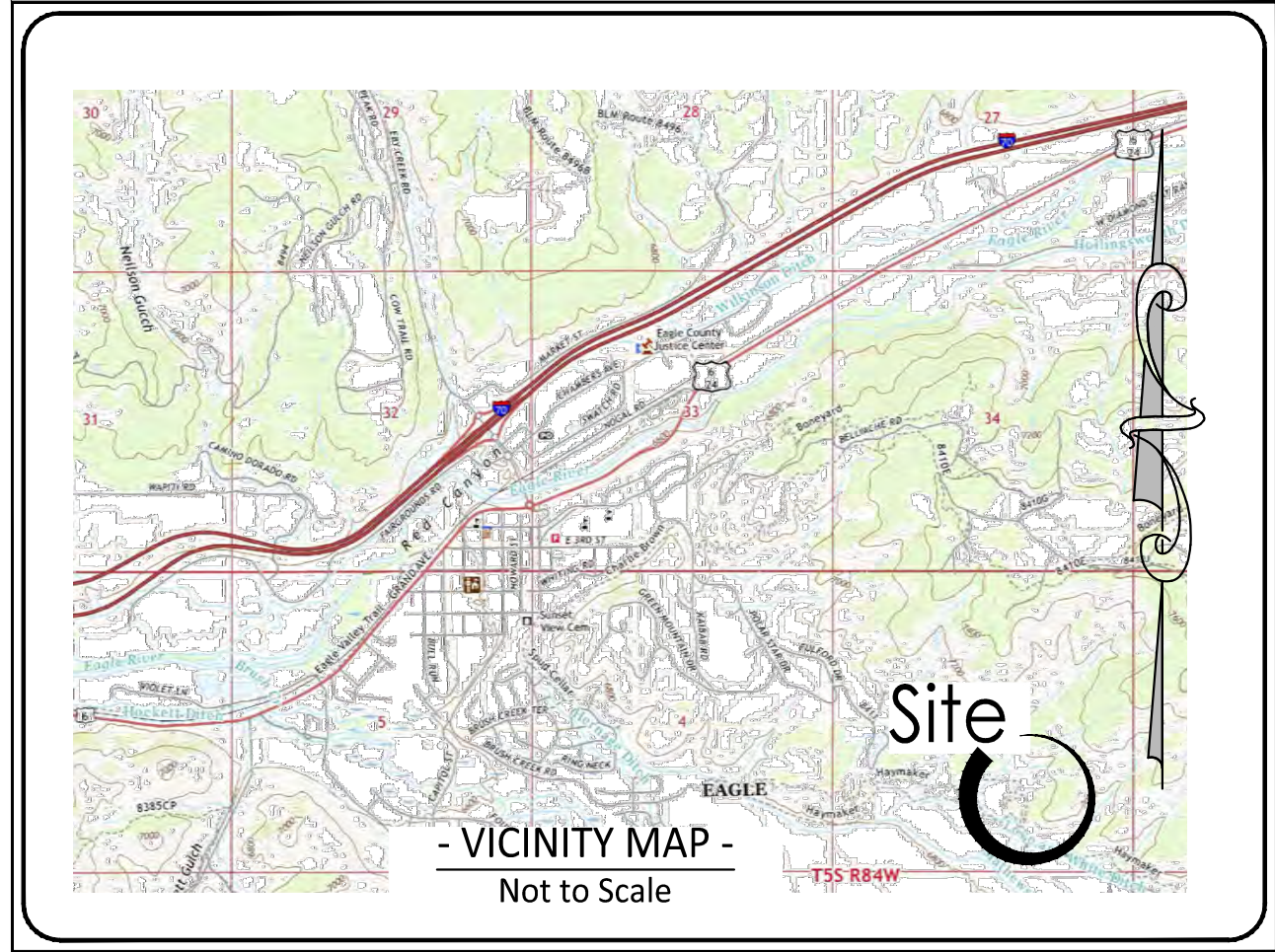
SURVEYOR'S CERTIFICATE

I, Scott A. Hemmen, do hereby certify that I am a Professional Land Surveyor licensed under the laws of the State of Colorado, that this First Amendment Plat Haymeadow Filing 1, A Subdivision of the Town of Eagle is a true, correct, and complete as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with 38-51-105 C.R.S., and that such plat meets the requirements of 38-33.3-209 C.R.S., as amended and all other regulations governing the subdivision of land.

Scott A. Hemmen

PLS 38182 for and

on the behalf of SGM



TOWN COUNCIL CERTIFICATE

This First Amendment Plat Haymeadow Filing 1, A Subdivision of the Town of Eagle, County of Eagle, State of Colorado is approved by Town Council of the Town of Eagle, Colorado, this _____ day of _____, 20____, for filing with the Clerk and Recorder of Eagle County, Colorado, and for conveyance or dedication to the Town of Eagle the public dedications shown hereon; subject to the provisions that approval in no way obligates the Town of Eagle for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the Board of Trustees of the Town of Eagle. Further, said approval in no way obligates the Town of Eagle for maintenance of public improvements until construction of said improvements has been completed in accordance with the Town of Eagle's specifications and the Town of Eagle has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the Town of Eagle, unless otherwise specifically agreed to in writing by the Board of Trustees.

TOWN OF EAGLE, COLORADO

By: _____

Mayor

Witness my hand and seal of the Town of Eagle, Colorado

ATTEST: _____

Town Clerk

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of _____ upon all

parcels of real estate described on this First Amendment Haymeadow Filing 1, A Subdivision of the Town of Eagle, are paid in full.

Dated this _____ day of _____, A.D. 2020.

Treasurer of Eagle County, Colorado

PLANNING COMMISSION CERTIFICATE

This First Amendment Haymeadow Filing 1, A Subdivision of the Town of Eagle, approved by the Town of Eagle Planning Commission the ____ day of _____, 2020.

Chairman

EAGLE COUNTY CLERK AND RECORDER CERTIFICATE

This First Amendment Haymeadow Filing 1, A Subdivision of the Town of Eagle, was filed for record in the office of the Eagle County Clerk and Recorder at _____ o'clock _____ M. on the _____ day of _____, 2020, and is duly recorded at Reception No. _____

EAGLE COUNTY CLERK & RECORDER

By: _____

Deputy

First Amendment Haymeadow Filing 1,
A Subdivision of the
Town of Eagle, Colorado

Revision	By	Date
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Job No. 2016-277.003

Drawn by: _____

Date: October 7 2020

Approved: -- | PLS: sah

File: Haymeadow Filing 1 First Amended Plat

Title:

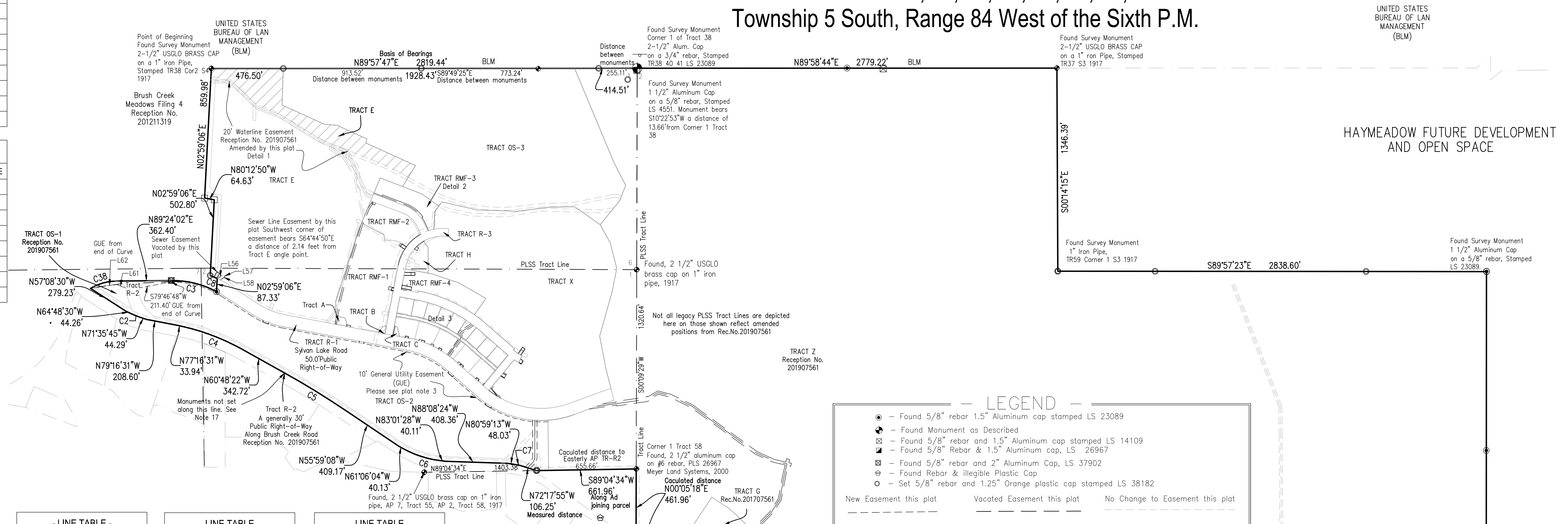
First Amendment
Haymeadow Filing 1

Sheet No.

1

Of: .

First Amendment Haymeadow Filing 1,
A Subdivision of the Town of Eagle, Colorado
Situating in Tracts 37, 38, 44, 55, 59, 61, 62, and 63
Township 5 South, Range 84 West of the Sixth P.M.



- LINE TABLE -			- LINE TABLE -		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L29	N10°37'08"E	12.00'	L37	N30°12'53"E	7.91'
L30	N10°37'08"E	12.00'	L38	N50°06'05"W	7.38'
L31	N41°02'18"E	12.00'	L39	N61°51'30"W	19.60'
L32	S41°02'18"E	12.00'	L40	S61°51'30"E	16.40'
L33	N53°57'18"W	7.12'	L41	S50°06'05"E	4.78'
L34	N37°11'59"E	20.74'	L42	S48°55'44"E	17.05'
L35	N43°20'42"W	52.33'	L43	S48°55'44"E	23.76'
L36	N59°47'07"W	51.03'	L44	N34°34'28"E	30.55'

- LINE TABLE -			- LINE TABLE -		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L45	S34°34'28"W	31.96'	L53	N89°31'04"E	42.01'
L46	N79°06'09"W	34.34'	L54	N58°19'27"W	21.00'
L47	S79°06'09"E	34.34'	L55	S58°19'27"E	16.72'
L48	S79°53'16"E	31.53'	L56	S52°33'33"W	46.70'
L49	S10°54'37"W	11.59'	L57	N37°24'27"W	20.00'
L50	S79°05'23"E	34.21'	L58	N59°35'33"E	36.80'
L51	N79°06'09"W	65.73'	L59	S56°08'18"E	45.29'
L52	S89°31'04"W	46.74'	L60	N56°08'18"E	44.95'

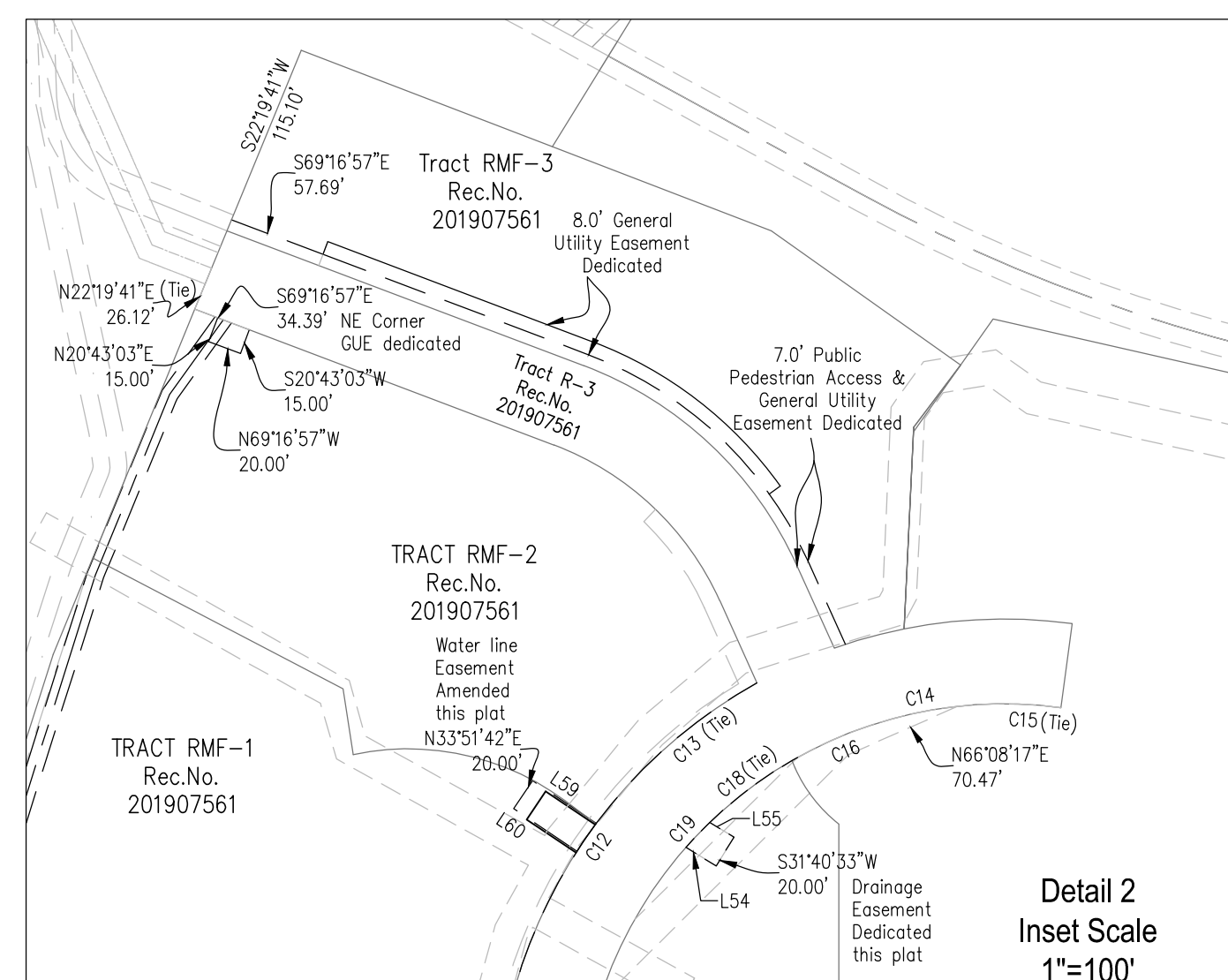
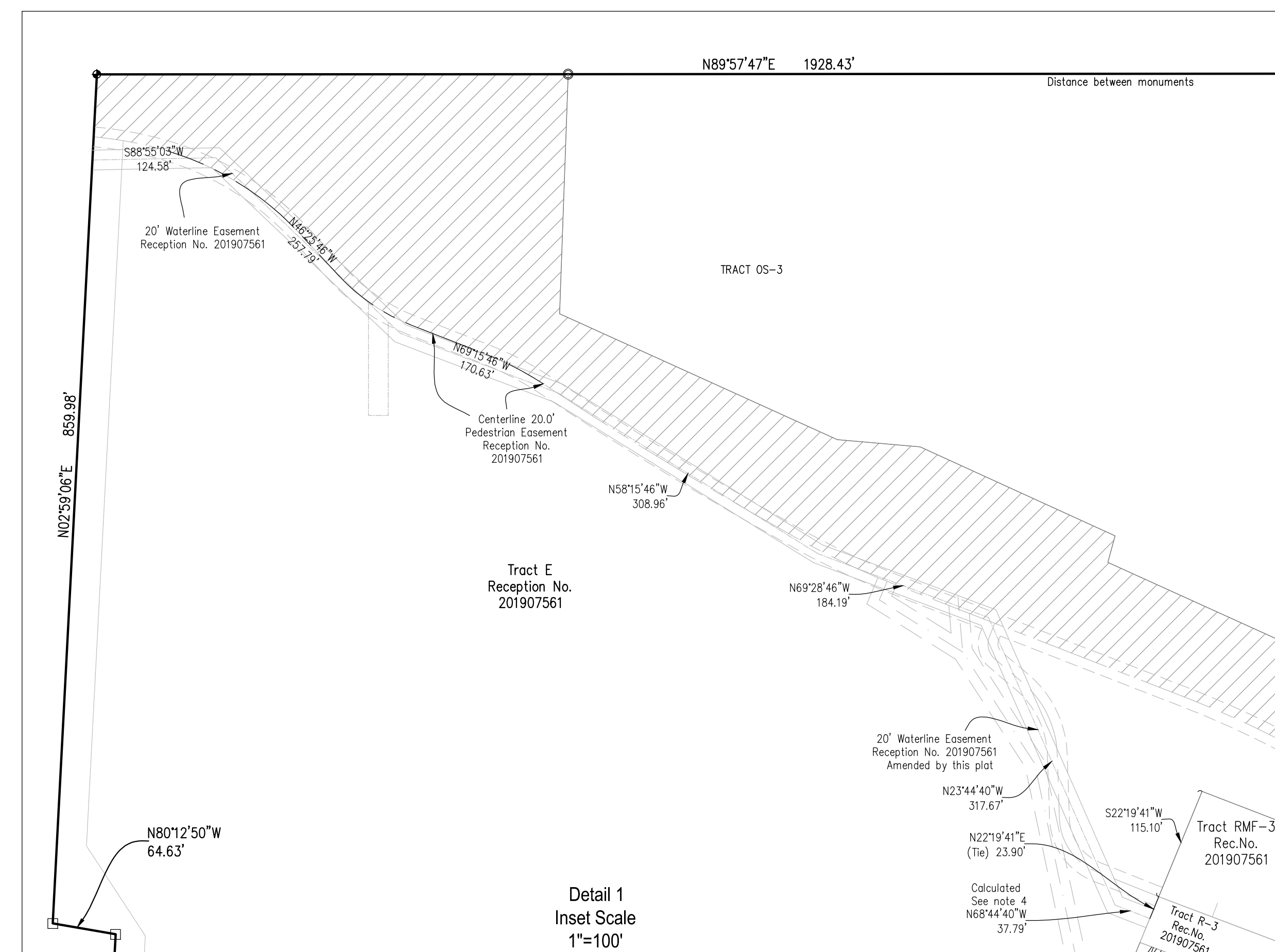
- LINE TABLE -		
LINE #	BEARING	DISTANCE
L61	S70°02'33"E	64.71'
L62	N81°15'19"E	171.79'

- CURVE TABLE -					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C2	57.57'	486.00'	6°14'31"	N68°12'08"W	57.53'
C3	311.74'	620.00'	28°48'31"	S76°12'26"E	308.47'
C4	370.57'	1467.39'	14°28'09"	N70°02'26"W	369.58'
C5	485.00'	5764.58'	4°49'14"	N58°23'45"W	484.86'
C6	254.45'	665.00'	21°55'24"	N72°03'46"W	252.90'
C7	42.30'	585.00'	4°08'34"	N78°54'56"W	42.29'
C8	49.66'	745.00'	4°03'53"	N66°50'02"W	49.65'
C10	493.22'	600.00'	2°35'55"	N53°12'32"W	293.19'
C38	180.68'	343.00'	30°10'50"	N74°17'54"E	178.59'

- LINE TABLE -		
LINE #	BEARING	DISTANCE
L1	N79°30'59"W	166.80'
L2	N79°41'31"W	89.23'
L3	N69°00'09"W	48.79'
L4	N65°35'39"W	53.04'
L5	N55°20'50"W	61.81'
L6	N47°15'27"W	52.82'
L7	N44°46'44"W	97.90'
L8	N57°28'07"W	17.09'

- LINE TABLE -		
LINE #	BEARING	DISTANCE
L9	N63°53'22"W	98.91'
L10	N00°26'38"E	32.80'
L11	N87°39'09"W	53.69'
L12	N71°51'06"W	155.57'
L13	S72°09'52"E	105.30'
L16	N71°00'00"W	41.08'
L17	N30°00'27"E	13.58'
L18	N62°02'32"W	50.05'

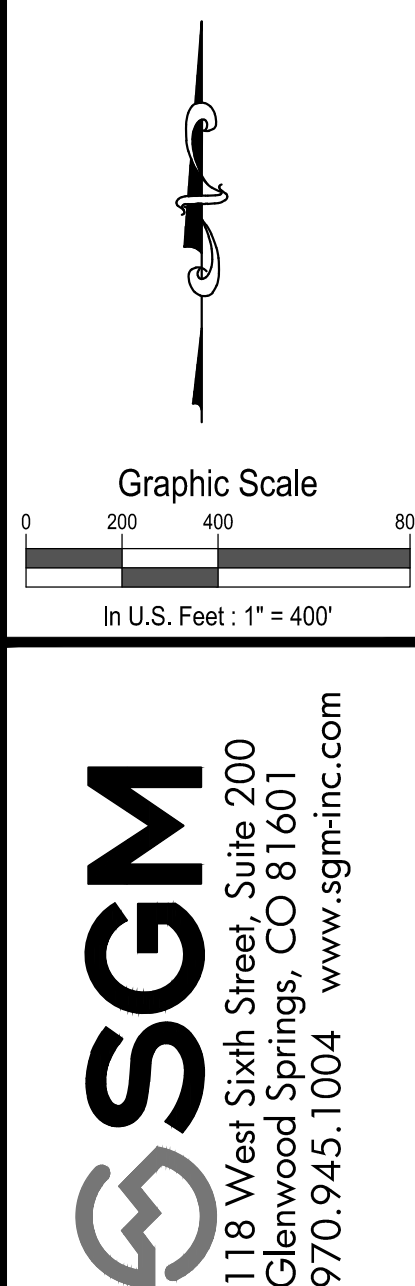
- LINE TABLE -		
LINE #	BEARING	DISTANCE
L19	S25°22'18"W	240.90'
L20	N57°11'23"W	36.26'
L21	N54°19'30"W	105.80'
L22	N51°43'35"W	115.13'
L23	N52°59'59"W	33.80'



- CURVE TABLE -					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C12	20.01'	300.00'	3°49'16"	S34°50'07"W	20.00'
C13	126.75'	300.00'	24°12'26"	S48°50'58"W	125.81'
C14	160.80'	250.00'	36°51'12"	N79°17'29"E	158.04'
C15	61.02'	250.00'	13°59'02"	S89°16'26"E	60.86'
C16	99.79'	250.00'	22°52'10"	N72°17'58"E	99.13'
C17	135.34'	300.00'	25°50'54"	S23°49'18"W	134.20'
C18	60.72'	250.00'	13°55'01"	N53°02'26"E	60.58'
C19	20.46'	250.00'	4°41'18"	N43°44'16"E	20.45'
C20	65.35'	620.00'	6°02'22"	S72°49'09"W	65.32'
C23	180.15'	640.00'	16°07'42"	N77°49'45"E	179.56'

<u>- CURVE TABLE -</u>					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C37	38.14'	629.81'	3°28'12"	S52°15'05"E	38.14'

- CURVE TABLE -					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C24	684.91'	640.00'	61°18'58"	N79°34'33"W	652.69'
C25	267.69'	640.00'	23°57'52"	S81°44'54"W	265.74'
C26	47.20'	600.00'	45°04'12"	S22°24'42"W	45.99'
C27	50.14'	900.00'	31°11'32"	S42°47'55"E	50.14'
C28	82.76'	900.00'	51°16'08"	N53°45'37"W	82.73'
C29	112.62'	560.00'	11°31'20"	S67°40'26"E	112.43'
C30	34.94'	325.00'	6°09'37"	S80°28'30"E	34.93'
C31	127.91'	471.63'	15°32'18"	S62°05'54"E	127.61'
C34	90.62'	2270.00'	21°17'14"	S56°58'45"E	90.61'
C36	193.81'	2980.00'	34°43'35"	S56°15'34"E	193.78'



First Amendment Haymeadow
Filing 1, A Subdivision of the
Town of Eagle, County of
Colorado

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Job No.	2016-277.00
Drawn by:	sal
Date:	October 7 2021
Approved:	PLS: sal
File:	Haymeadow Filing 1 First Amended Pla

Title:

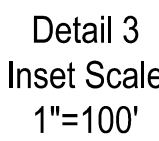
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- LINE TABLE -		
LINE #	BEARING	DISTANCE
L37	N30°12'53"E	7.38'
L38	N50°06'05"W	7.91'
L39	N61°51'30"W	19.60'
L40	S61°51'30"E	16.40'
L41	S50°06'05"E	4.78'
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L43	S48°55'44"E	23.76'
L44	N34°34'28"E	30.55'

LINE #	BEARING	DISTANCE
L53	N89°31'04"E	42.71'
L54	N58°19'27"W	21.00'
L55	S58°19'27"E	16.72'
L56	S52°35'33"W	46.70'
L57	N37°24'27"W	20.00'
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C14	160.80'	250.00'	36°51'12"	N79°17'29"E	158.04'
C15	61.02'	250.00'	13°59'02"	N89°16'26"E	60.86'
C16	99.79'	250.00'	22°52'10"	N72°17'58"E	99.13'
C17	135.34'	300.00'	25°50'54"	S23°49'18"W	134.20'
C18	60.72'	250.00'	13°55'01"	N53°02'26"E	60.58'
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CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
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C30	34.84'	325.00'	6°09'37"	S60°28'30"E	34.93'
C31	127.91'	471.63'	15°32'18"	S62°05'54"E	127.51'
C34	90.62'	2270.00'	2°17'14"	S56°58'45"E	61.81'
C36	193.81'	2980.00'	3°43'35"	S56°15'34"E	193.78'



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To: Planning and Zoning Commission

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

Date: January 5, 2021

Agenda Item: Presentation from Eagle County regarding the 2021 Eagle County Comprehensive Plan Update

Information

Link: <https://sites.google.com/eaglecounty.us/comprehensiveplan/library?authuser=0>

REQUEST: Presentation and preliminary feedback regarding the Plan update process

INTRODUCTION:

The Eagle County Comprehensive Plan (the “2021 Plan”) is an overarching planning document that provides a framework for appropriate land-use decisions for unincorporated Eagle County. The Plan should also support, be consistent with, and help refine a long-term vision for the greater Eagle County community, in concert with local jurisdictions. The Plan provides a critical opportunity for the community, non-profits, local jurisdictions, and industry leaders to collaboratively create and clarify a holistic vision for Eagle County’s future. Element specific goals, policies, actions and performance measures influence development decisions and the implementation of the Eagle County Land Use Regulations (the “ECLUR”). Performance measures are identified and tracked to qualify success. When adopted, the 2021 Plan will supersede the 2006 Eagle County Comprehensive Plan. The purpose of the Project Management Strategy is to outline and set 2021 Plan development and process expectations for staff, elected and appointed officials, and Eagle County constituents.

ANALYSIS:

Eagle County, as a statutory County, is required by the State of Colorado to create Master Planning documents. Per Colorado Revised Statute (CRS), 30-28-106, comprehensive plans are required for counties and municipalities above 25,000 people in Colorado. The master planning of a local government constitutes an advisory document to guide land development decisions. The plan may be regulatory by including it in the local government’s adopted subdivision, zoning, platting, planned unit development (PUD), or other similar land development regulations after satisfying notice, due process, and hearing requirements for legislative or quasi-judicial processes as appropriate.

The standard of “Conformance with the Comprehensive Plan” for specific development projects, demonstrates the importance of a well written, clear, and visionary document that reflects the desires of residents, professionals, and visitors to Eagle County.

Eagle County is using project teams for the six elements listed below. These will include goals, policies, actions, and performance measures specific to each category. These include:

1. Placemaking
2. Transportation
3. Housing
4. Natural Resources
5. Public Infrastructure
6. Regional Planning

For a full detailed description of the process and the different Plan Elements, please review the Project Management Strategy document at the link below.

COMMUNITY INPUT:

This agenda item is intended to be for P&Z Commission informational purposes only and public comment is not anticipated at this time.

BUDGET / STAFF IMPACT: N/A at this time

RECOMMENDED ACTION OR PROPOSED MOTION: N/A

ATTACHMENTS:

- Documents associated with the Eagle County Comp Plan Update can be found at: <https://sites.google.com/eaglecounty.us/comprehensiveplan/library?authuser=0> Copies are available upon request