



AGENDA
Planning & Zoning Commission
Tuesday, March 16, 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. This will be an online meeting.

[ACCESS THE ON-LINE MEETING HERE](#)

Please note: All participants are automatically muted. In order to be called upon and unmuted, you will need to use the "raise hand."

When it's your turn to speak, the moderator will unmute your line and you will have three (3) minutes for public comment.

PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on this agenda can be submitted to Jenny Rakow, Town Clerk, and will be included as part of the record.

For technical difficulties please email angie.kyle@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 February 16, 2021 meeting of the Planning and Zoning commission.*

1. Minutes dated February 16, 2021

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.

PUBLIC HEARINGS

1. Project: Base Camp Eagle
File # RZ20-02 / SU20-03
Applicant: Shawn and Marci Colby

- Location 3220 Brush Creek Road
Staff Contact: Peyton Heitzman, Planner I
Request: Request to 1) Zoning a parcel of land in unincorporated Eagle County to Town of Eagle Rural Residential (RR) zoning. 2) A Special Use Permit for a Recreational Vehicle Park for the construction of approximately 53 RV and tent camp sites.
2. Project: Amendment to West Eagle Sub Area Plan
File # LURA21-01
Applicant: Town of Eagle
Location As defined in the 2011 West Eagle Sub Area Plan - roughly 40 acres, extending along Grand Avenue from the Sylvan Lake roundabout to the intersection of 5th Street and south to the Eagle Ranch open space.
Staff Contact: Jessica Lake, Planner I
Request: Approval of Resolution 01, Series 2021, "A Resolution of the Planning and Zoning Commission of the Town of Eagle, Colorado Amending the West Eagle Sub Area Plan".

COMMUNITY DEVELOPMENT DEPARTMENT UPDATE AND TOWN COUNCIL UPDATE

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

1. Department and Council 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, February 16, 2021

6:00 PM

ZOOM MEETING

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

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

- 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.
1.
 - 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 web page.
 - 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

Chair Hood called the meeting to order at 6:01pm.

COMMISSIONERS PRESENT

Jesse Gregg, Kyle Hoiland, Bill Nutkins, Robert Townsend, Lani Webb, Charlie Perkins, Matthew Hood

COMMISSIONERS ABSENT

Keegan Winkeller

STAFF

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

MOMENT OF SILENCE

APPROVAL OF MINUTES *Approval of the minutes from the January 5, 2021 meeting of the Planning and Zoning commission.*

1. Minutes dated January 5, 2021

MOTION: COMMISSIONER KYLE HOILAND MOTIONED TO APPROVE THE MINUTES. MOTION WAS SECONDED BY COMMISSIONER JESSE GREGG AND PASSED WITH A VOTE OF 6 (GREGG, NUTKINS, TOWNSEND, WEBB, HOILAND, PERKINS) IN FAVOR AND 1 ABSTAINED (HOOD).

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

Project: 700 Chamber Ave, Lot 3 Special Use Permit

File #: SU21-01

Applicant: Richard Patriacca of DR Chambers, LLC

1. Location: 700 Chambers Avenue, Lot 3

Staff Contact: Peyton Heitzman, Planner I

Request: Request for a Special Use Permit to change the use category of the second-floor residential units in the existing structure from *One single dwelling unit – accessory to a use* to *Dwelling units – above street level*.

Peyton Heitzman presented the file. The applicant is requesting a change of the use category from accessory to dwelling above street level. She displayed an aerial of the site and the building which is currently occupied. In 2017, Lot 3 received a SUP to construct a building with residential and commercial units. The residential units were approved in the CG zone district as Accessory units. These Accessory units were required to maintain a 1:1 ratio with a commercial unit. In 2019, the Lot was granted a minor development permit to construct the existing building.

When the 2017 SUP was approved, it was the only residential use permitted in the Commercial General zone district. However, In 2020, the Municipal Code was changed to allow an additional residential use in the CG zone district, which is Dwelling units- above street level. This residential use is only permitted through a SUP. The applicants would like to reclassify the residential units upstairs from Accessory to “Dwelling units-above street level”. This would allow the residential to subdivide separate from the commercial. The street level units will keep as Accessory residential. There are two street level residential units in Building C.

The Municipal Code provides four standards for the review of SUPs. Staff reviewed each standard and found concerns with the first two standards, which I will discuss in greater detail in the next couple of slides. Staff has found the application to be in compliance with Standard #3. Staff does not anticipate **that** the change in residential use will generate additional traffic. There is also sufficient parking for the proposed use. The application is also in compliance with Standard #4 since there are no special conditions for this use as required by the Code.

Staff is concerned that the application does not meet standards 1 and 2 because of issues with compatibility among the residential and surrounding uses. Town planning and regulatory documents describe the importance of having uses on Chamber's Avenue that support the commercial and industrial uses in the area. Staff is concerned that the change of use and the resulting non-Accessory units may conflict with, rather than support those commercial and industrial uses. It has come to staff's attention that residents in the subdivision have complained about noise generated from the veterinary clinic that also operates an outdoor kennel and is an adjacent property. This is the only incompatibility between the residential and the existing surrounding uses that staff is aware of at this time. This concern with the incompatibility of uses is addressed through a condition of approval. Staff's recommendation for this application is Approval with the condition that residents are made aware that the development is located in a commercial zone district and that the commercial uses in the area may generate noise greater than that in a residential neighborhood.

Applicant Ashley Patriacca explained that they need to divide these units as the ADA prevented them to have a clear cut live-work stacking, and they are readdressing this. They have come to an agreement that if they have this street level will have two commercial unit will be tied to the two Accessible unit. Dave Dantas will own an ADA unit with a commercial unit and Ashley and Rick Patriacca will own the others.

QUESTIONS

Commissioner Holiand asked if the applicant intends to sell the unit. Ashley said that right now they don't foresee selling these units but they don't know if they would in the future. She said that the units would be difficult to sell with the commercial tied to the residential unit. The only income on these units are currently rental income. Chad clarified that if this is approved, these units would be standalone units and not tied to a commercial space. The applicants are requesting this for financing reasons so they can split the building amount owners with the bank. The units are live-work but they are not stacked on top of each other. Peyton informed that there is no vertical stacking with the live/work.

Chair Hood clarified that the other buildings were building 1-to-1 live work units. This specific building is not because this building on lot 3 was required to build accessible units. The project including all the buildings were built 1-to-1 not this specific building.

Commissioner Nutkins asked why the applicants want to split the building. Ashley clarified that they are doing this based on the bank. Nutkins asked if there is no intention to sell these separately, why separate these. The bank is requesting that in order to split this building and have separate financing between the owners, that they need to do this to separate the units.

Commissioner Gregg asked if this was a plat issue to separate the building. Ashley responded they didn't have a separate plat. Chad clarified that the processing of the special use permit is the first step and then the platting will be the second step. This needs to be determined if the units that are on ground level are tied to each other and cannot be sold separately.

PUBLIC COMMENT

Chair Hood opened up public comment at 6:24pm. There was no public comment.

DELIBERATION

Commissioner Holiland informed that he agrees with staff and doesn't see anything wrong with approving it. Commissioner Perkins supports this as a mode to allow the owners to utilize the property as they want and he is inclined to approve. Commissioner Webb agreed and said this is something that is necessary based on finances. Commission Townsend said he does not see an issue. Commissioner Gregg agrees with staff's recommendation and it doesn't change the use, so he is inclined to approve it. Commissioner Nutkins agrees with the commissioner. Chair Hood disagrees and informed that he is not inclined with creating apartment buildings in the Chambers area. He understands that this doesn't change anything for the projects that are already built. He said that request is not intended for Commercial General. Commissioner Nutkins said that the recent change in the code that occurred last year for the Commercial General zoning allows this, because he felt the same as Chair Hood when this project came through initially, he voted against it. He said that the commission has to be careful on how these files are approved, but they have to follow the change in the town code.

Commissioner Hoiland pointed out that if the applicants need this special use permit for financing and to keep the project moving forward, then it is best to allow them to go forward. Commissioner Nutkins clarified that it's not that the applicants can't get financing, the applicants want this because they have a particular why they want to finance this project. Chad reminded the commission that with any application, there is a term permit. The question is if the land use is appropriate on this site. Staff prepared the staff report with the recommendation, this development has already been approved, but the difference now is that it would not be a live-work structure.

MOTION: COMMISSIONER CHARLIE PERKINS MOTIONED TO APPROVE THE SPECIAL USE PERMIT WITH NO CONDITIONS, BASED ON THE FOLLOWING FINDINGS: THE APPLICATION SUBSTANTIALLY MEETS THE REQUIREMENTS FOR TITLE 4 OF THE USE AND DEVELOPMENT CODE AND SUPPORTS THE 2020 ELEVATE EAGLE COMPREHENSIVE PLAN AND 2020 STRATEGIC PLAN. MOTION WAS SECONDED BY COMMISSIONER KYLE HOILAND AND PASSED WITH A VOTE OF 6 (GREGG, NUTKINS, TOWNSEND, WEBB, HOILAND, PERKINS) IN FAVOR AND 1 OPPOSED (HOOD).

WORKSESSION

1. West Eagle Sub Area Plan (WESAP) Amendment

Jessica Lake presented this file. The zoning included in the West Eagle area include Commercial Limited (CL), Planned Unit, Development (PUD), Residential Multi-Family (RMF), and Residential Medium (RM). Jessica presented the Future Land Use Map in the 2011 West Eagle Sub Area plan that shows the County property as both a Continuing Care Retirement Community and as Public Purpose Mixed Use.

This map is one that Eagle County and the GIS department put together for this amendment. This shows the changes that are currently proposed. The purpose of this worksession is for staff to take public comment to determine if these changes meet the needs of the community and to determine if there are any other changes that might be in line with this update. Staff is also hoping for comments and feedback from the Commissioners to determine if they are in agreement with the changes proposed or have other

items that could be incorporated into this quick update scope. Staff will also be soliciting comments from Town Council and will incorporate all comments and feedback into a focused revision to this plan for adoption by P&Z and ratification by Council.

QUESTIONS

Commission Nutkins asked if this area for Eagle County or if this was part of our comprehensive plan. Jessica informed that because this is a sub area plan, the comprehensive plan refers to this as it is a focused area at this time.

Commissioner Webb asked that if we changed the zoning from of the senior care facility, how easy is it to reverse this change if in the future it is determined that a senior care facility is what Eagle needs. Jessica researched current residential zone districts and a senior care facility is allowed in every residential zone as a special use permit. Chad Phillips added that this isn't a change in zoning, it's a change in the future land use category as shown on the future land use map. What this means is that if there is a zoning request in the future, it should mirror this plan.

Commission Townsend asked why this is being discussed at this time. Chad informed that this is because Eagle County developing this land and opening up more options for them.

PUBLIC COMMENT

Chair Hood open public comment.

Tori Franks, Real Estate and Development Manager at Eagle County Government, discussed the background of the parcels. Eagle County is issuing an RFQ for this area for affordable housing as a Phase I, what can be developed at this time in terms of infrastructure as what exists at this time and then look at what would need to be done during the Brush Creek road extension phase.

Chair Hood asked what the current needs are for senior care facility. Tori responded that the rehab and skilled care center is paid for by Medicare so it is easy to fill while the assisted living is more difficult because the pricing is free market. When Eagle County developed 210 Freestone, it is currently affordable housing, however these were designed to be converted to independent living should Castle Peak senior care facility like to purchase this property to provide more senior living opportunities in the future. Tori mentioned that senior living and senior housing is important, however she doesn't have updated data, but she is providing what she has heard in Eagle County properties. The lower and fixed income senior facilities in Eagle, Seniors on Broadway and Golden Eagle, have extensive waitlists. The need for low-income senior housing is high and Eagle County is aware of this.

Johanna Hopkins, Hopkins Development Strategies, she is representing the buyer for 546 Grand Ave. The 2-acre parcel is in two zoning categories. They are requesting that the property be designated all mixed use to create more flexibility in the development process. They are requesting this consideration when updating the Future Land Use Map.

Bruce Noring (sp) 702 Prince Alley, he was on the original committee when they created the original map. He is requesting to participate on the West Eagle Sub Area Committee, once it is formed. Is the Forest Service continuing to lease the vacant property? Tori said that the Forest Service is using this

parcel for their horses. He is requesting that when this lease expires to open this property to connect West Eagle to Downtown. He asked if there is a timeframe for Haymeadow to develop the Brush Creek extension. Jessica said that the timeline for Haymeadow to submit these plans to the Town by May 2021. Chad informed Bruce that after the Brush Creek road extensions and Highway Corridor study, then the Town of Eagle may look into doing a more comprehensive look at West Eagle and that would be the appropriate time for the design committee. This discussion is just for the future land use map and the categories.

Chair Hood closed public comment.

DELIBERATION

The Commission looked into specific parcels and zoning in the West Eagle Sub Area map. They discussed the Highway 6 Corridor impact on this as well.

In regard to the West Eagle Sub Area Plan Future Land Use Map, P&Z Commission direction is to:

- Change the Senior Care Facility category to residential.
- Change the parcel located at 546 Grand Ave to all Mixed Use instead of split.
- The property on the South end, staff is going to look at development constraints and buildability and just have this show as “parked.”
- Check with Public Works on West End street and the connections with Highway 6.
- Identify public Right-of-Way that comes off Castle Drive on the map

In regard to the Land Use Categories, P&Z Commission direction is to:

- Keep the three categories: Residential, Mixed Use, and Commercial
- There are no changes to Residential or Mixed Use. However, Commercial will include new language that would guide it toward lodging and “auto-oriented” businesses such as drive-thru restaurants and parking, businesses that would not conflict with Broadway.

PRESENTATION

1. PZ Handbook

Chad Phillips presented the “Town of Eagle, Colorado Planning and Zoning Commission Handbook 2021” to the commissioners and provided examples for guidance.

COMMUNITY DEVELOPMENT DEPARTMENT AND TOWN COUNCIL UPDATE *Staff update to the Planning & Zoning Commission on recent work, upcoming files and decisions made by Town Council.*

1. Department and Council Update

OPEN DISCUSSION

Chair Hood asked about how the two vacancies on the Town Council would be handled. Staff informed him that there will be appointments, and these vacancies will be on the ballot for the next regular election.

Commissioner Nutkins asked about the lumber yard fence. He added that this is an eye sore for the community and that this should be replaced. Jessica suggested that he connect with Bill Shrum for answers.

ADJOURN

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

APPROVED:

Matthew Hood, Chair

DATE

Angie Kyle, Administrative Tech II

DATE



STAFF REPORT AND CERTIFICATE OF RECOMMENDATION

TO: Planning & Zoning Commission

FROM: Community Development Department

DATE: March 16, 2021

FILE NUMBER: RZ20-02/SU20-03

PROJECT: Base Camp Eagle

REQUEST: Request to 1) Zoning a parcel of land in unincorporated Eagle County to Town of Eagle Rural Residential (RR) zoning. 2) A Special Use Permit for a Recreational vehicle park for the construction of approximately 53 RV and tent camp sites.

APPLICANTS: Shawn and Marci Colby

LOCATION: 3220 Brush Creek Road

CODE: Chapter 4.04 Zoning
Chapter 4.05 Zoning Review
Chapter 4.10 Recreational Vehicle Parks

ZONING: (Existing) Resource zoning in unincorporated Eagle County

EXHIBITS:

- A: Project Application and Narrative
- B: Conceptual Plan and Site Photos
- C: Environmental Impact Report
- D: Traffic Impact Study
- E: Campground and RV Park Management Plan
- F: Resolution 20, Series 2021
- G: Public Comment

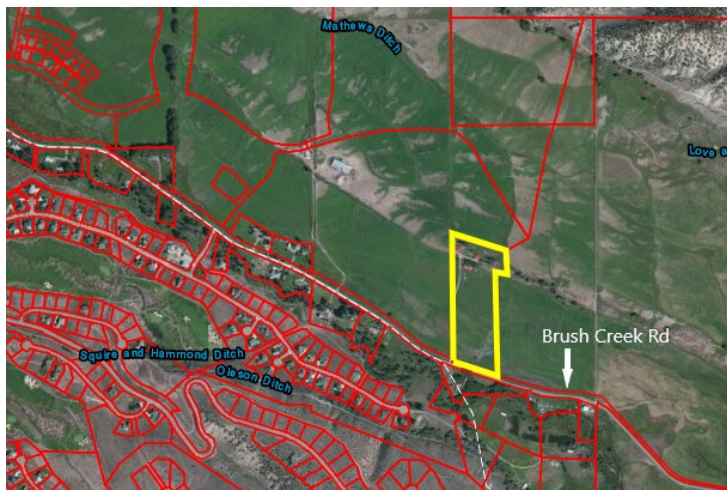
PUBLIC COMMENT: Staff has received three (3) comments from the public which are included in the packet.

STAFF: Peyton Heitzman, Planner I – peyton.heitzman@townofeagle.org
Chad Phillips, Community Development Director

INTRODUCTION

On March 2, 2021, the Town Council passed Resolution 20, Series 2021 finding the Annexation Petition for Base Camp Eagle to be in substantial compliance with Section 31-12-107(1) C.R.S. The annexation application was accompanied by a request for a Special Use Permit to develop a Recreation vehicle (RV) park on the property and establish Rural Residential (RR) zoning. The property is in unincorporated Eagle County and zoned Resource.

The property is located southeast of Town. The Haymeadow development surrounds the property north of Brush Creek Road. To the immediate south of the property, across Brush Creek Road, are parcels in unincorporated Eagle County. The project consists of one lot under the sole ownership of Shawn and Marci Colby. The applicants are proposing a RV park on the 13.5-acre parcel. There are currently two homes on the north end of the property. The RV park proposal will be south of the residential homes.



Should Town Council approve the annexation application for Base Camp Eagle on April 13th, 2021, the Planning & Zoning Commission’s recommendation for the Special Use Permit for the RV Park and zoning will be considered as part of a subsequent approval for the property.

DISCUSSION ITEM(S) FOR ZONING

1. Is the proposed Rural Residential zoning supported by the Town’s planning documents i.e. the Elevate Eagle Comprehensive Plan?

STANDARDS FOR ZONING (SECTION 4.05.030.A.)

The conditions for zoning as described in Section 4.05.030 of the Land Use and Development Code are:

STANDARD #1: *That the rezoning is compatible with surrounding land uses, and is consistent with the Town’s goals, policies and plans.*

Staff comment: The RR zoning appears to be compatible with surrounding land uses that include low-density residential to the south of the property and undeveloped properties to the north, east and west. Staff considered the approved future Haymeadow Planned Unit Development (PUD) when reviewing this application. A snapshot of the Haymeadow conceptual plan is included. The residential development is primarily to the north of the Base Camp Eagle property where the existing homes are located. The future residential neighborhoods (Neighborhoods C and D) are the neighborhoods with the least density in the Haymeadow PUD as depicted in the land use summary.



LAND USE SUMMARY

Parcel	Acreage	MF Units	SF/Duplex	Total
A1	41.7	146 (64%)	82 (36%)	228
A2	46.4	86 (45%)	103 (55%)	189
B	61.0	48 (23%)	161 (77%)	209
C	47.1	64 (40%)	97 (60%)	161
D	58.6	0 (0%)	50 (100%)	50
Subtotal:	254.8	344 (41%)	493 (59%)	837

When reviewing the project for consistency with the Town's goals, policies, and plans, staff was guided by the Elevate Eagle Comprehensive Plan (2020).

Elevate Eagle Comprehensive Plan (Comp Plan)

Staff comment: The property is within the Town of Eagle's Urban Growth Boundary (UGB). The UGB can be found in the Future Land Use Map on page 31 of the Comp Plan. The Comp Plan identifies the Base Camp Eagle property as Rural Residential on the Future Land Use Map. The Rural Residential future land use is a low-density use (up to 1 DU/2 acres). The property meets this density at two (2) dwelling units on 13.5 acres. The description for the Rural Residential land use is as follows:

Rural lands include, but are not limited to, those generally developed to lower residential densities, agricultural activities, resource extraction, timber harvesting, resource conservation, public or private recreation or open space. They may include cluster homes to preserve large pieces of open space.

Staff comment: The property contains lower residential densities that are appropriate for the proposed RR zoning. It's worth noting, the Comp Plan supports the proposed zoning for the existing structures on the property. Staff's analysis of the Comp Plan policies against the proposed RV Park use is provided later in the staff report.

Section 4.15 of the Municipal Code requires all areas annexed within the Town to adopt Town zoning within 90 days of approval of annexation. The Planning and Zoning Commission will need

to provide a zoning recommendation to Town Council whether that zoning be the requested RR zoning or another zone district that the Commission deems more appropriate for the property.

STANDARD #2: *That the land to be rezoned was previously zoned in error or the existing zoning is inconsistent with the Town's goals, policies and plans.*

Staff comment: The application meets this standard. The existing County Resource zoning is inconsistent with the Town of Eagle Urban Growth Boundary and the future land use proposed in the Elevate Eagle Comprehensive Plan.

STANDARD #3: *That the area for which rezoning is requested has changed substantially such that the proposed rezoning better meets the needs of the community; OR*

Staff comment: If the annexation application is approved by Town Council, the property will have changed substantially through incorporation into Town of Eagle boundaries and connection to Town services. The proposed zoning better meets the needs of the community through its alignment with the Town's long-range planning documents.

STANDARD #4: *That the rezoning is incidental to a comprehensive revision of the Town's zoning map which recognizes a change in conditions and is consistent with the Town's goals, policies and plans.*

Staff comment: Standard not applicable to this application.

DISCUSSION ITEM(S) FOR SPECIAL USE PERMIT

1. Is the property an appropriate location for an RV Park based on compliance with the Elevate Eagle Comprehensive Plan and the Land Use and Development Code?

STANDARDS FOR SPECIAL USE PERMIT (SECTION 4.05.010.A.1.a)

STANDARD #1: *The proposed use is consistent with the provisions of this Chapter and with the Town's goals, policies and plans.*

When reviewing the project for consistency with the Town's goals, policies, and plans, staff was guided by the Elevate Eagle Comprehensive Plan (Comp Plan). The RV Park proposal is supported by the following policies:

- *Policy 1-2.3. Support opportunities to expand and diversify the commercial and light industrial base.*

Staff comment: The development of a campsite would increase the commercial base for the Town.

- *Policy 2-3.3.c. Apply dark night sky standards consistently to all proposed outdoor lighting systems, and work to retrofit existing systems over time.*

Staff comment: The applicants have provided details on the lighting fixtures as well as location of fixtures in the RV Park. Lighting is spread sparsely throughout the campsite. The fixtures are downcast and opaquely shielded. The Campground & RV Park Management Plan include “dark sky hours” from 10 PM to 7 PM.

- *Policy 3-1.2. Provide opportunities for campsite development in or near Town.*

Staff comment: The development provides a new opportunity for a campsite development in Town.

- *Policy 3-5.2. Secure public rights-of-way, for existing or new access to public lands.*

Staff comment: There is a 30’ right-of-way (ROW) secured to the south of the property that includes a public access easement for a future trail.

- *Policy 3-5.4. Require new development to provide trail (hiking, biking, motorized) connections to local and regional destinations or existing trail systems.*

Staff comment: Trail to be built within 30’ ROW will connect to trail system in Haymeadow.

- *Policy 2-5.4. Preserve viewsheds and view corridors in key areas throughout Town. Work to preserve high quality agricultural lands, rural lands as appropriate, public lands, wildlife resources, water resources and forest resources when evaluating new development and/or annexations.*

Staff comment: Applicant has proposed landscaping to lessen negative impacts on viewsheds from the traveling public. The proposal will preserve wildlife resources, such as land used by elk for seasonal migration through seasonal closures of the RV Park. The application provides an Environmental Impact Report created by Watershed Environmental Consultants. The Report details potential impacts to other species but states, “no significant impacts to threatened, endangered or sensitive wildlife species are expected as a result of the proposal.” The Report provides best management practices to minimize human disturbance on wildlife, these best practices have been included in the Campground & RV Park Management Plan. Further, the RV Park will provide an alternative camping option to the dispersed camping on Bellyache Ridge, Hardscrabble Road, and in both east and west Brush Creek. The property is currently used as agricultural land and there is no impact to forest resources.

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

Staff comment: As previously stated, the applicant will make efforts to mitigate impacts to the natural environment. These efforts are detailed in the Campground & RV Park Management Plan.

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

Staff comment: The project’s Environmental Impact Report studied the proposal’s impact on nearby water sources. The report did not raise concerns related to wetlands and riparian areas since none were identified within the area proposed for development.

- *Policy 4-1.6. Preserve high quality agricultural lands, public lands, wildlife resources, water resources, forest resources and viewsheds.*

Staff comment: See response to Policy 2-5.4.

STANDARD #2: *The proposed use is compatible with existing and allowed uses surrounding or affect by the proposed use.*

Staff comment: There are residential uses to the north and south of the RV Park. To the north, the two residential units on the same lot are buffered from the RV Park with a berm and a row of large mature trees, images can be found in the packet. The landscape plan shows a proposed berm and tree buffer to the south of the property to limit any adverse impacts (noise, aesthetics) from Park users. The residential property to the south is also separated from the first campground in the RV Park by more than 150' linear square feet.

The application also includes a Campground & RV Park Management Plan. The Management Plan includes quiet hours from 10 PM to 7 AM and includes a Dark Sky Policy that limits artificial light usage from 10 PM to 7 AM.

STANDARD #3. *Street improvements adequate to accommodate traffic volumes generated by the proposed use and provision of safe, convenient access to the use and adequate parking are either in place or will be constructed in conjunction with the proposed use, as approved by the Town.*

Staff comment: Staff believes the application complies with Standard #3. The Eagle County Engineer requested an additional traffic impact study prior to subsequent phasing of the project that included actual trip generation of the use, background traffic, and directional distribution of the trips that re-evaluates the need to construct auxiliary turn lanes. Public Works staff reviewed the Traffic Impact Report included with the application and believes the existing Traffic Impact Report addresses the County's concerns. Staff have not included a condition of approval for additional traffic studies at this time.

There is sufficient parking for the first phase of the RV Park. As previously mentioned, staff recommends the applicants proposes an area for future parking that will meet the needs of the future cabin and overflow parking.

STANDARD #4: *The special conditions for specific uses, as provided in this section, are met.*

Staff comment: There are no special conditions for this specific use in Section 4.05.010 of the Code. This standard does not apply to this project.

TITLE 4 OF THE LAND USE AND DEVELOPMENT CODE (Code)

Staff has reviewed the Special Use Permit against the Standards in Title 4 of the Land use and Development Code. The Code provides standards specific to RV Parks in Chapter 4.10. Below is an analysis of conformance with the relevant requirements.

CHAPTER 4.10 – RECREATIONAL VEHICLE PARKS

Applicability

- A. *No recreational vehicle shall be occupied or otherwise used for dwelling, cooking or sleeping purposes within the Town except in a recreational vehicle park approved and operated pursuant to this chapter; except that on a private residential lot, no recreational vehicle shall be so used for more than 14 consecutive days. No person shall own, operate, create or occupy a recreational vehicle park unless it is approved pursuant to this chapter.*
- B. *No recreational vehicle shall remain in any RV park for more than six months in any 12-month period. A shorter occupancy period may be set as a condition of the development permit.*
- C. *Establishment of a recreational vehicle park shall require a special use permit, pursuant to Chapter 4.05.*

Staff comment: Staff finds the application meets the applicability standards outlined in the Code. The application includes a Base Camp Eagle Campground & RV Park Management Plan that limits the number of days a RV can stay in the Park to 14 consecutive days. No RVs will be permitted to remain in the Park for more than six months in any 12-month period. The Commission may want to include a condition of approval to ensure this standard is met. Finally, the last standard will be met if the Special Use Permit request is approved.

Design and operation

Size and density, Setbacks, Campsite

Staff comment: The proposal meets the setback, size, and density standards for an RV Park as reflected in the table below. The proposal also shows the RV pad sites providing parking for two additional motor vehicles and outdoor cooking/eating facilities.

<u>Standard</u>	<u>Min/Max</u>	<u>Actual (as shown on site plan)</u>
Minimum Area of RV Park	2 acres	13.5 acres
Maximum Density of RV Park	20 campsites/acre	3.9 campsites/acre (53 total)
Minimum Setback—from arterial street	50'	>50'
Minimum Setback—boundary not abutting a street	20'	30'
Minimum RV pad site	1,500	2,900 sq ft (average)
Minimum tent pad site	750	2,250 sq ft (average)

Vehicular Placement

Staff comment: Each campsite abuts a roadway through the RV Park, RVs are provided unobstructed access to the interior roadways. The RVs pad sites are of sufficient size to completely enclose each RV and accessory structure within each campsite. The distance between any two RVs within the Park exceeds the 10' minimum. The RV park is designed so that RVs (and accessory structures) do not obstruct any roadway/walkway/easement and that no RV is located within 10' of any roadway.

Vehicular circulation

Staff comment: Staff have confirmed that the roadways meets the minimum width of 15' per lane and 25' feet for two lanes. Applicants have confirmed that the roadways will be surfaces with recycled asphalt base or another road base. This meets the Code requirement for a road material that will minimize dust and erosion.

Parking

Staff comment: The Code requires 1.5 automobile parking spaces per campsite in addition to RV spaces for each RV-specific site. As depicted on the Colby Special Use Review Site Plan, each RV site accommodates two automobile parking spaces in addition to the RV space, with one automotive parked behind the RV. The Site Plan shows a total of 96 parking spaces. Staff also review the total parking required by use (RV vs tent/van camping vs cabin) which is outlined in the table below.

<u>Use</u>	<u>Parking Required</u>	<u>Parking Actual</u>
RV Parking (Automotive)	44	58
Van Camping/Tent Camping	36	<u>34</u>
Cabins	6	<u>4</u>

When accounting for parking spaces by use, the project falls short four (4) parking spaces. This includes parking for future cabins that will be built in the final phase of development. Staff is proposing a condition of approval that the applicants provide a designated area for six (6) future parking spaces to the site plan to account for the four cabins (4 spaces) and potential parking overflow (2 spaces).

There is concern that if there is insufficient parking, campers will park in the roadways. To address this concern, staff has added a condition of approval that prohibits parking in RV Park roadways and rights-of-way as well as on Brush Creek Road.

RV Parks are subject to the parking design standards outlined in Section 4.07.140 of the Code. All the parking spaces meet the material requirement and the tent and van camping sites comply with the size requirements. The carved-out automobile parking spaces on the RV pad sites do not appear to meet the length requirement for parking. Staff has added a condition of approval that the site plan be modified to meet the minimum size requirement of 9' x 19'.

Landscaping

Staff comment: The RV Park meets landscape requirement in Section 4.07.020 of the Code. The landscape plan includes existing and proposed improvements as well as the planting plan that includes proposed ground surfaces, landscape materials, and plant details (number, height, species and common name). The front street buffer appears to meet the required density by providing trees spaced evenly along roadways. The plantings in the front street buffer meet the size requirement specific to tree type. The entrance and exit are landscaped to provide a clear delineation of traffic flow patterns.

The project proposes a berm and trees to the south of the property as a buffer between the RV Park and the single-family residential use across Brush Creek Road. This screening attempts to eliminate headlight glare from the RV Park onto the adjacent property. The residential units to the north are also buffered from the RV Park use by a row of mature trees. These landscape buffers address concerns with the adjacent uses to the north and south. To the east and west of the property is designated open space.

Accessory uses

Staff comment: The application provides images of the accessory structures (restrooms) with an architectural style that blends with the park's design and natural setting. These images can be found on page 5 of the application narrative.

Outdoor recreation areas

Staff comment: The proposal dedicates land for trail use to the south that will connect two proposed trails in Haymeadow Open Space. The applicants also envision an area to the north for fruit harvesting in an orchard. Designated recreation areas will be provided picnic tables and baskets for frisbee golf. The RV Park makes up 9.97 acres, of that area the applicants have dedicated one (1) acre as Recreation Area which is shown on the Landscape Plans. The applicants comply with the standard that 10% of the total gross area of every RV Park be provided for outdoor recreational use.

Health and sanitation

Staff comment: The Code requires that every RV park shall be designed and operated in accordance with the Uniform Plumbing Code provisions for recreational vehicle parks, and with the State Department of Public Health and Environment's "Standards and Regulations for Campgrounds and Recreation Areas." The application does not provide enough detail to show compliance with each of these items at this time. Staff recommends a condition of approval that Section 4.10.030.J be reviewed for compliance by Town staff prior to the construction of the RV Park.

RV parks in areas subject to flooding

Staff comment: The Environmental Impact Report reviewed Federal Emergency Management Agency (FEMA) maps and found that the property is not within a Zone AE Floodplain, "Zone AE are areas that have a 1% probability of flooding every year; or, known as the 100-year floodplain." The Town Engineer noted an existing culvert under the existing driveway that keeps the area properly drained. This culvert and any new culverts in the area need to be sized properly and maintained to allow free draining of the property.

CHAPTER 4.04 – ZONING – GENERAL PROVISION, USES AND REQUIREMENTS

Staff comment: Staff has reviewed the existing structures on the property to confirm compliance with the zoning standards for the Town's Rural Residential (RR) zone district. The application include County issued certificates of occupancy (COs) for two single-family homes. The maximum density for the RR zone district is one (1) dwelling unit per two (2) acres. The property complies with this density requirement at two (2) dwelling units for 13.5 acres. One of the single-family homes is occupied by the property owners and the other home, to the west of the property, is rented out to two families. The tenant occupied home has two kitchens. The Municipal Code defines Dwelling unit as, "one or more rooms designed to be occupied by one family living independently of any other family and having no more than one kitchen facility, including a mobile home." By this definition in the Municipal Code, the tenant occupied home would be considered a two-family dwelling. Two-family dwelling units are permitted in the RR zone district through a Special Use Permit.

Section 4.04.100.G.7 of the Municipal Code allows the Town to annex nonconforming structures, then classified as legal nonconforming, if the structure were *permitted under county zoning regulations at the time of annexation and subject to any conditions imposed by the county prior to annexation*. The Town has the COs, evidence of county permitting, for two single family homes but not for one single-family home and one two-family dwelling. Without permitting for the second family unit in the tenant home, it is unknown whether the home meets county zoning standards, or other health and safety standards. To address this concern staff has included a condition of approval that the applicant either provide proof that the two-family dwelling was legally established or that the applicants, upon annexation, go through Town Zoning and Building processes to make the two-family dwelling legal under Town standards.

The applicants have provided the following statement in reference to this concern, "The existing single-family residences were approved and issued Certificates of Occupancy by Eagle County, constructed in 1974 and 1978 respectively. The rental home contains an Accessory Dwelling Unit which is allowed by County regulations to have a full kitchen and exceeds the current Town ADU square footage limitations. County zoning regulations were initially adopted in the mid 70's, and the property is considered legal non-conforming and are being annexed in this existing condition with reasonable accommodations to the property owner." While this conversion to construct an ADU may have been acceptable under County standards (depending on the regulations in place at the time of construction), Town of Eagle staff has received no information showing that the ADU received the appropriate County Building Department approvals.

The structures comply with other RR zone district standards for maximum lot area, minimum lot area per dwelling unit, setbacks and maximum building heights.

STAFF RECOMMENDATION(S)

ZONING

Staff recommends approval for the zoning of 3220 Brush Creek Road from Eagle County Resource zoning to Town of Eagle Rural Residential zoning based on Zoning Standards (1), (2), and (3) of Section 4.05.030. of the Municipal Code.

SPECIAL USE PERMIT

Staff recommends approval for the Special Use Permit for a Recreational Vehicle Park to be located at 3220 Brush Creek Road based on Special Use Standards (1), (2), and (3) of Section 4.05.010 of the Municipal Code with conditions of approval.

PLANNING AND ZONING COMMISSION POTENTIAL MOTIONS

Below are the Planning and Zoning Commission options related of files RZ20-02 or SU20-03:

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

SUGGESTED MOTION(S)

MOTION FOR ZONING:

I move to RECOMMEND APPROVAL of File # RZ20-02 for 3220 Brush Creek Road based on the following findings:

FINDINGS OF FACT

The application conforms to the 2020 Elevate Eagle Comprehensive Plan.

MOTION FOR SPECIAL USE PERMIT

I move to RECOMMEND APPROVAL of File #SU20-03 for 3220 Brush Creek Road with the following conditions of approval, based on the following findings:

Conditions of Approval

1. No RVs will be permitted to remain in the RV Park for more than six months in any 12-month period.
2. Applicants to designate future parking area with six (6) future additional parking spaces. Four (4) of the spaces will be required with the construction of cabins. The other spaces will be available should parking become an issue.
3. Parking shall be allowed only in approved areas. No parking is permitted on RV Park roadways, in Town of Eagle rights-of-way, or on Brush Creek Road.
4. Automobile parking spaces in the RV pad sites will be modified to meet the parking size requirement of 9' X 19' per Section 4.07.140 of the Municipal Code.
5. Prior to constructions, staff to review application materials for compliance with Section 4.10.030.J that every RV park be designed and operated in accordance with the Uniform

Plumbing Code provisions for recreational vehicle parks, and with the Municipal Code cited sections of the State Department of Public Health and Environment's "Standards and Regulations for Campgrounds and Recreation Areas."

6. Accessory uses and structures may be approved administratively without notice.

7. Exterior lighting will adhere to Town of Eagle lighting standards.

8. The applicants will either provide proof that the two-family dwelling was legally established or that the applicants, upon annexation, go through Town Zoning and Building processes to make the two-family dwelling legal under Town standards

FINDINGS OF FACT

The application meets the requirements of Title 4 of the Land Use and Development Code and is in conformance with the 2020 Elevate Eagle Comprehensive Plan.



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
200 BROADWAY • PO BOX 609 • EAGLE, CO 81631
PHONE: 970-328-9655 • FAX: 970-328-9656
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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	PLANNED UNIT DEVELOPMENT (PUD) REVIEW	☐ Final Plat
☐ Temporary Use Permit	☐ PUD Zoning Plan	☐ Lot Line Adjustment
☐ Amendment to Zone District Regulations	☐ PUD Development Plan	☐ Condominium / Townhouse
☐ Encroachment Permit		☐ Minor Subdivision

PROJECT NAME Basecamp Eagle

PRESENT ZONE DISTRICT RESOURCE PROPOSED ZONE DISTRICT RURAL RESIDENTIAL
(if applicable) RESOURCE

LOCATION

STREET ADDRESS 3220 Brush Creek Road, PO Box 442, Eagle, CO 81631

PROPERTY DESCRIPTION

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

DESCRIPTION OF APPLICATION/PURPOSE Annexation and zoning for a special review use
to operate a seasonal RV Park and campground
on 13.5 acres adjacent to Town boundaries.

APPLICANT NAME Shawn & Marci Colby PHONE _____

ADDRESS PO BOX 442, Eagle, CO 81632 EMAIL shawncolby1@gmail.com

OWNER OF RECORD (Same) PHONE marcicolby1@gmail.com

ADDRESS _____ EMAIL _____

REPRESENTATIVE* Tambi Katieb PHONE 970.401.3861

ADDRESS LPC Inc, PO Box 3722, Eagle, CO 81631 EMAIL tambi@landplanco.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 Shirley Lynn McCoy Date 03/03/2020

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 _____



Annexation, Zoning & Special Review Use Applications for
RV Park and Campground
Eagle, CO

Revised: January 4, 2021

Land Planning
Collaborative
www.landplanco.com

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D	Traffic Impact Study, Auto Turn Plans	
E	Environmental Impact Report	
F	Petition for Annexation, Annexation Impact Report	
G	Fiscal impact Analysis & Park Management Plan	
H	Public Notice Address Listing	

Project Contacts

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Section I: Introduction

This application is for annexation, rezoning and approval of special review use for a seasonal recreation vehicle and camping park located adjacent to the Town of Eagle, on a 13.5-acre parcel of property accessed from Brush Creek Road.



Figure 1: Base Camp Eagle location (in yellow) and vicinity map. The camp is located between several existing and future Town of Eagle trails and trailheads.

The owners will phase the building of this seasonal campground starting this year (2021). The project concept was previously reviewed with the Town of Eagle staff, planning commission and Town Council (formerly known as the Board of Trustees) in the summer of 2019.

Many community stakeholders cited the lack of camping options in Eagle as a significant challenge to strengthening recreation tourism. The Base Camp Eagle property is a unique opportunity to establish a seasonal RV Park and campground to address the needs of a community – it is not a large-scale campground or typical Recreational Vehicle park.

Base Camp Eagle (the “Park”) is ideally located close to Town amenities, public land and trailheads. The park is owner-operated with the owner living on the same property. Landscaping, dark sky and seasonal restrictions are designed in order to provide a quality experience to guests and create adequate buffering from neighboring properties.

There is an immediate demand to increase recreation infrastructure. Our community places high value on outdoor amenities and recreation. The Eagle and Brush Creek valleys have become popular spring, summer and fall destinations due to ideal climate, easy access to a variety of public lands (Town and County open space, BLM, USFS, State parks) and a diversity of trails, trailheads and outdoor activities.

However, recreation-based tourism can also have negative impacts on public lands and environmental resources. Dispersed public campsites don't have defined parking, trash collection, fire-rings or sanitation facilities.



Figure 2: With an unobstructed open view south and east to the Brush Creek valley, Base Camp Eagle is in a unique location between the Town of Eagle and the preserved open spaces of Brush Creek Valley Ranch.

Around Eagle are examples of dispersed campsites on Bellyache Ridge, Hardscrabble Road and in both east and west Brush Creek. These sites are frequented by visitors not mindful of the damage they are doing to the landscape. Trash, waste and unattended campfires have become more common as Eagle's popularity has swelled.



Figure 3: Special events, such as the Colorado High School Cycling League championships, would benefit from construction of Base Camp Eagle and a variety of improved camping opportunities close to Town.

Base Camp Eagle will benefit local businesses by providing convenient access to a diversity of RV and tent campers normally leaving Town for public land campsites. On site management will regulate campfires, noise and any offensive behavior as detailed in the park operations and management plan.

A connector single-track trail is planned in the dedicated Town right of way, along Brush Creek Road. This trail will initially connect campers to the Haymaker trail system, and eventually, connect to a bridge and trail on Town open space to the Wall trailhead and Hardscrabble trails beyond. The owners of the project have coordinated a use agreement with the Haymeadow development to facilitate this important trail connection and will work with the Town and Hardscrabble Trails group to construct the Wall trailhead connection.

No long term (over 15 day) camping will be permitted at Base Camp Eagle. Trash and recycling will be available. An information kiosk and self-check in station will greet visitors on arrival with information about the Town trails system and campground rules. The campground will operate as dark sky friendly – very limited lighting for signage and security will be downcast and not cause glare to preserve visual access to the night sky.

A detailed Park operations and management plan is included with this submittal.



Figure 4: A check in and local information board at a USFS campground.

The Park will build up to 49 individual RV and camping sites (“pads”), including 4 group camping sites that can accommodate 8-10 tent campers with shared community fire rings and picnic tables for a total of 53 sites. A fixed bike tuning stand and tools will be installed for guests to use while staying at the Park.

Both camp and RV sites are generously sized and designed to take advantage of the views of the entire Brush Creek valley. Landscaping plans include shrubs, trees and berms along Brush Creek Road to soften the appearance of the park and seasonal activity.



Figure 5: Basecamp Eagle property, existing conditions (looking northeast towards Bellyache Ridge).

At a future date, 4 small cabins may be constructed to offer a variety of camping experiences. The project will be phased according to the timing of approval and market conditions.

All roadways, parking, signage, lighting and utilities (electrical, 4 frost-free hydrants, privy vaults for toilets and dump station), landscaping and campsites (west loop and group sites) will be constructed in the first phase. A portion of the center loop may also be constructed in the first or second phase, which will include buildout of the center loop and east loop. The project plans also show locations for future rental cabins and bathhouse to be constructed in a final phase.

All buildings - including the pit toilets - will be constructed of reclaimed and weathered barn wood to reflect a western style (larkspurbuildings.com for representative styles).



Phase I: Pit Toilets will be custom made by Larkspur Buildings. Antique Western Style with reclaimed wood and rusted metal roof with covered porch.



Phase II & III: Future bathhouse and rental cabins will be custom made by Larkspur Buildings. Antique Western Style with reclaimed wood and rusted metal roof with covered porch.

Figure 6: Architecture of pit toilets and future bath house and cabins will reflect historic materials and western vernacular of the Brush Creek valley.

As detailed in this application and attachments, approval of the Base Camp Eagle will be a benefit to the Town.

Section II: Land Use and Development Standards evaluation

This Application has been prepared in accordance with Eagle Municipal Code standards and requirements, as described in Title 4, Land Use and Development Code.

According to Section 4.05.030.A Conditions or rezoning:

1. The rezoning is compatible with surrounding land uses, and is consistent with the Town's goals, policies and plans;

Applicant Response: Base Camp Eagle will be approved through annexation, zoning to a Rural Resource Zone District and concurrent approval of special use review for a Recreational Vehicle Park. The existing single-family dwelling units were constructed in 1974 and 1977 – before current County zoning and subdivision regulations – and are legally non-conforming to the existing County Resource zone district.

No jurisdictional wetlands or floodplain impacts are anticipated or proposed, and significant impacts to natural resources are mitigated by the seasonal operating limits of the facility and associated open space trail closures for wildlife. Compatibility is also assured through the implementation of a park management plan and on-site ownership. Infrastructure to support the project is in place or is available to support the project in a phased approach.

The project is designed to minimize environmental impacts as detailed in the Environmental Impact Report. The project will not cause significant deterioration of water and air resources. Campfires are strictly limited to designated locations and may be further restricted in accordance with the management plan submitted and any prevailing local fire restrictions.

The applicant has held several pre-application meetings to review the plans with both the Town of Eagle Planning Commission and the Town Council (formerly known as the Board of Trustees). The Project achieves the vision and goals for recreation tourism and infrastructure compatible with the Elevate Eagle Comprehensive Plan December 15, 2020, including:

Goal 1-2. Expand and diversify the Town's economic opportunities.

Goal 1-2.4. Work to attract and retain businesses that support and enhance Eagle's tourism revenues, while also seeking to build upon entrepreneurship.

Goal 2-4. Connect Eagle's unique neighborhoods physically and visually through a walkable and trail-oriented environment with high-quality wayfinding.

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

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

Goal 3-1.2. Provide opportunities for campsite development in or near Town.

Goal 3-3.1. a. Support efforts to enhance and expand parks, trails (hiking, biking, motorized), and recreation amenities.

Goal 3-3. b. Require new development to provide adequate parks, trails and other recreational facilities, and connections to pedestrian/bicycle-oriented amenities.

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

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

Goal 4-3.6. Encourage site designs and alternative transit incentives that reduce the demand for automobile trips in the area.

As reported by the Plan, the lack of formalized camping options in Eagle is a potential impediment to recreation infrastructure and economic development. Base Camp Eagle responds to this challenge and is in substantial conformance to applicable goals, policies and plans of the Town.

2. That the land to be rezoned in error or the existing zoning is inconsistent with the Town's goals, policies and plans;

Applicant Response: *The land is currently zoned Resource through Eagle County. Annexation and rezoning to the Town's Rural Resource designation is consistent with Town goals, policies and plans as detailed herein. The request for special review use is also consistent with Ordinance No. 09 (Series of 2020) amending Section 4.04.060 of the Eagle Municipal Code Schedule of Uses permitted in Residential Zone Districts.*

- 3. That the area for which rezoning is requested has changed substantially such that the proposed rezoning better meets the needs of the community; or**

Applicant Response: The proposed zoning and approval from the Town better meets the needs of the community as expressed through many different Town officials and others. The applicants have provided a fiscal impact analysis based on occupancy and trip related spending estimates. This estimate also includes application of the Town lodging tax. The project will benefit Eagle financially as modeled in a preliminary impact study (Attachment G).

- 4. That the rezoning is incidental to a comprehensive revision of the Town's zoning map which recognizes a change in conditions and is consistent with the Town's goals, policies and plans**

Applicant Response: This criterion is not applicable.

According to Section 4.05.010.A, All Special Uses:

- 1. The proposed use is consistent with the provisions of this chapter and with Town's goals, policies and plans;**

Applicant Response: The use is consistent with all Town goals, policies and plans.



2. The proposed use is compatible with existing and allowed uses surrounding or affected by the proposed use;

Applicant Response: The proposed use is compatible with existing and allowed uses surrounding the project and is seasonal in nature. An increased setback and significant landscaping buffer are proposed along Brush Creek Road. Site design is sensitive to existing neighbors, wildlife use and context.

The owners are working with the Town on several trail connections to the Park, so guests can “park once” and still be connected to all Eagle offers for recreation, dining and shopping without having to get back in their car.

We will continue to work closely with the Town of Eagle, Haymeadow developer and the Hardscrabble Trails coalition to coordinate trail construction, access and conform to seasonal trail wildlife closures. A detailed park operations and management plan is included as part of the application (Attachment G).

3. Street improvements adequate to accommodate traffic volumes generated by the proposed use and provision of safe, convenient access to the use and adequate parking are either in place or will be constructed in conjunction with the proposed use, as approved by the Town; and

Applicant Response: The project will dedicate a 30-foot strip of land adjacent to Brush Creek Road as new right of way for future trails or road improvement projects. A traffic analysis is included in the application (Attachment D) and adequate parking will be constructed per Town requirements as detailed on the application site plans.

4. The special conditions for specific uses, as provided in the section, are met.

Applicant Response: The project is proposing a recreational vehicle park permitted as designed. The project is provided water by the Town of Eagle, and they have confirmed sufficient water supply for the project.

Vault privy toilets and a vault dump station will be regularly maintained in accordance with Eagle County Onsite Wastewater Treatment regulations. The project is or can be adequately served by all public services. The project is working with the Town to establish multiple trail

connections. The applicant is the owner, and will encourage a “park once” approach for guests and work closely with the Town to coordinate area information and multiple modes of access to the campground.



Figure 8: Basecamp Eagle property, existing conditions (looking northwest towards the existing barn and Castle Peak).

According to Section 4.04.100.G.7, Legal, nonconforming uses, structures and lots:

7. When a parcel containing a nonconforming use or structure is annexed to the Town, said use or structure shall be considered a legal nonconforming use or structure if said use or structure was permitted under county zoning regulations at the time of annexation and subject to conditions imposed by the County prior to annexation.

Applicant Response: The single-family home and additional dwelling on a property less than 35 acres in size were approved and permitted by Eagle County in 1974 and 1978 (Attachment A). As submitted to the Town, both single family homes are legally conforming in the Rural Residential zone district.

According to Section 4.10.030 Recreational Vehicle Park, Design and Operation:

A. Size and density.

Applicant Response: The Park meets minimum size requirements; it comprises approximately 9.97 acres of the 13.49-acre property. The Park does not exceed the maximum of 20 campsites per acre density. There are 49 RV and dry camping sites and 4 group sites on 9.97 acres in the Base Camp Eagle Park. Density is less than 6 campsites per acre as proposed.

B. Setbacks.

Applicant Response: The Park sites are set back over 100' from Brush Creek Road. The dumpster enclosure is 115 feet from Brush Creek Road, screened by a wood enclosure, and located to buffer light trespass off the property. The special use complies with all site design requirements.

C. Campsite.

Applicant Response: The Park sites are generously sized and average 1,500 square feet, including tent camping sites. Each site will be furnished with a picnic table and fire ring constructed over an improved surface (washed gravel, crusher fines or equivalent) in order to avoid muddy conditions during rain events. Sites will have convenient access to a frost-free hydrant for water and a vault privy (waterless pit toilet).

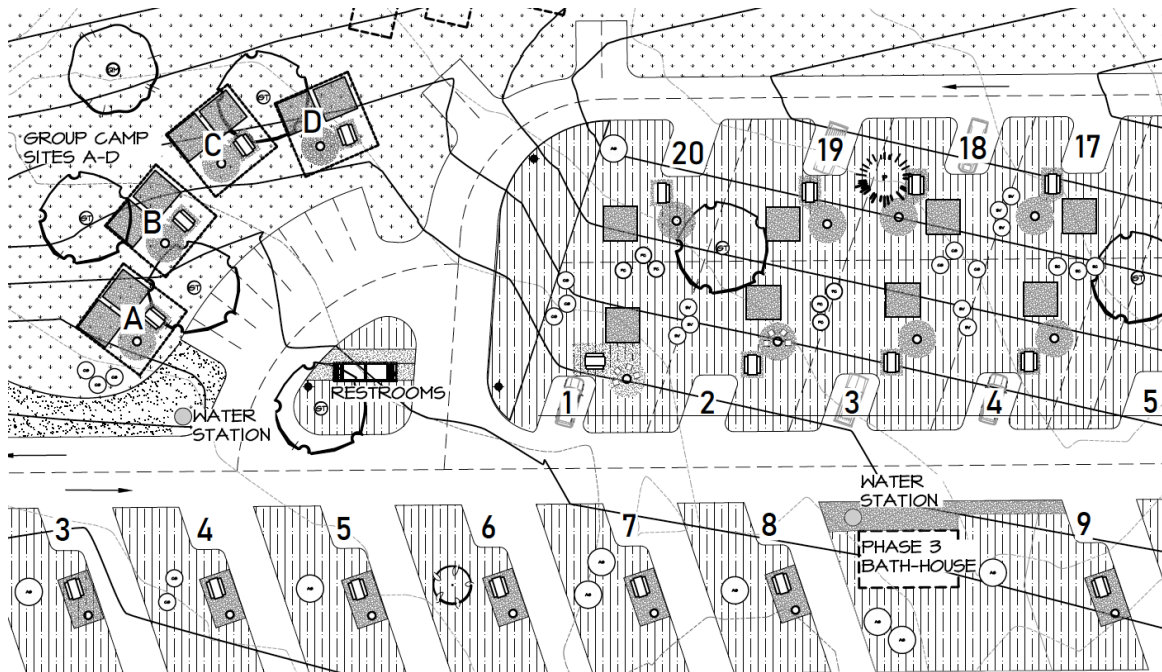


Figure 9: Campsites are generously sized, and landscaping is placed to preserve view while create buffers between guests. Site density is less than 1/3 of the maximum established by Town Code.

D. RV placement.

Applicant Response: Every site is accessible to the internal access driveway; RV sites meet all dimensional requirements of the Town and will have access to four conveniently located frost-free hydrants for water, a dump station and a vault privy toilet.

E. Vehicular Circulation.

Applicant Response: Driveways will circulate as shown on the site plan, can accommodate RV and emergency vehicle turning movements. The driveways will be constructed of crushed gravel/road base in order to minimize dust and erosion and to facilitate maintenance for the owners. The dump station will be constructed with an improved pullout and will not interfere with park vehicular circulation. Trash collection is also located for convenient access by guests and waste haulers.

F. Parking.

Applicant Response: Parking is provided for each tent space and RV space in accordance with the code. Two parking spaces are provided for each group campsite, intended to accommodate 8 to 10 people per

site. Additional guest parking spaces are included on the west loop near the barn for dry camping sites. Each RV site can accommodate a full-size RV towing a vehicle, plus an additional vehicle.

G. Landscaping.

Applicant Response: Landscaping is planned in conformance with Section 4.07.020 of the Development Code. A landscape plan has been developed for the project and is included in the attached site plans. The project will be operated as a dark sky park and careful placement of landscape berms will mitigate visual impacts to neighboring properties.

A variety of trees, including Spruce, Pine, Boxelder and Thornless Hawthorn are proposed. A grove of fruit trees intended to be harvested by Park guest is planted on the west edge of the campground. A small bluegrass turf area is added for common area and a variety of shrubs including Ginalla maple, Siberian peashrub, purple leaf plum, elder and lilac are planned between dry camp sites and throughout the park.

RV sites will be reseeded with Pawnee butte low-grow native seed mix, and all disturbed areas outside the camping loops will be reseeded with a native mountain seed mix that does not require permanent irrigation once established. Picnic tables will be conveniently located close to the edge of parking and the table and firepit will be constructed on a washed gravel or crusher fines base to avoid muddy conditions in the area of camping. For regular campsites, tent pads will be edged and constructed with wood mulch or pea gravel. Two sites will be designated as ADA (planned as west loop site #1, center loop site #5) and the toilets will be constructed as accessible.

H. Accessory uses.

Applicant Response: Accessory uses will be incidental to the Park, and may include bike rentals, camp concessions and a vegetable stand for guests. A sheltered bike tuning station including a stand and tools will also be provided for use by the guests of the Park.

I. Outdoor recreation areas.

Applicant Response: At least 1.77 acres of land, or 17% of the Park, will be used for common area, including a large grass field adjacent to the group camping sites. A single-track trail will be constructed along the front of the Park, in dedicated right of way, in order to create a seasonal public trail connection between Hardscrabble and Bellyache trails. The

applicant will continue to coordinate with the Town and Haymeadow developer to connect this trail to the Haymaker trail in the location of the Extra Credit trailhead using the old cabin road until a future date when a actual trail will be constructed to the Haymaker trail.

J. Health and sanitation.

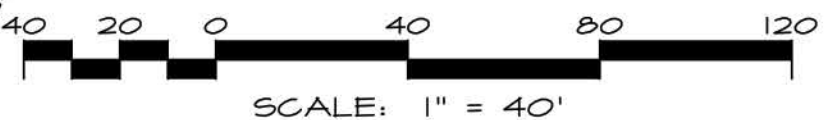
Applicant Response: The Park will comply with requirements for water supply, sewage collection and disposal, refuse, insect and rodent control, fires, cooking and eating facilities, sanitary facilities, service buildings, privies and safety. A detailed operations management plan has been submitted as part of this application. A phased approach to water and wastewater connections is anticipated and will be detailed in the Annexation and Development Agreement.

K. RV parks in areas subject to flooding.

Applicant Response: The Park is not in an area subject to flooding.



METES AND BOUNDS PARCEL
13.50 ACRES
RECEPTION No. 201705825
3220



PLANT LEGEND

TREES					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	NOTES
	PICEA PUNGENS 'FAT ALBERT'	FAT ALBERT SPRUCE	6'-8' HEIGHT	4	
	PICEA PUNGENS	COLORADO SPRUCE	6'-8' HEIGHT	2	
	PINUS PONDEROSA	PONDEROSA PINE	6'-8' HEIGHT	5	
	ACER NEGUNDO 'SENSATION'	SENSATION BOXELDER	3" CAL.	4	
	CRATAEGUS CRUS GALLI 'THERMIS'	THORNLESS COCKSPUR HAWTHORN	7" B&B	15	CLUMP
	PRUNUS, MALUS, OR SIMILAR	FRUIT TREE, VARIETY	2" CAL.	9	SELECTIONS PER OWNER
	GLEDITSIA TRICANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3" CAL.	8	
	QUERCUS MACROCARPA	BUR OAK	3" CAL.	2	
SHRUBS					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	
AS	ACER GINALLA	GINALLA MAPLE	#7	23	
CS	CARASANA ARBORESCENS	SIBERIAN PEASHRUB	#5	28	
PC	PRUNUS CISTENA	PURPLE LEAF PLUM	#5	6	
FO	PHYSCARPOS OP. 'DARTS GOLD'	DARTS GOLD NINEBARK	#5	5	
SC	SAMBUCUS CANADENSIS 'AUREA'	GOLDEN ELDER	#5	15	
SV	SYRINGA VULGARIS	COMMON LILAC	#5	26	
GROUNDCOVERS					
SYMBOL	COMMON NAME	QUANTITY	NOTES	QUANTITY	
	BLUEGRASS TURF	5,500 SQ. FT.	ALTERNATIVE: LOW GROW MIX		
	PAWNEE BUTTE LOW-GRO NATIVE SEED MIX	95,400 SQ. FT.			
	PAWNEE BUTTES NATIVE MOUNTAIN MIX	159,264 SQ. FT.			
	CLOVER SEED MIX	14,081 SQ. FT.	LOCAL SOURCE, UNDERLAY WITH MIRAFIL FABRIC		
	WASHED GRAVEL, CRUSHER FINES OR SIMILAR	12,800 SQ. FT.			

PLANTING NOTES & SPECIFICATIONS:

- THE PLANTING PLAN IS DIAGRAMMATIC. ALL PLANT LOCATIONS ARE APPROXIMATE. QUANTITIES SHOWN ON THE PLANTING LEGEND ARE APPROXIMATE AND ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. PLANT SYMBOLS TAKE PRECEDENCE OVER PLANT QUANTITIES SPECIFIED WITHIN THE LEGEND(S).
- CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OF THE DISCREPANCIES BETWEEN QUANTITIES AND SYMBOLS SHOWN.
- PLANTING SIZES ARE SUBJECT TO AVAILABILITY; SUBSTITUTIONS SHALL BE OF EQUIVALENT SIZE AS POSSIBLE.
- LANDSCAPE CONTRACTOR SHALL APPLY A CONTACT HERBICIDE, WHERE NEEDS ARE PRESENT, PER MANUFACTURER'S SPECIFICATIONS, PRIOR TO COMMENCEMENT OF ANY PLANTING OR IRRIGATION WORK. WEEDS SHALL BE ALLOWED TO COMPLETELY DIE BACK, INCLUDING THE ROOTS BEFORE BEGINNING WORK.
- PLANTS SHALL EXHIBIT HEALTHY GROWTH AND BE FREE OF DISEASES & PESTS.
- ALL CONTAINERIZED PLANTS NEED TO BE TO EDGE OF CONTAINER & HOLD ROOT BALL TOGETHER.
- PRIOR TO PLANTING, THE IRRIGATION SYSTEM SHALL BE FULLY OPERATIONAL.
- ALL PLANT MATERIAL SHALL BE PLACED IN PITS HAVING A MINIMUM DIAMETER OF 150 PERCENT OF THE PLANTS TOTAL ROOT BALL OR CONTAINER VOLUME.
- ALL TREES SHALL HAVE THE ROOT CROWN PLANTED 2" ABOVE THE SURROUNDING FINISHED GRADE. ALL SHRUBS SHALL HAVE THE ROOT CROWN PLANTED 1" ABOVE THE SURROUNDING FINISHED GRADE.
- ALL TREES SHALL HAVE ALL THIN OR OTHER BINDING MATERIAL REMOVED AROUND CROWN OF TRUNK. ALL TREES SHALL HAVE BURLAP AND BINDING MATERIALS PULLED BACK FROM A MINIMUM OF THE TOP ONE THIRD OF THE ROOT BALL PRIOR TO BACKFILLING.
- ALL SHRUB BEDS AND TREE WELLS WILL BE MULCHED WITH TWO (2) INCHES SHREDDED BARK MULCH TO COVER ROOT BALL. CONTRACTOR SHALL PROVIDE SAMPLE OF MULCH TO OWNER PRIOR TO INSTALLATION.
- ANY EVERGREEN TREES 14" IN HEIGHT AND ALL DECIDUOUS TREES ARE TO BE STAKED WITH 5 FOOT STEEL "T" STAKES AND GUYED WITH 12 GAUGE, GALVANIZED WIRE AND 1/2 INCH WIDE GREEN NYLON TREE STRAPS. STAKES ARE TO BE REMOVED 3 YEARS FROM DATE OF INSTALLATION (UNLESS OTHERWISE APPROVED BY OWNER OR LANDSCAPE ARCHITECT).
- ALL EVERGREEN AND DECIDUOUS TREES SHALL BE PROVIDED WITH AN "EARTHEN SAUCER" AT ITS BASE. SAUCERS ARE TO BE CONSTRUCTED HAVING A MINIMUM SHALLOW DEPTH OF FOUR (4) INCHES. SAUCERS SHALL BE INSTALLED ON DOWNHILL SIDE ONLY WHEN PLANTINGS OCCUR ON A HILLSIDE.
- ALL NEWLY PLANTED TREES & SHRUBS SHALL BE FERTILIZED AT THE TIME OF PLANTING WITH BIOSOL MIX, ALL-PURPOSE FERTILIZER PER MANUFACTURER'S SPECIFICATIONS. FERTILIZER TO BE MIXED IN WITH BACKFILL.
- ALL BLUEGRASS AREAS SHALL BE SEPARATED FROM ADJACENT PLANTING BEDS WITH EDGING. EDGING SHALL BE 1/2" X 4" BLACK STEEL ROLL TOP, TACKED IN PLACE WITH THREE (3) INCH EDGING PINS SPACED EVERY PER 10' SECTION OF EDGING. OVERLAP EDGING BY 1/4" & SECURE OVERLAPPING SECTIONS WITH 2 PINS. EDGING SHALL NOT PROTRUDE ABOVE SURROUNDING FINISHED GRADE BY MORE THAN 1/4". EDGING MAYBE EXCLUDED AT OWNER PREFERENCE.
- ALL PLANTING SHALL BE COMPLETED DURING THE NORMAL GROWING SEASON; NO PLANTING SHOULD OCCUR DURING INCLEMENT OR FREEZING WEATHER.
- LANDSCAPE CONTRACTOR SHALL SUPPLY AND DISTRIBUTE COMPOST TO THE SITE. TOPSOIL, NATIVE TO THE SITE IS PREFERRED IF AVAILABLE. IF TOPSOIL IS NEEDED FROM OFFSITE, THE TOPSOIL AND COMPOST ARE TO BE APPROVED BY OWNER OR OWNER REPRESENTATIVE PRIOR TO DELIVERY. SPREAD TOPSOIL TO A DEPTH OF 3" TO ESTABLISH ALL TREE AREAS, SHRUB BEDS, & TREE PLANTINGS. A DEPTH OF 1" FOR ALL DISTURBED AREAS TO RECEIVE NATIVE REVEGETATION, AND FOR THE REMAINING BACKGROUND AREAS. ALL NEW TREES AND SHRUBS SHALL BE PLANTED TO THE ADDITION OF TOPSOIL TO FORM AN ADEQUATE BOND. FOR FINISH GRADING, SOIL SURFACE SHOULD BE A LOOSE MOIST SURFACE. PLANTING SHOULD OCCUR WITHIN 10 DAYS OF SURFACE PREPARATION.
- PREPARATION OF NATIVE GRASS AREAS WILL INCLUDE THE FOLLOWING:
 - 18.1. LOOSEN SOIL TO A MINIMUM OF 4" DEPTH. REMOVE STONES OVER 2" IN DIAMETER, STICKS, ROOTS, RUBBISH, AND EXTRANEOUS MATTER (AS REASONABLE, TO OWNER SATISFACTION).
 - 18.2. DISTRIBUTE 1" OF TOPSOIL TO BE CULTIVATED INTO NATIVE SOIL.
 - 18.3. GRADE AREAS TO A SMOOTH, FREE DRAINING EVEN SURFACE WITH A LOOSE, MODERATELY COARSE TEXTURE. REMOVE RIDGES AND FILL DEPRESSIONS AS REQUIRED TO DRAIN.
 - 18.4. ONE APPLICATION OF A DI-AMMONIUM PHOSPHATE FERTILIZER, 18-46-0, SHALL BE BROADCAST PRIOR TO SEEDING AT A RATE OF 8 LBS. PER 1000 SQ. FT.
- ALL DISTURBED AREAS TO BE REVEGETATED WITH NATIVE GRASS SEED MIX SOON AT THE RECOMMENDED RATE PER PAWNEE BUTTES SEED CO. ALL SEED SOON AREAS ARE TO BE LIGHTLY RAKED & INTO THE SOIL AND IRRIGATED. AREAS OVER ONE ACRE SHALL BE HYDROMULCH.
- MULCH ALL SEED SOON AREAS WITH 1" - 2" OF CERTIFIED WEED FREE STRAW OR HAY. ALL STRAW AREAS ARE TO BE TACKIFIED WITH APPROVED ORGANIC TACKIFIER AT THE RATE OF 120 LBS. / ACRE, OR HYDROMULCH.
- LANDSCAPE CONTRACTOR SHALL SUBMIT THE COMPANY'S WRITTEN DOCUMENT REGARDING ITS POLICY ON PLANT GUARANTEES AND REPLACEMENT TO THE OWNER. EACH GUARANTEE SHALL CONFORM TO THE MINIMUM STANDARD OF REPLACING ALL MATERIAL INCLUDING LABOR DUE TO THE SICKNESS OR DEATH OF A PLANT FOR A PERIOD OF ONE-YEAR FOLLOWING THE PLANTS INSTALLATION. NURSERY STOCK IS NOT GUARANTEED AGAINST FLOOD, OWNER NEGLIGENCE, VERMIN, OR LAWN MOWER DAMAGE, STORM DAMAGE, THEFT OR ANIMAL DAMAGE (DOGS OR HILIFE).
- TURF FOOD 10-5-5 OR 14-5-5 ORGANIC FERTILIZER (RICH LAWN BRAND OR EQUIVALENT) SHALL BE APPLIED TO ALL NEW SEEDED AREAS PER MANUFACTURER'S SPECIFICATIONS.

LIGHTING LEGEND

SYMBOL	QTY.	DESCRIPTION	MANUFACTURER	MODEL
	6	SCONCE	MAXIM LIGHTING	MXLP 150502, SIZE L6; 900 LUMENS
	13	PATH LIGHT, LOW VOLTAGE	VOLT - 330 SERIES	POWDER COAT BLACK

NOTE: ALL LIGHTING TO BE DARK SKIES COMPLIAN AND/OR MOUNTED UNDER ROOF STRUCTURE

IRRIGATION NOTES & SPECIFICATIONS:

- AUTOMATIC DRIP IRRIGATION SHALL BE PROVIDED AT ALL NEW TREES AND SHRUBS. AUTOMATIC DRIP IRRIGATION SHALL BE PROVIDED AT ALL NEW TREES AND SHRUBS. USE ONE 2 GPM DRIpper FOR EACH SHRUB, TWO 2 GPM FOR EACH 2" CALIPER ASPEN AND B&B SHRUB, DO NOT USE POINT SOURCE DRIP EmitterS ON EVERGREEN (PARTICULARLY SPRUCE) TREES. FOR SPRUCE USE INLINE Emitter TREE WRAPS & 6 GPM EmitterS WITH 12" SPACING.
- AUTOMATIC 4" POP-UP SPRAY HEADS OR ROTORS SHALL BE PROVIDED FOR BLUEGRASS LAWN AREAS AND LOW GROW NATIVE MIX AREAS. ALL OVERHEAD IRRIGATION HEADS SHALL BE SPACED ON CENTER PER THEIR COVERAGE RADIUS TO PROVIDE EVEN AND EFFICIENT WATERING.
- TEMPORARY (ABOVE GROUND ACCEPTABLE) AUTOMATIC IRRIGATION ROTOR OR SPRAY TYPE IRRIGATION HEADS SHALL BE PROVIDED AT ALL OTHER DISTURBED AREAS THAT ARE TO BE REVEGETATED WITH NATIVE MOUNTAIN MIX AND SHALL BE REMOVED BY THE LANDSCAPE CONTRACTOR 2 YEARS AFTER PROJECT COMPLETION.
- FLUSH DIRT AND DEBRIS FROM PIPING BEFORE INSTALLING SPRINKLERS AND OTHER DEVICES.
- A LOW VOLTAGE SYSTEM MANUFACTURED EXPRESSLY FOR CONTROL OF AUTOMATIC CIRCUIT VALVES OF AN IRRIGATION SYSTEM SHALL BE INSTALLED. SYSTEM SHALL INCLUDE AN ADJUSTABLE 24 HOUR TIME CLOCK WHICH WILL ALLOW FOR AUTOMATIC SEMI-AUTOMATIC, OR MANUAL OPERATION, CIRCUIT CONTROL WHICH ALLOWS FOR MANUAL OR AUTOMATIC OPERATION, PROGRAMMABLE CAPABILITIES THAT ALLOW FOR INDEPENDENT WATERING SCHEDULES PER ZONE, AND RAIN SENSOR. THE SYSTEM SHALL INCLUDE A PRESSURE REGULATOR AND BACKFLOW PREVENTOR DEVICE WITH 20 GPM AT 60 PSI AT A 1" POINT OF CONNECTION. NOTIFY OWNER IF THE REQUIRED FLOW CANNOT BE MET.
- PROVIDE 4" PVC SLEEVING BELOW ALL HARDSCAPE TO ADJACENT PLANTING AREAS.
- LAYOUT OF IRRIGATION & CORRESPONDING SOD SHALL BE FIELD ADJUSTED TO AVOID INTERFERENCE W/ ROAD & FLOWING.
- MAINLINE IS TO BE BURIED 12"-18" BELOW FINISHED GRADE. LATERAL PIPES SHALL BE BURIED 8"-12" BELOW FINISHED GRADE IN LANDSCAPED AREAS AND A MINIMUM OF 2" BELOW FINISHED GRADE IN NATIVE AND DISTURBED AREAS. ALL PIPE TRENCHES SHALL BE FREE OF ROCKS AND DEBRIS PRIOR TO PIPE INSTALLATION. BACKFILL TRENCHES WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS.
- INSTALL ALL DRIP IRRIGATION LINES PER MANUFACTURER SPECIFICATIONS.
- VALVE BOX LOCATIONS ARE TO BE APPROVED BY OWNER PRIOR TO INSTALLATION.
- CONTRACTOR IS TO PROVIDE OWNER WITH AS-BUILT IRRIGATION PLANS THAT INCLUDE APPROXIMATE MAINLINE ROUTING AND VALVE BOX LOCATIONS.
- THE FOLLOWING IRRIGATION TESTS AND INSPECTIONS SHALL BE COMPLETED BY THE CONTRACTOR:
 - 12.1. LEAK TEST: AFTER INSTALLATION, CHARGE SYSTEM AND TEST FOR LEAKS. REPAIR LEAKS AND RETEST UNTIL NO LEAKS EXIST.
 - 12.2. OPERATIONAL TEST: AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, OPERATE CONTROLLERS AND AUTOMATIC CONTROL VALVES TO CONFIRM PROPER SYSTEM OPERATION.
 - 12.3. TEST AND ADJUST CONTROLS AND SAFETIES: REPLACE DAMAGED AND MALFUNCTIONING CONTROLS AND EQUIPMENT.
- EXTENT OF IRRIGATION AT REVEGETATED AREAS IS TO COVER LIMITS OF DISTURBANCE ON SITE AND ADJUST ACCORDINGLY. INFORM LANDSCAPE ARCHITECT IF ADDITIONAL IRRIGATION IS REQUIRED.

RECREATION AREA

- FRONT R.O.W. - RECREATIONAL USE - 13,493 SQFT
 - LAWN AREA - FOR BALL PLAY, PICNICKING, AND DIVERSE USE - 5,500 SQFT
 - ORCHARD RECREATION AREA - FOR FRUIT GATHERING, PICNICKING, AND WALKING - 14,081 SQFT
 - NATIVE RECREATION AREA - POSSIBLE USE - DISC GOLF, FRISBEE, AND WALKING - 10,235 SQFT
- TOTAL RECREATION AREA - 43,560 SQFT

SITE COVERAGE DATA:

Total Lot Area	13,493 acres
Residential: 3,52 acres	
Base Camp SRU area: 9.97 acres	
Landscape Area (not including individual sites)	1.46 acres
Parking and Driveway:	2.82 acre
Common Areas:	1.77 acres
Front Buffer Area	.32 acres
Total Property Setbacks & Buffers:	1.81 acres
Camping Sites (including group sites):	1.34 acres
RV Sites (51 max. sites):	1.25 acres
Building coverage at Basecamp: 2,500 sq ft (0.714 sq ft OR .14 acres for entire property)	
Average RV site: 2,900 sq ft (1,500 sq ft minimum)	
Average Campsite: 2,250 sq ft (1,500 sq ft minimum OR 750 minimum at tent only)	



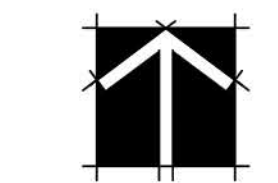
Post Office Box 2134 Eagle, Colorado 81631. p: 970.949.3285 f: 970.328.6084

BASECAMP
3220 Brush Creek Road,
Eagle, CO

12 MARCH 2021

Title:

SITE PLAN



Scale:

1" = 40'

Sheet:

L1
© Ceres Plus, LLC. 2020



Phase I: Pit Toilets will be custom made by Larkspur Buildings. Antique Western Style with reclaimed wood and rusted metal roof with covered porch.



Phase II & III: Future bathhouse and rental cabins will be custom made by Larkspur Buildings. Antique Western Style with reclaimed wood and rusted metal roof with covered porch.

FSW-30 Campfire Ring with Swivel Grate

› [Campfire Rings](#) › FSW-30 Campfire Ring with Swivel Grate



FSW-30-9 w/Optional Bolt-on Shelf (S5)

Back

\$164.00

SKU:

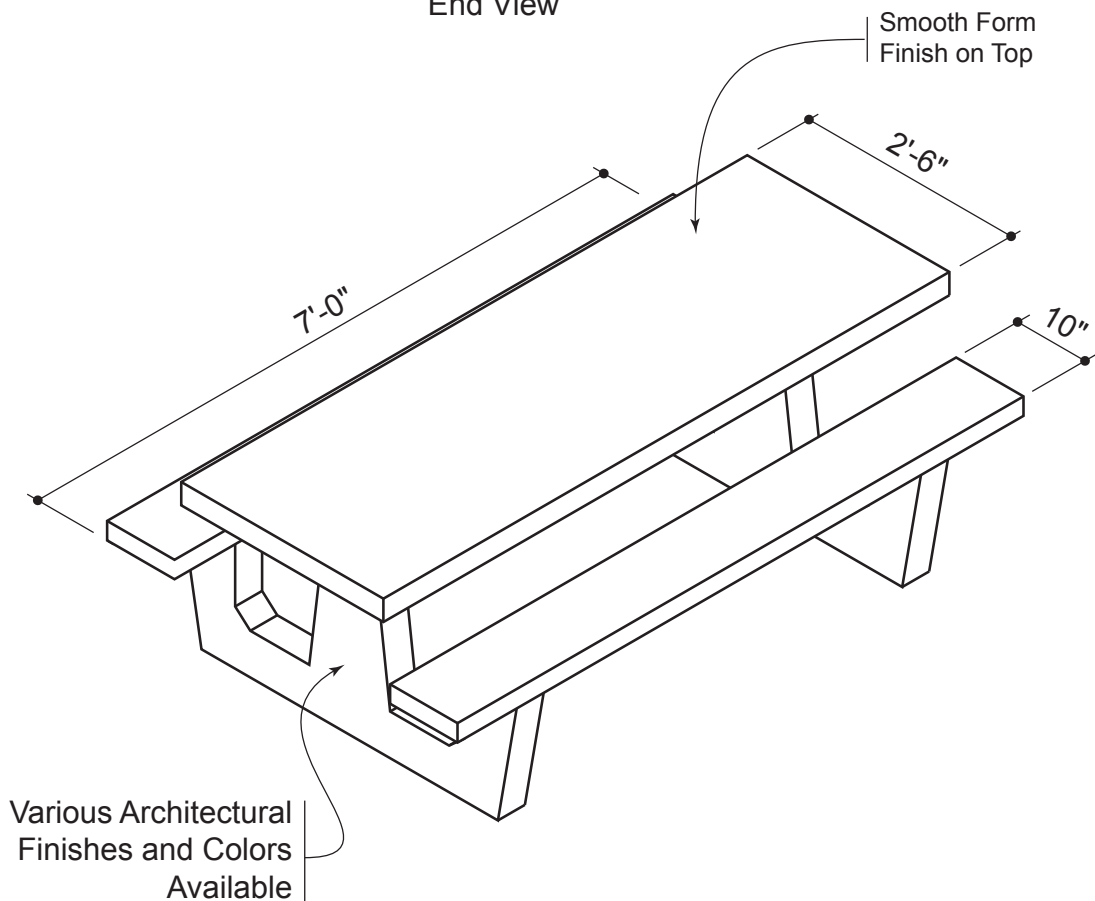
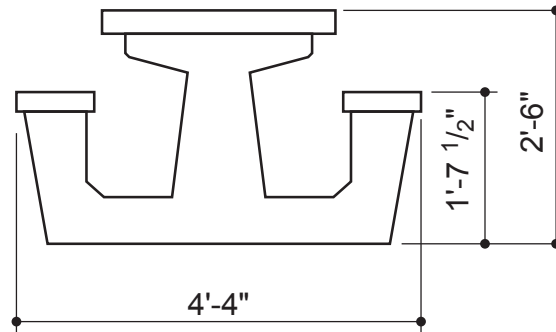
FSW-30

2-4 week lead time:

Qty:

Side Height:

☐ 7-3/8" sides



Forest Service Style Picnic Table

Catalog #
PT-8452

LUMENS

LIGHT AND LIVING

Civic Dark Sky LED Outdoor Wall Sconce

By Maxim Lighting

Sale: \$160.20 - \$268.20

SALE

IN STOCK

Ships within 2 to 3 business days.

(0) Write a review

FREE SHIPPING on orders over \$75.
ON SALE TODAY: SAVE 10% on select Maxim Lighting products. Limited time only.
SAVE AN ADDITIONAL 5% ONLY AT LUMENS: Use code **LUM5** at checkout and SAVE AN ADDITIONAL 5% on select Maxim Lighting products. Limited time only.
EXCLUSIVE GIFT WITH PURCHASE: Use code **FREEGIFT** with qualifying \$400 purchase. One per customer. Limited time only. [SEE DETAILS](#)

Size:

S

Small

M

Medium

L

Large

ADD TO PROJECT

SHIPS TO CANADA

Details

The Maxim Lighting Civic Dark Sky LED Outdoor Wall Sconce is a modern outdoor lantern shape. The broad shade seems to hide the hidden LED module underneath. This simple design adds texture and contrast to this minimal piece.

Maxim Lighting, headquartered in California, offers a variety of modern and glass styles that complement contemporary outdoor lighting designs.

- The Civic Dark Sky LED Outdoor Wall Sconce is available with the following:
- Details:

- Stainless steel cable
 - Frosted dome diffuser
 - Designed in 2016
 - Finish: Architectural Bronze
 - Material: Metal
 - Dimmable when used with Electronic low voltage (ELV) dimmer dimmers(not included)
 - Dark Sky compliant
 - UL Listed Wet
 - Made In China

CUSTOMIZE

Add custom contact info, project, logo and more.

CREATE

Generate PDF Spec Sheet to save, share and print.

Civic Dark Sky LED Outdoor Wall Sconce

By Maxim Lighting

LU

LIGHT AND LIVING

Product Options

Size: Small, Medium, Large

Details

- Stainless steel cable
- Frosted dome diffuser
- Designed in 2016
- Finish: Architectural Bronze
- Material: Metal
- Dimmable when used with Electronic low voltage (ELV) dimmer dimmers(not included)
- Dark Sky compliant
- UL Listed Wet
- Made In China

Dimensions

Small Option Backplate: Width 4.25", Height 7.25"

Small Option Fixture: Width 7.75", Height 8.25", Depth 9.5", Weight 2.7Lbs.

Medium Option Backplate: Width 4.5", Height 9.25"

Medium Option Fixture: Width 9.75", Height 10.25", Depth 11.75", Weight 4.24Lbs.

Large Option Backplate: Width 5.75", Height 12.25"

Large Option Fixture: Width 13.5", Height 13.75", Depth 15.75", Weight 6Lbs.

Lighting

- Small Option: 6 Watt (726 Lumens) 120 Volt Integrated LED: CRI: 85 Color Temp: 3000K
- Medium Option: 11 Watt (900 Lumens) 120 Volt Integrated LED: CRI: 85 Color Temp: 3000K
- Large Option: 11 Watt (900 Lumens) 120 Volt Integrated LED: CRI: 85 Color Temp: 3000K

Additional Details

Product URL: <https://www.lumens.com/civic-dark-sky-led-outdoor-wall-sconce-by-maxim-lighting-MXLP150502.html>

Rating: UL Listed Wet

Product ID: MXLP150502

Prepared by:

Created April 14th, 2020

Prepared for:

Project:

Room:

Placement:

Approval:



Shown in Large size, lit

Notes:

<https://www.lumens.com/civic-dark-sky-led-outdoor-wall-sconce-by-maxim-lighting-MXLP150502.html#tileIndex=3>

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Options:

- **Size:** Small, Medium, Large

Lighting:

- Small Option: 6 Watt (726 Lumens) 120 Volt Integrated LED: CRI: 85 Color Temp: 3000K
- Medium Option: 11 Watt (900 Lumens) 120 Volt Integrated LED: CRI: 85 Color Temp: 3000K
- Large Option: 11 Watt (900 Lumens) 120 Volt Integrated LED: CRI: 85 Color Temp: 3000K

Compare Brightness:



Dimensions:

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- **Large Option Backplate:** Width 5.75", Height 12.25"
- **Large Option Fixture:** Width 13.5", Height 13.75", Depth 15.75", Weight 6Lbs.

Manufacturer IDs: [view](#)

California Residents: Prop 65 regulations

Need help with some of our terminology? Check out [Lumens' Lighting & Design Glossary](#).

YOU MAY ALSO LIKE



Sodor Outdoor Wall Sconce
By dweLED

From: **\$108.95**



Civic Outdoor LED Wall Sconce
By Maxim Lighting

From: **\$178.20**



Prism Indoor/Outdoor LED Wall Sconce
By SONNEMAN Lighting

From: \$390.00



Shelter Outdoor Wall Sconce
By Hinkley Lighting

From: \$129.00

LOW-PRICE
GUARANTEE

FREE SHIPPING

EASY RETURNS

EXPERT
SERVICE



PRODUCT SPECIFICATIONS



Project Name _____ Date _____

Type or Model _____ Qty _____

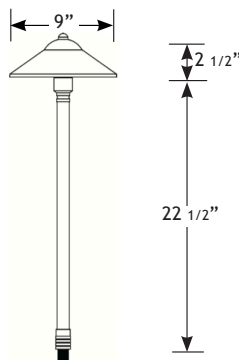
VOLT® Low Voltage Landscape Lighting Max Spread, Path & Area Lights - 330 Series

Product Description

The Max Spread Path & Area Light is a high-quality outdoor light that lives up to its name. Featuring a tall stem and large flat hat, the luminaire projects an extra-wide beam of illumination with a diameter of about 16 ft. This allows you to use fewer lights to illuminate a path or garden area.

Corrosion-resistant internal components and an easy-to-change bulb socket-and-enclosure ensure years of optimal performance. Lifetime Warranty.

Product Dimensions



Features & Benefits

- ▶ Solid Brass or Copper Construction.
- ▶ Pre-aged finish; a just natural patina that does not corrode.
- ▶ Stem is 1-inch thick and includes extra-long (1-inch) strip resistant threading for greater stability.
- ▶ Beryllium copper socket - more corrosion resistant than copper.
- ▶ Silicone plug at lead wire exit prevents ground moisture and insects from entering luminaire through the stem.
- ▶ Machine threaded body screws tight onto an O-ring for a moisture tight design.



Specifications

- ▶ **Construction:** Solid Brass or Copper
- ▶ **Finish:** Bronze , Powder Coated Black, or Raw Copper
- ▶ **Lead Wire:** 48" (standard) or 25' (optional) 16AWG, SPT-2
- ▶ **Mounting:** 10" Hammer® Stake with cutout for wire exit
- ▶ **Glass or Lens:** Clear Protective Polycarbonate lens
- ▶ **Light Source (Sold Separately):** Bi-Pin (LED or Halogen)
- ▶ **Maximum Lamp Rating:** 20W
- ▶ **Operating Voltage:** 12V AC
- ▶ **Shipping Weight:** 3 lbs
- ▶ **Powered by:** VOLT's Low Voltage Transformer

Warranty

Lifetime Warranty

Certifications



Max 20 Watts
File #E466348



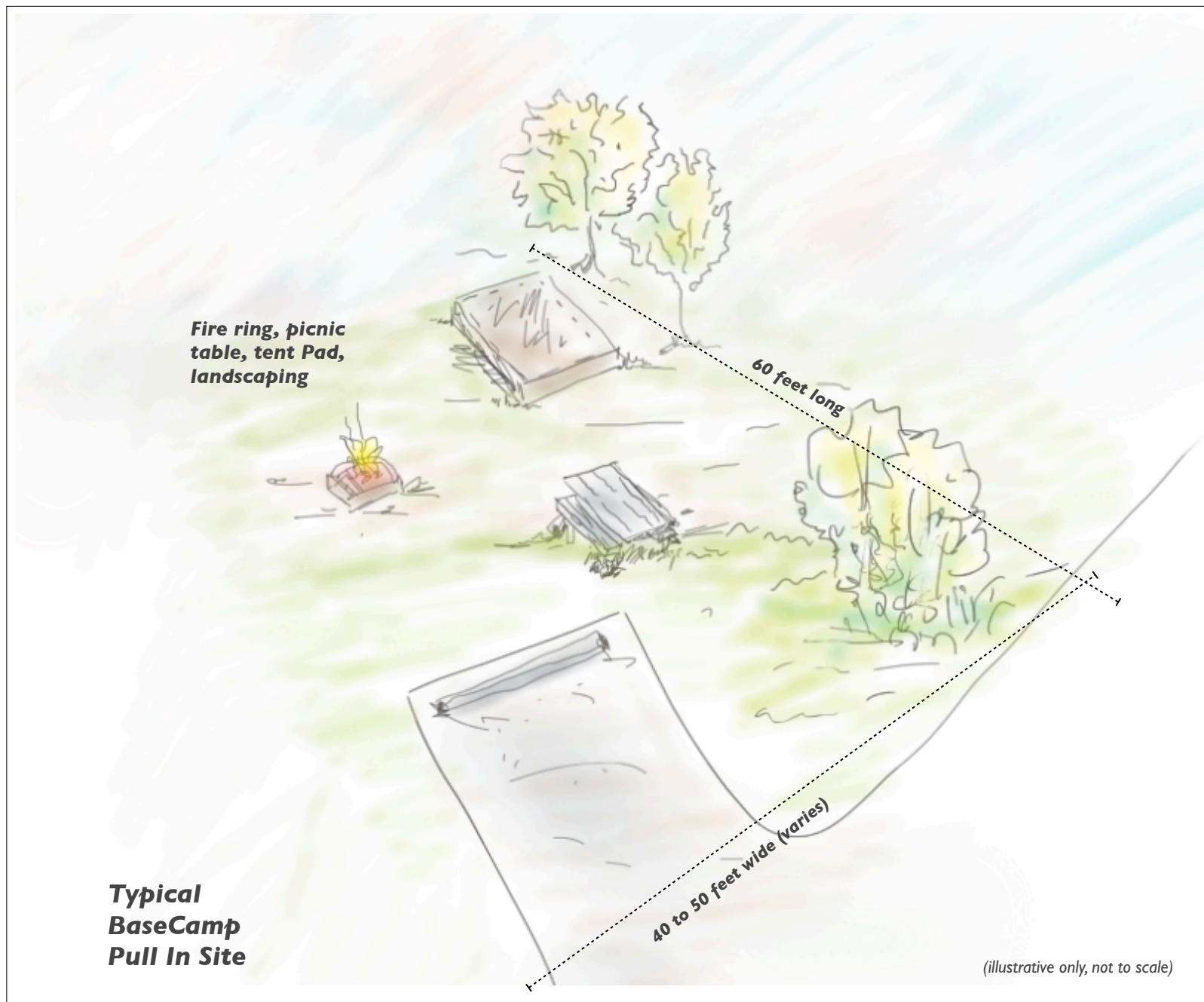
Max 20 Watts
File #E466348



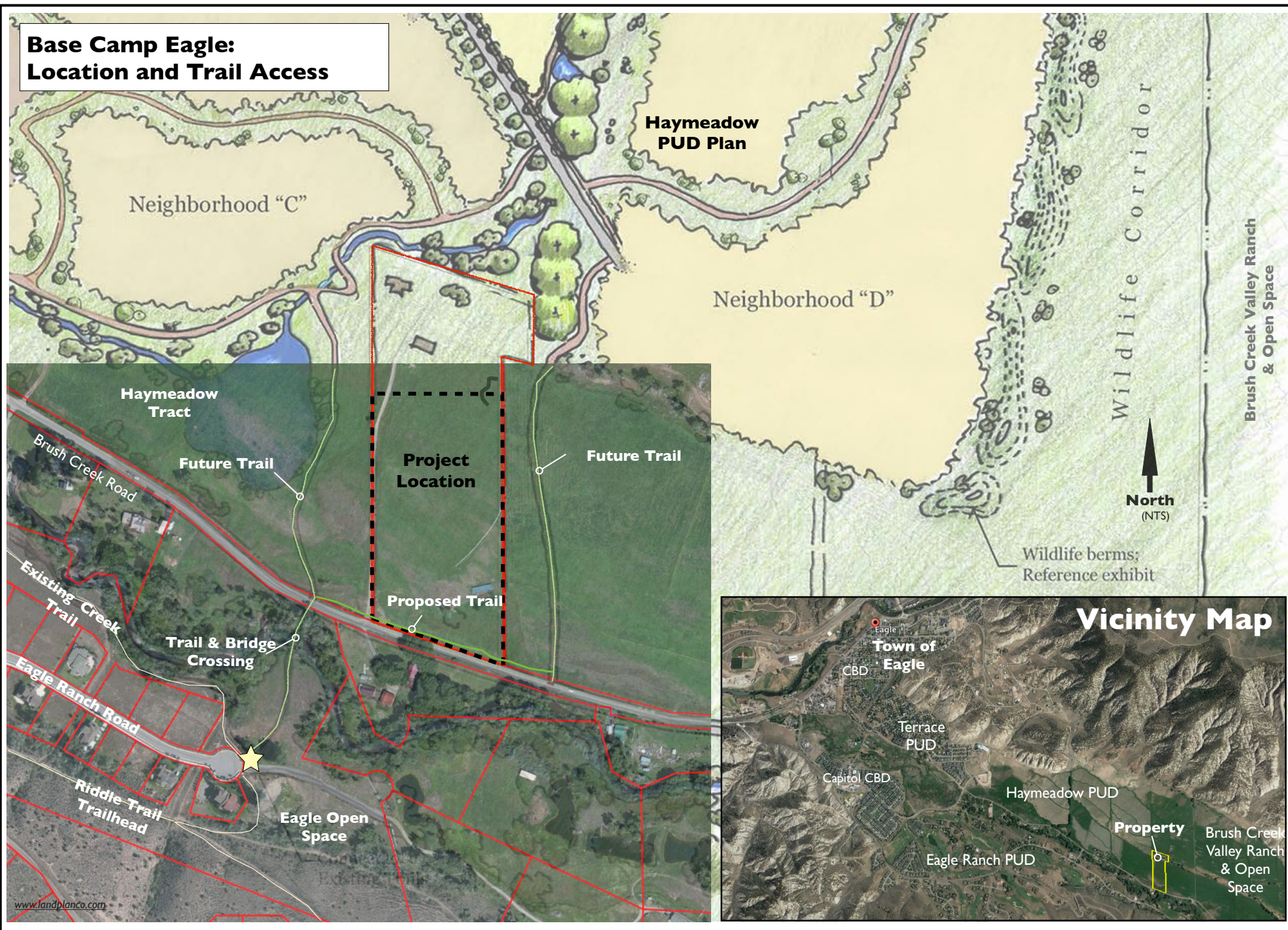








Base Camp Eagle: Location and Trail Access



Base Camp Eagle
Environmental Impact Report
Eagle County, Colorado



March 3, 2020
January 4, 2021 Revisions

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The purpose of this report is to identify the existing environmental conditions specifically related to air quality, water resources, floodplains, wetlands and riparian areas, wildlife and vegetation for a land use proposal on a parcel of land in consideration of the professional opinions of many parties. Not all specific

environmental conditions, physical limitations, design stipulations, regulatory actions or other environmental conditions can be identified or verified as a result of this type of report.

I. Project Introduction:

Shawn and Marci Colby, P.O. Box 442, Eagle, Colorado 81631 own a 13.5-acre property at 3220 Brush Creek Road. The applicants are proposing to develop a campground and minor recreational vehicle park on the southern approximately 10.2 acres of the property.

The project site is located on Brush Creek Road adjacent to the Town of Eagle, about 2.7 miles southeast of Highway 6. The applicant is pursuing a Special Use Permit in order to allow for the uses associated with the RV Park and campground ("The Park").

The project site is located at 39.631° North latitude and 106.793° West longitude, within Section 19, Township 5 south, Range 84 west and is at an approximate elevation of 6,805 feet above sea level. The property is generally rectangular, oriented in a north-south position.



Figure 1. Aerial view of project site.

The Park will build up to 53 individual RV and camping sites ("pads"), including 4 group camping sites that can accommodate 8-10 tent campers in an open meadow with a shared community fire ring and picnic tables. Sites are generously sized and designed to take advantage of the views of the entire Brush Creek valley. Landscaping plans include shrubs, trees and berms along Brush Creek Road to soften the appearance of the park and seasonal activity.

At a future date, 4 small cabin sites may be constructed to offer variety of camping experiences. The project will be phased according to the timing of approval and market conditions.

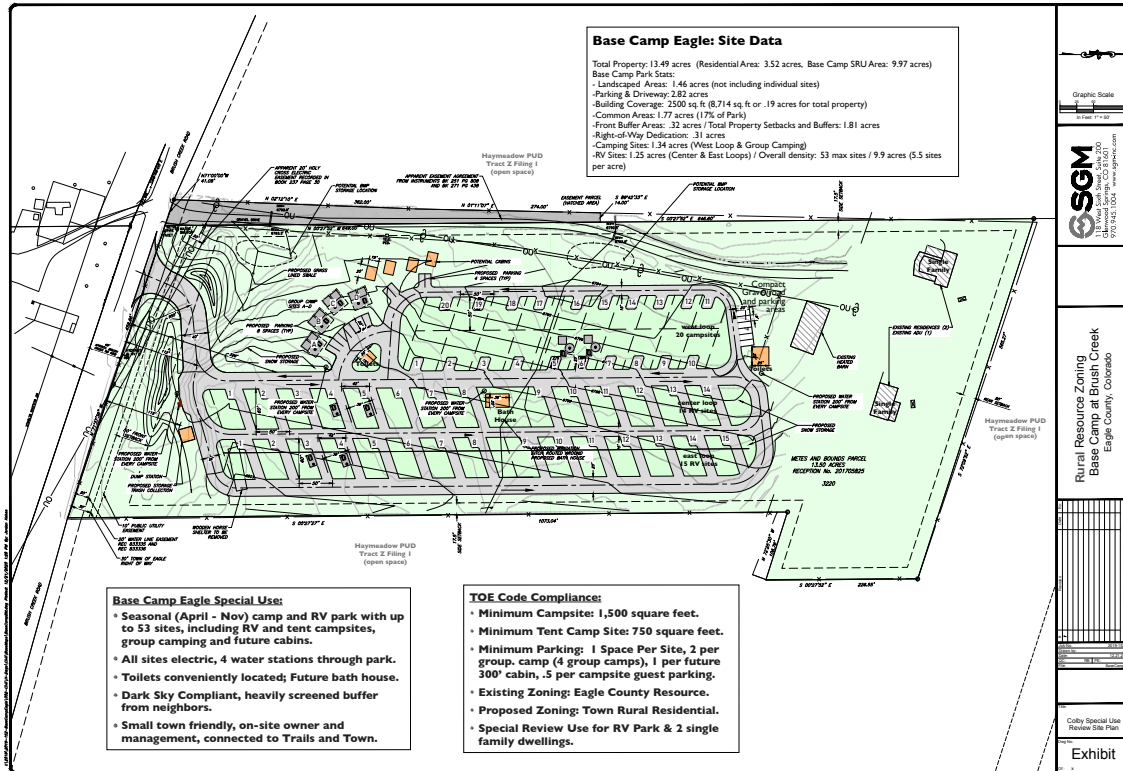


Figure 2. Site Plan.

Climatic data for the project site is unavailable; however, values have been obtained at station EAGLE CO AP, COLORADO - 052454, located about 22 miles southeast of the project site, at 6,510 feet above sea level. The recorded mean annual precipitation is 10.88 inches and the mean annual temperature is 42.6°F, both values were averaged over 110 years of record (Western Regional Climate Center, 2019). Precipitation is relatively evenly distributed throughout the year, with slightly higher amounts occurring in July, August and September.

The existing conditions of the natural resources are described based upon mapped data and field verification. Specifically, this report addresses the following components:

- Air Quality,
- Water Resources (Surface water, Ground water),
- Floodplains, Wetlands and Riparian Areas,
- Wildlife (Terrestrial, Aquatic)

- Vegetation (Terrestrial, Aquatic)

Site visits were conducted on March 12th and July 31st, 2019. A literature review was completed in order to assist in characterizing the natural resources of the area. Numerous data sources were consulted including but not limited to:

- Colorado Parks and Wildlife (CPW) Natural Diversity Information Source (NDIS) maps,
- Colorado Department of Natural Resources (CDNR), Colorado Division of Water Resources (CDWR) AquaMaps,
- U.S. Geologic Survey, Scientific Investigations Reports,
- Colorado Department of Public Health and Environment (CDPHE), Air Pollution Control Division (APCD),
- CDPHE, Water Quality Control Commission (WQCC),
- U.S. Fish and Wildlife Service (USFWS),
- Colorado Natural Heritage Program (CNHP).

Anticipated impacts to resources are generally identified based upon proposed project information provided by the owner, architect, engineer, geologist and surveyor of the project. This Environmental Impact Report addresses review criteria of the Eagle County Land Use Requirements for an EIR (ECLUR Section 4-460).

II. Atmospheric:

The Environmental Protection Agency (EPA), and the Air Pollution Control Division (APCD), Colorado Department of Public Health and Environment (CDPHE) has established air quality standards and regulations to protect public health and the environment of the State. The National Ambient Air Quality Standards (NAAQS) include standards for six principal pollutants, which are called "criteria pollutants". The six criteria pollutants include Carbon Monoxide (CO), Lead (Pb), Nitrogen Dioxide (NO₂), Ozone (O₃), Particle Matter (PM) or particle pollution/dust, and Sulfur Dioxide (SO₂).

The project site is located in the 'Central Mountains' region for State Air Quality Planning purposes. The EPA and APCD classifies areas that violate the NAAQS for one or more of the criteria pollutants as non-attainment areas or areas where ambient air concentrations of any designated pollutants are less than that specified in the NAAQS. According to the most recent Criteria Pollutant Area Summary Report, Eagle County is not classified or included in any non-attainment areas (APCD and EPA, 2018).

The Air Pollutant Emissions Inventory for Eagle County was reviewed (APCD, 2018). Emissions of air pollutants in Eagle County, reported in Tons per Year (TPY), were estimated, Table 2. The major sources of air pollutant emissions are from vehicles, wood burning, railroad, road dust and construction.

Table 1. Emission estimates for Eagle County (APCD, 2018)

	Total Carbon Monoxide	Total Nitrogen Oxides	Total Sulfur Oxides	Total Particulate Matter	Total Volatile Organics	Total Benzene
Tons Per Year (TPY)	17,865	2,630	27	2,803	2,386	64
Source	Vehicles 63% Non-Road 18% Woodburning 13% Other 6%	Vehicles 55% Railroad 19% Non-Road 15% Other 11%	Point Source 33% Woodburning 25% Vehicles 17% Railroad 19% Other 6%	Road dust 62% Construction 13% Woodburning 16% Other 9%	Vehicles 41% Woodburning 26% Non-Road 16% Other 17%	Woodburning 41% Vehicles 41% Non-Road 18%

No Air Quality Index (AQI) monitoring sites exist in the vicinity of the project area. The nearest AQI monitoring stations include two sites in Aspen, approximately thirty-nine miles straight-line distance southwest of the project site. Records received on December 21, 2018 indicate a “good” AQI for particle pollution (PM2.5, PM10) and Ozone (O3).

Atmospheric Impacts Assessment

The proposed development does not include any types of commercial or industrial air pollutant. The primary emission generator associated with the development includes wood burning in the form of campfires. Burning wood releases a number of compounds including, nitrogen oxides, carbon monoxide, carbon dioxide, particulate matter, benzene, and other volatile organic compounds.

In order to lessen the impacts from wood burning, the following guidelines should be applied.

- Use dry wood. It burns hotter and releases fewer pollutants.
- Provide the sites with small (30 inch diameter) fire rings in order to keep the fires small.

- Assure all fires are put out completely when done.
- Control the sale of firewood at the site. The firewood should be wood logs; minimizing the amount of twigs, branches, leaves or needles.
- Group campsites should share a common fire ring.

Construction impacts are temporary and are not anticipated to significantly degrade air quality. Impacts will be minimized to the greatest extent practical by implementing Best Management Practices (BMP's) for dust suppression techniques during construction. The incorporation of dust suppression BMP's are anticipated to control construction emissions to a level of relative insignificance.

Disturbance areas shall be minimized to the extent possible, maintaining the maximum extent of existing vegetation. Post-construction, disturbed areas shall be reseeded or otherwise vegetated and temporary and/or permanent irrigation may be employed to establish reseeded or other landscaped areas.

Atmospheric impacts due to increases in vehicular traffic are anticipated to be nominal. SGM, Inc. conducted a traffic analysis. The estimated vehicle trips per day (vpd) generated by the proposal are 72 vpd during the week and 113 on the weekend, about 2% of the roadway capacity in operating season. Many campers are anticipated to walk or bike from the campground, minimizing daily vehicle trips

No model of potential emissions generated by the proposal has been conducted. However, project-related emissions are not anticipated to cause violation of ambient air quality standards or be in violation of air quality related regulations. Project activities are not anticipated to lead to or cause visibility problems for the nearby wilderness areas and views of distant mountains.

III. Water Resources:

Surface Water

Natural hydrologic features do not exist on the project site. The nearest is Brush Creek which flows south of the site. The Matthews Ditch occurs near the northeastern property corner and a smaller lateral ditch traverses the site, north of the project area.

The lower 10 acres of the site has been managed as a hay meadow, historically receiving flood irrigation during times of free water. Overland flow generally drains south and west across the site.

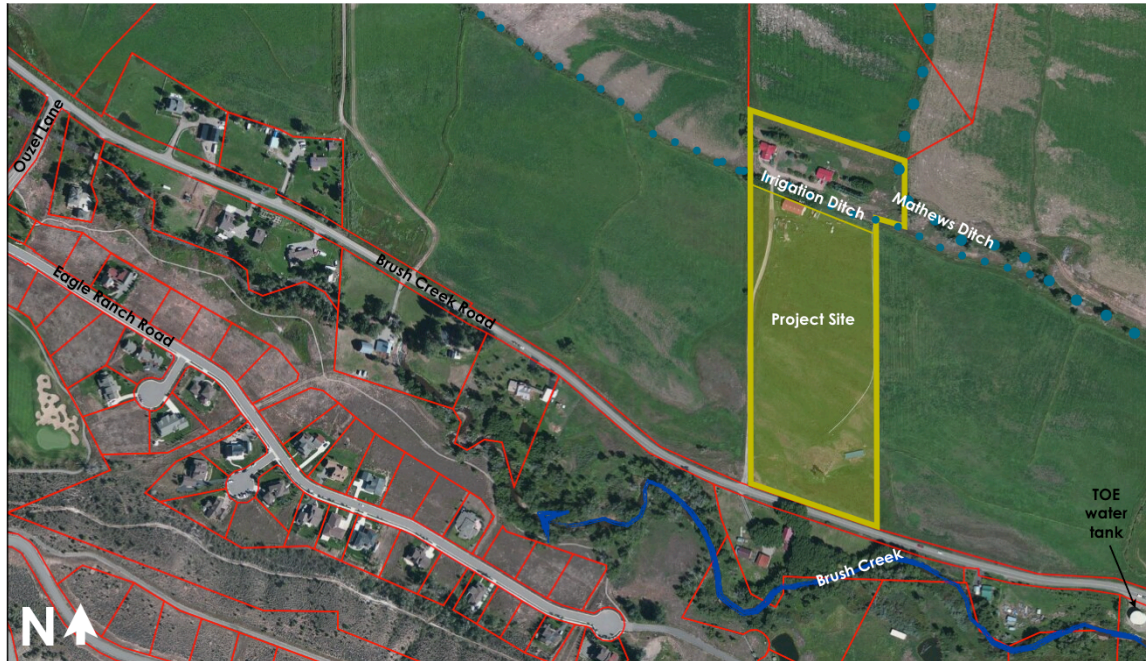


Figure 3. Surface waters in the vicinity of project site.

Groundwater

Regional groundwater supply flows through unconsolidated alluvium and is tributary to the surface waters of Brush Creek. The predominant groundwater flow direction is southwestward, but varies by local surface topographic influences. A site-specific examination of subsurface conditions has not been performed as part of this study.

Shawn and Marci Colby are in receipt of a Colorado Division of Water Resources (CDWR) groundwater well permit (#159391). The well is constructed and is approved for household use only and it serves both the single family dwellings already constructed. The recorded location of the well is 39.631° North latitude and 106.793° West longitude. Groundwater water levels were measured (6/1/2003) by the CDWR. The total depth of the well is 72 feet and the depth to water is 18.90 feet.

Water Resources Impacts Assessment

Impacts to surface water or groundwater are not anticipated as a result of the proposed development.

SGM, Inc., the project engineer has submitted a preliminary grading and drainage plan. The plan includes recommendations for stormwater quality control Best Management Practices (BMP's). BMP's should be implemented, as applicable.

Once developments plans progress, a final grading and drainage plan will

be completed. Town staff will review the grading and drainage plan prior to issuance of a grading permit to assure that the project is stormwater complaint. Drainage from the proposed project development will be designed to incorporate stormwater improvements.

The property currently has a 1" tap and is served municipal water from the Town of Eagle. Additional service for four frost-free water stations, future bath-house, and irrigation is identified in the application. The Town has confirmed that they have capacity and are willing to serve the project as proposed with a commercial tap for the Park.

Two vault privy toilets, and a future bath-house, will be constructed. These facilities include a vault that is serviced regularly by a local waste removal company.

The existing single-family residences are served by an onsite wastewater treatment systems (OWTS) that were recently inspected. The existing residences will continue to be served by existing OWTS until specified in agreement with the Town and when public sewer service is physically available.

IV. Floodplains, Wetlands and Riparian Areas:

The Federal Emergency Management Agency (FEMA) has mapped the Zone AE Floodplain of Brush Creek. Zone AE are areas that have a 1% probability of flooding every year; or, known as the 100-year floodplain. The project site is not within the mapped Zone AE, which is limited to areas south of Brush Creek Road.

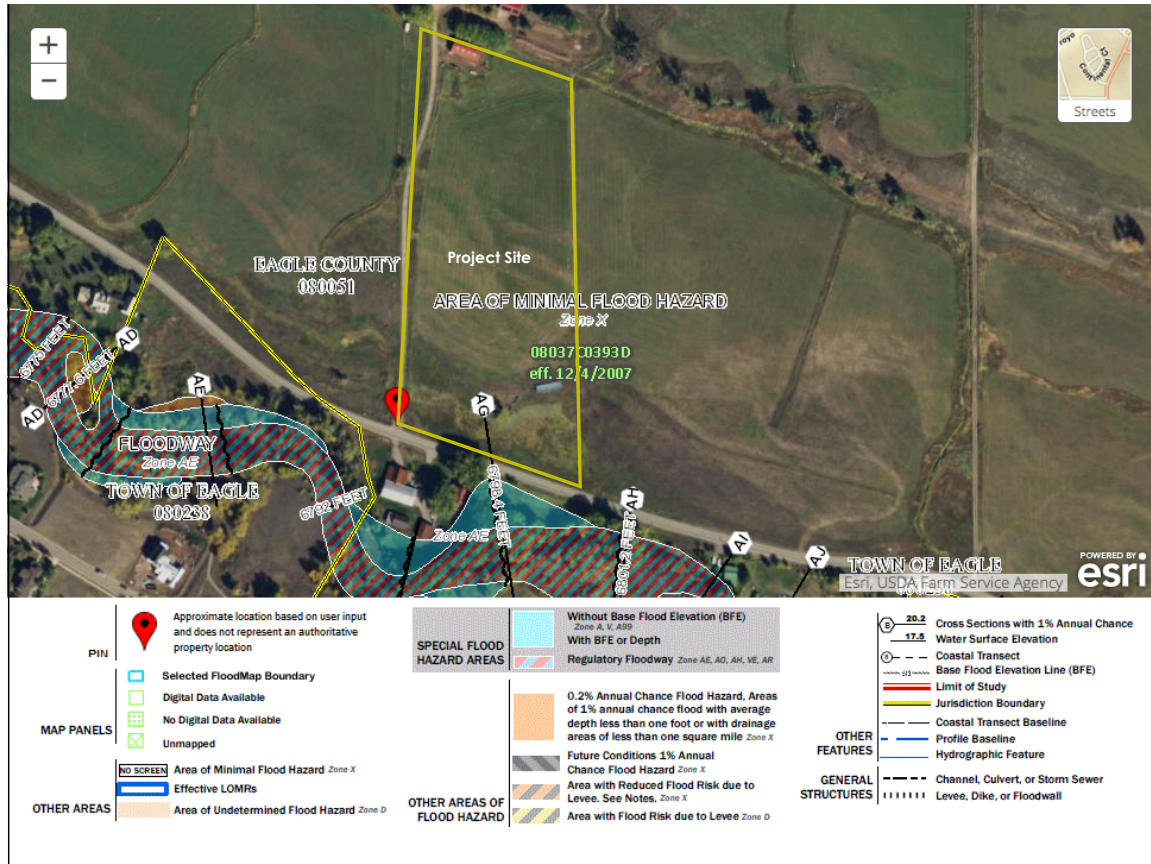


Figure 4. Limits of mapped FEMA Zone AE Floodplain.

A low-lying area on the southern portion of the site near the road includes an isolated wetland. All three wetland indicators exist: 1) hydric soils, 2) hydrophytic plants, and 3) wetland hydrology. The wetland hydrology is most likely supported entirely by irrigation. However, for our application, we assume wetland hydrology exists.

The wetland feature is likely non-jurisdictional since it does not pass the 'significant nexus' test, which requires a determination that the wetland significantly affects the chemical, physical or biological integrity of a traditionally navigable water (i.e. Brush Creek). The wetland is likely not a regulated feature; however, no grading or fill will occur within the feature. U.S. Army Corps of Engineers consultation is not required.

No riparian areas exist on the project site.



Figure 5. Approximate location of isolated wetland.

Floodplains, Wetlands and Riparian areas Impacts Assessment

No site improvements are located within the floodplain. The floodplain will alter as a result of the proposal.

No project development is proposed within isolated wetlands. Wetlands will not be altered as a result of the proposal.

No project development is proposed within riparian areas. Riparian areas will not be altered as a result of the proposal.

V. Wildlife:

The region around the project site is home to many large game wildlife species. Some of the wildlife with greatest implication includes American elk, mule deer, black bear and mountain lion, among others.

The Colorado Parks and Wildlife (CPW) natural resource inventory maps have identified the entire extent or portions of the project site and vicinity

for the following wildlife habitats:

- Bald eagle (*Haliaeetus leucocephalus*) winter range, summer forage, winter forage, and roost sites.
- Wild turkey (*Meleagris gallopavo*) overall range and winter range.
- Great blue heron (*Ardea Herodias*) foraging area and historic nest area.
- Greater sage grouse (*Centrocercus urophasianus*) historic habitat.
- Elk (*Cervus canadensis*) overall range, winter range, summer range and highway crossing.
- Mule deer (*Odocoileus hemionus*) overall range, winter range, summer range and winter concentration.
- Black Bear (*Ursus americanus*) overall range.
- Mountain lion (*Felis concolor*) overall range.

The large game species wildlife habitat and use maps are included in Appendix B of this report. The mapped wildlife species and others reside in the surrounding area, and may find forage and protection on the project site.

Threatened, Endangered and Sensitive Wildlife

No threatened or endangered wildlife species are identified as occurring on the project site. The greater sage grouse and the bald eagle are classified as a species of State special concern.

The population and habitat of the greater sage grouse has been in decline in recent years. In response, a collaborative conservation effort produced five local plans designed to support greater sage grouse populations and protect habitat. The Eagle-South Routt plan was completed and signed in September of 2004. Much of the plan is focused on the northern part of the County, not near the project site.

Bald eagles are known to occur within Eagle County with increased activity in winter months. Wintering bald eagles are likely visitors along Brush Creek but more often frequent areas along the nearby Eagle and Colorado Rivers because they support greater ice-free conditions in some reaches. The open water allows bald eagles the opportunity to hunt for their preferred prey, fish and waterfowl. No optimum nesting sites occur on the project site.

Wildlife Impacts Assessment

Wildlife habitat is limited to an upland hay meadow, which serves as winter habitat for many of the species utilizing the site. The campground will function as a seasonal facility, closing in the winter months. Also, any potential access from the project site to adjacent open-space trails will be

managed for consistent seasonal wildlife closures, December 15th to April 15th.

Potential wildlife impacts from the proposal include disturbance from increased human activity and human-wildlife conflict. Several common practices are recommended in order to minimize potential conflict. These include:

- Trash of all kinds, but especially food waste, should be kept in a building or a CDOW-approved bear-proof container.
- Dogs must be under control, either on a leash or under voice command.
- All food, including pet food should be kept indoors or in a bear-proof container. No food waste should be left outdoors.
- Composting of food waste should be done in a secure manner.
- Hummingbird feeders should not be accessible from the ground.
- Barbeque grills, if outdoor, should be cleaned of food waste.
- During construction, food waste and construction waste should not be intermingled in the same debris box.
- Confinement or personal supervision of cats, small dogs and small children.
- Planting deer-hardy plant materials to resist damage to landscape material. Any fruit trees should be harvested, and not be left to rot on the ground.
- Do not equip fire rings with grilling equipment to minimize food waste around the sites.

Site grading is minimal. No retaining walls or large-scale fencing is proposed therefore, the proposal is unlikely to impede wildlife movement through the site. No significant impacts to threatened, endangered or sensitive wildlife species are expected as a result of the proposal.

VI. Vegetation:

Much of the site includes irrigated hay meadow composed of upland grasses including orchard grass (*Dactylis glomerata*), Timothy (*Phleum pratense*) and smooth brome (*Bromus inermis*). The site is currently being managed for hay crops and grazing mules.

The area adjacent to the irrigation ditches support limited areas of hydrophytic vegetation including, grass-like plants (sedge and rush), willow (*Salix spp.*) and narrowleaf cottonwood (*Populus angustifolia*). Areas adjacent to the homes include lawn and landscape.

Threatened, Endangered and Sensitive Vegetation

No threatened, endangered, or candidate plant species or potential habitats were identified on the project site. No tracked natural communities were identified on the project site.

Vegetation Impacts Assessment

Erosion control best management practices shall be installed and maintained during site construction. Areas disturbed by construction activity should be reseeded at the earliest practical time after disturbance.

The plan includes landscape buffers of shrubs and trees between the campsites. This will provide greater vegetative diversity and structure than currently exists, to the benefit of birds and small animals.

The project will not likely affect any threatened, endangered, sensitive or candidate plant species or any tracked natural communities. All of the proposed site improvements are on areas identified as dry upland hay meadow.

VII. Geologic:

The site overlays the Eagle Valley Evaporite formation, consisting of massive gypsum deposits. The potential dissolution of gypsum can cause sinkholes to develop and produce areas of localized subsidence. No sinkholes were observed on the project site; however, prior surface grading can obscure observation. A site-specific geologic assessment has not been conducted. No foundations or deep infrastructure are proposed.

Vault toilets will be utilized; no sewer connection or on-site wastewater treatment system is proposed for the Park. Grading, drainage and septic will be designed prior to grading permit.

VIII. Wastes, Noise and Odors:

The Base Camp Eagle proposal is not anticipated to generate significant waste, noise, or odor effects that would be considered damaging or offensive.

Camping waste will be collected at specified locations in the park and regularly serviced. Vault toilets are proposed to collect all wastewater from the Park and will be subject to regular inspection and pumping during the operating season. Potential noise effects are attributed to new traffic, generators, human and pet activity at the site. The site is mostly adjacent to open-space, limiting impacts to others. Quiet hours will be established and enforced. The project is not expected to exceed noise standards

as outlined in ECLUR Section 4-520. A Park management plan has been submitted with the application.

IX. Visual:

The project site is visible from Brush Creek Road. This project will serve as a transition between the Hay Meadow Development (unbuilt) and open-space property (Hay Meadow and Eagle County). No ridgeline development is proposed that would require further analysis according to standards of ECLUR.

The project is being designed as a 'Dark Sky' park. Outdoor lighting within the site will include full cut-off fixtures with the light source downcast and fully shielded. Landscaping and berming will provide a pleasing visual buffer of the site to adjacent neighbors, and is detailed in the application Landscaping and Lighting plan.

X. Circulation and Transportation:

The site has a gentle gradient with no steep slopes. The camp includes three loops with directional traffic designed to manage the internal circulation of the site. Traffic speed is limited to 5 miles per hour. Clear signage will be posted and rules enforced.

SGM, Inc. has conducted a Traffic Impact Study (TIS) (2/25/19, revised 8/1/19). The project is estimated to generate approximately 72 weekday and 113 Saturday vpd, which represents about 2% of the total roadway capacity. The project does not propose to exceed the 10 vehicles per hour (vph) threshold that would require an auxiliary lane road improvement (left turn lane in).

SGM, Inc. concludes that the proposed access driveway has adequate sight distance for entering the roadway and does not require turn lanes based upon the auxiliary lane requirements per the State Highway Access Code (SHAC). The proposed intersection can safely operate as a two-way, two-lane access. Further, SGM, Inc. recommends implementing the sight distance triangle discussed in the TIS as part of the site access design.

Non-vehicular connections to the property are planned. The camp intends to promote a 'park once' approach; it is anticipated that many users will bike or walk once the proposed connector trail at the front of the project is constructed and connected to the Haymaker and Hardscrabble trails systems.

XI. References:

- Colorado Department of Natural Resources, Division of Water Resources. 2019. <http://water.state.co.us/Home/Pages/default.aspx>
- Colorado Parks and Wildlife (CDOW) 2019. Threatened and Endangered Species List. Accessed July, 2019. <http://wildlife.state.co.us/WildlifeSpecies/SpeciesOfConcern/ThreatenedEndangeredList/ListOfThreatenedAndEndangeredSpecies.htm>.
- Kingery, H., editor 1998. Colorado Breeding Bird Atlas. Colorado Bird Atlas Partnership and CPW. Denver, CO.
- Natural Diversity Information Source. 2019. <http://ndis.nrel.colostate.edu/index.html>. Accessed July, 2019.
- Rupert, M.G., and Plummer, L.N. 2009. Boundary of the Eagle River watershed valley-fill aquifer, Eagle County, North-Central Colorado, 2006 – 2007: U.S. Geological Survey Data Series 458, online only.
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- SGM, Inc., 2019. Traffic Impact Study, Base Camp – Eagle, Eagle County, CO.
- U.S. Environmental Protection Agency. 2019. <http://www.epa.gov/air/index.html>
- U.S. Fish and Wildlife Service (USFWS). 2019. Colorado Field Office County List. <http://www.fws.gov/mountain-prairie/endssp/countylists/colorado.pdf>
- USDA, NRCS 2019. The PLANTS Database (<http://plants.usda.gov/plants>). National Plants Data Center, Baton Rouge, Louisiana 70874-4490 USA.
- Western Regional Climate Center 2019. (www.wrcc.dri.edu). 2215 Raggio Parkway Reno, Nevada 89512.

Appendix A

Wetland Data Forms

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Base Camp Eagle City/County: Eagle/Eagle Sampling Date: 7/31/19
 Applicant/Owner: Shawn Colby State: CO Sampling Point: 1
 Investigator(s): D. Katieb Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): low-lying pasture Local relief (concave, convex, none): CONCAVE Slope (%): 2
 Subregion (LRR): E Lat: 39°37'47.25"N Long: 106°47'33.64"W Datum: G812
 Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? NO Are "Normal Circumstances" present? Yes _____ No X
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? NO (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No _____	Hydric Soil Present? Yes <u>X</u> No _____	Is the Sampled Area within a Wetland? Yes <u>X</u> No _____
Wetland Hydrology Present? Yes <u>X</u> No _____		
Remarks: <u>Hydrology to the site is supported by return flow from upslope irrigation. No significant nexus exists.</u>		

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:
1. _____	_____	_____	_____	Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A) Total Number of Dominant Species Across All Strata: _____ (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species _____ x 3 = _____ FACU species _____ x 4 = _____ UPL species _____ x 5 = _____ Column Totals: _____ (A) _____ (B) Prevalence Index = B/A = _____
Sapling/Shrub Stratum (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
_____ = Total Cover				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ 5 - Wetland Non-Vascular Plants ¹ ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: <u>25 ft²</u>)				
1. <u>Agrostis stolonifera</u>	<u>40</u>	<u>yes</u>	<u>FAC</u>	
2. <u>Carex garberi</u>	<u>30</u>	<u>yes</u>	<u>FACW</u>	
3. <u>Carex nebrascensis</u>	<u>30</u>	<u>yes</u>	<u>OBL</u>	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
<u>100</u> = Total Cover				
Woody Vine Stratum (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum _____				
Remarks: <u>Ann. weeds exist</u>				

Sampling Point: 1

HYDROLOGYUS Army Corps of Engineers

Western Mountains, Valleys, and Coast – Version 2.0

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: Base Camp Eagle City/County: Eagle/Eagle Sampling Date: 7/31/19
 Applicant/Owner: Shawn Colby State: CO Sampling Point: 2
 Investigator(s): D. Katieb Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): pasture, gentle slope Local relief (concave, convex, none): concave Slope (%): 1
 Subregion (LRR): E Lat: 39°37'41.86"N Long: 106°47'32.80"W Datum: G813
 Soil Map Unit Name: _____ NWI classification: _____

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? NO Are "Normal Circumstances" present? Yes X No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? NO (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes _____ No <u>X</u>	Is the Sampled Area within a Wetland? Yes _____ No <u>X</u>
Hydric Soil Present?	Yes _____ No <u>X</u>	
Wetland Hydrology Present?	Yes _____ No <u>X</u>	
Remarks:		

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: _____ (A) Total Number of Dominant Species Across All Strata: _____ (B) Percent of Dominant Species That Are OBL, FACW, or FAC: _____ (A/B)
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
_____ = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species _____ x 1 = _____ FACW species _____ x 2 = _____ FAC species <u>1</u> x 3 = <u>3</u> FACU species <u>2</u> x 4 = <u>8</u> UPL species _____ x 5 = _____ Column Totals: <u>3</u> (A) <u>11</u> (B) Prevalence Index = B/A = <u>11/3 = 3.67</u>
Sapling/Shrub Stratum (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
3. _____	_____	_____	_____	
4. _____	_____	_____	_____	
5. _____	_____	_____	_____	
_____ = Total Cover				Hydrophytic Vegetation Indicators: ___ 1 - Rapid Test for Hydrophytic Vegetation ___ 2 - Dominance Test is >50% ___ 3 - Prevalence Index is ≤3.0 ¹ ___ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ___ 5 - Wetland Non-Vascular Plants ¹ ___ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: <u>25 ft²</u>)				
1. <u>Potamogeton amplifolius</u>	<u>79</u>	<u>YES</u>	<u>FACU</u>	
2. <u>Potamogeton amplifolius</u>	<u>10</u>	<u>YES</u>	<u>FACU</u>	
3. <u>Potamogeton amplifolius</u>	<u>10</u>	<u>YES</u>	<u>FACU</u>	
4. <u>Potamogeton amplifolius</u>	<u>1</u>	<u>NO</u>	<u>FACU</u>	
5. _____	_____	_____	_____	
6. _____	_____	_____	_____	
7. _____	_____	_____	_____	
8. _____	_____	_____	_____	
9. _____	_____	_____	_____	
10. _____	_____	_____	_____	
11. _____	_____	_____	_____	
<u>100</u> = Total Cover				Hydrophytic Vegetation Present? Yes _____ No <u>X</u>
Woody Vine Stratum (Plot size: _____)				
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum _____				
Remarks:				

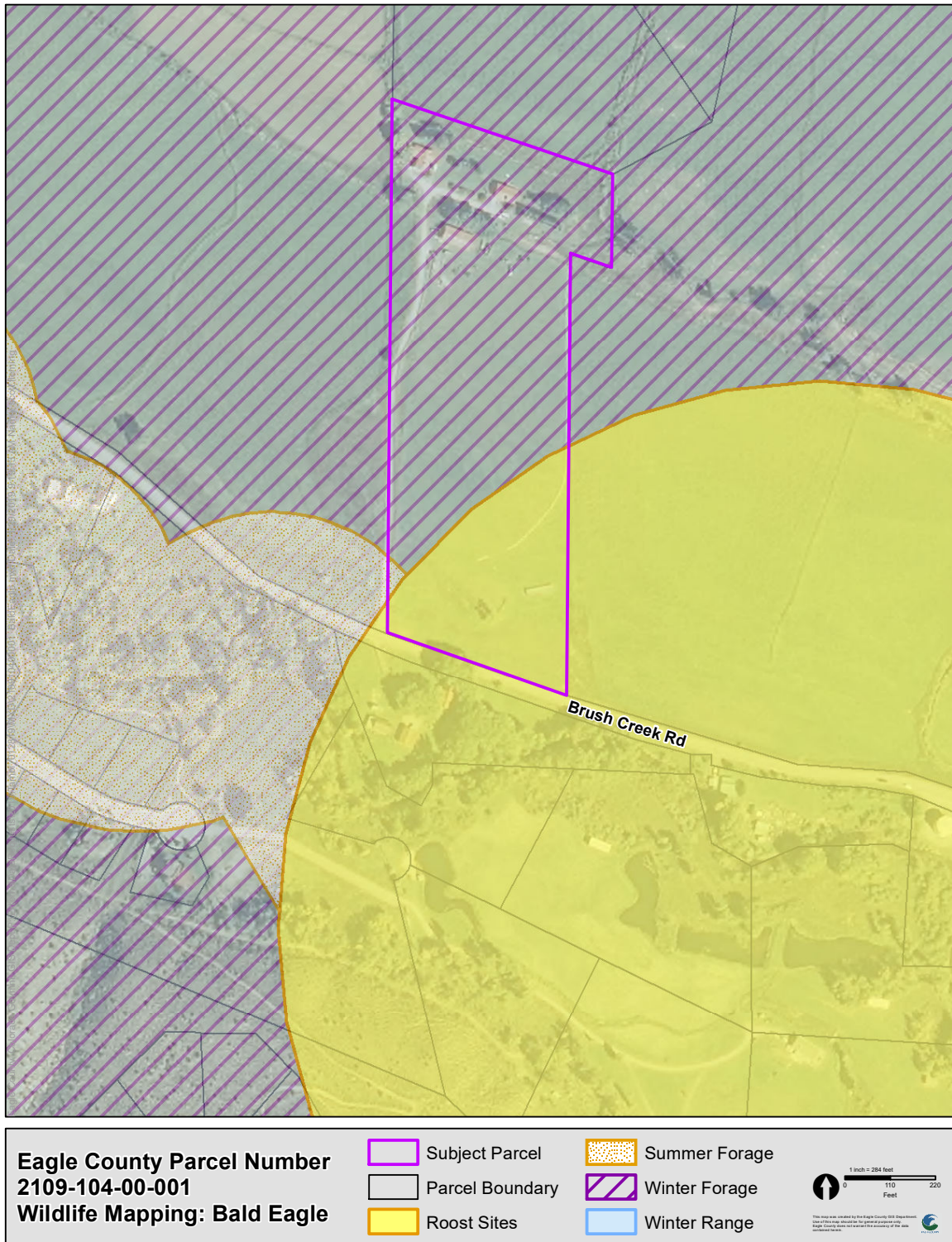
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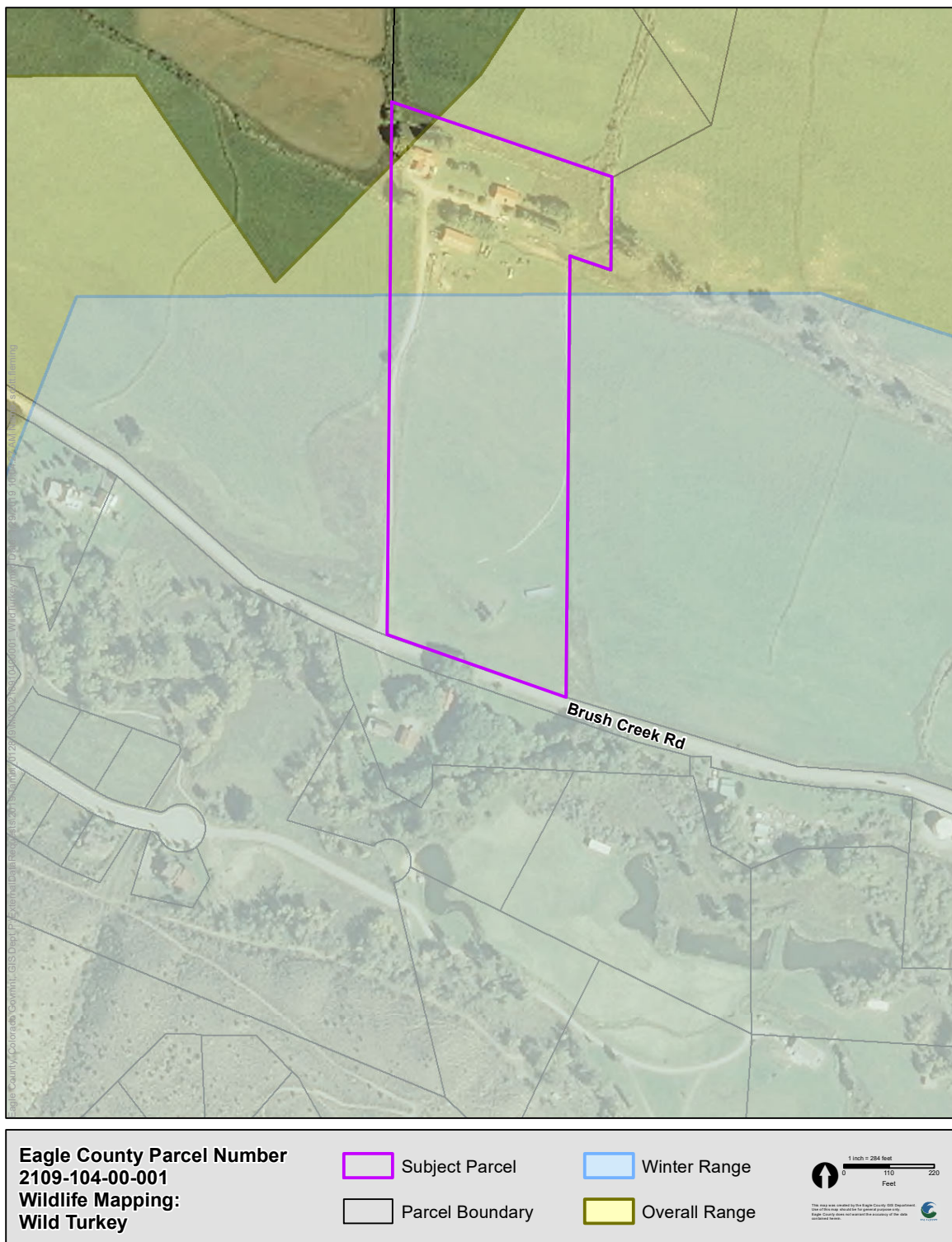
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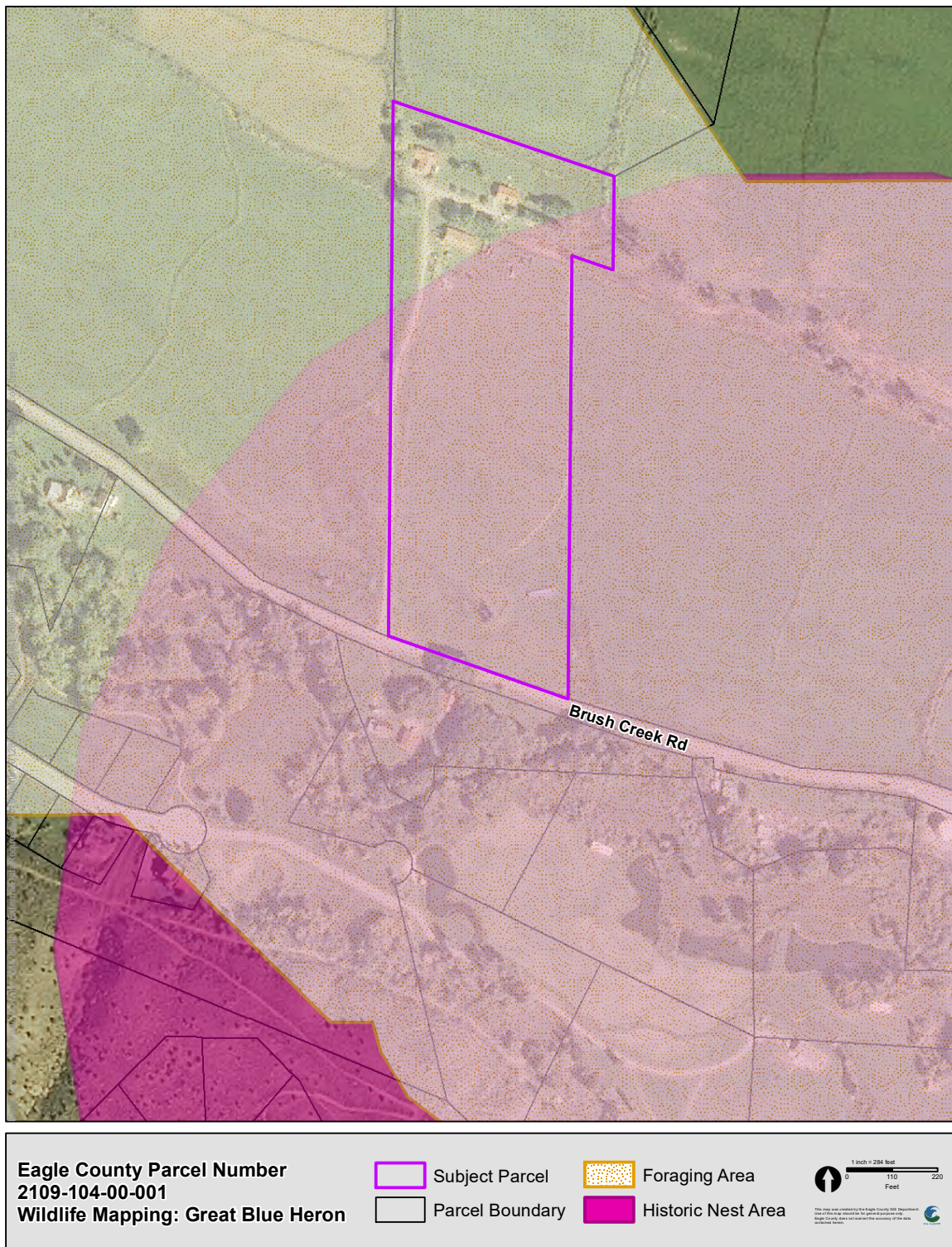
HYDROLOGY

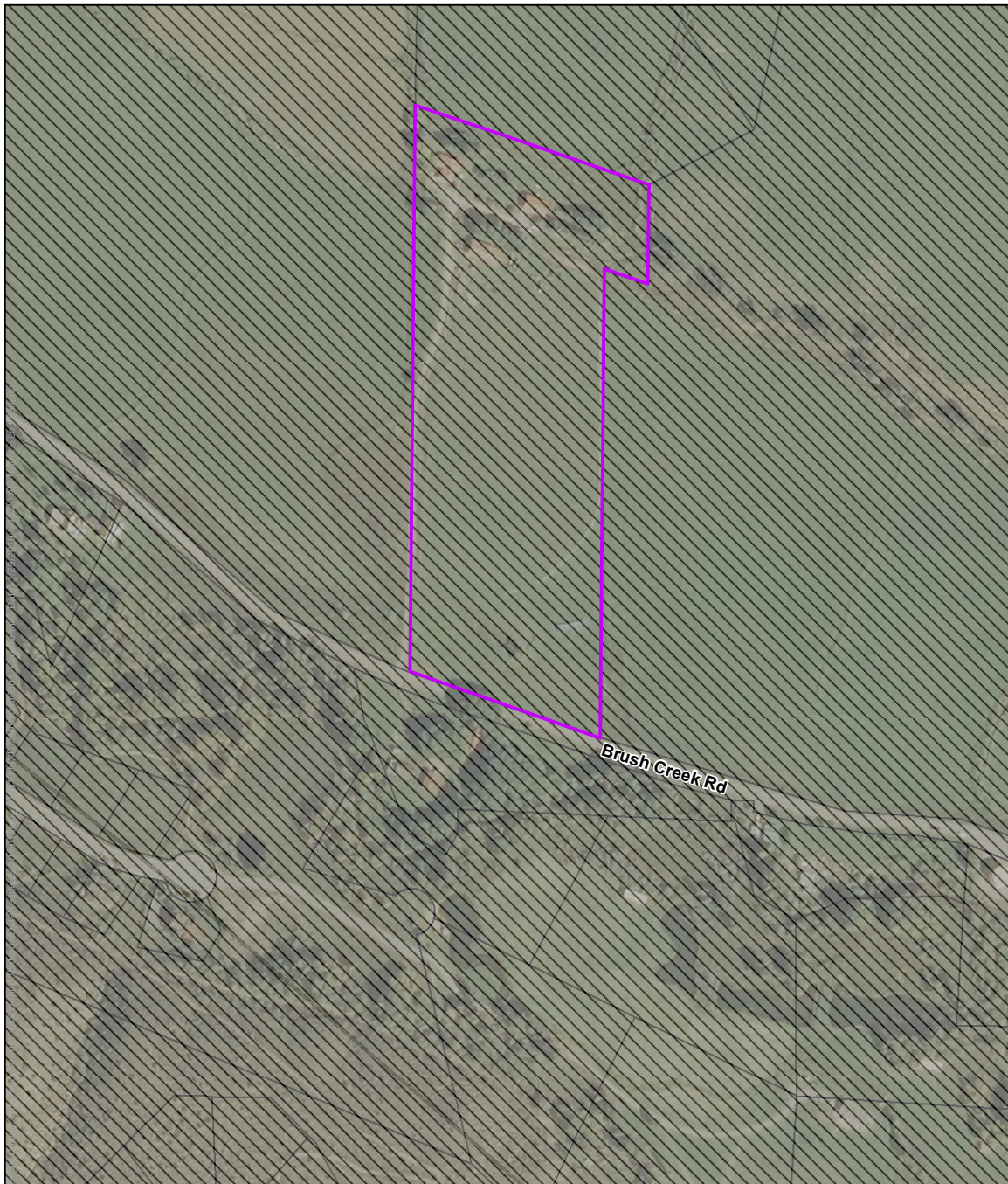
Wetland Hydrology Indicators:		Secondary Indicators (2 or more required)	
Primary Indicators (minimum of one required; check all that apply)			
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	
☐ High Water Table (A2)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)	
☐ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry-Season Water Table (C2)	
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)	
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres along Living Roots (C3)	☐ Geomorphic Position (D2)	
☐ Drift Deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)	
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☐ FAC-Neutral Test (D5)	
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)	
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost-Heave Hummocks (D7)	
☐ Inundation Visible on Aerial Imagery (B7)			
☐ Sparsely Vegetated Concave Surface (B8)			
Field Observations:			
Surface Water Present?	Yes ☐ No ☐ Depth (inches): _____		
Water Table Present?	Yes ☐ No ☐ Depth (inches): _____		
Saturation Present? (includes capillary fringe)	Yes ☐ No ☐ Depth (inches): _____	Wetland Hydrology Present? Yes ☐ No ☒	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: Upland Pasture.			

Appendix B
Colorado Parks and Wildlife
Large Game Species Wildlife Maps









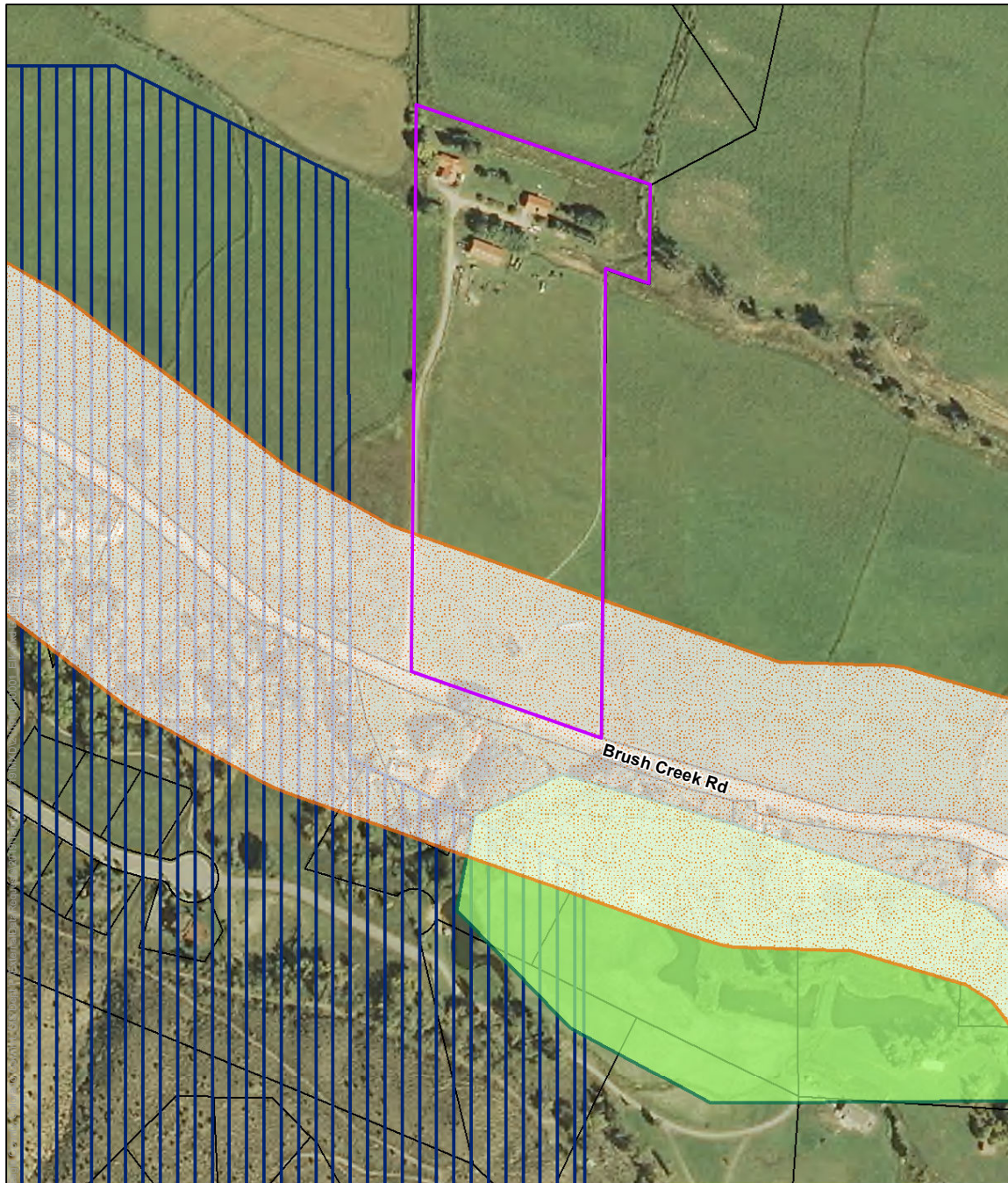
Eagle County Parcel Number
2109-104-00-001
Wildlife Mapping:
Greater Sage Grouse

 Subject Parcel
 Parcel Boundary

 Historic Habitat

1 inch = 254 feet

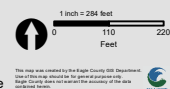
 110 220
 Feet
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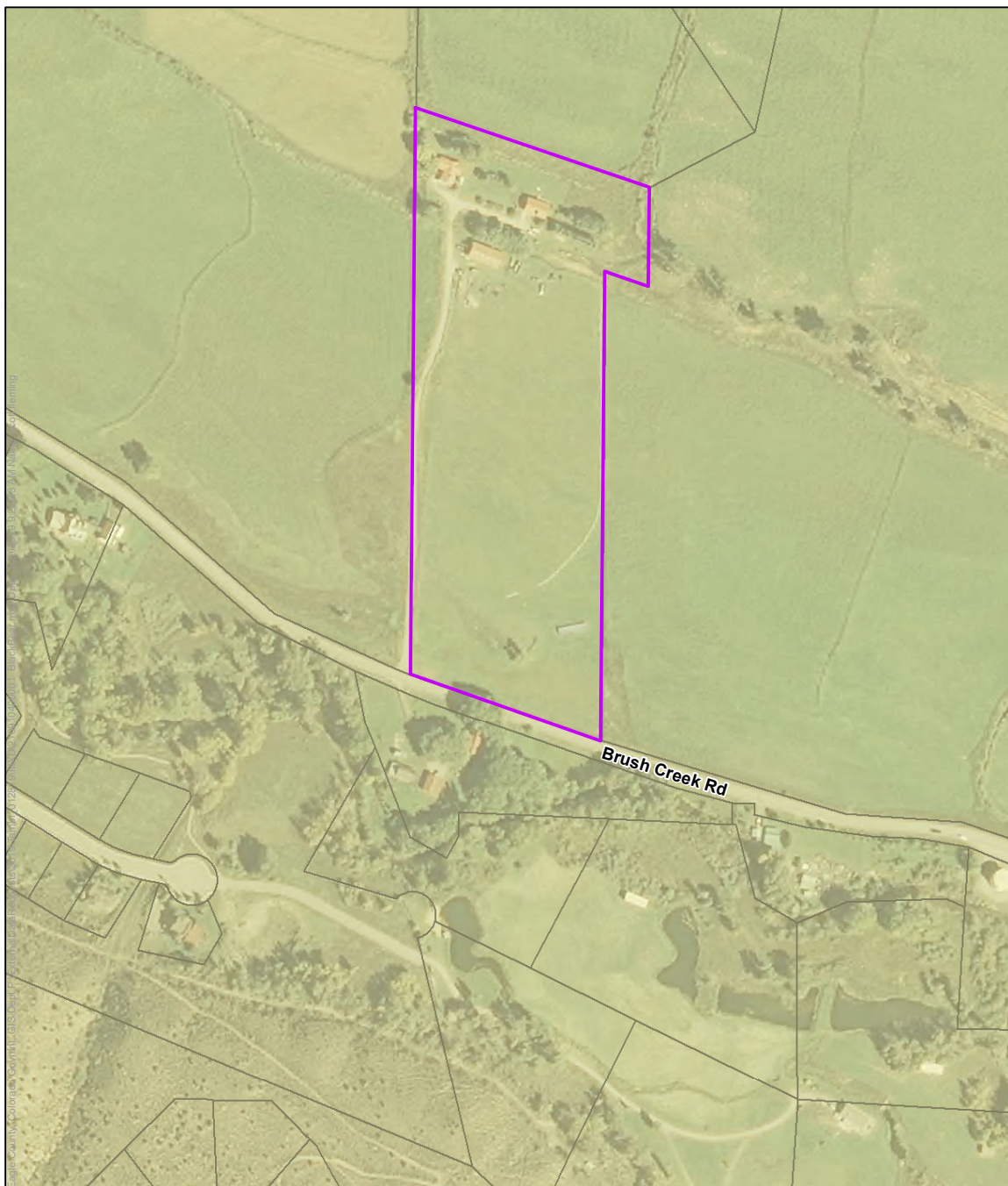
Eagle County Parcel Number
2109-104-00-001
Wildlife Mapping: Elk

- Subject Parcel
- Parcel Boundary
- Highway Crossings

- Production Area
 - Winter Concentration
- *Overall Range, Winter Range, and Summer Range comprise the full extent of the map*



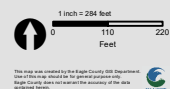


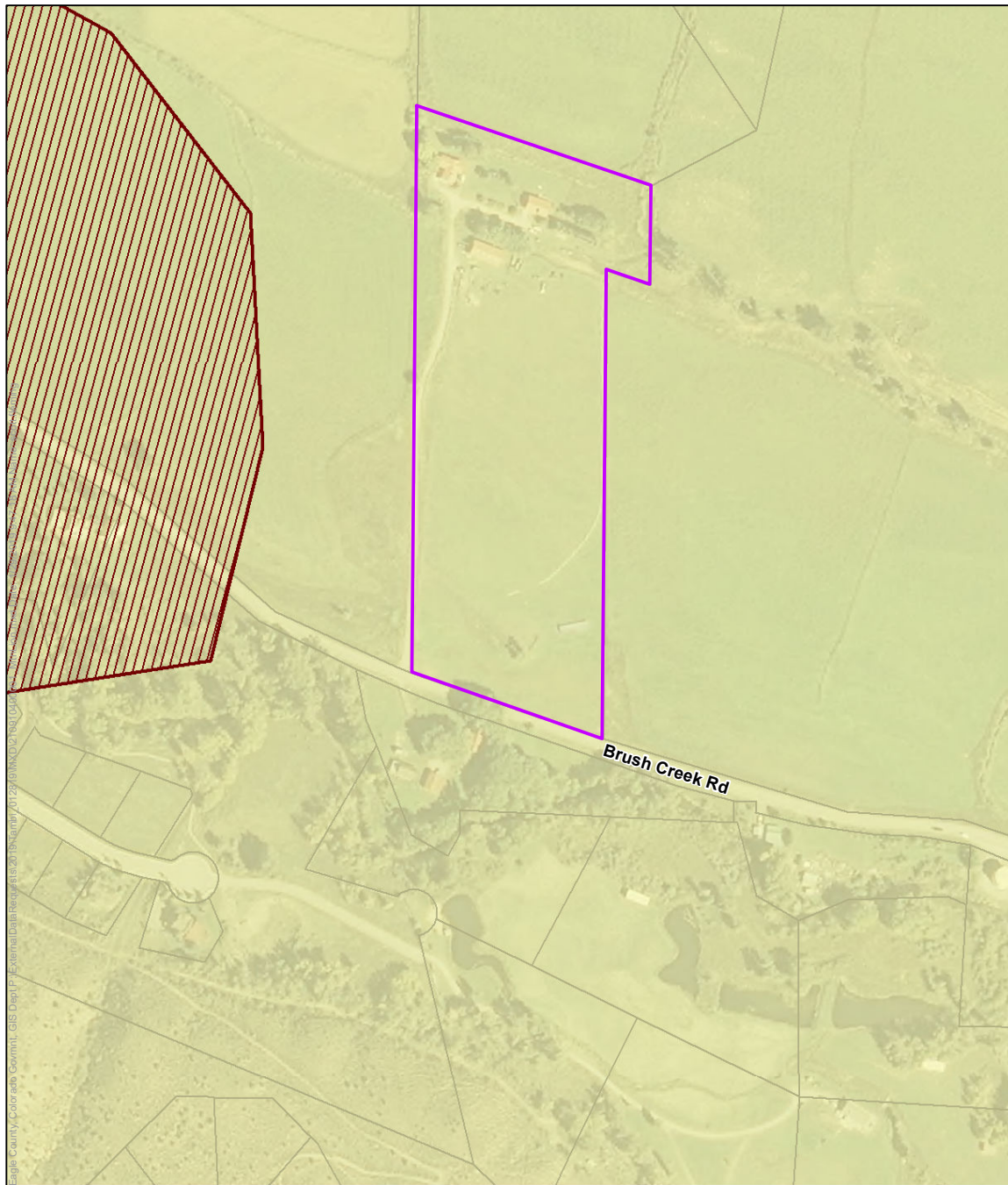


Eagle County Parcel Number
2109-104-00-001
Wildlife Mapping: Black Bear

 Subject Parcel
 Parcel Boundary

 Overall Range





Eagle County Parcel Number
2109-104-00-001
Wildlife Mapping:
Mountain Lion



Subject Parcel



Parcel Boundary



Human Conflict Area



Overall Range



1 inch = 284 feet
 0 110 220
 Feet

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MEMORANDUM

DATE: February 25, 2019
REVISED August 1, 2019
REVISED December 30, 2020

TO: Tambi Katieb

CC: Shawn Colby

FROM: Dan Cokley, PE, PTOE, SGM

RE: Traffic Impact Study
Base Camp – Eagle
Eagle County, CO



This Traffic Impact Study addresses an Eagle County engineering request for a Traffic Impact Study (TIS) for this proposed Campground / RV Park to be located at 3220 Brush Creek Road, Eagle County, CO. The Eagle County Land Use Regulations Section 4-620.G require Traffic Impact Studies for proposed developments that are expected to generate more than four hundred (400) vehicle trips per day. This development will generate less traffic, but we are providing an abbreviated TIS that includes the following scope:

- Existing Roadway Conditions
- Existing Traffic Volumes
- Sight distance analysis
- Trip Generation and anticipated vehicle sizes
- Directional Distribution/Traffic Assignment
- Internal Circulation
- Future Traffic Volumes
- Anticipated non-vehicular traffic routes & connections to the Town of Eagle
- Auxiliary turn lane analysis
- Summary of Findings

This study will provide recommendations for the development of a safe driveway access to Brush Creek Road.

Existing Site and Roadway Conditions

The proposed Base Camp Eagle will be located at 3220 Brush Creek Road, southeast of the Town of Eagle. The site is currently residential / agricultural use and shown shaded in red in the Google Earth image on the following page.



Figure 1. Project Area

Access to the site will be provided using an improved access located slightly south of the existing driveway and aligned with the main driveway for the property across Brush Creek Road (Butter Crunch Farm second driveway). The access is located approximately 2.5 miles southeast of downtown Eagle. No turn lanes or pedestrian facilities exist along Brush Creek Road at the access intersection.

Brush Creek Road is a two-lane asphalt collector roadway, approximately 20-22 feet in width, with 1-2-foot gravel shoulders and a posted speed of 40 mph in the vicinity of the access. Brush Creek Road is classified as a Rural Major Collector per Eagle County Article 4. For the purposes of this study and application of the State Highway Access Code, it is classified as a rural highway, R-B using CDOT Access Category standards.

Recent development applications within the Brush Creek Road corridor have resulted in several associated Traffic Impact Studies, the most recent being Frost Creek TIS by McDowell Engineering, latest revision 1/24/17. This study will use the Frost Creek TIS as a reference for existing and future traffic volumes.

Existing Traffic Volumes

Peak hour traffic volumes (2015) from the Frost Creek TIS were reviewed and estimated near the site access along Brush Creek Road. The peak hour two-way volumes are approximately 70 vph AM, 75 vph PM, and 125 vph Saturday. Those values were obtained by interpolating between the Sylvan Lake Rd and Frost Creek Road intersections with Brush Creek Road, the volumes and the interpolation are provided in the Appendix.

Existing Access Sight Distance

The sight distance was analyzed for the access driveway intersection with Brush Creek Road. The analysis reviewed the access as one-way stop-controlled intersection and was based upon the guidance of AASHTO, A Policy on Geometric Design of Highways and Streets, 2018, 7th Edition, (Ch 9, Intersections). The Policy provides for guidance on decision point and construction of the sight triangle. Using Table 9-7 (Left Turn, Case B1) and Table 9-9 (Right Turn, Case B2), the sight distance requirements for the 40-mph posted speed are 445 ft and 385 ft respectively. The current sight distance is at least 600 feet.

The Policy states that the vertex of the sight triangle (decision point) should be located 14.5 ft from the edge of traveled way, the decision point typically represents the location of the driver's eye (at a height of 3.5 ft) when stopped at a major road intersection. The driver should have the ability to see a 6" high object at the center of the travel lane. The sight triangle is constructed using these parameters, and objects that could obscure the driver's vision should be located outside of this sight triangle. The sight distance in each direction at the access is documented below.



Sight Access looking southeast



Sight Access looking northwest

Trip Generation

The proposed campground development consists of 29 RV sites, 20 tent sites and 4 group tent sites (8 equivalent single tent sites) for a total of 57 camp sites as shown in the conceptual site plan provided below. The dump station shown in the site plan will be available to campground users only.



ITE's *Trip Generation (10th Edition)* provides trip generation rates for a Campground and RV Park facility (ITE Code 416) that have 3-6 associated studies for weekday AM and PM peak hour for locations in Rhode Island, Vermont, and Washington from 1990-2010.

Local and more recent trip generation information, including weekend volumes are more useful and preferred for use in this study. It was determined that McDowell Engineering performed a local Trip Generation study at the KOA Campground in Silt, Colorado, located south and west of I-70 exit 97. The trip generation count was completed in July 2016 and consisted of counting RV's, passenger vehicles and trucks / trailers, the generation rates are provided in Passenger Car Equivalents (PCEs). It is noted that there is no pedestrian connection between the KOA Campground and the Town of Silt, which is located to the north of the I-70 interchange. The

diamond interchange has (2) 12-ft lanes and 1 ft paved shoulders. The raw data for this KOA study is provided as an attachment.

The traffic type and use are similar, consisting of passenger vehicles and recreational vehicles, with trailers for boats, four-wheelers or campers. A vehicle and a trailer combination have a passenger car equivalent (PCE) of 2. The resulting trip generation is shown in the Table below.

TRIP GENERATION TABLE																
Base Camp Eagle																
			Average	Design Hour Rates						Average	Design Hour Traffic					
	Number	ITE	Saturday	AM	AM	PM	PM	SAT	SAT	Saturday	AM	AM	PM	PM	SAT	SAT
Base Camp	of Sites	Code	Rate	Entering	Exiting	Entering	Exiting	Entering	Exiting	Traffic	IN	OUT	IN	OUT	IN	OUT
Camp / RV	57	*	2.36	0.14	0.12	0.16	0.09	0.30	0.33	135	8	7	9	5	17	19
								TOTAL TRIPS:		135	8	7	9	5	17	19
Directional Distribution				55%	45%	64%	36%	48%	52%							
Average Rate (in PCE's)				0.26	0.26	0.25	0.25	0.63	0.63							
*KOA Camground count 7/20/16 (Silt, CO)																
SHAC - Vehicles or combination > 20 ft = 2 PCE's																

Trip Distribution and Assignment

The distribution and assignment of site generated trips are based upon the primary access and activities oriented toward Eagle, with the understanding users will maintain significant traffic toward Sylvan Lake and the National Forest for recreation. Existing Saturday directional distribution is approximately 55% (N) / 45% (S) at Brush Creek Road and Sylvan Lake Road near the Town of Eagle, and 40% (N) / 60% (S) at Brush Creek Road and Frost Creek Road. The existing distributions are calculated from the existing traffic volume figure provided as an attachment.

For this analysis, the trip distribution was conservatively split 60% (N) toward Eagle and 40% (S) toward Sylvan Lake. The following Table shows the assignment of traffic PCE's generated during the Design hour.

TRIP DISTRIBUTION TABLE							
Base Camp Eagle							
Trip Distribution	AM	PM	SAT				
To/From Eagle (N)	60%	60%	60%				
To/From Sylvan (S)	40%	40%	40%				
Based primary access and activities toward Eagle							
		Design Hour Traffic PCE's					
		AM		PM		SAT	
Turning	Movement	IN	OUT	IN	OUT	IN	OUT
SB Left	IN	5		5		10	
WB Right	OUT		4		3		11
WB Left	OUT		3		2		8
NB Right	IN	3		4		7	
TOTAL PCE MOVEMENTS:		8	7	9	5	17	19

Internal Circulation

Based upon the Trip Generation volumes, the proposed access can safely operate as a two-way, two-lane access. The development is proposed to provide two-way internal traffic circulation to the restroom and dump station sites. Beyond that, generally to the north, the circulation is defined by one-way loops. Clear signage showing “Do Not Enter”, One-Way”, Two-Way” will be provided to maintain safety within the sight.

Future Traffic Volumes

Peak hour traffic volumes (2035) from the Frost Creek TIS were reviewed and estimated near the site access along Brush Creek Road. The peak hour two-way volumes are approximately 450 vph AM, 415 vph PM, and 500 vph Saturday. Those values were obtained by interpolating between the Sylvan Lake Rd and Frost Creek Road intersections with Brush Creek Road, the volumes and the interpolation are provided as an attachment.

Anticipated non-vehicular traffic routes & connections to the Town of Eagle

While separate non-vehicular connections to the property do not currently exist, the applicant and Town of Eagle have discussed proximity to both the existing Haymeadow and Wall trail systems.

As discussed with the Planning Commission and Board of Trustees in pre-application meetings held in July 2019, it is the goal of the applicant to promote a “Park Once” guest preference to accessing amenities in Town via alternative means (hiking, biking, etc.) due to the planned connectivity to the campground and minor RV park. To that end, management will actively discourage the use of Brush Creek Road for walking and biking.

Further, the applicant has support for the project by the Haymeadow project team, where a number of future trails are planned and will also serve visitors at Base Camp Eagle.

The applicant will continue working with Town and Haymeadow officials on timing of these connections to coincide with the opening of Base Camp Eagle. The proximity to downtown and Eagle Ranch (< 1mile) will further reduce vehicle trips to and from Eagle. The planned trail connections will provide trip reductions as traffic on Brush Creek Road continues to increase. Because many users are drawn to the Eagle area for mountain and road biking, the opportunity for trip reductions will be in the 5-10% range in the future. Those trip reductions are not considered in this analysis.

Auxiliary Lane Requirements

Auxiliary turn lane requirements for County Road accesses are typically analyzed using the CDOT State Highway Access Code based on the anticipated peak hour volumes, the speed limit and geometry of the highway adjacent to the access, and the classification of the highway. For analysis purposes, the Brush Creek Road speed limit adjacent to the site is 40 mph along an R-B highway. Based on the *State Highway Access Code (SHAC)*,

Auxiliary Lane Requirements

(8) Auxiliary turn lanes shall be installed according to the criteria below.

- a) A left turn deceleration lane with taper and additional storage length is required for any access with a projected peak hour left ingress turning volume greater than 10 vph.*
- b) A right turn deceleration lane with taper is required for any access with a projected peak hour right ingress turning volume greater than 25 vph.*
- c) A right turn acceleration lane with taper is required for any access with a projected peak hour right turning volume greater than 50 vph when the posted speed on the highway is*

45 mph or greater and the highway has only one lane for through traffic in the direction of the right turn. A right turn acceleration lane is not required on multi-lane highways of this category.

- d) *A left turn acceleration lane with taper may be required if it would be a benefit to the safety and operation of the roadway or as determined by subsection 3.5. A left turn acceleration lane is generally not required where: the posted speed is less than 45 mph, or the intersection is signalized, or the acceleration lane would interfere with the left turn ingress movements to any other access.*

Based upon the SHAC and the trip distribution table provided above, auxiliary turn lanes are not required. The proposed intersection can safely operate as a two-way, two-lane access.

Summary of Findings

Brush Creek Road has a capacity at Level of Service C reportedly up to 7500 vpd without additional improvements. Base Camp Eagle is estimated to generate approximately 72 weekday and 113 Saturday vpd (in PCE's), about 2% of the total roadway capacity.

As a primary access to Brush Creek, Sylvan Lake, and the National Forest; Brush Creek Road experiences its heaviest volumes on summer weekends. Peak hour Saturday two-way volumes as interpolated from the Frost Creek Study are anticipated to increase from 80 vph in 2015 to 450 vph near Base Camp Eagle. Saturday peak hour site-generated volume is estimated at 31 vph.

The proposed access driveway has adequate sight distance for entering the roadway and does not require turn lanes based upon the auxiliary lane requirements per the SHAC. The sight distance triangle discussed in this TIS should be implemented as part of the site access design.

Attachments:

- 2015 Traffic Volumes, reference Frost Creek TIS
- 2035 Traffic Volumes, reference Frost Creek TIS
- Comparable Campground Trip Generation Calculations, KOA Silt CO by McDowell Engineering
- Base Camp Eagle – Project Location and Trail Access
- Frost Creek TIS, 1/24/17 by McDowell Engineering

Figure 5: Year 2015 Existing Traffic

INTERPOLATED VALUES AT 3220 BRUSH CREEK ROAD*

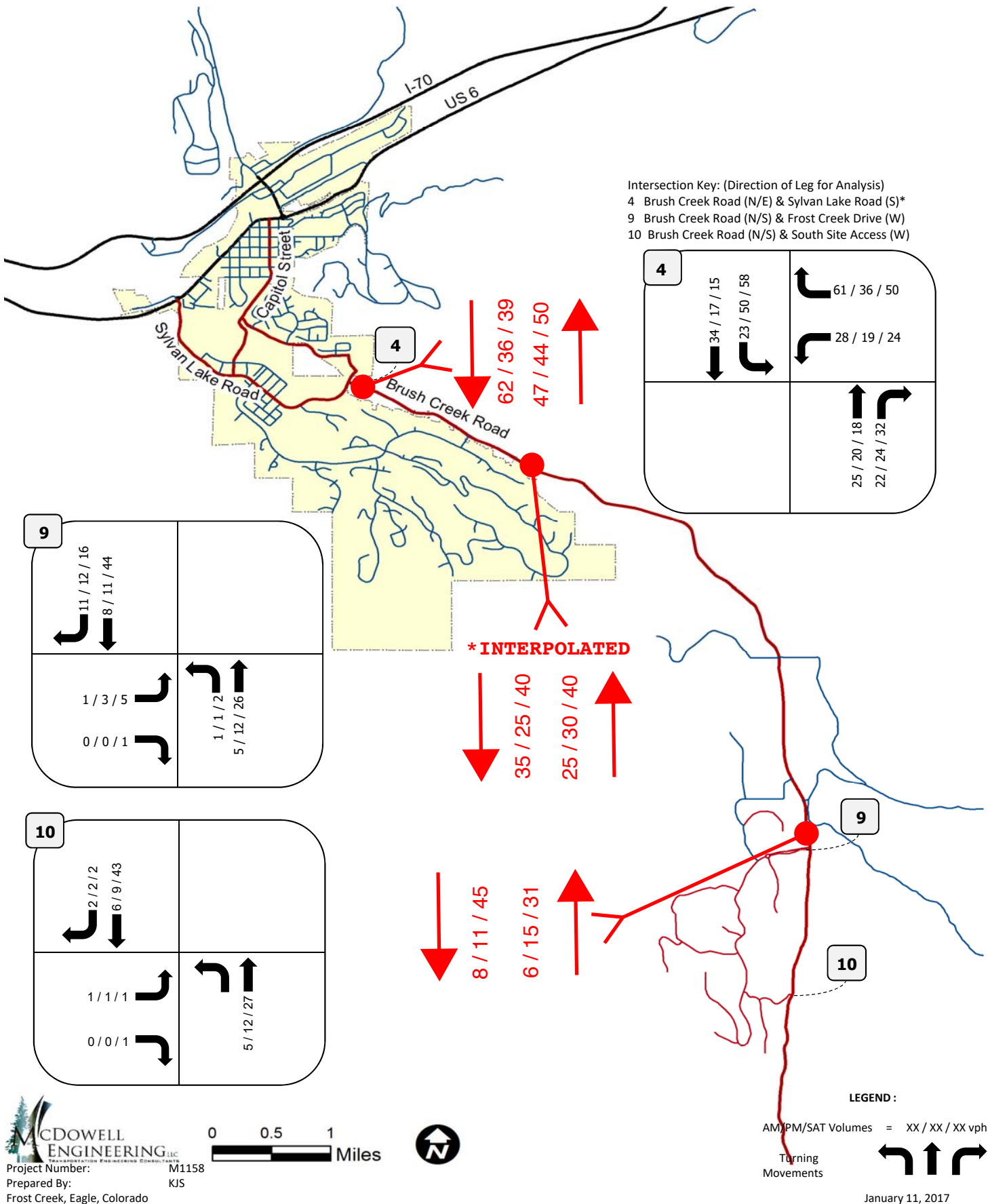
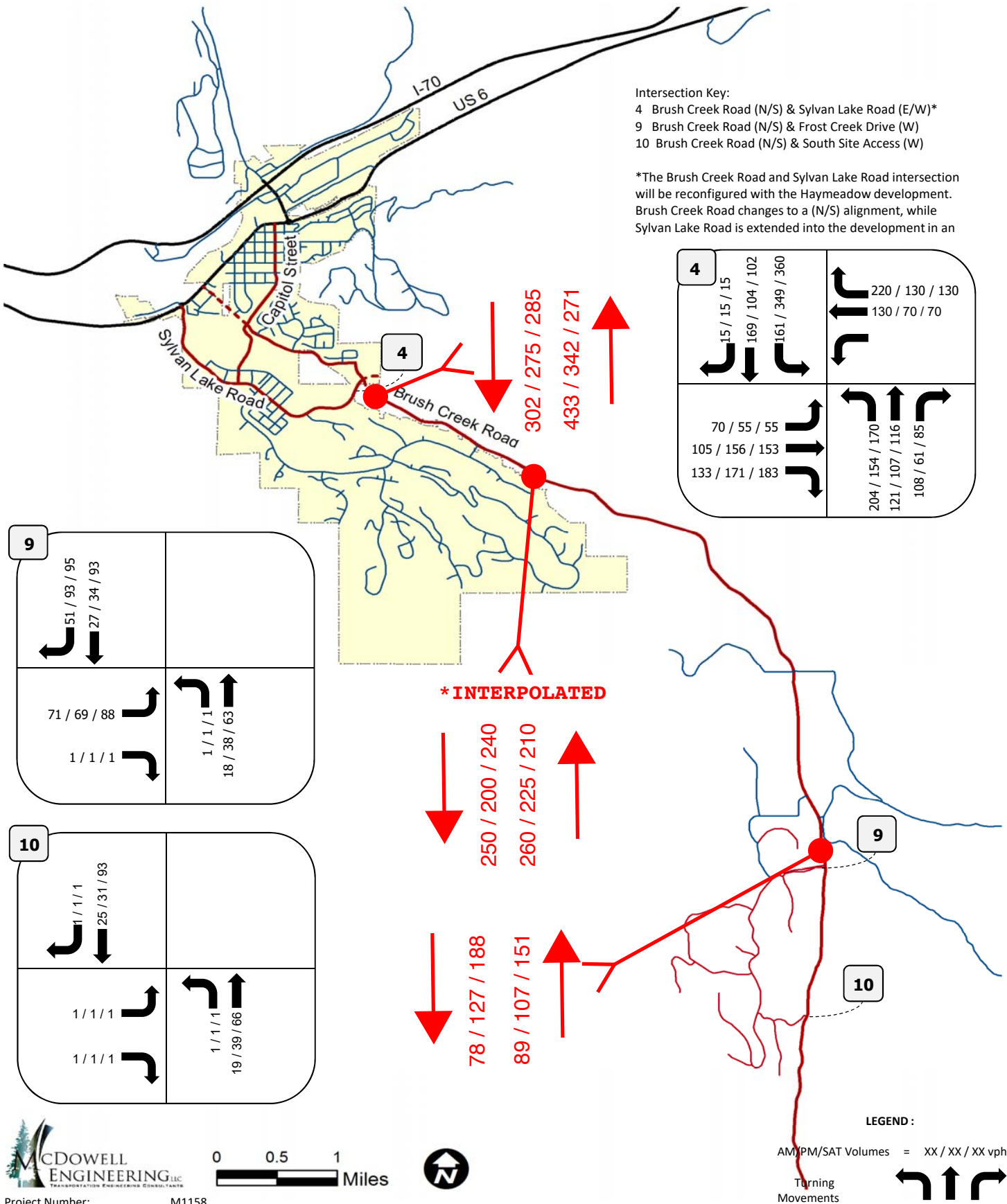


Figure 7: Year 2035 Background Traffic

***INTERPOLATED VALUES AT 3220 BRUSH CREEK ROAD**



Project Number:
Prepared By:
Frost Creek, Eagle, Colorado

M1158
KJS

January 11, 2017

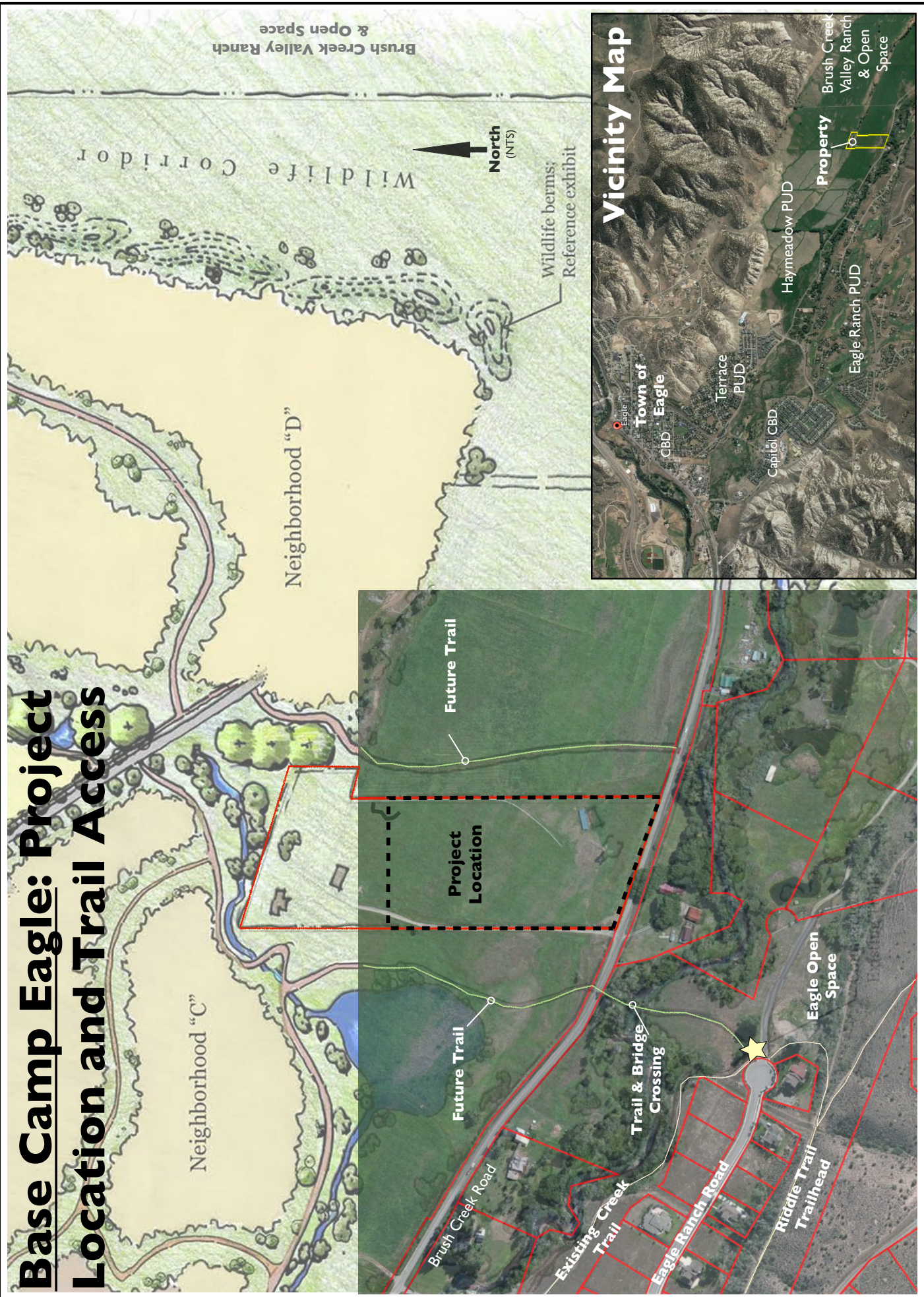
Table 1 - Comparable Campground Trip Generation Calculations
KOA Campground
Silt, Colorado
Observed Site-Generated Traffic¹

ITE Code	Units	Trip Generation Rates			Average Weekday		Morning Peak Hour		Evening Peak Hour		Saturday Peak Hour	
		AM Peak Hour	PM Peak Hour	SAT Peak Hour	Average Weekday	Average Saturday	% Trips Inbound	% Trips Outbound	% Trips Inbound	% Trips Outbound	% Trips Inbound	% Trips Outbound
Existing Land Use												
Campground ²	73 Units	0.15	0.15	0.37	1.51	2.36	55%	45%	64%	36%	48%	52%
# Cars/Pickups							2	1	4	0	6	2
# Large Vehicles (Campers or RVs)							4	4	3	4	7	12
Trucks in PCEs ²							8	8	6	8	14	24
Total PCEs ² at driveway		0.26	0.25	0.63			10	9	10	8	20	26

¹ Values obtained from KOA Campground in Silt, CO.

² Passenger Car Equivalents are based upon Section 2.3.4(e) of the State of Colorado's State Highway Access Code.

Base Camp Eagle: Project Location and Trail Access



Transportation Impact Study

for

Frost Creek Eagle, Colorado



November 30, 2015

Revised March 25, 2016

Revised January 12, 2017

Revised January 24, 2017

PREPARED FOR:

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PREPARED BY:

McDowell Engineering, LLC

PO Box 4259

Eagle, CO 81631

970.623.0788

Contact: Kari J. McDowell Schroeder, PE, PTOE

Project Number: M1182



Statement of Engineering Qualifications

Kari J. McDowell Schroeder, PE, PTOE is a Transportation and Traffic Engineer for McDowell Engineering, LLC. Ms. McDowell Schroeder has over twenty years of extensive traffic and transportation engineering experience. She has completed numerous transportation studies and roadway design projects throughout the State of Colorado. Ms. McDowell Schroeder is a licensed Professional Engineer in the State of Colorado and has her certification as a Professional Traffic Operations Engineer from the Institute of Transportation Engineers.

Traffic Impact Study for Frost Creek

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1.0 Project Description

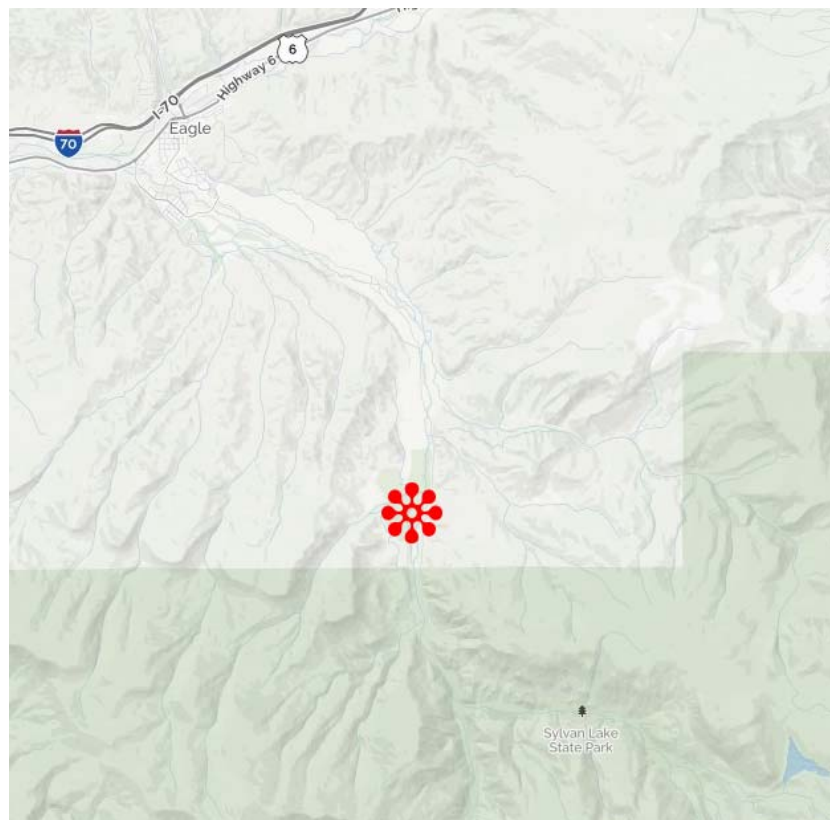
McDowell Engineering has prepared this Transportation Impact Study for the proposed resubdivision of the Frost Creek development. The purpose of this study is to forecast and analyze the impacts of the additional traffic volumes associated with the proposed increase in the number of residential units. Recommendations to mitigate any traffic impacts are also included. The analysis complies with Eagle County and Town of Eagle standards.

The Frost Creek project was originally approved in 2005 under the name of Adam's Rib. This approval included 97 single family homes, 25 accessory dwelling units, a private 18-hole golf course, and private 2,300 square foot recreation center. The original traffic analysis was covered in LSC's 2004 *Adam's Rib Traffic Study*¹.

Membership rates and housing construction remained low through Year 2013. The property was sold to a new ownership group in 2014. As such, Frost Creek is looking to resubdivide in order to meet current market conditions. Frost Creek is proposing 40 additional single family homes and eight additional rental cabins. In addition, this application proposes to remove 25 of the previously approved accessory dwelling units.

Frost Creek is located within unincorporated Eagle County. It is three miles south of the Town of Eagle on Brush Creek Road. Refer to the Area Map in **Figure 1**.

Figure 1: Area Map



1.1 Project Access

Both accesses to Frost Creek have been constructed and are currently in operation.

The primary Frost Creek access to Brush Creek Road is located on the northeastern side of the property. Frost Creek Drive is located 1,800 feet south of the Bruce Creek/Salt Creek access to Brush Creek Road. There is a guard station at the Frost Creek Drive entrance.

A secondary access at the southeastern end of the site connects with the golf maintenance facility and southern home sites to Brush Creek Road. The internal roadway network connects the two Brush Creek Road accesses. In the event of an emergency, there is a secondary egress from the site available.

The access locations are depicted in the site plan - **Figure 2**.

1.2 Traffic Study Scope

This traffic study evaluates peak hour traffic operations at the following intersections:

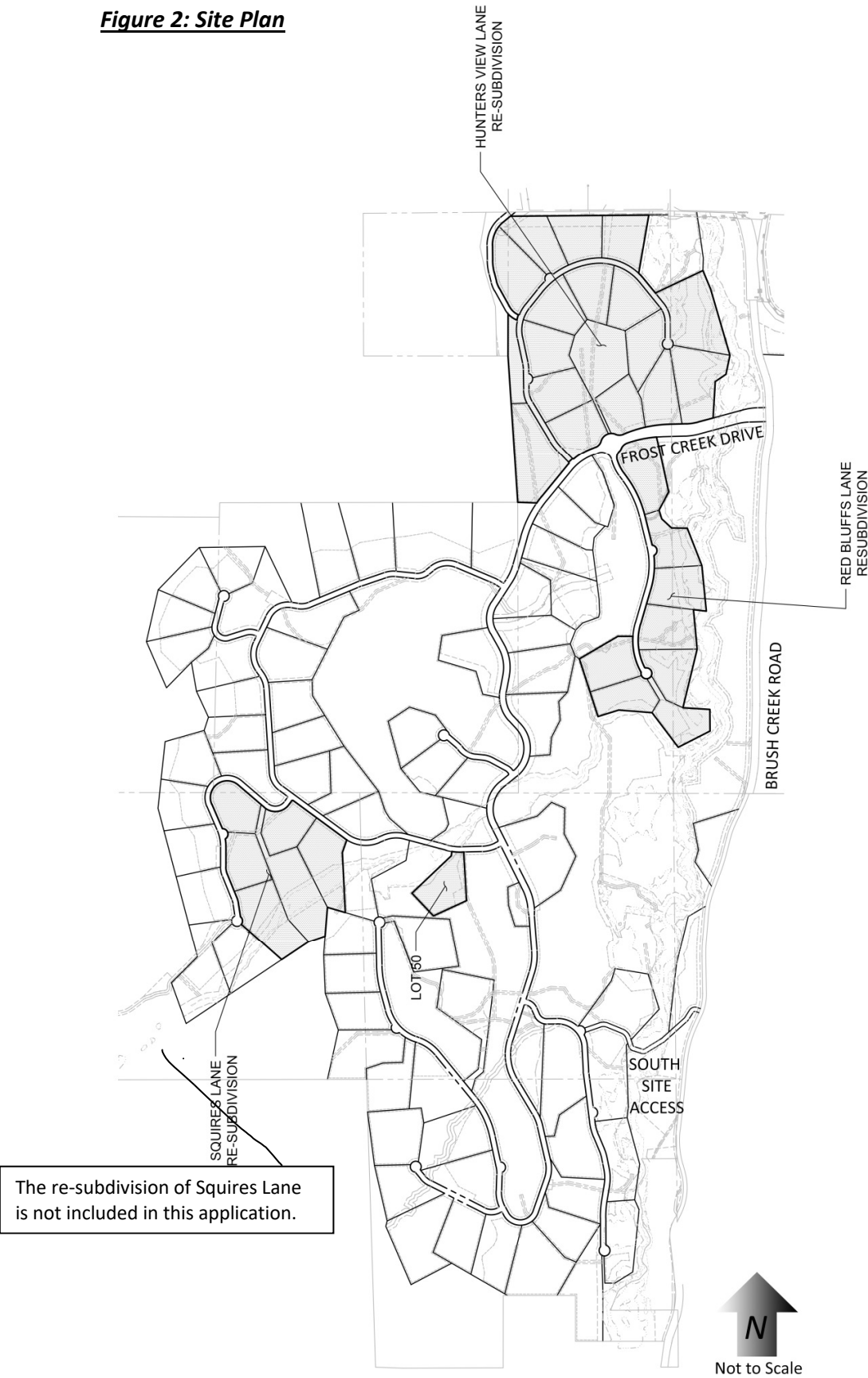
- Brush Creek Road & Sylvan Lake Road
- Brush Creek Road & Frost Creek Drive
- Brush Creek Road & South Site Access

In addition, the study evaluates the capacity and HCM Level of Service of Brush Creek Road between Ouzel Lane and the project site.

- Brush Creek Road south of Ouzel Lane
- Brush Creek Road, 1750 feet south of the water tower
- Brush Creek Road north of Frost Creek Drive
- Brush Creek Road south of Frost Creek Drive

The traffic study scope was requested by Eagle County in January 2017. The Traffic Study Scoping Form can be found in the **Appendix**.

Figure 2: Site Plan



2.0 Existing Conditions

2.1 Description of Existing Transportation System

Brush Creek Road is the primary roadway serving the site. The roadway is currently a paved, two-lane major collector with a posted speed limit of 35mph in the vicinity of the site. Brush Creek Road is the equivalent to the Colorado Department of Transportation (CDOT) access category, R-B, rural highway.

There are plans for a Brush Creek Road extension that will extend Brush Creek Road west of the Capitol Street intersection. This extension will connect through to US 6 (Grand Avenue.) It is proposed to be a paved, two-lane road. The intersection with Capitol Street is currently controlled by an all-way (3-way) stop.

Sylvan Lake Road extends through the Eagle Ranch commercial area, connecting US 6 (Grand Avenue) to Brush Creek Road. In the vicinity of Brush Creek Road, it is a two-lane, paved collector street. The roadway section is wider in the Eagle Ranch commercial area to accommodate on-street parking. The intersection of US 6 is controlled by a roundabout.

Capitol Street extends south from US 6 (Grand Avenue) and downtown Eagle to Sylvan Lake Road. It is a two-lane, paved roadway with on-street parking in the developed areas at both ends. In downtown there are drainage dips that cross the roadway and regulate traffic speed. The intersections at both ends are controlled by stop signs on Capitol Street. Northbound traffic approaching US 6 is limited to a right-out only movement.

Signage restricts trucks from using Capitol Street and directs them to use alternate routes.

US 6 (Grand Avenue) is a two-lane, paved highway through Eagle. It connects to the communities of Gypsum/Dotsero to the west and Edwards/Avon to the east. US 6 is currently a State Highway. It is classified as a NR-B highway, non-rural arterial and access to the roadway is controlled by an Access Management Plan.

However, CDOT and the Town of Eagle are currently in the devolution process for US 6. The roadway is anticipated to be turned over to the Town in July 2016.

2.2 Traffic Data Collection

Traffic data was collected at the following intersections in late September and early October of 2015.

- Brush Creek Road & Sylvan Lake Road
- Brush Creek Road & Frost Creek Drive
- Brush Creek Road & South Site Access

Turning movement counts were collected from 7:00 – 9:00am and 4:00 – 6:00pm on a weekday and from 11:00am – 1:00pm on a Saturday. School was in session.

In addition road tube counts were taken on Brush Creek Road, south of Frost Creek Drive on August 26 – 30, 2015.

There was construction activity on the Brush Creek Bridge, west of the US 6/Sylvan Lake Road roundabout throughout the count period. However, a fully functioning and traffic-controlled temporary bridge was in place. Therefore, the traffic data collected is considered accurate.

There were mountain bike events in the Town of Eagle on two of the Saturdays that were counted. However, similar sporting events occur frequently in the Town, and are considered typical weekend traffic.

It was noted that there were several illegal northbound left turn movements observed at the intersection of US 6 and Capitol Street. This movement was as high as 6vph during the Saturday peak hour. The movement is restricted by a small median island on Capitol Street. However, it is physically possible to make an illegal left turn onto US 6 from this location.

3.0 Future Traffic Projections

3.1 Background Infrastructure Assumptions

Brush Creek Road Extension: The Town of Eagle has plans to construct the Brush Creek Road extension from Capitol Street to US 6 in the future. This will not be completed by Year 2016, but is anticipated prior to the long range planning Year 2035. An excerpt from the Town of Eagle's *West Eagle Sub Area Plan*² is shown in **Figure 3**. Per the *Haymeadow Traffic Study*³, the intersections on either end of the Brush Creek Road extension will require a roundabout.

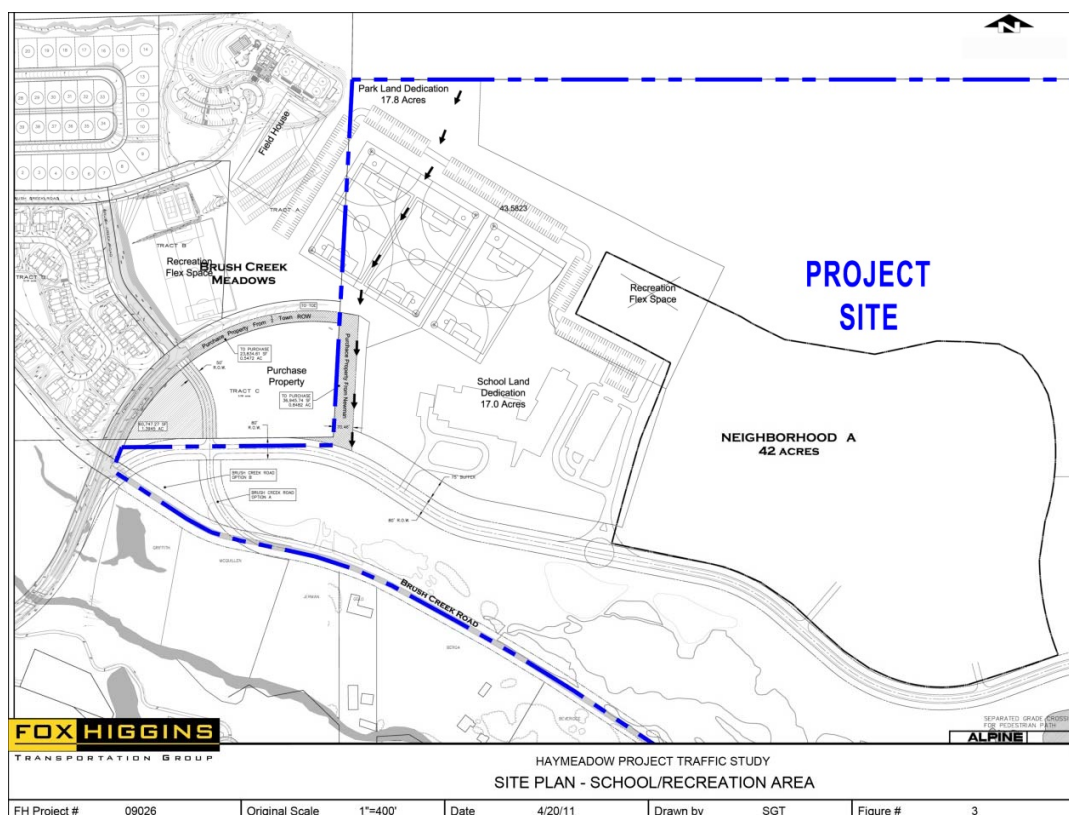
Figure 3: Haymeadow Development's Proposed Brush Creek Road/Sylvan Lake Road



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Brush Creek Road and Sylvan Lake Road Improvements: The Haymeadow Development, located on the northeast corner of Brush Creek Road and Sylvan Lake Road is proposing improvements to this intersection as part of their development. The improvements will shift the Brush Creek Road alignment from the current configuration to a north/south orientation. **Figure 4** is an excerpt from the *Haymeadow Traffic Study*³ that depicts the proposed intersection alignment.

Figure 4: Haymeadow Development's Proposed Brush Creek Road/Sylvan Lake Road Alignment



3.2 Background Traffic Growth

The Year 2035 has been selected as the long term planning horizon for this study. Estimates of daily and peak background traffic conditions have been made for the study area.

Traffic Forecasting: Per the County's request, a 3.00% annual growth rate was applied to all traffic on Brush Creek Road. The Year 2035 long range traffic projections also include the buildout of development that has already been approved by the Town of Eagle or Eagle County.

- Eagle Ranch
- Haymeadow
- Adam's Rib – Frost Creek and Salt Creek

The Year 2015 existing traffic volumes can be found in **Figure 5**. Year 2016 and Year 2035 background traffic volumes can be found in **Figure 6** and **Figure 7**, respectively.

Traffic Operations Evaluation: Year 2016 and Year 2035 background traffic were evaluated at all study intersections using the projection information and *Highway Capacity Manual*⁷ (HCM) analysis procedures. This is described in **Section 4.5** of this report.

Figure 5: Year 2015 Existing Traffic

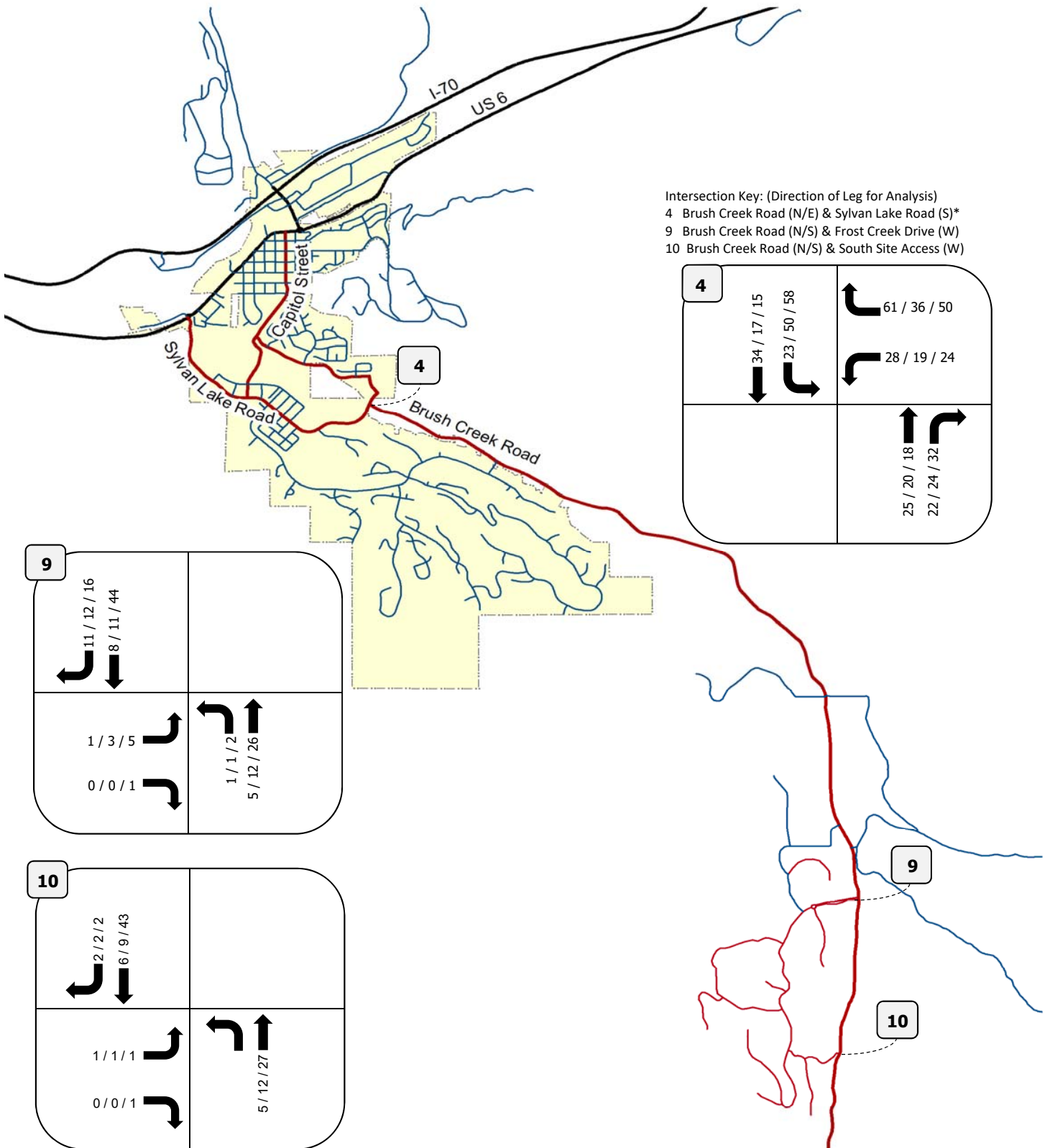
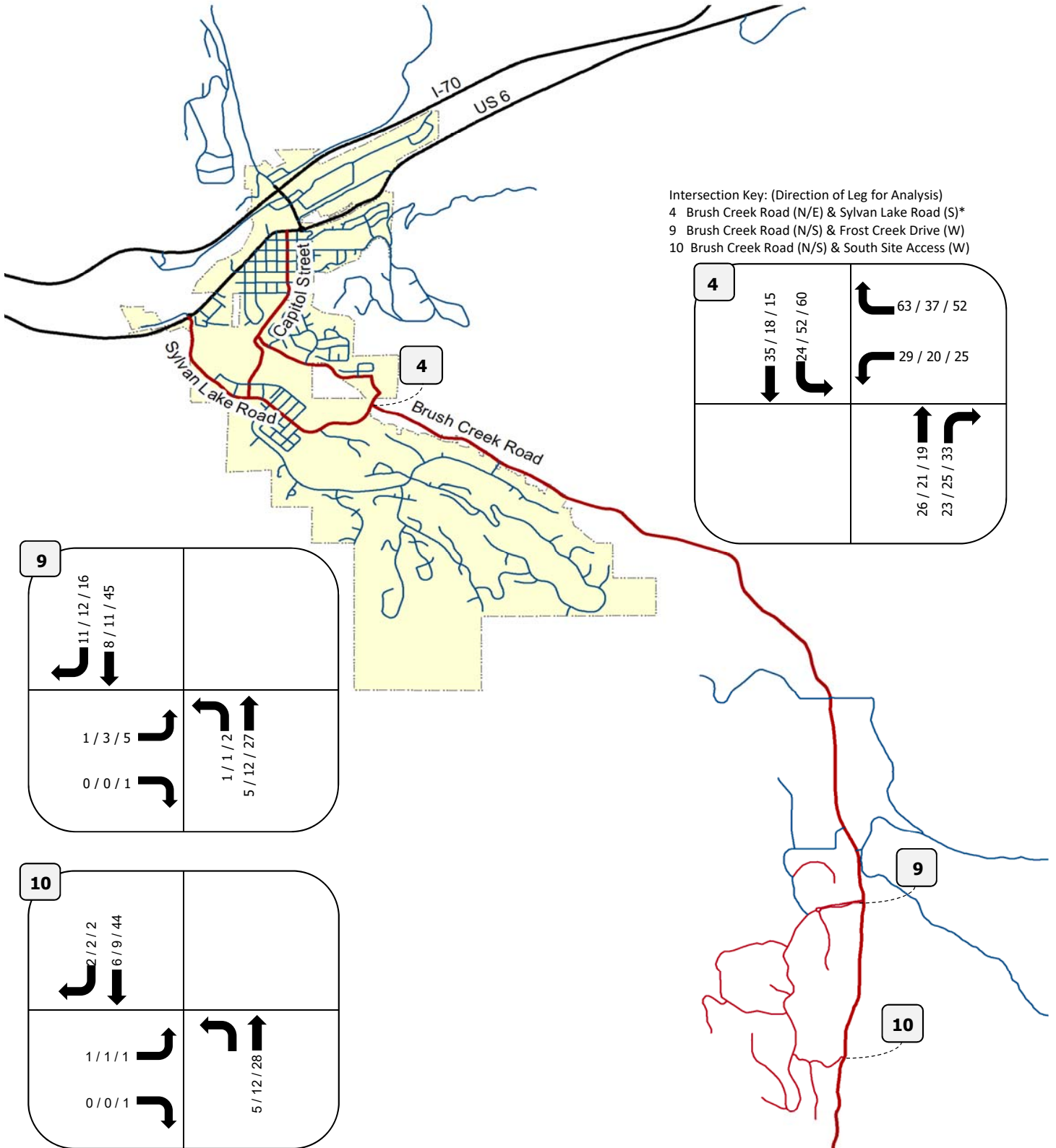


Figure 6: Year 2016 Background Traffic



Project Number:
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Frost Creek, Eagle, Colorado

M1158
KJS

0 0.5 1
Miles



LEGEND :

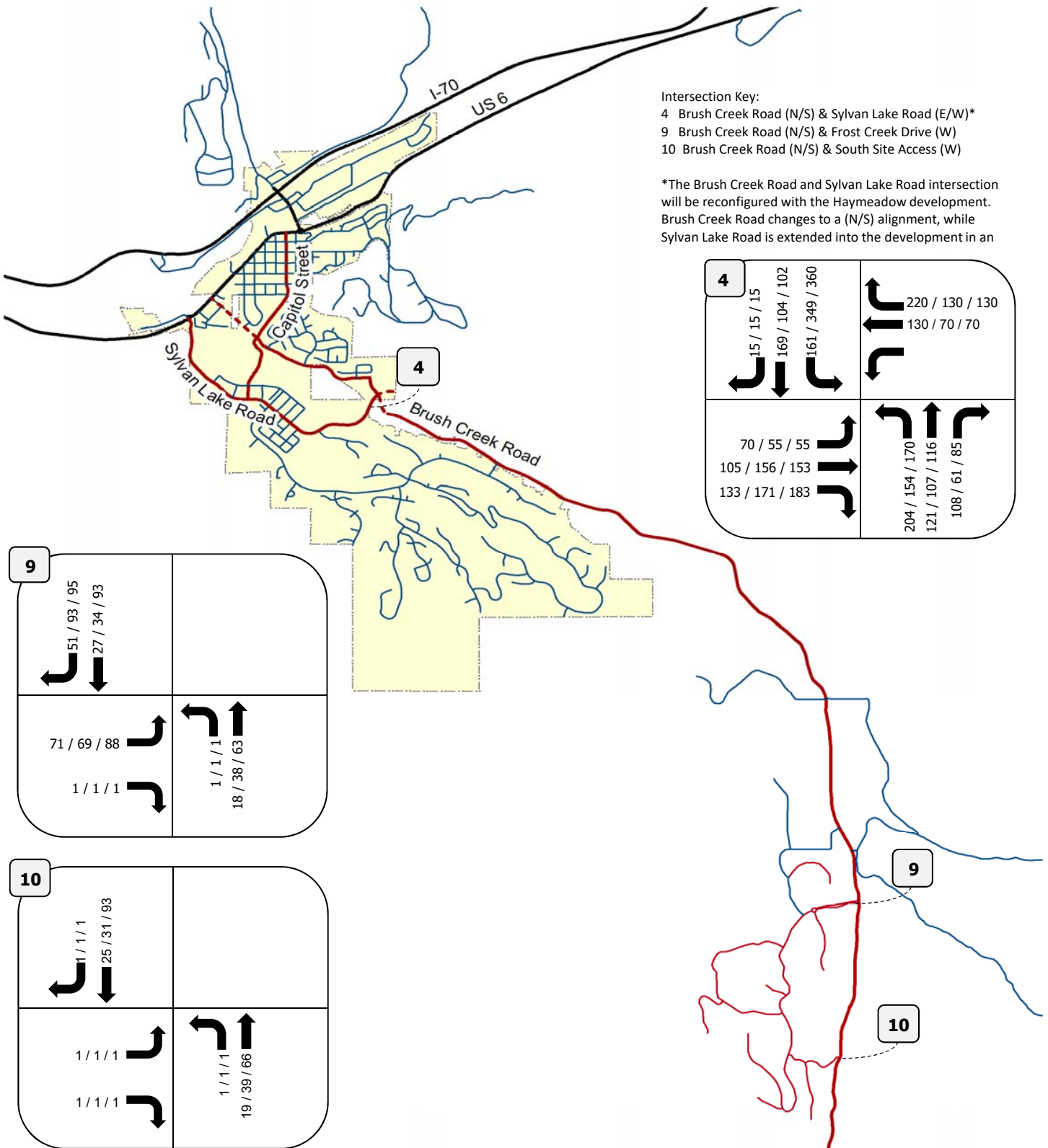
AM/PM/SAT Volumes = XX / XX / XX vph

Turning
Movements



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Figure 7: Year 2035 Background Traffic



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0 0.5 1 Miles



LEGEND :

AM/PM/SAT Volumes = XX / XX / XX vph

Turning Movements

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4.0 Project Traffic

4.1 Trip Generation For Proposed Land Use

Existing Project Operations Description: The previously approved use for Frost Creek is only partially built out. At the time of the traffic data collection for this project, there were six single family homes, one single family home under construction, 5 cabins, and 116 Frost Creek facility members.

The clubhouse restaurant was open to the public during the Saturday peak hour counts. It should be noted that clubhouse, pro shop, and restaurant are all ancillary uses under the 'golf course' trip generation rates. Therefore, the restaurant traffic does not need to be added singularly to the overall trip generation calculations. This fact is supported by the Observed Trip Comparison in **Section 4.2**.

Future Project Operations Description: In total, the project is anticipated to have 137 single family homes, 8 cabins, the golf course, and clubhouse.

The applicant is projecting a total of 425 Frost Creek members. This may consist of approximately 150 resident members, and 275 non-resident members. The property is anticipating the employment of 10 full time staff and up to an additional 41 seasonal staff and 16 part time staff.

4.2 Trip Generation For Proposed Land Use

Observed Trip Comparison: The current Frost Creek traffic counts were compared to the anticipated traffic for the existing membership. Using a proportional share of the membership traffic for the golf course and recreation center, the site should expect a Saturday peak of 32 vehicles per hour (vph.)

However, the observed traffic was lower than anticipated for the current level of development. Only 28vph at both site accesses were observed. At the current time, the 13% difference is insignificant. However, with buildout of the project, this could equate to a significant reduction in actual traffic vs. the projected traffic. Therefore, trip generation calculations could be considered conservative analysis for a number of reasons.

- Although the clubhouse restaurant is open to the public, the golf course and recreational facility are private and restricted to members and their guests only. The ITE data does not specify public vs. private golf courses and community recreation facilities.
- Members and guests are utilizing on-site facilities (internal trip reduction) and not leaving the site frequently.
- County staff directed the analysis assume 100% full time residences on site which yields a higher trip generation rate. In actuality, only a portion of the homes are currently and anticipated to be occupied year-round.

Trip Generation Analysis: A trip generation analysis was prepared based upon the 9th Edition of ITE's *Trip Generation Manual*⁹. The Frost Creek analysis assumes no transit, ridesharing, bicycle commuting, or telecommuting mode split adjustment. In addition, no adjustments were taken for internal trip reductions between the residences and golf course or recreation facility.

In addition, the County staff directed the analysis assume 100% full time residences on site. As such, this study provides a conservative estimate for vehicular trip generation.

The applicant is also proposing the addition of 8 cabins that are made available for members to rent. These homes were also analyzed using the multi-family residential trip generation rates.

The trip generation analysis results can be found in **Table 1 – Project Trip Generation**. This table adds the previously approved land uses to the proposed additional 40 homes, 8 cabins, and removal of 25 accessory dwelling units to arrive at a total traffic projection for the entire site.

As presented in **Table 1**, the additional residential lots and cabins created by the proposed resubdivision are anticipated to create an additional 234 vehicle trips during an average weekday. Daily trips could be anticipated to be 300vpd on a weekend. The peak hour traffic could anticipate an additional 20 trips during the morning peak hour, 28 trips during the evening peak hour, and 30 trips during the Saturday peak hour.

4.3 Directional Distribution

Directional trip distribution estimates are used to assign the new site traffic to the existing roadway network. For this study, a detailed estimate of the trip distribution pattern for the Frost Creek development has been prepared as illustrated in **Figure 8** for Year 2016 and **Figure 9** for Year 2035. The Year 2035 scenario assumes that the Brush Creek Road extension has been constructed from Capitol Street to US 6, as described in **Section 3.1**.



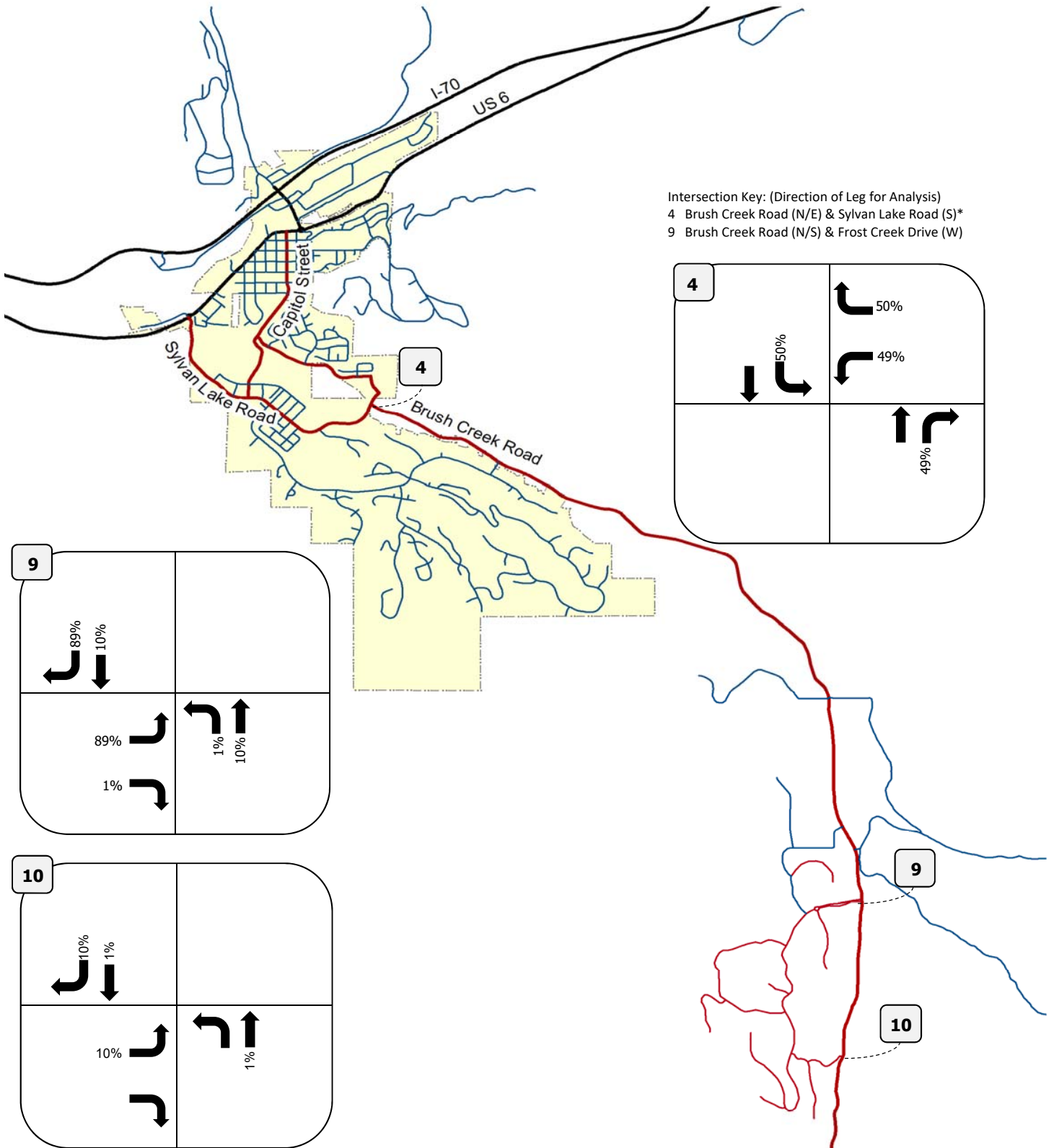
PROJECT NUMBER: M1182
 PREPARED BY: KIS
 DATE: 9/20/2015
 REVISED: 1/24/2017

Table 1 - Project Trip Generation
(Assumes 100% Full Time Residences)
 Frost Creek, Eagle, Colorado
 Estimated Project-Generated Traffic¹

ITE Code	Units	AM Peak	Saturday	Avg.	Avg. Saturday	weekday		Saturday		Inbound		Outbound		Inbound		Outbound	
		Hour Rate ²	PM Peak Hour Rate ²	Peak Hour Rate ³		Weekday Rate	Rate ⁴	Trips (vpd)	Trips (vpd)	% Trips	Trips	% Trips	Trips	% Trips	Trips	% Trips	Trips
<u>Currently Approved Use:</u> ³ #210 Single Family Home #230 Multi-Family Residential (Accessory Dwelling Units) (5 were converted to ex. cabins) Clubhouse - #495 Community Recreation Center Private Golf Course - #430 Golf Course	dwelling units		0.93		9.91	928	961	18	54	62	36	54%	49	46%	41		
	dwelling units		0.47		5.67	176	170	2	11	11	5	54%	8	46%	6		
	ksf ⁵		1.07		9.10	53	21	2	1	1	3	54%	1	46%	1		
	holes		4.59		40.63	643	731	32	8	22	28	49%	40	51%	42		
	dwelling units					1,800	1,884	54	74	96	72	98			91		
	dwelling units	0.77	1.02	0.93	9.52	9.91	381	396	26%	8	74%	26	15	54%	20	46%	17
0% Recreational Second Homes - #260 Recreational Homes Remove all ADUs from previous approval Rental Cabins - #230 Multi-Family Residential	dwelling units	0.30	0.31	0.36	3.07	-	-	49%	0	51%	0	56%	0	48%	0	52%	0
	dwelling units			0.47		-147	-142	-2	-9	-9	-4	-6	-5				
	dwelling units			0.47		5.67		45	49%	0	51%	0	56%	2	52%	2	
	dwelling units																
	dwelling units					234	300	6	14	17	11	16			14		
	dwelling units					2,034	2,184	60	88	113	83	114			105		
Proposed Percentage (%) Increase		18%				13%	16%	12%	18%	18%	15%	16%			15%		
Year 2016 - 10% Residential Buildout & 50% Membership Rate																	
						510	534	19	23	26	26	29			29		

¹ Values obtained from *Trip Generation, 9th Edition*, Institute of Transportation Engineers, 2012.
² Based upon ITE's *Trip Generation* Rates for Peak Hour of Generator.
³ Based upon LSC Transportation Consultants' September 30, 2004 Adam's Rib Ranch Traffic Study. Included for informational purposes only. ** denotes data that was not provided in the original 2004 report.
⁴ This information was not provided in LSC's 2004 Traffic Study. Therefore, ITE's *Trip Generation Rates* were applied.
⁵ ksf = 1,000 square feet

Figure 8: Year 2016 Directional Distribution



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M1158
KJS

0 0.5 1 Miles



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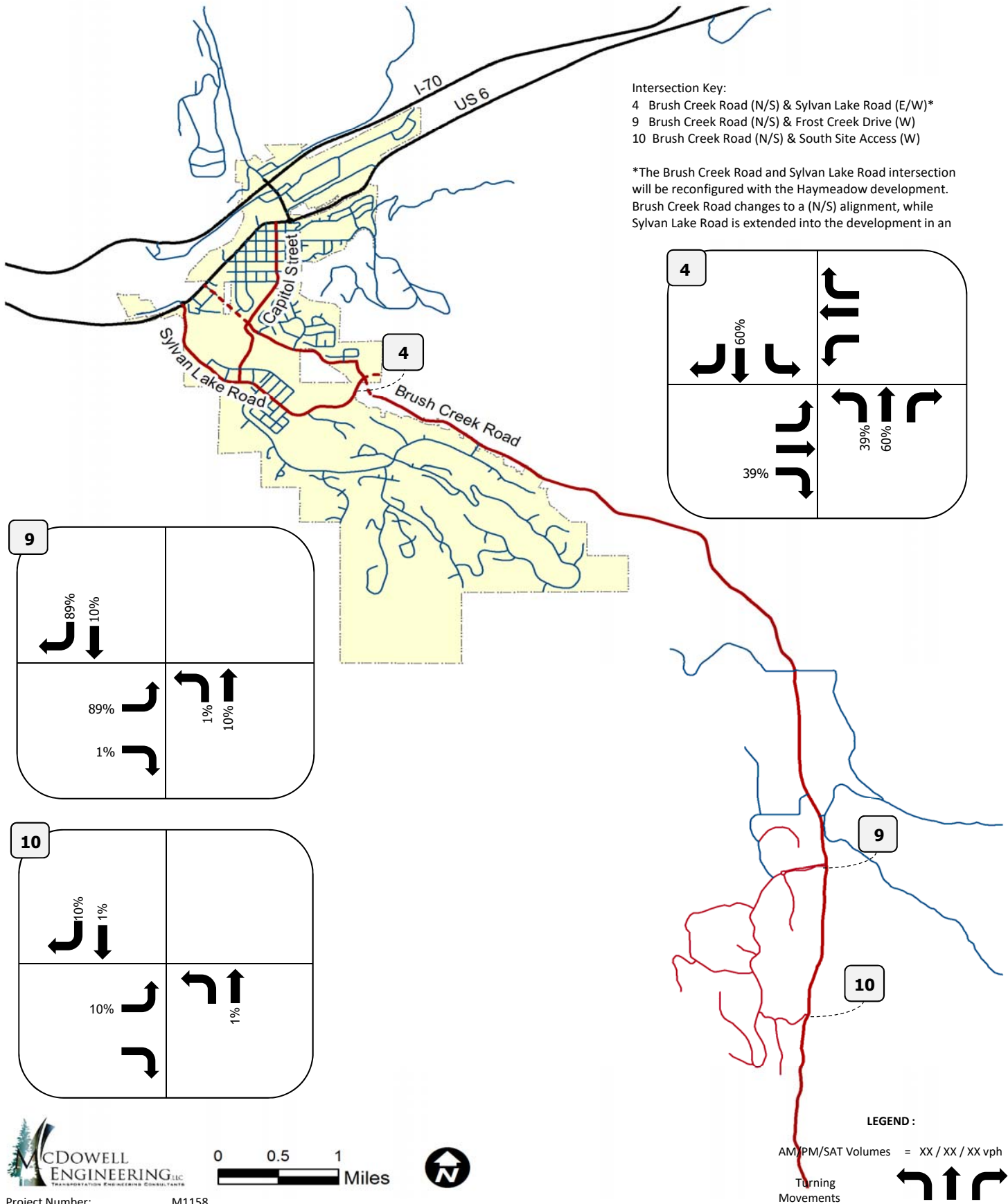
AM/PM/SAT Volumes = XX / XX / XX vph

Turning Movements



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Figure 9: Year 2035 Directional Distribution



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0 0.5 1
Miles



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4.4 Traffic Assignment and Total Traffic

When the trip generation expected for this site is applied to the estimated trip distribution, the result is the anticipated assignment of trips on the roadway system.

Figure 10 depicts the Year 2016 vehicle trips on the greater roadway network that are anticipated from the proposed Frost Creek resubdivision. **Figure 11** shows the resubdivision's total traffic assignment for Year 2035.

The Year 2016 total traffic is the sum of Year 2016 background traffic (**Figure 6**) with the project-generated traffic (**Figure 10**) and can be seen in **Figure 12**.

Similarly, Year 2035 total traffic is the sum of Year 2035 existing traffic (**Figure 7**) with the project-generated traffic (**Figure 11**) and can be seen in **Figure 13**.

Figure 10: Year 2016 Project-Generated Traffic Assignment

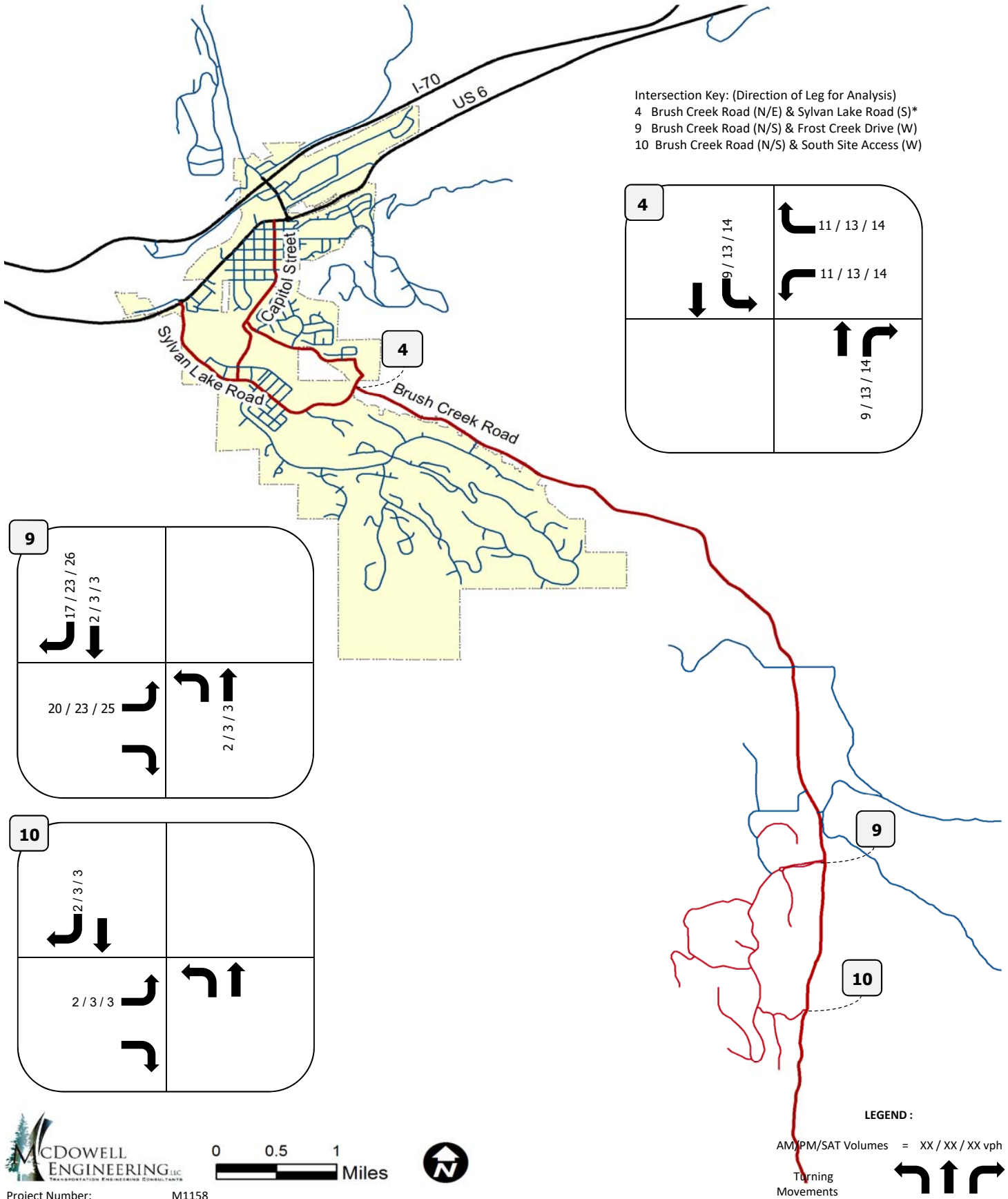
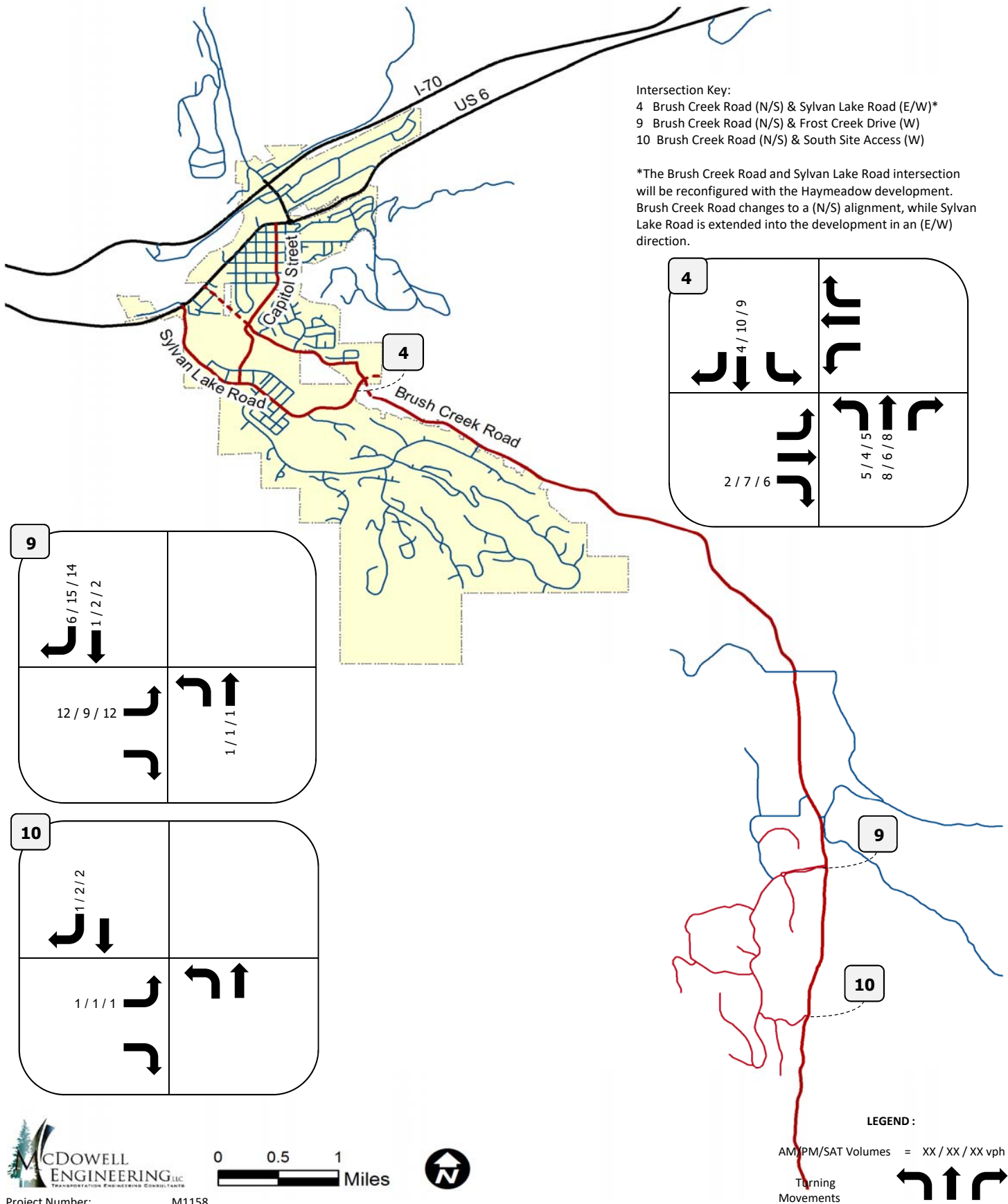


Figure 11: Year 2035 Project-Generated Traffic Assignment



Project Number:
Prepared By:
Frost Creek, Eagle, Colorado

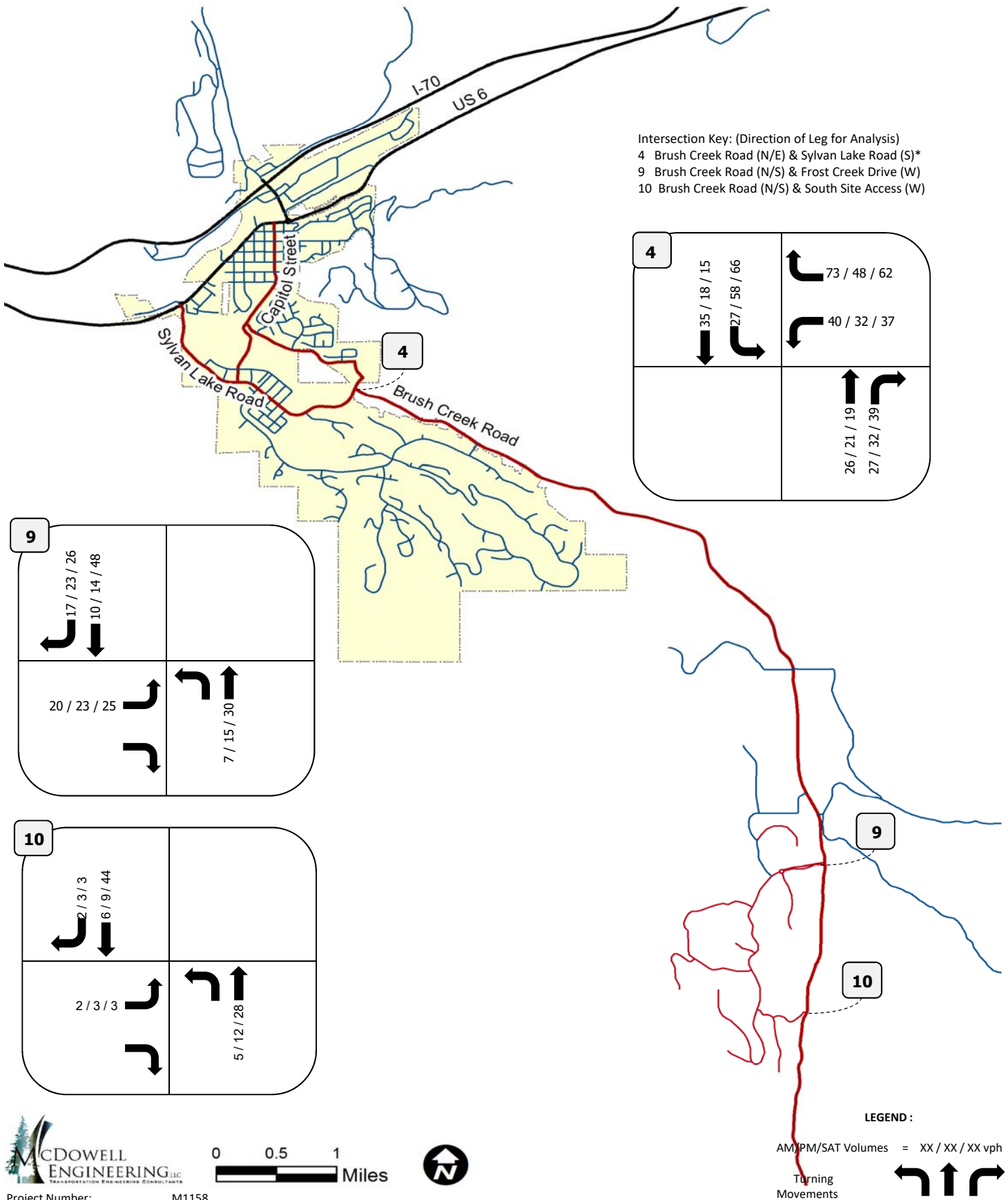
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KJS

0 0.5 1
Miles



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Figure 12: Year 2016 Total Traffic



Project Number:
Prepared By:
Frost Creek, Eagle, Colorado

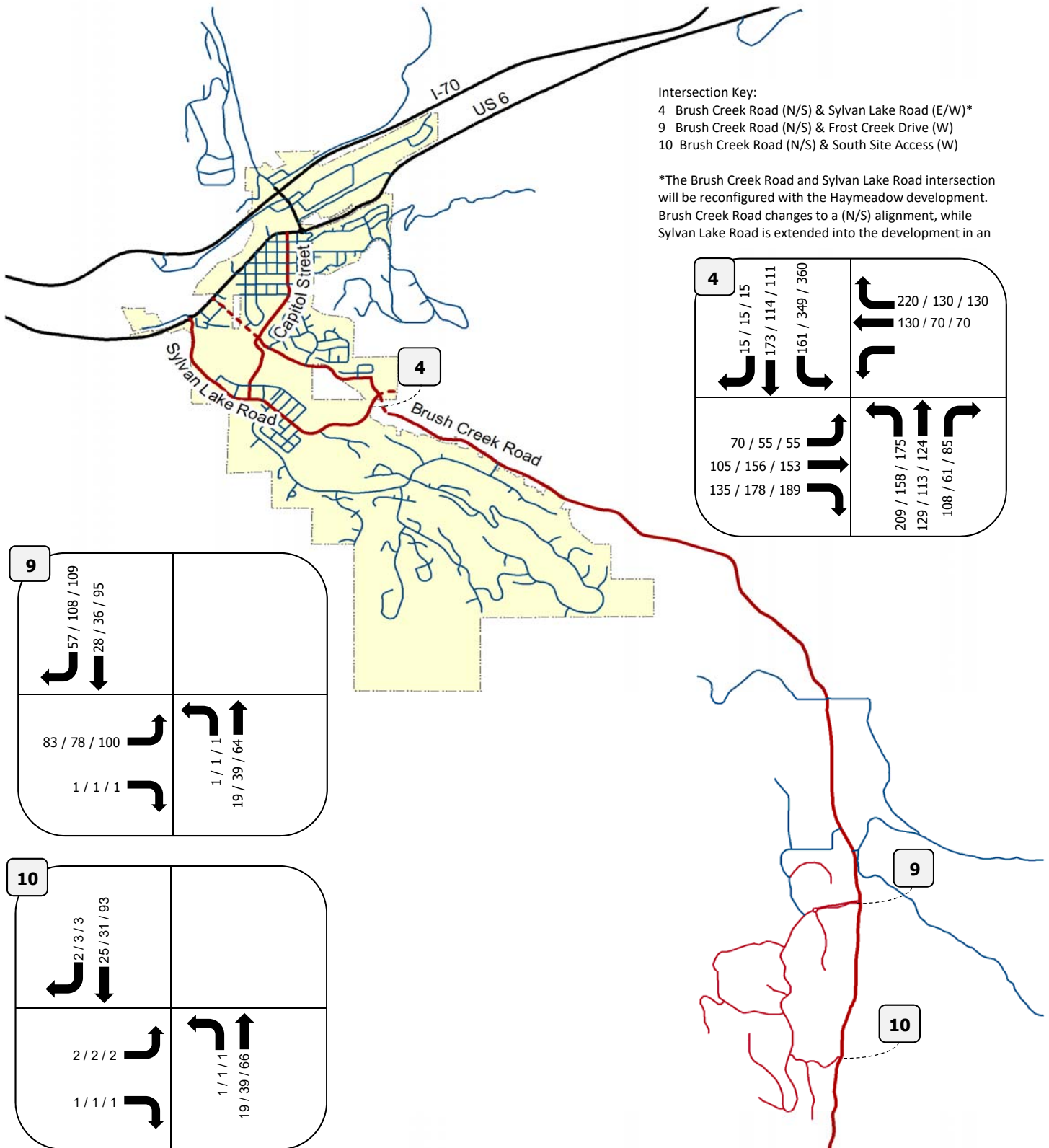
M1158
KJS

0 0.5 1
Miles



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Figure 13: Year 2035 Total Traffic



Intersection Key:

- 4 Brush Creek Road (N/S) & Sylvan Lake Road (E/W)*
- 9 Brush Creek Road (N/S) & Frost Creek Drive (W)
- 10 Brush Creek Road (N/S) & South Site Access (W)

*The Brush Creek Road and Sylvan Lake Road intersection will be reconfigured with the Haymeadow development. Brush Creek Road changes to a (N/S) alignment, while Sylvan Lake Road is extended into the development in an



Project Number:
Prepared By:
Frost Creek, Eagle, Colorado

M1158
KJS

0 0.5 1
Miles



LEGEND :

AM/PM/SAT Volumes = XX / XX / XX vph

Turning
Movements



January 11, 2017

4.5 Intersection Operations and HCM Analysis

Intersection Level of Service: Using *Highway Capacity Manual 2010*⁷ (HCM) methodology, Synchro Version 8 software was used to determine the delay and Level-of-Service (LOS) at the stop-controlled intersections. Similarly, Rodel Roundabout Analysis Software was used to model the HCM roundabout capacity.

A table summarizing the Total Traffic Level of Service for each intersection analyzed can be foundp25 in **Table 2**.

Table 2: Intersection HCM Level of Service

#	Intersection Name	Traffic Control	Approach	Existing Traffic			Background Traffic						Total Traffic					
				Year 2015			Year 2016			Year 2035			Year 2016			Year 2035		
				Level of Service			Level of Service			Level of Service			Level of Service			Level of Service		
				(Delay in Seconds)			(Delay in Seconds)			(Delay in Seconds)			(Delay in Seconds)			(Delay in Seconds)		
				AM	PM	SAT	AM	PM	SAT	AM	PM	SAT	AM	PM	SAT	AM	PM	SAT
4	Brush Creek/Sylvan Lake	WB Stop	WB	A (9.1)	A (9.1)	A (9.2)	A (9.2)	A (9.1)	A (9.3)				A (9.3)	A (9.3)	A (9.5)			
			NB	A (0)	A (0)	A (0)	A (0)	A (0)	A (0)				A (0)	A (0)	A (0)			
			SB	A (3)	A (5.5)	A (5.9)	A (3)	A (5.5)	A (5.9)				A (3.2)	A (5.7)	A (6.1)			
		NB/SB Stop	EB							F (2372)	F (291.1)	F (1565)				F (2360)	F (320.7)	F (1561)
			WB							E (45.2)	E (41.4)	F (52.4)				E (49.4)	E (44.8)	F (57.6)
			NB							A (3.8)	A (3.7)	A (3.6)				A (3.8)	A (3.7)	A (3.6)
9	Brush Creek/Frost Creek	EB Stop	SB							A (3.9)	A (6.1)	A (6.3)				A (3.9)	A (6.0)	A (6.2)
			EB	A (8.6)	A (8.7)	A (8.9)							A (8.7)	A (8.7)	A (9)	A (9.1)	A (9.3)	B (10.1)
			NB	A (1.2)	A (0.6)	A (0.5)							A (1)	A (0.5)	A (0.5)	A (0.4)	A (0.2)	A (0.1)
			SB	A (0)	A (0)	A (0)							A (0)	A (0)	A (0)	A (0)	A (0)	A (0)
10	Brush Creek/South Access	EB Stop	EB	A (8.6)	A (8.6)	A (8.7)							A (8.6)	A (8.8)	A (8.8)	A (8.6)	A (8.7)	A (9.2)
			NB	A (0)	A (0)	A (0)							A (0)	A (0)	A (0)	A (0.3)	A (0.2)	A (0.1)
			SB	A (0)	A (0)	A (0)							A (0)	A (0)	A (0)	A (0)	A (0)	A (0)

Brush Creek Road & Sylvan Lake Road: The intersection is anticipated to be re-aligned and constructed as a roundabout with the Haymeadow Development. The intersection was analyzed as an east-west, stop-controlled intersection. Side street traffic is anticipated to have excessive queues with this configuration. Therefore, this intersection should be constructed as a roundabout. With these improvements, this intersection is anticipated to operate at a Level of Service A through Year 2035.

Brush Creek Road & Frost Creek Drive: The intersection is currently operating at an acceptable LOS A. It is expected to continue to operate at an acceptable Level of Service through Year 2035.

The 95th percentile queue is not anticipated to exceed one vehicle at the site egress through Year 2035.

Brush Creek Road & South Site Access: The intersection is currently operating at an acceptable LOS A. It is expected to continue to operate at an acceptable Level of Service through Year 2035.

The 95th percentile queue is not anticipated to exceed one vehicle at the site egress through Year 2035.

4.6 Roadway Segment Operations and HCM Analysis

Intersection Level of Service: Using *Highway Capacity Manual 2010*⁷ (HCM), the current and forecasted roadway segment Levels of Service were determined for multiple scenarios. This methodology uses numerous inputs such as the roadway width, shoulder width, speeds, terrain, traffic volumes, percentage of heavy vehicles, ability to pass others, amount of traffic peaks, and access spacing to determine the anticipated percent of time spent following a vehicle. The Level of Service for roadway segments is based upon this factor, the percent of time spent following another vehicle.

The analysis segments were based upon data collection locations and areas of change in roadway characteristics such as geometry or volumes. **Figure 14** depicts the general location of each Brush Creek Road segment, as numbered below.

1. Brush Creek Road south of Ouzel Lane
2. Brush Creek Road, 1750 feet South of the Water Tower
3. Brush Creek Road north of Frost Creek Drive
4. Brush Creek Road south of Frost Creek Drive

Figure 14: Brush Creek Road Segment Analysis



Table 3 summarizes the traffic volumes, forecasts, and Levels of Service for each roadway segment. Eagle County's requirement for a roadway segment is a Level of Service C or better.

Brush Creek Road south of Ouzel Lane: The segment of Brush Creek Road south of Ouzel Lane is currently operating at a Level of Service A. With the three percent forecasted annual growth (and impacts of previously approved development projects in the area) this segment of Brush Creek Road is anticipated to operate at a Level of Service B through Year 2035 with or without the addition of Frost Creek's proposed resubdivision.

Brush Creek Road, 1750 feet south of the water tower: The segment of Brush Creek Road south of the water tower is currently operating at a Level of Service A. With the three percent forecasted annual growth (and impacts of previously approved development projects in the area) this segment of Brush Creek Road is anticipated to operate at a Level of Service B through Year 2035 with or without the addition of Frost Creek's proposed resubdivision.

Brush Creek Road north of Frost Creek Drive: The segment of Brush Creek Road north of Frost Creek drive is currently operating at a Level of Service A. With the three percent forecasted annual growth (and impacts of previously approved development projects in the area) this segment of Brush Creek Road is anticipated to operate at a Level of Service A through Year 2035 with or without the addition of Frost Creek's proposed resubdivision.

Brush Creek Road south of Frost Creek Drive: The segment of Brush Creek Road north of Frost Creek drive is currently operating at a Level of Service A. With the three percent forecasted annual growth (and impacts of previously approved development projects in the area) this segment of Brush Creek Road is anticipated to operate at a Level of Service A through Year 2035 with or without the addition of Frost Creek's proposed resubdivision.

Capacity and Buildout of Brush Creek Road: Previous analysis was performed using the Town of Eagle's buildout projections for the Brush Creek Road corridor. At full buildout, Brush Creek Road is anticipated to operate at a Level of Service C or better to approximately Hardscrabble Road. Near the Frost Creek development, Brush Creek Road is anticipated to operate at a Level of Service B or better.

The existing Brush Creek Road (from Ouzel Lane to Sylvan Lake State Park) is capable of adequately handling future traffic volumes through the Town's Year 2055 buildout growth model.

Percentage Impact to Brush Creek Road: Based upon Eagle County's Level of Service C requirement for roadway segments, Brush Creek Road is capable of handling 7,200 – 7,500 vpd without any additional improvements, such as shoulder widening, etc.

With the conservative assumption of 100% full time residents, the proposed Frost Creek PUD amendment represents 3.2% of Brush Creek Road's total roadway

capacity. The proposed amendment is approximately 5.2% of the total projected Year 2035 Brush Creek Road traffic south of Ouzel Lane. North of Frost Creek Drive, the proposed amendment is approximately 6.7% of the total projected Year 2035 Brush Creek Road traffic.

Table 3: Brush Creek Road Daily Traffic Projections & HCM Level of Service

1/24/2017
McDowell Engineering
Brush Creek Road
Segment Capacity -
LOS C/D Threshold
(Assumes no
improvements.)

	Existing Traffic ¹ 2015	Existing Traffic ¹ 2016	Year 2016 Background Traffic ² 2016	Frost Creek (Proposed Resubdivision) ³ 2016	Year 2016 Total Traffic ⁴ 2016	Subtotal Year 2035 Background Traffic ² 2035	Eagle Ranch ⁵ 2035	Haymeadow ⁵ 2035	Frost Creek (Previously Approved Adam's Rib) ⁵ 2035	Year 2035 Background Traffic ² 2035	Frost Creek (Proposed Resubdivision) ³ 2035	Year 2035 Total Traffic ⁴ 2035	Buildout Condition Brush Creek Road ⁸ 2055	Brush Creek Road ⁸ Segment Capacity LOS C/D Threshold (Assumes no improvements.)
South of Ouzel Lane														
Northbound Design Hour Volume (vph)		69		10	79	121	7	8	71	207	10	217	337	360
Southbound Design Hour Volume (vph)		61		17	78	107	4	8	95	214	17	231	337	360
Average Daily Traffic (vpd)		1317		232	1549	2309	105	75	1782	4271	232	4503	6747	7200
HCM Segment Level of Service		A		-	-	-	-	-	-	B	-	B	C	C/D Threshold
1750 feet South of Water Tower														
Northbound Design Hour Volume (vph)		64		10	74	112	7	8	71	198	10	208	332	375
Southbound Design Hour Volume (vph)		75		17	92	132	4	8	95	239	17	256	332	375
Average Daily Traffic (vpd)		1288		232	1520	2259	105	75	1782	4221	232	4453	6647	7500
HCM Segment Level of Service		A		-	-	-	-	-	-	B	-	B	C	C/D Threshold
North of Frost Creek Drive														
Northbound Design Hour Volume (vph)	31		32	10	42	56	7	8	71	142	10	152	225	362
Southbound Design Hour Volume (vph)	60		62	17	79	108	4	8	95	215	17	232	225	362
Average Daily Traffic (vpd)	705		726	232	958	1273	105	75	1782	3235	232	3467	4486	7240
HCM Segment Level of Service	A		-	-	-	-	-	-	-	A	-	A	B	C/D Threshold
South of Frost Creek														
Northbound Design Hour Volume (vph)	27		28	1	29	49	7	8	1	65	1	66	55	360
Southbound Design Hour Volume (vph)	44		45	1	46	79	4	8	1	92	1	93	55	360
Average Daily Traffic (vpd)	481		495	2	497	869	105	75	18	1067	2	1069	1104	7200
HCM Segment Level of Service	A		-	-	-	-	-	-	-	A	-	A	A	C/D Threshold

¹Existing traffic data: June 2016 south of Ouzel Lane, June 2016 south of Water Tower, August 26, 2015 south of Frost Creek Drive AADT is an average of Aug. 27 - 30, 2015

²Year 2015 or 2016 existing traffic + 3.0% annual growth rate

³This conservatively assumes that all homes in the proposed application are constructed immediately.

⁴Year 2016 background traffic + Frost Creek Proposed Resubdivision

⁵From respective traffic studies for Eagle Ranch, Haymeadow, and Adams Rib. Adam's Rib = 1,800vpd. 1% to south = 18vpd. 99% to north = 1,782vpd.

⁶Subtotal Year 2035 background traffic + approved developments

⁷Year 2035 background traffic + Frost Creek Proposed Resubdivision

⁸Buildout projections are based upon the Town of Eagle's water/traffic model. Assumes 10% div and 50/50 directional split.

⁹Brush Creek Road's capacity is based upon Eagle County's HCM Level of Service C/D threshold requirement for a segment of road. Assumes no widening or improvements to existing conditions.
3.00%
Annual Growth Rate on Brush Creek Road

4.1 Brush Creek Road Crash Data

Brush Creek Road is historically safer than a typical average 2-lane rural, mountainous highway. Based upon the State's official crash data for the corridor, Brush Creek Road has had eight crashes in the past five years over a 10-mile stretch of roadway. This equates to a crash rate that is below the State's 20th percentile rate. In comparison to equivalent roadways in the State, Brush Creek Road has a low potential for crash reduction.² The crash data and State's crash rate data are included in the **Appendix**.

From the State's crash data:

- 1 accident was snow/weather related
- 1 accident was alcohol related
- 1 accident was from a wild animal
- 2 accidents were from the driver being preoccupied or inexperienced
- 3 accidents involved speeding

4.2 Brush Creek Road Speed Data

As part of the traffic data collection for this project, we recorded traffic speeds on Brush Creek Road. The 85th percentile speeds (an industry standard speed metric) are 10-15mph over the posted speed limit. Widening Brush Creek Road will increase traffic speeds on the roadway. Widening to 12' lanes with 6' shoulders can be anticipated to increase speeds by 3.4mph. Widening to 12' lanes with 2' shoulder can be anticipated to increase speeds by 2.1mph.³

4.3 State Highway Access Impacts

Section 2.6(3) of the *State Highway Access Code (Access Code)* requires a new access permit when there is a land use change and/or the driveway volume is anticipated to increase by more than twenty percent. The addition of 30 trips per hour to the greater roadway network does not trigger the need for a State Highway Access Permit. Refer to **Table 4**.

Table 4: US 6 Percentage of Impact from Proposed Frost Creek Amendment

Intersection	Frost Creek Peak Hour Traffic Assignment to Intersection	Year 2035 Background Traffic Volume or State Highway Access Permit Volume*	Percentage Impact to Leg
US 6 & Eby Creek Road (South Leg)	0vph	242vph	0%
US 6 & Capitol Street (South Leg)	3vph	266vph	1.1%
US 6 & Sylvan Lake Road /Violet Lane (South Leg)	9vph	205vph 1,340vph*	4.4% 0.7%*
US 6 & Future Brush Creek Road Extension (South Leg)	11vph	702vph	1.6%

4.4 Brush Creek Road Extension

Eagle County requested a summary of the project impacts to Eagle's roadway network if the Brush Creek Road Extension is not constructed by Year 2035.

The previous November 2015 and March 2016 studies assumed that 35% of site-generated traffic would use the Brush Creek Road extension once it was constructed. If this traffic could only use Capitol Street to Sylvan Lake Road to access greater Eagle and US 6, 21vph would be redistributed. The original studies assumed that without the Brush Creek Road extension, the traffic was split 50/50 between Sylvan Lake Road and Brush Creek Road. An additional 10vph on Capitol Street or Sylvan Lake Road will not alter the outcome of the previous study.

4.5 Brush Creek Road Turn Lane Analysis

Eagle County refers to the *State Highway Access Code*¹⁰ to provide regulation for auxiliary lanes. Brush Creek Road has an equivalent CDOT classification of an R-B, rural highway. With a posted speed limit of 35mph, right turn deceleration lanes are required when the peak hour turning volume exceeds 25vph. A left turn deceleration lane is required when the peak hour turning volume exceeds 10vph.

The project has previously constructed a southbound right deceleration lane for Frost Creek Drive. The turn lane totals 310 feet in length. At a posted 35mph, the existing lane can accommodate up to 190vph making the southbound right turning movement into Frost Creek Drive. At buildout, the project is anticipated to have 99vph during the Saturday peak hour making this turn. Therefore, no modifications to the existing southbound right turn lane are required.

No other access turning volumes meet the requirements for constructing turn lanes at the site accesses.

4.6 Access Design Criteria

The existing access points appear to have been constructed per Eagle County's *Eagle County Land Use Regulations*¹¹ (ECLUR) Section 4-620.j Geometric Standards.

4.7 Sight Distance

The proposed primary Frost Creek site access locations have adequate sight distance in both directions that well exceed the 595' requirement in Table 4-2 of the *Access Code*.

4.8 Internal Circulation and Travel Speeds

The 95th percentile queue at the site egress is not expected to exceed one vehicle (25 feet) through the project buildout.

The internal Frost Creek roadway system is narrow at 20 to 24-feet. There are sufficient horizontal and vertical curves in the roadway system that will require drivers to maintain 25mph residential speeds.

5.0 Recommendations and Conclusions

McDowell Engineering has prepared this Transportation Impact Study for the proposed resubdivision of the Frost Creek development. The purpose of this study is to forecast and analyze the impacts of the additional traffic volumes associated with the proposed increase in the number of residential units. The Frost Creek project was originally approved in 2005 under the name of Adam's Rib. This approval included 97 single family homes, 25 accessory dwelling units, a private 18-hole golf course, and private 2,300 recreation center. The original traffic analysis was covered in LSC's 2004 *Adam's Rib Traffic Study*¹.

Trip Generation: With the proposed resubdivision, the applicant is proposing 40 additional single family homes and 8 cabins. The cabins will be available for members or their guests to rent. In addition, the applicant is proposing to remove 25 accessory dwelling units that were originally approved in 2004. The additional residential lots and cabins created by the proposed resubdivision will create an additional 234 vehicle trips on an average weekday, including 30 trips during the Saturday peak hour.

Eagle County requested that this project was analyzed with the assumption that all residents live in their home year-round. This yields a very conservative analysis as this area/demographic is typically 78% second homes.

Data Collection: Traffic data was collected in late September and early October of 2015. The observed traffic at the Frost Creek site accesses was lower than anticipated for the current level of development.

Background Traffic Projections: Per the County's request, a 3.00% annual growth rate was applied to all traffic on Brush Creek Road. The Year 2035 long range traffic projections also include the buildout of development that has already been approved by the Town of Eagle or Eagle County. These are Eagle Ranch, Haymeadow, and Adam's Rib – Frost Creek and Salt Creek.

Background Infrastructure Improvements: The Town of Eagle has plans to construct the Brush Creek Road extension from Capitol Street to US 6 in the future. In addition, the Haymeadow Development is proposing improvements to the Brush Creek Road and Sylvan Lake Road intersection as part of their development. The improvements will shift the Brush Creek Road alignment from the current configuration to a north/south orientation. These infrastructure improvements have been modelled in the Year 2035 analysis.

Necessary Infrastructure Improvements: The existing Frost Creek Drive access has a southbound right turn deceleration lane that is 310 feet in length. This turn lane is adequate to accommodate the full buildout of the proposed Frost Creek development. No additional off-site roadway improvements are required. The timing of Frost Creek's final buildout does not affect these recommendations.

Brush Creek Road is currently operating at Level of Service A. With the three percent forecasted annual growth (and impacts of previously approved development projects in the area) the lower (northern) segments of Brush Creek Road are anticipated to operate at a Level of Service B through Year 2035 with or without the addition of Frost Creek's proposed resubdivision. Near the Frost Creek development, Brush Creek Road is anticipated to operate at a Level of Service A through Year 2035 with or without the addition of Frost Creek's proposed resubdivision.

Previous analysis was performed using the Town of Eagle's buildout projections for the Brush Creek Road corridor. At full buildout, Brush Creek Road is anticipated to operate at a Level of Service C or better to approximately Hardscrabble Road. Near the Frost Creek development, Brush Creek Road is anticipated to operate at a Level of Service B or better.

The existing Brush Creek Road (from Ouzel Lane to Sylvan Lake State Park) is capable of adequately handling future traffic volumes through the Town's Year 2055 buildout growth model.

Based upon Eagle County's Level of Service C requirement for roadway segments, Brush Creek Road is capable of handling 7,200 – 7,500 vpd without any additional improvements, such as shoulder widening, etc.

The proposed Frost Creek PUD amendment represents 3.2% of Brush Creek Road's total roadway capacity.

Summary: The proposed Frost Creek development is anticipated to be successfully accommodated into the greater Eagle County and Town of Eagle roadway network with the above recommendations.

The findings of this study, using the County's traffic analysis methodology, confirm the findings of the original November 2015 and March 2016 reports. The conclusions of the analysis have not changed.

6.0 Appendix

Reference Documents

1. *Adam's Rib Traffic Study*. LSC Transportation Consultants, September 2004.
2. *West Eagle Sub Area Plan*. Town of Eagle, September 2011.
3. *Haymeadow Traffic Impact Study*. Fox Tuttle Transportation Group, August 2013.
4. *I-70 Eagle Interchange Upgrade Feasibility Study*. PBS&J, April 2009.
5. OTIS Traffic Data. Colorado Department of Transportation.
<http://apps.coloradodot.info/dataaccess/>
6. *Projected Brush Creek Growth Model*. Town of Eagle, Updated November 2015.
7. *Highway Capacity Manual*. Transportation Research Board, 2010.
8. *The Social and Economic Effect of Second Homes*. Northwest Colorado Council of Governments, June 2004.
9. *Trip Generation, 9th Edition*. Institute of Transportation Engineers, 2012.
10. *State Highway Access Code*. State of Colorado, 2002.
11. *Eagle County Land Use Regulations*. Eagle County, 2012.

Included Documents

1. Traffic Study Scoping Correspondence with Eagle County and the Town of Eagle
2. Traffic Counts
3. CDOT OTIS Traffic Data
4. Excerpts from Referenced Reports for Background Traffic
5. Brush Creek Road Crash Data
6. HCM Reports
 - a. Intersections:
 - i. Brush Creek Road & Sylvan Lake Road
 - ii. Brush Creek Road & Frost Creek Drive
 - iii. Brush Creek Road & South Site Access
 - b. Roadway Segments:
 - i. Brush Creek Road south of Ouzel Lane
 - ii. Brush Creek Road, 1750 feet south of the water tower
 - iii. Brush Creek Road north of Frost Creek Drive
 - iv. Brush Creek Road south of Frost Creek Drive

BASECAMP EAGLE

CAMPGROUND & RV PARK MANAGEMENT PLAN

-Final Draft-

BASECAMP EAGLE OPERATIONS:

- The campground will be open seasonally depending upon weather – estimated opening in April and closure in November.
- Management is working with the Town of Eagle on trail connectivity in order to allow guests to “park once” and access amenities via alternative means – hiking, biking, etc.
- Management will discourage the use of Brush Creek Road for walking and biking.
- Campers will have a self-serve check-in and management will be on site to ensure the site is supervised, grounds are maintained properly and the park is in a clean and sanitary condition at all times while operating.

CHECK-IN TIME:

- All sites: 2:00 PM

CHECK-OUT TIME:

- All sites: 11:00 AM

LATE CHECK-OUT POLICY:

- The manager may be able to arrange a late checkout per request, if available. Late checkout is 1:00 PM and a \$50 late fee may apply. To ensure availability for incoming guests, please plan prompt departures. Full rates will be charged for checkout after 2:00 PM or if late checkout was not pre-approved.

QUIET HOURS:

- Quiet hours are from 10:00 PM to 7:00 AM.
- No generators may be operated during quiet hours.
- Children are asked to be back at their campsite by 8:00 PM.
- Please be courteous to other guests around you.

DARK SKY POLICY:

- Dark sky hours are from 10:00 PM to 7:00 AM.
- Artificial lighting is restricted to minimal usage.
- No exterior lights on campers permitted.
- Park lighting will be reduced during these hours to afford maximum night sky viewing.

OCCUPANCY GUIDELINES:

- Unless otherwise allowed by management, there is a limit of 6 guests (including children) per RV or tent space.
- Maximum stay per license plate and/or individual is 14 days.

SECURITY:

- Management is not responsible for lost, stolen or damaged articles.
- Keep your valuables locked up.
- Report any problems with your site to the manager immediately.
- We adhere to and maintain all state, county, and local laws on property.

CAMPFIRES:

- Campfires are limited to designated fire rings.
- Only natural firewood allowed. No burning of manufactured lumber or other debris allowed in park.
- All local fire bans and/or restrictions must be observed.
- Fire safety will be strictly enforced, and noncompliance may lead to eviction.

RESERVATION/CANCELLATION POLICY:

- Reservation Policy: Full payment is due upon reservation. No refunds given for early departure.
- Minimum Stay Requirements: A 2- or 3-night minimum stay may be required when booking over a holiday weekend.
- Cancellation Policy: All sites require a 3-day advanced notice or customer forfeits first night.

PARKING AND VEHICLE POLICY:

- Please observe our RV site length restrictions. We will do our best to accommodate your needs. Understand these requirements are in place to protect your vehicles, your equipment and to minimize any property damage. Disregard of measurement guidelines specific to the site you have booked will result in a forfeit of your deposit, eviction, and you will be 100% liable for any damage.
- All RVs must be RVIA certified and are subject to management approval.
- One habitable and one non-habitable vehicle are allowed per site and must be parked completely on the site.
- Extra vehicles may be included for a fee of \$15 per day, subject to availability.
- Our on-site speed limit is 5 mph.
- Working on and washing vehicles is prohibited.
- All vehicle license numbers must be recorded at check-in kiosk upon arrival.
- Anyone operating a motor vehicle must have a valid driver's license.
- Dropping camper shells is prohibited.

PET POLICY

- Pets are welcome and must be registered at check-in kiosk upon arrival.
- A \$100 fine may be charged if pet is not registered at check-in.
- You must obtain permission from management to bring more than two pets.
- Pets must be kept on a maximum 10-foot leash **at all times** and under the control of their owner. Pets may not be left unattended.
- Guests are required to "clean up" after their pet. All pet droppings must be properly disposed of in a trash receptacle. For anyone found not cleaning up after their pet(s), a \$50 fine may be assessed.
- Guests should carry proof of pet's current vaccinations.

- Pets are prohibited in common areas.
- For the protection and consideration of our guests, noisy, vicious or unruly pets are not allowed. Guests who are unable to control their pets must remove them from the premises or the animal may be taken by local animal control authorities.
- Resort is not responsible for and will hold accountable pet owners for any injury or damage caused by pet(s). In addition, owner of pet that causes injury or damage to others is expected to resolve the issue directly with the injured party.
- Exotic pets are strictly prohibited.

WILDLIFE

- The Resort is located in an area that serves as habitat for many species like bear, deer and elk, and as such the management will employ the following practices to avoid human-wildlife conflicts. These include:
 - Trash of all kinds, especially food waste, will be disposed of in designated bear proof trashcans.
 - All food including pet food should be kept in vehicles or in a bear proof containers. No food waste should be left outdoors.
 - Personal BBQ grills should be free of food waste and cleaned after use.

OTHER:

- Drones are not permitted.
- Important notices will be posted on our message board by the check-in kiosk.
- Please keep your campsites and RV sites neat and tidy (i.e. gear and toys put away when not in use). Also, please NO clothes lines, inflatable/kiddie pools, portable shade structures, or excessive outdoor furniture.
- Smoking is strictly prohibited in any of our buildings and common areas. A \$200 cleaning fee will be charged if smoking is apparent in any of our buildings.
- We are a family-oriented campground. Drugs will not be tolerated on grounds and will be cause for immediate eviction and potential law enforcement involvement.
- Please be courteous to other guests around you.
- Children must be supervised by an adult **at all times** and are expected to be at their campsite by 8:00 PM.
- Loud, objectionable noise is not allowed at any time.
- Inconsiderate guests will be asked to leave.
- Profanity or violence towards others and the park team will not be tolerated.
- Alcoholic Beverages must be kept at campsite.
- Use of Firearms is prohibited.
- Riding of bicycles after dark is prohibited, please walk them.
- Electric scooters, skateboards and mini bikes are not to be used in the park.
- Four wheelers, ATVs, side by sides and motorcycles are allowed to be driven directly to and from campsite when directly entering or exiting park to access designated trails.
- Please help us keep our restrooms clean. Children under 7 must be accompanied by an adult in our restrooms.

Park owners reserve the right to change or update this management plan, depending on supervision or operational challenges encountered when the resort is operating.

**TOWN OF EAGLE, COLORADO
RESOLUTION NO. 20
(Series of 2021)**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO
ACCEPTING A PETITION FOR ANNEXATION OF A PARCEL OF LAND LOCATED IN
UNINCORPORATED EAGLE COUNTY AND SETTING A PUBLIC HEARING ON THE
ANNEXATION (BASE CAMP EAGLE ANNEXATION)

WHEREAS, on January 25, 2021, Shawn and Marci Colby, owners of unincorporated territory comprising more than 50% of the area proposed for annexation pursuant to C.R.S. § 31-12-107, filed a petition for annexation (the "Petition") of certain unincorporated land to the Town, which land is more particularly described in Exhibit A attached to the Petition;

WHEREAS, pursuant to C.R.S. § 31-12-108, the Town may accept the Petition, if complete, and establish a date, time and place that the Town Council will hold a public hearing to consider the annexation and the applicable requirements of the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*, and the Colorado Constitution; and

WHEREAS the Town Council, at its regular meeting on February 23, 2021, reviewed the Petition and various documents submitted in support of the Petition.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

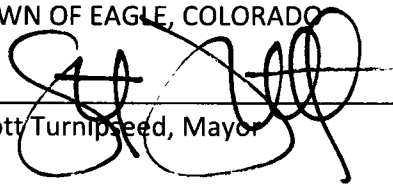
Section 1. The Petition is hereby accepted as substantially in compliance with the petition requirements set forth under the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*

Section 2. A public hearing is scheduled for Tuesday, April 13, 2021, at 6:00 p.m., at the Eagle Town Hall, 200 Broadway, Eagle, Colorado, at which the Town Council will determine if the proposed annexation complies with the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*, and Article II, § 30 of the Colorado Constitution.

Section 3. Any person living within the area proposed to be annexed, any landowner of lands thereof, any resident of the Town, any resident of a municipality located within one mile of the proposed annexation, or the Board of County Commissioners of Eagle County may appear at such hearing and present evidence upon any matter to be determined by the Town Council.

INTRODUCED, READ, PASSED AND ADOPTED ON FEBRUARY 23, 2021.

TOWN OF EAGLE, COLORADO



Scott Turnipseed, Mayor

ATTEST:



Jenny Rakow, Town Clerk



**EXHIBIT A
LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN TRACT 61, SECTION 10, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN, ACCORDING TO THE INDEPENDENT RESURVEY OF SAID TOWNSHIP AND RANGE APPROVED BY THE SURVEYOR GENERAL IN DENVER, COLORADO ON JUNE 20, 1922, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 1 FROM WHICH CORNER NO. 2 OF SAID TRACT 61 BEARS NORTH 0 DEGREES 15 MINUTES 00 SECONDS WEST 3459.19 FEET DISTANT;
THENCE SOUTH 71 DEGREES 57 MINUTES 00 SECONDS EAST 353.20 FEET ALONG THE NORTHERLY BOUNDARY LINE OF EAGLE COUNTY ROAD NO. P-307 TO CORNER NO. 2;
THENCE NORTH 0 DEGREES 15 MINUTES 00 SECONDS WEST 1299.00 FEET TO CORNER NO. 3;
THENCE NORTH 71 DEGREES 57 MINUTES 00 SECONDS WEST 353.20 FEET TO CORNER NO. 4;
THENCE SOUTH 0 DEGREES 15 MINUTES 00 SECONDS EAST 1299.00 FEET TO CORNER NO. 1, THE POINT OF BEGINNING, IDENTIFIED AS THE "KENNETH TRACT",

WITH THE FOLLOWING DESCRIBED LAND JOINED TO THE ABOVE DESCRIBED LAND:

BEGINNING AT CORNER NO. 2 OF TRACT 62 LOCATED IN SECTION 10, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN;
THENCE SOUTH 0 DEGREES 15 MINUTES 00 SECONDS EAST A DISTANCE OF 2168.69 FEET TO THE NORTHWEST CORNER OF THE KENNETH TRACT DESCRIBED IN BOOK 232 AT PAGE 462 OF THE EAGLE COUNTY RECORDS,
THENCE SOUTH 71 DEGREES 57 MINUTES 00 SECONDS EAST A DISTANCE OF 353.20 FEET TO THE NORTHEAST CORNER OF THE KENNETH TRACT WHICH IS THE TRUE POINT OF BEGINNING;
THENCE SOUTH 71 DEGREES 57 MINUTES 00 SECONDS EAST A DISTANCE OF 210.59 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST A DISTANCE OF 226.55 FEET TO A POINT;
THENCE NORTH 71 DEGREES 57 MINUTES 00 SECONDS WEST A DISTANCE OF 105.30 FEET TO A POINT;
THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST A DISTANCE OF 1073.27 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAGLE COUNTY ROAD NO. P-307;
THENCE NORTH 71 DEGREES 31 MINUTES 47 SECONDS WEST A DISTANCE OF 105.55 FEET TO THE

SOUTHEAST CORNER OF THE KENNETH TRACT;
THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF THE KENNETH TRACT A DISTANCE OF 1299.00 FEET TO THE TRUE POINT OF BEGINNING.

Peyton Heitzman

From: Kevin Sharkey <eaglesharkey@yahoo.com>
Sent: Friday, March 12, 2021 3:25 PM
To: Peyton Heitzman
Subject: Comment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Peyton,

I have one thought about this development and it is about the regional brush creek valley recreation trail. It would be nice for the Town of Eagle to take a fresh look at the proposed trail alignment from Sylvan Lake Road through the Haymeadow to the Brush Creek Valley Open Space. The conceptual alignment thought the Haymeadow was forced to go around this parcel. If this is approved, the Town should strongly consider a more direct route for the trail alignment. It would benefit campers at the Base Camp proposal to have direct access to that path. Please see attached maps for this conceptual alignment (in red) through the Haymeadow and how it connects to the trail plan in the Brush Creek Valley Open Space to the trail labeled TRAIL C. There was a time when this path was envisioned as a paved path connecting into the paved path at Frost Creek, and maybe someday it will get paved. But, it would be a good idea to cut this trail in as a soft surface, double track at least, or better yet a 10 foot wide gravel trail that can be converted to paved trail in the future.

Thanks,

Kevin Sharkey
Resident Eagle



Town of Eagle
200 Broadway
Eagle, CO 81631

March 12, 2021

Town of Eagle Planning & Zoning,

I'm writing on behalf of Hardscrabble Trails Coalition (HTC) regarding the proposed Base Camp Eagle RV Park and Campground. HTC is a non-profit 501-c-3 non-motorized trail advocacy and volunteer work group focused on improving and maintaining high quality trail experiences on public lands surrounding Eagle and Gypsum, Colorado.

The Base Camp Eagle project proposes to provide needed RV Parking and Camping close to town, current trailheads and public lands. We support the claims that with increased demand for access to public lands, an established and dedicated RV/Camping facility relieves negative impact on BLM dispersed camping areas. Our organization has witnessed firsthand the environmental impacts of increased use and camping in dispersed areas including human waste, abandoned trash at campsites, improperly stored food, and fires during burn bans, all of which create negative impacts on wildlife and the conservation of our public lands.

We further support the economic benefit driven by increased tourism. We believe this proposed site will support opportunities to effectively provide alternative lodging for events like the Colorado Cycling League Championship thus relieving pressure on the town to provide camping at parks. We also believe this proposed site increases our ability to attract and host new and different tourism and events as camping goes hand in hand with mountain biking/trail recreation.

We encourage the Town Council to continue to partner with the applicants, key stakeholders and Hardscrabble Trails Coalition to ensure that the necessary trail connections and traffic impacts are effectively addressed. As with any other new development, Base Camp would be beneficial to the town in terms of taxes and business customers. As such, we support that it should be Base Camp's responsibility to ensure that these trail connections and traffic impact are part of their responsibility to execute and maintain. Specifically, we feel the following considerations are critical to ensuring that Base Camp benefits all town stakeholders:

- Trail connector from Base Camp through Haymeadow development to Haymaker.
- Trail connector from Base Camp across Brush Creek road to provide access to Eagle Ranch Trails in such a way to minimize bike/car conflict and environmental impacts on Brush Creek wetlands. There needs to be a short term and long term plan as part of a coordinated effort for the possible opening in summer of 2021 then leverage existing infrastructure and current plans to connect East and West Eagle in the new trails master plan.
- Effective management of noise pollution arising from generator use and off-road vehicles.

We believe that a well coordinated effort can create a good development that benefits Eagle residents, the Town, and our open space by providing new recreational opportunities. Thank you for all that you do for our amazing community and supporting the unique recreation resources surrounding our Town.

Sincerely,

Robert Tadlock

Robert Tadlock
President
Hardscrabble Trails Coalition
www.hardscrabbletrailscoalition.org

HARDSCRABBLE TRAILS COALITION

EAGLE, COLORADO | HARDSCRABBLETRAILSCOALITION.ORG | FACEBOOK: HARDSCRABBLE TRAILS COALITION

To: The Town of Eagle Planning and Zoning Commission and Chad Phillips, Planning Director.

From: Eric and Candace Eves. 17500 Hwy 6 Eagle CO 81631, 75 Avalanche Pk Way Eagle CO. 81631

First and foremost, we are fully supportive of new tourism amenities in Eagle and believe it is a need for the town's continued tourism growth to have a Recreational Vehicle campground. We believe this type of development should have walkability access to the Town of Eagle to engage tourists, as well as, provide economic support to the TOE amenities and existing local business. Ideally, this would be where the RV visitors can camp and easily walk to and from an event, while not jamming this traffic up Brush Creek. Thus, it seems that another privately owned parcel, the Eagle County Fairgrounds or another Town owned site closer to town would be better for a RV park that will attract hundreds of visitors on a summer weekend and class A RVs, with lengths of 40+ feet. We support the annexation and zoning of this parcel but have concerns about the special use proposal for 53 RV sites and cabins.

The Fiscal analysis for this project that was submitted to the TOE seems unrealistic. The applicant needs to walk the TOE and the public through the monetary gain logic that the visitors of the RV park will bring into the town based on the incredibly general analysis. If tourism revenue is considered a public benefit, more detail needs to be provided and further discussed needs to take place to understand the true impact and benefits.

The site plan submitted is too dense; the size and density of the project does not fit within the scale of surrounding densities; The zoning in this area is rural residential, that is around 1-2 units per ac. Haymeadow and Eagle Ranch are less than 1 dwelling unit per acre and come with extensive open space; This application proposes density which equates to somewhere between 12-24 dwelling units per acre. This site plan allows for potential for 250+ people to be packed on to this 10 ac. site. Is that in keeping with the intention of the Vision of the Brush Creek Open Space and the Conservation Oriented development plan for Haymeadow?

The Management Plan-<https://www.townofeagle.org/DocumentCenter/View/16538/Campground-and-RV-Park-Management-Plan> needs more details and teeth. This 3 page document is incredibly general and lacks details on how the RV park will be managed and rules/regulations enforced.

The Town needs to carefully consider the mitigation and impacts on residential homes.

- 40 fire pits and a common fire pit- Until the planned fire station is built, is the fire department ok with this amount of heavy open burning, the increased risk of incident and are they prepared to be responsive to a fire incident to ensure a wild land fire does occur. There is a strong concern of a dry land fire in these existing neighborhoods.

- Noise- Are generators allowed? What if a 40 person party rents 10 of the sites? There is surely going to be an impact conflict with the neighbors with this scenario, and not likely a positive one.
- "Dark Sky"- how does the applicant control RV's lights and the lights they have/ use to claim dark sky compliant? Who will enforce this??
- Annexing to TOE- what happened with the County application? And why did this SUP not go through the County? Rural residential development is what is supported in the long range plans. Is this proposal in conformance and in harmony with the long range strategic plans for Eagle?
Annexing to TOE- what happened with the County application? And why did this SUP not go through the County?

What is the public benefit to the existing TOE residents with this development? It's important to gather the community voice to understand how the residents who live and support the TOE feel about this proposal, in this location. We know they support the use but wonder if this location is in the communities best interest long term. We wholeheartedly agree that Eagle needs increased recreation infrastructure, however, placement of such should not be sandwiched between two residential projects and would be ideally walkable to town increasing the towns economical gains. A use like this should not negatively impact existing and future (approved) residential development and align with the goals for the TOE to bring vitality, economical benefits, and provide long term sustainable growth to its residents and businesses.

Thank you for your consideration and thoughtfulness in consideration addressing the items we have listed here today. We love our community, its people, its businesses and the plan to continue to have beneficial and purposeful progression with its amenities. Great project, wrong location.

Peyton Heitzman

From: Chad Phillips
Sent: Wednesday, March 10, 2021 4:51 PM
To: Peyton Heitzman
Subject: FW: RV Park

Chad Phillips

Community Development Director/Town Planner

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9655, Fax: 970-328-5203

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

From: Barbara Berman <barbara.berman18@gmail.com>
Sent: Wednesday, March 10, 2021 4:15 PM
To: Chad Phillips <chad.phillips@townofeagle.org>
Subject: Re: RV Park

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Chad,
Barb Berman here. Please pass on this e-mail to be read at the next meeting.

I along with my daughter live directly across from 3220 Brush Creek. I have grave concerns about the possible location of the Basecamp RV park. I am worried about the new driveway located directly across from our house driveway. With the proposed 50 RV parking spaces that means 50+ fire rings, water, sewer, noise, smoke, dark skies, dump station and an added 100-300 transit people. To reach this property traffic will be using Sylvan Lake Rd or Capitol a very residential area. Brush Creek Rd has areas where there is no shoulder. It is not walkable to town or other services, and it seems like there are better places to put RV parking, like the fairgrounds where it is close to town. What is the effect on the wildlife? Who will be patrolling the park? What will be the impact to Eagle Ranch? There are many more questions and my biggest question is this the right place for an RV park?

Thank you
Barbara Berman
Peri Berman

On Mon, Mar 8, 2021 at 4:15 PM Chad Phillips <chad.phillips@townofeagle.org> wrote:

Hi Barbara. Are you around between now and 5? I'm available to talk. If not, I suggest that you call Peyton Heitzman at the office. I have assigned this case to her and she can also answer questions and take comment – and she is easier to get ahold of!

Take care,

Chad Phillips

Community Development Director/Town Planner

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9655, Fax: 970-328-5203

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From: Barbara Berman <barbara.berman18@gmail.com>

Sent: Thursday, June 11, 2020 6:29 PM

To: Angie Kyle <angie.kyle@townofeagle.org>

Cc: Chad Phillips <chad.phillips@townofeagle.org>

Subject: Re: RV Park

Thank you!

On Thu, Jun 11, 2020 at 12:55 PM Angie Kyle <angie.kyle@townofeagle.org> wrote:

Hi Barbara,

Your comments have been received. I am passing this along to our Director.

Should this application have a hearing with our Planning and Zoning Commission, please be on the look out for a notice with important dates in the mail.

Take Care,

Angie Kyle

Administrative Tech II

TOWN OF EAGLE - Community Development

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9655, Fax: 970-328-9656

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

From: Barbara Berman <barbara.berman18@gmail.com>

Sent: Thursday, June 11, 2020 11:12 AM

To: Angie Kyle <angie.kyle@townofeagle.org>

Subject: RV Park

Hello Angie,

Thank you for talking with me yesterday. Here are my concerns for 3220 brush Creek Rd.

I along with my daughter own 3221 Brush Creek Rd, directly across from said property.

- An RV park in a residential neighborhood

-added traffic on Brush Creek Rd which sees a lot of bicycle traffic and added traffic on either Sylvan Lake rd or Capitol St to get to Brush Creek

- Utilities, where is the water and electricity coming from and the fact that we are all on Septic systems
 - Hundreds of Elk use those meadows in the spring plus that property
 - A transit population
 - how will it be policed
 - the new entrance to the RV park, directly across from our driveway
 - campfires danger and noise
- lastly we already have many RV and campgrounds in the Eagle/Gypsum areas

Thank you,

Barbara Berman

Barbara.berman18@gmail.com

602-363-2865



To: Planning & Zoning Commission

From: Jessica Lake, Planner I, Community Development Department
Chad Phillips, Director, Community Development Department

Date: March 16, 2021

Agenda Item: LURA21-01 Amendment to the West Eagle Sub Area Plan

REQUEST: Approval of Resolution 01, Series 2021, "A Resolution of the Planning and Zoning Commission of the Town of Eagle, Colorado Amending the West Eagle Sub Area Plan".

INTRODUCTION:

Town staff has begun the process of updating the WESAP to better reflect the current needs of the community. WESAP was adopted in September of 2011 and covers roughly 40 acres, extending along Grand Avenue from the Sylvan Lake roundabout to the intersection of 5th Street and south to the Eagle Ranch open space. Through the planning process, future land uses were identified within this defined West Eagle area.

The purpose of this focused update is to modify land designations in the Future Land use Map (FLUM). The proposed amendment initially began with a discussion of the appropriateness of the "Continuing Care Retirement Community" category as Eagle already has the Castle Peak Senior Care facility. Further discussions were held with Eagle County, the Planning & Zoning Commission and Town Council with public feedback generated through public meetings.

These discussions lead to several additions to the amendment including a slight modification to the "Commercial" land use category, changing the land use categories for several properties so that those categories align with parcel boundaries and adjusting the street connections and future streets to better align with Eagle Counties' 2016 proposed street alignments and the Brush Creek Road Extension.

ANALYSIS:

Staff held a worksession with the Planning & Zoning Commission on February 16, 2021. The Commission provided feedback regarding the County owned properties in West Eagle, minor updates to the Future Land Use Map, 546 Grand Ave, rights-of-way, commercial and mixed-use land use categories, and the area adjoining Eagle Ranch open space that was proposed for open space or a town park in the West Eagle Plan.

Staff held a public discussion with the Town Council on February 23, 2021. Council agreed with the suggestions of the Planning & Zoning Commission and those that were raised by the public. Staff was directed to proceed with an amendment to the West Eagle Sub Area Plan.

On March 3, 2021, staff held a meeting with Eagle County Housing, Alpine Engineering and McDowell Engineering to discuss discrepancies between the 2011 West Eagle Sub Area Plan Future Land Use Map, Eagle Counties 2016 Conceptual Plan and initial designs for the Brush Creek Road Extension. As a result of this meeting, staff is proposing some alterations to the future street layout shown in the 2011 West Eagle Sub Area Plan (See Exhibit A).

Discussion Topics from the February 16th and 23rd Meetings:

- County-owned properties: The Commission discussed pros and cons of re-categorizing these properties from “Continuum of Care Retirement Community” and “Public Purpose Mixed Use” to “Residential”. The Residential land use category in the West Eagle Plan is general enough that any of our existing residential zone districts would fit into this category. Tori Franks, from Eagle County, spoke regarding housing needs/trends in Eagle and acknowledged that there is a need for lower income senior housing. There are currently wait lists for both Golden Eagle and Seniors on Broadway. However, changing to the Residential category would allow the County to develop a project that could address housing needs for more than just seniors. It was noted by staff that the use category “nursing home/group home” is a Special Use in all residential zone districts.
- 546 Grand Avenue property: Joanna Hopkins spoke during public comment as the representative of the seller of this property. This property is in West Eagle and has two land use categories on one parcel; Mixed-use and Residential. The property also has two zone districts: Commercial Limited (CL) and Residential Medium (RM). The first step to be able to develop the property to its full potential would be to consolidate the two land use categories to one; Ms. Hopkins suggested that the mixed-use category would best fit both the West Eagle Plan and the future improvements to the Grand Ave Corridor. The Commission agreed with Ms. Hopkins that this change should be included within the scope of this amendment to the plan.
- The area shown as “public park” might not be as suited for development as other County-owned property; it was asked that staff provide further analysis for this site.
 - **Staff spoke with Eagle County Housing regarding this portion of the County’s property and designating the land as “public park” was thought to be too narrow a designation. By changing it to “Residential” the option for a community park at this location still exists, but so the potential for development if it is found to be developable land. Other staff members noted that the Town likely does not want the maintenance of another “Town Park”.**
- There are two rights-of-way shown on the West Eagle Sub Area Plan Map that the Commission requested additional information on. One was Castle Drive, which connects with Grand Avenue to the east of Grand Ave Grill and then curves around to the west between a single-family dwelling and County property and connects to what will eventually be the Brush Creek Road Extension. More than half of this right-of-way is currently not in use; Planning staff will reach out to Public Works to determine what, if

any, future plans are for this section of Castle Drive. The other section of right-of-way is neither platted nor owned by the Town, but was included in the 2011 West Eagle Plan as a proposed design feature. West End Street is shown on the map as intersecting with a new Seventh Street and then dead ending right before Sixth Street. Staff was asked to look into connecting the proposed West End Street to Sixth Street.

- **Existing and future rights of way was the primary topic of discussion on March 3rd. Staff has updated the amended FLUM to show the existing right of way for Castle Drive. It is unclear whether or not the Town will keep this as right of way or vacate it at some point in the future, but as it is existing (though unimproved) it seemed reasonable to keep it on the map at least until the Brush Creek Road Extension is closer to being built and we have more information from the Grand Ave Corridor Study. West End Street was shown on the 2011 FLUM as a future north/south street from 7th Street and dead ending at 6th Street. When staff looked at the County's 2016 plans a different location was proposed for the 7th Street connection. Staff is suggesting re-aligning the streets shown in the 2011 FLUM to align more closely with Eagle County's 2016 conceptual plans, which also should align better with the upcoming design plans for the Brush Creek Road Extension.**
- Lastly, both the "Commercial" and "Mixed-use" land use categories were discussed. One Commissioner felt it made more sense to re-classify the "Commercial" land as "Mixed-use". However, the consensus was that "Commercial" provided more flexibility than "Mixed-use" and that portion of the map should stay as is. It was recommended that staff add language to the "Commercial" category for auto-oriented businesses such as restaurants with drive-throughs and lodging/hotels. Such Commercial uses should support, and not compete, with Broadway businesses.

Proposed Amendment Schedule:

February 2021
February 16th (Planning & Zoning Commission) o Public Worksession: West Eagle Sub Area Plan (WESAP)
February 23rd (Town Council) o Public Discussion: West Eagle Sub Area Plan (WESAP)
March 2021
March 16th (Planning & Zoning Commission) o WESAP Adoption Hearing
March 23rd (Town Council) o WESAP Ratification Hearing

COMMUNITY INPUT:

Staff has publicly noticed the work sessions and the public hearings in the local newspapers, sent notification to property owners within the plan boundaries as well as adjacent properties, and has posted signs on the County's West Eagle property.

Staff has received public feedback and has provided a summary of the feedback below as well as attachments of all comments received.

Staff received questions from 6 community members. No public comment letters have been received as of February 17, 2021. Questions fielded by staff included providing links to the plan; concerns about how this change may or may not affect property values in the area; concerns about road connections and construction of roads, housing and businesses; narrowness of the existing rights of way and concerns over vehicular and pedestrian traffic; concerns about gentrification of the neighborhood and displacement of families in mobile home parks; and concerns about how the plan supports re-development in West Eagle and if this amendment changes that.

Since the public meetings with the Planning & Zoning Commission and Town Council, staff has received 2 additional emails regarding this proposed amendment. The first email asked for the link to the meetings or video of the Council meeting and the 2nd was from a concerned property owner regarding Eagle County's 2016 Conceptual Plans. The primary concern was the density proposed by the County in relation to her property.

BUDGET / STAFF IMPACT: No impact to the budget.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

2020 Eagle Strategic Plan:

Guiding Principles – Transparency and Community Engagement:

By providing easy access to information and timely responses to customer inquiries, the Town creates an environment that fosters public trust and allows Eagle's residents and business owners to understand the Town's values, priorities and strategic plans. The Town is committed to maintain ongoing, meaningful, and substantive dialogue with the community that is based on clearly defined standards and compelling arguments for proposed policies and investments.

- The change to this plan has been communicated with property owners in West Eagle as well as adjacent property owners. Staff has met with and fielded questions from several residents. Eagle County has presented compelling arguments for this proposed policy change and staff believes that making this update to the West Eagle Sub Area Plan is more in line with future community goals for this area of Eagle.

Major Objectives – Diversify the Attainable Housing Stock:

The Town creates opportunities for a diversified, attainable housing stock for a variety of rental and purchase options.

- This proposed change to the West Eagle Sub Area plan will allow for greater flexibility when the County develops this property. Eagle already has the Castle Peak Senior Life and Rehabilitation Center. By amending the plan to reflect "Residential" as the future land use category instead of "Continuum of Care Retirement", we are expanding the housing options available to the County at time of development of this area of land. Nursing and group homes are available in residential zone districts as a special use, so a senior facility would not be precluded from a residential zone district.

2020 Elevate Eagle Comprehensive Plan:

Policies:

- 1-1.1. Ensure a healthy mix of housing types and densities (e.g. single-family, duplex, multi-family, mixed-use and accessory dwelling units) to allow for greater diversity.
- 1-1.2. Promote and encourage additional senior housing. Utilize the findings from the Eagle County Housing Needs Assessment to determine what regulations are needed, what the demand is, and appropriate locations for senior housing.
- 1-1.3. Stimulate the creation of workforce housing through town policies, incentives, and regulatory procedures. Collaborate with community partners and the private sector to expand the reach of Eagle's workforce housings efforts.
- 1-2.5. Provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents and visitors.
- 1-2.6. As development occurs, ensure the Town's overall mix of land uses remains aligned with community goals.
 - Taken all together, the above polices note the importance of a strong mix of housing types, including opportunities for workforce and senior housing. The update to the plan would be consistent with the above as it encourages more flexibility in housing types.

Actions:

- 1.4. Update/amend the West Eagle Sub Area Plan after the Highway 6 Study and Brush Creek Road Extension.
 - A more comprehensive overhaul of the West Eagle Sub Area plan will come after the Corridor Study and the Brush Creek Road Extension design phase; to integrate what we have learned from those projects into the Sub Area Plan. Public outreach will be a part of this plan update as well. The current amendment is much more narrowly focused to update the FLUM and land use categories for the County properties.

RECOMMENDED ACTION OR PROPOSED MOTION:

Move to approve Resolution No. 01, Series 2021, "A Resolution of the Planning and Zoning Commission of the Town of Eagle, Colorado Amending the West Eagle Sub Area Plan", with the following conditions of approval:

1. That the Future Land Use Map (Exhibit A) has been amended to reflect changes in Land Use Categories and possible street alignments, and
2. Amend the "Commercial" Land Use Category as follows: "Development of land within the Commercial land use designation should have commercial uses on the first floor. Commercial uses encouraged by the Town include retail, restaurant, commercial services, offices, auto-oriented businesses such as restaurants with drive-throughs and lodging/hotels. Such Commercial uses should support, and not compete, with Broadway businesses."

ATTACHMENTS:

- Resolution 01, Series 2021, "A Resolution of the Planning and Zoning Commission of the Town of Eagle, Colorado Amending the West Eagle Sub Area Plan"

- Exhibit A – WESAP Amended Future Land Use Map from Eagle County (2021)
- Exhibit B – WESAP Amended Future Land Use Designations (2021)
- Exhibit C – Eagle County Conceptual Plan (2016)
- [2011 Adopted West Eagle Sub Area Plan {LINK}](#)

**TOWN OF EAGLE, COLORADO
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 01
(Series of 2021)**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF
EAGLE, COLORADO AMENDING THE WEST EAGLE SUB AREA PLAN

WHEREAS, pursuant to C.R.S. § 31-23-206, it is the duty of the Planning and Zoning Commission (the "Commission") to make and adopt a comprehensive plan, also known as a master plan, for the physical development of the municipality, including any areas outside its boundaries, which in the Commission's judgment bears relation to the planning of the Town;

WHEREAS, the adopted Elevate Eagle Comprehensive Plan (2020) defers to certain Sub Area Plans, such as the West Eagle Sub Area Plan (2011) and allows for periodic amendment of such plans;

WHEREAS, on March 16, 2021, the Commission held a properly-noticed public hearing on the West Eagle Sub Area Plan (2021 Amendment); and

WHEREAS, the Commission wishes to approve and adopt the West Eagle Sub Area Plan (2021 Amendment), with modifications.

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

Section 1. The West Eagle Sub Area Plan (2021 Amendment) is hereby approved and adopted with the following modifications:

- a. The Future Land Use Map (Exhibit A) shall be amended to reflect changes in Land Use Categories and possible street alignments; and
- b. The "Commercial" Land Use Category shall be amended to read as follows: "Development of land within the Commercial land use designation should have commercial uses on the first floor. Commercial uses encouraged by the Town include retail, restaurant, commercial services, offices, auto-oriented businesses such as restaurants with drive-throughs and lodging/hotels. Such Commercial uses should support, and not compete, with Broadway businesses."

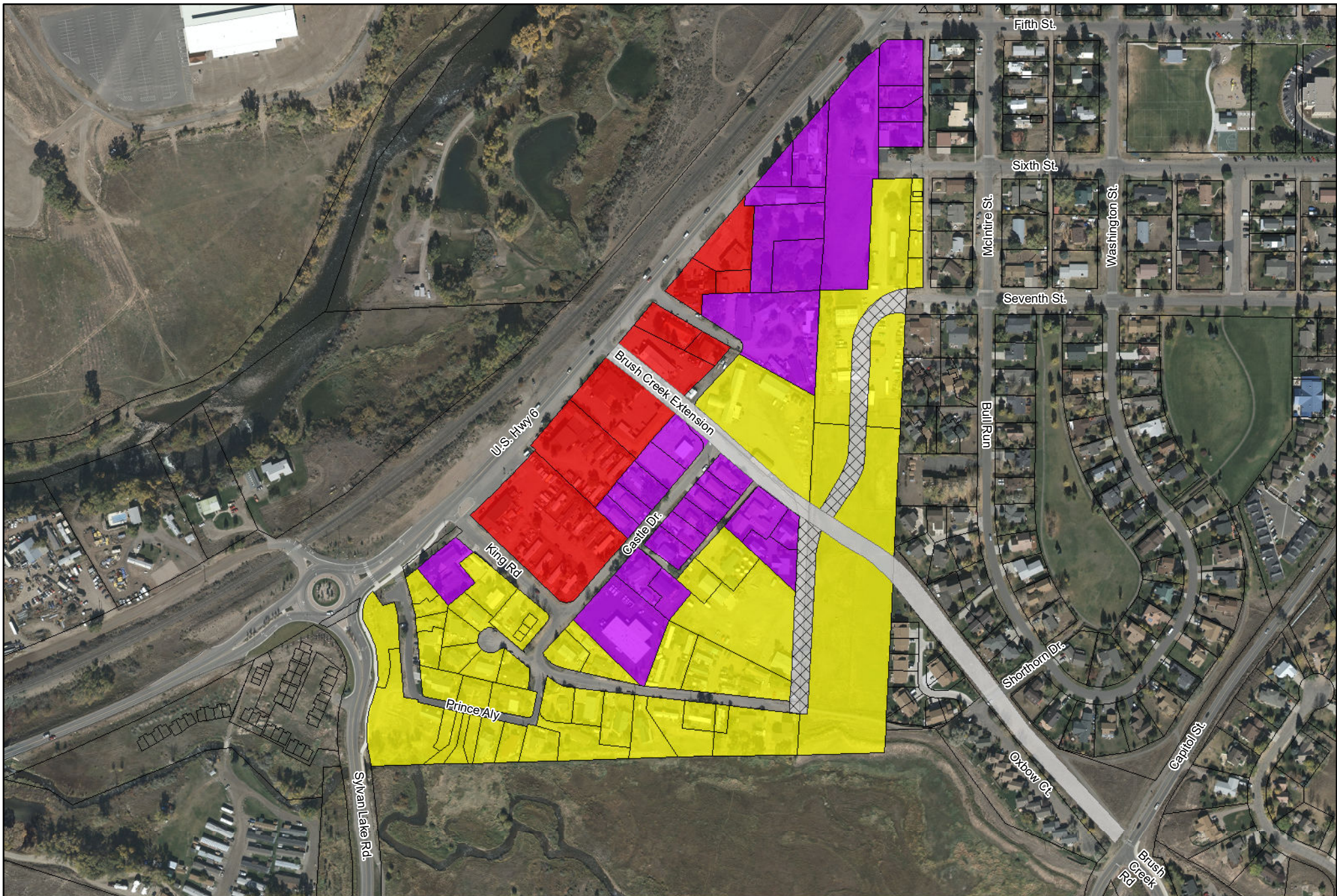
INTRODUCED, READ, PASSED AND ADOPTED ON MARCH 16, 2021.

TOWN OF EAGLE PLANNING AND ZONING
COMMISSION

Matthew Hood, Chair

ATTEST:

Angie Kyle, Administrative Technician II



West Eagle Sub Area Plan Future Land Use Map Amended March 2021

- | | | |
|--|--|--|
| Commerical | Residential | Potential ROW |
| Mixed Use | Proposed ROW | Parcel Boundary |



0
510

 1 inch = 350 feet
 255 Feet

This map was created by the Eagle County GIS Department.
 Use of this map should be for general purpose only.
 Eagle County does not warrant the accuracy of the data
 contained herein.



1. COMMERCIAL

This is a corridor where the Town encourages redevelopment that takes advantage of exposure to significant traffic volumes on Highway 6. This area is also located along the ECO regional transit bus route.

Development of land within the Commercial land use designation should have commercial uses on the first floor. *Commercial uses encouraged by the Town include retail, restaurant, commercial services, offices, auto-oriented businesses such as restaurants with drive-throughs and lodging/hotels. Such Commercial uses should support, and not compete, with Broadway businesses* (Amended March 2021). Use of upper floor(s) can be commercial or residential depending on market demand. Transit Oriented Development, which allows for commercial with higher residential densities, is encouraged along this corridor. Buildings, including those with three story components, with appropriate setbacks and design features that address massing, access, and civic spaces, are viable options to be considered.

Any redevelopment along this corridor shall comply with the Highway 6 Design Guidelines.

2. MIXED USE

Development of land within the Mixed Use designation is permitted to be either commercial or residential. The mixing of uses may be either vertical, in buildings where commercial is on the ground floor and residential is located above, or horizontal, where a residential building and a commercial building are located on the same lot or next to each other on an adjacent lots. Commercial land uses generally allowed include commercial services, and



Figure 20: Then and now. What was previously a gas station and a convenience store in the past has been recently converted into a BBQ restaurant.

offices including medical and professional services. On the northwest side of Castle Drive residential development that also includes working studios and shops for craftspeople is permitted within the Mixed Use designation.

In all proposals for mixed use development, and particularly if artisan/craft uses are requested, mitigation measures must be included in the building design to ensure that impacts such as noise, vibration, dust, and odors are appropriately mitigated.

3. RESIDENTIAL

Residential development on the eastern edge of the West Eagle Neighborhood



Figure 21: There are stable and attractive single-family homes throughout the West Eagle Area.

should generally act as a transition between lower existing residential densities to the east and higher residential densities otherwise permitted within this Residential designation to the west. Building form, type and massing should complement rather than contrast with the existing residential buildings adjacent to the east. Maximum height of buildings located along this boundary should be two stories. Buildings located on lots adjacent to existing residential uses should provide functional yards on their eastern sides to assist in this transition.

On land located within this land use designation adjacent to the Eagle Ranch Open Space, building design should complement rather than contrast with the existing single family units in this area. The design of these buildings should also be integrated into the topography and provide an attractive transition between the natural open space to the south and the higher density development permitted to the north.

Development of land in the more centrally located portions of this land use category is allowed at higher residential densities typically found in two and three story town house, condominium, or rental apartment buildings. Orientation of these buildings should be to the street with well-screened parking generally located to the rear of the building. Development at these

higher densities should be planned and designed with attention to building massing relationships, the provision of solar access, and the creation of attractive civic spaces.

4. PARK SPACE

This designation is for the creation of a leisure-oriented passive park space designed primarily for sitting and enjoying the spectacular views to the south and southeast.

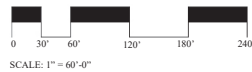
Grading improvements to this property are encouraged to maximize its usability. A direct extension of the bike path from this new park in the West



Figures 22 and 23: Winter and Summer views of Brush Creek Park is predominant from much of the West Eagle Area.



Z E H R E N AND ASSOCIATES, INC.
 ARCHITECTURE PLANNING INTERIORS LANDSCAPE ARCHITECTURE
 PO BOX 1976, Avon, Colorado (970) 949-0257 F. (970) 949-1080 www.zehren.com



Conceptual Master Plan
 Illustrative Plan / Aerial Image Overlay
 May 31, 2016



8



DEVELOPMENT SUMMARY:

- (24) Stacked Flats
- (27) Townhomes
- (16) Small Bungalows
- (11) Single Family Lots

78 Dwelling Units Total

Total Area: 8.84 acres
Density: 8.8 d.u. / acre

- Parks, Gardens, and Open Space
1.7 Acres (approx 19% of total area)





To: Planning and Zoning Commission

From: Chad Philips, Director, Community Development Department
Jessica Lake, Planner I, Community Development Department
Peyton Heitzman, Planner I, Community Development Department
Angie Kyle, Administrative Technician II, Community Development Department

Date: March 16, 2021

Agenda Item: Community Development Department Update

COMMUNITY DEVELOPMENT DEPARTMENT UPDATE:

Comprehensive Plan / Land Use Code Update

- The Land Use Code update
 - RFP is live on the website, submittal deadline is March 26th.
 - Link - <https://www.townofeagle.org/DocumentCenter/View/16563/LUC-Update-RFP---Feb-2021-FINAL>
- Elevate Eagle Comprehensive Plan
 - Appendix A revisions – we will be reaching out to Eagle County Housing and DOLA for updated housing data – temporarily on hold due to workload.
 - FLUM updates to reflect zoning map updates – temporarily on hold due to workload.

Long Range Planning

- Hwy 6 Corridor Study
 - Weekly staff meetings with Zehren and stakeholder meetings (stakeholder meetings are open to the public).
 - Survey work has begun as well as high level engineering data collection.
- East Eagle Sub Area Plan (Red Development parcel)
 - Kickoff meeting with staff, Zehren and RED was held 2/11/21.
 - 2nd meeting with initial concepts and land uses was held with staff, Zehren and Red on 3/9/21.
 - Virtual public open house tentatively scheduled for 3/31/21.
- West Eagle Sub Area Plan
 - The County is in discussions with staff about amending the West Eagle Sub area plan to modify the land use for their property (712 Castle Drive).
 - Public discussions were held with P&Z and Council to generate public comment and feedback on the scope of the amendments to the West Eagle Sub Area Plan.
 - Adoption Hearing scheduled for March 16, 2021.
 - Ratification Hearing scheduled for March 23, 2021.
- SolSmart (Bronze Solar Designation) – CommDev lead project
 - Baseline zoning assessment has been completed.
 - Review of assessment meeting scheduled for March 25th.



Community Core Software

- Planning staff is working on migrating land use files to the Community Core software. This software is currently used for building permits. This work will be ongoing for the foreseeable future.

A Planner of the Day schedule has been implemented to field zoning questions from the public. Staff received (6) questions so far for March; many of these questions require ongoing conversations.

Code Enforcement

- Planning staff has (1) active code enforcement case.
- Building staff has (0) active code enforcement cases.

APPLICATIONS IN PROGRESS:

Pre-Application Meetings

- (1) pre-application meeting took place in March.

Applications

- Red Mountain Ranch
 - Landowners working with 1) CDOT on Hwy 6 access and 2) water system engineering.
 - No additional updates
- Reserve at Hockett Gulch
 - Awaiting app for major development permit – developer indicated submittal will likely be early April.
 - Responding to developer questions regarding excel/decel lanes on Sylvan Lake Rd and Hwy 6, type of toilet facility at trailhead, raw water irrigation, fees, etc.
- Brush Creek Road Extension
 - Design/construction plans have been submitted to Town Engineer (March).
 - Staff to work with CDOT (potential need to raze building to accommodate road and 10' path)
 - Planning to work with Public Works to determine public outreach process.
 - Town Engineer approval of design drawings required by May 2021.
- Haymeadow
 - S20-01 Amended Final Plat
 - Reviews are completed and final comments are being addressed.
 - Mylars, signatures and recording likely to be completed prior to March 1st – this was not done, an administrative extension has been applied for and staff expects recordation soon.
 - PUDA20-01 PUD Amendment
 - 1st public hearing held by P&Z on March 2nd. Public comment was heard, ran out of time for discussion – continued to April 6th meeting.
 - Staff will request a continuance from Town Council at the March 23rd meeting.
- AN20-01 Powell Park Annexation
 - Petition approved by Council on Jan. 26th



- Zoning recommended for approval by P&Z on March 2nd.
- Annexation and Zoning Public Hearing scheduled for March 23rd.
- AN20-02 Basecamp Annexation
 - Petition approved by Council on March 9th
- 700 Chambers, Lot C
 - CT20-04 – 700 Chambers, Lot C Condo Plat
 - Approved by Council by a vote of 5 to 0.
 - SU21-01 – 700 Chambers, Lot C Special Use
 - Approved by Council by a vote of 3 to 2.
- DR21-01 Sinclair Station
 - Completeness review pending – incomplete application as of 3/9/21.
- SU21-02 629 Sawatch Special Use Permit
 - Agency review phase.
 - Discussed scheduling with applicant, applicant requested to schedule for April 6th, with the understanding that Haymeadow will go first.

Meeting Schedule:

March 2021
March 9th (Town Council) ○ SU21-01 / CT20-04 – 700 Chambers, Lot 3 ○ CommDev Department Update ○ Executive Session: Powell Annexation
March 16th (Planning & Zoning Commission) ○ AN20-02 Basecamp Annexation (Zoning & Special Use) ○ LURA21-01 WESAP Adoption Hearing ○ Dept / Council Update
March 27th week of (Public Open House) - tentative ○ <i>East Eagle Sub Area Plan – review of preliminary plan draft graphics</i>
March 23rd (Town Council) ○ AN20-01 Powell Park Annexation (Annexation and Zoning) ○ LURA21-01 WESAP Ratification Hearing ○ PUDA20-01 Haymeadow PUD Amendment – request to continue
April 2021
April 6th (Planning & Zoning Commission) ○ PUDA20-01 Haymeadow PUD Amendment (continued to date) ○ SU21-02 629 Sawatch Contractor Yard Special Use Permit
April 13th (Town Council) ○ AN20-02 Basecamp Annexation, Zoning and Special Use ○ CommDev Department Update
April 20th (Planning & Zoning Commission) ○ <i>Potential Special Use Permit</i> ○ <i>Worksession – East Eagle Sub Area Plan (tentative)</i>



○ Dept/Council Update
April 27 th (Town Council)
○ PUDA20-01 Haymeadow PUD Amendment (continued to date)
○ SU21-02 629 Sawatch Contractor Yard Special Use Permit
○ <i>Discussion Item: East Eagle Sub Area Plan (EESAP) (tentative)</i>
May 2021
May 4 th (Planning & Zoning Commission)
○
May 11 th (Town Council)
○ <i>Potential Special Use Permit</i>
○ CommDev Department Update
May 18 th (Planning & Zoning Commission)
○ <i>Adoption Hearing: East Eagle Sub Area Plan (EESAP) (tentative)</i>
○ Dept/Council Update
May 25 th (Town Council)
○ <i>Ratification Hearing: East Eagle Sub Area Plan (EESAP) (tentative)</i>

BUILDING DEPARTMENT:

Major Construction Projects Under Review and Oversight:

- Lower Basin Water Treatment Plant
- Broadway Station Mixed Use/Multi-Family
 - Overhead work submittal issued and reviewed by Public Works
- Talon Flats Mixed Use/Multi-Family
 - Ongoing plan revisions
- Butter Tenant Improvement for 139 Broadway (Ekahi Grill)
 - Partial TCO
 - Sign Permit required
- Moe's Outdoor Dining Expansion
 - Preliminary meeting held with planning and building
 - Additional email conversations had with architect regarding canopy/roof structures and drive thru window. Ongoing discussion needed with architect, planning and building.

TYPE OF WORK PERFORMED	NUMBERS PERFORMED IN 2020	NUMBERS PERFORMED JAN/FEB 2021
Inspections (n/i planning/pw)	1,970	179
Building Permits Processed	453	38

TOWN COUNCIL UPDATE:

February 23, 2021 Town Council Meeting:

- AN20-02 Base Camp Eagle Annexation Petition approved by Council and hearing dates were set for March 16th (P&Z) and April 13th (Council).



- Mountain Recreation Eagle Pool and Ice Rink improvements participation request – Power of Together fundraising campaign. Looking for government partnerships, will be looking into a ballot initiative and will make a determination over the next few months.
- Resolution 17 to appoint members to the Downtown Development Authority Board of Directors - 11 applications were received for the DDA board. Council appointed 6 members to the Board, there will be a council member sitting on this Board as well and reporting back to Council.
- Discussion of the West Eagle Sub Area Plan Amendment – Council agreed with P&Z's suggestions for added scope to the amendment.
- Resolution 21 supporting an application for grant funding from the DOLA for a technology and outdoor recreation economic assessment and subsequent development activity – staff had applied for this grant previously and was denied for a Rural Economic Development Grant in October 2020, this proposal has been slightly adjusted to reflect additional statewide partnerships. Staff is seeking funding from the Energy/Mineral Impact Assistance Fund to allow the Town to work with the University of Colorado Masters of Outdoor Recreation and Environment program. A specific focus of this project is to bring students and faculty to Eagle to work directly on site and with local businesses. The MORE program is uniquely qualified for this assessment having conducted similar work in many peer communities throughout Colorado, the research and applied expertise of the faculty participating in this project, and extensive ties to the State of Colorado Outdoor Recreation industry.
- Town Council Vacancy Appointment Process Review – it was determined that Council would review applications and narrow the pool down to eight for interviews. Interviews were held with eight candidates on March 2nd.

March 9, 2021 Town Council Meeting:

Presentations:

- Red Canyon Townhomes Land Donation – Michael Lavery is proposing to donate roughly an acre of land to the Town, Council will review and provide direction to staff as to whether to proceed or not.
- Greater Eagle Fire Protection District presented a fire mitigation plan for this coming summer, Council made a motion to approve the fire mitigation.
- Lower Basin Water Treatment Plan update – construction is very close to completion, work still to do on controls and testing, etc. Raw water pump building has been started and is ready to go. Work Schedule still to be accomplished – electrical work (final loop checks and start up support), mechanical installation (start up support), start up (Sodium Hypochlorite System, Dry Chem Feeder, and FW Pumps), and project closeout (cleaning, walkdowns, punchlist items).

Consent Agenda Items:

- Base Camp Eagle Reimbursement Agreement – approved.
- Resolution 23 – authorizing the reduction of the Performance Guarantee for Eagle Landing at Brush Creek due to the completion of public improvements. – approved.

Public Hearings:

- SU21-01 700 Chambers Avenue, Lot 3 Special Use - approved
- CT20-04 700 Chambers Avenue, Lot 3 Condominium Plat - approved
- Town Council Candidate Interview Process – Janet Bartnik and Geoff Grimmer were appointed to Town Council, elections will be held in November and (3) positions will be up for public election.

Discussion and Future Items:



- Eagle River Park Improvements
 - Group of citizens is interested in forming a group to inform the Town on potential improvements to be made to the River Park. Suggested that this group should present to the Recreation Advisory Committee who can then report to staff.
 - \$2 million are still to be spent on the next phase of the River Park, the improvements for phase 2 have not been implemented yet.
 - Update on fund balance and what projected uses will be over the next 12 months – Brandy will provide Council with a status update.