



Town Council
Tuesday, April 13, 2021

ONLINE MEETING

Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO

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

TOWN COUNCIL 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 bill.shrum@townofeagle.org and we will do our best to assist you.

CALL TO ORDER - 6:00 PM

ROLL CALL - 6:05 PM

ADOPTION OF AGENDA - 6:05 PM *Opportunity for amendment or deletions to the agenda.*

PUBLIC COMMENT - 6:05 PM *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 per topic unless arrangements have been made for a presentation with the Town Clerk. Those who are speaking are requested to sign in.*

PRESENTATIONS - 6:10 PM *Presentations are limited to 5 minutes. Invited presentations are limited to 10 minutes if prior arrangements are made with the Town Clerk.*

1. Climate Action Plan Update - Kim Schlaepfer, Eagle County Climate Action Committee

CONSENT AGENDA - 6:25 PM *Consent agenda items are routine Town business, items which have received clear direction previously from the council, final land use file documents after the public hearing has been closed, or which do not require council deliberation. (5 Minutes)*

1. Minutes - March 23, 2021

2. Bill Pay - March 2021

STAFF REPORTS - 6:30 PM *The Town Manager and department staff prepare and provide internal updates to the council.*

1. Department Update

BUSINESS ITEMS - 6:35 PM *Items and / or Public Hearings are listed under Business may be old or new and may require review or action by the council.*

1. PUBLIC HEARING: AN20-02 Base Camp Eagle Annexation; SU20-03 Recreational vehicle park Special Use Permit; RZ20-02 Zoning
 - a. Resolution No. 32 Series 2021, "A Resolution of the Town Council of the Town of Eagle, Colorado making certain Findings of Fact Regarding the Proposed Annexation of Real Property Located in Unincorporated Eagle County"
 - b. Ordinance No. 05 Series 2021, "An Ordinance of the Town Council of the Town of Eagle, Colorado Annexing to the Town Certain Unincorporated Territory in Eagle County, Zoning the Property Rural Residential and Approving the Associated Annexation Agreement"
2. Allocation of Funds Received from Settlement Agreement Between the Town of Eagle, Eagle County School District RE-50J, and the Mountain Recreation Metropolitan District
3. Sales Tax Capital Improvement Fund 2021 – 2025 Budget Projections

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS - 8:10 PM

1. Council Committee Updates
2. Future Agenda Items
3. Second Street Discussion
4. Choose Council Member for Council Letter for Eagle Today

EXECUTIVE SESSION - 9:00 PM

1. EXECUTIVE SESSION: Executive Session to hold a conference with the Town Attorney and special counsel to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), and to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators, pursuant to C.R.S. § 24-6-402(4)(e), regarding the Powell Annexation Raw Water Agreement and to adjourn the regular meeting at its conclusion.

ADJOURN - 9:15 PM

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.



Jenny Rakow, CMC
Town Clerk

PUBLIC WIFI - TOEG – townofeagle2019



CLIMATE ACTION COLLABORATIVE

CLIMATE ACTION PLAN

UPDATE
2020

Executive Summary

50% REDUCTION OF EMISSIONS BY 2030

PRIORITY ACTIONS TO ACHIEVE 2030 GOAL

ENERGY SUPPLY

- 100% renewable energy supply for the electric sector by 2030.
- Analyze/develop renewable energy resources through waste-to-energy, methane capture, and digestion.
- Heat waste use and/or renewable energy technology to power district scale snowmelt systems.
- Reduce methane leakage through natural gas system efficiency.

BUILDINGS

- Beneficial electrification of existing buildings 5% per year.
- Adopt net zero or all-electric construction code for new buildings.
- Benchmark commercial buildings ≥10,000 square feet.

WASTE

- 80% organics diverted by 2030. Focus on diversion of all yard waste and cardboard from landfill.
- Divert 100% of all recoverable construction and demolition waste from the landfill by 2030.

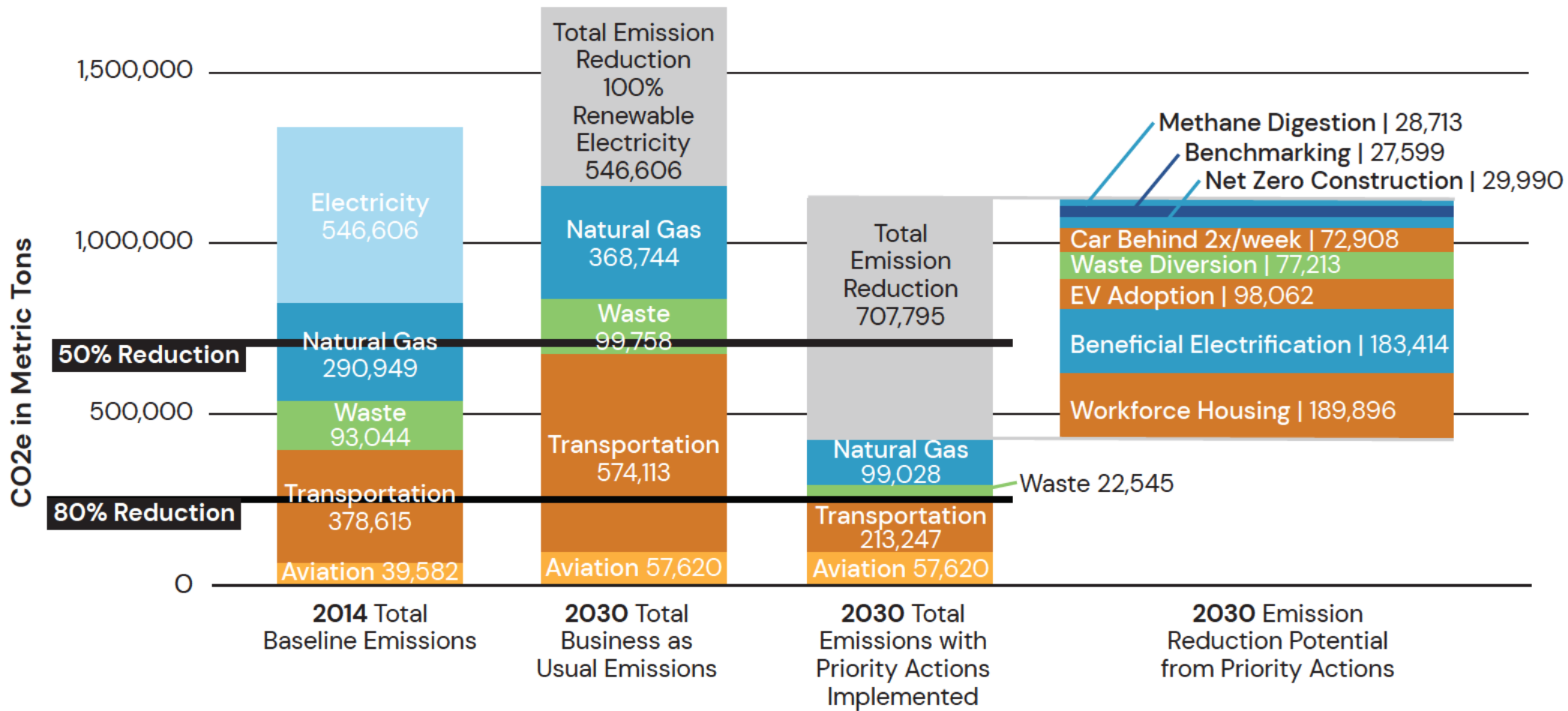
TRANSPORTATION

- 2% increase each year of EVs registered in Eagle County.
- Encourage/promote Eagle County commuters to leave car behind 2x per week.
- Move 50% of workforce to live within 5 miles of employment center.



Carbon Emission Reduction Potential from Priority Actions

All numbers reported in Metric tons of CO₂e



ANNUAL SUCCESS BENCHMARKS

Transportation

1,100 new EVs on the road.

2x per week, Eagle County residents leave their cars behind on work commute.

Buildings

10 commercial buildings electrified.

1,641 residential homes electrified.

10% increase of new building SF to be all-electric or net zero.

≥10,000 SF commercial buildings benchmarked.

Waste

8% increase in organic waste diverted through recycling and compost.

10% increase in diversion of recoverable construction waste.

CLIMATE ACTION COLLABORATIVE

CLIMATE ACTION PLAN

UPDATE
2020



Climate Action Plan: 2020 Update

Eagle County is home to world-class outdoor recreation opportunities, stunning and spacious ranches, and tight-knit communities, all among some of the most beautiful landscapes in Colorado. As climate change continues to threaten our livelihoods, **Eagle County** cannot sit dormant. We must take a strong stance on climate action and deliver on the goals set in the Eagle County Climate Action Plan.

The purpose of this Climate Action Plan Update is to explain the latest research in climate science, underscore the level of urgency needed for solution implementation, and highlight the role *Climate Action Collaborative (CAC) stakeholders* and the *Eagle County community*—governments, businesses, utilities, and citizens—must play in the solution.

We are calling for:

- Immediate emergency-grade action on climate
- Prioritization of strategies within this plan update to immediately reduce carbon emissions
- Timely achievement of carbon pollution reduction goals
- Commitment to a healthier and more resilient future for our Eagle County community

The Climate Action Collaborative (CAC) for the Eagle County Community exemplifies the power of community-led action. Systematically addressing global climate change is a formidable challenge that is best done with maximum stakeholder engagement. With our Collaborative partners, we have established a framework to strategize and deliver on greenhouse gas (GHG) emission reductions within the Buildings, Materials Management, Energy Supply, and Transportation sectors, as well as mechanisms to enhance efforts for education and outreach, water conservation, and carbon sequestration.

The priority actions identified in this update were selected through collaborative stakeholder input in 2020. The actions were derived from GHG modeling conducted by the CAC in 2020 and the original Climate Action Plan for the Eagle County Community. The emissions reduction goal in this update was established in 2020 to align with the State of Colorado GHG emission reduction goal and the Intergovernmental Panel on Climate Change global GHG reduction target.

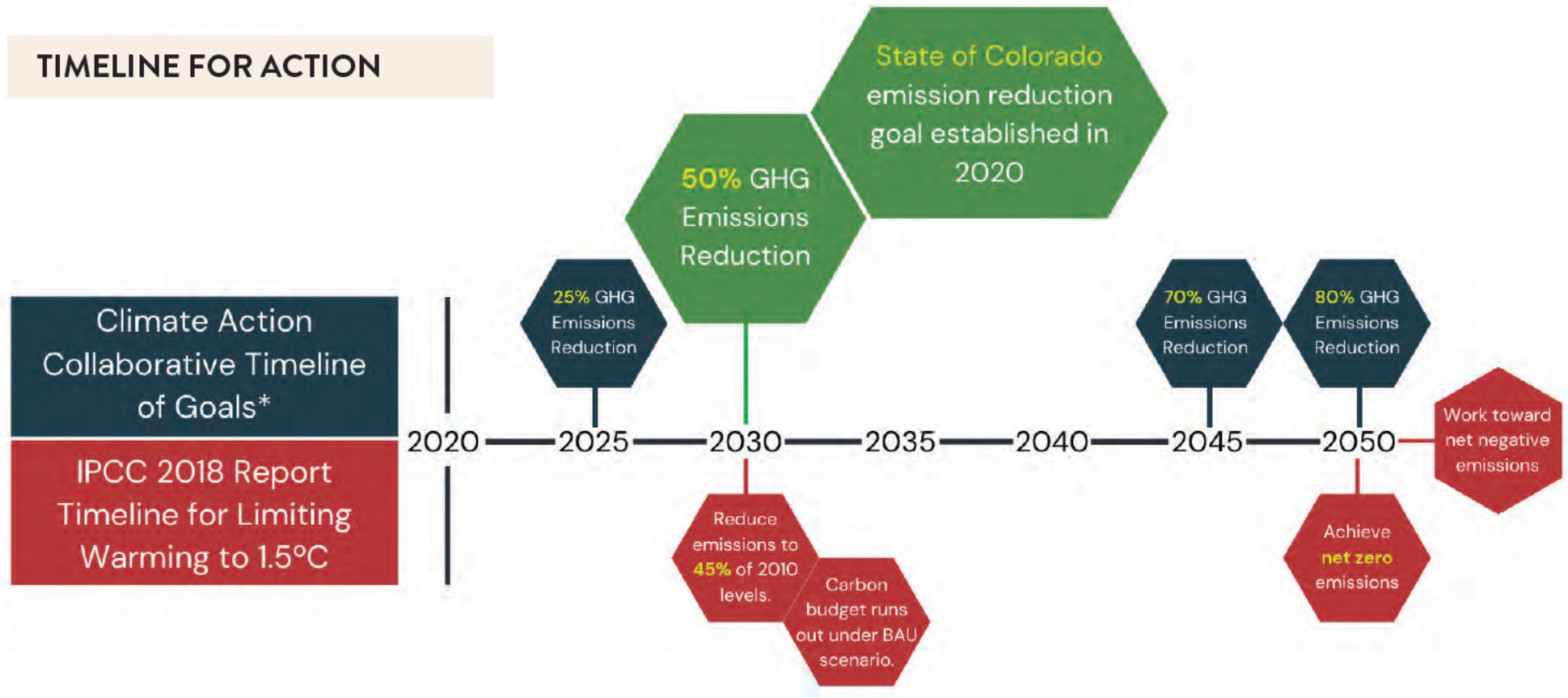
#BEBETTERTOGETHER

1.5°C IS THE TIPPING POINT

The global surface temperature has already warmed 1.0°C. While further warming is inevitable, we still have the power to reduce the magnitude of its impacts. 2018 brought a new report from the Intergovernmental Panel on Climate Change (IPCC) on the benefits of limiting warming to **1.5°C**. Remaining beneath 1.5°C will require a significant reduction in fossil fuel use, but will avoid the widespread and permanent catastrophe that will come with an overshoot of the 1.5°C mark.

To do this, the IPCC states we must achieve a minimum 45% emissions reduction from 2010 levels by 2030; and if nothing changes, we are on track to **burn through our carbon budget in 8-10 years**.

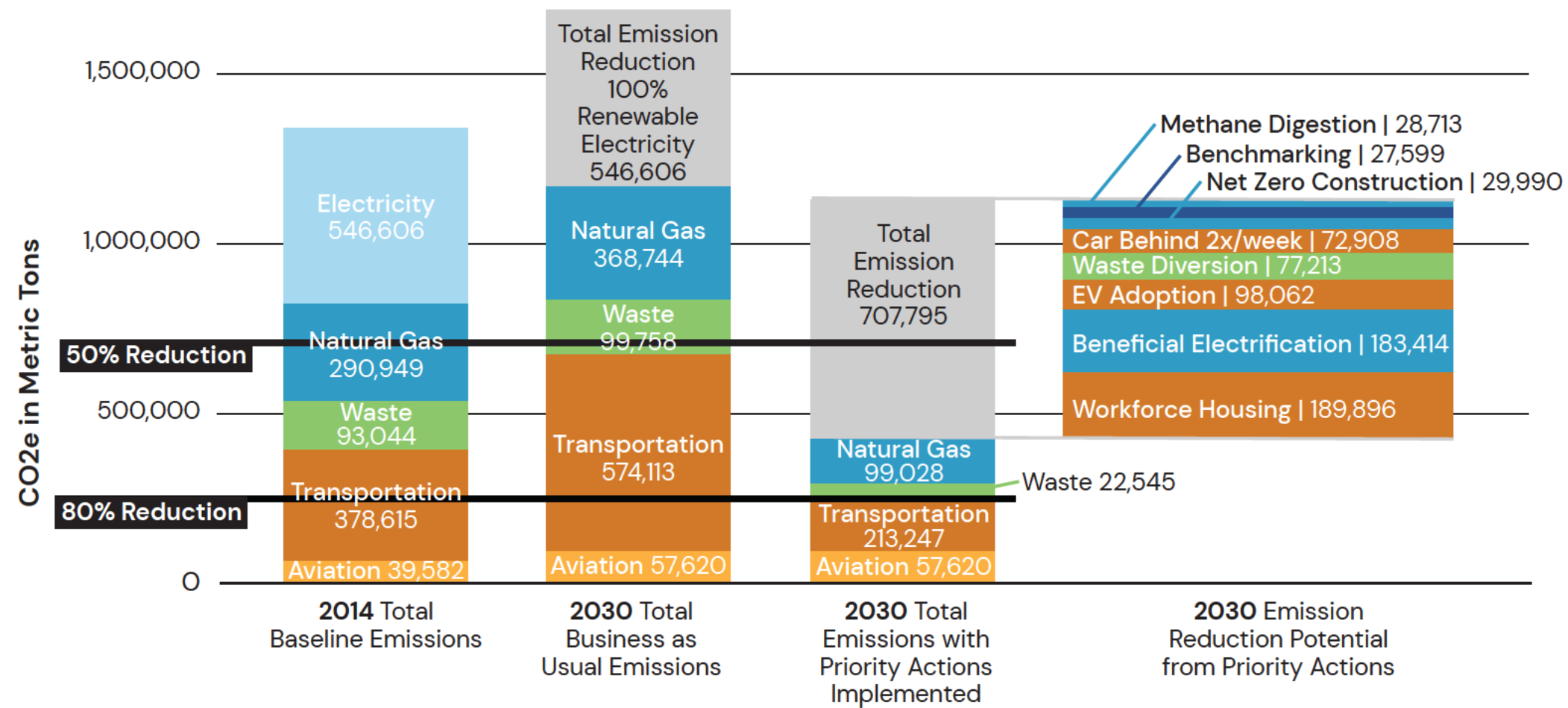
TIMELINE FOR ACTION



*From 2014 Baseline (see 2014 Eagle County Energy Inventory). BAU = Business as usual. GHG = Greenhouse Gas

Carbon Emission Reduction Potential from Priority Actions

All numbers reported in Metric tons of CO₂e



ANNUAL SUCCESS BENCHMARKS

Transportation

1,100 new EVs on the road.

2x per week, Eagle County residents leave their cars behind on work commute.

Buildings

10 commercial buildings electrified.

1,641 residential homes electrified.

10% increase of new building SF to be all-electric or net zero.

≥10,000 SF commercial buildings benchmarked.

Waste

8% increase in organic waste diverted through recycling and compost.

10% increase in diversion of recoverable construction waste.



BUILDINGS

IMMEDIATE PRIORITY ACTIONS

- ★ Beneficial Electrification for 5% of existing residential and commercial buildings each year.
- ★ For new and remodeled residential and commercial buildings, adopt 'above building code' standards and incentives, and implement net-zero or all-electric construction requirements by 2030. Work toward consistency across jurisdictional boundaries in Eagle County.
- ★ Implement a benchmarking ordinance in Eagle County for all commercial buildings 10,000 square feet or larger.

ADDITIONAL STRATEGIES

- Expand Walking Mountains Energy Programs' home energy assessment program to audit 50% of Eagle County homes by 2030.
- Expand local Exterior Energy Offset Programs to include commercial buildings and homes over 3,700 square feet. Work towards consistency across jurisdictional boundaries in Eagle County.
- Hold an annual meeting of building officials and planning and design review boards to exchange ideas and best practices for building code enforcement.
- Continue partnerships with local energy utilities and Walking Mountains Energy Programs to leverage economic incentives that promote residential and commercial energy efficiency.
- Provide support and incentives for rental units to be updated with energy efficiency improvements.
- Consider a HERS Rating requirement for new residential construction.



ACTIONS FOR BUILDINGS



STEP 1: ENERGY EFFICIENCY

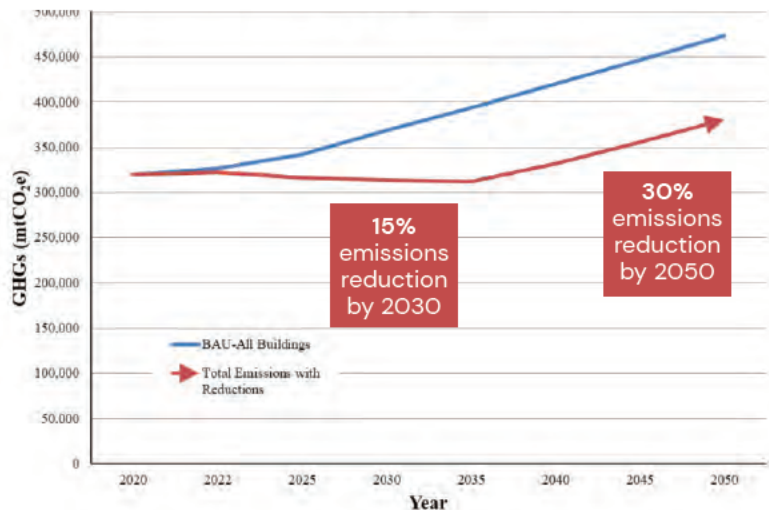
The Colorado Energy Office lists "Expand Energy Efficiency" as the number one priority out of the five most impactful actions for local government policy in mitigating GHG pollution.

Priority actions include:

- Benchmarking commercial buildings

"Energy efficiency in residential and commercial buildings is a no-regrets action in the near term" –State of Colorado 2020 GHG Pollution Reduction Roadmap

Commercial Building Benchmarking



Assumptions: [Red Line] Emission reduction potential from benchmarking commercial buildings. The 50 largest commercial buildings will be benchmarked by 2022, and the remaining commercial buildings above 10,000 square feet by 2023. The scenario assumes a 3%/year gain in energy efficiency per building benchmarked, maxing out at 35% efficiency.

STEP 2: FUEL SWITCHING

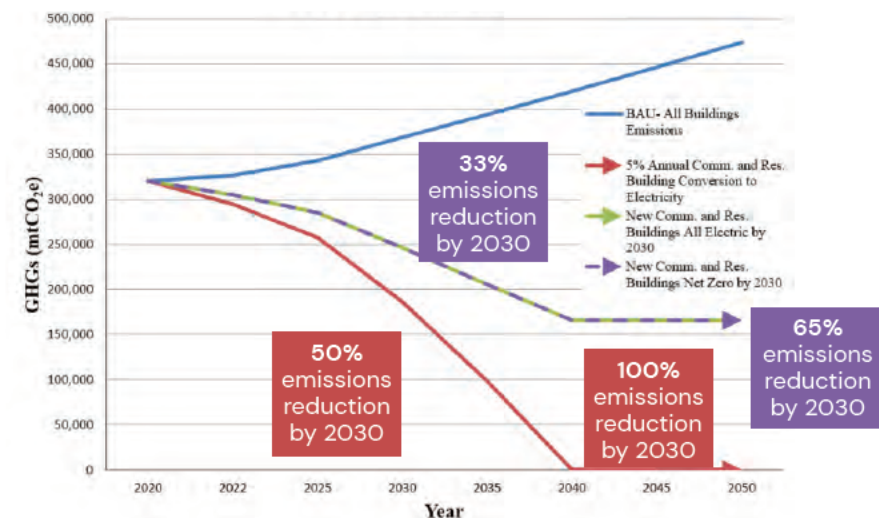
After maximizing energy efficiency in existing buildings, the next step to reducing GHG emissions from the buildings sector is replacing inefficient fuels with cleaner alternatives.

Priority actions include:

- Electrifying buildings
- Net zero or all-electric building codes for new construction

Because of long-lasting infrastructure, *"immediate steps are hence important to avoid lock-in of inefficient carbon and energy-intensive buildings."* –IPCC, 2018

Beneficial Electrification and All-Electric New Construction



Assumptions: [Red Line] Conversion of 5% of existing commercial and residential properties to electricity each year beginning in 2021. [Green/Purple Line] Data includes no new natural gas in residential and commercial buildings after 2030, and beginning in 2021 10% of all new construction is net-zero or all-electric.



TRANSPORTATION & MOBILITY



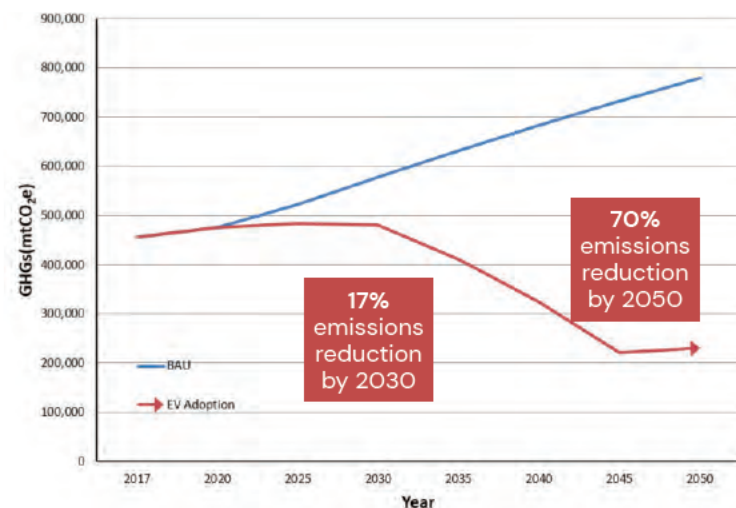
IMMEDIATE PRIORITY ACTIONS

- ★ 2% increase in electric vehicle penetration each year as a percentage of all registered vehicles in Eagle County.
- ★ Implement a behavior change campaign to reduce single-occupancy vehicle commute trips 2 days per week by encouraging local businesses to provide smart commuting incentives or establish policies to support multi-modal commuting, flexible work arrangements, and remote work.
- ★ Strive for 50% of the workforce living within 5 miles of their employment center via mixed-use communities, affordable community housing near job centers, and intercommunity multi-modal transportation options.

ADDITIONAL STRATEGIES

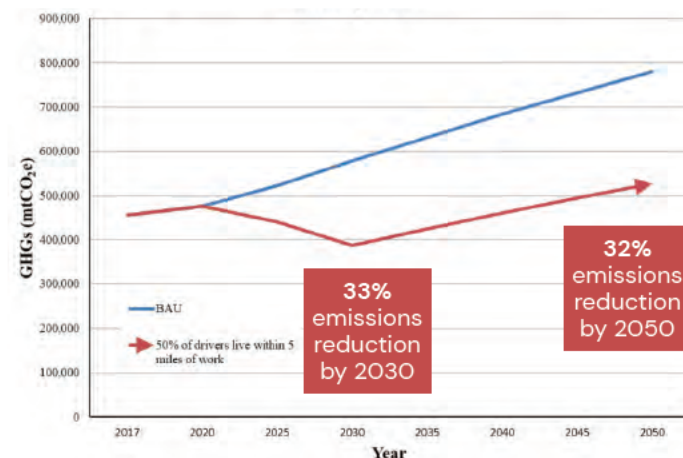
- Create a community-wide interconnected mobility system to support multi-modal transportation including park-n-rides and pedestrian and bike infrastructure to support transit ridership, complete and connected bike commuting paths and lanes, and safe and accessible sidewalks.
- Expand bus service across the county, specifically targeted at commuters.
- Pilot bike or electric bike sharing programs and determine the viability of County-wide program.
- Continue to pursue rail transit opportunities to utilize existing railroad tracks from Dotsero to Leadville.

2% EV Adoption until 2030, 5% EV Adoption until 2050



Assumptions: [Red Line] 2% increase in registered EVs in Eagle County, excluding diesel-powered cars and medium/large trucks and buses. Includes emissions from EV charging.

50% of the Working Population Lives Within 5 Miles of Work by 2030



Assumptions: [Red Line] 17.5% of people already live within 5 miles of work (2019 Census, reference Appendix A). This scenario assumes a 10% annual increase in people living within the 5 mile proximity. It excludes single-unit trucks, combination trucks, and buses in commuting mileage reduction calculations.

ENERGY SUPPLY



IMMEDIATE PRIORITY ACTIONS

- ★ Support goal of 100% renewable energy supply for the electric sector by 2030.
- ★ Analyze and develop local renewable energy resources through waste-to-energy, methane capture, and anaerobic digestion.
- ★ Consider heat waste utilization and renewable energy technology to power district scale snowmelt systems.
- ★ Reduce methane leakage through natural gas system efficiency.

ADDITIONAL STRATEGIES

- Encourage resident and business participation in various utility rate programs that encourage energy conservation during peak times.
- Explore the use of microgrids in Eagle County, where solar can be paired with storage to provide resiliency benefits for local emergency response infrastructure.
- Incentivize or promote renewable electricity use through on-site solar or renewable energy offset programs offered through local utilities, particularly when renewable electricity is paired with all-electric building systems.

PREPARING FOR A RESILIENT ENERGY FUTURE

Limiting global warming to 1.5°C requires 70–85% of the world's energy to be supplied by renewables (IPCC, 2018). Here in Colorado, we are endowed with enough wind and solar resources to "produce hundreds of times as much electricity as the state consumes each year" (energyoffice.colorado.gov).

Eagle County can build resilience by capitalizing on Colorado's resource abundance with on-site renewable energy generation.



Co-Benefits of Local Renewable Energy Generation

- Resilient energy supply via distributed energy systems and energy storage that allows for reliable power during emergencies.
- Improved health and safety (better air quality and reduction of gas leaks) by avoiding fossil fuel-based electricity generation.
- Support for ecosystem services by combining low-impact solar development with native vegetation growth.
- Economic growth provided by both direct and indirect job creation, support of local businesses, and energy cost savings.



MATERIALS MANAGEMENT



IMMEDIATE PRIORITY ACTIONS

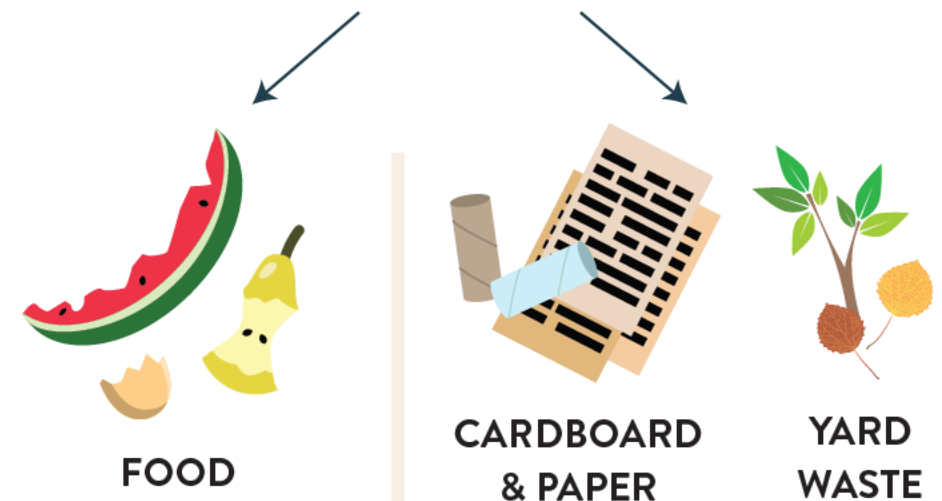
- ★ Divert 80% of organics currently landfilled by 2030.
- ★ Divert 100% of all recoverable construction and demolition (C&D) waste from the landfill by 2030 (some organic material may exist in this waste stream).
- ★ Divert yard waste from landfill by 2030 through implementation of county-wide collection sites.
- ★ Divert cardboard from the landfill.

ADDITIONAL STRATEGIES

- Establish recycling and composting programs in all schools in Eagle County.
- Transition Eagle County Materials Recovery Facility to single-stream.
- Support sustainable purchasing policies and practices and incorporate supply chain management systems for businesses and local governments.
- Implement a pay as you throw model county-wide.
- Support and incentivize recycling and composting services for multi-family buildings which often face challenges, such as high resident turnovers and contamination of recycling containers.

ORGANIC WASTE DIVERSION

Organic Waste: Waste that comes from plant- or animal-based materials. 59% of all waste generated in the Eagle County Municipal Solid Waste stream is organic waste.



DIVERSION OPTIONS

Reduce initial amounts	Reuse
Recover surplus	Recycle
Animal feed	Compost
Compost	Methane Digestion
Methane Digestion	

CARBON SEQUESTRATION

IMMEDIATE PRIORITY ACTIONS

- ★ Pilot projects on open space that use soil amendments to increase carbon sequestration.
- ★ Incorporate soil-health education to improve carbon sequestration and engage the community in stewardship.
- ★ Promote regenerative agriculture to enhance soil-health and carbon sequestration.
- ★ Determine natural climate solutions plan to protect and enhance existing carbon stocks in Eagle County.
- ★ Implement a Good Traveler carbon offset program for Eagle County Airport.

STATE OF COLORADO NEAR-TERM ACTIONS

- Develop a comprehensive natural and working lands emissions inventory.
- Protect and enhance carbon sequestration on natural and working lands.
- Expand the Advancing Colorado's Renewable Energy and Energy Efficiency (ACRE3) program.
- Increase Colorado producers' participation in national programs such as Field to Market, Soil Health Partnership, and the Ecosystems Market Consortium.

THREE COMPONENTS OF CARBON SEQUESTRATION

1

HEALTHY NATIVE ECO-SYSTEMS

Trees and grasslands are Eagle County's largest carbon capture resources. Thriving native vegetation is crucial to adequate carbon sequestration.

2

HEALTHY SOILS

Soil is a valuable carbon sink. Thoughtful use of open space, agricultural practices, and organic material can help keep carbon in the ground and our soils fertile.

3

CARBON OFFSETS

Eagle County can purchase carbon offsets to support regional and statewide carbon reduction and sequestration projects.





EDUCATION & OUTREACH

IMMEDIATE PRIORITY ACTIONS

- ★ Implement a behavior change campaign to reduce single-occupancy vehicle commute trips 2 days per week by encouraging local businesses to provide smart commuting incentives or establish policies to support multi-modal commuting, flexible work arrangements, and remote work.
- ★ Grow capacity of Collaborative partners to submit public comment in support of local policy that will help achieve our Climate Action Plan goals.
- ★ Support working groups in education and outreach efforts that are identified as critical to achievement of sector specific GHG reduction goals.

ADDITIONAL STRATEGIES

- Maintain climate messaging in the community through regular media presence, newsletters, and the CAC website.
- Promote and expand the Actively Green Business Certification program through participation in either the full certification program or the Green Business Trail Map.
- Establish a system of communication and outreach through Collaborative partners to push out county-wide climate messaging in an effective and consistent manner.

"Climate actions are more strongly related to motivational factors than to knowledge, reflecting individuals' reasons for actions, such as values, ideology and world-views. People consider various types of costs and benefits of actions and focus on consequences that have implications for the values they find most important." (IPCC 2018)



MULTI-SECTOR STRATEGY: BENEFICIAL ELECTRIFICATION

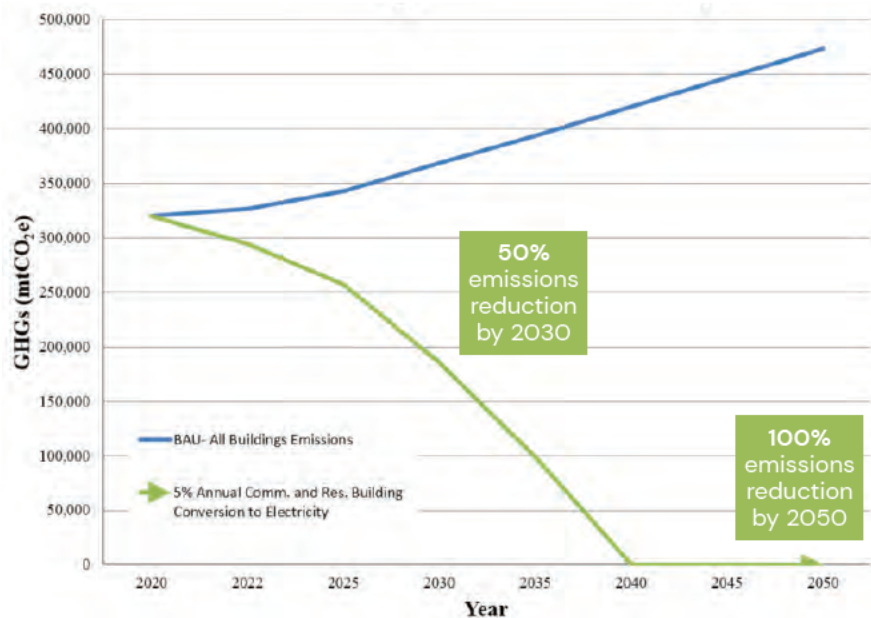
Beneficial electrification is a term that refers to the emissions and cost reductions that result from replacing fossil fuels with electricity. Electrification is beneficial if it reduces costs and emissions and helps improve electricity grid management. The term represents an effort to find a favorable balance between consumers, utilities, and the environment (NRDC 2018).

Buildings and vehicles are able to run off of electricity, but the majority continue to use fossil fuels for power. Electrification of buildings and vehicles is the quickest way to reduce carbon emissions as our electric grid rapidly transitions to 100% renewable electricity. Working together with the Energy Supply sector, beneficial electrification is a strategy that will enable fast decarbonization across two of the largest emitting sectors; buildings and transportation.



COMMERCIAL & RESIDENTIAL BUILDINGS

5% Annual Building Conversion to Electricity

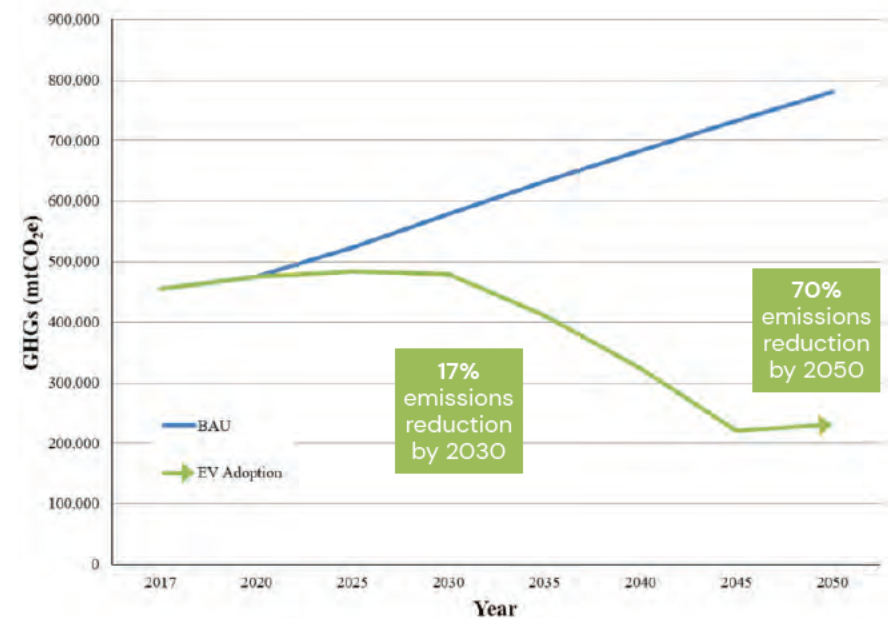


Assumptions: [Green Line] Conversion of 5% of existing commercial and residential properties to electricity each year beginning in 2021.



TRANSPORTATION

2% EV Adoption until 2030, 5% EV Adoption until 2050

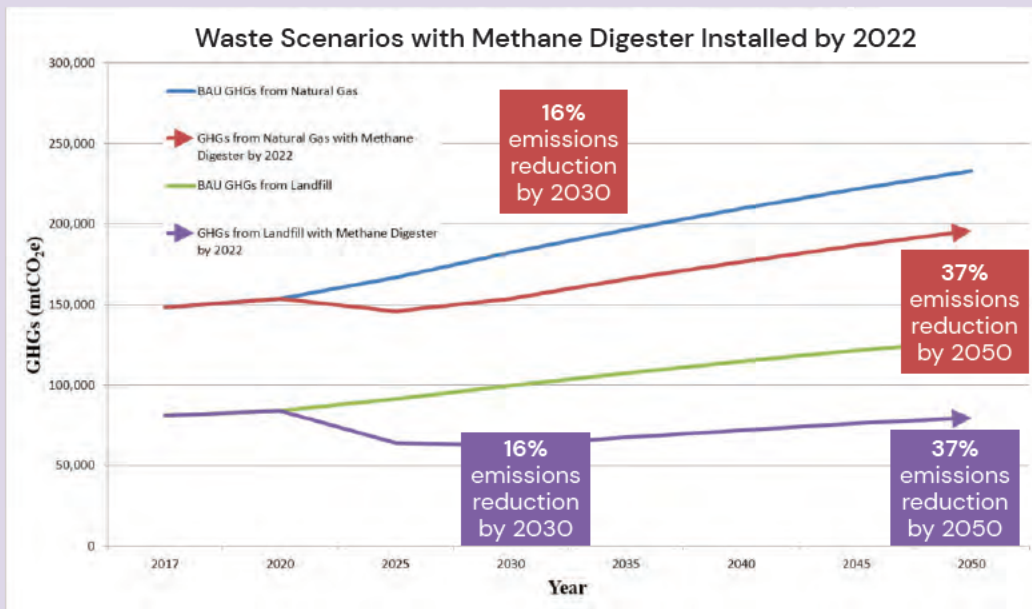


Assumptions: [Green Line] 2% increase in registered EVs on the road, excluding diesel-powered cars and medium/large trucks and buses. Includes emissions from EV charging.

MULTI-SECTOR STRATEGY: METHANE DIGESTER

Methane digesters are a means of generating renewable power through the production of renewable natural gas (RNG) from organic waste as it decomposes in an anaerobic state. The RNG produced can displace traditional natural gas use for space and water heating in buildings, particularly for those commercial buildings that are unable to electrify in a cost-effective way. Methane digesters lower methane emissions from the landfill as organic waste is diverted and it reduces the carbon emissions from buildings that use the RNG produced.

Methane Digesters represent a strategy that can reduce greenhouse gas emissions across the energy supply, buildings, and waste sectors.



Assumptions: [Blue Line] The top set of lines represent emissions levels of buildings using conventional natural gas and [Red Line] using biogas from a methane digester. [Green Line] Emissions levels of landfills and [Purple Line] emissions levels once organic waste is diverted from landfills to the anaerobic digester.

WHAT IS A METHANE DIGESTER?

Methane Digesters use microbes to break down organic matter in an oxygen-deprived environment. This process produces biogas and leftover material called digestate. Biogas is purified to create renewable natural gas, while the digestate is a solid mixture that is packed full of nutrients and can be repurposed as fertilizer. Digesters can use food, agriculture waste, manure, and wastewater treatment plant sludge as feedstock.



Resilience in the Face of a Changing Climate

Colorado's climate is changing as a result of global surface temperature increases. The health of our residents and visitors, our economic growth, critical infrastructure, and our natural resources are all already being affected by these changes and are projected to get more severe in the future. In 2020 alone, Colorado experienced three record-breaking fires and sustained a 'severe' drought status throughout the year. Climate risks for Eagle County continue to rise as the planet warms, therefore it's critical that our community achieve the greenhouse gas mitigation goals in this Plan, and begin to prepare for the climate risks posed to our community. The Eagle County Community Resilience Plan is the foundation and framework for making critical decisions that address the County's extensive range of climate change-related risks well into the future. Learn more about Eagle County's Resilience Plan

RE• SIL • IENCE

The capability to anticipate, prepare for, respond to, and recover from complex and significant multi-hazard threats with minimum damage to social well-being, the economy, and the environment.

Click the image below to learn more about Eagle County's resilience strategies.



WATER RESILIENCY

RESILIENCE PLAN ACTIONS

- Adopt and enforce requirements that improve water quality and quantity.
- Encourage the adoption of innovative indoor and outdoor water efficiency programs and strategies.
- Plan, fund, and implement wildlife habitat restoration projects, especially in riparian zones.
- Support water planning efforts that consider potential population growth in regard to Eagle County's water resource carrying capacity.

COLORADO FOREST ACTION PLAN

- Improve resiliency of critical water structure.
- Sustain or restore fundamental ecological functions for watershed health.

WILDFIRE RESILIENCY

RESILIENCE PLAN ACTIONS

- Build community equity, trust, and civic engagement.
- Ensure the health, safety, and well-being of all community residents, visitors, and workers during and after a disaster.
- Support frontline communities in preparing for and recovering from extreme weather events.

COLORADO FOREST ACTION PLAN

- Increase pace and scale of wildfire risk reduction efforts.
- Restore and maintain resilient landscapes and biodiverse ecosystems.
- Utilize fire as a forest management tool to reduce future risks (prescribed burns and managed fires).
- Improve the understanding of the role fire plays in Colorado's ecosystems, including the need for using prescribed and managed wildfire as tools.

PLANNING FOR THE FUTURE

- Conduct a Climate Impact Study with study sites in Vail, Avon, and Eagle to provide analysis of the future climate risks posed to these three regions in Eagle County.

Appendix A: Modeling for Priority Actions

The data below resulted from our 2020 greenhouse gas (GHG) modeling. The insights and GHG reduction potential gleaned from the modeling work were used by each sector team to select the priority actions in this 2020 update. Appendix A lists each of the modeled strategies that were finalized as priority actions for this report. Note a few of the priority actions have been updated by the sector teams from the assumptions that were modeled. The data below is meant to provide a high-level look at how all priority actions, taken together, will result in a 50% emission reduction from a 2014 baseline.

Priority Actions	Modeled GHG reduction by 2030 (metric tons CO ₂ e)	Assumptions for Modeling	Reference Location for Modeling within
Buildings			
Beneficial Electrification of Existing Buildings (5% per year).	183,414	Conversion of 5% of existing building stock after growth rate applied annually. 5% conversion starts in 2021. All prior natural gas usage is transitioned to HCE system. 6,373 homes already all-electric in Eagle County. 32,823 total housing units, 217 total commercial buildings.	pg. 5
For new and newly remodeled buildings, adopt "above building code" standards and incentives, and implement net zero construction requirement for new buildings by 2030. Work toward consistency across jurisdictional boundaries in Eagle County.	29,990	10% more of new building stock is Net Zero/or all-electric annually starting in 2021. (10% in 2021, 20% in 2022, etc). Ban natural gas useage or mandate net-zero for new construction by 2030. All prior natural gas use is covered by HCE territory.	pg. 5
Implement a benchmarking ordinance in Eagle County for all commercial buildings 10,000 square feet or larger.	27,599	Benchmarking for 50 largest buildings in 2022. Benchmarking for the remaining commercial buildings by 2023. Assume a 3% year over year increase in efficiency. 35% is max energy efficiency of building. No growth rate applied to top 50 buildings, but growth rate is applied to all remaining buildings over 10k sf.	pg. 5
Transportation			
2% electric vehicle penetration each year as a percentage of all registered vehicles on the road.	98,062	2% increase in registered EVs on the road, excluding diesel-powered cars and medium/large trucks and buses. 5% adoption until 2050 Just for gasoline fueled vehicles (not diesel). Vehicle stock entirely electric and diesel by 2046.	pg. 6
Implement a behavior change campaign to reduce single-occupancy vehicle commute trips by encouraging local businesses to provide incentives or establish policies to support multi-modal commuting, flexible work arrangements, and remote work at least two times per week.	72,908*	*This strategy was not modeled. Calculations were performed to determine GHG reduction potential. Assumes every working person in Eagle County does not drive their commute two times per week. 40 mile average round trip commute for Eagle County residents equals an 80 miles reduction in VMT per working person in Eagle County each week.	NA
50% of the workforce living within 5 miles of their employment center.	189,896	17.5% of people are assumed to already live within 5 miles of work. This is based on 2019 US Census data for average commute time and mode of transportation: bike, walk, car, or working remotely. 10% more people move within 5 miles of work annually 2021-2030 until remaining 32.5% of people live within 5 miles of work by 2030.	pg. 6

Appendix A (cont.): Modeling for Priority Actions

Priority Actions	Modeled GHG reduction by 2030 (metric tons CO ₂ e)	Assumptions for Modeling	Reference Location for Modeling within
Energy Supply			
Support goal of 100% renewable energy supply for the electric sector by 2030.	100% RE by 2030 is reflected in modeling results for EV adoption and Beneficial Electrification.	Baseline assumption in all modeling, specifically impactful for electric vehicle adoption and 5% conversion of buildings to all-electric each year.	pg. 11
Analyze and develop local renewable energy resources through waste-to-energy, methane capture, or digestion.	28,713*	One option for waste-to-energy systems was modeled. Methane Digester beginning in 2022. Digester can process 20% of organics in 2022, 40% in 2023, etc until all organics are digested in 2026. Assumes natural gas output will be used in commercial building applications. *Note the emission reduction potential included in this chart does not reflect the avoided landfill emissions realized from this strategy. This is to ensure no double-counting between the Materials Management organic diversion emission reduction.	pg. 12
Consider heat waste utilization and/or renewable energy technology to power district scale snowmelt systems.	Not Modeled	Displacement of all natural gas use for snowmelt in core commercial centers. This strategy was not modeled.	NA
Reduce methane leakage through natural Gas system efficiency.	Not Modeled	BHE 50% Decrease by 2035 through pipeline replacement and efficiency work. This strategy was not modeled.	NA
Materials Management			
Priority Action: 80% Organics Diverted by 2030. *Modeled Action: 100% Organics Diverted by 2030.	37,310*	10% conversion to compost annually starting 2021. Includes GHG reduction potential for diversion of yard waste and cardboard from landfill.*	NA
Priority Action: Divert 100% of all recoverable construction and demolition (C&D) waste from the landfill by 2030.* Modeled Action: 100% of Construction & Demolition waste diverted by 2022.**	39,903*	*Recoverable materials will be determined and regularly updated as needed by the Materials Management Task Force. **All recoverable construction & demolition (C&D) waste is diverted beginning in 2022. Assumes 40% of current landfill is C&D waste.	NA

TOTAL 2030 BUSINESS AS USUAL EMISSIONS: **1,100,235 MTCO₂e**

TOTAL GHG REDUCTION POTENTIAL FROM PRIORITIES IDENTIFIED ABOVE: **707,795 MTCO₂e**

PERCENT REDUCTION FROM 2030 BUSINESS-AS-USUAL: **64%**

Appendix B: Literature Cited

- Brandt, N. E., Brazeau, A. G., Browning, K. C., Meier, R. M.* 2017. Carbon Sequestration in Colorado's Lands: An Integrated Spatial & Policy Analysis. University of Colorado Boulder. <https://www.conservationgateway.org/ConservationByGeography/NorthAmerica/UnitedStates/Colorado/Pages/CarbonSequestrationinColoradosLandsAnIntegratedSpatialAndPolicyAnalysis.aspx>
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- Intergovernmental Panel on Climate Change (IPCC). 2018. Global warming of 1.5°C. <https://www.ipcc.ch/sr15/>
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- Western Colorado University Modeling. 2020. <https://www.walkingmountains.org/climate-action-collaborative/greenhouse-gas-inventories/>



IN HONOR OF

Seth Bossung
Andy Jessen
Adam Palmer



CLIMATE ACTION COLLABORATIVE

CLIMATE ACTION PLAN

UPDATE
2020

Agenda



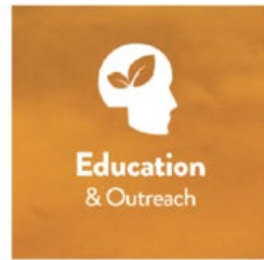
- ❑ The Collaborative: Action-Oriented
- ❑ Climate Action Plan Update
 - ❑ Background
 - ❑ Timeline + Priority Actions
 - ❑ GHG Reduction Potential
 - ❑ New CAP areas
- ❑ Data and Tracking
- ❑ CAC Governance
- ❑ 2021 Big Moves



Community Climate Conversation



E-bike Demo



Education
& Outreach



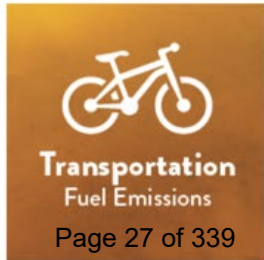
Built Environment
Residential & Commercial



Energy
Grid & Renewable



Waste
Materials Management



Transportation
Fuel Emissions

Page 27 of 339



Lake Creek Village Clean-up



Hard to Recycle Event

The logo for the Climate Action Collaborative, featuring the words "CLIMATE ACTION" in a bold, sans-serif font, with a stylized sun icon integrated into the letter "O" of "ACTION". Below this, the word "COLLABORATIVE" is written in a smaller, all-caps, sans-serif font. The entire logo is set against a green background that is part of a larger triangular graphic.

CLIMATE
ACTION
COLLABORATIVE

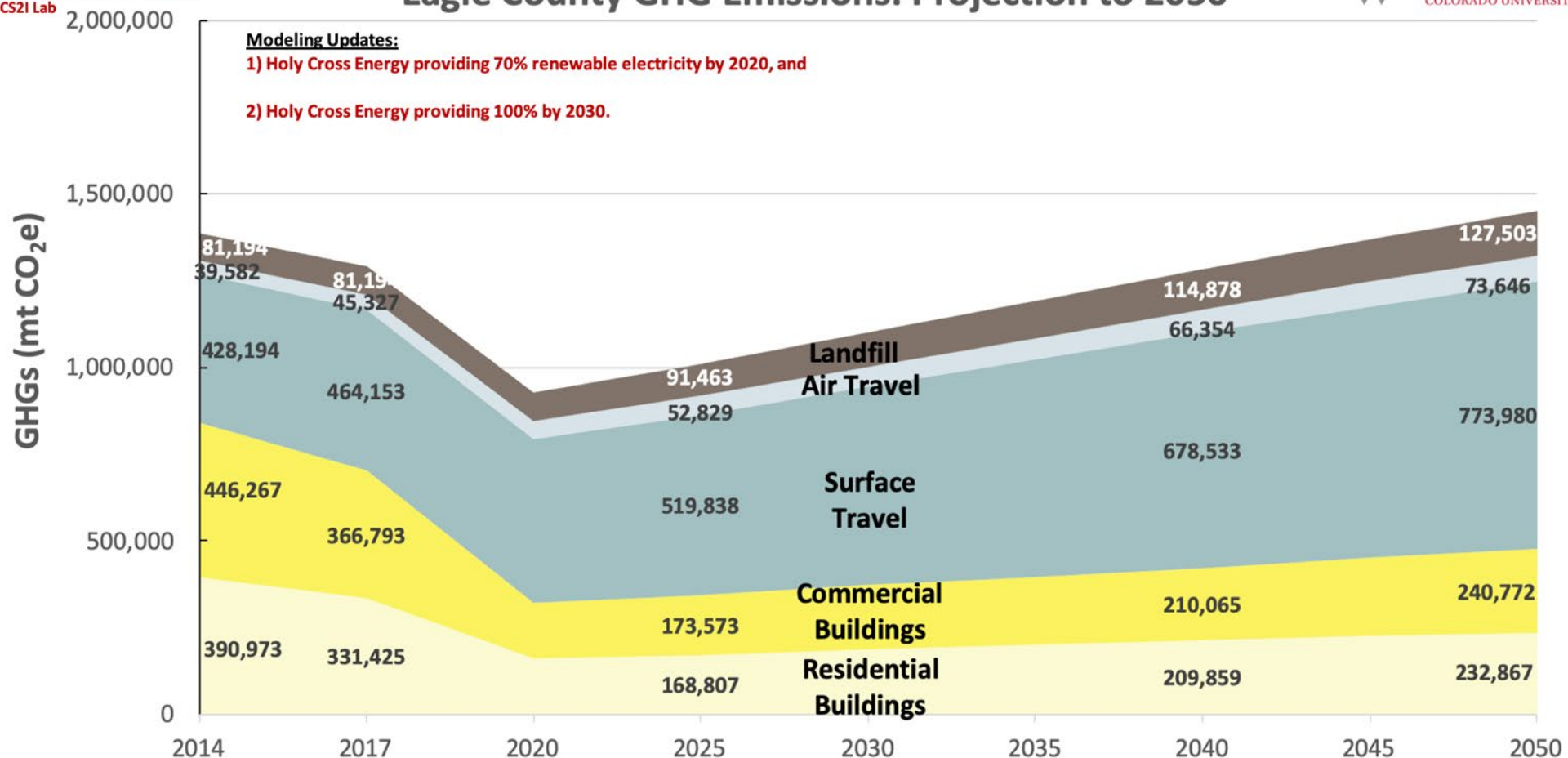
GETTING TO ZERO: FROM RADICAL TO RATIONAL

*Carbon Drawdown for
Eagle County*

JANUARY 22
5:30-7:30PM

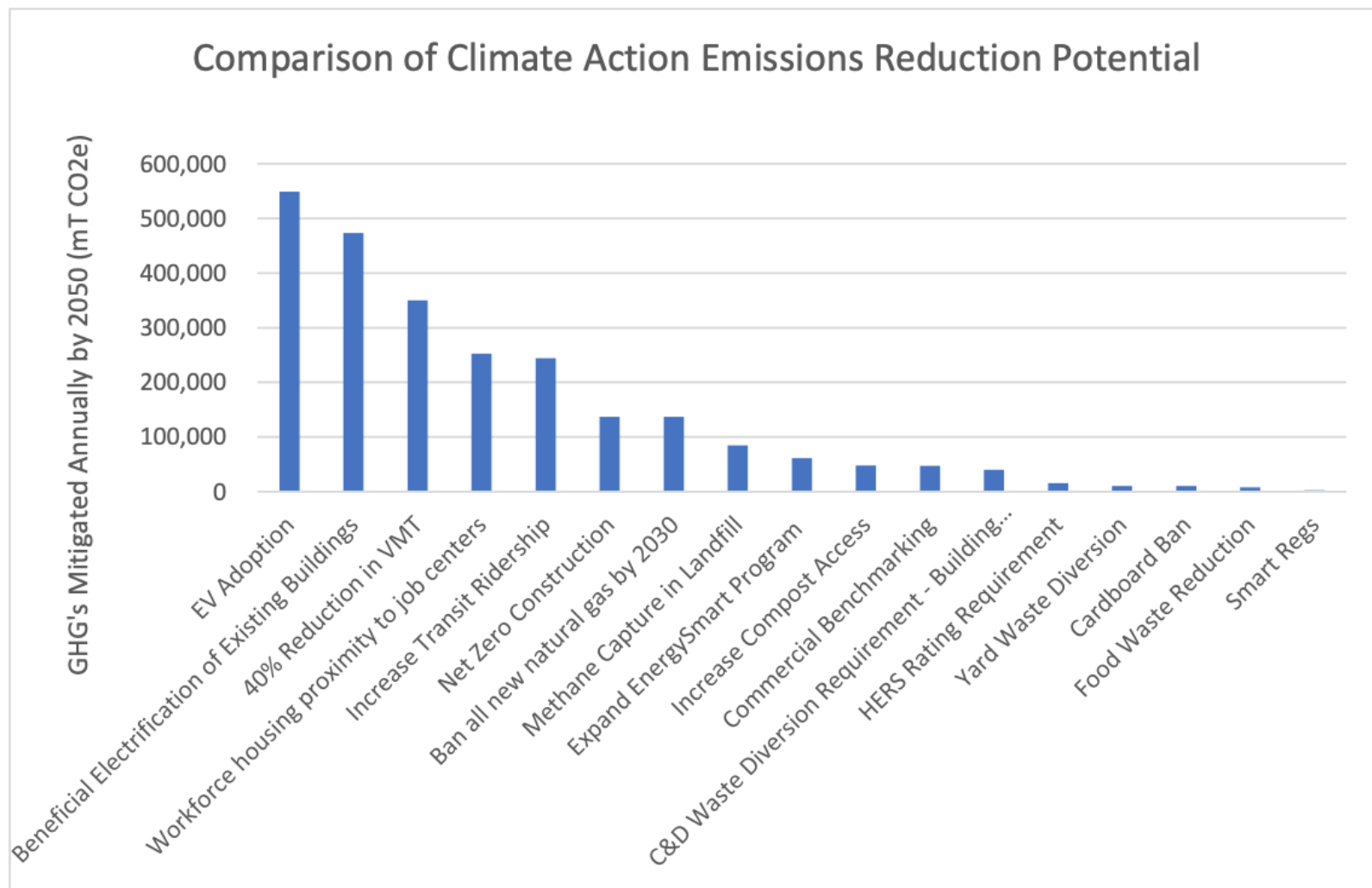
BATTLE MOUNTAIN
HIGH SCHOOL

Eagle County GHG Emissions: Projection to 2050



Eagle County Modeling Scenarios - Summary

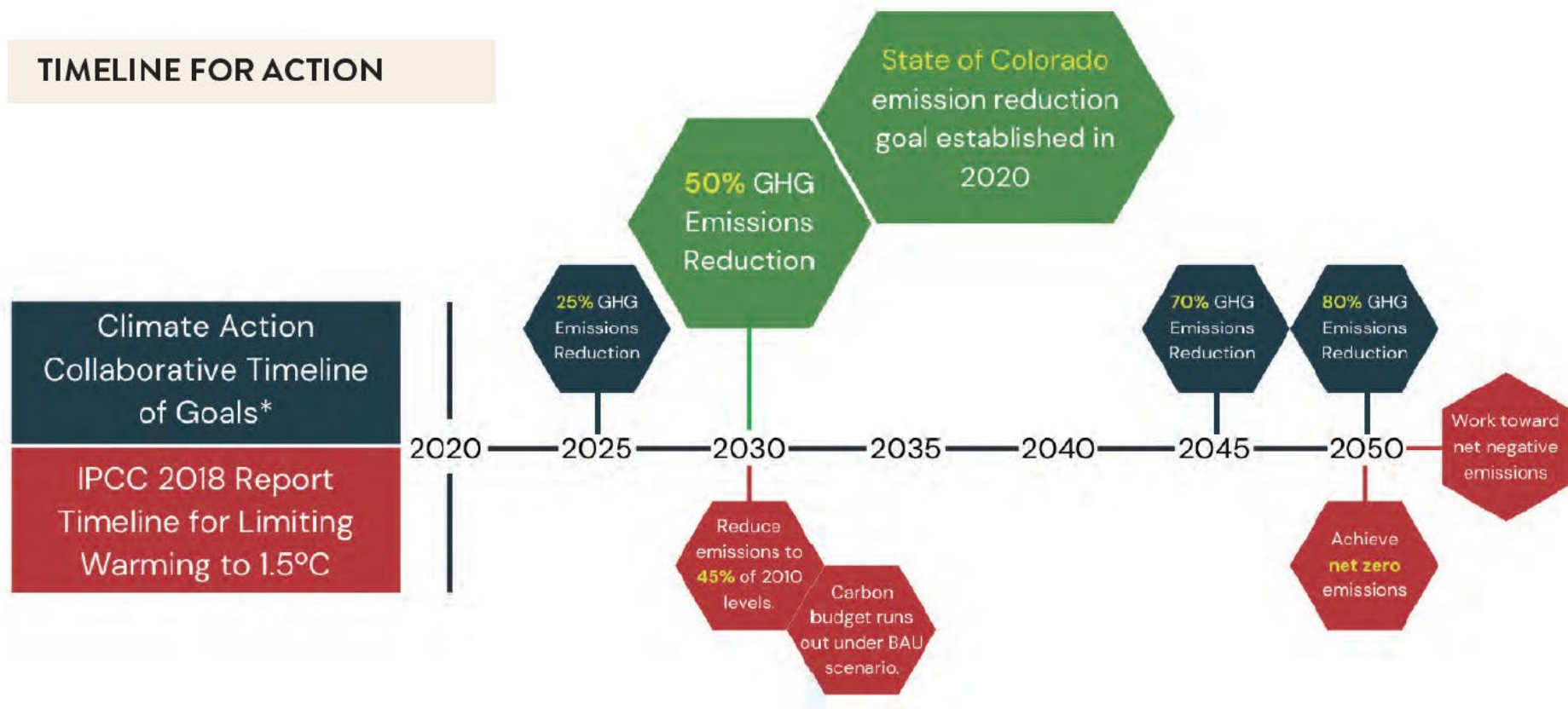
(All units mT CO₂e unless otherwise noted)



Overarching Assumptions:

- HCE achieves 70% renewable electricity by 2022
- HCE achieves 100% renewable electricity by 2030
- Xcel Energy achieves 100% renewable electricity by 2050

TIMELINE FOR ACTION



50% REDUCTION OF EMISSIONS BY 2030

PRIORITY ACTIONS TO ACHIEVE 2030 GOAL

ENERGY SUPPLY

- 100% renewable energy supply for the electric sector by 2030.
- Analyze/develop renewable energy resources through waste-to-energy, methane capture, and digestion.
- Heat waste use and/or renewable energy technology to power district scale snowmelt systems.
- Reduce methane leakage through natural gas system efficiency.

BUILDINGS

- Beneficial electrification of existing buildings 5% per year.
- Adopt net zero or all-electric construction code for new buildings.
- Benchmark commercial buildings ≥10,000 square feet.

WASTE

- 80% organics diverted by 2030. Focus on diversion of all yard waste and cardboard from landfill.
- Divert 100% of all recoverable construction and demolition waste from the landfill by 2030.

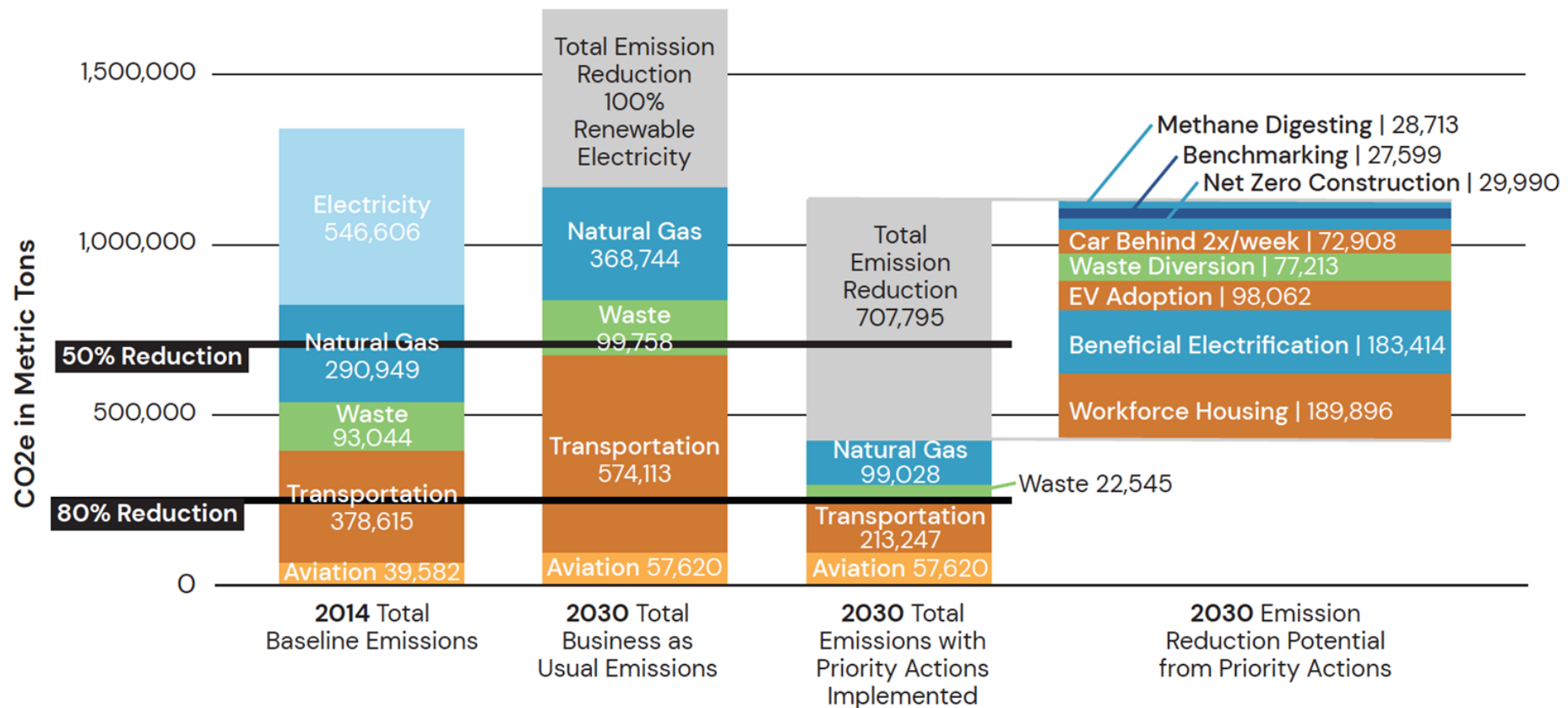
TRANSPORTATION

- 2% increase each year of EVs registered in Eagle County.
- Encourage/promote Eagle County commuters to leave car behind 2x per week.
- Move 50% of workforce to live within 5 miles of employment center.



Carbon Emission Reduction Potential from Priority Actions

All numbers reported in Metric tons of CO₂e



ANNUAL SUCCESS BENCHMARKS

Transportation

1,100 new EV's on the road.

2x per week, Eagle County residents leave their cars behind on work commute.

Buildings

10 commercial buildings electrified.

1,641 residential homes electrified.

10% increase of new building SF to be all-electric or net zero.

≥10,000 SF commercial buildings benchmarked.

Waste

8% increase in organic waste diverted through recycling and compost.

10% increase in diversion of recoverable construction waste.

New Additions to the Climate Action Plan

1. Carbon Sequestration
2. Explicit tie to Resilience Plan for Eagle County
 - a. Water Resilience
 - b. Wildfire Resilience

WATER RESILIENCY

RESILIENCE PLAN ACTIONS

- Adopt and enforce requirements that improve water quality and quantity.
- Encourage the adoption of innovative indoor and outdoor water efficiency programs and strategies.
- Plan, fund, and implement wildlife habitat restoration projects, especially in riparian zones.
- Support water planning efforts that consider potential population growth in regard to Eagle County's water resource carrying capacity.

COLORADO FOREST ACTION PLAN

- Improve resiliency of critical water structure.
- Sustain or restore fundamental ecological functions for watershed health.

THREE COMPONENTS OF CARBON SEQUESTRATION

HEALTHY NATIVE ECO-SYSTEMS

1

Trees and grasslands are Eagle County's largest carbon capture resources. Thriving native vegetation is crucial to adequate carbon sequestration.

HEALTHY SOILS

2

Soil is a valuable carbon sink. Thoughtful use of open space, agricultural practices, and organic material can help keep carbon in the ground and our soils fertile.

CARBON OFFSETS

3

Eagle County can purchase carbon offsets to support regional and statewide carbon reduction and sequestration projects.

WILDFIRE RESILIENCY

RESILIENCE PLAN ACTIONS

- Build community equity, trust, and civic engagement.
- Ensure the health, safety, and well-being of all community residents, visitors, and workers during and after a disaster.
- Support frontline communities in preparing for and recovering from extreme weather events.

COLORADO FOREST ACTION PLAN

- Increase pace and scale of wildfire risk reduction efforts.
- Restore and maintain resilient landscapes and biodiverse ecosystems.
- Utilize fire as a forest management tool to reduce future risks (prescribed burns and managed fires).
- Improve the understanding of the role fire plays in Colorado's ecosystems, including the need for using prescribed and managed wildfire as tools.

Data and Tracking

Eagle County Assessor

Information Requested from Partner

Organization:	Eagle County Assessor's Office	Specific Contact(s):	
		<i>Please complete the two columns below.</i>	
Annual Data Needed (filled by requestor)	Is the data available?	Information/Links	
All newly constructed buildings in 2021: Total SF, fuel type, location, building type (com, res, multi-fam, etc.)			
All existing buildings with electricity as the only fuel-type: Total SF, location, building type (com, res, multi-fam, etc.)			
All existing and new public buildings: Year built, total SF, location			
All existing commercial buildings greater than 10,000 SF: year built, total SF, location, fuel type			

Climate Action Collaborative Governance

- MOU for CAC Partners
- Governing Board for CAC Decision

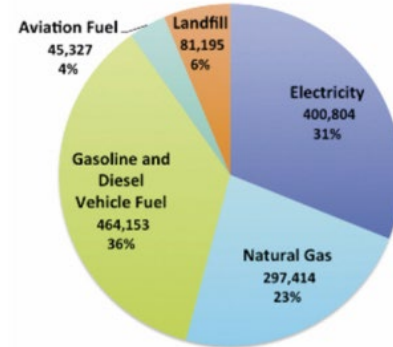


2021: What's the big move?



GHG Forecast to 2050

4. Emissions by Source, 2017 Metric tons of CO₂e



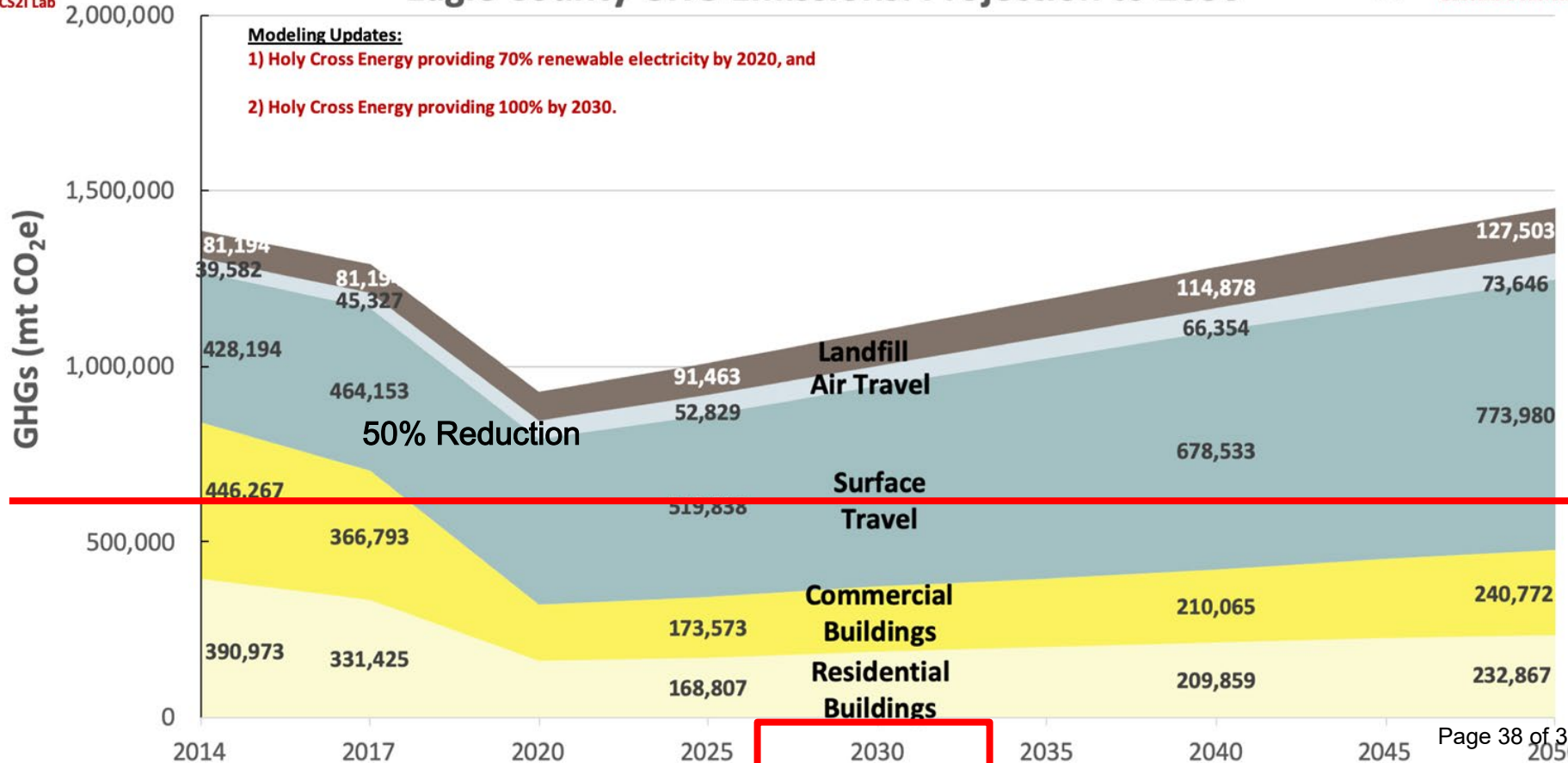
2019 Update
Western Colorado University
CS2I Lab

Eagle County GHG Emissions: Projection to 2050

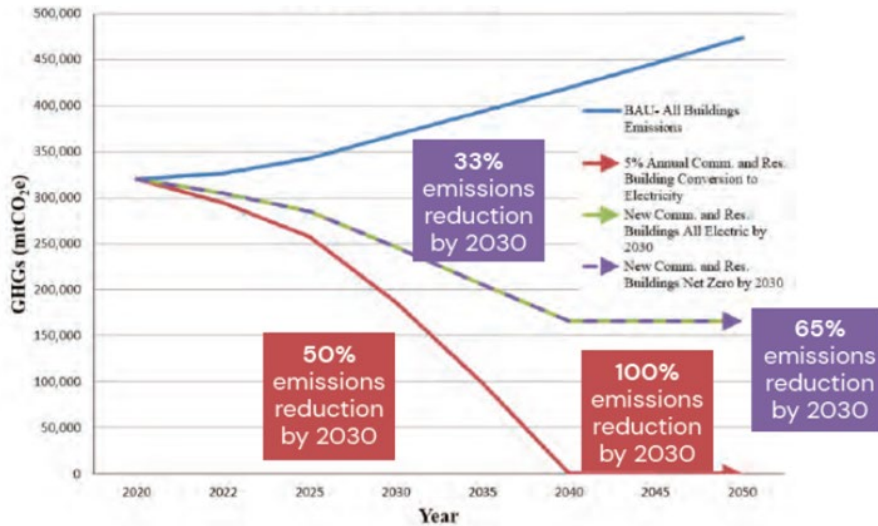


Modeling Updates:

- 1) Holy Cross Energy providing 70% renewable electricity by 2020, and
- 2) Holy Cross Energy providing 100% by 2030.



Beneficial Electrification and All-Electric New Construction

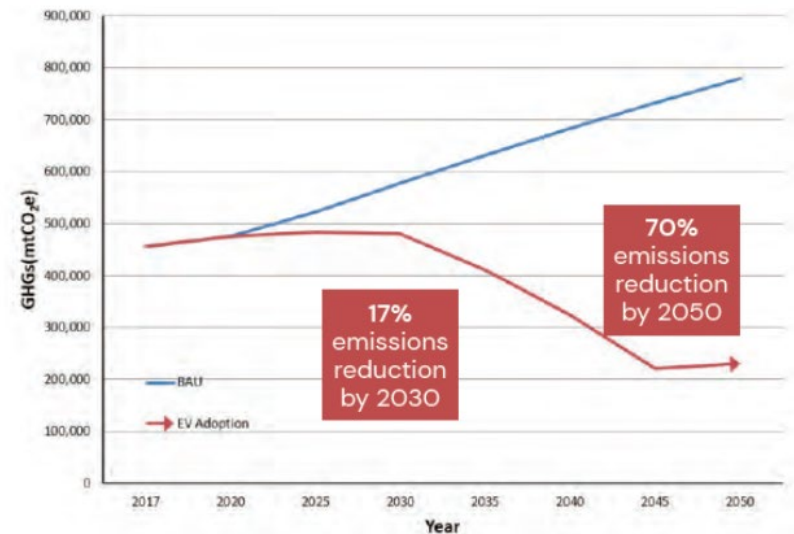


Assumptions: [Red Line] Conversion of 5% of existing commercial and residential properties to electricity each year beginning in 2021. [Green/Purple Line] Data includes no new natural gas in residential and commercial buildings after 2030, and beginning in 2021 10% of all new construction is net-zero or all-electric.

Electrify Buildings

Electrify Transportation

2% EV Adoption until 2030, 5% EV Adoption until 2050



Assumptions: [Red Line] 2% increase in registered EVs in Eagle County, excluding diesel-powered cars and medium/large trucks and buses. Includes emissions from EV charging.

BENEFICIAL ELECTRIFICATION IN COLORADO

Market Barriers and Policy Recommendations

FINAL REPORT

prepared for

COLORADO ENERGY OFFICE

BENEFICIAL ELECTRIFICATION IN COLORADO

Market Potential 2021-2030

FINAL REPORT

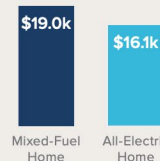


RESIDENTIAL NEW CONSTRUCTION

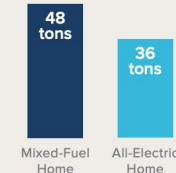
DENVER: SINGLE-FAMILY HOMES

RMI analyzed the costs of a new all-electric home versus a new mixed-fuel home that relies on gas for cooking, space heating, and water heating. **In Denver, the all-electric home saves \$2,900 in net present costs and 12 tons of CO₂ emissions over a 15-year period.**

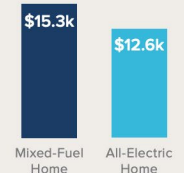
15-Year Net Present Cost¹



15-Year Greenhouse Gas Emissions¹



Up-front Cost Comparison



Group 14 ENGINEERING Inspiring Better Buildings

1325 East 16th Avenue
Denver, CO 80218
(303) 861-2070
group14eng.com

Electrification of Commercial and Residential Buildings

An evaluation of the system options, economics, and strategies to achieve electrification of buildings

November 2020

PREPARED BY:

Group14 Engineering, PBC

Group 14 Study - ARVADA

- Upfront costs of **new** res *and* com buildings for all-electric heating/cooling are **lower** than similar NG systems
- Operating costs are 5-10% lower for all electric buildings than NG powered buildings
- Retrofitting has higher capital costs and small operating savings, so it is nearly cost prohibitive

RMI Study - DENVER

- Annual utility costs are **2% lower** for all-electric home
- Up-front costs for new, all-electric home are **lower**
- 15-year net present cost for all-electric home are **lower**

BEECH Initiative - INCOME QUALIFIED | EAGLE COUNTY

- Comfort and health and safety improvements by eliminating gas appliance
- Utility bill savings in all 3 mobile homes after all-electric retrofit





APPENDIX: ADOPTABLE CODE LANGUAGE

From SWEEP report – Building Electrification: How Cities and
Counties are Implementing Electrification Policies (July 2020)

This appendix provides conceptual code language for jurisdictions to use when implementing an electrification policy at the city or county level. The narrative includes language for communities moving to all-electric construction, electric preferred construction, or electric mechanical systems such as water heat or spacing conditioning systems. Language is included for new residential and commercial buildings. Existing buildings are not addressed in this appendix language but could easily be adapted from new construction requirements.

As described in the main report, here are varying approaches, including incentive code language and the concept from the proposed 2021 IECC approved by the online governmental ICC member voters.

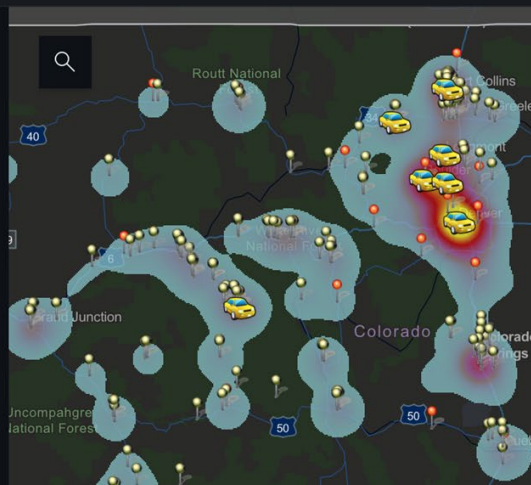
Note: The code language uses the Times New Roman font while the narrative and descriptions use the Century Gothic font like this paragraph. The code language is also indented to better distinguish code language from narrative and descriptive information.

- Electric Only
- Electric Only for Specific Systems
- Electric Preferred
- Electric-Ready (2021 IECC Residential Buildings)
- Electric Incentives



EV Readiness Plans and State Infrastructure

This map highlights Colorado's public electric vehicle charging infrastructure and density including EV Fast-charging Corridor stations (red pins) and Charge Ahead CO funded stations (green pins), as well as municipalities with completed or in progress electric vehicle plans. Click on the yellow cars to see the city or county's EV Readiness plan.



Adopt Electric Vehicles and Build Infrastructure

In 2018, Coloradans bought about 70% more electric vehicles than the previous year, and Colorado is in the top five U.S. states for electric vehicle market share. Work with transit agencies, school districts, large fleets, and ride shares to [expand electric transportation](#) options for your community. Southwest Energy Efficiency Project has an [EV Infrastructure Building Codes: Adoption Toolkit](#) for local governments.





PHOTO MATT INDEN PHOTOGRAPHY / CLIMATE ACTION COLLABORATIVE

2021 Focus Actions

1. Adopt electric -ready, solar-ready, and EV ready building codes with the IECC 2021 code in Jan 2022
2. Demonstrate Eagle's commitment through EV fleet and all-electric buildings.
3. Fund an education campaign to promote Building Electrification for existing building stock
4. Q3/Q4 focus on events, outreach, and education for EV sales and E-Bikes

2021 Other Steps to Consider

1. New resolution to adopt updated Climate Action Plan

We are calling for:

- Immediate emergency-grade action on climate
 - Prioritization of strategies within this plan update to immediately reduce carbon emissions
 - Timely achievement of carbon pollution reduction goals
 - Commitment to a healthier and more resilient future for our Eagle County community
-



MEETING MINUTES

ONLINE MEETING

Town Council

Tuesday, March 23, 2021

Public Meeting Room / Eagle Town Hall

200 Broadway Eagle, CO

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

Times listed are approximate and are subject to change.

TOWN COUNCIL MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

1. This was an online meeting.

CALL TO ORDER - 6:00 PM

Mayor Turnipseed called the meeting to order at 6:00 p.m.

OATH OF OFFICE

1. Geoffrey Grimmer, Oath of Office
Geoffrey Grimmer read his oath of office into the record.
2. Janet Bartnik, Oath of Office
Janet Bartnik read her oath of office into the record.

ROLL CALL

COUNCIL MEMBERS PRESENT

Matt Solomon, Mikel Kerst, Scott Turnipseed, Ellen
Bodenhemier, David Gaboury, Janet Bartnik, Geoffrey
Grimmer

COUNCIL MEMBERS ABSENT

None

STAFF PRESENT

Brandy Reitter, Town Manager
Matt Mire, Town Attorney
Bill Shrum, Assistant to the Town Manager
Jenny Rakow, Town Clerk
Jill Kane, Finance Director/Treasurer
Chad Phillips, Comm Dev Director/Town Planner
Tom Gosiorowski, Public Works Director
Joey Staufer, Police Chief
Lynette Horan, Human Resources Manager

ADOPTION OF AGENDA

There were no changes to the agenda.

Mayor Turnipseed called for a moment of silence for the tragedy in Boulder.

PUBLIC COMMENT

Kristin Shaw 2189 Brush Creek Rd. expressed her opposition to the land swap for the Haymeadow Development.

PRESENTATIONS

1. One Book One Valley Proclamation, Lori Barnes
Lori Barnes presented this item. Mayor Turnipseed read the proclamation into the record.

2. CIRSA Code of Ethics and Conduct, Sam Light
Sam Light presented this item.

The Council will review the draft with staff, and the Town Attorney and submit to CIRSA for final review.

CONSENT AGENDA

The Council requested to approve each consent item separately.

1. Minutes - March 9, 2021
Council Comments: requested correction to minutes to include language "and to adjourn from regular meeting" at the conclusion of the executive session motion.

MOTION: Council Member Matt Solomon motioned to approve the Minutes from March 9, 2021, with corrections. The motion was seconded and passed with a vote of 6 in favor (Solomon, Kerst, Turnipseed, Bodenheimier, Gaboury, and Grimmer), 1 abstain (Bartnik) and 0 opposed.

2. Resolution 31, Series 2021, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving a Settlement Agreement Between the Town of Eagle, Eagle County School District Re-50J and the Mountain Recreation Metropolitan District"

Council Member Bartnik requested to recuse herself from voting on this item.

MOTION: Council Member Ellen Bodenheimier motioned to Approve Resolution 31, Series 2021, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving a Settlement Agreement Between the Town of Eagle, Eagle County School District Re-50J and the Mountain Recreation Metropolitan District". The motion was seconded and passed with a vote of 4 in favor (Kerst, Turnipseed, Gaboury, and Bodenheimier), 1 abstain (Grimmer) and 1 opposed (Solomon).

3. Sweet Leaf Pioneer LLC Retail Marijuana Store License and Cultivation License Renewal
MOTION: Council Member David Gaboury motioned to approve Sweet Leaf Pioneer LLC Retail Marijuana Store License and Cultivation License Renewal. The motion was seconded and passed with a vote of 7 in favor (Solomon, Kerst, Turnipseed, Bodenheimier, Gaboury, Bartnik, and Grimmer) and 0 opposed.

Council Comments: requested code language update to delegate marijuana license renewal approvals to the Town Clerk.

STAFF REPORTS

1. Town Manager Update
Council Comments: discussed a memorial at the River Park for Andy Jessen and Adam Palmer. Ideas included a bench and using designs produced by the company that created the Bonfire fire pit. Brandy will reach out to the families for additional ideas and input to begin work on a proposal.
- a. 2021 Event Calendar
- b. American Rescue Plan Act of 2021 - Coronavirus State and Local Recovery Funds Fact Sheet

BUSINESS ITEMS

1. PUBLIC HEARING: AN20-01 Powell Park Annexation
Mayor Turnipseed opened the public hearing for the AN20-01 Powell Park Annexation.

Peyton Heitzman presented this item.

Council Comments: discussion regarding setbacks, well abandonment, and EQR calculations.

Applicant Willie Powell and Attorney Mike Sawyer outlined their position on raw water dedication and disagreement with staff recommendation on the automatic renewal option. Further stated he believed a precedent has already been set by the Town with other development.

Mayor Turnipseed opened public comment.

Audrey Powell 65 Christian Ct. requested information on annexation agreement language for other development relating to raw water. Mayor Turnipseed stated annexation agreements are public records.

Applicant Willie Powell requested discussions regarding raw water to be held in an open session and not an executive session.

Council discussion took place on raw water agreement termination scenarios with or without cause as it related to both parties.

Mayor Turnipseed closed public comment.

Council Comments: discussion on whether to hold another executive session regarding raw water agreement. Town Attorney Hilary Graham provided options to Council on decisions that could be made. If the decision were postponed tonight, a new public notice would need to be published. The applicant indicated he would need more time to discuss with his family. Council discussed the postponement of the hearing and requested an executive session for April 27, 2021.

MOTION: Council Member Matt Solomon motioned to continue the Public Hearing for AN20-01 Powell Park Annexation until April 27, 2021, and requested that staff provide previous annexation agreements for review during an Executive Session. The motion was seconded and passed with a vote of 7 (Solomon, Kerst, Turnipseed, Bodenhemier, Gaboury, Bartnik, and Grimmer) in favor and 0 opposed.

Mayor Turnipseed closed the Public Hearing for AN20-01 Powell Park Annexation and stated it will be reopened on April 27th.

a. Resolution 30, Series 2021, "A Resolution of the Town Council of the Town of Eagle, Colorado Making Certain Findings of Fact Regarding the Proposed Annexation of Real Property Located in Unincorporated Eagle County (Powell Park Subdivision)"

b. Ordinance 4, Series 2021, "An Ordinance of the Town Council of the Town of Eagle, Colorado Annexing to the Town Certain Unincorporated Territory Located in Eagle County, Zoning the Property Residential Medium and Approving the Associated Annexation Agreement"

2. PUBLIC HEARING: LURA21-01 Amendment to the West Eagle Sub Area Plan
Jessica Lake presented this item.

Council Comments: discussion on open space and payment of "in lieu" fees if the space is not designated a Town park.

Mayor Turnipseed opened public comment.

Tori Franks provided that Eagle County is looking for development partners and reiterated that the concept plan

from 2016 will be updated.

Allie and Sam, Shorthorn Townhomes: inquired about the road alignment, crosswalks, and path along the frontage of their property. Staff provided more information on road alignment being performed by the Haymeadow development. Staff provided information on the process and ability for public and council input.

Jennifer Sturgeon 0362 Abrahams Creek Drive; inquired about the definition of workforce housing. Tori Franks provided that the goal will be deed-restricted housing similar to Miller Ranch in Edwards.

Mayor Turnipseed closed public comment.

- a. Resolution 29, Series 2021, "A Resolution of the Town Council of the Town of Eagle, Colorado Ratifying an Amendment to The West Eagle Sub Area Plan"

MOTION: Council Member Ellen Bodenhemier motioned to approve Resolution 29, Series 2021, "A Resolution of the Town Council of the Town of Eagle, Colorado Ratifying an Amendment to The West Eagle Sub Area Plan". The motion was seconded and passed with a vote of 7 in favor (Solomon, Kerst, Turnipseed, Bodenhemier, Gaboury, Bartnik, and Grimmer) and 0 opposed.

3. PUBLIC HEARING: PUDA20-01 Haymeadow PUD Amendment Request to Continue to April 27, 2021
Mayor Turnipseed opened the public hearing for PUDA20-01.

Council Member Bartnik recused herself from this vote.

MOTION: Council Member David Gaboury motioned to Continue Public Hearing PUDA20-01 Haymeadow PUD Amendment Request to April 27, 2021. The motion was seconded and passed with a vote of 6 in favor (Solomon, Kerst, Turnipseed, Bodenhemier, Gaboury, and Grimmer) 1 abstain (Bartnik) and 0 opposed.

4. Ordinance 03, Series 2021 "An Ordinance of the Town Council of the Town of Eagle, Colorado, Providing for a Utility Enterprise as an Enterprise of the Town Under Article X, Section 20 of the Colorado Constitution "
Brandy Reitter presented this item.

MOTION: Council Member Matt Solomon motioned to approve Ordinance 03, Series 2021 "An Ordinance of the Town Council of the Town of Eagle, Colorado, Providing for a Utility Enterprise as an Enterprise of the Town Under Article X, Section 20 of the Colorado Constitution ." The motion was seconded and passed with a vote of 7 in favor (Solomon, Kerst, Turnipseed, Bodenhemier, Gaboury, Bartnik, and Grimmer) and 0 opposed.

5. Town Council Committee Appointments

- a. Resolution 25, Series 2021, "A Resolution of the Town Council of the Town of Eagle, Colorado, Appointing _____ to the CML Policy and Legislative Committee"

Brandy Reitter gave an overview of policy committee requirements and meetings.

Council discussed volunteers for this committee. Council Member Grimmer volunteered.

MOTION: Council Member Matt Solomon motioned to Approve Resolution 25, Series 2021, "A Resolution of the Town Council of the Town of Eagle, Colorado, Appointing Geoff Grimmer to the CML Policy and Legislative Committee". The motion was seconded and passed with a vote of 7 in favor (Solomon, Kerst, Turnipseed, Bodenhemier, Gaboury, Bartnik, and Grimmer) and 0 opposed.

- b. Resolution 26, Series 2021, "A Resolution of the Town Council of the Town of Eagle, Colorado, Appointing _____ to the Compact of Colorado Communities"

Mayor Turnipseed volunteered for this appointment.

MOTION: Council Member Matt Solomon motioned to Approve Resolution 26, Series 2021, “A Resolution of the Town Council of the Town of Eagle, Colorado, Appointing Scott Turnipseed to the Compact of Colorado Communities”. The motion was seconded and passed with a vote of 7 in favor (Solomon, Kerst, Turnipseed, Bodenhemier, Gaboury, Bartnik, and Grimmer) and 0 opposed.

Resolution 27, Series 2021, “A Resolution of the Town Council of the Town of Eagle, Colorado, Appointing

- c. _____ to the Eagle County Climate Action Collaborative and _____ as an Alternate”

Council Members Bodenhemier and Grimmer volunteered for this committee with Bodenhemier to serve as the alternate.

MOTION: Council Member Matt Solomon motioned to Approve Resolution 27, Series 2021, “A Resolution of the Town Council of the Town of Eagle, Colorado, Appointing Geoff Grimmer to the Eagle County Climate Action Collaborative and Ellen Bodenheimer as an Alternate”. The motion was seconded and passed with a vote of 7 in favor (Solomon, Kerst, Turnipseed, Bodenhemier, Gaboury, Bartnik, and Grimmer) and 0 opposed.

- d. Resolution 28, Series 2021, “A Resolution of the Town Council of the Town of Eagle, Colorado, Appointing _____ and _____ to the Grand Avenue Corridor Stakeholder Committee”

Council Members Bartnik and Bodenhemier volunteered for this committee.

MOTION: Council Member Matt Solomon motioned to Approve Resolution 28, Series 2021, “A Resolution of the Town Council of the Town of Eagle, Colorado, Appointing Janet Bartnik and Ellen Bodenhemier to the Grand Avenue Corridor Stakeholder Committee”. The motion was seconded and passed with a vote of 7 in favor (Solomon, Kerst, Turnipseed, Bodenhemier, Gaboury, Bartnik, and Grimmer) and 0 opposed.

Council requested an updated committee list from staff.

6. Community Survey Budget Funding Request

Bill Shrum presented this item and request additional funding for the multicultural responses and additional outreach. Council was asked to choose how to fund this change.

MOTION: Council Member Matt Solomon motioned to Approve the Community Survey Budget Funding Request using option one doing a budget amendment of \$7,047 to be transferred from Special Council Funding to Professional Services. The motion was seconded and passed with a vote of 7 in favor (Solomon, Kerst, Turnipseed, Bodenhemier, Gaboury, Bartnik, and Grimmer) and 0 opposed.

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS

1. Council Committee Update

Mayor Turnipseed updated on the Eagle Ranch Wildlife Committee and proposal for a second kids fishing pond.

2. Haymaker Trailhead Improvements

Brian Lieberman presented this item. Staff request if for feedback on the improvements made available with the \$150K budget. A contractor would be used to complete these projects.

MOTION: Council Member David Gaboury motioned to Approve up to \$25,000 to complete the Haymaker Trailhead 2021 Improvements Plan as presented. The motion was seconded and passed with a vote of 7 in favor (Solomon, Kerst, Turnipseed, Bodenhemier, Gaboury, Bartnik, and Grimmer) and 0 opposed.

3. Future Agenda Items

Council Member Bodenhemier requested public input on the Second Street closure and improvements. Staff stated it does have improvements planned.

Council Member Solomon requested accident data for the 2nd Street intersection with Highway 6 to compare with other intersections.

ADJOURN - 9:30 PM

Approved:

Date:

Scott Turnipseed, Mayor

Jenny Rakow, CMC Town Clerk

**BILL SCHEDULE
MARCH 2021**

GENERAL FUND

Town Council

Pinnacol Assurance	Worker's Compensation	\$	38.31
Nexttrust Inc	Professional Services		606.72
Executech Utah LLC	Computer Support		72.62
Assembly, LLC, The	Special Council Funding		1,100.00
Batson's Corner Store	Special Council Funding		365.54
Bowlmor, LLC, The	Special Council Funding		713.20
Chic's Couture	Special Council Funding		496.48
Color Coffee Roasters LLC	Special Council Funding		1,912.60
Copy Plus	Special Council Funding		78.10
Eagle Diner LLC	Special Council Funding		1,725.19
Everyday Outfitters	Special Council Funding		777.42
Grand Avenue Grill	Special Council Funding		2,577.00
Habitat For Humanity Vail Valley, Inc.	Special Council Funding		100.00
Knapp Ranch	Special Council Funding		1,100.00
Pazzo's Pizzeria	Special Council Funding		2,599.88
Pickup's Pizza LLC	Special Council Funding		3,166.45
Red Canyon Cafe	Special Council Funding		1,042.99
Vail Valley Cares Thrifty Shops	Special Council Funding		584.72
San Juan County Ambulance Dist	Community Requests		2,000.00
Total Town Council		\$	21,057.22

General Government

Pinnacol Assurance	Worker's Compensation	\$	351.66
Meritain Health	Health Insurance Claim Refunds		(1,296.10)
Rocky Mountain Reserve LLC	Health & Insurance Benefits		1.94
Colo Communications & Utility Alliance	Dues & Subscriptions		550.00
Verizon Wireless, Bellevue	Utility Services		50.63
Downtown Colorado Inc.,	Professional Services		1,000.00
Employer's Council Services, Inc.	Professional Services		1,170.00
Hoffman, Parker, Wilson & Carberry Pc	Legal - General		7,046.50
Ireland Stapleton Pryor & Pascoe P.C.	Legal - General		1,660.00
Executech Utah LLC	Computer Support		108.94
Mammoth Networks	Computer Support		175.00
Zoom.Us	Computer Support		(2.25)
PR Studio	Public Relations		1,375.00
Total General Government		\$	12,191.32

General Administration

Ford, Robert & Rebecca	Utility Overpayment Refund	\$	29.50
Mines, Michael J. Trust	Utility Overpayment Refund		950.56
Other Accounts Receivable	Taxes And Other Receivables		776.85
Colorado Department Of Revenue	Misc Deductions Payable		900.00

General Administration (Cont.)

Eagle County Sheriff's Office	ECSCO Pmt Refund	360.00
Pinnacol Assurance	Worker's Compensation	178.81
Meritain Health	Health Insurance Claim Refunds	(3,162.49)
Rocky Mountain Reserve LLC	Health & Insurance Benefits	4.73
Amazon	Office Supplies	28.72
Computer Forms Inc	Office Supplies	820.00
Employer's Council Services, Inc.	Office Supplies	123.00
Vintage Magnolia	Employee Appreciation	320.00
Computer Forms Inc	Communication & Transportation	64.04
Pitney Bowes	Communication & Transportation	71.25
USPS	Communication & Transportation	8.65
Colorado Mtn. News Media	Legal Notices	697.02
CGFOA	Dues & Subscriptions	50.00
Mail Chimp	Dues & Subscriptions	87.99
Century Link	Utility Services	2,154.76
Chase Paymentech	C.C. Transaction Fees	1,587.19
Xpress Bill Pay	C.C. Transaction Fees	15.51
Hoffman, Parker, Wilson & Carberry Pc	Legal	97.50
Caselle, Inc.	Computer Support	1,510.49
Executech Utah LLC	Computer Support	338.42
CGFOA	Tuition & Books	320.00
US Bank Equipment Finance	Contract Payments	417.92
Total General Administration		\$ 8,750.42

Community Development

Pinnacol Assurance	Worker's Compensation	\$ 3,072.76
Meritain Health	Health Insurance Claim Refunds	(5,184.40)
Rocky Mountain Reserve LLC	Health & Insurance Benefits	7.75
Amazon	Office Supplies	17.57
Fleet Services	Gas & Oil	33.80
Century Link	Utility Services	355.01
Verizon Wireless, Bellevue	Utility Services	151.76
Colorado Mtn. News Media	Recruitment	463.30
Mountain Careers	Recruitment	79.00
Eagle County Government	Professional Services	30.00
McCool Development Solutions, LLC	Professional Services	46.00
Colorado Geological Survey	Planning Reimbursable	196.62
Colorado Mtn. News Media	Planning Reimbursable	94.62
Garfield & Hecht, P.C.	Planning Reimbursable	1,166.00
Hoffman, Parker, Wilson & Carberry PC	Planning Reimbursable	8,550.00
LRE Water	Planning Reimbursable	3,249.00
Hoffman, Parker, Wilson & Carberry PC	Legal	1,365.00
Executech Utah LLC	Computer Support	508.35
Town Of Gypsum	Contract Services	892.50

Community Development (Cont.)

Int'l Code Council	Tuition & Books	(165.00)
US Bank Equipment Finance	Contract Payments	417.91
Total Community Development	\$	15,347.55

Municipal Court

Pinnacol Assurance	Worker's Compensation	\$ 32.45
Meritain Health	Health Insurance Claim Refunds	(129.61)
Rocky Mountain Reserve LLC	Health & Insurance Benefits	0.19
Amazon	Office Supplies	35.99
CAMCA	Dues & Subscriptions	22.00
Carlson, Edwards & O'Connor P.C.	Legal	1,500.00
Caselle, Inc.	Computer Support	256.39
Executech Utah LLC	Computer Support	79.89
Xpress Bill Pay	Computer Support	1,000.00
Ace Security And Safety Services LLC	Contract Payments	64.00
High Country Copiers	Contract Payments	25.50
Johnson, Erik A.	Contract Payments	1,500.00
Total Municipal Court	\$	4,386.80

Streets

Pinnacol Assurance	Worker's Compensation	\$ 9,829.72
Meritain Health	Health Insurance Claim Refunds	(5,702.84)
Rocky Mountain Reserve LLC	Health & Insurance Benefits	8.53
Cintas Corporation	Office Supplies	13.72
King Soopers Customer Charges	Office Supplies	14.72
Quill Corporation	Office Supplies	97.77
Amazon	Repair & Maintenance Supplies	185.80
Colorado Asphalt Services, Inc	Repair & Maintenance Supplies	940.00
Econo Sign & Barricade LLC	Repair & Maintenance Supplies	899.44
G & S Tool Clinic, LLC	Repair & Maintenance Supplies	50.12
Gypsum Eagle Ace Hardware	Repair & Maintenance Supplies	58.16
Kois Brothers	Repair & Maintenance Supplies	835.71
Lawson Products	Repair & Maintenance Supplies	1,277.97
Mac Equipment Inc	Repair & Maintenance Supplies	169.72
Signature Signs Inc	Repair & Maintenance Supplies	1,688.00
United Rentals (North America) Inc	Repair & Maintenance Supplies	15.85
Utility Notification Center Of Colorado	Repair & Maintenance Supplies	22.44
Valley Electric Supply Inc	Repair & Maintenance Supplies	901.58
Whitehall's Alpine BG	Repair & Maintenance Supplies	55.50
Glenwood Springs Auto Parts Inc	Vehicle Repair & Maintenance Suppli	640.15
Collett Enterprises	Gas & Oil	831.50
Fleet Services	Gas & Oil	1,163.84
Glenwood Springs Auto Parts Inc	Gas & Oil	107.85
Amazon	Equipment (Non-Capital)	466.86
Colorado Asphalt Services, Inc	Communication & Transportation	387.42
Econo Sign & Barricade LLC	Communication & Transportation	183.47

Streets (Cont.)

Kois Brothers	Communication & Transportation	70.00
Lawson Products	Communication & Transportation	68.37
Century Link	Utility Services	1,622.94
Holy Cross Energy	Utility Services	2,936.73
Eagle County Solid Waste & Recycling	Repair & Maintenance Services	558.24
Safety-Kleen Systems, Inc.	Repair & Maintenance Services	281.28
Caselle, Inc.	Computer Support	53.37
Executech Utah LLC	Computer Support	341.33
Old Growth Tree Service	Tree Management-Comm Forestry	2,237.62
Total Streets		\$ 23,312.88

Public Safety

Pinnacol Assurance	Worker's Compensation	\$ 26,008.36
Meritain Health	Health Insurance Claim Refunds	(11,405.69)
Rocky Mountain Reserve LLC	Health & Insurance Benefits	17.04
Amazon	Office Supplies	124.62
Envelopes.Com	Office Supplies	198.15
King Soopers Customer Charges	Office Supplies	2.99
Prostamps	Office Supplies	18.95
Amazon	Operating Supplies	37.99
Galls, LLC	Operating Supplies	362.25
Traffic Safety Store	Operating Supplies	205.50
Glenwood Springs Auto Parts Inc	Vehicle Repair & Maintenance Suppli	509.34
Kum & Go	Vehicle Repair & Maintenance Suppli	4.33
OEM Part Store	Vehicle Repair & Maintenance Suppli	96.58
Fleet Services	Gas & Oil	2,368.63
Federal Express Corp.	Communication & Transportation	21.43
Galls, LLC	Communication & Transportation	5.98
OEM Part Store	Communication & Transportation	10.84
Traffic Safety Store	Communication & Transportation	64.42
USPS	Communication & Transportation	18.70
Century Link	Utility Services	1,302.60
Hoffman, Parker, Wilson & Carberry PC	Legal	117.00
Colorado Depart. Of Agriculture	Repair & Maintenance Services	48.00
White Water Express	Repair & Maintenance Services	95.50
Executech Utah LLC	Computer Support	18.16
Progressive Microtechnology, Inc.	Computer Support	2,020.00
Tyler Technologies, Inc	Computer Support	1,350.66
Keystone Reservations	Travel	50.00
Eagle Diner LLC	Meeting Expense	33.50
Stout House	Meeting Expense	40.14
Colo Assn Chiefs/Police	Tuition & Books	375.00
Dolan Consulting Group LLC	Tuition & Books	95.00
Public Agency Training Council	Tuition & Books	375.00
Eagle County Animal Control	Animal Control	5,112.00
High Country Copiers	Contract Payments	51.39

Public Safety (Cont.)

Paper Wise	Contract Payments	60.00
Steven A. Nofziger	Contract Payments	75.00
Town Of Vail	Dispatching Services	169,026.93
Total Public Safety		\$ 198,916.29

Buildings & Grounds

Pinnacol Assurance	Worker's Compensation	\$ 7,604.66
Meritain Health	Health Insurance Claim Refunds	(3,197.05)
Rocky Mountain Reserve LLC	Health & Insurance Benefits	4.78
Cintas Corporation	Office Supplies	13.72
King Soopers Customer Charges	Office Supplies	14.72
Quill Corporation	Office Supplies	97.76
Ferguson Enterprises, Inc.	Repair & Maintenance Supplies	186.53
Geary Pacific Corporation	Repair & Maintenance Supplies	124.07
Gypsum Eagle Ace Hardware	Repair & Maintenance Supplies	273.70
Paint Bucket	Repair & Maintenance Supplies	198.68
Wylaco Supply Co	Repair & Maintenance Supplies	117.72
Glenwood Springs Auto Parts Inc	Vehicle Repair & Maintenance Suppli	308.60
Wylaco Supply Co	Vehicle Repair & Maintenance Suppli	1,846.46
Collett Enterprises	Gas & Oil	831.50
Fleet Services	Gas & Oil	641.71
Black Hills Energy	Utility Services	3,899.79
Century Link	Utility Services	1,190.10
Holy Cross Energy	Utility Services	4,621.64
Eagle Ranch Metropolitan Dist.	Irrigation Services Agreement	4,625.66
Jerry-master Janitorial	Janitorial Maint. Contracts	2,158.00
Sno-White Linen Rental	Repair & Maintenance Services	229.52
Caselle, Inc.	Computer Support	53.37
Executech Utah LLC	Computer Support	272.33
Colo Weed Management	Tuition & Books	37.00
Lafleur, Thomas	Tuition & Books	103.02
Total Buildings & Grounds		\$ 26,257.99

Information Center

Pinnacol Assurance	Worker's Compensation	\$ 30.96
Century Link	Utility Services	435.52
Executech Utah LLC	Computer Support	72.62
Total Information Center		\$ 539.10

Marketing & Events

Pinnacol Assurance	Worker's Compensation	\$ 1,641.78
Meritain Health	Health Insurance Claim Refunds	(993.68)
Rocky Mountain Reserve LLC	Health & Insurance Benefits	1.49
Spotify	Dues & Subscriptions	10.98
Verizon Wireless, Bellevue	Utility Services	51.34
Info Cubic	Recruitment	5.20

Marketing & Events (Cont.)

Executech Utah LLC	Computer Support	83.51
Google Storage	Computer Support	1.99
Total Marketing & Events		\$ 802.61

Engineering

Pinnacol Assurance	Worker's Compensation	\$ 2,415.84
Meritain Health	Health Insurance Claim Refunds	(1,324.90)
Rocky Mountain Reserve LLC	Health & Insurance Benefits	1.98
Cintas Corporation	Office Supplies	13.72
King Soopers Customer Charges	Office Supplies	14.73
Quill Corporation	Office Supplies	97.77
United Rentals (North America) Inc	Repair & Maintenance Supplies	14.19
Fleet Services	Gas & Oil	88.16
Executech Utah LLC	Computer Support	87.15
Total Engineering		\$ 1,408.64

Total GENERAL FUND **\$ 312,970.82**

CAPITAL IMPROVEMENTS FUND

Old Growth Tree Service	Town Shop Improvements	\$ 4,789.75
Uptown Services LLC	Project Thor	5,000.00
Total CAPITAL IMPROVEMENTS FUND		\$ 9,789.75

WASTE WATER FUND

Pinnacol Assurance	Worker's Compensation	\$ 4,933.74
Meritain Health	Health Insurance Claim Refunds	(3,580.12)
Rocky Mountain Reserve LLC	Health & Insurance Benefits	5.35
Western Slope Supplies Inc	Office Supplies	22.35
ATCO International	Operating Supplies	350.80
USA Blue Book	Operating Supplies	32.95
King Soopers Customer Charges	Repair & Maintenance Supplies	22.90
USA Blue Book	Repair & Maintenance Supplies	368.09
Utility Notification Center Of Colorado	Repair & Maintenance Supplies	22.44
Fleet Services	Gas & Oil	214.01
Grainger	Equipment (Non-Capital)	2,381.40
Federal Express Corp.	Communication & Transportation	184.44
Nextrust Inc	Communication & Transportation	334.06
USA Blue Book	Communication & Transportation	13.00
Western Slope Supplies Inc	Communication & Transportation	1.75
Black Hills Energy	Utility Services	5,259.19
Century Link	Utility Services	1,672.39
Holy Cross Energy	Utility Services	10,047.23
Xpress Bill Pay	C.C. Transaction Fees	271.48
Denali Water Solutions LLC	Sludge Disposal	3,250.76
Caselle, Inc.	Computer Support	257.13
Executech Utah LLC	Computer Support	367.47

WASTE WATER FUND (Cont.)

Eagle River Water & Sanitation District	Testing & Permits	3,675.00
SGS North America Inc	Testing & Permits	1,012.34
Colo Cert Water Professionals	Tuition & Books	50.00
Total WASTE WATER FUND		\$ 31,170.15

WATER FUND

Pinnacol Assurance	Worker's Compensation	\$ 9,546.18
Meritain Health	Health Insurance Claim Refunds	(4,737.97)
Rocky Mountain Reserve LLC	Health & Insurance Benefits	7.08
Cintas Corporation	Office Supplies	13.73
King Soopers Customer Charges	Office Supplies	14.73
Quill Corporation	Office Supplies	97.78
DPC Industries, Inc.	Operating Supplies	180.00
Browns Hill Engineering	Repair & Maintenance Supplies	760.00
Grainger	Repair & Maintenance Supplies	123.25
Grand Junction Pipe & Supply	Repair & Maintenance Supplies	1,765.54
Gypsum Eagle Ace Hardware	Repair & Maintenance Supplies	1,066.71
Supply House	Repair & Maintenance Supplies	910.63
Utility Notification Center Of Colorado	Repair & Maintenance Supplies	22.44
Valley Electric Supply Inc	Repair & Maintenance Supplies	31.80
Wylaco Supply Co	Repair & Maintenance Supplies	96.90
Glenwood Springs Auto Parts Inc	Vehicle Repair & Maintenance Suppli	313.86
Fleet Services	Gas & Oil	246.29
Glenwood Springs Auto Parts Inc	Gas & Oil	34.46
Grand Junction Pipe & Supply	Meters & Related Items/Resale	1,443.48
Browns Hill Engineering	Communication & Transportation	15.00
Federal Express Corp.	Communication & Transportation	165.39
Grand Junction Pipe & Supply	Communication & Transportation	270.00
Nexttrust Inc	Communication & Transportation	334.06
AmeriGas	Utility Services	4,926.64
Black Hills Energy	Utility Services	117.52
Century Link	Utility Services	4,846.61
Holy Cross Energy	Utility Services	8,551.41
Xpress Bill Pay	C.C. Transaction Fees	426.62
Foster Graham Milstein & Calisher LLP	Legal	180.00
Garfield & Hecht, P.C.	Legal	1,066.76
Hoffman, Parker, Wilson & Carberry PC	Legal	39.00
LRE Water	Engineering	1,600.50
CRWCD - Enterprise Fund	Wolford Mtn. Reservoir-CRWCD	23,220.00
CRWCD - Enterprise Fund	Water Storage CRWCD - HBE	10,429.50
Browns Hill Engineering	Repair & Maintenance Services	1,755.00
Vail Honeywagon	Repair & Maintenance Services	154.78
Eagle River Water & Sanitation District	Testing & Permits	550.00
SGS North America Inc	Testing & Permits	1,265.16
Caselle, Inc.	Computer Support	257.13
Executech Utah LLC	Computer Support	490.19

WATER FUND (Cont.)

Colo Cert Water Professionals	Tuition & Books	100.00
Colo Rural Water Assoc	Tuition & Books	30.00
US Bank Equipment Finance	Contract Payments	417.91
Mott Macdonald	Tank Replacement	5,717.25
MWH Constructors Inc.	Lower Basin Water Treatment	407,850.00
Schmueser, Gordon, Meyer Inc.	Lower Basin Water Treatment	55,189.68
Total WATER FUND		\$ 541,903.00

REFUSE FUND

Pinnacol Assurance	Worker's Compensation	\$ 231.67
Nextrust Inc	Communication & Transportation	334.06
Xpress Bill Pay	C.C. Transaction Fees	62.05
Vail Honeywagon	Repair & Maintenance Service	103.00
Caselle, Inc.	Computer Support	257.12
Vail Honeywagon	Contract Services	825.86
Total REFUSE FUND		\$ 1,813.76

SALES TAX CAPITAL IMPROVEMENTS FUND

Buchanan Sperline & Holleman Pc	Legal	\$ 250.00
Total SALES TAX CAPITAL IMPROVEMENTS FUND		\$ 250.00

OPEN SPACE FUND

Pinnacol Assurance	Worker's Compensation	\$ 1,581.10
Meritain Health	Health Insurance Claim Refunds	(760.38)
Rocky Mountain Reserve LLC	Health & Insurance Benefits	1.14
Copy Plus	R & M Supplies	7.35
Info Cubic	Recruitment	29.50
Executech Utah LLC	Computer Support	63.89
Total OPEN SPACE FUND		\$ 922.60

TOTAL **\$ 898,820.08**

PAYROLL **\$ 320,635.10**

GRAND TOTAL **\$ 1,219,455.18**



To: Mayor and Town Council

From: Brandy Reitter, Town Manager, and Department Leads

Date: April 13, 2021

Re: Department Updates for March 2021

ASSISTANT TOWN MANAGER

Economic Development

- On April 7 we received the grant contract to proceed with the CDOT revitalize main street grant.
- QuietKat has purchased the building at 201 Broadway and has shared plans for improvement. They have not submitted plans to the Community Development Department yet, but intend to do so soon.

Art Wall

- The Town has revised a contract offer for the art wall artist and is waiting for approval. When we have an agreement in place, we can announce the artist and reveal the proposed mural.
- Town staff will continue working to design and install a wall in front of Alpine Lumber to receive the mural, as well as coordinate landscaping along Eby Creek Road as budgeted for 2021.

Project THOR and Broadband

- The City of Glenwood Springs is drafting the IGA conceptually approved by their council last month. We will be able to bring it to council once we receive the draft and provide our own legal review.
- Project THOR stakeholders are reviewing the organizational structure of the consortium and will be discussing options at our next meeting this April.

Community Survey

- Eagle Valley Community Foundation has mobilized for four multicultural outreach events between April 1 and April 19.
- The Community Survey will close for all online submissions on April 15, 2021, with the one exception an event hosted by EVCF mentioned above on the 19th. The draft report will be presented to the Economic Vitality Committee April 26th. EVC feedback will accompany a final report presentation made to the Town Council on May 4, or at a time TBD.

Grand Avenue Corridor Study

- Council members and the public are encouraged to go to the social pinpoint page for all engagement activities - <https://eaglecolorado.mysocialpinpoint.com/>

- The public outreach efforts began with a well-attended meeting March 25, 46 registered and 25 attended. The Virtual Walking Tour was April 8. Weekly in-person, guided walking tours during the evening will take place starting April 15.
- The project website has had 108 unique users since launching, with more than 20 pieces of feedback received.
- A fourth stakeholder meeting is tentatively planned for late April, early May.
- Brush Creek Extension plans have been submitted to the Town.
- EPS will be holding a developer/ local stakeholder workshop on their financial report.

Downtown Broadway

- At the April 8 DDA Board meeting, we discussed the Rules and Requirements of DDA members, priorities to help refine the Downtown Plan, and had a presentation from Jenn Ooten, Asst. City Manager in Glenwood Springs discussing their DDA operation.
- Downtown Colorado Inc. distributed a board member manual for the appointed members and examples of specific DDA tools used in other communities.

Sustainability Initiatives

- The Yard Waste facility is open and will be available until Nov 14.
- Eagle Town Clean-up Day will take place at the end of April, but slightly different than the process done in years past. Public Works and Vail Honeywagon will collect bag set out for pick up, rather than have a central gathering site.
- The Climate Action Collaborative is planning a series of events for Earth Day with announcements and stories coming in the Vail Daily.

Communications

- Assisted the Vail Daily with five different articles written about the Town in the past month. Thanks go to Tom Lotshaw and the editorial team.

FINANCE DEPARTMENT

Administration/Financial:

- Staff continued preparing for the 2020 Financial Audit in April. The audit will be remote again this year. Maggard, Hood & Associates will begin work on the audit after April 17th.
- Staff completed the 2020 Workers Comp audit in March.
- Staff completed the 2020 CIRSA audit on our Volunteer Worker Insurance Policy in March.
- Staff continued to work toward the completion of the transition between Municipal Court's prior accounting system (Full Court) to Caselle. We are still working out some issues with the cash receipting process. Staff is continuing to use the municipal court bank account for cash receipts, however, is planning to transition to the combined cash account (where all other town cash receipts are collected) by the end of June.
- Staff updated utilities & online payment portal on Town website. Prior website page took a customer directly to the Xpress Billpay website for utility payments. To find out how to pay online for other Town services took much more navigating. Now customers can find how to pay online for Town services all in one place.
- Eagle Bucks – Staff is starting to see an increase in reimbursement requests from local vendors. Through 3/26 the Town has spent \$26,134.33 on the Eagle Bucks program. Below is a breakdown of the spending:

Eagle Bucks Funding Through 3/26/21	
Eagle Bucks Reimbursements	\$ 19,466.75
Printing & Mailing	5,167.58
Advertising	1,500.00
	\$ 26,134.33

Accounts Payable:

ACCOUNTS PAYABLE: INVOICES PAID							
	2017	2018	2019	2020	2021	VARIANCE FROM PY	
JANUARY	289	258	303	205	230	25	12%
FEBRUARY	245	272	254	237	217	(20)	-8%
MARCH	340	304	326	234	247	13	6%
YEAR TO DATE	874	834	883	676	694	18	3%

Budget:

- Staff will be initiating planning for the 2021 budget process in May.
- Open Space Fund spending on Haymaker Trailhead Improvements discussed at the March 23rd meeting will need to be formally approved with a 2021 supplemental budget amendment. Staff will bring a supplemental budget request to Council later in 2021 which requires a public notice, a public hearing, and notification to the State.
 - o The \$150,000 that will be transferred from the General Fund to the Open Space Fund in 2021 is a budgeted revenue in the Open Space Fund.
 - o No expenditures were budgeted for the \$150,000 transfer.
 - o Please note that with the \$150,000 transfer in 2021 revenues the budgeted net revenues for 2021 in Open Space Fund is \$4,810.

Training:

- CGFOA Governmental Accounting Immersion 2nd session – Kelly Huitt & Mark Herota

Payroll/HR:

- Positions changes in Payroll
 - o 2 New Hires (Community Development – Permit Tech & Admin Tech II)
 - o 1 Term (Community Development – Admin Tech II)
- Retirement
 - o Staff worked with Colorado Retirement Association (CRA) on a conversion memo to provide additional information and important dates to ALL participants regarding the conversion to CRA.
 - All Eagle retirement participants received this memo in the mail
 - This is the first correspondence received by participants who are no longer employed with the Town
 - Blackout period begins: Monday, April 26, 2021
 - Conversion date: Tuesday, May 4, 2021
- Setup new extra duty pay code for public safety for the Mountain Youth DUI/MIP grants.
- Disability Insurance – Finance and HR met with an Account Manager with Standard Insurance (Town's new disability insurance provider) to discuss employer portal, billing, membership changes, claim process, policies, and other benefits.

Utilities:

- New Accounts Setup – 1
- Property Transfers – 12

Town Council Department – Budget to Actual:

TOWN OF EAGLE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2021

GENERAL FUND					
	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TOWN COUNCIL</u>					
10-49-110 SALARIES & WAGES	2,550.00	8,400.00	39,600.00	31,200.00	21.2
10-49-142 WORKERS COMPENSATION	38.31	38.31	51.00	12.69	75.1
10-49-144 FICA - EMPLOYER'S	195.08	642.62	3,029.00	2,386.38	21.2
10-49-210 OFFICE SUPPLIES	.00	.00	200.00	200.00	.0
10-49-347 PROFESSIONAL SERVICES	606.72	606.72	22,000.00	21,393.28	2.8
10-49-362 COMPUTER SUPPORT	72.62	450.38	3,048.00	2,597.62	14.8
10-49-371 TRAVEL EXPENSE	.00	.00	1,000.00	1,000.00	.0
10-49-372 MEETING EXPENSE	.00	.00	2,000.00	2,000.00	.0
10-49-380 TUITION & BOOKS	.00	.00	1,750.00	1,750.00	.0
10-49-450 SPECIAL COUNCIL FUNDING	18,339.57	26,134.33	185,000.00	158,865.67	14.1
10-49-510 INSURANCE	.00	724.32	240.00	(484.32)	301.8
10-49-915 COMMUNITY REQUESTS	2,000.00	2,000.00	50,000.00	48,000.00	4.0
TOTAL TOWN COUNCIL	23,802.30	38,996.68	307,918.00	268,921.32	12.7

SPECIAL EVENTS & MARKETING

February 2021 Report-

Town of Eagle – Marketing & Special Events:

- Working with producers of MEAC funded events to begin the permit process so Town Staff and myself can have an early start to understand dates, times and needs of these events. This will allow Eagle PD and Eagle PW to be better informed and to schedule their time if it is needed with events. This also includes reviewing their funding payout schedule. These payout schedules will be closer to the actual events so we can monitor the event progress and appropriateness with Covid 19.
- Working with Community Events to review their payout schedule for their event.
- Working to payout Community Programs 2021 funding requests that were approved by Town Council.
- Shot and edited “Congratulations Brandy” video
- Shot and edited 2 Community Survey Participant Giveaway videos
- Produced series of slates to promote the Eagle Bucks program on Facebook, Instagram and TOE Website
- Met with Info Center staff, begin planning for Spring/Summer/Fall plan
- Continue to push Eagle Bucks promotion plan.
- Continue to program to Grand Ave Digital Sign
- Completed RFP for Eagle River Park summer events
- Cancelled Eagle Easter Egg Hunt due to safety and health concerns.
- Working on solidifying the Eagle Events Schedule so I can work approach potential sponsors
- Met with Brian Lieberman/Trails & Open spaces about helping him communicate with the public and creating trails related events. I also am working with him to help host the Colorado High School Mountain Bike Conference races in September and October.

March - Executed Events

- Eagle Ice Rink closed and being dismantled.

MEAC:

- Master Events Calendar for 2021 has been created and is being updated as info is added or changed.
- Beginning to input 2021 event dates into Community calendar on eagleoutside.com.
- Recruitment for 2 new MEAC Committee members. Waiting to get a couple more applications then will present the applicants to Town Council.

Be Our Guests Program:

- Reviewing of existing permits and renewals – Bonfire 2nd St. Closure, Red Canyon Café Sidewalk use, and Brush Creek Saloon parking space use and tent additions. Met with Eagle Public Works and Eagle Police to review permits and renewal requests.
- Promoted the availability of the “BOG” program to Eagle Hospitality businesses.

Eagle Info Center:

- Proposed Info Center Summer 2021 Days and Hours - Info Center open Wednesdays through Sundays, 10:00 am to 3:00 pm. All staff is planning on returning. All staff has been vaccinated.
- Met with staff to create a plan for 2021 Spring/Summer/Fall.
- Worked with staff to create strategic plan/mission statement for info center and staff - ongoing.
- Created a list of physical improvements and renovations to the building inside and out.
- Talked with Eagle Historical Society about future exhibits and joint activities and promotion.
- Reviewed POS material needs. Want to redo the restaurant guide and Eagle map piece. Will be pushing out RFP for this work.

Digital Sign:

- Promoted Community Survey in English and Spanish
- Promoted Eagle Bucks program
- Created more intermittent scheduled messages
- Promoting message for Eagle Downtown businesses
- Playing "Please wear a mask" and other Covid related messages.
- Promoting upcoming events

Examples -

Rick Beverage Video Link - <https://www.facebook.com/townofeagle/videos/253516196413102>

Patty Hood Video Link - <https://www.facebook.com/townofeagle/videos/457238469042284>



HUMAN RESOURCES

Benefits

- Continued efforts with new vendors for 2021 benefits plans, Installation meeting attended for Disability Plans, HRA and plan coordination
- Benefits Orientation and enrollment conducted with Admin Tech II and Permit Tech for Com Dev
- Close 1 disability claim
- EAP set up coordination with Triad
- Healthy Family Workplace Act (HFWA) updated guidelines and leave forms sent to all staff

Recruiting – Onboarding

- New Hire HR Orientation for 2 newly appointed Council Members
- 2 Community Development positions filled; staff HR onboarding conducted:
 - Administrative Technician II
 - Permit Technician
- Code Enforcement Position Posted
 - 2 candidates received, department is reviewing
- Rehired and onboarded Yard Waste – Refuse Seasonal Maintenance Worker
- B & G Seasonal Maintenance Worker - 6 positions posted, staggered hiring approach
 - 2 positions filled
 - 1 finalist checking references
 - 4 candidates received
- Updating Job Descriptions for PW future postings
- Collaborate with Town Clerk and CivicEngage to update Job Posting Website content and create online employment application

Risk Management, Safety and Work Comp

- Managing 4 General Liability & PC Open claims, 3 carry over, 1 new
- Researched and responded to citizen complaint
- Manage 3 work comp claims, 2 carry over from 2020
- Responded to 10 Unemployment Claims, 2 are valid, 8 are deemed fraudulent, filed fraud notices with DOL, assisted staff with fraud procedures
- Organized 2021 Safety Committee members for upcoming Safety meeting
- Assist with HR items requested for Work Comp Audit with Pinnacol

Other

- Participated in Employers Council Compensation Survey
- Assist with Performance Review process and Merit Increases for seasonal rehires
- Respond to 5 verifications of employment
- Continued research/processing of COVID leave/policies in collaboration with finance/payroll/Eagle County PHE
- Recertification achieved and awarded both HRCI and SPHR Senior HR Professional Certification, educational requirements every 3 years.

TOWN CLERK

Communications

- Communications Committee:
 - o Eagle Today March 24th – 3498 subscribers
 - o [Grand Ave Corridor Plan](#)
 - o [Eagle Bucks 2021](#)
 - o [Apply for MEAC Board](#)
 - o [Job Openings](#)
 - o [East Eagle Sub Area](#)
 - o [Wildfire Property Assessment](#)
 - o [Trail Closures](#)

Licenses

- BUSINESS: Third Renewal Reminder sent to all businesses
 - o 25 Licenses Issued in January – 374 licenses issued for 2021
- LIQUOR RENEWALS:
 - o Pickups Pizza – Renewal
 - o Review partial application for new Tavern License
- MARIJUANA RENEWAL
 - o Sweet Leaf Pioneer – Retail Cultivation and Store Licenses

Website – www.townofeagle.org

- Ask the Town questions: 3
 - o Eagle Ranch road fix inquiry
 - o Flight Days inquiry
 - o Eagle County land records inquiry

Sales Tax

- 1,305 on-line retailers remitted sales tax in February for a total of \$81,788.32
- 1,259 on-line retailers remitted sales tax in March for a total of \$51,442.30

Filing Period: this indicates sales tax for the actual month sales occurred. These numbers will fluctuate throughout the year as it is reflecting late payments by the retailer or customer retail returns (deductions). Filing Period numbers are updated quarterly. This is the most accurate picture of sales tax collections for that month.

Revenue Period: this amount indicates the month revenue is received by the Town. Revenue period is all money collected by the state for the previous month and any additional months a retailer remits. This amount is what is deposited in the Town's bank account. These returns also get categorized into a "filing period" and are reflected in the sales tax report. This total amount will not change.

2021				
Month	Filing Period	Revenue Period	.5% to River Park	O/U
Jan	\$ 547,526.52	\$ 688,558.97	\$ 76,506.55	19%
Feb	\$ 511,722.43	\$ 576,588.68	\$ 64,065.41	20%
Mar		\$ 525,690.74	\$ 58,410.08	13%
1 Q		\$ 1,790,838.39	\$ 198,982.04	18%

2020				
Month	Filing Period	Revenue Period	.5% to River Park	O/U
Jan	\$ 376,083.83	\$ 578,686.45	\$ 64,298.49	35%
Feb	\$ 600,020.25	\$ 480,407.70	\$ 53,378.63	24%
Mar	\$ 492,881.75	\$ 463,471.24	\$ 51,496.80	16%
1 Q	\$ 1,468,985.83	\$ 1,522,565.39	\$ 169,173.93	25%
Apr	\$ 425,304.00	\$ 553,180.68	\$ 61,464.52	31%
May	\$ 505,676.56	\$ 492,253.55	\$ 54,694.84	20%
Jun	\$ 544,617.55	\$ 508,611.57	\$ 56,512.40	18%
2 Q	\$ 1,475,598.11	\$ 1,554,045.80	\$ 172,671.76	23%
Jul	\$ 575,779.73	\$ 558,775.30	\$ 62,086.14	12%
Aug	\$ 566,675.73	\$ 573,345.77	\$ 63,705.09	12%
Sep	\$ 630,421.02	\$ 588,716.34	\$ 65,412.93	19%
3 Q	\$ 1,772,876.48	\$ 1,720,837.41	\$ 191,204.16	14%
Oct	\$ 558,550.15	\$ 703,389.72	\$ 78,154.41	40%
Nov	\$ 525,666.25	\$ 570,146.69	\$ 63,349.63	-7%
Dec	\$ 783,242.92	\$ 594,190.34	\$ 66,021.15	20%
4 Q	\$ 1,867,459.32	\$ 1,867,726.75	\$ 207,525.19	16%
Revenue	\$ 6,584,919.74	\$ 6,665,175.35	\$ 740,575.04	19%

MUNICIPAL COURT

- Court March 3 and 17
- Court staff is working with all defendants who wish to reach plea arrangements before all court dates.

March Citations Issued	Current	YTD	2020
Animal Control	6	6	33
Misdemeanor	9	9	32
Parking	9	51	99
Traffic	15	60	210
Total	39	126	374

March Fines and Fees Collected (includes collections for previous months)	Current	YTD	2020
Court Costs	336.25	416.25	1951.78
Criminal Police Equipment and Training Surcharge	200.00	1005.00	3176.07
Deferred Judgment Fee	0	0	1005.00
Fines	1737.50	9220.00	27661.66
Outstanding Judgement Fee	0	0	212.14
Stay of Execution Fee	0	0	25.00
Charitable Contribution	0	0	23.00
Failure to Appear	0	0	185.01
Victim Restitution Fee	0	0	657.72
Total	\$2,273.75	\$10,641.25	\$36,917.38

March Dispositions (Payments or Court Appearances)	Current	YTD	2020
Animal Control	0	1	110
Misdemeanor	1	1	72
Parking	19	60	443
Traffic	10	55	205
Total	30	117	830

Outstanding Fines and Fees by Date:

Current	1305.00
1-30 Days Past Due	640.00
31-60 Days Past Due	0
61-90 Days Past Due	280.00
91-180 Days Past Due	3334.00
Total	\$5,559.00

COMMUNITY DEVELOPMENT

BUILDING DEPARTMENT UPDATES:

Activity	Status:
General coordination of contractors and projects Contractor registrations – more inquiries and updates this year than previous. Some complaints have been received about our forms/process.	Ongoing
Communications with Construction Community for Upcoming Reach-Out Meetings	Ongoing
Participation in Pre-Application meetings as needed	Ongoing
Plan review and inspection services for pending and active permits	Ongoing
Refine processes and procedures during COVID restrictions	Ongoing
Expired Permits review and follow-up	Ongoing
Code Adoption Process (2021 International Building Codes) - Had local BO meeting to discuss 2021 Code adoption process and amendments. Reviewing to see if amendments can be consistent throughout County. - Sprinklers in SFR (reach out to Greater Eagle Fire) - Energy Code - Contractor Qualification Update - Dirty burning ordinance (Solid Fuel Burning)	Ongoing
Work with the Town of Gypsum Building Department for Electrical Inspection Services March – 21 inspections	Ongoing
Archived plans – department is receiving large numbers of inquiries.	Ongoing
On-boarding of new employee – start date April 5, 2021	Ongoing
CITIX JULY TENTATIVE TOPICS: - Summary of how the website can help you - PV Systems - Update on current development projects? - Impact fee ordinance - Summary of how the website can help you - New Comm Dev Staff - Irrigation Systems & Need for 811 Registration/Locating Systems - Broadband Deployment - Joint Excavation Ordinance	- Last Issue sent March 1, 2021 - Next CITIX publication date is scheduled for July 1, 2021. - CITIX is a way for the Community Development Department to communicate with the Contractor community. - CITIX stands for Construction Trades Information Exchange.

The chart below shows the number of inspections conducted and building permits issued for the current month, the previous month, and the year to date.

Building Department Activity 2021

	January 2021	February 2021	March 2021	YTD 2020	YTD 2021
Number of Inspections	107	72	110	1970	289
Number of Permits Requiring Plan Review	9	17	12	*	38
Number of Building Permits	16	22	22	498	60
Building	4	6	12	160	22
Electrical	2	5	7	137	14
Plumbing	2	5	3	69	10
Mechanical	7	6	7	107	20
Demo	0	0	0	3	0
Out of Town Water/Sewer Taps	1	0	1	22	2
ALL Commercial*	0	0	2	24	2
SF Detached Residential*	0	0	0	11	0
Multi-Family & Attached SF Residential*	0	0	0	16	0
Residential Remodel/Addition/Basement Finish	3	3	5	49	11
PV	1	1	5	46	7
One Stop	7	6	10	102	23

* YTD Plan Review Data Unavailable

• **Major Construction Projects Under Review and Oversight:**

- Broadway Station – elevator permit received from NWCCOG on 3-30-21, pre-drywall inspection completed.
- Talon Flats is progressing – plumbing rough inspection (excluding roof drains) completed, electrical and mechanical rough inspections completed as well.

• **Upcoming Activities for March 2021:**

- Begin procedure for code updates to 2021 I Codes
- Continue department audit of best practices, policies, and procedures COVID restrictions
- Continue customizing Community Core Solutions

PLANNING DEPARTMENT UPDATES:

PLANNING ACTIVE APPLICATIONS	STATUS
Red Mountain Ranch	• Landowners working with 1) CDOT on HWY 6 access and 2) water system engineering (no update)
Reserve at Hockett Gulch	• Update under pre-application meetings
Brush Creek Road Extension	• Design plans have been submitted to Town Engineer for review - approval deadline is May 14, 2021. PW staff to work with Town Attorney, Town Manager, Council on wording/drafting of approvals • Work with CDOT to raze building for road extension
Haymeadow	• Haymeadow/PW Update Meetings – including Comm Dev Rep

	• PUDA20-01 – Haymeadow Amendment - o P&Z 2nd hearing scheduled for April 6th - o TC Public Hearing – April 27th • S20-01 - Haymeadow Amended Final Plat - o Waiting on mylars to record final plat – extension granted to tax abatement of ag parcels. • Next Steps: - o Platting if PUD amendments are approved - o Major Development Permits for design guidelines and multi-family housing
AN20-01 Powell Park Annexation	• TC Public Hearing 3/23 • Executive Session 4/13 1. Summary of term language from previous agreements • Continued Public Hearing to 4/27
AN20-02 Basecamp Eagle	• AN20-02 Base Camp Eagle 1. Zoning and Special Use approved by P&Z on March 16th 2. Public Hearing April 13th
700 Chambers, Lot C	• CT20-04 – 700 Chambers, Lot C condo plat - o Approved, not recorded - o Project close-out, mylars, recording • SU21-01 700 Chambers Ave. Lot 3 - o Approved, staff to send out Resolution to applicant
DR21-01 – Sinclair Station	• Agency comments due by 2/15 • Proof of ownership required • Traffic - PW requirements / planning requirements / Fire & EPD concerns to be addressed • Condition of Approval (shared with Kendra & Matt for review)
SU21-02 – 629 Sawatch Contractor Yard Special Use Permit	• Application deemed complete 2/22/21 • Sent out for Agency Referral 2/22/21 • Reach out to PW, Fire, PD about impact fees • Staff memo published by April 2nd
SU21-03 – 113 E. Fourth St. Vet Clinic	• Application received 2/22/21 • Sent out for Agency Referral on 3/9/21, due back 3/23/21 • Public Notice for April 20th due March 26th • Kendra says Town can require Encroachment Permit for entry structure that is in the right of way. • Reach out to PW, Fire, PD about impact fees (PD has impacts associated with use)
AN21-01 1819 Brush Creek Road	• Application submitted • Payment in lieu of water rights dedication – feedback from Tom and Mary Elizabeth
TU21-01 – 1248 Chambers Ave Temporary Use Permit	• Administrative approval of a Temporary Use Permit for Outdoor Storage and Retail at 1248 Chambers Ave • Noticed for Admin Hearing on April 5th – no public comment was received • Staff memo and Agenda due April 2nd • Permit to be issued week of April 5th.

PUDA21-01 Eagle Ranch 6th PUD Amendment	• Application & deposit submitted 4/6/2021 • Review for completeness • Proof of ownership code requirement – review past amendments
PRE-APPLICATIONS	STATUS
226 Capitol	• Initial discussion meeting complete • Waiting for decision from applicant on which direction to go in.
Moe's Outdoor Dining	• Initial discussion meeting complete • Waiting for decision from applicant on which direction to go in. • Email from architect 2/23 – need to research and respond • Architect submitted rough sketch for a proposed drive thru
546 Grand Avenue	• Meeting scheduled to discuss zoning and development options/opportunities 2/3 • Requested timeline for land use approvals – applicant to submit for PUD Zoning first and then come through with Major Dev Permit if PUD Zoning is approved.
263 & 483 Sawatch Contractor Yard Special Use Permit	• Pre-app meeting complete • Applicant is working on gathering documents and will likely submit either week of 3/1 or 3/8.
ER Building Envelope	• Asked about process for altering the building envelope for a property in Eagle Ranch – PUD Guide Minor Modification – administrative process (30 day timeline).
Stone Concepts	• Wanting to submit for building permit for new warehouse, required to go through Dev Permit process prior to building permit application.
1215 Chambers	• Concept Plan and drainage info was sent to PW, no contact has been made with CommDev
Reserve at Hockett Gulch – Subdivision & Major Development Permit	• Pre-app scheduled for April 16th from 9-11am • Prelim/Final Plat & Major Development Permit • Carrie McCool – lead planner / Jess – staff planner
LONG RANGE PLANNING	STATUS
Elevate Eagle Comprehensive Plan	• Appendix A – talk to Eagle County Housing for housing report – on hold • State Demographer report for Appendix A – in progress • FLUM Amendment – tweaks to the Future Land Use Map based on updates made to the zoning map not completed at time of FLUM adoption/ratification
Title 4 Land Use Code Update	• RFP – posted to BidNet – submittal deadline is March 26th • 2 applications received
Hwy 6 Corridor Study	• Grand Ave Virtual Walk – 4/8/2021
East Eagle Sub Area Plan	• Dates in Calendar (tentative) • Open House/Special Meeting – 3/31 @ 6pm • Revise concept plans based on public feedback • Start drafting plan outline and language based on public feedback
West Eagle Sub Area Plan	• Updates to plan have been adopted and ratified • Post Amended plan to website
County West Eagle Property	• RFQ is out for development partners, applications due by April 1st.

SolSmart – Bronze Designation	• Zoning review and baseline assessment complete – schedule meeting with Rep to review. • Staff reviewed baseline assessment on March 25th • Planning staff to work with Permit Tech to designate responsibilities and to do lists
ECSD Employee Housing Project (3 rd Street)	• Need comp plan FLUM amendment, rezone, subdivision, dev. Permit. • Application likely submitted in early Summer • 12-14 units currently proposed
OTHER	STATUS
MOBILE VENDING / ENCROACHMENT	• River Park – policies / guidelines - o Flyer for application deadlines / lottery system - o 4 applications received – lottery not needed, staff will assign spaces to applicants • MV21-03 – Wood & Steel Axe - o Location request: Bonfire (once tent is removed), Boneyard (Founders & Capitol), River Park - o Application under review – PW needs to weigh in - o Founders location requires addition review by PD & PW – demo scheduled for 4/15/21 – PW, Fire and Planning to attend • Eagle Tubing - pending application • Landshark food truck - pending application
ORDINANCES	• Impact Fee Ordinance Update (no update) - o Review of Public Safety and Fire District Nexus studies underway. - o Master Traffic and Circulation Plan (1998?) missing from files - o Dennis to look for study
SIGNS	• Green Tree Extended Stay – asking about previous sign variances

Upcoming Meeting Schedule:

April 2021
April 13th (Town Council) • AN20-02 Basecamp Annexation (Annexation, Zoning & Special Use) • ES – Powell Annexation • Department Update
April 20th (Planning & Zoning Commission) • SU21-03 113 E. Fourth Street Special Use Permit for a Veterinary Clinic • <i>Worksession/Discussion - East Eagle Area Plan - or May 4th (tentative)</i> • Dept/Council Update
April 27th (Town Council) • AN21-01 1819 Brush Creek Road Annexation (substantial compliance and set public hearing date) • AN20-01 Powell Park Annexation (continued from March 23, 2021) • PUDA20-01 Haymeadow PUD Amendment (continued to date) • SU21-02 629 Sawatch Contractor Yard Special Use Permit
May 2021
May 4th (Planning & Zoning Commission)

• <i>Worksession/Discussion - East Eagle Area Plan - if not April 20th (tentative)</i>
May 11th (Town Council) • SU21-03 113 E. Fourth Street Special Use Permit for a Veterinary Clinic • <i>Discussion Item - East Eagle Area Plan (tentative)</i> • <i>Presentation – Brush Creek Road Extension (tentative) – PW lead project</i> • Department Update
May 18th (Planning & Zoning Commission) • AN21-01 1819 Brush Creek Road – Zoning Review • Dept/Council update
May 25th (Town Council) •
June 2021
June 1st (Planning & Zoning Commission) • <i>East Eagle Sub Area Plan – Adoption Hearing (tentative)</i>
June 8th (Town Council) • <i>East Eagle Sub Area Plan – Ratification Hearing (tentative)</i> • AN21-01 1819 Brush Creek Road Annex Public Hearing • Department Update
June 15th (Planning & Zoning Commission) • Dept/Council Update
June 22nd (Town Council) •

POLICE DEPARTMENT



March 2021 Calls for Service: **810**
2021 Calls for Service YTD: 2,529

March 2020 Calls for Service: 578
2020 Calls for Service YTD: 2,234

Agency Assist 16
Assault 1
Citizen Assist 36
Civil 13
Death 2
Disturbance 7
Dogs Leash or Noise 8
Domestic Assault 2
DUI/D
Felony Domestic 1
Fire/Medical 15
Narcotics 3
Property Damage 2
Protection Order Violation 2
Suicidal/Welfare 11
Suspicious Person/Vehicle/Occurrence 38
Theft 3
Warrant Arrest 3

In memory of those who perished at the hands of a gunman on March 22, 2021 at King Soopers in Boulder, we pray for your families and loved ones. Boulder Police Officer Eric Talley gave it all to save others. He, as well as 9 other civilians, were killed by the gunman. Officer Talley served 11 years with the Boulder Police Department. Community funding has been established for Officer Talley's wife and 7 children, as well as for the other families who lost their loved ones.

https://www.paypal.com/donate/?hosted_button_id=JWE54STEJ4FTJ or <https://www.boulderoem.com/donations/>

Your EPD team continued to attend to multiple calls for citizen/guest aid, motor vehicle accidents, parking issues, suspicious people, security checks, disturbances, abandoned vehicles, motorist assists, noise complaints, animal complaints, trespasses, welfare checks, VIN checks and traffic complaints. EPD officers continued to offer assistance to other agencies as well. Unfortunately, EPD and surrounding law enforcement agencies have observed an uptick with calls related to mental health, behavioral health, disturbances and the possession of narcotics. Employment fraud cases remain on a similar trajectory to February.

As the weather began to warm up, EPD officers conducted additional foot patrols, business checks and check-ins with kids at schools and area parks. One of our dayshift officers enjoys checking out the action at the Eagle Ranch kids pond, where our local kids show him how to actually catch a fish. Since most of our EPD is Covid19 vaccinated, officers have started the "Check Out Our Ride" activity, where children can explore a parked police car and turn on the emergency lights.

Officers responded to a call of a small wildland fire in the open space area near Castle Drive. Upon arrival, two small bushes and surrounding grassland was on fire. Neighbors joined the effort with officers to extinguish flames and the fire department arrived to extinguish a tall bush. Officers interviewed children in the area and discovered that two elementary-aged kids were playing near the bushes before the fire. Investigators found a lighter and located the families of the two children. One

child admitted to playing with the lighter with his friend. EPD and GEPD were following-up with the families to provide fire-education classes.

An EPD officer responded to a call of two vehicles driving slowly on I-70. One of the vehicles was reported to be weaving in and out of both lanes. Both vehicles exited at Eagle and drove into a local gas station. Our EPD officer contacted the driver operating the vehicle without license plates. The driver fled the area at a high rate of speed. The driver of the second vehicle also began to drive away, which initiated a pursuit on Chambers Avenue by Eagle Police and Eagle County Sheriff Deputies. The suspect vehicle turned around at the end of Chambers and drove towards Eby Creek and entered the opposing lane of traffic. EPD Chief terminated the pursuit and the vehicle continued on Eby Creek towards HWY 6. A short time thereafter, ECSO and Colorado State Patrol attempted to stop the vehicle again in Wolcott. The vehicle fled and the passenger began to throw narcotics out the window. ECSO deployed a spike strip across the road, flattening three tires. CSP performed a precision intervention technique, which spun out the vehicle. Both occupants in the vehicle were arrested for felony eluding, possession of narcotics, etc. The person in the second vehicle was identified and a warrant has been issued for his arrest. Note- there was some criticism about law enforcement units and why a roadblock wasn't set up on Chambers. Simple answer – we were unable to establish a roadblock for the circumstances known to law enforcement at the time *Tennessee v. Garner*(1985).

EPD officers completed a warrant for violation of a protection order and other felony charges. The suspect may have left the Eagle area for a short period of time. However, an alert officer on a patrol saw the suspect's vehicle in a parking lot of a hotel. A canvass by EPD officers revealed his location. Upon arrest of the suspect, officers also found methamphetamine. The suspect was booked into the jail for his warrant, violation of a protection order and narcotics charges.

Reports of a car traveling towards Eagle from Gypsum on HWY 6 in the wrong lane gathered attention from nearby agencies. Colorado State Patrol located the vehicle, which initiated a short pursuit. EPD and CSP were able to stop the vehicle near Sylvan Lake Road, where it was found that the driver was highly intoxicated. CSP arrested the driver.

EPD assisted ECSO deputy who contacted a vehicle that pulled into a local Eagle gas station after exiting the interstate for a traffic infraction. Several suspicious indicators were observed and a search of the vehicle revealed about 20 pounds of narcotics.

EPD is investigating a case of revenge porn, a sex assault on a minor case and an internet luring of a child incident. A suspect was identified in the first case and is out of state. A warrant was submitted to the courts for review and follow-up on possible extradition.

EPD responded to a disturbance call at the middle school after a recreational league basketball game player was fouled out, which started a heated argument. The player was asked to leave, but refused to leave. The player was contacted as he left the school. No criminal charges were warranted and the game had ended.

EPD provided education to a group of adults passing through town who were reported to dispatch smoking marijuana at the Eagle River Park. All individuals were extremely cooperative and due to their cooperation and fact no families with kids were nearby, warned about public consumption. The one individual not smoking was the driver.

That was mucked up! Near the beginning of the month, I-70 eastbound was closed for several hours to clean up a crash involving a truck. While many drivers gave praise for Eagle Public Works and law enforcement officers diverting traffic off I-70 onto HWY 6 into Wolcott, several aired frustrations about the long delays and how I-70 drivers mucked up local traffic on Eby Creek. Unfortunately, HWY 6 was the only eastbound route available for the I-70 closure. Tom G. and Chief Staufer discussed enhancements for I-70 traffic closures, to include staged equipment and new fold-down signage, since CDOT diverted funding of I70 closure gates at Eagle to another project.

County Court – Available upon request. **Local and Regional Calls for Service** – Available at Dispatch

PUBLIC WORKS

Public Works is busier and working harder than the proverbial one-legged man in a kickball tournament.

We respectfully ask the Council to be very thoughtful about committing staff to new tasks and special projects at this time. Additional workload must result in previously planned tasks and projects being deferred or deleted. We are happy to shift priorities to align with your goals and desires for the community.

General

- Development of annual work plans for the Public Works divisions is progressing with the primary focus on Buildings & Grounds and Streets divisions. Within the next month we should be translating the work activity task lists that are being created into a timeline schedule for the year.
- As with much of the population, most Public Works employees have received a COVID vaccination at this point. This is a great relief in terms of reduced vulnerability to the continuity of Public Works operations.
- Thus far we have filled 3 of 6 seasonal B&G positions and our 1 season Open Space position. We are becoming more creative with recruiting efforts for these positions. We are posting advertisements in many public places such as the post office, parks, etc. These postings are being made in both English and Spanish. Additionally, Lynette is assisting us by reaching out the high school to look for opportunities to better reach students who may be looking for summer employment. Fingers crossed that we will soon have all of these positions filled, please help spread the word.
- CDOT has begun to advise that they expect the possibility of frequent and lengthy closures of I-70 through Glenwood Canyon this summer due to the damage to the landscape resulting from the wildfires last summer. Plan your travels accordingly. Public Works is collaborating with Eagle PD, Town of Gypsum, Eagle County, and CDOT to plan for managing traffic during these closures.

Streets

- Paving projects for this summer have been identified and will focus on Abrams Creek Road and Grand Avenue from approximately Wall Street to Sylvan Lake Road. The Grand Avenue paving is somewhat of a necessary band-aid, we hope to be fully reconstructing this roadway in the next +/- 5 years, but the current pavement will not last until that time so we must make some investment now. We will also be repairing manholes on Robins Egg Lane and Fourth of July Road.
- We have executed a contract with a masonry contractor to replace the damaged stone walls and damaged pavers on Broadway. This work will be completed by June 1st.
- We have begun inventorying repair and re-plant work along the Eby Creek corridor. Dead standing trees have been or will soon be removed. We are beginning to repair damaged landscape lighting. As plants begin to leaf out we will identify and remove dead plants. Our intent is to replace as many dead plants and trees as the current year budget allows, but we may need to catch up with these replacements over the next several years as funding allows.
- Clean up along the Eby Creek corridor has begun and will continue in earnest, and will ramp up even more. We are planning to soon sweep and power wash concrete surfaces, including power washing the stone walls closest to the roadway that has become dirty due to road spray through the winter.

Buildings & Grounds

- Landscape maintenance will begin in earnest later this month with the start up of irrigation systems, fertilizer application, and the prep or flower beds. With the addition of the River Park we now have a lot of mulched landscape beds and we are looking at purchasing a semi-truckload of mulch to maintain the appearance of these beds.

- B&G has completed some routine periodic office re-painting in the Public Works building and the facility is looking good.
- Use of the River Park has ramped up and we have opened the restrooms there for the season. Public restrooms at the Terrace park and Brush Creek Park will be opening soon.
- We are contracting to have magnesium chloride dust suppressant applied to the gravel parking lot at the River Park. This work will occur on April 21st (weather permitting).

Water/Wastewater

- Construction of the LBWTP continues. The filter membranes, which are the heart of the treatment plant, are scheduled to be delivered during the first week of May. The installation of these membranes is a very key activity as we approach completion of the project.
- Water division staff have completed a thorough cleaning of the water filters at the Upper Basin Water Treatment Plant. This cleaning typically occurs annually but had been deferred for one or more years due to staffing availability. During the cleaning it was discovered that several pumps are not performing as they should, and we have obtained a proposal to have these pumps overhauled to return them to their original performance. This work will not diminish our ability to produce potable water, and we believe that we can absorb this cost in the existing budget.

Open Space

- Staff is obtaining bids for the Haymaker trailhead improvements that have been identified.
- We are planning to submit a grant application through the Two For The Trails program for funding improvements to the Riddle Trail in Eagle Ranch.
- Trails are drying out quickly and we are seeing a large increase in trail usage. A large group of elk has been camped on the Haymeadow property, but we have consulted with CPW and BLM and do not anticipate delaying the April 15th trail opening. The behavior of these elk is somewhat unusual this year. The lack of snow cover on the hay fields this year has resulted in a very early green-up of the grasses. Typically the elk will move up in elevation as the snow line melts up, but this year they seem to be enjoying the hayfield salad bar that exists due to this early green-up.
- The Arroyo trailhead parking lot will be opened by the April 15th trail opening date.

Engineering

- We have been very busy assisting Community Development with review of development applications. The volume of work is large and growing.
- We are also devoting considerable time to assisting with several special projects and tasks including the Grand Avenue corridor project, East Eagle sub-area plan, planning and construction associated with project THOR and municipal broadband, and administration of Be Our Guest permits.
- We have received a request from a resident along Brush Creek Road to lower the speed limit between Sylvan Lake Road and Ouzel Lane. The speed limit is currently 40 MPH, which is the statutory minimum for this class of roadway. We will make a cursory initial investigation as to whether there may be conditions that justify lowering the speed limit below the statutory minimum, but lowering the speed limit will require a time consuming traffic engineering study in order to comply with State law. If we conclude that lowering the speed limit is justified, we will discuss with Council prior to doing so.

Random Acts of Public Works

- Staff assisted a homeowner with removal of a very large deceased deer from a window well at their home. It appeared that the deer died as a result of a vehicle strike. Please watch for wildlife while traveling our streets.

- Staff assisted Eagle PD with the clean up of a homeless camp located under the Eby Creek Road bridge at the Eagle River. There was a large amount of trash to remove, but fortunately no hazardous or narcotics waste. We are always sad to see that members of our community must make the choice to live in this way.
- We have had an increase in reports of people sleeping in cars in the parking lot at the Pool & Ice Rink. “No Camping or Overnight Parking” signs have been posted, and we will post similar signs at the Arroyo trail head parking lot if needed.
- Staff were contacted by a family that includes a deaf toddler. At the family’s request we will be installing “Deaf Child” warning signs on the street near their home.
- Staff has made quite an effort to locate the outdoor water shutoff valve (known as a curb stop) in order to assist a homeowner with shutting of the water to their townhome for an indoor plumbing repair. Unfortunately, we have not been able to locate that curb stop despite several hours of effort. The subject townhome was constructed about 40 years ago, and the curb stop may have been removed, buried, or constructed over. Fortunately, a plumber will still be able to make the repair using the Hans Solo Cryogenic Freezing Technique (also known as dry ice).
- We have had a couple of reports of sewer back-ups into homes over the last month. Public Works responded, investigated, cleaned the sewer main, and determined that in both cases the back-up was due to a clogged privately owned service line.



To: Mayor Turnipseed and Town Council

From: Peyton Heitzman, Planner I
Chad Phillips, Community Development Director

Date: April 13, 2021

Agenda Items: AN20-02 Base Camp Eagle Annexation, SU20-03 Recreational vehicle park Special Use Permit, and RZ20-02 Zoning

Resolution No. 32 Series 2021, A Resolution of the Town Council of the Town of Eagle, Colorado making certain Findings of Fact Regarding the Proposed Annexation of Real Property Located in Unincorporated Eagle County.

Ordinance No. 05 Series 2021, An Ordinance of the Town Council of the Town of Eagle, Colorado Annexing to the Town Certain Unincorporated Territory in Eagle County, Zoning the Property Rural Residential and Approving the Associated Annexation Agreement.

REQUESTS: For Council to consider the annexation of a 13.5-acre parcel and establish zoning to the Rural Residential (RR) zone district. The application is also accompanied by a request to develop a portion of the property into a Recreational vehicle (RV) park through a Special Use Permit (SUP).

BACKGROUND: On February 23, 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 property is located at 3220 Brush Creek Road, southeast of the Town of Eagle. The Haymeadow development surrounds the property north of Brush Creek Road. To the immediate south of the property, across Brush Creek Road, are residential parcels in unincorporated Eagle County. The project consists of one lot under the sole ownership of Shawn and Marci Colby. There are currently two homes on the north end of the property. The RV park proposal will be south of the residential homes.

On March 13, 2021, the Planning and Zoning Commission heard and considered the SUP and zoning request for the application and recommended approval for both with conditions. Analysis of the proposed RV park and zoning is detailed later in this report.

ANALYSIS:

Annexation. Annexation is a discretionary action on the part of the Town. Annexations must be in compliance with Title 31, Article 12 of the Colorado Revised Statutes and the Colorado Constitution. Title 4 of the Land Use and Development Code, along with Town of Eagle long range planning documents were considered in the review of this application.

Standard #1: Compliance with the provisions of Title 31, Article 12 of the Colorado Revised Statutes.

Staff Comments: During the February 23, 2021, Town Council meeting the Town accepted a petition from Shawn and Marci Colby, the property owners of 3220 Brush Creek Road. The Colby's are the owners of 100% of the entire property seeking annexation.

The property's boundaries are contiguous with the Town of Eagle boundary for 3,267.27 feet of its 3,726.92-foot total exterior boundary (or 88% of its perimeter) as demonstrated on the Annexation Map; thereby exceeding the one-sixth contiguity requirement per C.R.S. § 31-12-104(a). Staff finds the proposed annexation meets the statutory urbanization and integration requirements, and the property is within the Urban Growth Boundary as defined in the Elevate Eagle Comprehensive Plan (2020). Lastly, the proposed annexation would not extend the Town's boundary more than three miles in any direction.

Standard #2: Conformance with the Eagle Municipal Code [Chapter 4.15](#).

Title 4 of the Land Use and Development Code (Municipal Code) reiterates the requirements of the Colorado Revised Statutes as it relates to Annexations and adds that "All petitions for annexation shall also be accompanied by a statement setting forth the proposed water rights to be dedicated to the Town at the time of annexation."

Staff Comment: There are no water rights associated with the property for dedication. The applicants will be required to pay the cash in lieu of water rights dedication.

The Municipal Code requires any area annexed into the Town to be brought under the Town's zoning ordinance and map within 90 days from the effective date of the annexation ordinance.

Staff Comment: The zoning for the property is accompanied with the annexation approval. Should Town Council approve the annexation and the zoning request, staff will modify the Town zoning map within 90 days from the approval of Ordinance No. 05, Series 2021.

Standard #3: Conformance with the Elevate Eagle Comprehensive Plan (2020)

Staff Comments: The property is within the Urban Growth Boundary as defined within the Elevate Eagle Comprehensive Plan. Staff finds the proposed annexation furthers the goals and policies of the Elevate Eagle Comprehensive Plan.

Annexation Agreement

The Annexation Agreement establishes the terms and conditions of the annexation and zoning, not the conditions of the Special Use Permit. The Annexation Agreement is being drafted and negotiated between staff and the applicant at this time. The applicant has provided a letter dated April 5, 2021 relating to the Annexation Agreement that is included as an attachment. Staff is recommending the files be continued to a date set forth by Town Council. A copy of the Annexation Agreement will be available at that time.

Referral Agency Comments

Staff received feedback from referral agencies for this application. Many comments were incorporated in the final application. However, there were comments provided that have not been addressed into the application. The full agency comments are included as an attachment. One concern that was expressed by Eagle County and Town of Eagle Open Space is the importance of trail connectivity from the campgrounds to the Haymaker trail system. Eagle County

has expressed support for a connector single-track trail in the dedicated right of way along Brush Creek Road that connects to the Haymaker trail system. The County encourages the Town to consider a requirement for applicants to construct the pathways at an earlier point than the build out of the Haymeadow Development. Brian Lieberman, the Town's Open Space and Trails Manager expressed concern that the proposed plans are missing the date of completion. Town staff is supportive of an interim trail connection between the campgrounds and the Haymaker trail. Eagle County Open Space also recommends maps and information be posted at the campsite to communicate seasonal trail closures and trail etiquette.

Eagle County provided other comments that the Town review evaluate the operational hours of the campground considering the surrounding residential uses. The application includes a Campground & RV Park Management Plan that outlines quiet hours from 10:00 PM to 7:00 AM. Eagle County shared that the proposed campground use meets goals outlined in the 2010 Eagle Area Community Plan (EACP), though the proposed use conflicts with the EACP Future Land Use Map. The discussion can be found as a packet attachment under "Referral Agency Comments".

Eagle County's Engineering Department suggested the Town also annex and assume maintenance of Brush Creek Road to the final access point for the Haymeadow development. This is not currently being pursued by Town of Eagle staff. It was also suggested that the Town require an additional Traffic Impact study for the new use that evaluates actual (rather than proposed) trip generation of the use, background traffic, and the need for an auxiliary turn lane. The Town of Eagle's Public Works Department reviewed the applicant's Traffic Impact Report and believe it sufficiently covers the proposed use and that another study is not needed at this time.

Finally, the Town of Eagle Police Department expressed concerns with staffing to serve the new campground use.

Fiscal Impact Analysis

Staff Comments: The application includes a Fiscal Impact Analysis. The analysis is based upon the annexation of one lot with two homes and the development of a RV park. The report does not project revenues and expenses based on the current use of the property, but rather the future use. General fund expenses are not projected for the proposed campground use. The report provides an analysis of potential incremental Town of Eagle revenues generated, and general fund expenditures incurred as a result of the annexation and development of the RV park based on forecasted assumptions. The report looks specifically at bed and property tax generation for the general fund and does not analyze other potential revenues. The fiscal impact report utilized the same assumptions as the Red Mountain Ranch Fiscal Impact analysis which entails new development and new local residents. Town Staff generally supports methodology of the fiscal impact analysis.

Impact fees are assessed for the proposed commercial use and the residential structures on the property. Staff shared a letter with the applicants on December 12, 2019 that provides an estimate of impact fees, plant improvements fees, and various other fees. Staff reviewed the methodology used to determine the impact fees in the 12/12/2019 letter and believed there to be inaccuracies. The methodology for calculating impact fees is outlined in [Section 4.13.220](#), [Section 4.13.230](#), and [Section 4.13.250](#) of the Code. Staff recalculated the impact fees and found a discrepancy between the fee estimates from the 12/12/19 letter and the calculation permitted in the Code. The original fee estimate fell below the current estimate by \$41,636.38. Staff provided the applicants with a new letter outlining the methodology for the updated fee estimates. Both letters are included as an attachment in the packet.

Zoning. The applicant is requesting to rezone the lot to Rural Residential zoning (RR) concurrently with the annexation application. The Planning and Zoning Commission unanimously recommended approval of the RR zoning in the March 16, 2021 regular meeting. Standards and requirements for RR zoning are set forth in [Section 4.05.030](#) of the Municipal

Code and summarized below. Additional details can be found in the Planning Commission staff report included as an attachment:

Standard #1: That the zoning is compatible with surrounding land uses, and is consistent with the Town's goals, policies and plans.

Staff comment: The property is compatible with the surrounding land uses that include low-density residential uses to the south and open space to the west and east. To the north is the undeveloped Haymeadow neighborhoods "C" and "D", which are the least dense neighborhoods in the Haymeadow PUD. The Future Land Use Map (Map) in the Elevate Eagle Comprehensive Plan supports the proposed zoning. The Map depicts the Rural Residential land use which correlates with the Rural Residential zoning under existing standard in the Town.

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 existing County PUD zoning is inconsistent with the Future Land Use Map 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, 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 application

Special Use Permit. The applicants are requesting a SUP for the construction of 53 RV and tent camp sites. This application was reviewed against the standards for a SUP ([Section 4.05.010.A.1.a](#)), standards for RV Parks ([Chapter 4.10](#)), and general zoning standards ([Chapter 4.04](#)). The analysis of the RV Park application is summarized below. The detail report can be found in the Planning Commission staff report.

Special Use Permit

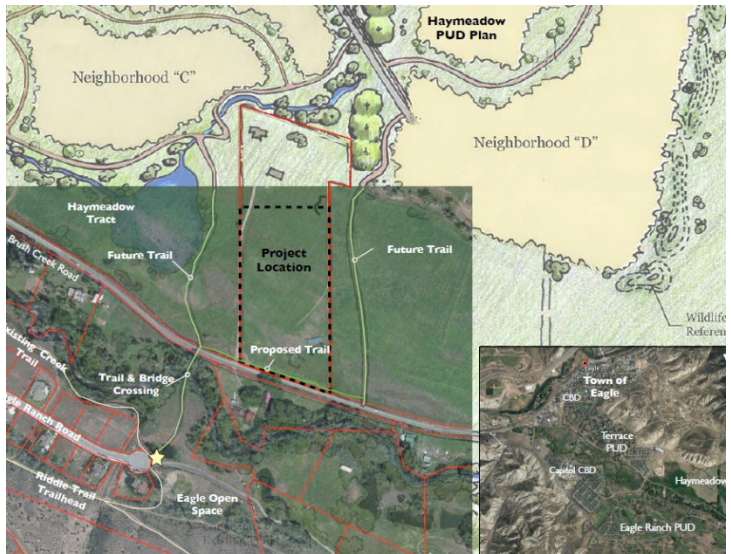
Standard #1: The proposed use is consistent with the provisions of this Chapter and with the Town's goals, policies and plans.

Staff comment: The proposed RV Park supports several policies outlined in the Comprehensive Plan. These policies include opportunities for additional campsite development for the Town, the enhancement of recreational opportunities through new trails, and the mitigation of impacts to the natural environment.

Concern arose from the Planning Commission that the proposal does not support the Comprehensive Plan's policy 2-8.1. *to support and preserve the attributes and quality of the "county lane" experience along Brush Creek Road.* The Commission did not express that this conflict should lead to a recommendation for denial.

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

Staff comment: The proposed RV park is buffered from the property's two residential structures to the north by a row of large mature trees. As depicted in the snapshot included, the RV park is hugged by open space to the east and west. The projects landscape plan shows a berm and tree buffer between the RV park and the residential property to the south. Staff believes the RV park to be compatible with existing and future approved uses surrounding the project's location because of its intensity of use, seasonality, and the spacing/buffering from surrounding uses.



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: The applicants have provided a Traffic Impact Report. Public Works staff reviewed the Report and are comfortable with the conclusions provided. No conditions of approval are suggested at this time.

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.

Recreation Vehicle Parks

Applicability Staff reviewed the proposed project against the applicability standards for RV parks found in [Chapter 4.10](#) of the Code. The project meets the applicability standards outlined in the Code. The application includes the Base Camp Eagle Campground & RV Park Management Plan that limits RV stays in the Park to 14 consecutive days. No RVs will be permitted to remain in the Park more than six months in any 12-month period. This is ensured though a condition of approval for the Special Use Permit.

Design and operations The Code provides design and operational standards that are listed below. A detailed analysis if these standards against the proposal can be found in staff's memo for the March 16th Planning Commission meeting. The standards that are met through conditions of approval are bolded with an explanation of the reason necessitating the condition.

- Size and density, setbacks, campsite
- Vehicular placement
- Vehicular circulation
- **Parking**
 - The site plan shows 96 parking spaces to serve the 53 tent and RV campsites. The parking spaces provided do not meet the required parking count when the accounting for the cabins in phase 3. There is a condition of approval requiring the applicants to provide a designated area for six (6) future parking spaces that include the 4 spaces required for the cabins and 2 spaces for potential overflow.

- RV Parks are subject to the parking design standards outlined in [Section 4.07.140](#) of the Municipal Code. There is a condition of approval that the site plan be modified to meet the minimum size requirement of 9' x 19'.
- Landscaping
- Accessory uses
- Outdoor recreation areas
- **Health and sanitation**
 - 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. There is a condition of approval requiring 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

Zoning Standards The project was reviewed against the Town zoning standards found in [Section 4.04](#) of the Code. The one non-conforming zoning items is the two-family unit. This non-conformity has been addressed in the Annexation Agreement. Otherwise, staff believes the application meets Town of Eagle zoning standards. The non-conforming structures and uses could gain conformance through the SUP approval.

COMMUNITY INPUT: The annexation application (AN20-02) was publicly noticed in accordance with C.R.S. § 31-12-108(2). The Community Development Department noticed the associated land use applications (e.g., Special Use Permit and zoning) according to the provisions of the Town of Eagle Land Use and Development Code. As of April 8, 2021, staff has received 24 comments from the general public on this application. Public comments are included as an attachment.

BUDGET: None. The proposed annexation has generated review fees; however, the applicants have agreed to reimburse the Town for expenses and fees incurred by the Town in reviewing and processing the land use application.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED: The application is in alignment with Major Objectives from the Strategic Plan including, Enhance the Economic Resiliency of the Town Government by providing a new revenue source through bed tax generated from the RV Park. The objective to Attract Visitors is supported through a new outdoor amenity that provides camping sites for visitors. Finally, the objective to Focus on Recreation, Events, and Open Space is supported through the RV Park's expansion of the trail system.

RECOMMENDED ACTION OR PROPOSED MOTION:

Annexation and Zoning

The Planning and Zoning Commission reviewed the zoning application during the March 16, 2021 meeting. The Planning and Zoning Commission unanimously recommended approval of the application. The Annexation Agreement is in draft form and staff recommends continuance of this approval to a future meeting, as specified by Town Council, to finalize the terms and conditions of the agreement.

1. Staff recommends CONTINUANCE of file AN20-02 Base Camp Eagle Annexation and file RZ20-02 Zoning, based on the incomplete annexation agreement to (date specific).

Special Use Permit

The Planning and Zoning Commission also reviewed the Special Use Permit application concurrently with the zoning application during the March 16, 2021 meeting. The Planning and Zoning Commission unanimously recommended approval of the SUP application with conditions of approval. Staff is modifying the conditions of approval based on new information provided since the March 16th Planning and Zoning Commission meeting. The annexation and zoning applications need to be approved prior to Town Council approving the Special Use Permit. Staff also recommends Town Council continue the file to a future date as specified by Town Council.

1. Staff recommends CONTINUANCE of file SU20-03 Recreational vehicle park Special Use Permit, based on the incomplete annexation agreement to (date specific).

ATTACHMENTS:

- Exhibit A: Annexation, Zoning, and Special Use Permit Applications + Conceptual Plan
- Exhibit B: Annexation Petition
- Exhibit C: Resolution 20, Series 2021
- Exhibit D: Annexation Map
- Exhibit E: Traffic Impact Study
- Exhibit F: Environmental Impact Study
- Exhibit G: Annexation Impact Report
- Exhibit H: Campground & RV Park Management Plan
- Exhibit I: Fiscal Impact Report
- Exhibit J: 2017 Economic Contributions of Outdoor recreation in Colorado Report ([LINK](#))
- Exhibit K: Resolution 32, Series 2021
- Exhibit L: Ordinance 05, Series 2021
- Exhibit M: Referral Agency Comments
- Exhibit N: Public Comments
- Exhibit O: Impact fees memo from staff (12/12/2019 and 4/2/2021 (updated))
- Exhibit P: DRAFT Planning & Zoning Commission Minutes dated March 16, 2021
- Exhibit Q: Staff P&Z Commission Meeting Memo dated March 16, 2021
- Exhibit R: Letter from applicant (April 5, 2021)



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
200 BROADWAY • PO BOX 609 • EAGLE, CO 81631
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www.townofeagle.org

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

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

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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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).

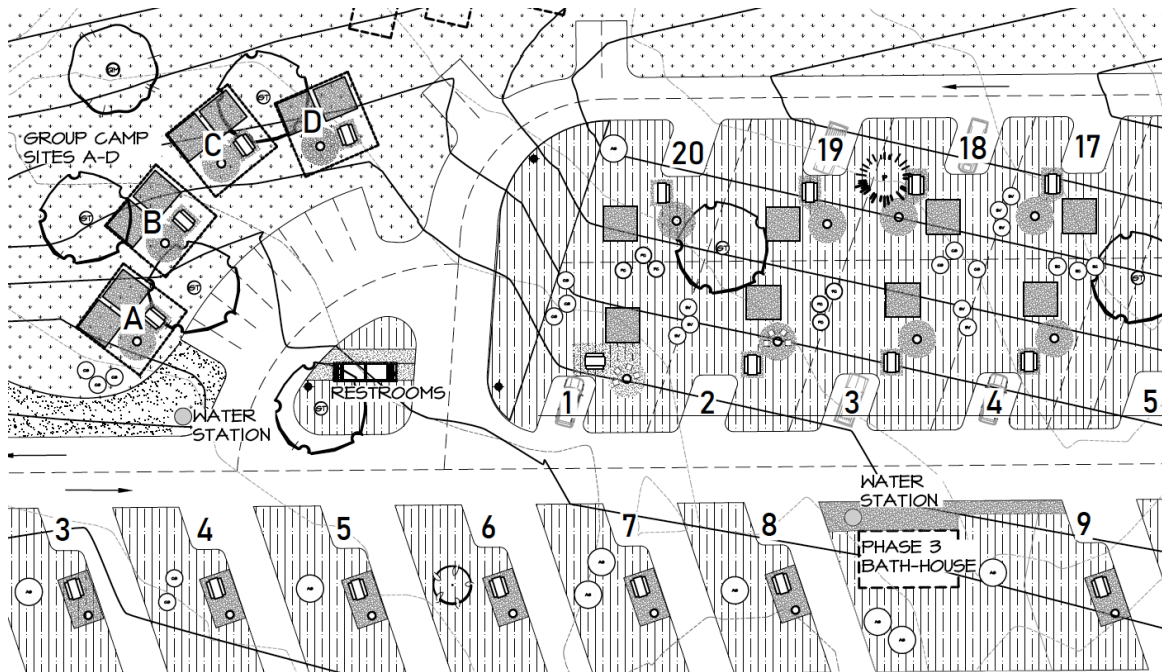


Figure 9: Campsites are generously sized, and landscaping is placed to preserve view while create buffers between guests. Site density is less than 1/3 of the maximum established by Town Code.

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 BACKFILL OF ALL NEW TREES AND SHRUBS. SHARP EXISTING SOIL SURFACE 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 S.F.
- ALL DISTURBED AREAS TO BE REVEGETATED WITH NATIVE GRASS SEED MIX SOWN AT THE RECOMMENDED RATE PER PAKNEE BUTTES SEED CO. ALL SEED SOWN AREAS ARE TO BE LIGHTLY RAKED & INTO THE SOIL AND IRRIGATED. AREAS OVER ONE ACRE SHALL BE HYDROMULCH.
- MULCH ALL SEED SOWN 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 FLOOD 10-5-5 OR 14-5-5 ORGANIC FERTILIZER (RICH LAWN BRAND OR EQUIVALENT) SHALL BE APPLIED TO ALL NEW SEEDBED 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. VERIFY LIMITS OF DISTURBANCE ON SITE AND ADJUST ACCORDINGLY. INFORM LANDSCAPE ARCHITECT IF ADDITIONAL IRRIGATION IS REQUIRED.

RECREATION AREA

- FRONT R.O.M. - 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)	



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

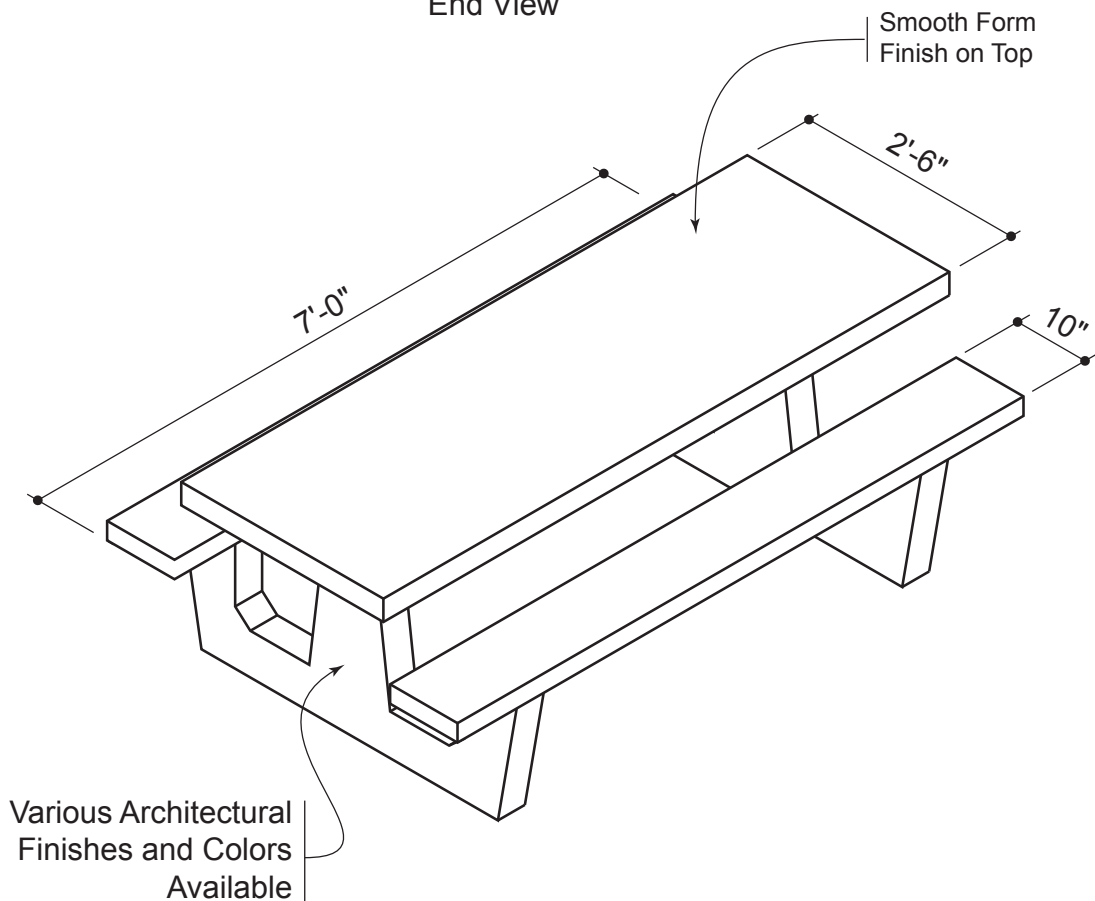
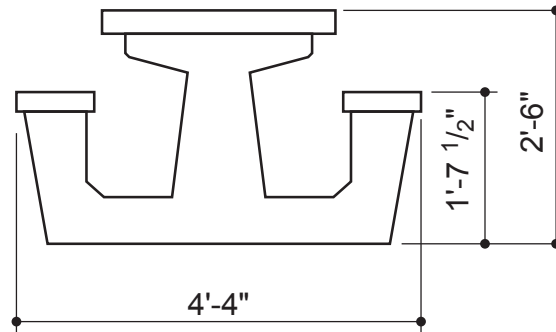
2-4 week lead time:

Qty:

1

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 gift 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.

- 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>

Page 1 of 3

Page 114 of 339

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:

- **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.

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 _____

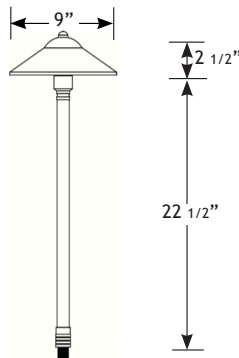
VOLT® Low Voltage Landscape Lighting Max Spread, Path & Area Lights - 330 Series

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



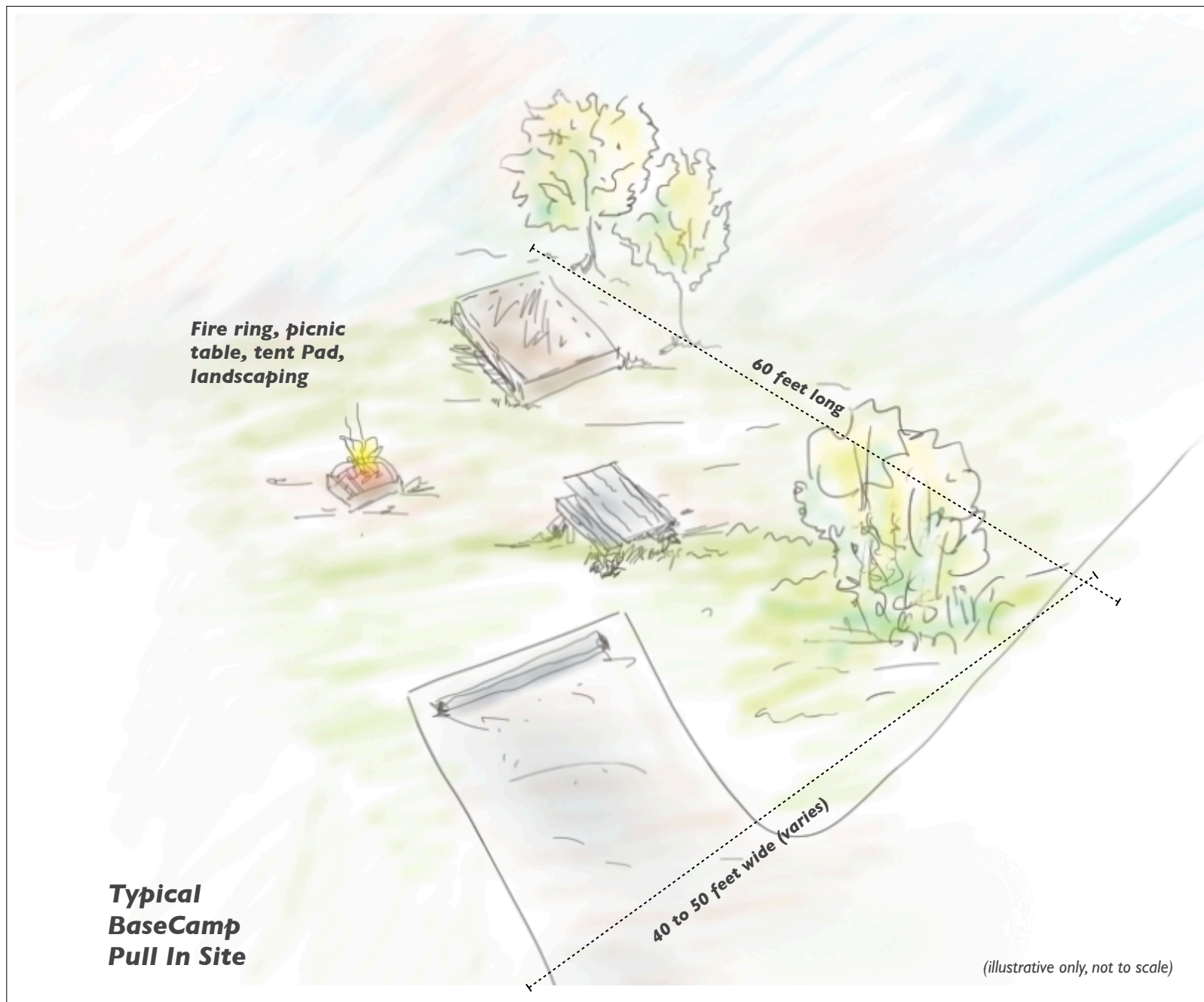
Max 20 Watts
File #E466348



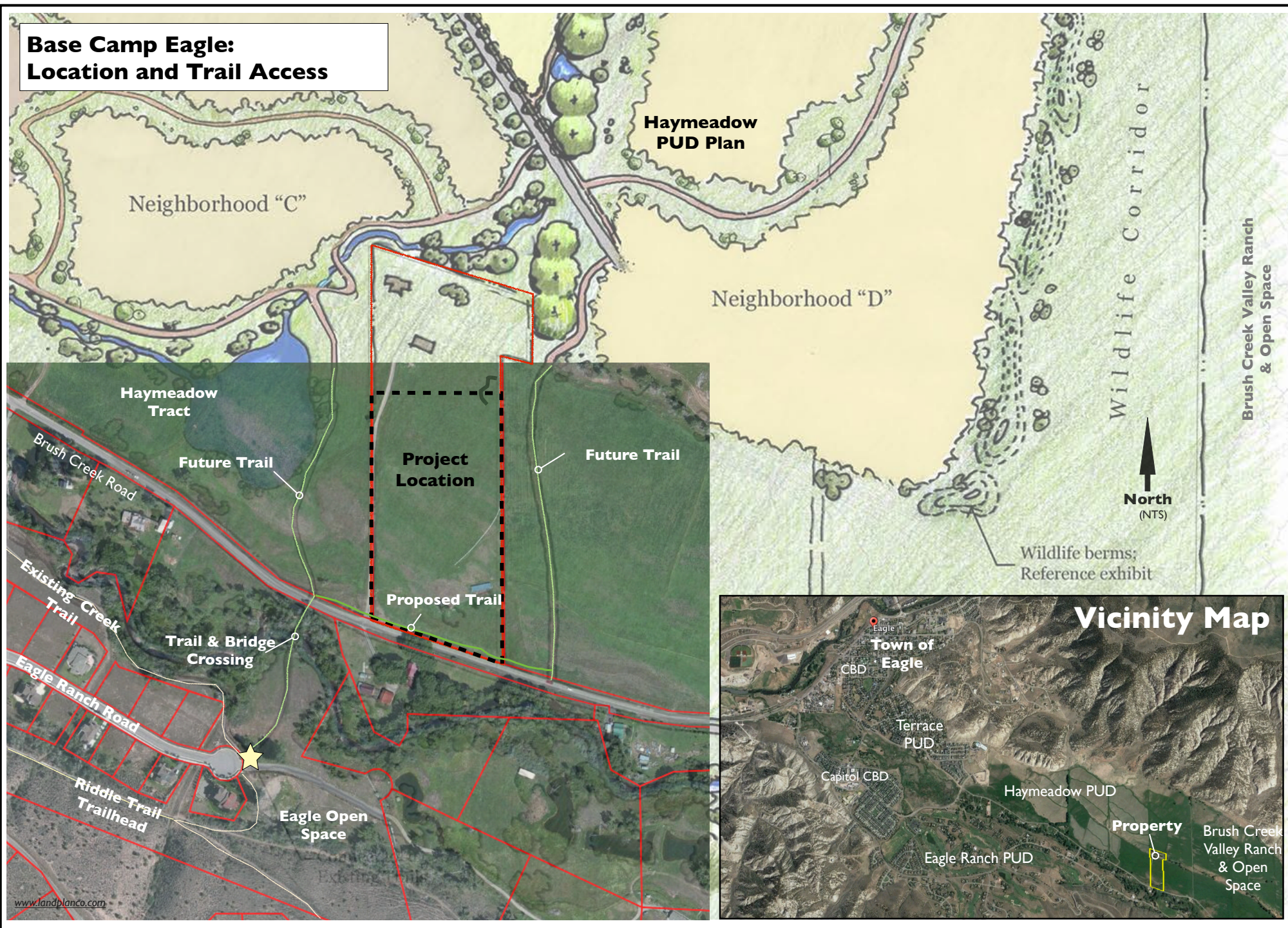








Base Camp Eagle: Location and Trail Access





PETITION FOR ANNEXATION

COLBY PARCEL

TO THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO:

The undersigned ("**Petitioner**"), in accordance with the Municipal Annexation Act of 1965 as set forth in Article 12, Title 31, Colorado Revised Statutes, as amended and as in effect on the submission date set forth below ("**Annexation Act**"), hereby petitions the Town Council of the Town of Eagle, Colorado ("**Board**"), to annex to the Town of Eagle ("**Town**") the unincorporated territory located in the County of Eagle, State of Colorado, which property is more particularly described by its legal description in **Exhibit A** attached hereto and incorporated herein by reference ("**Property**"). In support of this Petition for Annexation ("**Petition**") the Petitioner states that:

1. It is desirable and necessary that the Property be annexed to the Town.
2. The requirements of C.R.S. §§ 31-12-104 and 31-12-105, as amended, exist or have been met in that:
 - (a) Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town.
 - (b) A community of interest exists between the Property and the Town.
 - (c) The Property is urban or will be urbanized in the near future.
 - (d) The Property is integrated with or is capable of being integrated with the Town.
 - (e) In establishing the boundaries of the Property, no land which is held in identical ownership, whether consisting of a single tract or parcel of real estate or two (2) or more contiguous tracts or parcels of real estate:
 - (i) is being divided into separate parts or parcels without the written consent of the landowner or landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or
 - (ii) comprising twenty (20) acres or more and together with buildings and improvements situate thereon having a valuation for assessment in excess of Two Hundred Thousand and 0/100 Dollars (\$200,000.00) for ad valorem tax purposes for the year next preceding the proposed annexation, is included in the Property without the written consent of the landowner or landowners.
 - (f) The Property is not presently a part of any incorporated city, city and county, or town; nor have any proceedings been commenced for incorporation or annexation of an area that is part or all of the Property; nor has any election for annexation of the Property or substantially the same territory to the Town been held within the twelve (12) months immediately preceding the filing of this Petition.

- (g) The proposed annexation will not result in detachment of area from any school district or attachment of same to another school district.
 - (h) The annexation of the Property will not have the effect of extending the municipal boundary of the Town more than three (3) miles in any direction from any point of the current municipal boundary.
 - (i) Prior to completion of the annexation of the Property, the Town will have in place a plan for that area, which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the Town; and the proposed land uses for the area; such plan to be updated at least once annually.
 - (j) If a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the territory to be annexed.
 - (k) The proposed annexation will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the Town but is not bounded on both sides by the Town.
3. Petition is the landowner of the entirety of the Property and, thus, Petitioner comprises more than fifty percent (50%) of the landowners in the Property owning more than fifty percent (50%) of the Property, excluding public streets, and alleys and any land owned by the annexing municipality, and the Petitioner hereby consents to the establishment of the boundaries of the Property as shown in the annexation maps submitted herewith.
 4. This Petition is accompanied by four (4) copies of the annexation map (Colby Annexation Map) containing, among other things, the following information:
 - (a) A written legal description of the boundaries of the Property;
 - (b) A map showing the boundary of the Property, which has been prepared by a professional surveyor as evidenced by the surveyor seal;
 - (c) Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks; and
 - (d) Next to the boundary of the Property, a drawing of the contiguous boundary of the Town and the contiguous boundary of any other municipality abutting the Property, and a showing of the dimensions of such contiguous boundaries.
 5. The affidavit of the circulator of this Petition certifying that the signature on this Petition is the signature of the person whose name it purports to be and certifying the accuracy of the date of such signature is attached hereto as **Exhibit B** and is incorporated herein by this reference.

6. In connection with the processing of this Petition, Petitioner requests that the Town approve and execute an annexation and development agreement ("**Annexation and Development Agreement**") which establishes vested property rights for a site specific development plan for the Property for an agreed upon term pursuant to Article 68, Title 24, Colorado Revised Statutes.
7. The Petitioners have filed this Petition subject to the following conditions:
 - a. that the Town approve an Annexation and Development Agreement concurrently with the approval of zoning and special use at the same hearing as and as immediately following the Town Council approval of annexation of the Property;
 - b. that the Annexation and Development Agreement and zoning approval are acceptable to the Petitioners, including any revisions or conditions approved by the Town Council at the hearing, which determination by Petitioners shall be made at the hearing or by the close of business three days (3) days following the hearing;
 - c. that the Town Council approvals become final and uncontested or appealable;
 - d. the annexation shall not become effective, and neither the Petitioners nor the Town shall file the annexation ordinance and map with the Eagle County Clerk and Recorder until after the effective date of both the ordinance approving the annexation and the ordinance approving the zoning and Annexation and Development Agreement; and
 - e. Petitioners reserve the right to withdraw this Petition if object to and reject the Annexation and Development Agreement and/or approval of zoning or special use for the Property; which notice of objection and rejection and withdrawal of this Petition shall be provided in writing to the Town by the close of business three days (3) days following the final action by the Town Council to approve the Annexation and Development Agreement and zoning and special use for the property, and which right of Petitioners to withdraw this Petitioners shall thereafter be waived and released if not exercised timely.
8. Upon the annexation of the Property becoming effective, and subject to the conditions set forth in this Petition and to be set forth in the Annexation and Development Agreement, the Property will become subject to all ordinances, rules and regulations of the Town, except for general property taxes of the Town which shall become effective as the January 1 next ensuing following adoption of the annexation ordinance.
9. Except for the terms and conditions contained or referenced in this Petition, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of C.R.S. §§ 31-12-107(4) and 31-12-110(2) of the Annexation Act, Petitioner requests that no additional terms and conditions be imposed upon annexation of the Property to the Town.

THEREFORE, Petitioner requests that the Board complete and approve the annexation of the Property pursuant to the provisions of the Annexation Act.

[Signature Page Follows This Page]

Respectfully submitted this 23 day of January, 2021.

Signature of Petitioner:

[Signature]
Shawn Colby

1/23/21
Date of Signature

[Signature]
Marci Colby

01/23/2021
Date of Signature

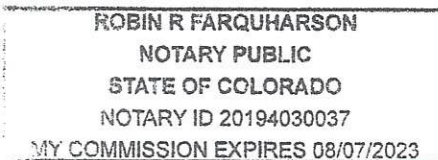
STATE OF Colorado)
COUNTY OF Eagle)

The foregoing instrument was acknowledged before me this 23 day of Jan, 2021, by Shawn Colby and Marci Colby, Owners and Residents of the Property.
this 23 day of January, 2021, by Robin R. Farquharson

My commission expires: 8/27/2023

Witness my hand and official seal.

[Signature]
Notary Public



Mailing Address of the Petitioners:

Shawn & Marci Colby
P.O. Box 442, Eagle, CO 81631

EXHIBIT A
TO PETITION FOR ANNEXATION

Legal Description of Property to be Annexed

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.

EXHIBIT B
TO PETITION FOR ANNEXATION

Affidavit of Circulator

The undersigned, being of lawful age, who being first duly sworn upon oath deposes and says:

That (s)he was the circulator of the foregoing Petition for Annexation of lands to the Town of Eagle, Colorado, consisting of five (5) pages, including **Exhibits A**, but excluding the page of this **Exhibit B**, and that the signature thereon was witnessed by the circulator and is the true and original signature of the person whose name its purports to be, and that the date of the signature is correct.



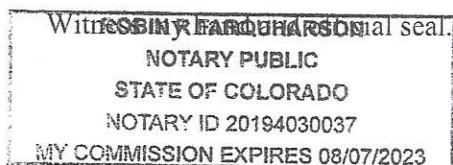
Circulator

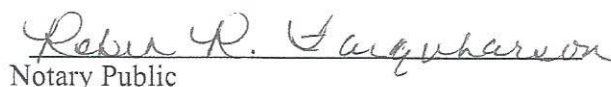
STATE OF Colorado)

COUNTY OF Eagle)

The foregoing AFFIDAVIT OF CIRCULATOR was subscribed and sworn to before me
this 13 day of January, 2021, by Robin R. Farquharson

My commission expires: 8/7/2023




Notary Public

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:

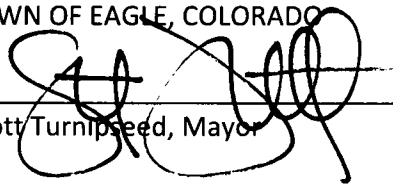
Section 1. The Petition is hereby accepted as substantially in compliance with the petition requirements set forth under the Municipal Annexation Act of 1965, C.R.S. § 31-12-101, *et seq.*

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;
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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.

LEGAL DESCRIPTION AND CERTIFICATE OF DEDICATION AND OWNERSHIP
Know all men by these presents that Shawn Colby and Marci Colby, being sole owners in fee simple, of 100 percent of that real property, exclusive of streets and alleys herein, situated in Eagle County, Colorado described as follows:

A parcel of land being a portion of Tract 61, Section 10, Township 5 South, Range 84 West of the 6th P.M. according to the Independent Resurvey of said Township and Range accepted by the Surveyor General June 20, 1922, and being those same lands described in Instrument recorded April, 04, 2017 as Reception No. 201705825 in the Office of the Eagle County Clerk and Recorder and being more particularly described as follows:

Beginning at a point on the northern right of way line for County Road P 307, Brush Creek Road, said point also being the Southwest Corner of said lands described as Reception No. 201705825 from which Angle Point No. 6 of Tract 59, T5S, R84W, 6th P.M. bears S00°26'32"E 308.46 feet; thence N00°27'52"W, and with all bearings contained herein being based upon, 1295.60 feet; thence S72°09'52"E 565.27 feet; thence S00°22'59"E 226.51 feet; thence N72°07'54"W 106.46 feet; thence S00°27'03"E 1073.43 to said northern right of way line; thence upon said northern right of way line the following two courses 1) N71°18'49"W 105.76 feet, 2) N71°43'59"W 353.89 feet to the Point of Beginning.

containing 13.490 Acres more or less; have by these presents laid out and platted the same as shown hereon and designate the same as: 3220 BRUSH CREEK ROAD Annexation to the Town of Eagle, County of Eagle, State of Colorado.

EXECUTED this ____ day of _____, A.D., 20__.

Owner: Shawn Colby and Marci Colby
P. O. Box 442
Eagle, Colorado 81631

STATE OF COLORADO)
JSS
COUNTY OF EAGLE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this ____ day of _____, A.D. 20__, by Shawn Colby as owner.

My Commission expires _____
Witness my hand and official seal.

Notary Public

(SEAL)

STATE OF COLORADO)
JSS
COUNTY OF EAGLE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this ____ day of _____, A.D. 20__, by Marci Colby as owner.

My Commission expires _____
Witness my hand and official seal.

Notary Public

(SEAL)

MORTGAGEE OR LIENHOLDER'S CERTIFICATE

_____, does hereby certify that it is the holder of a Deed of Trust against the lands shown on this Plat and hereby consents to the Annexation to the Town of Eagle, of the lands shown hereon.

Mortgagee: _____, its _____

Address: _____

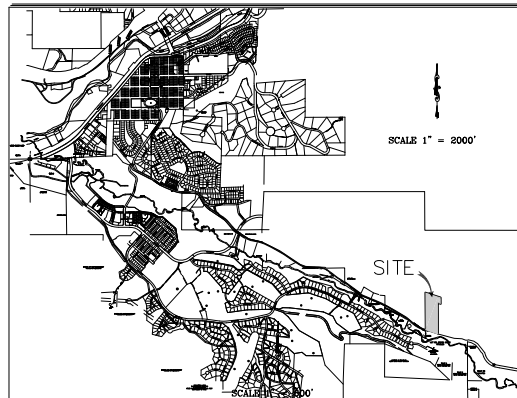
My Commission expires _____
Witness my hand and official seal.

Notary Public

(SEAL)

ANNEXATION MAP

3220 BRUSH CREEK ROAD, Part of Tract 61, Section 10, Township 5 South, Range 84 West 6 th P.M. County of Eagle, State of Colorado



PORTION OF
TOWNSHIP 5 SOUTH, RANGE 84 WEST, 6th P.M.

LAND USE SUMMARY				
PARCEL	LAND USE	AREA	Address	
M&B Parcel	Residential & RV Park/Campground	13.49 Acres	3220 Brush Creek Rd	
TOTAL		13.49 ACRES		

SURVEYOR'S CERTIFICATE

I, Matthew S. Slagle, a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this survey was made under my direct supervision and that the information hereon is correct to the best of my knowledge and belief, and that no less than one-sixth (1/6) of the perimeter of the area as shown hereon is contiguous with the existing boundaries of the Town of Eagle, Colorado.

Executed this ____ day of _____, 20__.



Matthew S. Slagle PLS 14398
Professional Land Surveyor
State of Colorado

BOARD OF TRUSTEES CERTIFICATE

The Board of Trustees of the Town of Eagle, Colorado, by Resolution No. _____, duly adopted on the ____ day of _____, 20__, found and determined that annexation of the property designated herein complies with the requirements contained in Article 12, Title 31, C.R.S., as amended and that said property is eligible for annexation to the Town of Eagle. The Board of Trustees of the Town of Eagle, Colorado, by Ordinance No. _____, duly adopted on the ____ day of _____, 20__, did annex the property described hereon to the Town of Eagle, Colorado.

TITLE CERTIFICATE

_____ does hereby certify that it has examined the title to all lands shown upon this Plat and that title to such lands is vested in _____ free and clear of all liens, taxes and encumbrances, except as follows:

AGENT _____

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of _____ upon all parcels of real estate described on this Plat are paid in full.

Dated this ____ day of _____, A.D. 20__.

Treasurer of Eagle County, Colorado

SURVEYOR'S NOTES:

- 1) Survey Date: January 10, 2020.
- 2) Basis of Bearing: N 00°27'52" W between found survey monuments marking the western boundary line of subject parcel, as shown and described hereon. This Bearing is based off the Final Plat of Haymeadow Filing 1 recorded May 24, 2019 as Reception No. 201907561 in the Office of the Clerk and Recorder, Eagle County, Colorado.
- 3) The purpose of this Annexation Plat is to depict contiguity of the subject parcel with the existing Town of Eagle Boundary also in conformance with CRS 38-51-106. This contiguity is 3267.27 / 3726.92' or 1/1.14 and 88% of total Boundary perimeter.
- 4) Posted Address: 3220 Brush Creek Road.
- 5) Location of Boundary lines, Improvements, and Easements are based upon Warranty Deed recorded as Reception No. 201705825 and survey monuments found, along with reference to the Final Plat of Haymeadow Filing No. 1, recorded as Reception No. 201907561.
- 6) Lined Units of the U.S. Survey Foot were used herein.

CLERK AND RECORDER'S CERTIFICATE

This Plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock _____, on this day of _____, 20__, and is duly recorded at Reception No. _____.

Clerk and Recorder

By: _____
Deputy

Revised Town Comments 03-12-20 MSS
Revised Town Comments 02-25-20 MSS
Revised Added Easement 02-18-20 MSS



SLAGLE SURVEY SERVICES

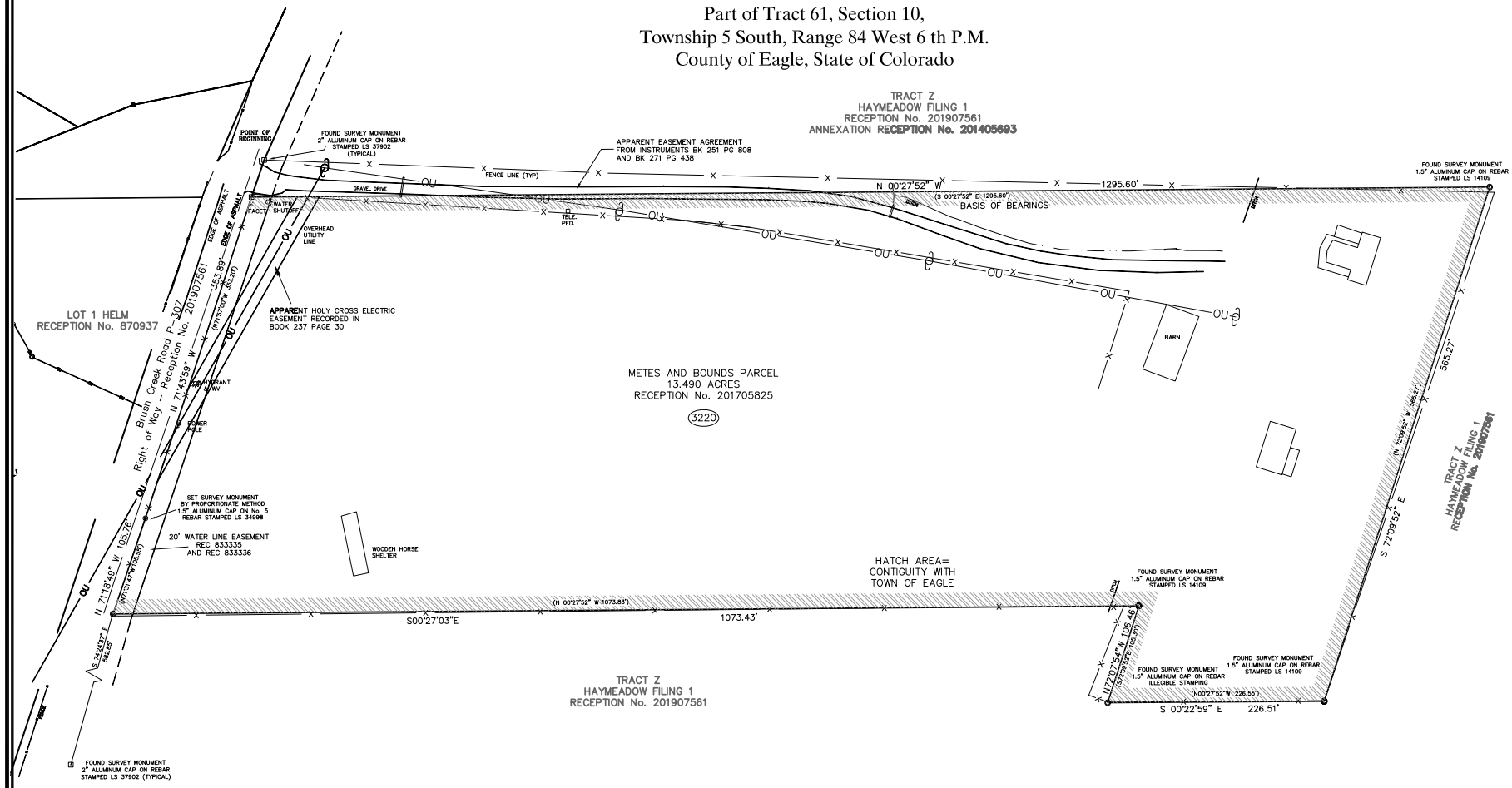
800 Castle Drive • P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com

ANNEXATION MAP
3220 BRUSH CREEK ROAD,
County of Eagle, State of Colorado

DRAWN BY: MSS	JOB NUMBER: 18062	PROJECT NAME: 18062_Annex4.dwg
SHEET 1 of 2		DATE: 01-13-2020

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

ANNEXATION MAP
3220 BRUSH CREEK ROAD,
 Part of Tract 61, Section 10,
 Township 5 South, Range 84 West 6 th P.M.
 County of Eagle, State of Colorado

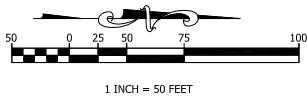


METES AND BOUNDS PARCEL
 13.490 ACRES
 RECEPTION No. 201705825
 (3220)

TRACT Z
 HAYMEADOW FILING 1
 RECEPTION No. 201907561

TRACT Z
 HAYMEADOW FILING 1
 RECEPTION No. 201907561

(RECORD DIMENSIONS) = PREVIOUSLY PLATTED OR DESIRED



Matthew S. Slagle PLS 34998
 Professional Land Surveyor
 State of Colorado



SLAGLE SURVEY SERVICES		
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631 970.471.1499 Office matthew@slaglesurvey.com www.SlagleSurvey.com		
ANNEXATION MAP 3220 BRUSH CREEK ROAD, County of Eagle, State of Colorado		
DRAWN BY: MSS	JOB NUMBER: 18062	DATE: 18062_Annex4.dwg
SHEET 2 OF 2	DATE: 01-13-2020	

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown herein.

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																
Average Rate (in PCE's)					55%	45%	64%	36%	48%	52%						
					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*

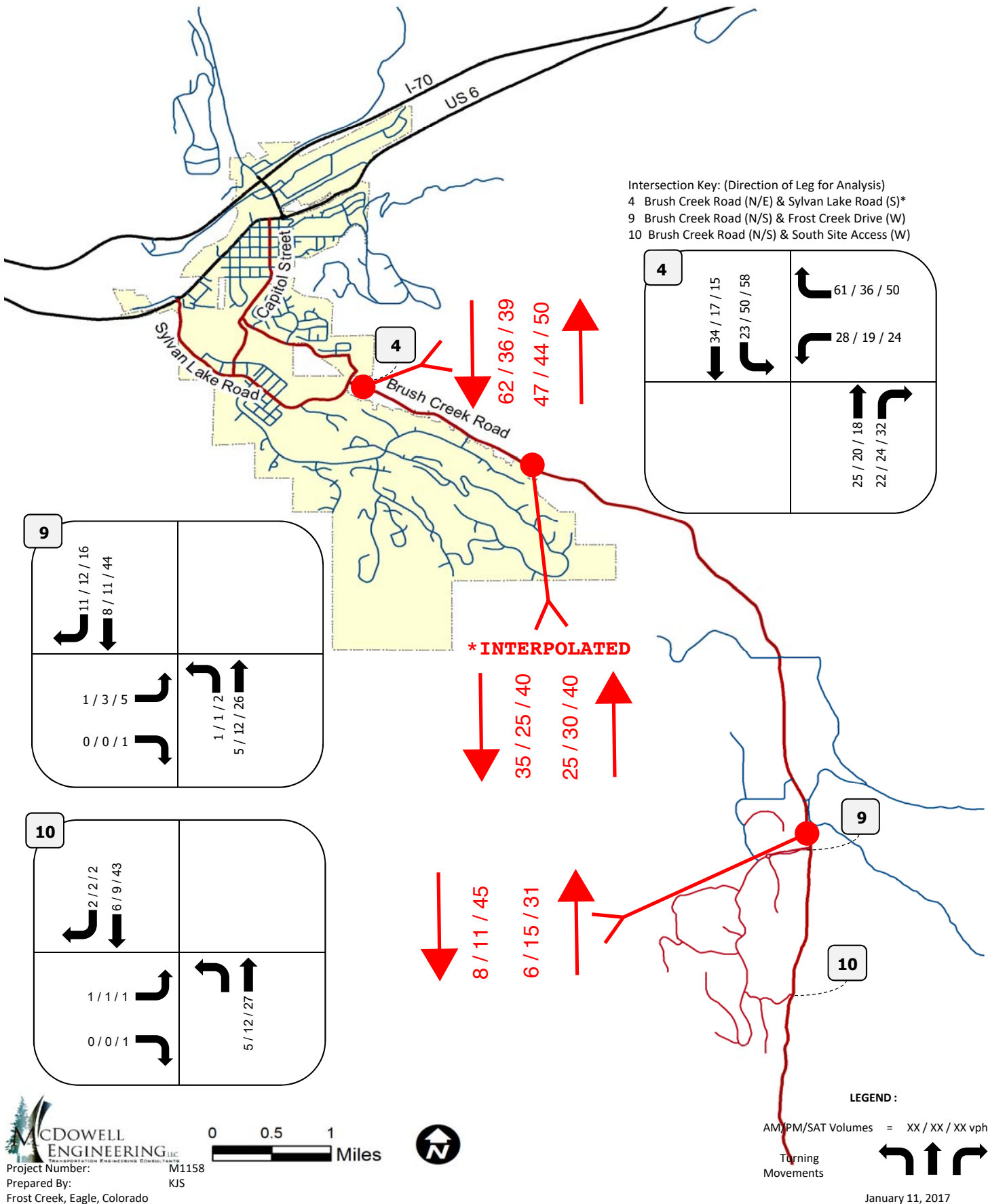
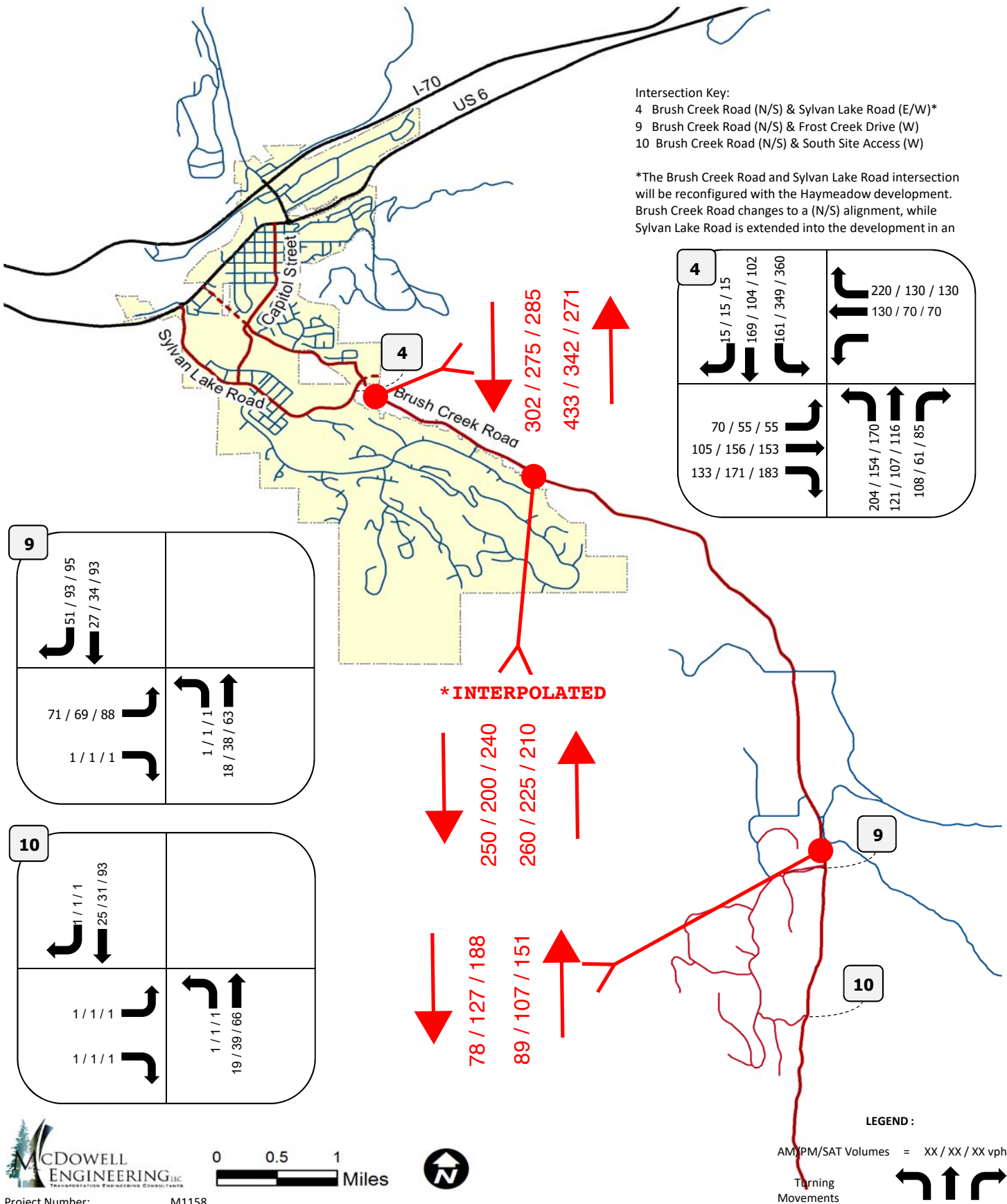


Figure 7: Year 2035 Background Traffic

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



Project Number: M1158
Prepared By: KJS
Frost Creek, Eagle, Colorado

0 0.5 1 Miles



January 11, 2017

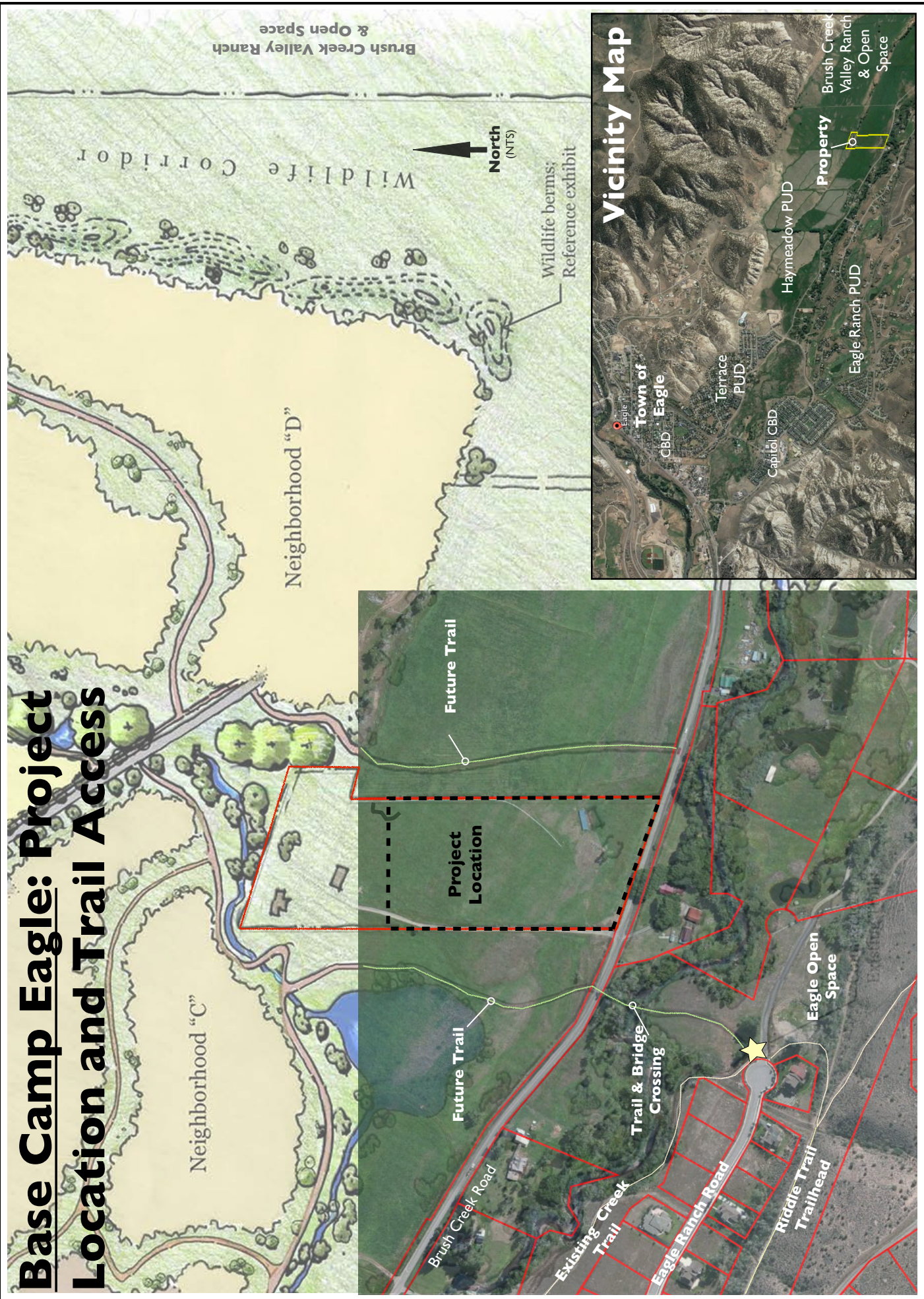
Table 1 - Comparable Campground Trip Generation Calculations
KOA Campground
Silt, Colorado
Observed Site-Generated Traffic¹

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:

BCP-ARR, LLC c/o Meriwether Companies

3390 Valmont Road, Suite 1

Boulder, CO 80302

Contact: Garrett Simon

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

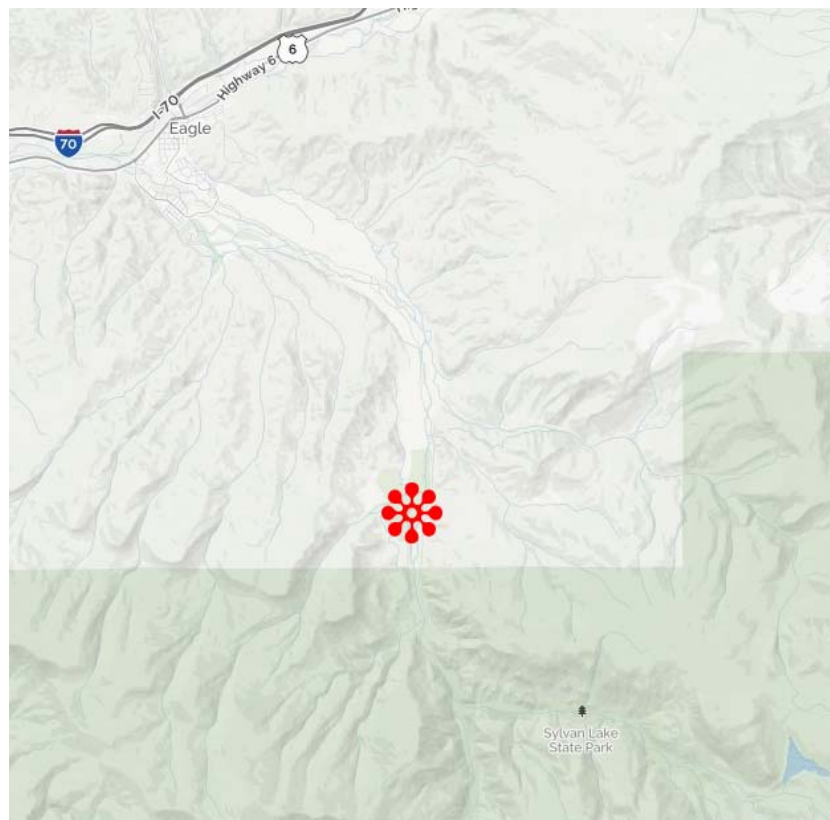
McDowell Engineering has prepared this Transportation Impact Study for the proposed resubdivision of the Frost Creek development. The purpose of this study is to forecast and analyze the impacts of the additional traffic volumes associated with the proposed increase in the number of residential units. 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:

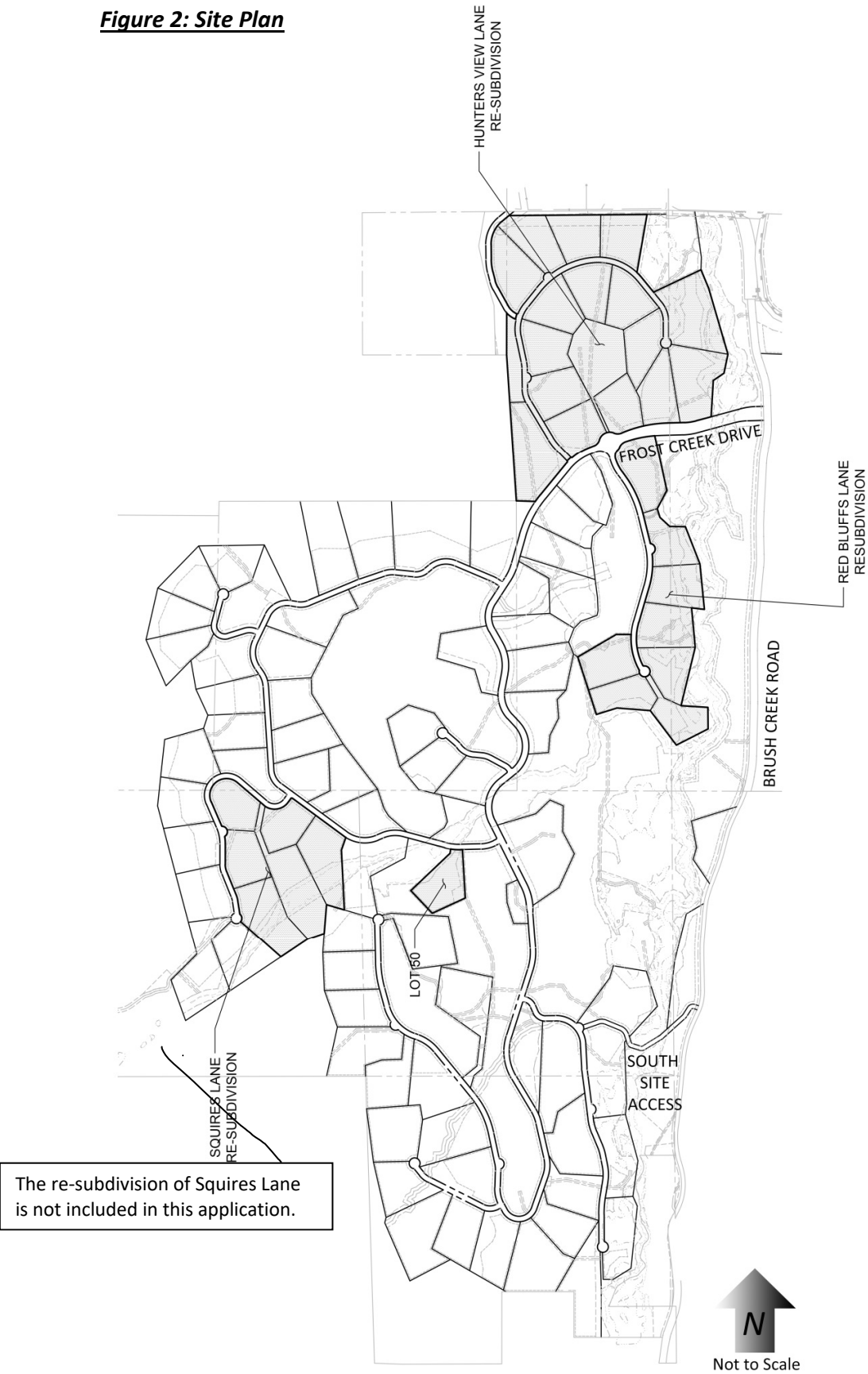
- Brush Creek Road & Sylvan Lake Road
- Brush Creek Road & Frost Creek Drive
- Brush Creek Road & South Site Access

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.

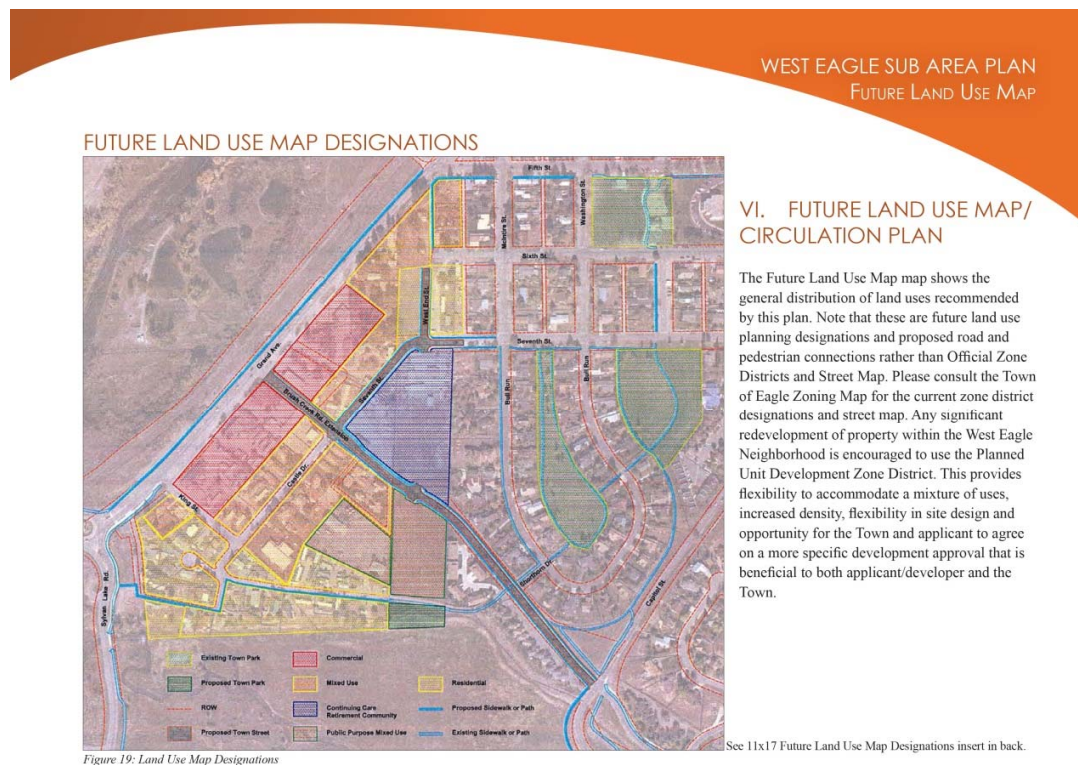
It was noted that there were several illegal northbound left turn movements observed at the intersection of US 6 and Capitol Street. This movement was as high as 6vph during the Saturday peak hour. The movement is restricted by a small median island on Capitol Street. However, it is physically possible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

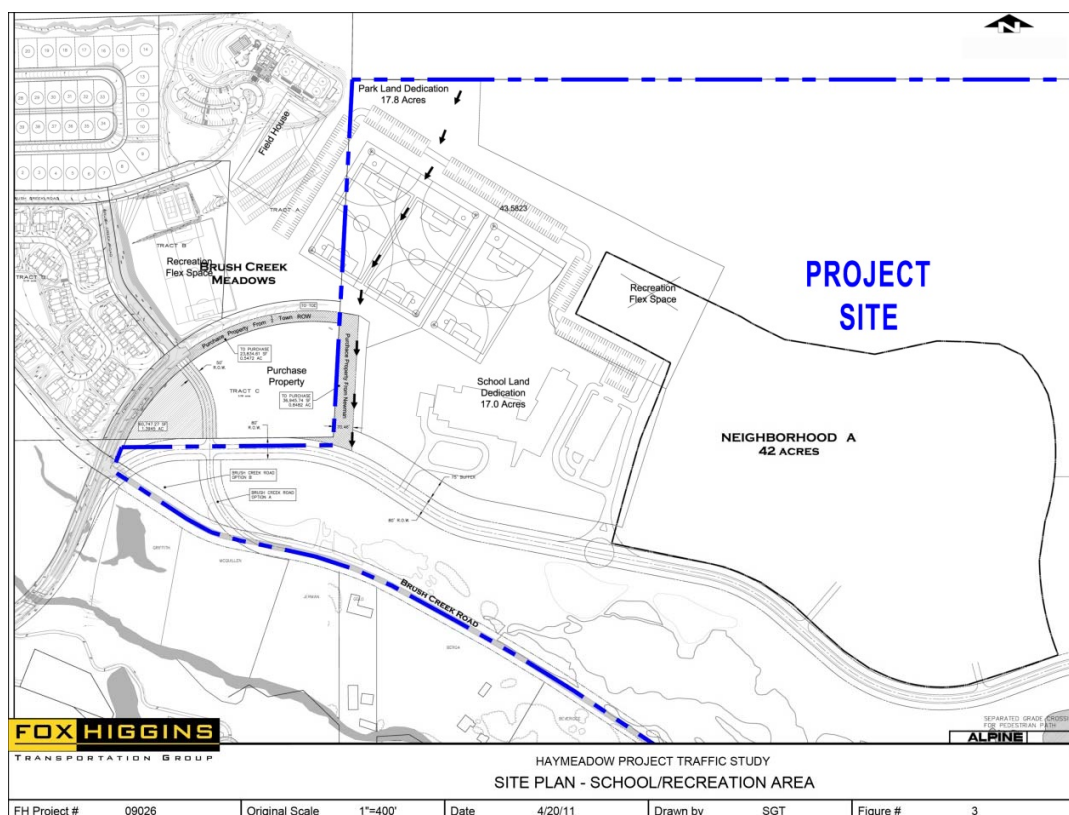
Figure 3: Haymeadow Development's Proposed Brush Creek Road/Sylvan Lake Road



17

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

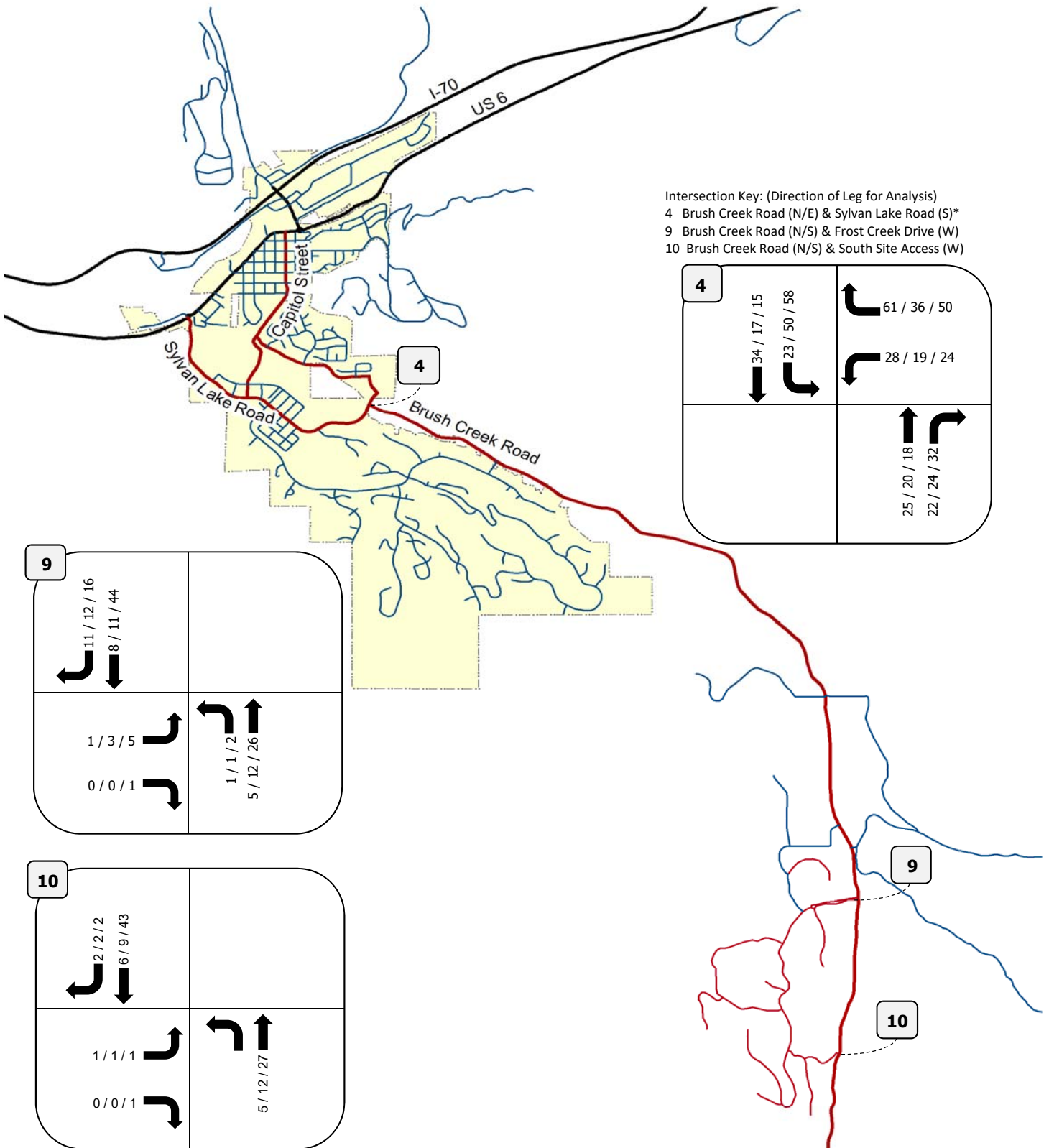
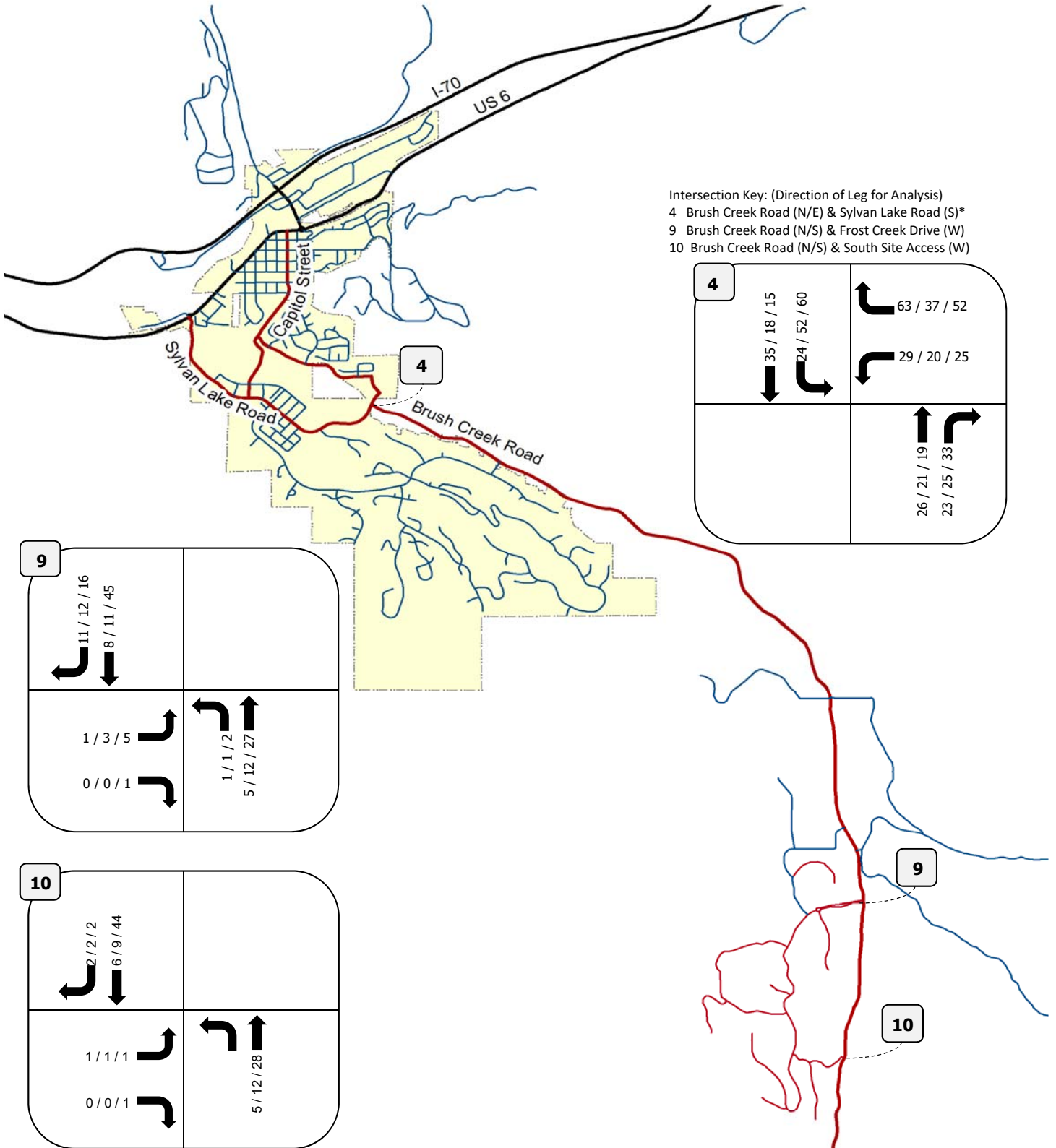


Figure 6: Year 2016 Background Traffic



Project Number:
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Frost Creek, Eagle, Colorado

M1158
KJS

0 0.5 1
Miles



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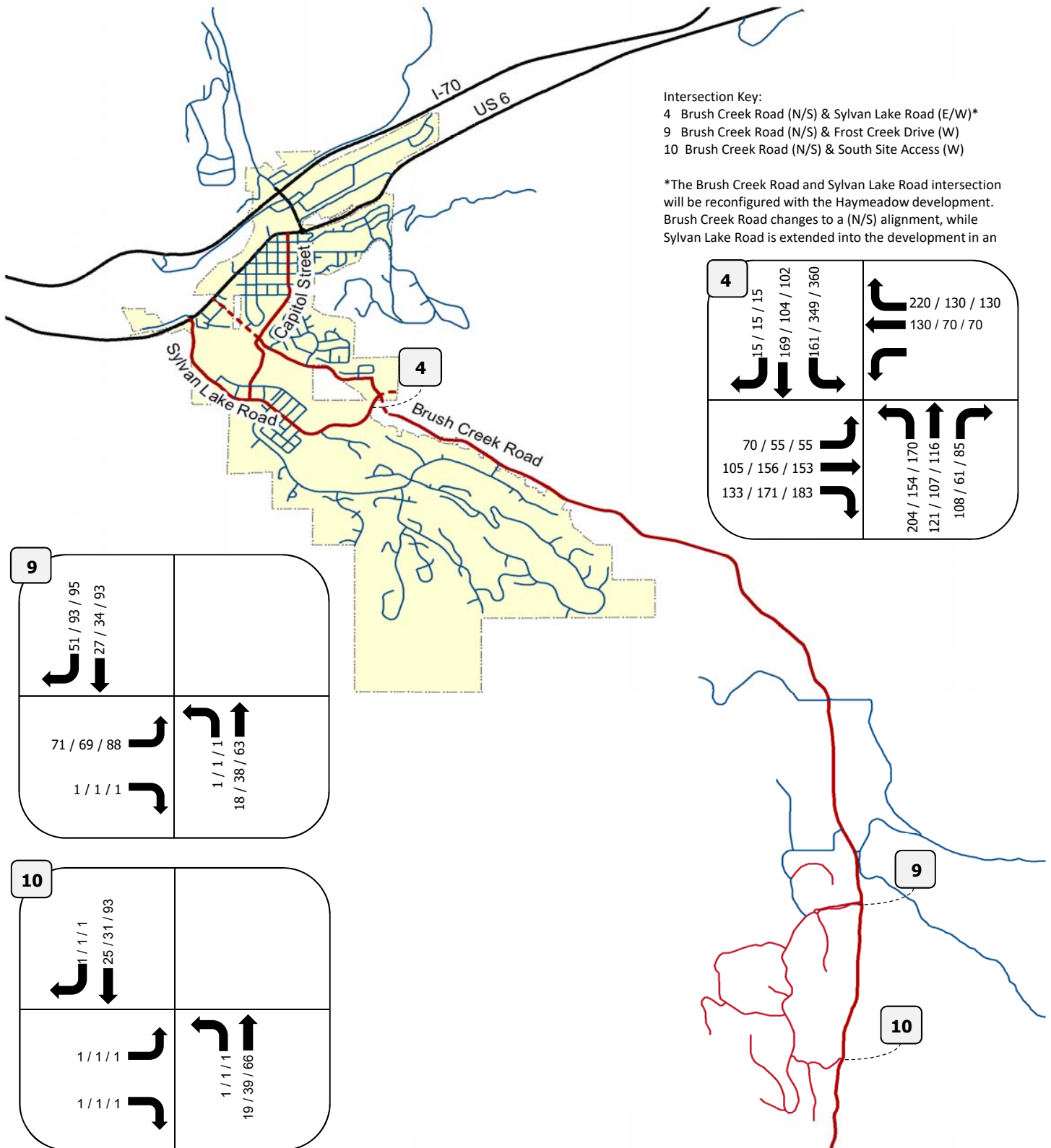
AM/PM/SAT Volumes = XX / XX / XX vph

Turning
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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**.



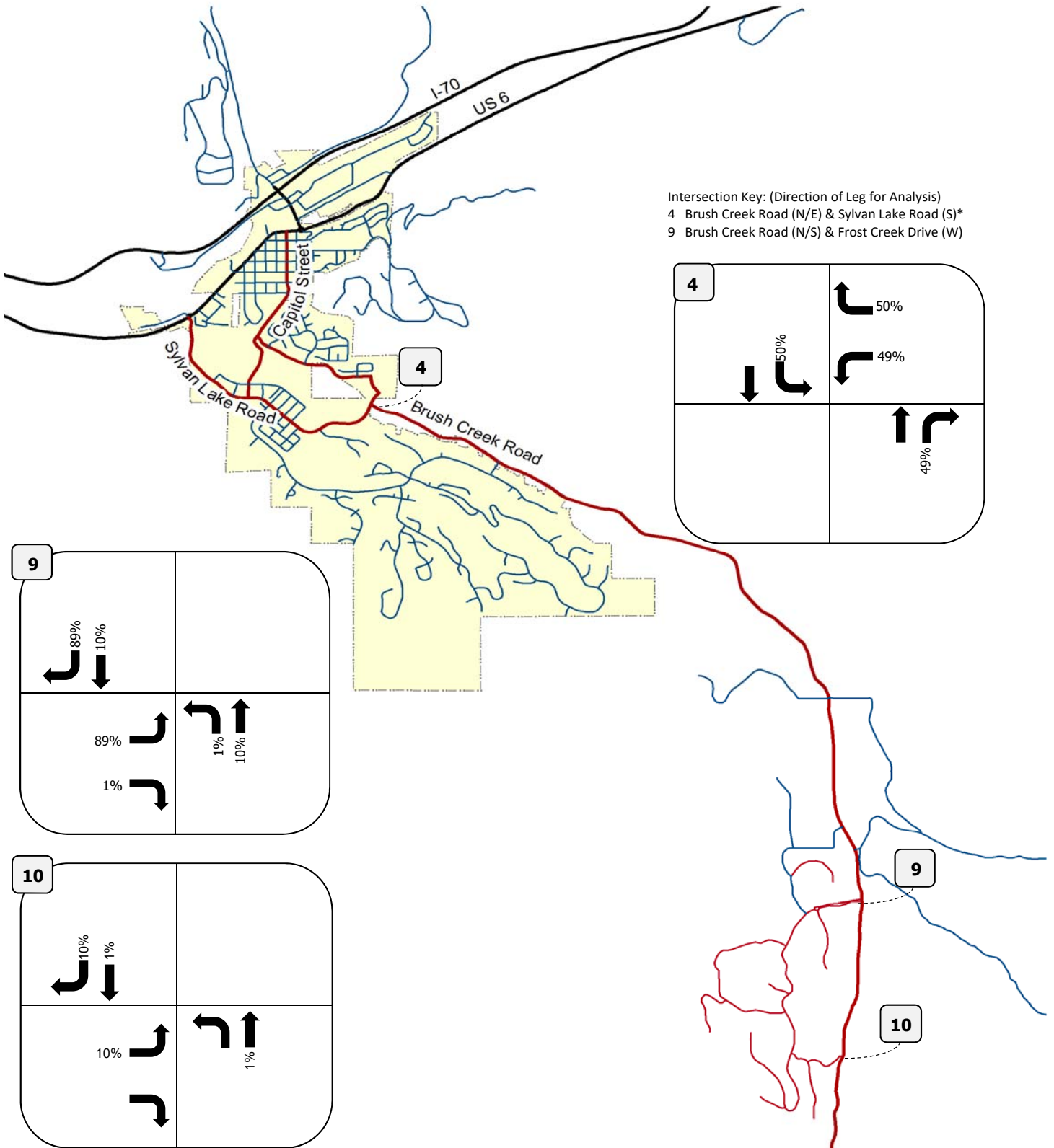
PROJECT NUMBER: M1182
 PREPARED BY: KIS
 DATE: 9/20/2015
 REVISED: 1/24/2017

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

ITE Code	Units	AM Peak	PM Peak	Saturday	Avg. Weekday	Avg. Saturday	weekend		Saturday		Inbound		Outbound		Inbound		Outbound	
		Hour Rate ²	Hour Rate ²	Peak Hour			Rate ³	Rate ³	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 <u>Proposed Additional Use:</u> 100% Primary Residences - #210 Single Family Home 0% Recreational Second Homes - #260 Recreational Homes Remove all ADUs from previous approval Rental Cabins - #230 Multi-Family Residential Frost Creek Total Proposed Percentage (%) Increase	97 dwelling units			0.93		9.91	928	961	18	54	62	36	54%	49	46%	41		
	30 dwelling units			0.47		5.67	176	170	2	11	11	5	54%	8	46%	6		
	2.3 ksf ⁵			1.07		9.10	53	21	2	1	1	3	54%	1	46%	1		
	18 holes			4.59		40.63	643	731	32	8	22	28	49%	40	51%	42		
	127 dwelling units						1,800	1,884	54	74	96	72	98			91		
	40 dwelling units	0.77	1.02	0.93	9.52	9.91	381	396	26%	8	74%	26	15	54%	20	46%	17	
	0 dwelling units	0.30	0.31	0.36	3.16	3.07	-	-	49%	0	51%	0	0	48%	0	52%	0	
	-25 dwelling units			0.47		5.67	-147	-142	-2	-9	-9	-4	-6	-5				
	8 dwelling units			0.47		5.67	-	45	49%	0	51%	0	0	48%	2	52%	2	
	23 dwelling units						234	300	6	14	17	11	16			14		
	150 dwelling units						2,034	2,184	60	88	113	83	114		105			
	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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0 0.5 1 Miles



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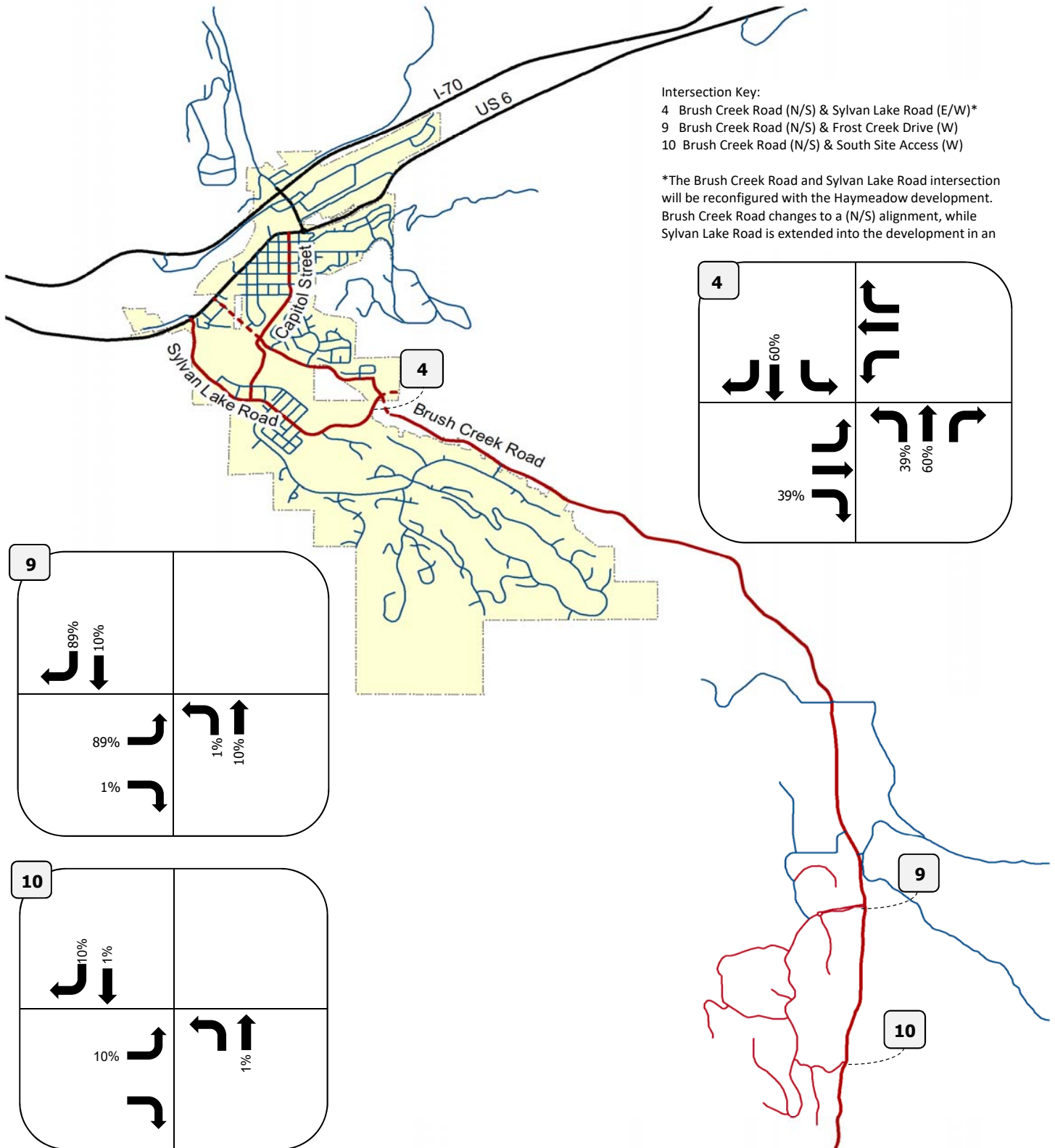
AM/PM/SAT Volumes = XX / XX / XX vph

Turning
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Figure 9: Year 2035 Directional Distribution



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



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KJS

0 0.5 1
Miles



LEGEND :

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

Turning Movements

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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

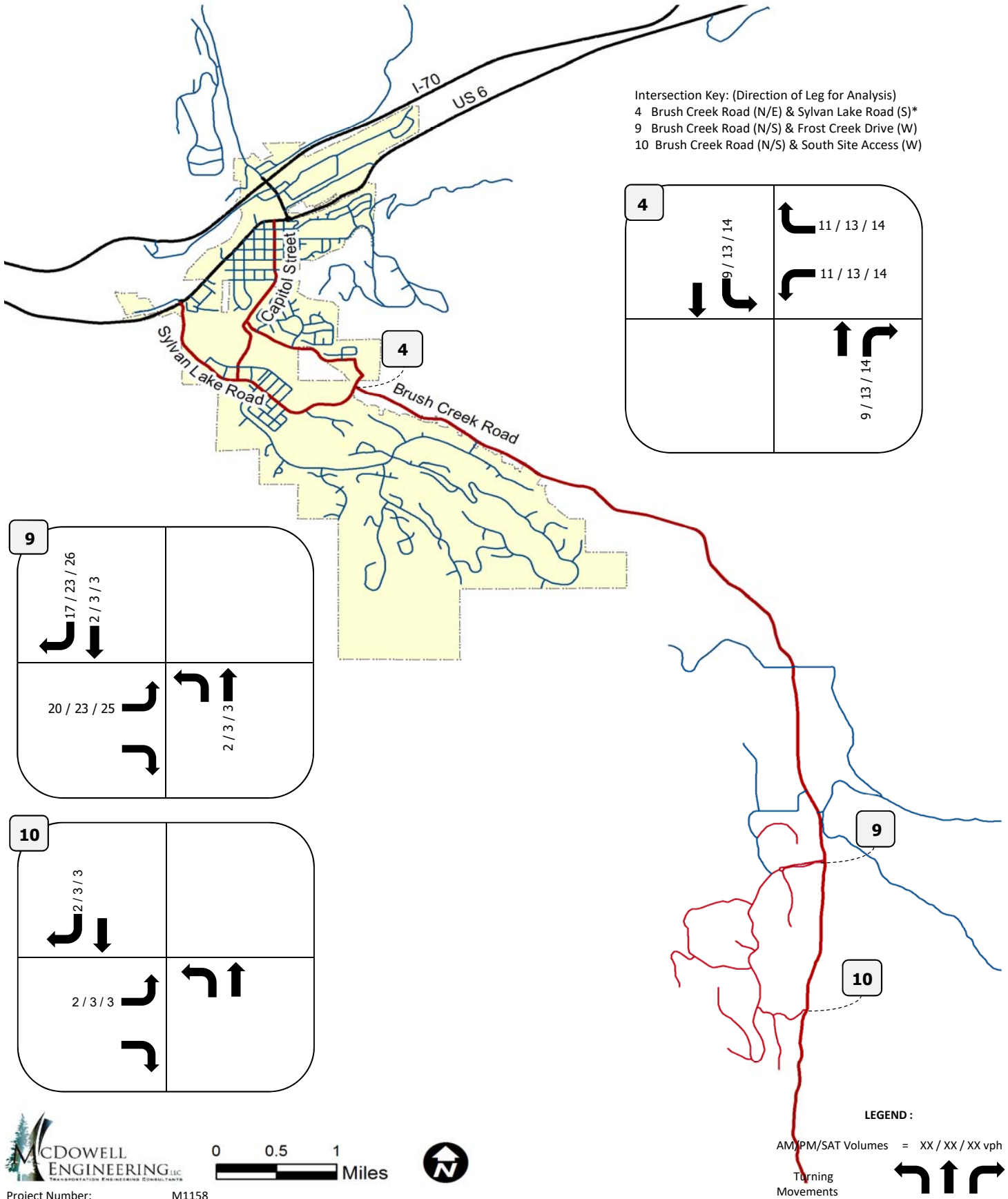
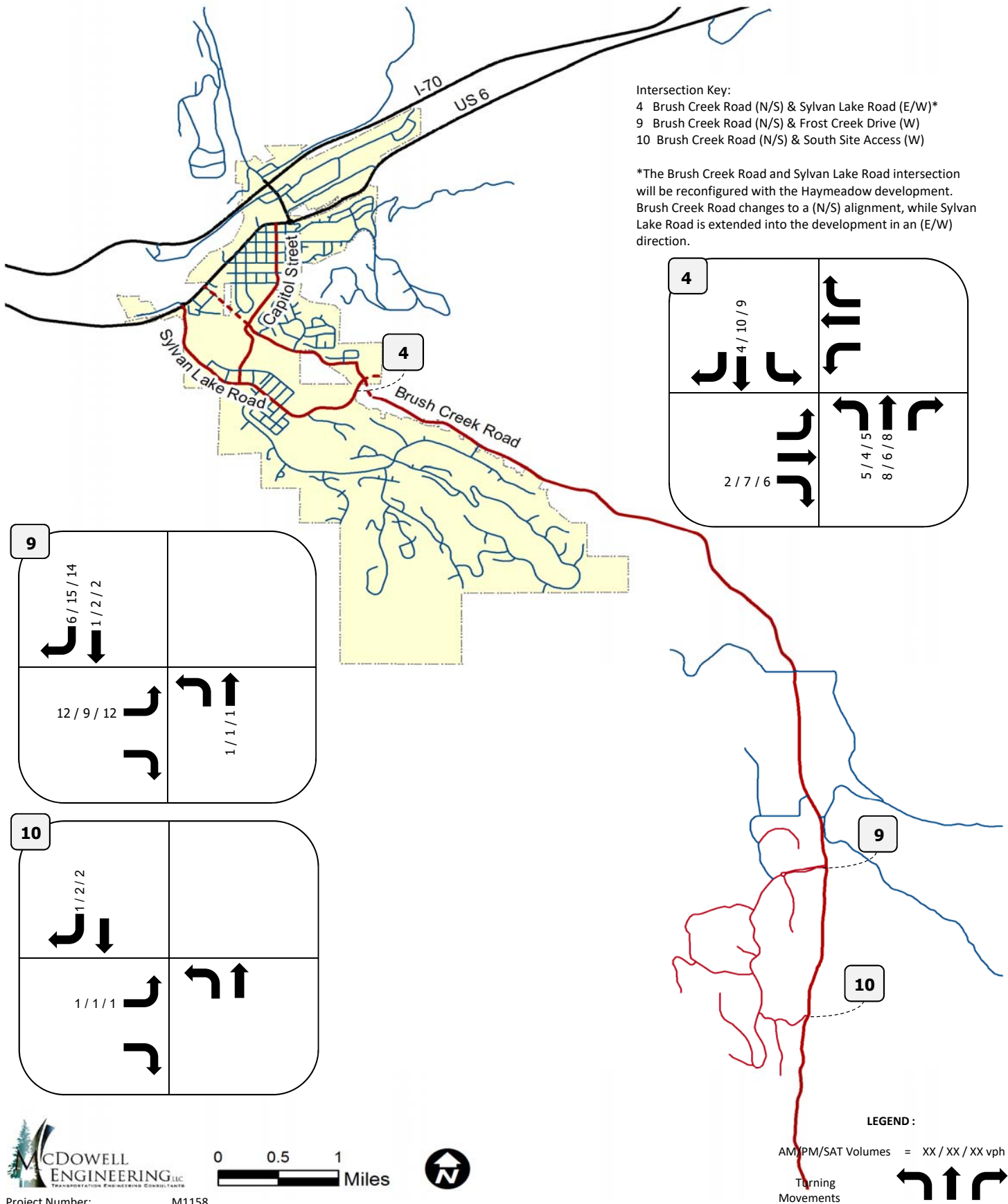


Figure 11: Year 2035 Project-Generated Traffic Assignment



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

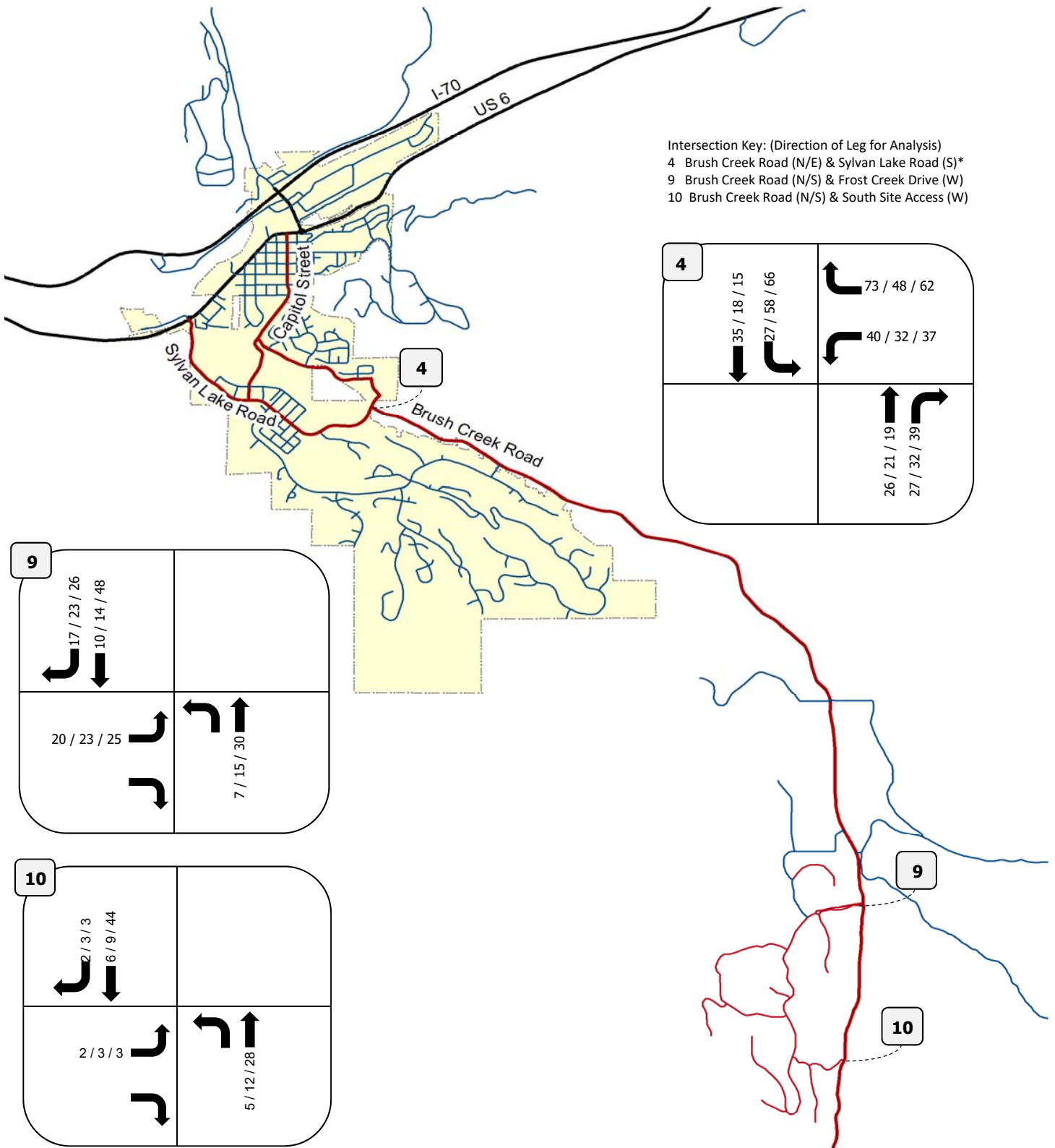
M1158
 KJS

0 0.5 1
 Miles



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Figure 12: Year 2016 Total Traffic



Project Number:
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Frost Creek, Eagle, Colorado

M1158
KJS

0 0.5 1
Miles



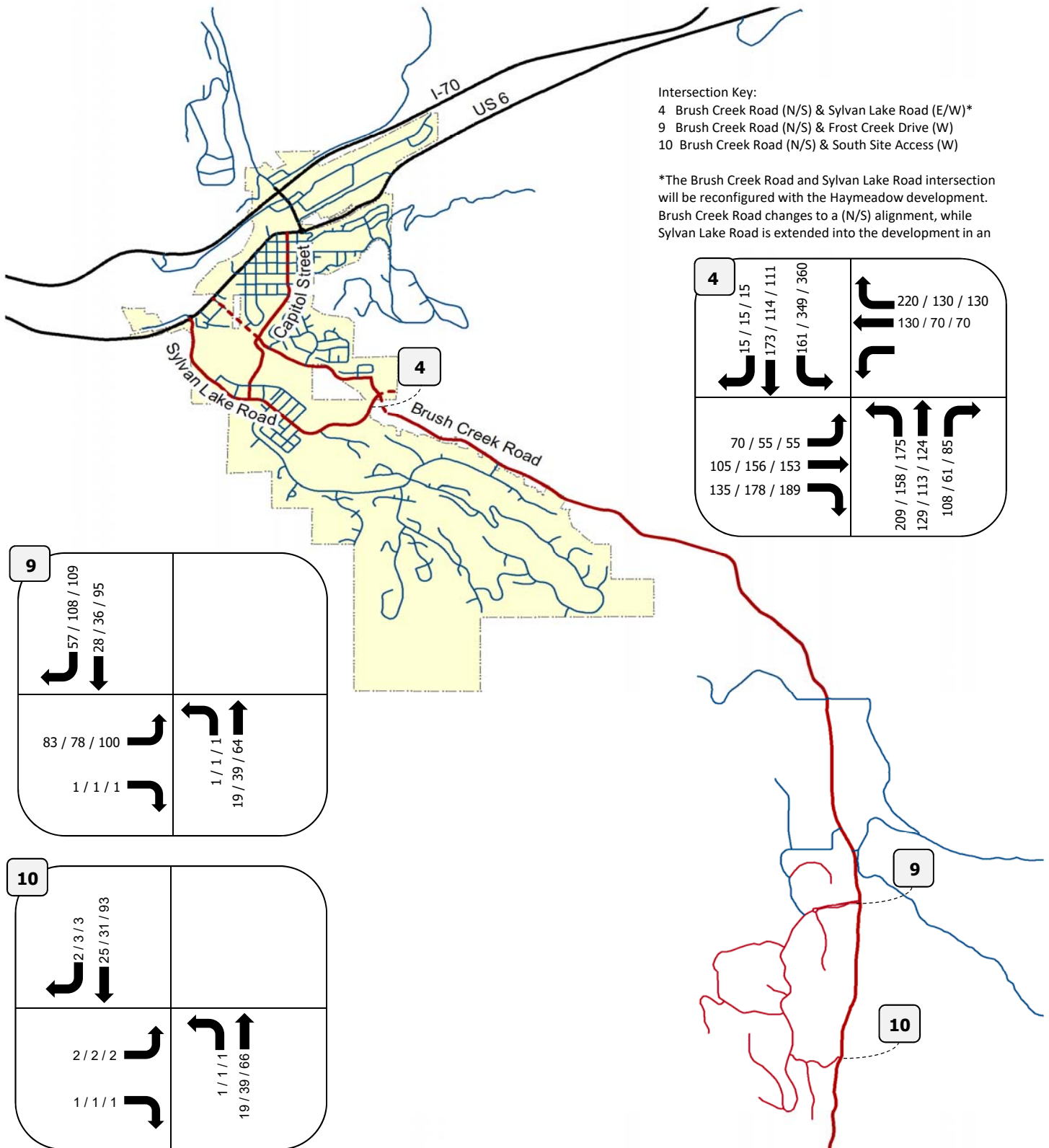
LEGEND :

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

Turning Movements

January 11, 2017

Figure 13: Year 2035 Total Traffic



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



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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 ² 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 ² 2035	Buildout Condition Brush Creek Road ⁴ 2055	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	-	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	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

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.

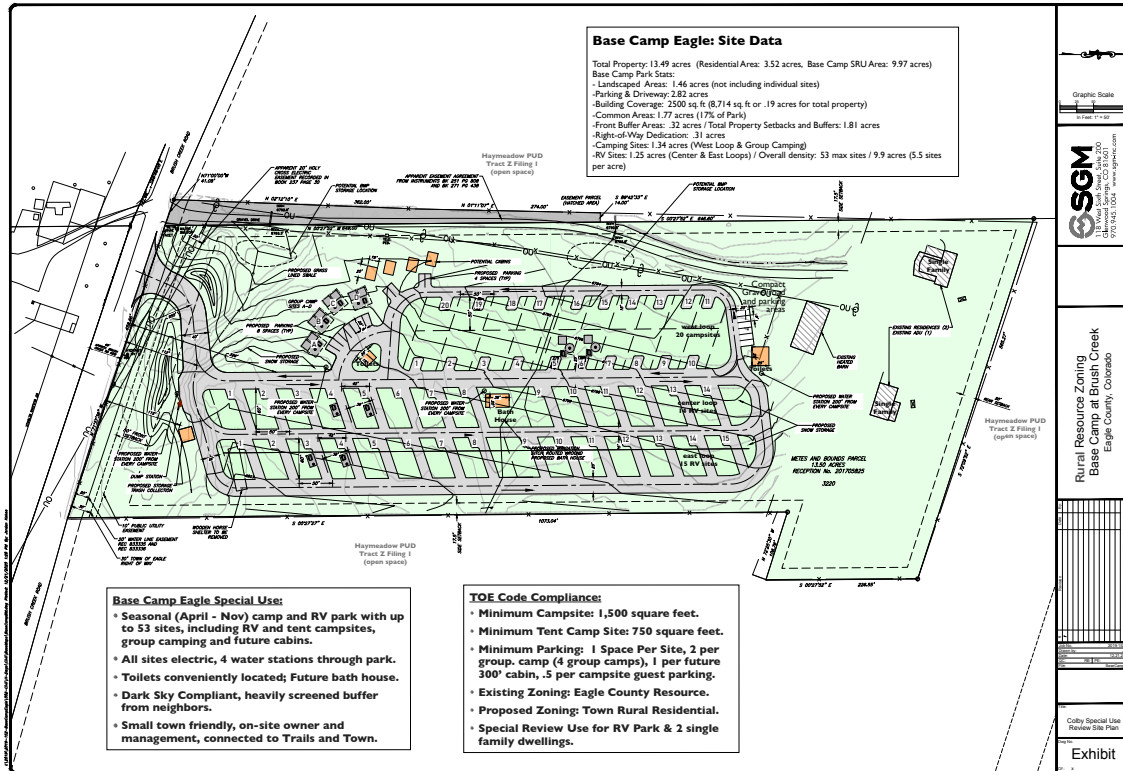


Figure 2. Site Plan.

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%	Vehicles 55%	Point Source 33%	Road dust 62%	Vehicles 41%	Woodburning 41%
	Non-Road 18%	Railroad 19%	Woodburning 25%	Construction 13%	Woodburning 26%	Vehicles 41%
	Woodburning 13%	Non-Road 15%	Vehicles 17%	Woodburning 16%	Non-Road 16%	Non-Road 18%
	Other 6%	Other 11%	Railroad 19%	Other 9%	Other 17%	
			Other 6%			

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.

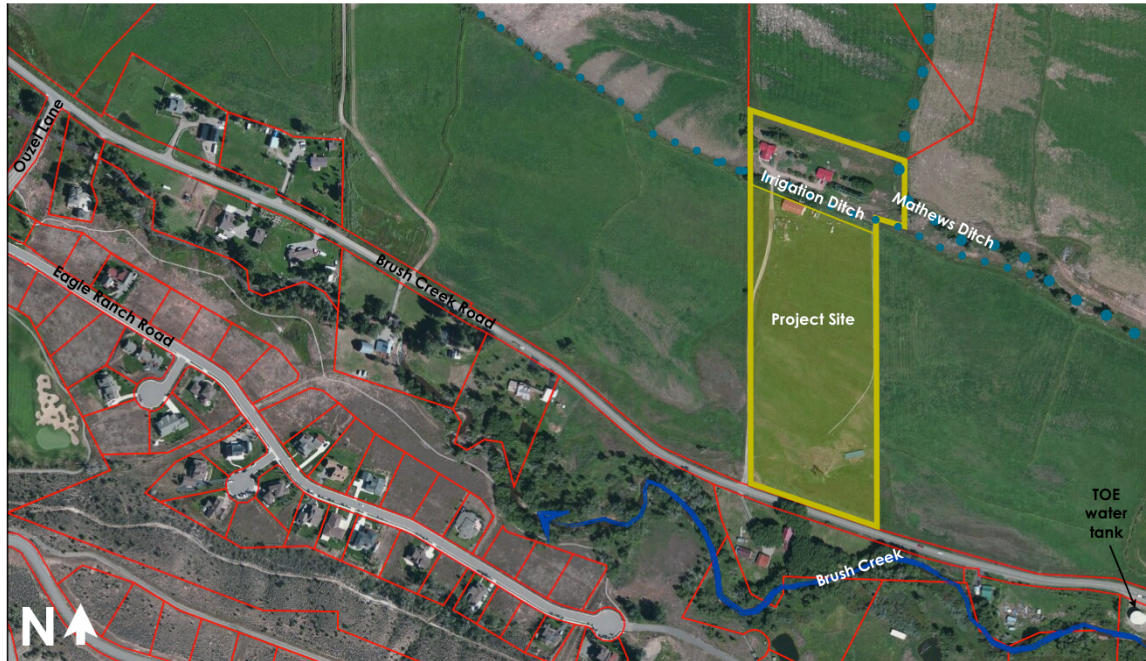


Figure 3. Surface waters in the vicinity of project site.

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.

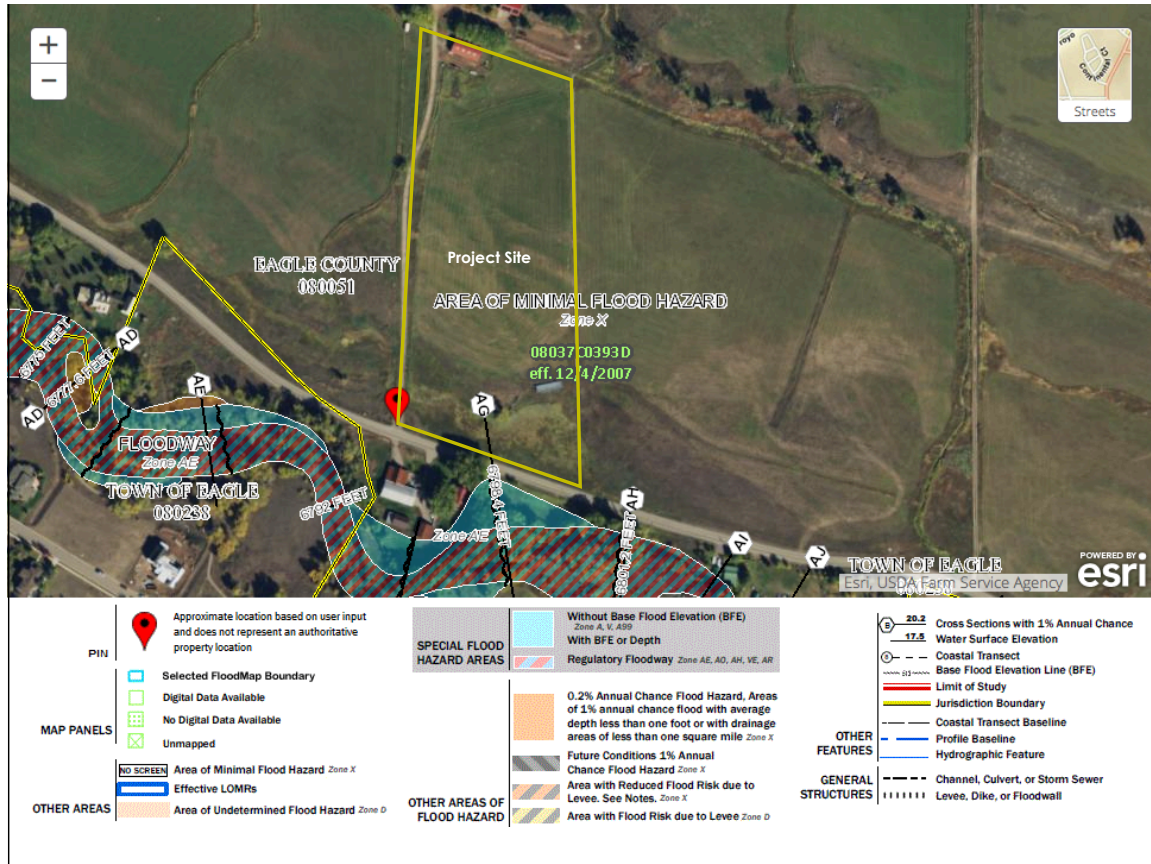


Figure 4. Limits of mapped FEMA Zone AE Floodplain.

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>.
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- SGM, Inc., 2019. Traffic Impact Study, Base Camp – Eagle, Eagle County, CO.
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- 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) ¹Indicators 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>
_____ = Total Cover				
_____ = Total Cover				
_____ = Total Cover				
_____ = Total Cover				
Herb Stratum (Plot size: <u>25 ft²</u>)				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.
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. _____	_____	_____	_____	
_____ = Total Cover				
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes _____ No <u>X</u>
1. _____	_____	_____	_____	
2. _____	_____	_____	_____	
_____ = Total Cover				
% Bare Ground in Herb Stratum _____				
Remarks:				

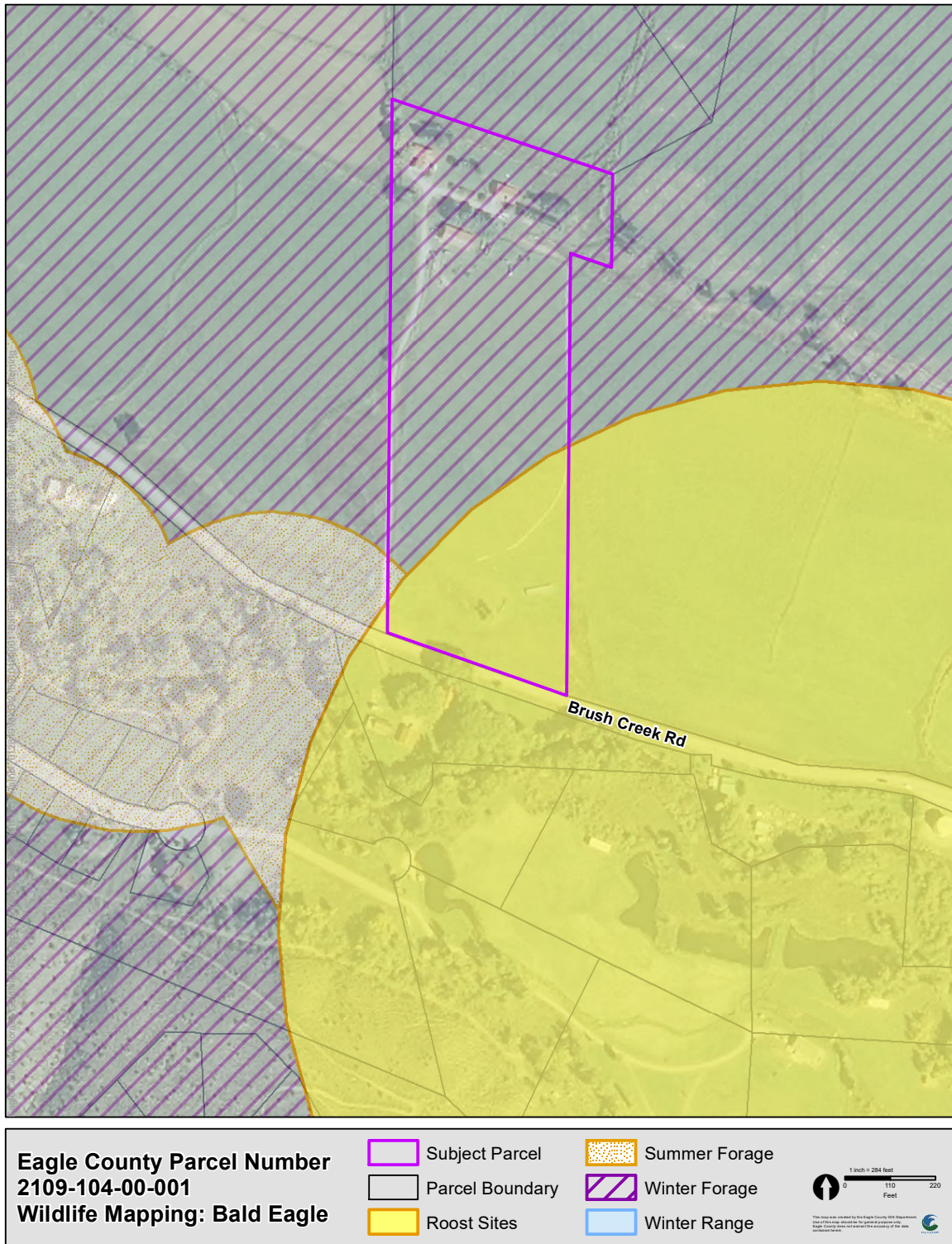
Sampling Point: 2

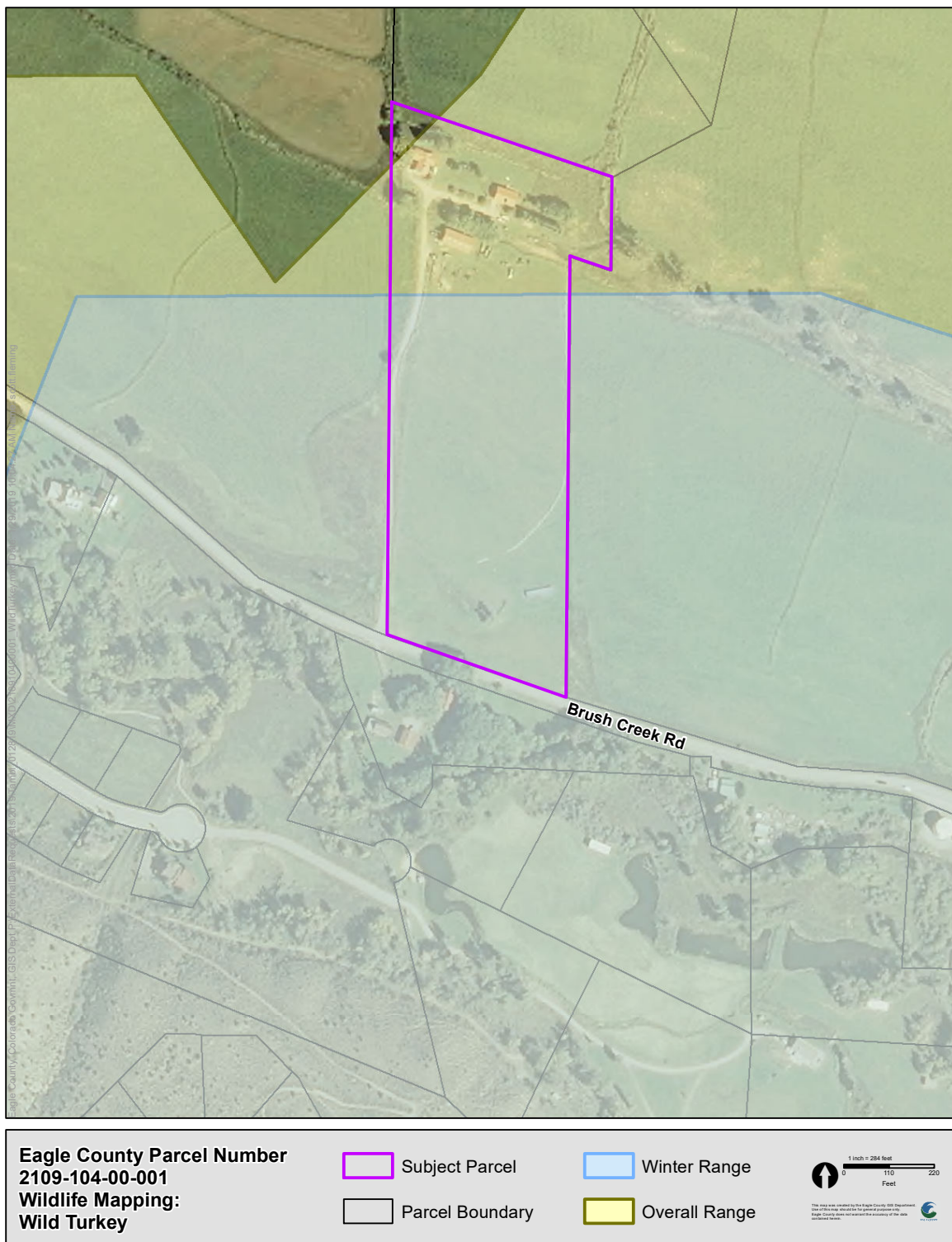
[illegible]

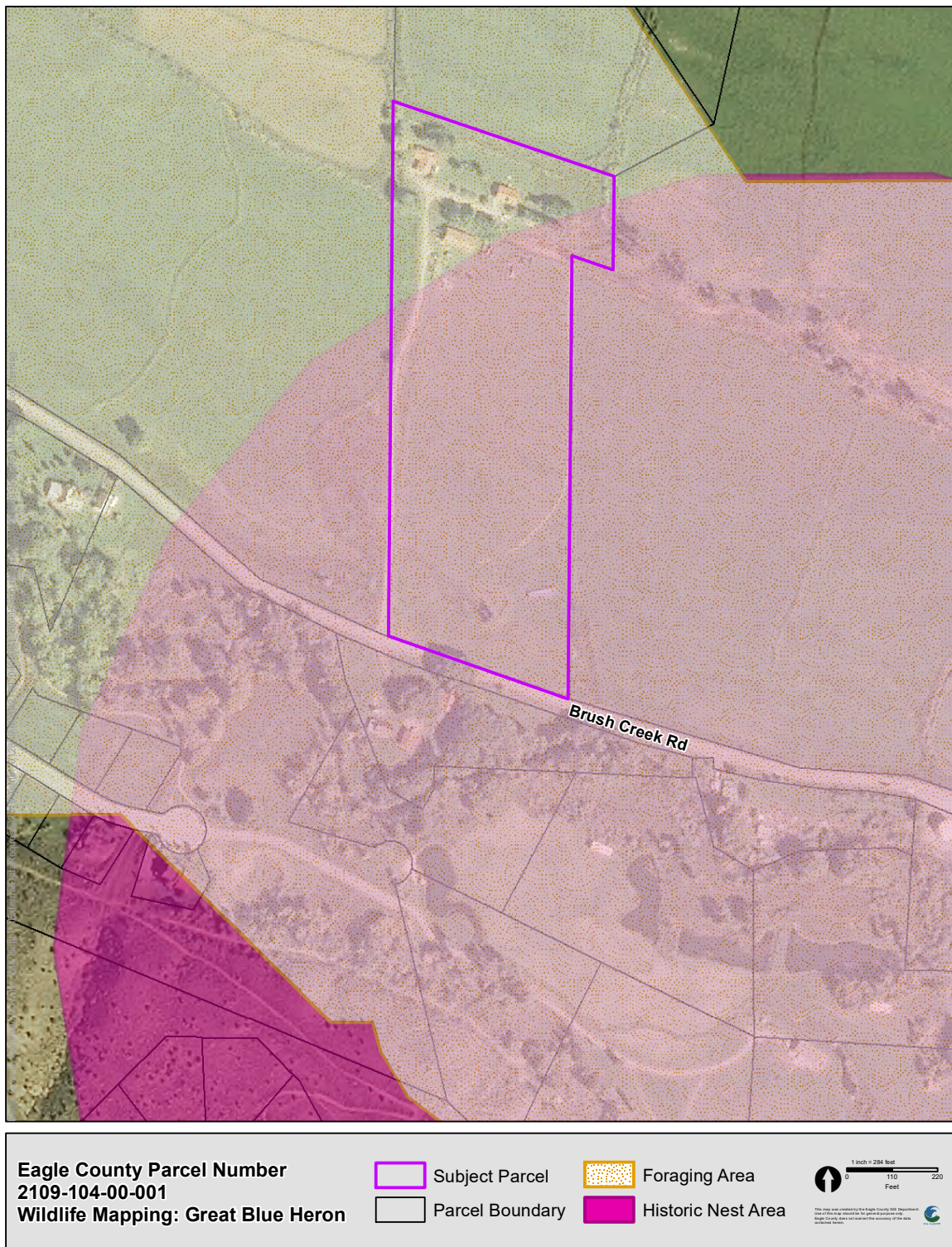
HYDROLOGY

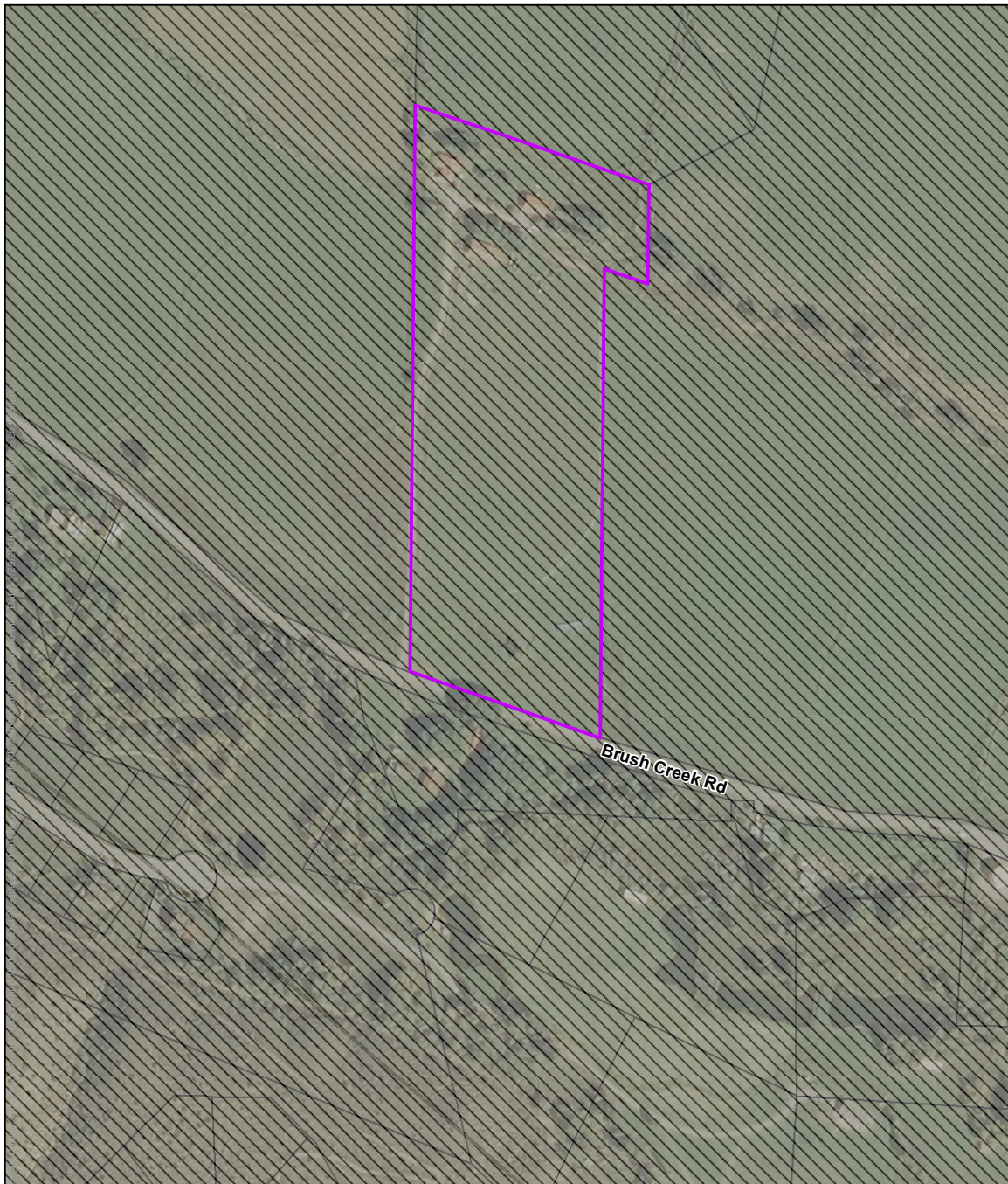
Wetland Hydrology Indicators:		Secondary Indicators (2 or more required)	
Primary Indicators (minimum of one required; check all that apply)			
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)	
☐ High Water Table (A2)	☐ 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









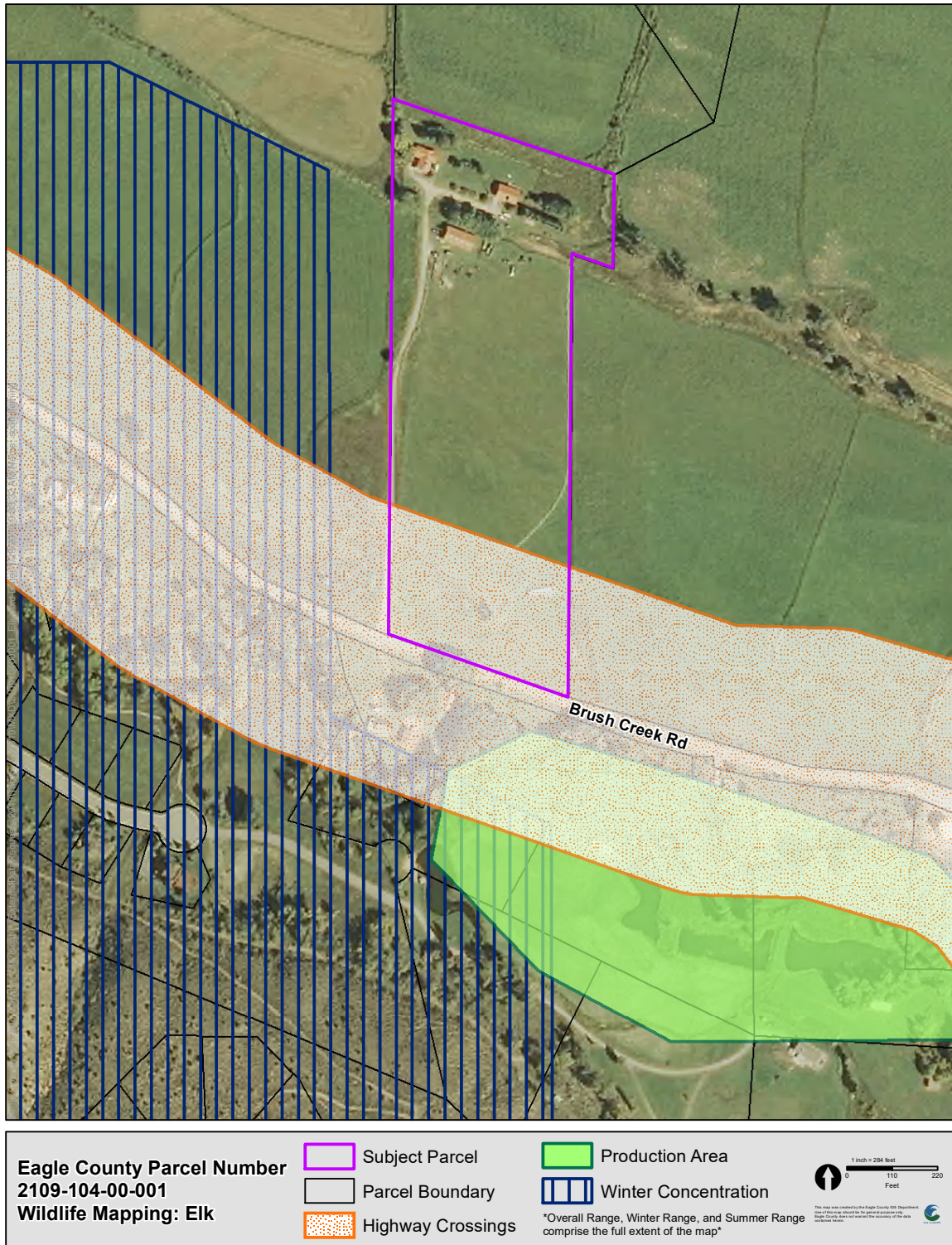
Eagle County Parcel Number
2109-104-00-001
Wildlife Mapping:
Greater Sage Grouse

 Subject Parcel
 Parcel Boundary

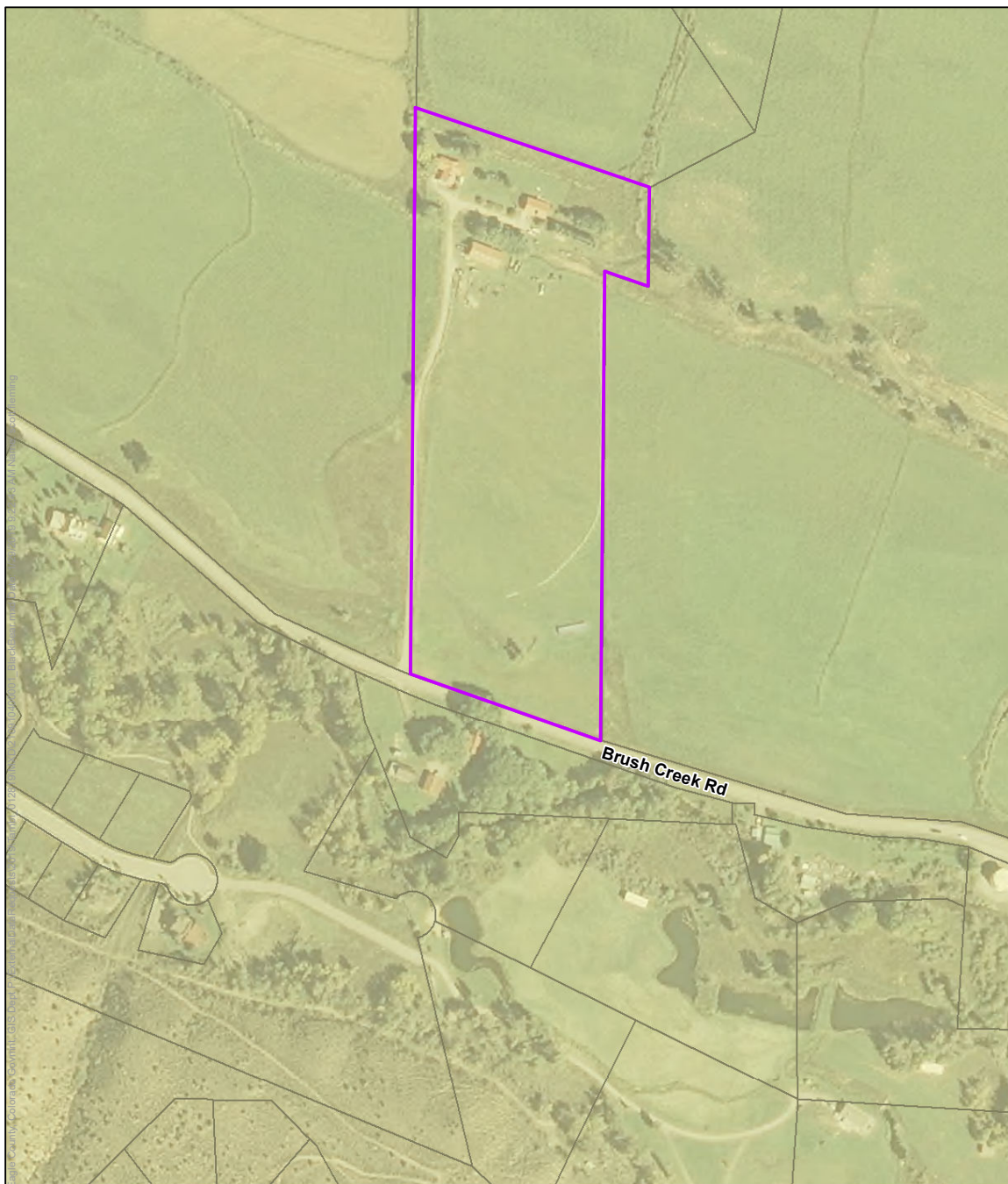
 Historic Habitat

1 inch = 254 feet

 110 220
 Feet
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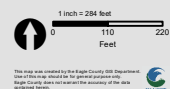


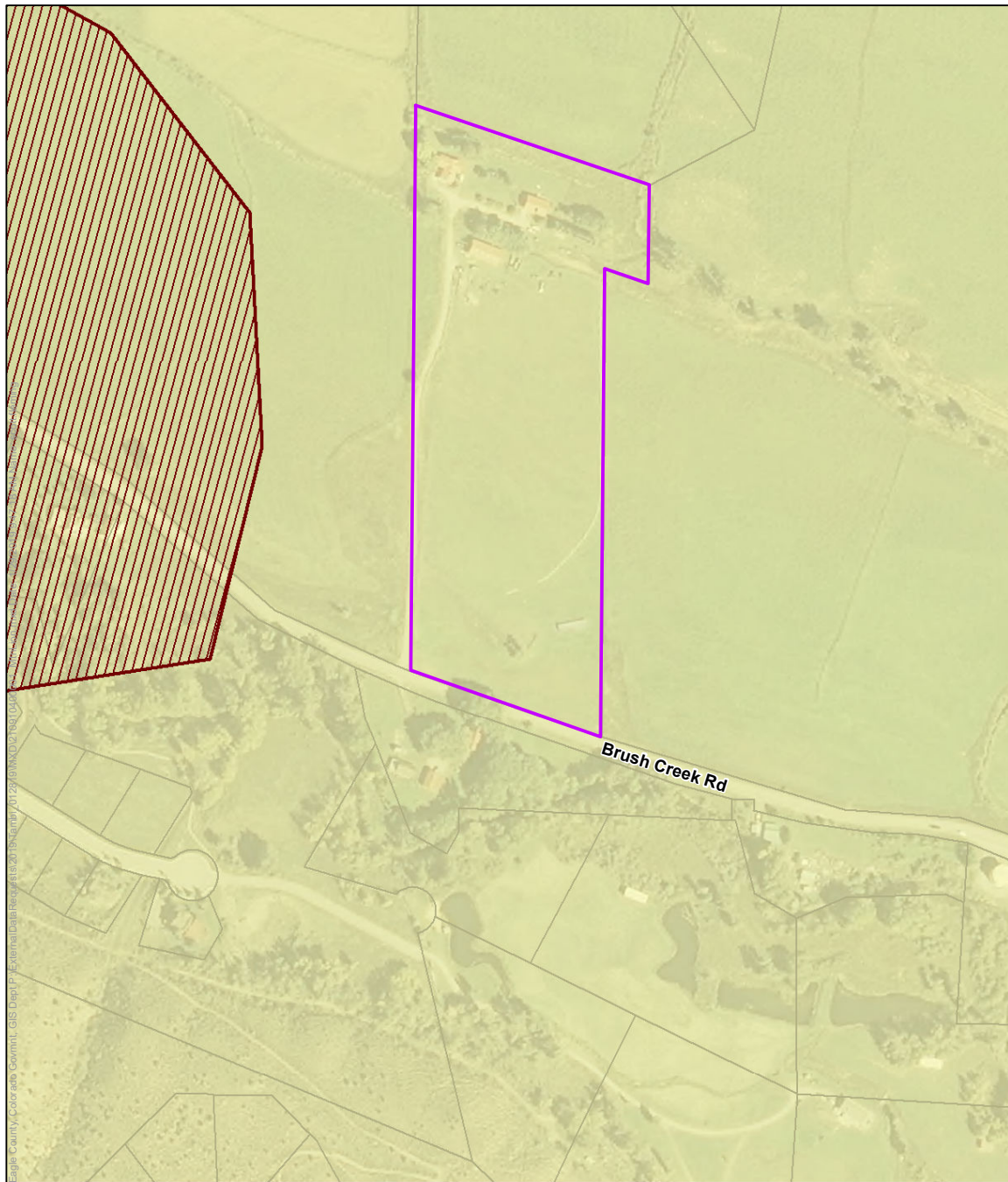


Eagle County Parcel Number
2109-104-00-001
Wildlife Mapping: Black Bear

 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

This map was created by the Eagle County GIS Department. Use of this map is subject to the general disclaimer. Eagle County does not warrant the accuracy of the data or derived products.



**Annexation Impact Report
For
3220 Brush Creek Road (“Base Camp
Eagle/Colby”) Annexation**

Prepared for the Town of Eagle, Colorado

Town of Eagle
PO Box 609
Eagle, CO 81631

March 3, 2021

TABLE OF CONTENTS

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II. Overview	1
III. Annexation Eligibility Requirements	1
IV. Limitation of Annexation	2
V. Impact Report Requirements	3

Attachments

A. Annexation Map

B. Aerial Photo & Vicinity Map

C. Development Site Plan

D. Annexation Noticing Agencies

I. Applicant and Location

This Annexation Impact Report is provided to the Town of Eagle pursuant to C.R.S. 31-12-108.5(1).

The Town of Eagle, Colorado, has received an annexation petition for approximately 13.49 acres located within unincorporated Eagle County. The owners and applicants for annexation on the attached "Annexation Map" are Shawn & Marci Colby, the property is addressed as 3220 Brush Creek Road, Eagle, CO 81631.

The property is proposed for zoning as Rural Residential under the Town of Eagle Zoning Code, and is planned to allow uses within the "Rural Residential" classification described in the Town of Eagle Municipal Code, Title 4 ("Land Use and Development Code"). The annexation is conditioned upon approval of zoning to Rural Residential and a special use application for a Recreational Vehicle Park.

The Town of Eagle will hold a public hearing to consider this annexation.

II. Overview

The proposed 3220 Brush Creek Road Annexation is located on Brush Creek Road adjacent to Town boundaries on three sides (the Haymeadow PUD and subdivision). The annexation includes 13.49 acres of land with two existing dwelling units (a single family and accessory dwelling units and a single family dwelling) constructed in 1974 and 1978, an unheated barn, several outbuildings and hay fields. All property is fronted and accessed by Brush Creek Road. Attachment A consists of a map, pursuant to C.R.S. 31-12-108.5, which constitutes the property proposed for annexation ("Property").

III. Annexation Eligibility Requirements

As set forth in 31-12-104, C.R.S., below is information addressing the Annexation Eligibility Requirements for the 3220 Brush Creek Road "Colby" Annexation proposal:

- A. Not less than one-sixth of the perimeter of the areas proposed to be annexed is contiguous with the Town of Eagle.

More than one-sixth of the perimeter of the property to be annexed is contiguous with the Town of Eagle.

- B. A community of interest exists between the area proposed to be annexed and the Town of Eagle

The proposed annexation is within the Urban Growth Boundary as defined by the Elevate Eagle Comprehensive Plan.

- C. The site is urban or will be urban in the near future.

The Elevate Eagle Comprehensive Plan identifies an Urban Growth Boundary of the Town of Eagle. The proposed annexation is within the designated Urban Growth Boundary and surrounded on three sides with a Town of Eagle approved Planned Unit Development (Haymeadow subdivision).

- D. The site is integrated or is capable of being integrated with the Town of Eagle.

The project area is capable of being integrated with the Town of Eagle, as it is adjacent to Town boundaries and access is from Brush Creek Road. The site is also capable of being connected to Town soft trail networks and open space trails. The site is already serviced by Town water utilities.

IV. Limitation of Annexation

As set forth in 31-12-105, C.R.S., below are responses to the Limitation of Annexation:

- A. In establishing the boundaries of the territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowners.

Existing property lines are being used as boundaries for annexation and landowners have provided written consent.

- B. In establishing the boundaries of the areas proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year preceding the annexation) has been included without written consent of the landowners.

All land included with the annexation boundary is included with the written consent of the landowners.

- C. That no annexation proceedings have been commenced for the annexation of part or all of the subject property to another municipality.

The site has not been petitioned for annexation to another municipality.

- D. If a portion of a platted street or alley is to annex, the entire width of said street or alley is included within the area proposed to be annexed.

The annexation proposal does not include any platted street or alley.

V. Impact Report Requirements

As set forth in 31-12-108.5, C.R.S., below are the responses to the Annexation Impact Report requirements:

- (a) A map or maps of the municipality and adjacent territory to show the following information:
- i. The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;
Refer to Attachment A “Annexation Map”
 - ii. The present streets, major trunk mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and
Refer to Attachment C “Development Site Plan”
 - iii. The existing and proposed land use pattern in the areas to be annexed;
The property is currently in unincorporated Eagle County and is zoned Resource. The proposed land uses are outlined in the “Base Camp Eagle Special Use and Zoning Plan” attached to this report.
- (b) A copy of any draft or final pre-annexation agreement, if available;
An Annexation and Development Agreement will be negotiated through the land use review and approval process;

- (c) A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;

Municipal services are already or will be in the vicinity of the project. Extension of municipal services (water & sewer) will be memorialized in the Annexation and Development Agreement at the time of annexation between the Town and petitioners. It is anticipated that the property will connect to Town water within three (3) years after the campsite is operational and when the Town can provide water service to minimum Town standards. The property will connect to Town sewer services two (2) years from when Town wastewater lines are within 400' of the property boundary. Police and refuse services will be provided upon annexation.

- (d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;

The extended municipal services (water, sewer, refuse, public safety) will be paid for through impact fees, ongoing monthly fees and increased tax collection. Any infrastructure costs (following utility improvement by the Haymeadow Development) will be at the expense of the petitioners.

- (e) A statement identifying existing districts within the area to be annexed;

Refer to Attachment D "Annexation Noticing Agencies"

- (f) A statement on the effect of annexation upon local public school district systems, including the estimated number of students generated and the capital construction required to educate such students.

Potential impact to the school district is currently under review. The impact to the school district is considered negligible as the annexation and land use proposed is seasonal and not anticipated to generate any new students. The school district is a referral agency of this annexation as well as the zoning request that has been submitted to the Town

ATTACHMENT A
Annexation Map

LEGAL DESCRIPTION AND CERTIFICATE OF DEDICATION AND OWNERSHIP
Know all men by these presents that Shawn Colby, being sole owner(s) in fee simple, of 100 percent of that real property, exclusive of streets and alleys herein,

A parcel of land being a portion of Tract 61, Section 10, Township 5 South, Range 84 West of the 6th P.M. according to the Independent Resurvey of said Township and Range accepted by the Surveyor General June 20, 1922, and being those same lands described in Instrument recorded April, 04, 2017 as Reception No. 201705825 in the Office of the Eagle County Clerk and Recorder and being more particularly described as follows:

Beginning at a point on the northern right of way line for County Road P 307, Brush Creek Road, said point also being the Southwest Corner of said lands described as Reception No. 201705825 from which Angle Point No. 6 of Tract 59, T5S, R84W, 6th P.M. bears S00°26'32"E 308.46 feet; thence N00°27'52"W, and with all bearings contained herein being based upon, 1295.60 feet; thence S72°09'52"E 565.27 feet; thence S00°22'59"E 226.51 feet; thence N72°07'54"W 106.46 feet; thence S00°27'03"E 1073.43 to said northern right of way line; thence upon said northern right of way line the following two courses 1) N71°18'49"W 105.76 feet, 2) N71°43'59"W 353.89 feet to the Point of Beginning.

containing 13.490 Acres more or less; have by these presents laid out and platted the same as shown hereon and designate the same as 3220 BRUSH CREEK ROAD Annexation to the Town of Eagle, County of Eagle, State of Colorado.

EXECUTED this ____ day of _____, A.D., 20__.

Owner: Shawn Colby and Marci Colby
P. O. Box 442
Eagle, Colorado 81631

STATE OF COLORADO)
COUNTY OF EAGLE) SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this ____ day of _____, A.D. 20__, by Shawn Colby as owner.

My Commission expires _____
Witness my hand and official seal.

Notary Public

(SEAL)

STATE OF COLORADO)
COUNTY OF EAGLE) SS

The foregoing Certificate of Dedication and Ownership was acknowledged before me this ____ day of _____, A.D. 20__, by Marci Colby as owner.

My Commission expires _____
Witness my hand and official seal.

Notary Public

(SEAL)

MORTGAGEE OR LIENHOLDERS CERTIFICATE
_____, does hereby certify that it is the holder of a Deed of Trust against the lands shown on this Plat and hereby consents to the Annexation to the Town of Eagle, of the lands shown hereon.

Mortgagee: _____, as _____

Address: _____

My Commission expires _____
Witness my hand and official seal.

(SEAL) _____
Notary Public

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

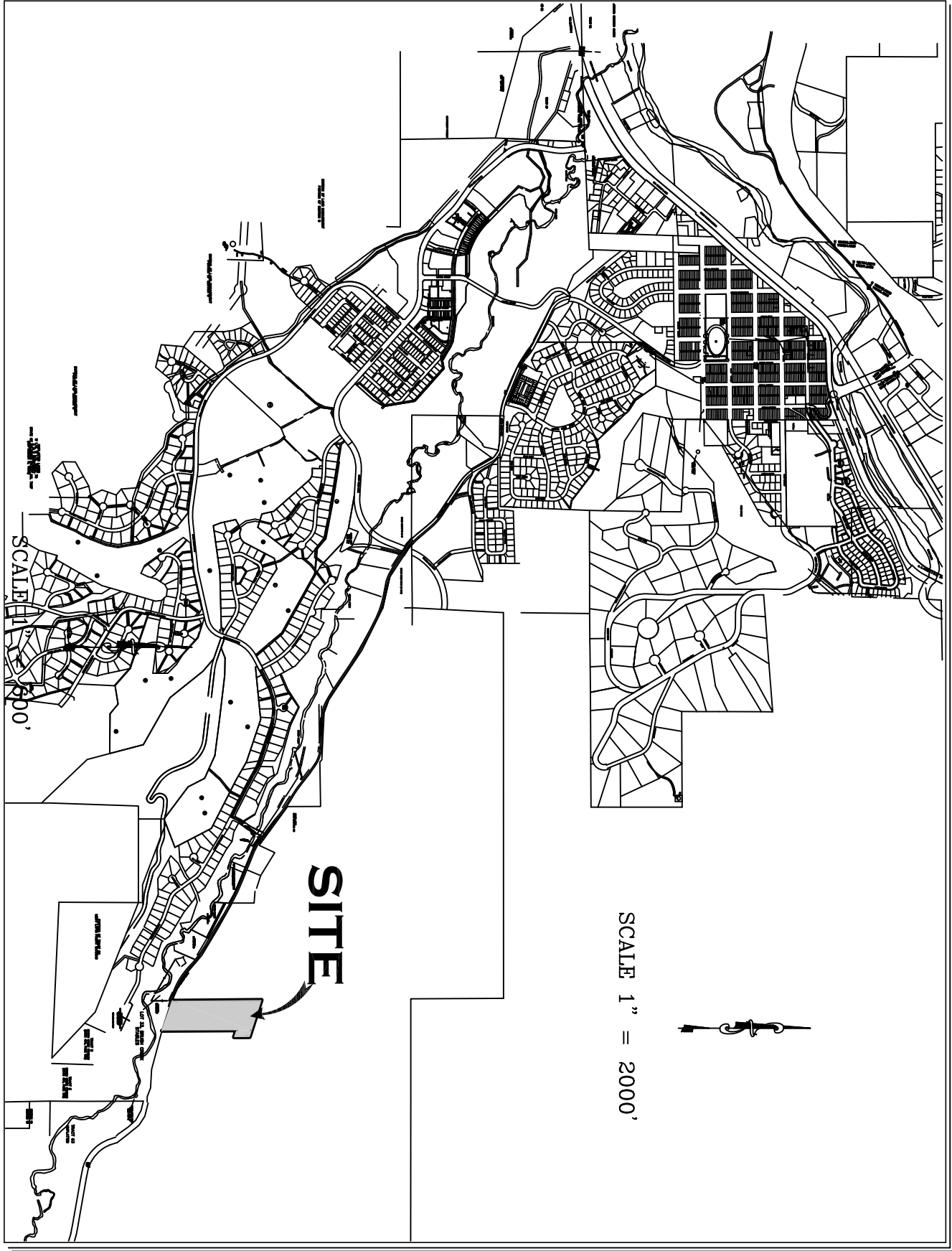
LAND SURVEY PLAT and ANNEXATION MAP

3220 BRUSH CREEK ROAD,

Part of Tract 61, Section 10,

Township 5 South, Range 84 West 6 th P.M.

County of Eagle, State of Colorado



LAND USE SUMMARY			
PARCEL	LAND USE	AREA	Address
M&B Parcel	Residential & RV Park/Compground	13.49 Acres	3220 Brush Creek Rd
TOTAL		13.49 ACRES	

SURVEYORS CERTIFICATE
I, Matthew S. Slagle, a Professional Land Surveyor licensed under the laws of the State of Colorado, do hereby certify that this survey was made under my direct supervision and that the information hereon is correct to the best of my knowledge and belief, and that no less than one-sixth (1/6) of the perimeter of the area as shown hereon is contiguous with the existing boundaries of the Town of Eagle, Colorado.

Executed this ____ day of _____, 20__.



Matthew S. Slagle P.L.S. 34998
Professional Land Surveyor
State of Colorado

CLERK AND RECORDERS CERTIFICATE
This Plat was filed for record in the Office of the Clerk and Recorder at _____ o'clock __, on this ____ day of _____, 20__, and is duly recorded at Reception No. _____.

Clerk and Recorder _____
By: _____
Deputy

TOWN COUNCIL CERTIFICATE:
The Town Council of the Town of Eagle, Colorado, by Resolution No. _____, duly adopted on the ____ day of _____, 20__, found and determined that annexation of the property designated herein complies with the requirements contained in Article 12, Title 31, C.R.S., as amended and that said property is eligible for annexation to the Town of Eagle, the Town Council of the Town of Eagle, Colorado, by Ordinance No. _____, duly adopted on the ____ day of _____, 20__, did annex the property described hereon to the Town of Eagle, Colorado. _____

TITLE CERTIFICATE
_____ does hereby certify that it has examined the title to all lands shown upon this Plat and that title to such lands is vested in _____, free and clear of all liens, taxes and encumbrances, except as follows:

AGENT _____

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of _____ upon all parcels of real estate described on this Plat are paid in full.

Dated this ____ day of _____, A.D. 20__.

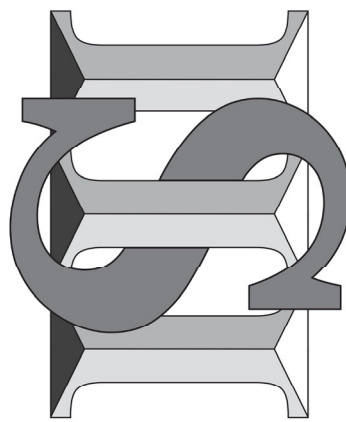
Treasurer of Eagle County, Colorado

SURVEYORS NOTES:

- 1) Survey Date: January 10, 2020.
- 2) Basis of Bearing: N 00°27'52" W, between found survey monuments marking the western boundary line of subject parcel, as shown and described hereon. This Bearing is based off the Final Plat of Haymeadow Filing 1 recorded May 24, 2019 as Reception No. 201907561 in the Office of the Clerk and Recorder, Eagle County, Colorado.
- 3) The purpose of this Annexation Plat is to i) depict contiguity of the subject parcel with the existing Town of Eagle Boundary also in conformance with CRS 38-51-106 Land Survey Plat. This contiguity is 3267.27' / 3726.92' or 1/1.14 and 88% of total Boundary perimeter ii) To dedicate to the Town of Eagle the southern 30 feet as, and for, Right of Way purposes added to Brush Creek Road Right of Way and iii) Create and dedicate to the Town of Eagle a 10 foot "Grading, Utility and Access Easement" being a nonexclusive easement for Access, Utility, and Grading purposes on, over, under, above, across and through those areas designated hereon as "10' Grading, Utility, and Access Easement" for i) the purposes of vehicular and pedestrian access (ingress and egress) to and from, ii) the installation, construction, use, repair, replacement, improvement and maintenance of the utilities of any kind whatsoever, including but not limited to underground utility equipment and facilities, waterlines and hydrants, sanitary sewerlines and manholes, telephone lines, cable television lines, gaslines, electric lines, fiber optic lines, other communication lines and all related structures, together with a right of ingress and egress thereto and c) the purposes of land grading.
- 4) Posted Address: 3220 Brush Creek Road.
- 5) Location of Boundary lines, Improvements, and Easements are based upon Warranty Deed recorded as Reception No. 201705825 and survey monuments found, along with reference to the Final Plat of Haymeadow Filing No. 1, recorded as Reception No. 201907561.
- 6) Lineal Units of the U.S. Survey Foot were used herein.

Revised Town Comments 03-10-21 MSS
Revised Town Comments 03-12-20 MSS
Revised Town Comments 02-25-20 MSS
Revised Added Easement 02-18-20 MSS

SLAGLE SURVEY SERVICES
800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631
970.471.1499 Office matthew@slaglesurvey.com
www.SlagleSurvey.com



LAND SURVEY PLAT and ANNEXATION MAP
3220 BRUSH CREEK ROAD,
County of Eagle, State of Colorado

DRAWN BY:	MSS	329 NUMBER:	18062	DRAWING NAME:	18062-2 Annex Plat
SHEET	1 of 2			DATE:	01-21-2021

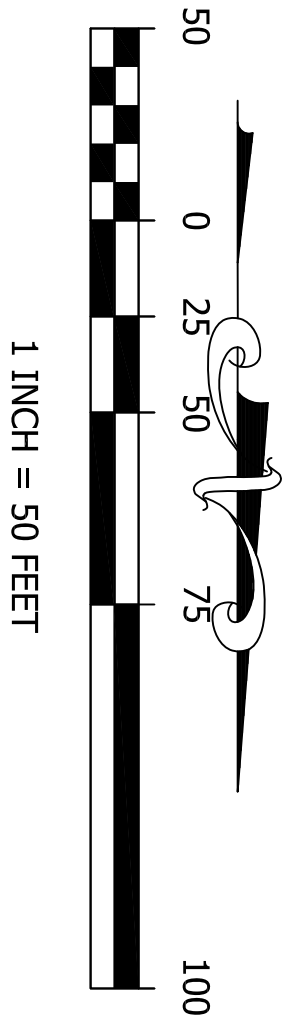
LAND SURVEY PLAT and ANNEXATION MAP
3220 BRUSH CREEK ROAD,
Part of Tract 61, Section 10,
Township 5 South, Range 84 West 6 th P.M.
County of Eagle, State of Colorado

TRACT Z
HAYMEADOW FILING 1
RECEPTION No. 201907561
ANNEXATION RECEPTION No. 201405693

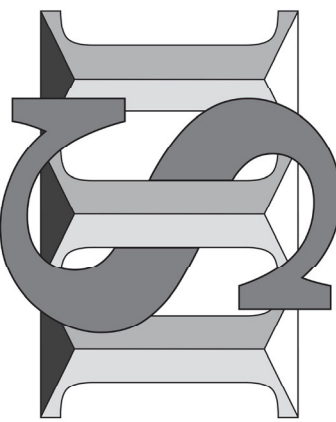
METES AND BOUNDS PARCEL
13.173 ACRES
RECEPTION No. 201705825
(3220)

TRACT Z
HAYMEADOW FILING 1
RECEPTION No. 201907561

(RECORD DIMENSIONS) = PREVIOUSLY PLATTED OR DEEDED



Matthew S. Slagle, PLS 34998
Professional Land Surveyor
State of Colorado



STAGLE SURVEY SERVICES

800 Castle Drive - P.O. Box 751 Eagle, Colorado 81631

970.471.1499 Office matthew@staglesurvey.com

www.StagleSurvey.com

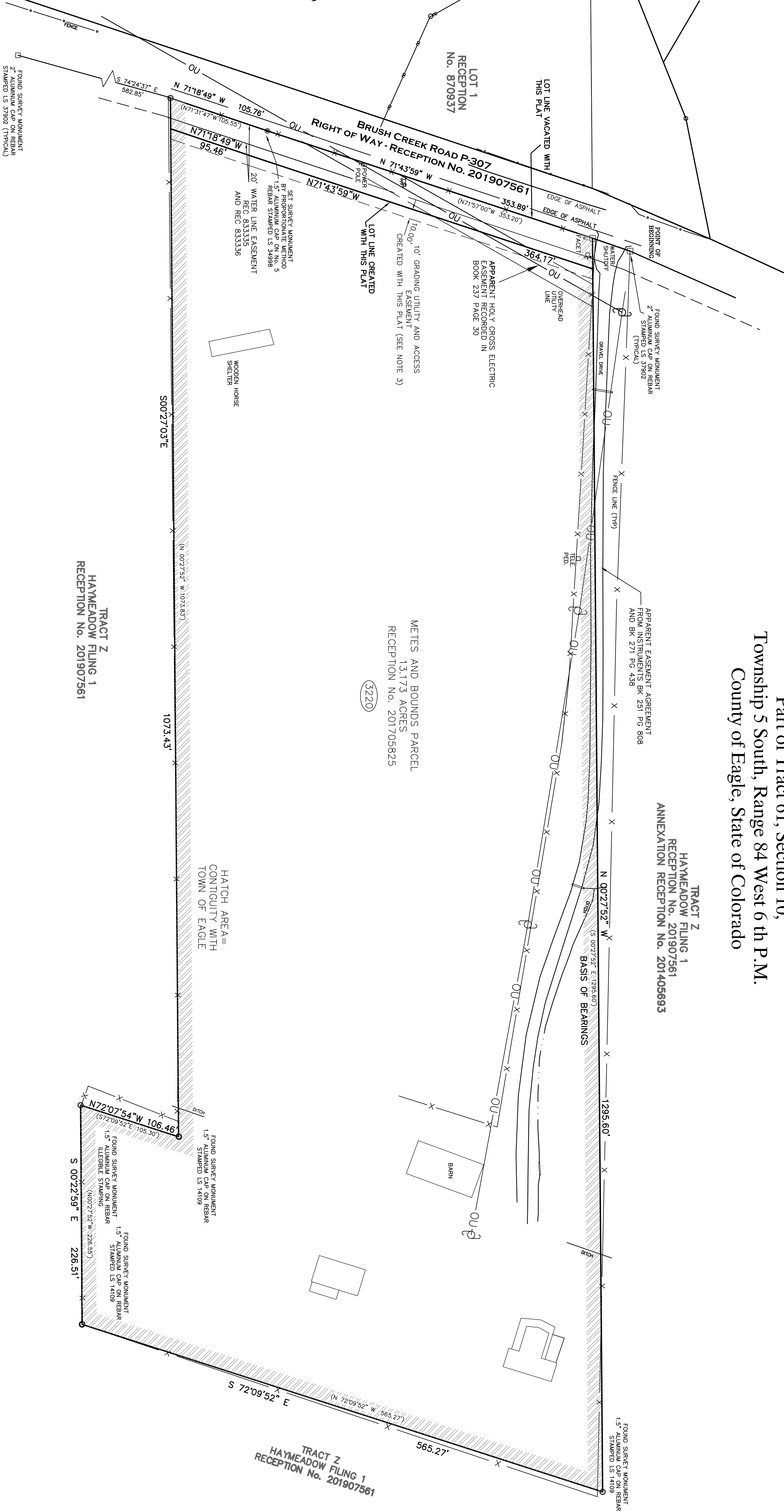
LAND SURVEY PLAT and ANNEXATION MAP

3220 BRUSH CREEK ROAD,

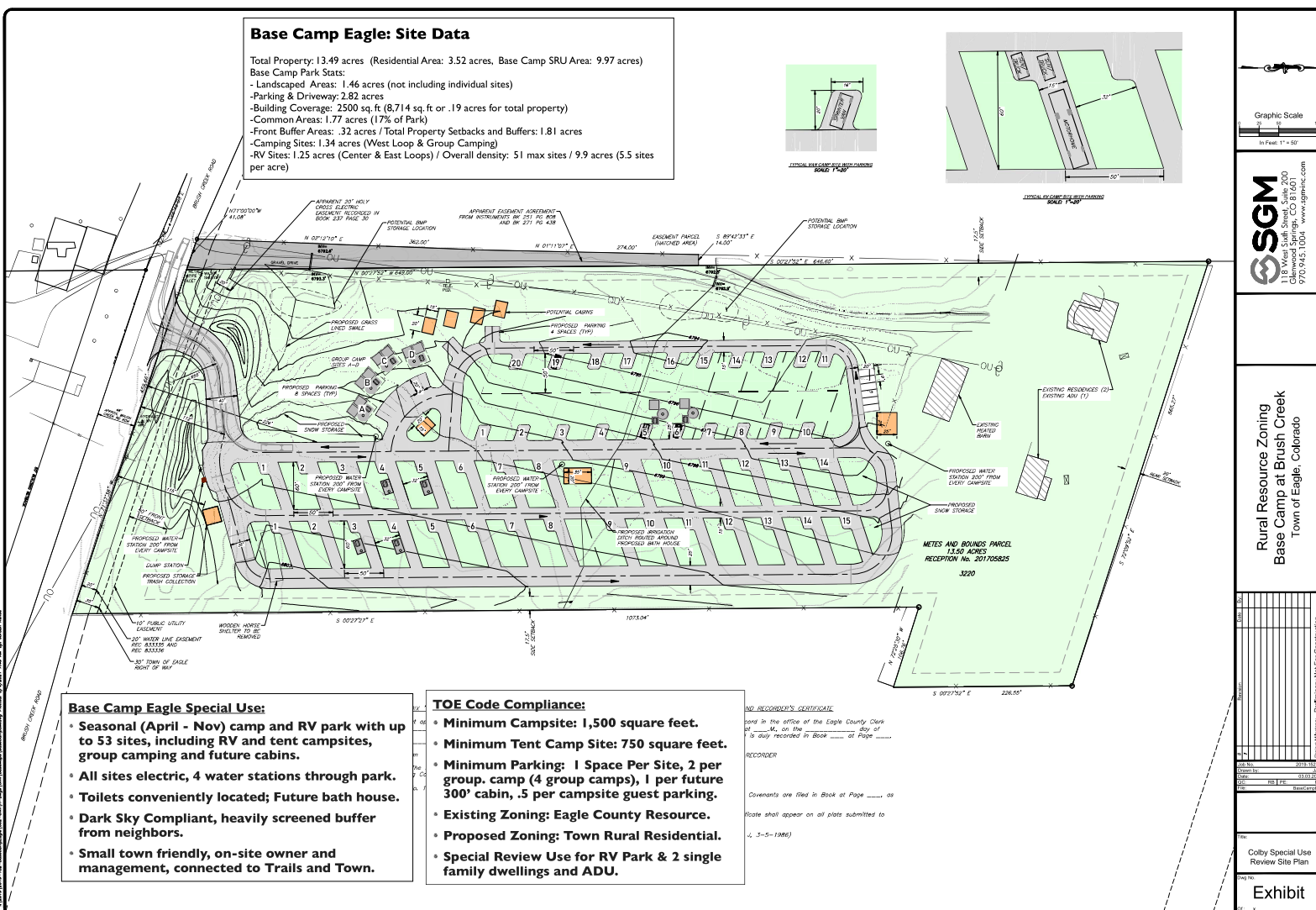
County of Eagle, State of Colorado

DRAWN BY:	MSS	3220 NUMBER:	18062	DRAWING NAME:	18062_Annex.dwg
SHEET	2	OF	2	DATE:	01-13-2020

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of completion shown hereon.

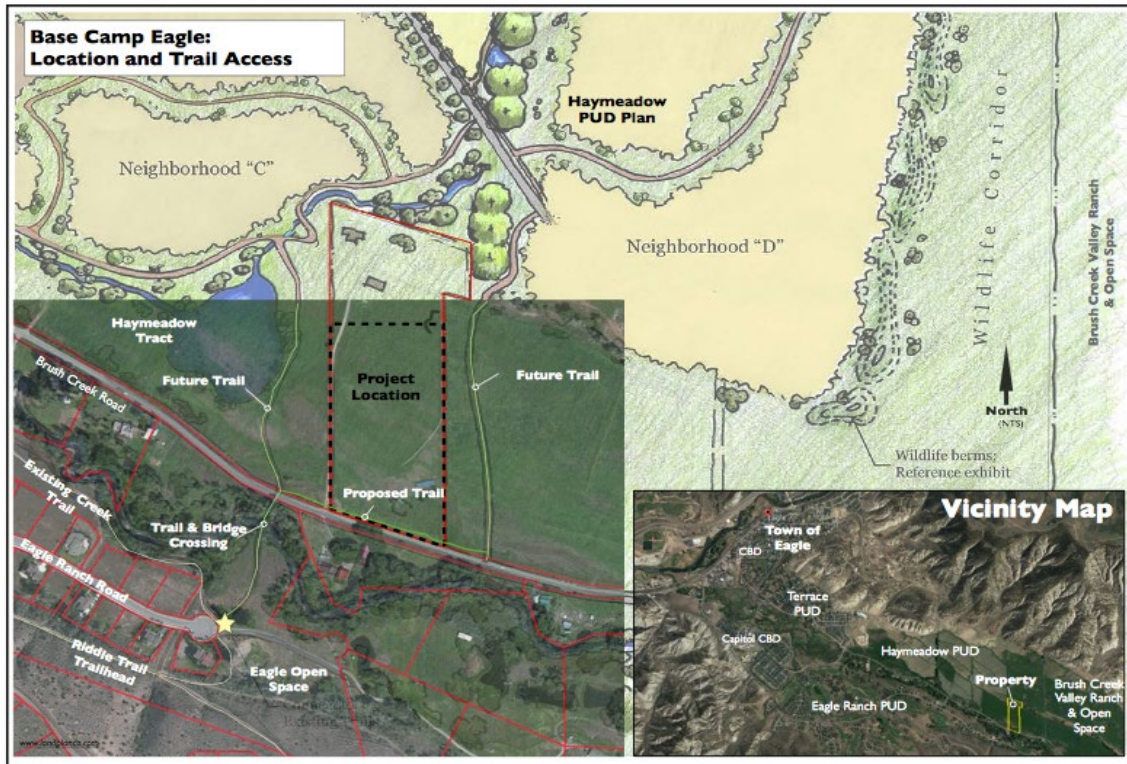


ATTACHMENT C
Development Site Plan



ATTACHMENT B

Aerial Photo & Vicinity Map



ATTACHMENT D
Annexation Noticing Agencies

Eagle County Board of County Commissioners Tax Authority, 001-011
Colorado Mountain College (CMC), 12-14
RE50J School District, 015-019
Eagle Cemetery District, 042
Greater Eagle Fire, 046
Mountain Recreation Metro District, 062
Co River and Water Conservation, 076
Eagle Valley Library District, 094
Eagle Cty Health Service, 096
RE50J School Mill Levy Override, 144

BASECAMP EAGLE

CAMPGROUND & RV PARK MANAGEMENT PLAN

-Final Draft-
Revised 030821

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.
- 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.

Base Camp Eagle - RV Park/Campground Impact Study

02.26.2021

3220 Brush Creek Road
Eagle, CO 81631

Annexation and RV Park/Campground

		Residences	RV Park/Campground	Totals	Timing	Notes
General Fund						
	Ongoing Revenues					
	Property Tax	\$101.00	\$196.00	\$297.00	Annual	Town of Eagle only - estimate from Eagle County
	Bed Tax	\$0.00	\$20,220.74	\$20,220.74	Annual	6.0% of Sales
	Totals	\$101.00	\$20,416.74	\$20,517.74		
	One Time Fee Payment					
	Public Safety Fee	\$4,079.67	\$36,102.53	\$40,182.20	SUP	
	Fire Impact Fee	\$0.00	\$10,477.08	\$10,477.08	SUP	
	Street Impact Fee	\$3,048.00	\$2,751.01	\$5,799.01	SUP	
	School Land Dedication Fee			\$0.00		Not applicable
	Building Permit Fee	\$0.00	\$1,955.72	\$1,955.72	Building permit	Includes: building, electrical, grading permits & plan review. Use tax not included and listed below
	Sales Tax from campers	\$0.00		\$0.00		
	Totals	\$7,127.67	\$51,286.34	\$58,414.01		
	Expenses					per household and per RMR study
	General Government	\$42.06	\$0.00	\$42.06		21.03
	General Administration	\$242.14	\$0.00	\$242.14		121.07
	Building, Zoning, Planning	\$0.00	\$0.00	\$0.00		n/a
	Streets	\$128.00	\$0.00	\$128.00		64
	Engineering	\$89.34	\$0.00	\$89.34		44.67
	Buildings & Grounds	\$289.10	\$0.00	\$289.10		144.55
	Public Safety	\$1,480.00	\$0.00	\$1,480.00		740
	Municipal Court	\$13.36	\$0.00	\$13.36		6.68
	Information Center	\$64.62	\$0.00	\$64.62		32.31
	Marketing and Events	\$29.98	\$0.00	\$29.98		14.99
	Totals	\$2,378.60	\$0.00	\$2,378.60		
Cost(-)/Revenue(+) to TOE-General Fund		\$4,850.07	\$71,703.08	\$76,553.15		
Enterprise Funds						
	Plant Investment Fee Water			TBD	building permit	
	Plant Investment Fee Sewer	Deferred	Deferred	\$0.00	n/a	Due when property is required to connect
	Water Tap Fee	Deferred		TBD	building permit	
	Meter Fee	n/a	n/a	\$0.00	building permit	Currently have 1" water meter; undetermined whether needing to upsize to 2"
	Cash-in-lieu of Water Rights			TBD	building permit	
	Water Fees	\$146.24	\$580.94	\$727.18	monthly	Based on In Town rates for residential at 17,000 gallons and commercial (frost free hydrants) at 75,000 gallons
	Sewer Fees	\$0.00	\$0.00	\$0.00	n/a	Not able to connect at this time
	Refuse/Recycle	\$0.00	\$48.44	\$48.44	monthly	Do not need to use Town service for commercial use
	Lease for Matthews Ditch			\$0.00		TBD - Public Works is still working with water consultant to determine this amount used for irrigation of CG
	Totals	\$146.24	\$629.38	\$775.62		
Cost(-)/Revenue(+) to TOE-Enterprise Fund		\$146.24	\$629.38	\$775.62		
Capital Fund						
	Use Tax	\$0.00	\$480.00	\$480.00	building permit	2% of 120% of total valuation of development (plumbing, electrical, foundation, structures)
	Totals	\$0.00	\$480.00	\$480.00		
Cost(-)/Revenue(+) to TOE-Capital Fund		\$0.00	\$480.00	\$480.00		
Cost(-)/Revenue(+) to TOE-Grand Total		\$4,996.31	\$72,812.46	\$77,808.77		

Impact fees

Residential units (accessory to commercial)	3
Campsite (sqft) including camp and RV sites	112820.4
Camp and RV Parking (Fire District calc)	11152

**based on sf provided by applicants

	acres	sf (43,560sf per acre)	area includes
acres to sf	2.59	112820.4	campsites and RV sites

Impact Fees Calculation (Based on 2021 fee schedule)				
Fee Type	Fee Calculation Units	Fee applicable for type of use	Monthly	7-Month Pro-rated
Streets				
Commercial (1,016/1000sf)	\$24.38	\$2,751.01	\$229.25	\$1,604.76
Residential (1,016/DU)	\$1,016.00	\$3,048.00	N/A	\$3,048.00
Total		\$5,799.01		\$4,652.76
Fire				
Commercial (939.48/1000sf)	\$939.48	\$10,477.08	\$873.09	\$6,111.63
Residential (2,331.26/DU)	\$2,331.26	\$0.00	N/A	\$0.00
Total		\$10,477.08		\$6,111.63
Public Safety				
Commercial (0.32/sf)	\$0.32	\$36,102.53	\$3,008.54	\$21,059.81
Residential (1359.89/DU)	\$1,359.89	\$4,079.67	N/A	\$4,079.67
Total		\$40,182.20		\$25,139.48
Residential Total		\$7,127.67		\$7,127.67
Commercial Total		\$49,330.62		\$28,776.20
Total Due		\$56,458.29		\$35,903.87

12.12.2019 Letter	Fee amount
Streets	\$6,720
Fire	\$6,051.26
Public Safety	\$2,050.65
Total	\$14,822

**No distinction b/w commercial and resiential

Exhibit J: 2017 Economic Contribution of Outdoor Recreation in
Colorado ([LINK](#))

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 32
(Series of 2021)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO
MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION
OF REAL PROPERTY LOCATED IN UNINCORPORATED EAGLE COUNTY (BASE CAMP
EAGLE)

WHEREAS, a petition for annexation was filed with the Town Clerk requesting the annexation of certain unincorporated territory located in Eagle County and described in the attached **Exhibit A**, attached hereto and incorporated herein by this reference, also known as Base Camp Eagle Annexation (the "Property");

WHEREAS, by resolution adopted on February 23, 2021, the Town Council found the petition to be in substantial compliance with C.R.S. § 31-12-107(1); and

WHEREAS, on April 13, 2021, the Town Council conducted a properly-noticed public hearing to determine if the Property is eligible for annexation to the Town.

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

Section 1. The applicable provisions of C.R.S. § 31-12-104 have been met, in that not less than one-sixth of the perimeter of the Property is contiguous with the existing boundaries of the Town; and therefore, because of such contiguity, a community of interest exists between the Property and the Town; the Property is urban or will be urbanized in the near future, and the Property is integrated or is capable of being integrated with the Town.

Section 2. The applicable provisions of C.R.S. § 31-12-105 have been met, in that no land held in identical ownership has been divided or included without written consent of the owner thereof; that no annexation proceedings have been commenced by another municipality; the annexation will not result in the detachment of area from a school district; that the annexation will not result in the extension of a Town boundary more than three miles; the Town has in place a plan for said three-mile area; and, in establishing the boundaries of the Property, the entire width of any street or alley is included within the Property.

Section 3. An annexation election is not required under C.R.S. § 31-12-107(2) and no additional terms or conditions are to be imposed upon the area to be annexed other than as contained in the Annexation Agreement, which will be considered and approved separately.

Section 4. The Property is eligible for annexation to the Town, and all requirements of law have been met, including the requirements of C.R.S. §§ 31-12-104 and 31-12-105.

Section 5. An ordinance annexing the Property to the Town will be considered by the Town Council pursuant to C.R.S. § 31-12-111.

INTRODUCED, READ, PASSED AND ADOPTED ON APRIL 13, 2021.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk

EXHIBIT A

Legal Description of Property to be Annexed

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.

TOWN OF EAGLE, COLORADO
ORDINANCE NO. 05
(Series of 2021)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO
ANNEXING TO THE TOWN CERTAIN UNINCORPORATED TERRITORY LOCATED IN
EAGLE COUNTY, ZONING THE PROPERTY RURAL RESIDENTIAL AND APPROVING
THE ASSOCIATED ANNEXATION AGREEMENT (BASE CAMP EAGLE)

WHEREAS, Shawn and Marci Colby ("Applicants") are the owners of the real property in unincorporated Eagle County described in the attached **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, on January 25, 2021, Applicants filed a petition for annexation of the Property to the Town;

WHEREAS, by resolution adopted on February 23, 2021, the Town Council found the petition to be in substantial compliance with C.R.S. § 31-12-107(1);

WHEREAS, on April 13, 2021, the Town Council conducted a properly-noticed public hearing and determined that the Property is eligible for annexation to the Town;

WHEREAS, also on April 13, 2021, the Town Council conducted a properly-noticed public hearing on the proposed zoning of the Property as Rural Residential ("RR");

WHEREAS, also on April 13, 2021, the Town Council considered the associated Annexation Agreement; and

WHEREAS, the Town Council finds that it is desirable and necessary, and in the best interest of the public health, safety and welfare, that the Property be annexed to the Town, that the Property be zoned RR and that the Annexation Agreement be approved.

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

Section 1. Annexation.

a. The Property is hereby annexed to the Town. Upon the effective date of this Ordinance, the Property shall become subject to the jurisdiction of the Town.

b. Prior to the effective date of this Ordinance, the Town Clerk shall file for recording three certified copies of this Ordinance and three copies of the Annexation Map with the Eagle County Clerk and Recorder, and shall keep one copy of the Annexation Map and the original of this Ordinance in the Town Clerk's office.

c. The Town Clerk shall request that the Eagle County Clerk and Recorder file one certified copy of this Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs and the same with the Colorado Department of Revenue.

Section 2. Annexation Agreement. The Annexation Agreement is hereby approved in substantially the form attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Annexation Agreement on behalf of the Town.

Section 3. Zoning.

a. The Town Council hereby finds and determines that the RR zoning satisfies all applicable criteria in the Eagle Municipal Code.

b. Based on the foregoing, upon the effective date of this Ordinance, the Property is zoned RR.

Section 4. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one, or part, or parts be declared unconstitutional or invalid.

Section 5. Safety. This Ordinance is deemed necessary for the protection of the public health, safety and welfare.

Section 6. Effective Date. Pursuant to Section 6.03 of the Eagle Home Rule Charter, this Ordinance shall take effect 10 days after publication following adoption.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED ON APRIL 13, 2021.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk

EXHIBIT A

Legal Description of Property to be Annexed

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:

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Community Development

Morgan Beryl

970-328-8750

970-328-7185 (f)

morgan.beryl@eaglecounty.us

www.eaglecounty.us

March 3, 2021

Town of Eagle
Attn: Payton Heitzman - Planner 1
200 Boardway, PO Box 609
Eagle, CO 81631

[Via Email]

Re: Development Review Referral - Base Camp Eagle, IAR-9141-2021

Dear Ms. Heitzman,

Thank you for the opportunity to participate in the referral process of the Base Camp Eagle Annexation, Rezone, and Special Use Review applications for the proposed redevelopment at 3220 Brush Creek Rd, Eagle County Parcel #210910400001 (the "Property").

This interagency referral is known as file number IAR-9141-2021 for Eagle County records.

The Property is within unincorporated Eagle County and an Annexation Petition was filed with the Town of Eagle. County records indicate the Property is mostly surrounded by the Town of Eagle's jurisdiction with the exception of a parcel of land zoned Resource (R), Eagle County Parcel Number 210910403001, directly across Brush Creek Road to the south.

Staff review of the Base Camp Eagle Application Narrative dated January 4, 2021 (the "Application Materials"), finds the proposal is for a 53 site RV park/campground including 49 pad sites and 4 group sites that can accommodate 8-10 people each within the Town of Eagle. The Application Materials also outline the potential for a final phase of four cabins and a bathhouse; however, this is optional (Application Materials, Application and Narrative, page 4).

Please consider the following comments from Eagle County as the project is reviewed.

Eagle County Planning Division Comments:

Eagle County's 2005 Comprehensive Plan (the "Comprehensive Plan") states that "decisions relative to planning, development, management, and growth should refer to the guiding policies contained within the Comprehensive Plan and applicable Community Area Plans." For the Property, Eagle County (the "County") provides the following comments in response to the policies of the Comprehensive Plan and the goals, policies, and strategies contained within the Eagle Area Community Plan (the "EACP"), jointly adopted by the Town of Eagle and Eagle County in 2010. The following comments also reflect the Future Land Use Map (the "FLUM") designations on the Property according to the above referenced plans. The County acknowledges that the Town of Eagle adopted the Elevate Eagle Comprehensive Plan in December 2020, which also provides a FLUM

designation for the Property. Per correspondence with Chad Phillips, Community Development Director for the Town of Eagle, the County is not providing comment on the proposal and its conformance with the Elevate Eagle Comprehensive Plan as the EACP has not been updated to incorporate the December 2020 plan.

1. Comprehensive Plan:

- a. The Comprehensive Plan encourages appropriate annexations where development is proposed in Town planning areas (*Goal 3.2.6 - General Development, Policy e*). The County believes that the proposed annexation of the Property into the Town of Eagle is appropriate as the Property is mostly surrounded by Town jurisdiction and the Property is within the Urban Growth Boundary of the Town of Eagle.
- b. The Comprehensive Plan stresses the importance of focusing development on improved quality of life and management of future growth to create a balance between economic success, quality of life and the environment (*Goal 3.2.6 - General Development, Policies a and c*). More specifically, the Comprehensive Plan identifies outstanding recreation facilities and clean air and water as elements of quality of life. The County agrees that the proposal provides for a unique recreational facility that is sensitive to the surrounding environment as the Application Materials outline there to be no impact to air and water quality and minimal impact to wildlife. The County encourages the Town to review the proximity of the proposal to surrounding residential neighborhoods and properties and closely evaluate the operating hours to achieve another element of quality of life, quiet neighborhoods (*Goal 3.2.6 - General Development, Policy a*). The County believes the uses can be harmonious, provided that sensitivities to existing and future residential neighborhoods be considered including enforcement of quiet hours and landscape buffering. The County acknowledges that some of these elements are included in the Application Materials.
- c. The Comprehensive Plan states that local communities should establish unique venues, attractions and design standards directed toward enhancing individual community character and developing a sense of place and that this can be achieved by diversifying the economic base of the community and supporting special events indicative of character (*Goal 3.2.6 General Development and 3.2.5 Community and Character*). The County believes that the EACP and the newly adopted Elevate Eagle Plan address the desired community character the Town is trying to achieve. The County believes that the proposal can help the Town achieve the desired character as long as potential impacts are mitigated appropriately.
- d. The Comprehensive Plan outlines that efforts to diversify the economic base should be those that reflect a healthy attractive business environment appropriate to the area's character. More specifically, the Comprehensive Plan outlines a recommended focus on HERFT industries (health, education, recreation, finance, and technology (*Goal 3.3.9 - Economic Resources, Policy b*). Tourism is identified as a major economic driver for Eagle County and staff believes the proposal to support that industry.
- e. The Comprehensive Plan stresses the importance of adequate infrastructure and connectivity between neighborhoods and services that are multimodal (*Goal 3.2.6 - General Development Policy J and Goal 3.5.6 Infrastructure and Services, Policies a, c, and d*). In addition to the comments from the Eagle County Engineering Department below, the County encourages the Town to request the applicants more directly address connectivity issues and safety concerns along Brush Creek Road. It is clear from the Application Materials that connections are possible; however, it is unclear

whether there are commitments made by the applicant to participate in the resolution of identified issues related to connectivity between the project, Eagle Ranch, and the future Haymeadow development. The County acknowledges that bearing the full cost of construction for some of those connections can be burdensome; however, the County encourages the Town to work with the applicant on a cost sharing agreement for path connections through the annexation and land use review process rather than waiting until such time when the Haymeadow development has reached the borders of the Property.

- f. FLUM Designation - The Comprehensive Plan FLUM designates this Property as “Plan Areas” which means that the guiding principles of future land use are outlined in the associated Area Community Plan. As mentioned above, the Property is within the boundaries of the EACP and therefore future use is guided by that document. Therefore, future land use is discussed below in item 2.

In summary, the County finds that the Base Camp Eagle proposal meets many of the stated goals and policies outlined in the Comprehensive Plan specifically related to the support of diversified economic base, enhancement of recreational facilities, and support for uses that enhance quality of life. The County believes that the proposal can meet the stated goals and policies related to infrastructure and connectivity with more specific commitments to multimodal connectivity issues and safety concerns with Brush Creek Road. The County strongly encourages the Town to consider a requirement for connection of pathways at an earlier point in time than the long horizon of the Haymeadow development. See Engineering and Open Space comments below.

2. EACP - The EACP further reinforces many of the goals and policies stated in the Comprehensive Plan. Specifically, much of the EACP talks about diversifying the economic base, importance of connectivity between land uses and neighborhoods, and ensuring adequate facilities, services, and resources. The County also believes the proposal to meet some but not all planning principles outlined for the Brush Creek Character Area, of which the Property is located. However, the County does not believe the Base Camp Eagle proposal meets the FLUM designation of the EACP.
 - a. The EACP stresses the importance of new development occurring within the growth boundary (*Land Use Policy 1.1 and Brush Creek Character Area Planning Principle A*), which the proposal is achieving.
 - b. The EACP reiterates the goals and policies of the Comprehensive Plan in relation to adequate access (*Land Use Policy 3.1*), promoting compact and pedestrian friendly development (*Land Use Policy 2.2*), and emphasis on multimodal connectivity to surrounding neighborhoods and amenities (*Brush Creek character Area Planning Principle J*). The County believes that the proposal is meeting the goals of compact development, however, further consideration should be given to fully achieve the policies related to access and connectivity.
 - c. The Brush Creek Character Area also encourages improved access to public land where appropriate (*Planning Principle K*). Please see comments from the Open Space Department below in regards to this issue.
 - d. FLUM Designation - The EACP designates the Property as “Countryside”, which is intended to generally remain as it sits today with minimal support for higher intensity uses (*Intent Statement B*). The County believes the Base Camp Eagle proposal to be a much more intense use than exists today with associated impacts to roadways and potential impacts to adjacent residential neighborhoods. The anticipated character and uses on properties with the Countryside designation are

“low density (large lot) residential sites with small scale (family) agricultural uses.” The appropriate uses for the Countryside designation also include “open space”. The County encourages the Town to fully evaluate the impacts of a change in the anticipated land use for the Property and the character of the Brush Creek Valley.

In summary, the County finds the Base Camp Eagle proposal conforms with many of the goals and policies of the EACP; however, does not believe the use meets the character and intent of the FLUM of the EACP. The County also believes, as discussed under item 1 - Comprehensive Plan, that further discussions should be had with the applicant to ensure multimodal connectivity issues are addressed and safety concerns on Brush Creek Road are considered.

Eagle County Engineering Department Comments:

1. The County supports the proposed dedication of 30 feet of right-of-way for Brush Creek Road. Given the proposed impacts of both this proposed development as well as the Haymeadow development, the County suggests the Town of Eagle also annex and assume maintenance of Brush Creek Road to the final access point for the Haymeadow development.
2. The County is concerned with the adequacy of Brush Creek Road for the traffic volumes, large vehicle turning movements, and multiple uses on a road given the substandard dimensions and constrained sight distance of the roadway. The County encourages the Town to consider a condition of approval requiring additional Traffic Impact Studies be performed prior to allowing the applicant to construct the subsequent phases. The subsequent studies could evaluate actual trip generation of the use, background traffic, and directional distribution of the trips as well as re-evaluate the need to construct auxiliary turn lanes.
3. The Application Materials indicate future plans to connect to the Haymeadow trails and Eagle Ranch paths to minimize guest use of the shoulder of Brush Creek Road. The County strongly encourages prioritizing construction of these trail connections and the bridge connection across brush creek for the safety of people walking and biking.
4. ‘Potential BMP Storage Location’ areas and stormwater details are shown on the ‘Preliminary Grading and Site Plan’. These are potential concepts; however, prior to the Town’s final consideration the County strongly recommends that adequate stormwater and pollution detention and treatment be required to protect the water quality and natural resources in and around Brush Creek.

Open Space Department Comments:

Eagle County Open Space (ECOS) owns the 1,670 acre Brush Creek Valley Ranch and Open Space (BCVROS) property to the east of the proposed project. The County appreciates the applicant’s acknowledgement of the wildlife habitat, seasonal closures, and trail connections in the vicinity of the project and would like to make the following comments.

1. As the applicant indicates closures are in place on Town of Eagle trails until April 15th. A wildlife closure is in place on the Three Sisters Trail that traverses from Town of Eagle trails through the BCVROS until July 1. The County requests that maps and information posted at the campground clearly communicate these closures, and would be willing to assist in producing those materials as needed. The County also recommends signage on trail etiquette amongst user groups, and to not use muddy trails.

2. The County is concerned about additional recreational traffic on the very narrow shoulders of Brush Creek Road. The County is highly supportive of trail connections that will remove recreational users from the road, as well as practices referenced in the Application Materials to 'discourage the use of Brush Creek Road for walking and cycling.' A more direct alignment for the community paved trail from Sylvan Lake Road, through this parcel, as opposed to around it, as currently envisioned, to the BCVROS, would also be beneficial to support this goal.
3. While the County supports the connector single-track trail in the dedicated right of way along Brush Creek Road, that connects to the Haymaker trails and will eventually connect to a bridge over Brush Creek and the Wall Trail; such a connection will necessitate a safe crossing of Brush Creek Road and recommend it be considered with this proposal.
4. Lastly, the County requests clarification on the following statement from the Management Plan, as there are no directly adjacent motorized trails to Base Camp Eagle, or in the vicinity: "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 contact Morgan Landers, AICP - Planning Manager at (970) 328-8624, or at morgan.landlers@eaglecounty.us if you have questions or would like to request a meeting to discuss these comments. Eagle County staff reserves the right to offer additional comments as more information is provided.

Sincerely,

A handwritten signature in blue ink, appearing to read "Morgan Beryl".

Morgan Beryl, Community Development Director

Cc: Morgan Landers, AICP - Planning Manager
Kris Valdez, Senior Planner
Ben Gerdes, County Engineer
Katherine King, Open Space Director
File

Basecamp Eagle Annexation
Town of Eagle
Open Space and Trails Comments – Brian Lieberman
February 22, 2021

1. Campground need

The need for an established seasonal campground in Eagle has continued to increase. Current sites that permit camping close to the Town of Eagle (“TOE”), such as the Bellyache and Hardscrabble road corridors, have been subject to significant resource damage from increasing dispersed camping. As with the rest of Colorado, these areas saw an even larger surge of camping pressures with the onset of the COVID 19 pandemic. The growth in camping has caused concerns in the community for increased wildfire risk, impacts to wildlife, vegetation damage, and a general detracting from the overall experience of being in a natural area.

The availability of camping near the TOE is essential to support visitation to our trail network, river park, and to increase business to local retail and restaurants. However, our community has also expressed the desire to balance this need with our responsibility to be good stewards of our protected open spaces and public lands. The TOE is very supportive of efforts to provide a camping experience close to town and in a manner that could decrease impacts on protected open space and nearby federal lands. No comments or requests in this section.

2. Trail connectivity comments

The TOE understands the discernable benefits of connecting the applicant’s property with the existing trail systems in the Eagle area once the campground is open. Most of the proposed trail connections exhibited in the “Base Camp Eagle: Location and Trail Access” Figure are still in a conceptual design stage and lacking a defined date for completion. The trail connections through the Haymeadow PUD and the bridge across Brush Creek are supported by the TOE, however, these trail projects will need to be completed with consideration to funding and the development of the Haymeadow PUD. In the meantime, the TOE is supportive of an interim trail connection that could link the campground with the Haymaker trail.

The Haymeadow developers have indicated that they are amenable to building a temporary trail through the PUD. The Open Space and Trails program would support the efforts of the town to collaborate with the applicant and Haymeadow to accomplish this trail project. Depending on the resources required from the Town, we might need to evaluate the proposed trail connection per section 6.04.010 of the Town code addressing the procedure for proposing new trails on Town open space. The Town will continue to work on expanding permanent trail connections in that area, however, each trail project will need to be approached with consideration to existing open space priorities in the region.

3. Community trail right of way

The TOE has long envisioned a paved community trail that would provide safe access for non-motorized users between the town and Sylvan Lake State Park. Currently, the only non-motorized access south of

the TOE is via Brush Creek Road. As you are aware, the road has a narrow shoulder, fast speed limits, substantial traffic, and blind corners, making it very dangerous for cyclists and pedestrians. Small sections of the community trail have already been built, and other sections are currently in the planning stage.

Segments of the community trail have been contemplated during planning efforts through Brush Creek Valley Ranch Open Space properties and the Haymeadow PUD, however, the exact trail alignments have yet to be established. Conceptually, the community trail has been proposed to parallel Brush Creek Road on the north and east sides as it heads out from the TOE. An alternative alignment has been proposed going north of the applicant's property as well.

Planning a trail that crosses multiple landownerships is a very challenging task. It will be beneficial to have options for the trail once the actual alignment is established. The open space program supports retaining the option to build the community trail through either the 30' wide right of way along Brush Creek Road or the 10' Utility, Grading & Public Access Easement. With this alignment, the idea would be for the trail to parallel Brush Creek Road, but to be set back enough to provide an experience that is not directly adjacent to the road.

4. Lodging/ Bed Tax

The TOE Open Space and Trails program receives most of its regular funding through a lodging tax on accommodations within the Town. Part of the revenue collected from the tax is split with the Town's Marketing and Events department. The funding collected for open space is directly invested in staffing, planning, resources, and equipment to maintain and run the Open Space program. The TOE is supportive of applying this tax to visitors at the campground to help fund open space maintenance and projects in the area.

Peyton Heitzman

From: Scott Skelton <sskelton@slifer.net>
Sent: Friday, April 9, 2021 4:19 PM
To: Peyton Heitzman
Subject: Basecamp RV Park

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to Eagle Town Council

Re: opposition to Basecamp RV Camp

I have lived in the Vail Valley since 1974 and have owned property in Eagle for over 20 years. I currently own multiple properties in Eagle Ranch and previously owned the home at 2941 Brush Creek Road so I am very familiar with the proposed site. I worked as a realtor in the Vail Valley for almost 50 years and I have consistently supported "Smart Growth" in Eagle County. My wife, Rita, and I do not consider zoning for an RV park in an area to be surrounded by open space to be 'Smart Growth. Therefore we have no choice but to oppose the rezoning of this rural property into a RV park.

The town of Eagle and Eagle County made a very smart decision several years ago to buy the Brush Creek Open Space to preserve for eternity one of the most beautiful valleys in Colorado. When the Hay Meadow development was approved they were required to leave the land along Brush Creek Road as Open Space. To now consider ruining this beautiful undeveloped Open Space along Brush Creek Road with an RV park is beyond my comprehension. I own an RV and I am familiar with RV parks and this is simply not the right location for an RV park. It is my understanding Eagle County has already turned the proposal down and I trust the Town of Eagle will use the same wisdom to turn down this proposal.

Thank you,

Scott and Rita Skelton

Peyton Heitzman

From: Nikki Davis
Sent: Friday, April 9, 2021 9:28 AM
To: Peyton Heitzman
Subject: Fw: Basecamp

From: Barbara Berman <barbara.berman18@gmail.com>
Sent: Thursday, April 8, 2021 7:38 PM
To: Nikki Davis <nikki.davis@townofeagle.org>
Subject: Basecamp

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To: The Town of Eagle and Chad Phillips Planning director,
In regards to the 3220 Brush Creek Rd annexation,

As a direct neighbor I am concerned about the proposed RV seasonal park. I do not think this project benefits the community, it will be for a transient population.

The density is too high for the surrounding area. The site plan allows for up to 250 people in the 10 acre site. The management plan seems incomplete, who controls times of operation, dark sky, drug use etc. It is not walkable to the town and will increase traffic on a narrow Brush Creek Road. I believe the town has to consider the impact on the residential homes.

How about 40 firepits-what does the fire department think

-noise, why the use of generators if there are electric hookups

-pit toilets and a dump station in the TOE?

-location of the new driveway when there is an existing one

-effect on the Elk population

There is a RV park 12 miles away, River Dance, that will have 200 plus parking spots and a sewer and water hookups.

Do we really need this RV park in our beautiful Brush Creek Valley.

Thank you

Barbara Berman

3221 Brush Creek Rd

2216 Eagle Ranch Road

Peyton Heitzman

From: Nikki Davis
Sent: Friday, April 9, 2021 9:27 AM
To: Peyton Heitzman
Subject: Fw: Base Camp Eagle Annexation - Opposition

From: Stewart Eves <steweves@me.com>
Sent: Friday, April 9, 2021 8:24 AM
To: Nikki Davis <nikki.davis@townofeagle.org>
Subject: Base Camp Eagle Annexation - Opposition

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nikki.davis@townofeagle.org

Town of Eagle ,Colorado - Planning and Zoning Commission.

We are writing to express our opposition to Base Camp Eagle annexation.

We are currently building a home at 2253 Eagle Ranch Road and plan to move in during May 2021.

We purchased our property in this location to enjoy the benefits of living in a rural area.

53 campsites, with as many as 6 greats each, in this location, far exceeds the density established by the Haymeadow and Eagle Ranch neighborhoods.

Commercial campsites, do not belong right next to planned residential communities that have restrictions on many things and have added to the Town of Eagle, financially, in so many areas.

A maximum of 47 RV generators running at 7AM in the morning and until 10 PM at night seems like too many.

53 individual fire rings will generate a large amount of smoke and pollution for this location.

The location is not a walkable distance from the downtown and commercial areas of Eagle.

From our experience, most campsites in the West are open from late May through early October and not April through November.

The developers pledge to maintain dark sky hours has nothing to do with what the campers will light up!

This is a picturesque rural road and placing an RV park on it seems the opposite of the character of Eagle and surrounding areas.

Susan & Stewart Eves

2253 Eagle Ranch Road
970-331-8882

Peyton Heitzman

From: Jay Oyler <jtoyer@gmail.com>
Sent: Thursday, April 8, 2021 5:15 PM
To: Peyton Heitzman
Subject: Base Camp Eagle Support

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.

Good Afternoon Ms. Heitzman,

I am writing to voice my support of the proposed 'Base Camp Eagle' seasonal RV park and campground on Brush Creek Road. I am a long-time local Eagle County resident, I was raised in the Brush Creek Valley and several generations of my family have been landowners on the creek.

There is a huge need for an established campground such as this in our area. With the exception of Riverdance in Gypsum, there is not anything similar in the entire Eagle River Valley. Our community places a huge emphasis and great value on outdoor recreation opportunities, yet does not have anything like this to offer visitors to our area. Aside from that, having something like this will only increase the Town's economic opportunities related to recreational tourism.

My family and I personally enjoy camping on a regular basis and enjoy amenities such as what has been proposed here, in other areas. I know many people who visit our area during the summer and fall that would love the opportunity to use a facility like this. Another benefit that I see with this project is that it would likely keep many campers off of various dispersed campsites on nearby public lands. In recent years (especially since the pandemic began), the popularity of camping has significantly increased. I was shocked to see the vast number of campers last summer on Hardscrabble and West Brush Creek (Crooked Creek, Burnt Mountain Road, etc.); and if you aren't booking a spot several months in advance, you likely won't get a campsite at Sylvan Lake. Over time, campers are causing unintentional damage to these areas due to excessive use in areas that are not designed for it.

Looking through the various documents (applications, proposals, impact studies, etc.) regarding this project that are currently available on the Town's Website, it is obvious that it has been very well thought out with every possible detail covered. It is apparent that the owners are very respectful of the area, making every effort to ensure the impacts to the Brush Creek Valley are minimal; including impacts to the natural environment and wildlife.

I have overheard some public opposition to this project; citing reasons such as traffic impacts, wildlife/elk habitat disruption, and general "destruction" of the Brush Creek Valley. After taking the time to educate myself on what has been proposed and how it will be managed, also taking into consideration the minimal size and limited scope, I just don't see these concerns being founded. The Brush Creek Valley is near and dear to me, and I would certainly be in opposition of anything I felt would create any negative impacts to that area.

Best Regards,

Jay Oyler

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

From: Peri and Robert Anthony. 3221 brush creek Rd Eagle, CO 81631

I have been living and loving this valley for the past 30 years. I have left but always came back for the love of the mountains and lifestyle. After working in the Vail restaurant industry for 7 years my husband and I saw a need for fresh local produce which is why we started Buttercrunch farm. A business that has grown thousands of pounds of produce for our community. Which brings us to our location on brush creek. We found the property and saw it as an opportunity to add a small local sustainable farm to the neighborhood. We love the quiet mountain feel we get from living here and all the amazing neighbors we have met through our new business.

We are all for small business and bringing tourism to our town we just don't see the need for the proposed Basecamp RV park. We know river dance is expanding to add 221 spaces to their RV park which is only 12 miles down the road. This base camp proposal isn't even walking distance to the town, it is 40 plus minutes to the closest restaurant, walking on a busy brush creek road. There is also so much camping up the road at Sylvan, Yeoman, and up Hardscrabble road. All of those locations allow campers and RV'ers to enjoy our beautiful mountains and not in the middle of residential homes. One of our biggest concerns is the scale of the base camp. It's hard to imagine over 250 plus people directly across from my home. The noise seems unlivable. A big question I have is whether there is enough acreage for 50 RV's, 4 added cabins and already existing 2 homes on the property that seems like a lot.

One of the most amazing things I found when I moved to brush creek was the elk. Being able to see them so close every spring grazing in the field and crossing the road to get water from the creek keeps me and locals driving up and down the road entertained till the sun goes down. It will be a sad day when I don't get to see those elk and with how skittish they are towards vehicles, bikes and dogs I am sure an RV park which the property owners described to us as a KOA, is not ideal for the wildlife.

Another major concern I have is the amount of fire rings which seem like too many for the acreage. The last few fire seasons really hit close to home so adding that risk to the valley doesn't seem worth it. The winds can be very strong up brush creek valley, which is not good for fire management with people not used to the area.

I really did not feel that the base camp application addressed the management of the people coming and going. This makes me especially nervous since I will be basically sharing a driveway and there will be many transient people coming and going. It seems my safe neighborhood will turn into something where I won't even feel comfortable letting my two kids who are under the age of 3 play in the front yard. I understand I am one home being affected the most from this project. I have a long list of questions about this project that I know many of my neighbors have asked. I wanted to let you know more how we feel in this letter, being the closest house to the proposed RV Park. My hope is that you all could put yourself in my shoes. Would you want an RV park outside your front door?

Thank you for your service to the community, I appreciate you all taking the time to consider my family's concerns.

Sincerely Peri and Robert Anthony
3221 brush creek rd

To: The Town of Eagle Trustees 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 question if this is the appropriate location. 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. \$134 per day per person seems like an unrealistic estimate.

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- 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.

Walkability notes:

1.75 miles from Pool and ice rink

2 miles to Boneyard, 50 min walk each way.

3 miles to Brush Creek Saloon - 18 min bike ride

We believe this type of development should have realistic 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. Yes its close to existing paths but doesn't propose any payment to maintain those paths or improve them.

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- why are generators allowed if the project has electric hook ups? 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?

What is the public benefit to the existing TOE residents with this development? We wholeheartedly agree that Eagle needs increased recreation infrastructure, however, placement of such should not be sandwiched between two residential projects. A use like this should not negatively impact existing and future (approved) residential development.

Thank you for your consideration to addressing these concerns. We love our community, its people, its businesses. Great project, wrong location.

Peyton Heitzman

From: Mike Claymon <mikeclaymon@hotmail.com>
Sent: Thursday, April 8, 2021 6:27 AM
To: Peyton Heitzman
Subject: Basecamp RV park - opposition

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,

Please enter this email into the public record for the Basecamp Annexation proposal.

I am opposed to the Basecamp Annexation proposal and I encourage you to vote for denial.

I fully support outdoor recreation and camping. However, my opposition is based on the location of this RV park because it is immediately adjacent to 2 Haymeadow residential neighborhoods. I would think these future Haymeadow homeowners would not want an RV park in such close proximity and I would think users of the RV park would not want to camp right next to 2 residential neighborhoods. Imagine if the Eagle dog park on Sylvan Lake Road became an RV park.

Please vote for denial.

Thank you,

Mike Claymon
116 Soleil Circle
Eagle, CO

Peyton Heitzman

From: Steve Stalzer <steve@8150advisors.com>
Sent: Wednesday, April 7, 2021 9:29 PM
To: Peyton Heitzman
Subject: support for BaseCamp Eagle

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 am sending this note in support of the BaseCamp Eagle project. The town of Eagle hosts a number of large events and promotes significant recreational opportunities, yet has very few places for visitors to stay. This is a good step toward solving that problem.

My wife and I have been residents of Eagle County for more than 20 years. As camping enthusiasts, we have seen the significant increase in campers across Colorado over the past 5-10 years. Other destination towns such as Crested Butte and Fruita are experiencing significant problems with undesirable dispersed camping due to a lack of facilities like BaseCamp. We no longer camp in either location due to the impact that dispersed camping has had in both communities. Camper numbers will continue to increase in Eagle and a lack of facilities will lead to the same problems if the town and country are not proactive in approving campgrounds such as this.

This project is a very responsible plan. It enhances the town of Eagle for residents and visitors. It is greatly needed. I don't see how anyone can argue with those three key points.

Best, Steve

Steve Stalzer, MBA, PT
8150 Advisors
PO Box 92
Vail, CO 81658
970.471.4582

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Peyton Heitzman

From: Jeremy Hughes <jhkbhughes@gmail.com>
Sent: Wednesday, April 7, 2021 8:42 AM
To: Peyton Heitzman
Subject: Base Camp Eagle

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.

To whom it may concern,

I am writing in support of the proposed camp ground and RV park just Southeast of Eagle. There are many concerns surrounding this concept, but I believe the Colby's as long time locals and family pioneers to the state, have thoroughly considered any possible impacts with regards to wildlife and additional traffic. This family respects our conservation efforts, being avid supporters of the Colorado Division of Wildlife and raising their family through 4-H.

The town of Eagle needs to consider this park as a supplement to the Sylvan Lake and Yeoman Park sites. With outdoor activities on the rise, our limited access to camping and nature will ultimately push uneducated travelers into our forests and otherwise non-designated camping areas. As a longtime local myself, I have seen the impact caused by lack of experience in the outdoors and do not believe everyone respects our native area.

Please consider this concept and proposal as benefit to the town, our environment and it's constituents.

Thank you,

Jeremy Hughes

Jeremy Hughes
P 970-376-8328
PO Box 211, Gypsum, CO 81637

Peyton Heitzman

From: Mel Richmond <twom.mel@gmail.com>
Sent: Tuesday, April 6, 2021 3:58 PM
To: Peyton Heitzman
Cc: Chad Phillips
Subject: RE: Basecamp Campground Annexation File

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Hi Peyton, thank you for your reply.

To Council:

I support this project but would like to see a few changes. Its fabulous that the applicant is providing a dedicated trail easement along Brush Creek Road. However, as part of the approval, perhaps the applicant should be required to build that portion of trail or provide funds in lieu for future trail as a part of their community benefit. It does not seem that the tax payers should be responsible for the cost of the trail when this project should provide a community benefit as part of the approval process.

Would be great to have an actual pet park area so that dogs eliminate away from the campsites.

Overall it seems there is limited parking for the uses on the site.

Group Camping Area

- Group sites as proposed are very close to one another. Groups tend to be louder and these are very close to each other.
- Many group sites in campgrounds throughout the country accommodate 20-40 people. As proposed these sites are 2 more than a standard site. Perhaps increasing size would benefit groups more efficiently and create more harmony with other campers
- 2 parking stalls per group site as designed is inadequate as many folks come 2 to a car.....would suggest providing parking based on 2 individuals per car and add parking appropriately. Since these are tent sites, folks store things in their cars, so the extra parking on the other end of the campground won't be useful to campers.

Future Cabin areas should have more than 1 parking space, but it's not clear how many each cabin might sleep. Would also not have the cabins right next to the group sites. As the noise will travel to the cabins with windows open.

Perhaps have a few more water spigots.

If applicant can have some electrified sites it will cut down on the overall generator noise.

Wishing great success for this project but want to have a high quality and as quiet as possible camping area.

Thank you,

Melanie Richmond

From: Peyton Heitzman [mailto:peyton.heizman@townofeagle.org]
Sent: Wednesday, March 31, 2021 9:58 AM
To: twom.mel@gmail.com

Cc: Chad Phillips <chad.phillips@townofeagle.org>
Subject: RE: Basecamp Campground Annexation File

Hi Melanie,

The minutes for the 3/16 meeting have not been completed but you can access a video recording of the meeting through this link: [Agendas, Minutes and Packets | Town of Eagle, CO - Official Website](#). Please provide public comment by Wednesday, April 7th so your comments are included in the meeting packet. You can send your comments to me.

Reach out with any other questions. Thanks!

Best regards,

Peyton Heitzman

Planner I

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9619

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From: twom.mel@gmail.com <twom.mel@gmail.com>
Sent: Sunday, March 28, 2021 10:34 AM
To: Chad Phillips <chad.phillips@townofeagle.org>
Cc: Angie Kyle <angie.kyle@townofeagle.org>; twom.mel@gmail.com
Subject: Basecamp Campground Annexation File

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Hi Chad, in reviewing the planning documents on line I think this is great project for the Town of Eagle. I do have some concerns and would like to review what the Planning and Zoning Commission discussed and their motion for the project. Are there minutes prepared yet from the 3-16 meeting that can be sent to me?

Is the file still scheduled for review by the Town Council on April 13th? When is the best time to get a letter to the Council?

Thank you,

Melanie Richmond
303-901-5189

Peyton Heitzman

From: Melanie <melanierstalzer@gmail.com>
Sent: Monday, April 5, 2021 8:40 AM
To: Peyton Heitzman
Subject: BaseCamp Eagle

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Peyton –

I wanted to share with you my support of the BaseCamp Eagle project. In reviewing the plan documents on the Town of Eagle website, I can't help but to see this project as a total positive for the TOE. From an additional tax income to the town, to the estimated spending by the users of BaseCamp Eagle, financially, this project is a win.

I know a campground was identified as a priority by Eagle County. As an avid user of the county's outdoor space, I'm continually dismayed to find many people misusing our lands with unsanctioned dispersed camp spots, driving off road to set up camp spots, irresponsibly using the forest as a restroom and garbage disposal. I don't believe this one campground will alleviate all of that, but if it takes off even a fraction of the campers, again, this project is a win. Eagle does not have enough short-term rental options for the many visitors we have. As TOE continues it's quest to be an outdoor recreation mecca, what better way to attract outdoor enthusiasts? I believe this project to be a responsible plan that has addressed many of the opponents concerns. It has been scaled down be minimally impactful to their neighbors. It is well thought out, low profile and addresses a valid need.

I am hopeful it will be approved.

Sincerely,
Melanie

Melanie Stalzer
970-331-5012

Peyton Heitzman

From: Chad Brasington <chad@vail.net>
Sent: Monday, April 5, 2021 7:14 AM
To: Peyton Heitzman
Subject: Base Camp

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Town of Eagle Representative:

My wife and I own multiple properties within the Town of Eagle and my full time business for the past 23 years is real estate, mostly in and around Eagle, so I feel that I can speak about this project as an informed constituent that understands all the ways this will affect the town. To me this project makes so much sense meeting our desire as a town to create a safe, clean, affordable area for visitors to come to, and spend money in our local businesses. With the vast and ever improving trail systems and new water park we have so heavily invested in creating and with covid restrictions lightening in the near future, I fully expect and hope for an onslaught of visitors to Eagle in the coming years. We want people to come here and to spend money and this is the best way to attract the most popular outdoor traveler, those with campers and RVs. This is also a safe and affordable way to avoid the campers pitching tents in our town parks as we have all seen in the past years, because an option like this has NOT been available.

Nay sayers seem to point out traffic impacts on Brush Creek, but even at full capacity, the traffic would be benign compared to the amount of traffic 5 homes in Frost Creek generate during 1 year of construction. This project is well thought out, financially beneficial to our town and provides a service to our community that is not being met currently. Please make the right decision and vote in favor of this project.

Sincerely,
Chad Brasington



Chad Brasington Broker Associ
Berkshire Hathaway HomeServices Colorac
970-390-7200 | Chad@Vail.net

Wire Fraud Alert: You will never receive wiring instructions from me.

All wire instructions will be emailed from the title company via an encrypted email s

[See My Testimonials](#)

Peyton Heitzman

From: Chad Phillips
Sent: Thursday, April 1, 2021 5:05 PM
To: Peyton Heitzman
Subject: FW: Basecamp Eagle annexation proposal

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: Gary Scanlon <gscan49@hotmail.com>
Sent: Thursday, April 1, 2021 5:02 PM
To: Chad Phillips <chad.phillips@townofeagle.org>; Angie Kyle <angie.kyle@townofeagle.org>
Cc: Gary Scanlon <gscan49@hotmail.com>
Subject: Basecamp Eagle annexation proposal

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Dear Chad and Angie,

Please forward this email to all members of Town Council and the P&Z Committee.

I am opposed to the annexation and "spot zoning" of the proposed Basecamp Eagle Campground and Trailer Park.

It appears to me that what the property owners are requesting is a blatant example of "spot zoning" which benefits the particular owners to the detriment of neighboring property owners. This particular property is surrounded on three sides by an approved planned residential development. It is my experience that the vast majority of jurisdictions consider spot zoning such as this to be illegal.

For the new members of Council, the following is a definition from Wikipedia:

Spot zoning is the application of [zoning](#) to a specific parcel or parcels of land within a larger zoned area when the rezoning is usually at odds with a city's master plan and current zoning restrictions. Spot zoning may be ruled invalid as an "arbitrary, capricious and unreasonable treatment" of a limited parcel of land by a local zoning

ordinance.^[1] While zoning regulates the land use in whole districts, spot zoning makes unjustified exceptions for a parcel or parcels within a district.^[2]

The small size of the parcel is not the sole defining characteristic of a spot zone. Rather, the defining characteristic is the narrowness and unjustified nature of the benefit to the particular property owner, to the detriment of a general land use plan or public goals. The rezoning may provide unjustified special treatment that benefits a particular owner, while undermining the pre-existing rights and uses of adjacent property owners. This would be called an instance of spot zoning. On the other hand, a change in zoning for a small land area may not be a spot zone, if it is consistent with, and furthers the purposes of the general area plan.

For example, a small zone allowing limited commercial uses such as a corner store within a residential area may not be a spot zone, but a carve-out for an industrial use or a night club might be considered a case of spot zoning. In the first case, the differing land uses are mutually compatible and supportive. In the latter case, the residential nature of the area would be harmed by a conflicting land use.

When the change in zoning does not advance a general public purpose in land use, courts may rule certain instances of spot zoning as illegal. The [Standard State Zoning Enabling Act](#) states "all such regulations shall be uniform for each class or kind of building throughout each district."^[3] It may also be an invalid exercise of authority, if spot zoning is not a right conferred upon the body by the state's zoning enabling statute, because it deviates from the plan set out by the enabling statute.^[4]

I see no benefit that this project could bring to the Eagle community. Camping is available at nearby State and Federal parks, and campers spend little if any money in our community.

Please do not approve this project.

Sincerely,
Gary Scanlon

Peyton Heitzman

From: Peyton Heitzman
Sent: Thursday, April 1, 2021 9:48 AM
To: Anne Scott
Subject: RE: Basecamp

Anne,

There are different noticing requirement for the different applications (annexation, SUP, and zoning). The annexation is noticed in the newspaper (Vail Daily and Eagle Valley Enterprise) for five consecutive weeks leading up to the public hearing. The SUP and zoning request are noticed in the newspaper once at least 15 days prior to the public hearing and Planning and Zoning Commission meeting. Property owners within 250' of the property are notified by regular mailing for the SUP and zoning applications.

The Municipal Code standards for public noticing can be found through this link: [CHAPTER 4.03. - GENERAL | Code of Ordinances | Eagle, CO | Municode Library](#).

Best regards,

Peyton Heitzman

Planner I

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9619

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From: Anne Scott <Anne.Scott@mountainbeverage.com>
Sent: Thursday, April 1, 2021 9:41 AM
To: Peyton Heitzman <peyton.heizman@townofeagle.org>
Subject: Re: Basecamp

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Hi Peyton-

Thank you so much for the information. I appreciate it. What are the regulations regarding notification of neighboring properties regarding such a major change? Is there a requirement? If so, at what point in the process is it required? Again, it's just surprising that this has been in process and the majority of those close to the property are not aware at all. Thanks again for the information.

Anne Scott

On Apr 1, 2021, at 9:26 AM, Peyton Heitzman <peyton.heiztman@townofeagle.org> wrote:

Hi Anne,

Thank you for this public comment. I believe the application was withdrawn from the County process but you can confirm this with the County Planning Department. Morgan Landers may have more history on this. Her email is morgan.landiers@eaglecounty.us. The Planning and Zoning Commission reviewed the Special Use Permit (SUP) and zoning request on March 16th. The video recording for this meeting can be found through this link: [Agendas, Minutes and Packets | Town of Eagle, CO - Official Website](#). Town Council's public hearing for the annexation, the SUP, and the zoning requests are scheduled for April 13th. The agenda and packet materials will be available next Friday (3/9) through the same link.

Prior to the packet going out on Friday, you may access all the application materials through this link: [Active Land Use Applications | Town of Eagle, CO - Official Website](#).

Please reach out with any additional questions.

Best regards,

Peyton Heitzman

Planner I

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9619

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<image001.png>

<image002.png>

<image003.png>

<image004.png>

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From: Anne Scott <Anne.Scott@mountainbeverage.com>

Sent: Thursday, March 25, 2021 6:18 PM

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

Subject: Basecamp

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Mr. Phillips-

My name is Anne Scott. My husband and I own 2941 Brush Creek Road. I am writing in regard to the proposal for the Basecamp RV park. It is very concerning that this has not been presented to the neighboring properties. The impact on Brush Creek traffic (especially with the addition of the Haymeadow development), safety along the road and our property value are all factors in our concern. My understanding is that Eagle County has already denied this proposal. Can you confirm this? When will this proposal be discussed in both the Town Council and P&Z? Thank you for your time.

Very Respectfully,
Anne Scott
850-776-9762

To whom it may concern,

My name is Sam Reichstein. My Wife Ellie and our family live at 2821 Brush Creek Road, Eagle, Colorado. We are writing this letter to you in regards to the Basecamp RV Park. When we first heard about this at a Hardscrabble Trails Coalition meeting it was presented to the group as a small tent camping project. Since then it has turned into a 50+ campsite catering to not just tents but trailers, RV's and possibly cabins in the future. This is another project that is going to have equal impact to Brush Creek Road as the haymeadow project and the additional changes the developer is pushing for.

Brush Creek Road was never engineered for the volume of traffic that we have today. After looking at the traffic studies it did not clearly state the dates and times of the study. The ones it did speak of are from over 5 years ago. Since then we have had Sylvan Lake reopen, construction in Frost Creek increase and we have had more people head to the mountains to recreate due to a pandemic and the previous studies will not show accurate statistics of the traffic we have on the road today. When they collected the data, they spoke of the MTB events but they failed to speak of the hundreds of athletes that ride up and down Brush Creek to warm up for their event. They don't speak of the LG Tri and the cycling traffic that goes up Brush Creek Road. The study makes a prediction of 2035 but Brush Creek Road allows for traffic to travel in and out of the valley with the current approved development this road is not sustainable to the increase load in traffic. This project needs to have Transparency to the community.

The developer speaks to their future guests being discouraged from using Brush Creek Road for walking or cycling. How exactly are they planning on enforcing this? Guests will be allowed to bring dogs to the RV Park. How are they going to ensure they are vaccinated and are safe? What fencing are they going to put up along the road to protect dogs that accidentally break free of their leash?

We already have an issue with Wildlife coming into the existing residences in the area. This project once established will only increase this problem.

The final draft of their management plan has far too many grey areas, that should certainly be addressed prior to any approvals of any kind. There has also been little to no focus on the impact to the residents directly across from them and along the road, or the many existing wildlife.

Camping sites are clearly a problem for this town however this location will bring traffic up Brush Creek Road and then when they want to go to restaurants and bars the visitors will drive back into town. There are other locations closer to town that would be much better suited for traffic management and for the use of hiking trails and our wonderful town. Eg; fairgrounds.

Regards,
Sam and Ellie Reichstein

Peyton Heitzman

From: Jessica Lake
Sent: Tuesday, March 30, 2021 8:14 AM
To: alan musser
Cc: Peyton Heitzman; Chad Phillips
Subject: RE: RV Park on Brush Creek Rd

Hi Al,

Thank you for reaching out regarding the Base Camp project.

I have copied Peyton on this email as she is the planner assigned.

Information on this project and others can also be found on our website: <https://www.townofeagle.org/418/Active-Land-Use-Applications>

Best,

Jessica Lake

Planner I

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9627, Fax: 970-328-9656

HOURS: Monday – Friday, 8:00am – 2:00pm

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From: alan musser <almusser1@gmail.com>
Sent: Monday, March 29, 2021 8:10 PM
To: Jessica Lake <jessica.lake@townofeagle.org>
Subject: RV Park on Brush Creek Rd

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Jessica, I just heard about this today. Flummoxed would be a good word for how the thought of this makes me feel.

I understand that the property owner wants to put aRV park, with additional car camping sites, including 50 fire rings on this property.

I also understand that he has asked the town to annex his property, in order to get city services. Is that correct?

Many, many questions about this but first are these:

What is the current zoning of the property?

What zoning is the property owner requesting?

What is the approval process for a zoning change of this type?

Does the city want to annex this property? Does that decision affect the proposal the town had made to other Brush Creek property owners to annex their property?

How does an action of this type fit into the Eagle 2020 Comprehensive plan?

Did Eagle County turn down the property owner's proposal before he came to the TOE?

Other questions to follow but if you could answer these, it will be a start.

Thank you,

Al Musser
2315 Eagle Ranch Rd

Peyton Heitzman

From: Chad Phillips
Sent: Monday, March 29, 2021 5:31 PM
To: Peyton Heitzman
Subject: FW: Opposition to the Base Camp Eagle Project

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: Tracy Fernandez <tracyfdz@gmail.com>
Sent: Monday, March 29, 2021 5:30 PM
To: Pappy Kerst <pappy.kerst@townofeagle.org>; david.g@townofeagle.org; matt.soloman@townofeagle.org; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; Chad Phillips <chad.phillips@townofeagle.org>
Subject: Fwd: Opposition to the Base Camp Eagle Project

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Sent from my iPhone

Begin forwarded message:

From: Tracy Fernandez <tracyfdz@gmail.com>
Date: March 29, 2021 at 6:23:06 PM CDT
To: scott.turnipseed@townofeagle.org
Subject: **Opposition to the Base Camp Eagle Project**

To our Mayor and Town Council Members,

Please accept this email as our voices as properly owners at 1951 Eagle Ranch Road. We are 3 houses down from Ouzel and are strongly opposed to ANY type of camp ground, fire pits, etc., aka Base Camp Project, in our area!

We strongly oppose this due concerns about fires, wildlife (elk herds) and traffic/noise impacts. All of these same issues are already a concern with the impending Haymeadow development.

Please do not allow this Campground in any capacity close to us.

Thank you,
Tracy and Mike Fernandez
1951 Eagle Ranch Road

Sent from my iPhone

Peyton Heitzman

From: Chad Phillips
Sent: Tuesday, March 16, 2021 12:51 PM
To: Peyton Heitzman
Subject: FW: Proposed town annexation of Base Camp Eagle, 3220 brush creek rd

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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-----Original Message-----

From: Susan <schristensen@vail.net>
Sent: Tuesday, March 16, 2021 12:50 PM
To: Chad Phillips <chad.phillips@townofeagle.org>
Cc: metcalflsm@yahoo.com
Subject: Proposed town annexation of Base Camp Eagle, 3220 brush creek rd

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We are just hearing some facts about this today.
We are not in favor of accelerating development on Brush creek road north of the recent land trust property.
The traffic in & out of an RV park is inappropriate for Brush Creek Road in that area.
The subdivision that has already been permitted to expand past the town boundaries will be near Colby's eventually.
When that time comes, perhaps decades from now, Colby's RV park may be more appropriate than the current land.
The impact to our deer & elk will detrimental.

Thanks, Susan Christensen & Steve Metcalf p. o. box 5112 Eagle, CO 81631
(970) 390-5448

Peyton Heitzman

From: Jessica Lake
Sent: Monday, March 15, 2021 1:34 PM
To: Peyton Heitzman; Chad Phillips
Subject: FW: Base Camp Eagle Opposition

Not sure if you were copied on this.

Jessica Lake
Planner I
TOWN OF EAGLE
200 Broadway, PO Box 609, Eagle Co 81631
Phone: 970-328-9627, Fax: 970-328-9656
HOURS: Monday – Friday, 8:00am – 2:00pm [CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:](#)

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-----Original Message-----

From: Stewart Eves <steweves@me.com>
Sent: Monday, March 15, 2021 1:22 PM
To: Planning and Zoning <pz@townofeagle.org>
Subject: Base Camp Eagle Opposition

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.

Town of Eagle ,Colorado - Planning and Zoning Commission.

We are writing to express our opposition to Base Camp Eagle.

We are currently building a home at 2253 Eagle Ranch Road and plan to move in during May 2021.
We purchased our property in this location to enjoy the benefits of living in a rural area.

53 campsites, with as many as 6 greats each, in this location, far exceeds the density established by the Haymeadow and Eagle Ranch neighborhoods.

Commercial campsites, do not belong right next to planned residential communities that have restrictions on many things and have added to the Town of Eagle, financially, in so many areas.

A maximum of 47 RV generators running at 7AM in the morning and until 10 PM at night seems like too many.

53 individual fire rings will generate a large amount of smoke and pollution for this location.

The location is not a walkable distance from the downtown and commercial areas of Eagle.

From our experience, most campsites in the West are open from late May through early October and not April through November.

The developers pledge to maintain dark sky hours has nothing to do with what the campers will light up!

This is a picturesque rural road and placing an RV park on it seems the opposite of the character of Eagle and surrounding areas.

Susan & Stewart Eves
2253 Eagle Ranch Road
970-331-8882

Peyton Heitzman

From: Tambi Katieb <tambi@landplanco.com>
Sent: Friday, March 12, 2021 4:49 PM
To: Peyton Heitzman
Cc: Shawn Colby; Marci Colby; Chad Phillips
Subject: Fwd: Trail Access Easement on Haymeadow
Attachments: PastedGraphic-1.tiff

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Hi Peyton,

Sorry I didn't copy you on this earlier but its been a long journey as you can see from the date of this email.

If you could add this to the public comment packet for PZC we'd appreciate it. Thank you and have a great weekend.

Best,

Tambi

Land Planning
Collaborative

Tambi Katieb, AICP
Land Planning Collaborative, Inc.
P.O. Box 3722
Eagle, CO 81631
Ph: 970.401.3861
Email: tambi@landplanco.com
Web: www.landplanco.com

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Begin forwarded message:

From: Scott Schlosser <scottes@vail.net>
Subject: Trail Access Easement on Haymeadow
Date: April 15, 2020 at 9:08:34 AM MDT
To: Colby Shawn <shawncolby1@gmail.com>
Cc: Tambi Katieb <tambi@landplanco.com>

Shawn & Tambi,

Thank you for contacting me regarding the request from the Town of Eagle to grant access through the Haymeadow property to connect to the Haymaker trail system.

Haymeadow is supportive of the Base Camp proposed use on the applicants property. We will work with the Town of Eagle and the applicant to find an alignment for a soft path trail easement or other use agreement from the Haymeadow property to the applicants property for the use of the campground guests. We believe that the projects close proximity to the Town's Haymaker Trail, will be a benefit and a draw for mountain bikers camping at the facility. We will require that the trail be aligned along Brush Creek Road until it reaches the existing unpaved driveway that leads to the cabin. This area will remain in agricultural production for many years so trail users will have to ride along the road to connect to the Haymaker Trails.

In the future, when any development occurs in this area it would be possible to design an actual trail that would connect to the Haymaker Trails. It would be our preference that the connection trail from the applicants property be used exclusively for guests of the applicants property.

Please let me know if you require any additional information from Haymeadow. We are looking forward to this project and think it will bring more visitors to our town.

Thank You,
Scott Schlosser
Haymeadow Owners Representative

Peyton Heitzman

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

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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

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

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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

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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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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 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



April 2, 2021

Re: Base Camp Eagle Impact Fees

Dear Mr. and Mrs. Colby,

Town staff provided you an estimate of town impact fees for the proposed recreation vehicle (RV) park in a letter dated December 12, 2019. The town impact fees include the street improvement fee, the fire protection fee, and the public safety impact fee, all required in Section 4.13 of the Municipal Code. Currently, staff has found mistakes in the methodology used to calculate the fees as shown in the December 12th letter. The purpose of this letter is to provide you with accurate and updated fee estimates based on the 2021 fee schedule and the permitted computation of fees outlined in the Municipal Code. Each fee, and the applied methodology, are outlined below. This letter does not address cash-in-lieu of water rights dedication, plant investment fees, or any of the other fees included in the December 12th letter.

Street Improvement Fee

This street improvement fee is calculated in accordance with the fee schedule adopted by Town Council for the 2021 calendar year, enclosed. The fee schedule calculates a set amount per square footage of commercial space. The most relevant category for the RV park is “Commercial General” which is calculated at \$1,016 per 1,000 sf. Staff reviewed the site plan provided by the applicant to determine square footage for calculating this fee. Rather than use the entire footprint of the camp site to determine the square footage for the calculation, staff took the areas for the camping and RV sites, excluding landscaping, common areas, etc. The site plan provides 1.34 acres for the camping sites and 1.25 acres for the RV sites. The 2.59 acres that make of the area for the fee calculation total 112,820.4 square feet.

Section 4.13.220.D.1 of the Municipal Code allows trip generation to be considered when calculating the fee if there are no uses listed in the fee schedule with a comparable trip generation. Staff looked at the trip generation of an RV park in comparison to the “Commercial General” use in the fee schedule. Staff averaged the trip generation for six (6) commercial uses including a childcare center, medical clinic, general office space, shopping center, medical/dental office, and supermarket. The number of trips generated from an RV park is significantly less than that generated from “Commercial General” uses. The average trip generation per day for these uses totaled 50 vehicles per day (VPD). In contrast, the average daily trip generation for an RV/campsite totaled 2.36 VPD. The RV park’s daily trip generation was calculated at .024% of the average daily trips for the “Commercial General” use at 50 trips per day (2.36VPD/50VPD = .024%). Staff multiplied .024% by the street fee of \$1,016 to get \$24.38 to apply to the formula for a revised impact fee.

$$(112,820.4/1000) * \$24.38 = \$2,751.01$$



There is a different calculation for the impact fees imposed on the residential use. The fee is \$1,016 per dwelling unit. There are three dwelling units associated with the property.

$$\$1,016 * 3 = \$3,048.00$$

The street improvement fee for the commercial and residential uses in the RV park total **\$5,799.01** (\$2,751.01 + \$3,048).

Fire Protection Fee

The fire protection fee is calculated at \$939.48 per 1000 sf per the 2021 Fee Schedule. The Fire District has accepted a square footage for this calculation that differs from 2.59 acres used to calculate the street improvement fee. Areas considered for this calculation include tent lodging areas, RV lodging areas and the two vault toilets. These areas are depicted in the enclosed site plan. Total square footage for these areas is 11,152 sf.

$$\$939.48 * 11,152 \text{ sf} = \$10,477.08$$

Impact fees are not calculated for the existing residential uses that are currently within the Fire Districts jurisdiction.

The fire protection fee for the commercial use in the RV park totals \$10,477.08.

Public Safety Impact Fee

The public safety impact fee utilizes the same square footage as the street improvement fee. This is under the assumption that any criminal act and/or nuisance requiring action from the Town's Police Department will not be localized to areas with a structure (RV parking spaces, tent lodging, and vault toilets). The public safety fee is calculated at \$0.32 per square footage.

$$\$0.32 * 112,820.4 \text{ sf} = \$36,102.53$$

The calculation for the residential use is \$1,359.89 per dwelling unit.

$$1,359.89 * 3 = \$4,079.67$$

The public safety impact fee for the commercial and residential uses in the RV park total **\$40,182.20** (\$36,102.53 + \$4,079.67).

Summary

Total impact fees (street improvement, fire protection, public safety) for the commercial and residential uses is \$56,458.29. Of that total, \$49,330.62 is for the commercial use and \$7,127.67 is for the residential uses. Should Town Council approve the Special Use Permit for the RV Park, the associated impact fees will be finalized at that time.



TOWN OF EAGLE

COMMUNITY DEVELOPMENT

200 Broadway • PO Box 609 • Eagle, CO 81631

Phone: 970-328-9655 • Email: planning@townofeagle.org

www.townofeagle.org

The December 12th letter accounted for the seasonality when calculating the impact fees and prorated the fees for seven (7) months of the year. Prorating the fees to 7-months of the year is a decision made by Town Council and the Fire District, not staff. The applicants will need to bring this request to Town Council and the Fire District.

Please reach out with any questions or concerns regarding the impact fees.

Sincerely,

Peyton Heitzman

Planner 1, Community Development Department
(970) 328-9619

Peyton.heizman@townofeagle.org

Enclosures:

Town memo dated December 12, 2019
Town of Eagle 2021 Fee Schedule
Site Plan, Streets and Public Safety
Site Plan, Fire Protection Impact Fee, Areas for Calculation

Base Camp Info

12-12-19

We have prepared the following fees for your project based on the best-available methodologies as we deemed appropriate to meet the Town Code and Fee Schedule regarding these items. Please note in developing these fees, we were sensitive to the seasonal use as you have proposed to be in operation for 7-months of the year.

- **Street Improvement Fee:** (based on 7 mos of use; full build-out = 42 units). Per fee schedule, commercial general use is \$1,016/1,000 sf.; residential house is \$1,016/du. Code indicates if use not identified to use the 'Institute of Transportation Engineers Trip Generation Manual 9th Edition. We applied as follows:
 - $\$1,016 * 42 \text{ units} = \$42,672 * 0.27 = \$11,521 / 12 \text{ mos} = \$960/\text{mo} * 7 \text{ mos} = \mathbf{\$6,720}.$
 - Trip Gen Manual 9th edition indicates: Campgrounds/RV Park measured based on # of camp sites @ 0.27 trips per unit (or campsite).
 - Payment Option: Pay entire fee at once, or we would be willing to allow Phase 1 fee now, and Phase 2 fee when ready to move ahead with Phase 2. Note that if you select the later, the fee will be calculated using the fee in place at the time of that development.
- **Fire Protection Fee:** Per fee schedule, 'Temporary & Extended Stay Lodging': \$914.78/\$1,000 sf. We applied as follows (using same methodology as street impr fee):
 - $\$914.78 * 42 \text{ units} = \$38,420.76 * 0.27 = \$10,373.60/12 \text{ mos} = \$864.46/\text{mo} * 7 \text{ mos} = \mathbf{\$6,051.26}.$
- **Public Safety Impact Fee:** Per fee schedule, commercial use fee: \$0.31/sf. We then determined the fee per 1,000 sf to be consistent with the street and fire fee computations. That results in a fee of \$310/1,000 sf. We applied as follows:
 - $\$310 * 42 = \$13,020 * 0.27 = \$3,515.40/12 \text{ mos} = \$292.95/\text{mo} * 7 \text{ mos} = \mathbf{\$2,050.65}.$
 - Option: Pay entire fee at once, or we would be willing to allow Phase I fee now, and Phase 2 fee when ready to move ahead with Phase 2. Note that if you select the later, the fee will be calculated using the fee in place at the time of that development.
- **Cash-in-lieu of water rights:** Per the Town's water resource engineer, the fee-in-lieu of water rights is needed to satisfy the water rights dedication requirement for this project. It has been identified that this appears to be the Colby Property which was historically a part of the KDC/Adam's Rib properties, and was apparently sold in the 1980's with no water rights. As indicated previously, until a full application is submitted, along with the required fees, we will not retain the water resource engineer to complete the cost estimates to evaluate the water demands (EQR rating) and provide a recommendation on the cash-in-lieu fee. However, to try to provide some sort of guidance to you, we utilized the best current information we have available to us to develop an example of what this fee could potentially be. *(NOTE: this is really a best-attempt! The*

engineer will develop an EQR rating for this type of use, as the Town's ordinance does not have a specific schedule for campgrounds/RV parks).

- Anticipated fee: \$7,000/EQR. We utilized the EQR amounts that we used in determining the Water PIF. However, we did a lot for the seasonal use of the property which reduces the fee amount accordingly. Here is our estimate:
 - Phase 1: 3 hydrants (each hydrant is 0.3 EQR) = 0.9 EQR. $\$7,000 * 0.9 = \$6,300 / 12 \text{ mos} = \$525 * 7 \text{ mos} = \mathbf{\$3,675}$
 - Phase 2: 24 hydrants * 0.3 EQR = 7.2 EQR * \$7,000 = \$50,400 / 12 mos = \$4,200 * 7 mos = **\$29,400**. We are not certain if the 24 hydrants/pipes in Phase @ includes serving the future cabins and related bathhouses, but we used 24 on Phase 2 for the Water PIF so applied the same fixtures).
 - Annexation agreement: We will require payment of the Cash-in-lieu of water rights upon annexation. We can propose in the annexation agreement to TBOT that the cash-in-lieu of water rights for Phase 2 be paid at the time development permit issuance for Phase 2.
 - Sorry that we can't get more specific on this item until an application is submitted for review.
- **Water PIF:** additional 24 hydrants that we want to install to our pull through sites, we wonder what that number will be?
 - Want to clarify that the Water PIF is the rate at the time of install. The 2020 fee schedule has just been set, and the Water PIF rate has increased slightly. In addition, upon further evaluation, we have again considered the seasonal use of the property and adjusted the fee accordingly.
 - Previously, it was identified the Water PIF for Phase 1 would be \$8,332.20. With the 2020 rate, that has now increased to \$9,581.40 (0.9 EQR * \$10,646).
 - We propose to pro-rate the fee to 7 mos of the year to align with the seasonal use, resulting in the following Water PIF fee for **Phase 1**: $\$9,581.40 / 12 \text{ mos} = \$798.45 * 7 \text{ mos} = \mathbf{\$5,589.15}$
 - **Phase 2** at 2020 rate: $0.3 \text{ EQR} * 24 \text{ hydrants} = 7.2 \text{ EQR} * \$10,646 = \$76,651.20 / 12 \text{ mos} = \$6,387.60 * 7 \text{ mos} = \mathbf{\$44,713.20}$.
 - **Option:** Pay entire fee at once, or we would be willing to allow Phase I fee now, and Phase 2 fee when ready to move ahead with Phase 2. Note that if you select the later, the fee will be calculated using the fee in place at the time of that development.
 - We appreciate your thoughts and input on how gypsum calculates fees, however these types of fees are based on very different facilities and needs within communities. The Town of Eagle had established that for all commercial uses the fee be assessed at 0.3 EQR. We have considered that your use of the site is not year-round, so reduced the fee to reflect that. Upon discussion with the Town Manager, there is not an ability to request a variance or exception on the Water PIF. Again, we hope to make it easier by reducing the fee significantly based on the 7 month use of the site, and allowing the Phase 2 Water PIF to be paid at time of development permit issuance for that phase of the project.

- **Water Connection Fee:** We are working with Bryon McGinnis to determine the cost to upgrade the tap from a 1" to a 2". Unfortunately, we don't have that one pinned down quite yet but will get to you as soon as we get an answer.
- **Application Fees & Deposits:** We have decided to modify the deposit portion (not just for your project, but moving forward, and will bring forward a revision to the TBOT in the near future). Hopefully this results in a better situation for you (and all other developers), makes more practical sense, and also makes it easier on the Town's end. Here is what we are proposing:
 - App Fee remains at \$4,100.
 - Deposit was identified as \$16,800. We are modifying as follows: Deposit due is to be 10% of the average fee estimate for 3rd party services. For this project, the Low estimate was \$12,400, High estimate was \$21,100. That results in an average of \$16,750. 10% = **\$1,675 for the deposit.** The Town will hold this deposit, and then will just direct bill you for the 3rd party services.
 - Keep in mind the estimates for 3rd party fees are a low of \$12,400 and high of \$21,100, so you will need to use this range in your project estimates of fees, but we will only ask for \$1,675 as a deposit. We will address this in a reimburseable agreement at the time of application/annexation process.

Amended Base Camp Estimated Application and Impact Fees

Application Fees & Deposit

Land Use File Type	Fee	Deposit*	TOTAL
Annexation, Non-PUD > 2 acres + zoning	\$2,500		
Special Use RV Park	\$600		
Minor Development Permit	\$1,000		
TOTAL	\$4,100	\$1,675	\$5,775

*Deposit to be 10% of the average estimated 3rd party consultant fees.

Consultant Fee Estimates

Consultant	Low	High	Average
Water Rights Attorney	\$5,000	\$7,000	
Water Rights Engineer	\$2,000	\$3,500	
Town Attorney	\$5,000	\$10,000	
Land Surveyor	\$ 400	\$ 600	
TOTAL	\$12,400	\$21,100	\$16,750

AMENDED IMPACT FEES

	Code Section	Amount	When Due	Notes
School Land Dedication	4.13.080	N/A		No Subdivision, and only <i>Minor</i> Development Permit
Municipal & Park Land Dedication	4.13.190	N/A		RV Parks are exempt from this provision*
Street Improvement Fee	4.13.220	\$6,720	Prior to issuance of Special Use and Development Permits	See Narrative above for calculation.
Fire Protection Impact Fee	4.13.230	\$6,051.26	Prior to issuance of Special Use and Development Permits	See Narrative above for calculation.
Assurance for Completion of Public Improvements (Dev Improvement Agreement document)	4.13.240	N/A (unless public improvements are required)	Time of Development Permit	Uncertain if any public improvements will be required. If no public improvements required, no Development Improvement Agreement needed.
Public Safety Impact Fee	4.13.250	\$2,050.65	Prior to issuance of Special Use and Development Permits	See Narrative above for calculation.
Assurance of Adequate Public Facilities	4.14	N/A		Per 4.14.020
Water Plant Investment Fee	12.16.010; 12.16.050; 12.16.060	\$5,589.15 (initial phase) \$44,713.20 (Phase 2)	At time of connection	Based on 0.9 EQR for 3 frost free hydrants. <u>Additional PIF would be due at time of next phase based on EQR needs for that phase at the Town's rate at that time.</u> Address this item in the Annexation Development Agreement. See Narrative above for calculation.
Water Connection Fees	12.16.070	See Notes Still working on for change from 1" tap to 2" tap	At time of water tap application	If existing service line is adequate, no charge. If service line requires upgrade, connection fee shall be charged. Note, if Town needs a permit for construction in County r-o-w, add \$150 to connection fee.
Water Rights**	12.26	TBD; town doesn't have specific EQR schedule for RV parks or camping BALLPARK ESTIMATES \$3,675 Phase 1 \$29,400 Phase 2	At time of annexation	Cash-in-lieu fee required. Property was sold in 1980's w/no water rights. See Narrative above for calculation.
Wastewater Plant Investment Fee	12.16.010; 12.16.050; 12.16.060	deferred	Due at time of residential development, or when property is required to connect to municipal system	Will address this item in the Annexation Development Agreement

*See RV Parks, Section 4.10.030, I, 1 & 2. Min 10% of gross area of RV park shall be provided for outdoor rec use; RV Parks not subject to park land dedication requirement.

** Water rights engineer fees will be used to evaluate water demands (EQR rating) and provide recommendation on cash-in-lieu fee.

2021



Town of Eagle
Colorado

Adopted Fee Schedule

PLANNING DEPARTMENT FEES

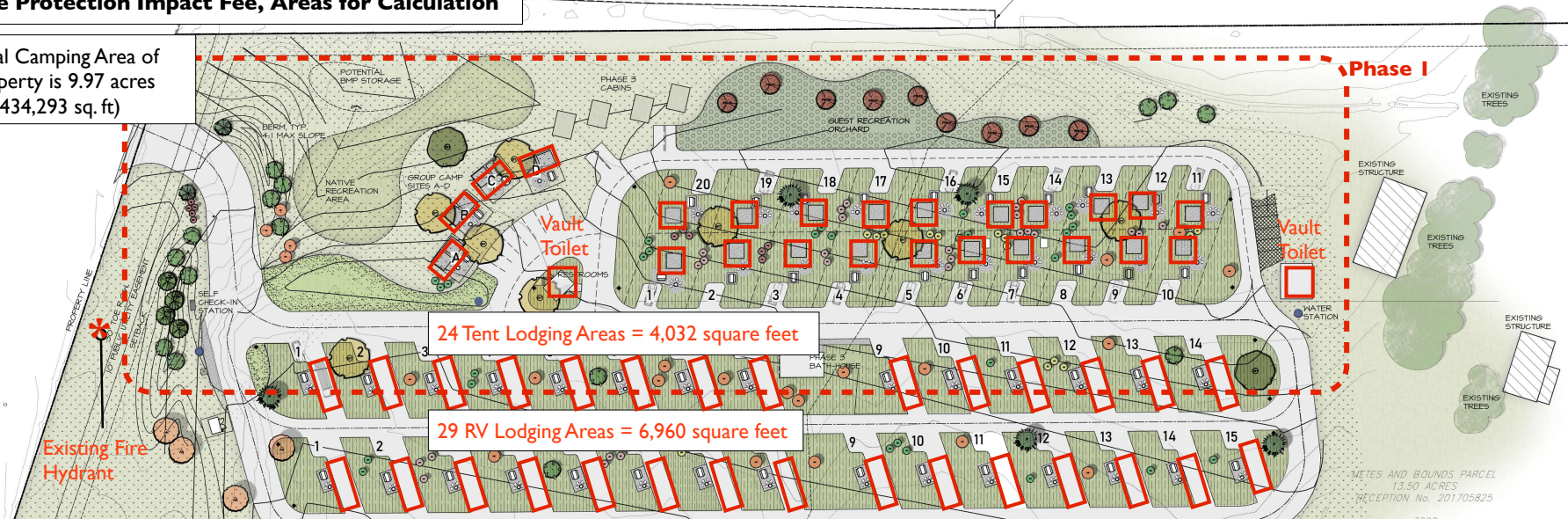
FEE TYPE	FEE TITLE	2020 FEE	2021 FEE - ADOPTED	FEE CHANGE
Mobile Vending Permit	Mobile Vending Permit Fee	\$ 250.00	\$ 250.00	NO CHANGE
Short-Term Rental Fees	Short-Term Rental Registration Fees	\$ -	\$ -	NO CHANGE
FIRE IMPACT FEES	Residential - Single Family (per unit)	\$ 2,269.97	\$ 2,331.26	FEE CHANGE
FIRE IMPACT FEES	Residential - Multi family (per unit)	\$ 1,037.23	\$ 1,065.24	FEE CHANGE
FIRE IMPACT FEES	Nonresidential, except temporary & extended stay lodging facilities (per 1,000sqft)	\$ 914.78	\$ 939.48	FEE CHANGE
FIRE IMPACT FEES	Temporary & extended stay lodging facilities (per 1,000sqft)	\$ 914.78	\$ 939.48	FEE CHANGE
PUBLIC SAFETY IMPACT FEE	Impact fee per dwelling unit for residential land use	\$ 1,319.00	\$ 1,359.89	FEE CHANGE
PUBLIC SAFETY IMPACT FEE	Impact fee for commercial land use	\$0.31 / square foot	\$0.32 / square foot	FEE CHANGE
LAND USE APPLICATION FEES	Annexation and Initial Zoning (Non PUD <2 acres)	\$1,500 + \$10,000 Deposit	\$1,500 + Deposit of 20% of estimated passthrough costs	NO CHANGE TO FEE/CHANGE TO DEPOSIT AMOUNT
LAND USE APPLICATION FEES	Annexation and Initial Zoning (Non PUD >2 acres)	\$2,500 + \$15,000 Deposit	\$2,500 + Deposit of 20% of estimated passthrough costs	NO CHANGE TO FEE/CHANGE TO DEPOSIT AMOUNT
LAND USE APPLICATION FEES	Annexation and Initial Zoning (PUD any size)	\$2,500 + \$15,000 Deposit	\$2,500 + Deposit of 20% of estimated passthrough costs	NO CHANGE TO FEE/CHANGE TO DEPOSIT AMOUNT
LAND USE APPLICATION FEES	Rezoning Application Fee	\$600 + \$600 Deposit	\$600 + \$600 Deposit	NO CHANGE
LAND USE APPLICATION FEES	Amendment to Zone District Regulations	\$900 + \$900 Deposit	\$900 + \$900 Deposit	NO CHANGE
LAND USE APPLICATION FEES	Zoning Variance	\$ 500.00	\$ 500.00	NO CHANGE
LAND USE APPLICATION FEES	Community Plan Exception	\$2,000 + \$2,000 Deposit	\$2,000 + Deposit of 20% of estimated passthrough costs	NO CHANGE TO FEE/CHANGE TO DEPOSIT AMOUNT
LAND USE APPLICATION FEES	Small Area Plan Exception/Amendment	\$1,000 + \$1,000 Deposit	\$1,000 + Deposit of 20% of estimated passthrough costs	NO CHANGE TO FEE/CHANGE TO DEPOSIT AMOUNT
LAND USE APPLICATION FEES	PUD Residential Zoning Plan	\$750 plus \$25 per du + \$7,000 Deposit	\$750 + \$25 per du + Deposit of 20% of estimated passthrough costs	NO CHANGE TO FEE/CHANGE TO DEPOSIT AMOUNT

PLANNING DEPARTMENT FEES

FEE TYPE	FEE TITLE	2020 FEE	2021 FEE - ADOPTED	FEE CHANGE
LAND USE APPLICATION FEES	Subdivision - Combination Sketch Plan/Prelim Plan	Listed fees with 15% discount + \$5,000 Deposit	Listed fees with 15% discount + 20% of estimated passthrough costs	NO CHANGE TO FEE/CHANGE TO DEPOSIT AMOUNT
LAND USE APPLICATION FEES	Subdivision - Combination Prelim/Final Plat	Listed fees with 15% discount + \$10,000 Deposit	Listed fees with 15% discount + deposit of 20% of estimated passthrough costs	NO CHANGE TO FEE/CHANGE TO DEPOSIT AMOUNT
LAND USE APPLICATION FEES	Special Use Permit	\$600 + \$600 Deposit	\$600 + \$600 Deposit	NO CHANGE
LAND USE APPLICATION FEES	Special Use Permit – Amendment	\$ 350	\$ 350	NO CHANGE
LAND USE APPLICATION FEES	Sign Permit	\$ 50	\$ 50	NO CHANGE
LAND USE APPLICATION FEES	Sign Permit - Comprehensive sign program	\$ 100	\$ 100	NO CHANGE
LAND USE APPLICATION FEES	Design Variance - non DP or Subdivision	\$ 300	\$ 300	NO CHANGE
LAND USE APPLICATION FEES	Temporary Use Permit - No Hearing	\$ 250	\$ 250	NO CHANGE
LAND USE APPLICATION FEES	Temporary Use Permit - Public Hearing	\$ 600	\$ 600	NO CHANGE
LAND USE APPLICATION FEES	Address Change Fee	\$ 25	\$ 25	NO CHANGE
LAND USE APPLICATION FEES	Planner - Hourly Rate	\$ 60	\$ 60	NO CHANGE
LAND USE APPLICATION FEES	Development Permit - Minor non PUD	\$1,000 + \$1,200 Deposit	\$1,000 + Deposit of 20% of estimated passthrough costs	NO CHANGE TO FEE/CHANGE TO DEPOSIT AMOUNT
LAND USE APPLICATION FEES	Development Permit - Major non PUD	\$2,000 + \$3,000 Deposit	\$2,000 + Deposit of 20% of estimated passthrough costs	NO CHANGE TO FEE/CHANGE TO DEPOSIT AMOUNT
LAND USE APPLICATION FEES	Encroachment Permit	\$ 250	\$ 250	NO CHANGE
LAND USE APPLICATION FEES	An Appeal of a Planning Decision	N/A	Original application fee (No Deposit)	NEW FEE
STREET IMPROVEMENT FEES	Residential single family	\$1,016 per dwelling unit	\$1,016 per dwelling unit	NO CHANGE
STREET IMPROVEMENT FEES	Residential multifamily	\$646 per dwelling unit	\$646 per dwelling unit	NO CHANGE
STREET IMPROVEMENT FEES	Bank	\$7,634 per 1,000 sf	\$7,634 per 1,000 sf	NO CHANGE
STREET IMPROVEMENT FEES	Convenience Store w gas	\$10,309 per 1,000 sf	\$10,309 per 1,000 sf	NO CHANGE
STREET IMPROVEMENT FEES	High turnover sit down restaurant	\$3,613 per 1,000 sf	\$3,613 per 1,000 sf	NO CHANGE
STREET IMPROVEMENT FEES	Fast food restaurant	\$13,681 per 1,000 sf	\$13,681 per 1,000 sf	NO CHANGE
STREET IMPROVEMENT FEES	Industrial	\$194 per 1,000 sf	\$194 per 1,000 sf	NO CHANGE
STREET IMPROVEMENT FEES	Commercial General	\$1,016 per 1,000 sf	\$1,016 per 1,000 sf	NO CHANGE

Total Camping Area of
Property is 9.97 acres
(or 434,293 sq. ft)

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Property is 9.97 acres
(or 434,293 sq. ft)



- Pro-rated for a 7 month operating season = \$5,950.94

SYMBOL		BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	PCIA PUNGENS 'LAT ALBERT'	PICTA ALBERT SPRUCE	6'-0" HEIGHT	4	
	PCIA PUNGENS	COLORADO SPRUCE	6'-0" HEIGHT	2	
	PNUS PONDEROSA	PONDEROSA PINE	6'-0" HEIGHT	5	
	ACER NEGUNDO 'Sensation'	SENSATION BOXELDER	3" CAL.	4	
	GRATIOLA CORD. (CALL) 'NIRXIS'	THORNLESS COCKSPUR HAVTHORN	7 DBH	5	CLUMP
	FRUIT, MAJUS, OR SHLAR	FRUIT TREE, VARIETY	2" CAL.	1	SELECTION PER OWNER
	GLEDITSIA TRIACANTHOS 'SHADENASTERY'	SHADENASTERY HONEYLOCUST	3" CAL.	6	
	QUERCUS MACROCARPA	BUR OAK	3" CAL.	2	

SYMBOL		BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
AO	ACER GRINALLA	GRINALLA MAPLE	#1	23	
AG	CARAGANA ARBORESCENS	REDTAN PEARL	#1	23	
FR	FRAXINUS CORYLIFOLIA	PEARLE LEAF PLUM	#1	23	
PO	PHYSCALOPUS, OR, DARTIS BOLD	DARTIS GOLD NINEBARK	#5	5	
SC	SAXIFRAGA CANADENSIS 'AURIA'	GOLDEN ELDER	#5	26	
SV	SYRINJA VILGIBRATA	COMMON LILAC	#5	26	

SYMBOL		BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
	ELDERBERRY TRIP	5500 SQ. FT.	ALTERNATED LOW GROW HX		
	PANNEE BUTTE LOW-GROW NATIVE SEED HX	15400 SQ. FT.			
	PANNEE BUTTES NATIVE MOUNTAIN HX	19420 SQ. FT.			
	CLASHER SEED HX	1468 SQ. FT.	LOCAL, SOURCE: UNDERLAY WITH HIRATA FABRIC		
	GROVED GRAVEL, GRAVEL PILES	12800 SQ. FT.			

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	GROVED GRAVEL, GRAVEL PILES	12800 SQ. FT.			

SYMBOL	QTY.	DESCRIPTION	MANUFACTURER	MODEL
	6	SCORCE	MAXIM LIGHTING	MXLP 150502, 50 Lbs: 900 LUMENS
	13	PATH LIGHT, LOW VOLTAGE	VOLT - 330 SERIES	POUNDER GOAT BLACK

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

[illegible]

1. FRONT R.O.W. - RECREATIONAL USE - 13,743.5 SQFT
2. LAWN AREA - FOR BALL PLAY, PICNICKING, AND DIVERSE USE - 5,500 SQFT
3. ORCHARD RECREATION AREA - FOR FRUIT GATHERING, PICNICKING, AND WALKING - 14,081 SQFT
4. NATIVE RECREATION AREA - POSSIBLE USE - DISC GOLF, FRISBEE, AND WALKING - 10,235 SQFT

TOTAL RECREATION AREA - 43,560 SQFT

Total Lot Area	13.44 acres
Residential: 3.52 acres	

Base Camp SRU area: 9.47 acres	
Landscape Area (not including individual sites)	1.46 acres
Parking and Driveway:	2.82 acre
Common Areas:	1.17 acres
Front Buffer Area	.32 acres
Total Property Setbacks 4 Buffers:	1.01 acres
Camping Sites (including group sites):	1.34 acres
RV Sites (51 max. sites)	1.25 acres
Building coverage at Basecamp: 2500 sq ft (8.714 sq ft OR .14 acres for entire property)	
Average RV site: 2000 sq ft (500 sq ft minimum)	
Average Campsite: 2250 sq ft (500 sq ft minimum OR 750 sq ft tent only)	



LANDSCAPE ARCHITECTURE
 Post Office Box 3124 Escondido, California 92033 • 619.331.0400 • f. 619.331.0004

BASECAMP
3220 Brush Creek Road,
Eagle CO

12 MARCH 2022

Title: SITE PLAN



Scale: 1 2 3 4 5

Sheet:

L1

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MINUTES
Planning & Zoning Commission
Tuesday, March 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

1. Virtual Meeting Procedure

- Register in advance for this meeting [here](#).
- Public comments can be made when the Chair opens the public comment. Please prompt through Zoom to raise your hand and you will be called on when it is your turn.
- All public attendees will be muted during the meeting, unless the Chair or meeting facilitator invites them to speak live during the meeting.
- Meetings are recorded and will be published on the Town's web page.
- For technical difficulties, please email peyton.heiztman@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 6:02pm.

COMMISSIONERS PRESENT

Jesse Gregg, Bill Nutkins, Robert Townsend,
Matthew Hood, Keegan Winkeller,

COMMISSIONERS ABSENT

Lani Webb, Kyle Hoiland, Charlie Perkins

STAFF

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

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

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

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

Opened public comment at 6:05pm, there was no public comment. Public comment closed at 6:06pm.

PUBLIC HEARING

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.

APPLICANT PRESENTATION

Tambi Katieb and Daiva Miselis with Land Planning Collaborative are the primary consultant for the landowners. Other contacts also on the presentation include project engineers Jordan Kehoe and Dan Cokley with SGM Engineering and project landscape engineer Kathy Aalto with Ceres+ Landscape Architecture.

The Colby property proposed for annexation is surrounded on three sides by the Haymeadow PUD. What is Base Camp Eagle: a 13.5-acre property requesting annexation and zoning for a seasonal RV Park & Campground. Applicants see this as a unique opportunity to support Eagle-based recreational tourism aligned with Town goals. The applicants shared that this seasonal (April-November) dark sky campground would offer 53 sites on approximately 10 acres of the parcel and would accommodate RV, tent and group camping. Additional campground amenities would include electric hook ups at each site; 4 scattered water stations; heavily screened buffers; picnic areas; on-site owners & managers; water service, toilets and future bath house; limited lighting fixtures; trail connectivity. Each spacious site will be furnished with a fire ring and picnic table. Other park management ideals include short-term stays only (max 14 days), quiet hours, fire safety restrictions, no ATV or OHV use.

Applicants believe the project addresses and aligns with several community goals including ideal location for land use plans, trail use access, supports seasonal visitors and economic development of the Town and complements the 2020 Comprehensive Plan.

Commissioner Gregg asked what the plan is for the fence and the pasture area. Tambi answered that the existing fencing would be removed and that there wouldn't be new fencing built around the sites. There wouldn't be any perimeter fencing around the property line.

Commissioner Winkeller asked about Scott Schlosser's public comment letter in regard to the partnership with Haymeadow. Tambi informed the Commission that there will be a trail easement that is shared and locating a permanent alignment in the field in coordinating these locations. Nothing that Tambi foresees could be controversial to Haymeadow or cause another amendment to the property.

STAFF PRESENTATION

Peyton Heitzman presented the file to the Commission. She started by presenting the two public comment submissions that were submitted after the agenda was published:

Scott Schlosser, Haymeadow Owners Representative. Thank you for contacting me regarding the request from the Town of Eagle to grant access through the Haymeadow property to connect to the Haymaker trail system. Haymeadow is supportive of the Base Camp proposed use on the applicants property. We will work with the Town of Eagle and the applicant to find an alignment for a soft path trail easement or other use agreement from the Haymeadow property to the applicants property for the use of the campground guests. We believe that the projects close proximity to the Town's Haymaker Trail, will be a benefit and a draw for mountain bikers camping at the facility. We will require that the trail be aligned along Brush Creek Road until it reaches the existing unpaved driveway that leads to the cabin. This area will remain in agricultural production for many years so trail users will have to ride along the road to connect to the Haymaker Trails. In the future, when any development occurs in this area it would be possible to design an actual trail that would connect to the Haymaker Trails. It would be our preference that the connection trail from the applicant's property be used exclusively for guests of the applicants property. Please let me know if you require any additional information from Haymeadow. We are looking forward to this project and think it will bring more visitors to our town.

Susan Christensen & Steve Metcalf, P.O. Box 5112 Eagle, CO 81631. We are just hearing some facts about this today. We are not in favor of accelerating development on Brush creek road north of the recent land trust property. The traffic in & out of an RV park is inappropriate for Brush Creek Road in that area. The subdivision that has already been permitted to expand past the town boundaries will be near Colby's eventually. When that time comes, perhaps decades from now, Colby's RV park may be more appropriate than the current land. The impact to our deer & elk will detrimental.

Peyton reviewed the standards and staff's recommendation which is to approve the rezoning request of the application with no conditions. She continued to present the Special Use Permit application. The standards for the Special Use Permit are met however staff recommends as a condition of approval that the applicants provide an area for future and overflow parking. Chapter 4.10 Recreational Vehicle Parks was also reviewed. Staff noted that the Code outlines 3 applicability criteria for these Parks: 1) That no RV shall be used for more than 14 consecutive days. This 14-day limit is included in the Campground & RV Park Management Plan. 2) That no RV remain in the park for more than six (6) months in any 12-month period (this is included as a condition of approval for the Special Use Permit) 3) Lastly, the Code requires all RV Parks obtain a Special Use Permit to operate in the Town (this last criteria will only be achieved with the approval of the Special Use application).

In regards to Chapter 4.04 zoning, 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. Staff has reviewed the existing structures on the property to either confirm compliance with the Zoning standards OR to verify that any structures that do not conform to Town standards, are approved as nonconforming structures. 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 Code requires that 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 any conditions imposed by the county prior to annexation. Staff has received two certificates of occupancy (COs) for the single-family homes. These COs verify county permitting. However, one of the homes contains two dwelling units, which is not reflected in either CO. Without County permitting for the second residential unit in the 2-family home, the structure cannot be considered a legal nonconforming structure. To address this nonconforming situation, staff is recommending two (2) conditions of approval. The applicant had provided a suggested condition of approval to staff following the release of the packet on Friday. Staff wanted to present this condition to the Commission.

Staff has concerns with this modified condition of approval provided by the applicant. The language in the Code is clear that to be classified as a legal nonconforming structure, the structure must have been permitted under county zoning regulations. There is no evidence of County permitting for the two-dwelling unit home. Without evidence of permitting, the alternative to staff is for the home to become a legal conforming structure. To achieve this, staff believes improvements need to be made to address water, sewer and building standards. In terms of zoning, staff believes the two-family dwelling can be classified as employee housing, an accessory use to the commercial RV Park use. Staff has proposed a modified condition #8 from what was in the staff report and what was suggested by the applicant. Condition #8 is split into two conditions of approval to allow the two-family dwelling to come into compliance with Town standards and become a legal structure. Staff recommends APPROVAL for the Special Use Permit for 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 #1-7 as presented during the staff report and conditions #8 and #9 as presented during the Public Hearing.

Q & A

Commissioner Townsend asked about the design of the future bathhouses and what kind of amenities they will include (showers, toilets). Tambi confirmed the desire to install flush toilets, showers and sinks once they have connectability to a sewer service (likely after phase 1).

Commissioner Nutkins inquired about the prohibited use of ATV and OHV type of vehicles and wondered about the origin of that comment. Tambi replied it was a comment from a referral, possibly Eagle County. There was an additional question about landscaping, particularly adding more the trees at the entrance in an effort to quell any concerns of the neighbors. Shawn Colby, the owner of the property,

responded that they chose fat albert trees that will grow fatter and wider to provide coverage which will also complement the built-up berm, all which will serve as an effective screen and buffer.

Commissioner Gregg asked about the Eastern part of the property as to why there weren't any trees for coverage. The applicant informed that this was to provide views to their guests.

Chair Hood asked for clarification that the rezoning and the special use requests are two separate requests and can be motioned separately. Peyton confirmed that the rezoning and Special Use Permit are two separate requests and can be motioned separately.

Chair Hood asked about the relevance of the management plan – is it part of the Special Use Permit approval or a condition of approval? Peyton informed the Commission that the management plan, or specific items from the management plan, can be included in the conditions of approval if preferred. Chad Phillips informed the Commission that whatever the Commission decides to approve or change within the management plan, that would be enforceable in the future.

Chair Hood asked for clarification on the two-unit structure on the property. Peyton restated that staff is recommending #8 and #9 for conditions of approval.

Tambi asked about condition of approval #4, particularly about the dimension of the parking size requirement (9' x 19'). Would staff consider revising the text or omitting the specific dimension and simply stating that the site plan meets the requirements of the Municipal Code. The Commission agreed to modifying the condition of approval and Peyton made the change in text.

PUBLIC COMMENT

Chair Hood opened public comment at 6:58pm.

Cindy Talley, 770 Castle Drive - She has a question about clarifying the traffic from I-70 to the RV park.

Scott Schlosser, 390 Bluffs Drive - He is in support of this project. He echoed his public comment letter. He also wanted to highlight the trail easement along Brush Creek, noting that it's important that it connect to future trail systems. He offered to assist if there are any other questions related to Haymeadow.

Chair Hood closed public comment at 7:02pm.

Tambi responded to the public comment questions. In reference to Scotts questions, there is a 30' right of way that is being issued to the Town of Eagle and a 10' public utility easement that could potential be used as a paved trail across the property. Tambi addressed the traffic by introducing Dan Cokley to present. Dan provided a brief overview of the traffic impact stating that largely, the applicant needs to be most mindful of good sight distance for large vehicles and RVs turning into the campground.

DELIBERATION

The Commissioners discussed their thoughts on the application. Commission Nutkins likes the project and has from the beginning. Commission Townsend is in favor of the application and appreciates staff's conditions. Commissioner Gregg appreciates the electrical panels, and his only issue is the increase in traffic on Brush Creek Road, however he believes the benefit to the town will eliminate this. Commissioner Winkeller has concerns with fires and would like to hear from the applicant on how they plan to mitigate these fires. Shawn Colby responded and informed the commission that they will follow all the issued fire bans and that fires will be in the fire rings on a fire pad that is surrounded by irrigated native grass. There will be manicured grounds, and the field surrounding them flooded lands. Commissioner Winkeller asked about the RV light. Shawn Colby said that the rules will not allow RVs to use exterior lights; they are committed to keeping a dark sky. Chair Hood is in favor of the project and believes zoning is appropriate and it fits the comprehensive plan as well as the special use permit. He said that the concerns raised from public comment are legitimate but thinks the applicant did a great job addressing those.

MOTION: COMMISSIONER ROBERT TOWNSEND MOTIONED TO APPROVE RZ20-02 FOR 3220 BRUSH CREEK ROAD BASED ON THE FOLLOWING FINDINGS: THE APPLICATION CONFORMS TO THE 2020 ELEVATE EAGLE COMPREHENSIVE PLAN. MOTION WAS SECONDED BY COMMISSIONER JESSE GREGG AND PASSED WITH A VOTE OF 5 (GREGG, NUTKINS, TOWNSEND, HOOD, WINKELLER) IN FAVOR, AND 0 OPPOSED.

MOTION: COMMISSIONER ROBERT TOWNSEND MOTIONED TO APPROVE #SU20-03 SPECIAL USE PERMIT FOR 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 #1-3 AND 5-7 AS PRESENTED IN THE STAFF REPORT, CONDITION #4 AS MODIFIED AND CONDITIONS #8 AND #9 AS PRESENTED DURING THE PUBLIC HEARING.

- 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 CURRENT TOWN PARKING REQUIREMENTS 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 STRUCTURE CONTAINING TWO DWELLING UNITS WAS LEGALLY ESTABLISHED OR THAT THE APPLICANTS, UPON ANNEXATION, MAKE ANY IMPROVEMENTS NECESSARY TO COMPLY WITH WATER, SEPTIC, AND BUILDING REQUIREMENTS.
9. THE STRUCTURE CONTAINING TWO DWELLING UNITS IS APPROVED AS EMPLOYING HOUSING. IN THE EVENT NO CAMPGROUND EMPLOYEES REQUIRE SUCH HOUSING, THE UNITS MAY BE RENTED TO THE GENERAL PUBLIC.

MOTION WAS SECONDED BY COMMISSIONER BILL NUTKINS AND PASSED WITH A VOTE OF 5 (GREGG, NUTKINS, TOWNSEND, HOOD, WINKELLER) IN FAVOR, AND 0 OPPOSED.

PUBLIC HEARING

1. 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".

STAFF PRESENTATION

Jessica Lake presented the file to the Commission. She shared public comments and plans from Eagle County. She presented the West Eagle Sub Area Plan Future Land Use Map updated zonings. The only update to the plan made was the commercial section to reflect the auto-oriented businesses.

Once the Highway 6 Corridor study and the code update is completed this plan will then have a full comprehensive plan. This amendment is to approve the zoning for the future land use map for the West Sub Area Plan.

PUBLIC COMMENT

Chair Hood opened public comment at 7:35pm.

Kim Bell Williams, Eagle County housing Director - Thanked staff for presenting the correct information. The county has control over the 9 acres, the Forest Service is a partner when approving any future modifications to their parcel.

Cindy Talley, 770 Castle Drive - With the rezoning of these properties, is there any consideration of infrastructure of the existing roads in the area. The concerns from the residents in this area including property value, density, the mobile home park, and traffic. Will there be any requirement for hours of operation, these properties back up to residents, will the town limit the hours of operation as the lights and traffic will impact the homeowners in this neighborhood.

Chair Hood closed public comment at 7:40pm.

Chad addressed Cindy Talley's questions. He informed her that these are zonings and the traffic impact studies come to plan when development plans are being reviewed. These will be addressed with individual projects. Jessica informed Cindy that each concern was addressed individually. Property value varies and concerns with road conditions and new roads will not happen anytime in the near future but traffic studies are likely to be completed prior to any changes in the road infrastructure. Concern about gentrification of the neighborhood and displacing families in the mobile home park was considered therefore we looked at re-routing the 7th Street connection and this was adopted as part of the 2011 plan. Chad informed that we receive public questions that are summarized in the staff report but they are not officially submitted as public comment. In regard to the operating hours, these will be addressed as a use by right under the code standards, unless it is added as a condition of approval by a governing entity.

MOTION: COMMISSIONER JESSE GREGG MOTIONED TO APPROVE LURA21-01 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."**

MOTION WAS SECONDED BY COMMISSIONER KEEGAN WINKELLER AND PASSED WITH A VOTE OF 5 (GREGG, NUTKINS, TOWNSEND, WINKELLER, HOOD) IN FAVOR AND 0 OPPOSED.

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

There will be a special meeting for an open house for the East Sub Area Plan on March 31, 2021 at 6pm via Zoom. Staff informed the Commission that Hockett Gulch may be submitting a file soon. The Brush Creek extension plans were submitted. These are getting reviewed and approved by the Town Engineer. A public process isn't required however staff recognizing the public interest and will make this a public process.

ADJOURN

MOTION: COMMISSIONER JESSE GREGG MOTIONED TO ADJOURN. MOTION WAS SECONDED BY COMMISSIONER KEEGAN WINKELLER AND PASSED WITH A VOTE OF 5 (GREGG, NUTKINS, TOWNSEND, HOOD, WINKELLER) IN FAVOR, AND 0 OPPOSED.



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

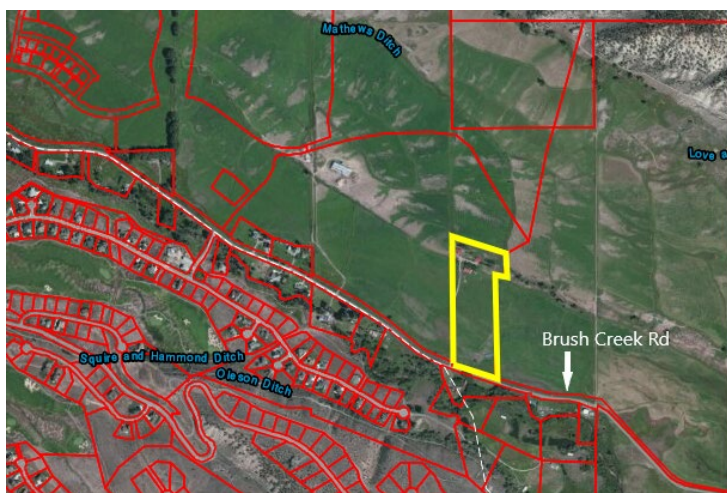
PUBLIC COMMENT: Staff has received three (3) comments from the public which are included in the packet.

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.

April 5, 2021

Town Council
Town of Eagle
P.O. Box 850
Eagle, CO 81631

RE: Base Camp Eagle, Town Services & PIF Requests

Dear Council members,

Please accept this formal request of the applicants, Shawn and Marci Colby, to request a waiver from the Town Code requirements for the following items:

1. Connection to Town sewer. We are requesting a waiver from the Code requirements in order to connect to sewer within 2 years from wastewater availability being within 400' of the property.
2. Expanded Town water service. We are requesting a waiver from the Code requirements to connect to Town water for expanding service to the property. It was acknowledged by staff that the ability to provide and meet minimum water service standards may not occur within three years of the campground being operational.
3. PIF reductions. We are requesting adjustment of calculation of the public safety impact fee (4.13.250.I) to reflect seasonal operation. We are not requesting a waiver from the residential fee calculations. The purpose of the fee is to provide a rational and proportional offset of project impacts.
4. Timing of PIF payments. We request that both water and sewer PIF fees, as finally calculated, be paid at time of the actual connection to services by the owners. We request that Fire Protection and Public Safety Impact fees be paid corresponding to the square footage developed under any submitted development permit (this is a phased project).

Thank you for considering this request. We look forward to reviewing the project with you at the April 13, 2021 hearing. Best Regards,



Tambi Katieb, AICP

Cc: Shawn and Marci Colby, D. Reynolds, esq.

Land Planning
Collaborative

P.O. Box 3722, Eagle CO 81631

www.landplanco.com

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 32
(Series of 2021)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO
MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION
OF REAL PROPERTY LOCATED IN UNINCORPORATED EAGLE COUNTY (BASE CAMP
EAGLE)

WHEREAS, a petition for annexation was filed with the Town Clerk requesting the annexation of certain unincorporated territory located in Eagle County and described in the attached **Exhibit A**, attached hereto and incorporated herein by this reference, also known as Base Camp Eagle Annexation (the "Property");

WHEREAS, by resolution adopted on February 23, 2021, the Town Council found the petition to be in substantial compliance with C.R.S. § 31-12-107(1); and

WHEREAS, on April 13, 2021, the Town Council conducted a properly-noticed public hearing to determine if the Property is eligible for annexation to the Town.

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

Section 1. The applicable provisions of C.R.S. § 31-12-104 have been met, in that not less than one-sixth of the perimeter of the Property is contiguous with the existing boundaries of the Town; and therefore, because of such contiguity, a community of interest exists between the Property and the Town; the Property is urban or will be urbanized in the near future, and the Property is integrated or is capable of being integrated with the Town.

Section 2. The applicable provisions of C.R.S. § 31-12-105 have been met, in that no land held in identical ownership has been divided or included without written consent of the owner thereof; that no annexation proceedings have been commenced by another municipality; the annexation will not result in the detachment of area from a school district; that the annexation will not result in the extension of a Town boundary more than three miles; the Town has in place a plan for said three-mile area; and, in establishing the boundaries of the Property, the entire width of any street or alley is included within the Property.

Section 3. An annexation election is not required under C.R.S. § 31-12-107(2) and no additional terms or conditions are to be imposed upon the area to be annexed other than as contained in the Annexation Agreement, which will be considered and approved separately.

Section 4. The Property is eligible for annexation to the Town, and all requirements of law have been met, including the requirements of C.R.S. §§ 31-12-104 and 31-12-105.

Section 5. An ordinance annexing the Property to the Town will be considered by the Town Council pursuant to C.R.S. § 31-12-111.

INTRODUCED, READ, PASSED AND ADOPTED ON APRIL 13, 2021.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk

EXHIBIT A

Legal Description of Property to be Annexed

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.

TOWN OF EAGLE, COLORADO
ORDINANCE NO. 05
(Series of 2021)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO
ANNEXING TO THE TOWN CERTAIN UNINCORPORATED TERRITORY LOCATED IN
EAGLE COUNTY, ZONING THE PROPERTY RURAL RESIDENTIAL AND APPROVING
THE ASSOCIATED ANNEXATION AGREEMENT (BASE CAMP EAGLE)

WHEREAS, Shawn and Marci Colby ("Applicants") are the owners of the real property in unincorporated Eagle County described in the attached **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, on January 25, 2021, Applicants filed a petition for annexation of the Property to the Town;

WHEREAS, by resolution adopted on February 23, 2021, the Town Council found the petition to be in substantial compliance with C.R.S. § 31-12-107(1);

WHEREAS, on April 13, 2021, the Town Council conducted a properly-noticed public hearing and determined that the Property is eligible for annexation to the Town;

WHEREAS, also on April 13, 2021, the Town Council conducted a properly-noticed public hearing on the proposed zoning of the Property as Rural Residential ("RR");

WHEREAS, also on April 13, 2021, the Town Council considered the associated Annexation Agreement; and

WHEREAS, the Town Council finds that it is desirable and necessary, and in the best interest of the public health, safety and welfare, that the Property be annexed to the Town, that the Property be zoned RR and that the Annexation Agreement be approved.

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

Section 1. Annexation.

a. The Property is hereby annexed to the Town. Upon the effective date of this Ordinance, the Property shall become subject to the jurisdiction of the Town.

b. Prior to the effective date of this Ordinance, the Town Clerk shall file for recording three certified copies of this Ordinance and three copies of the Annexation Map with the Eagle County Clerk and Recorder, and shall keep one copy of the Annexation Map and the original of this Ordinance in the Town Clerk's office.

c. The Town Clerk shall request that the Eagle County Clerk and Recorder file one certified copy of this Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs and the same with the Colorado Department of Revenue.

Section 2. Annexation Agreement. The Annexation Agreement is hereby approved in substantially the form attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Annexation Agreement on behalf of the Town.

Section 3. Zoning.

a. The Town Council hereby finds and determines that the RR zoning satisfies all applicable criteria in the Eagle Municipal Code.

b. Based on the foregoing, upon the effective date of this Ordinance, the Property is zoned RR.

Section 4. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one, or part, or parts be declared unconstitutional or invalid.

Section 5. Safety. This Ordinance is deemed necessary for the protection of the public health, safety and welfare.

Section 6. Effective Date. Pursuant to Section 6.03 of the Eagle Home Rule Charter, this Ordinance shall take effect 10 days after publication following adoption.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED ON APRIL 13, 2021.

TOWN OF EAGLE, COLORADO

Scott Turnipseed, Mayor

ATTEST:

Jenny Rakow, Town Clerk

EXHIBIT A

Legal Description of Property to be Annexed

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.



To: Mayor and Town Council

From: Jill Kane, Finance Director

Date: April 13, 2021

Agenda Item: Allocation of Funds Received from Settlement Agreement Between the Town of Eagle, Eagle County School District RE-50J, and the Mountain Recreation Metropolitan District

REQUEST: Staff requests the Town Council review the options below describing how to allocate the funds received from the settlement with Eagle County School District regarding the lunchtime, recreational basketball programming, and other non-school activities and termination of the the 1995 IGA.

INTRODUCTION: During the March 23, 2021 meeting Council approved resolution 31, series 2021, approving a settlement agreement between the Town of Eagle, Eagle County School District (ECSD) RE-50J, and the Mountain Recreation Metropolitan District. The Town has received a check in the amount of \$105,500 from the ECSD which agrees to the settlement agreement. \$103,000 in settlement fees and \$2,500 in reimbursed attorneys' fees.

While the Town is not expending these funds related to the settlement, staff does need direction on which fund/s to allocate the revenue received.

ANALYSIS: In accordance with the 1995 agreement with the ESCD, the Town of Eagle paid \$169,460 plus the waived water and sewer tap fees in the amount of \$92,120 to expand the gymnasium at the Eagle Valley Elementary School/ Eagle Valley Middle School building. This agreement affected the Town's General Fund, Water Fund, and Utility Enterprise Fund (Formally the Wastewater Fund). There are multiple ways to allocate the \$105,500 received, staff has provided a few options below:

- 1. Allocate \$2,500 for attorneys' fees reimbursement to the General Fund and split the \$103,000 equally between the Water and Utility Funds:** All attorney's fees were funded through the General Fund; thus, staff is recommending the \$2,500 be reimbursed to the General Fund. With inflation, the original \$92,120 waiver of Water and Wastewater plant investment fees would be worth approximately \$158,982 today. In the future the Town may be asked to waive water and wastewater plant investment fees for the Mountain Rec Pool & Ice Rink expansion projects at the Haymaker Trailhead Area. The funds allocated to the Water Fund and Utility Fund (WW) could be utilized for that purpose.

Fund	Settlement Allocation
General Fund	\$ 2,500.00
Water Fund	\$ 51,500.00
Utility Fund (WW)	\$ 51,500.00
Total	\$ 105,500.00

2. **Allocate 100% to General Fund:** With inflation, the original \$169,460 investment from the General Fund would be worth approximately \$292,456 today. Council could allocate the entire \$105,500 to the General Fund. This would help cover the years of attorney fees spent on this issue. The Council may appropriate for spending purposes or transfers to other funds at any time in the future.
3. **Allocate to the General Fund, Water Fund, and Utility Fund (WW) proportionally based on the original 1995 contributions:**

Fund	Original Payment	Split	Settlement Allocation
General Fund	\$ 169,460.00	65%	\$ 68,346.32
Water Fund	46,060.00	18%	18,576.84
Utility Fund (WW)	46,060.00	18%	18,576.84
Total	\$ 261,580.00	100%	\$ 105,500.00

COMMUNITY INPUT: No community Input has been received.

BUDGET / STAFF IMPACT: This revenue will increase Town Fund balances by \$105,500. Appropriation for expenditure of these funds will be brought to the Council in the future. There is no staff impact with this proposal.

STRATEGIC PLAN ALIGNMENT: This proposal does not align with any policies or standards and is considered an administrative action.

RECOMMENDED ACTION OR PROPOSED MOTION: Motion to approve or deny **one** of the options below:

1. Motion to approve allocation of funds received from settlement agreement between the Town of Eagle, Eagle County School District RE-50J, and the Mountain Recreation Metropolitan District to the General Fund in the amount of \$2,500, to the Water Fund in the amount of \$51,500, and to the Utility Fund in the amount of \$51,500.
2. Motion to approve allocation of funds received from settlement agreement between the Town of Eagle, Eagle County School District RE-50J, and the Mountain Recreation Metropolitan District entirely to the General Fund.
3. Motion to approve allocation of funds received from settlement agreement between the Town of Eagle, Eagle County School District RE-50J, and the Mountain Recreation Metropolitan District to the General Fund, Water Fund, and Utility Fund based on the original investment allocation percentages.

ATTACHMENTS:

- None



To: Mayor and Town Council

From: Jill Kane, Finance Director

Date: April 13, 2021

Re: Sales Tax Capital Improvement Fund 2021 – 2025 Budget Projections

REQUEST: Staff requests the Town Council review the following:

- Attached budget projections for the Sales Tax Capital Improvement Fund (STCIF)
- 2021 Budget Additions noted by NV5
- 5-Year Capital Improvement Plan draft recommended changes

INTRODUCTION: Council requested staff complete a budget projection of the Sales Tax Capital Improvement Fund (STCIF) that expands beyond 2021. Finance and Public Works worked with NV5 to review the 2021 budget and 5-year Capital Improvements Plan (CIP). In doing so, NV5 provided some additional information that would require a 2021 budget amendment or supplemental appropriation and recommended changes to the 5-year CIP.

ANALYSIS: Staff is providing two reports for the Council's review (Both reports are a budget projection of the STCIF through fiscal year ending December 31, 2025).

- **Report #1 – Current Projections:** Budget projection based on approved 5-year CIP and current 2021 budgeted expenditures
- **Report #2 – Revised Projections:** Budget projection based on NV5 and Public Work's recommended changes to the 2021 budgeted expenditures and 5-year CIP

STCIF General Information:

- **The STCIF funds the following:**
 - Acquiring, developing, and constructing the Eagle River Park
 - Improving, constructing, and maintaining the Town's parks, multi-use recreational facilities, and paved paths
 - Debt Service for the Eagle River Park bond
- **Fund Balance Types:**
 - **Restricted for Reserve:** Required reserve for the 2016 Sales Tax Revenue Bonds; cannot be spent until the last debt service payment in 2046
 - **Restricted for Capital Improvements:** This was the \$6,168,000 in bond proceeds that was completely spent down in 2019 and could not be utilized for debt service payments
 - **Assigned for capital projects/Debt Service:** This is the remaining fund balance in the STCIF that is used to pay debt service and fund additional park or paved path projects
 - Since the inception of the STCIF staff has recommended keeping at least 1 year of Debt Service in this fund balance; Approximately \$320,000

Budget Projection Assumptions:

- **Overall:**
 - The 2021 budget projection is revised and based on 2020 actuals and 2020 ending fund balance
- **Revenue Assumptions:**
 - **Sales Tax:** Staff projected a 3% annual increase from 2021 through 2025
 - **Grants:** The Town collected a one-time \$350,000 GOCO grant in 2019 for the River Park and are not projecting additional grants at this time
 - **Interest:** Since 2019 interest rates on investments was approximately 2.5% Since 2020, COLOTRUST interest rates have significantly reduced month over month and are currently at 0.7% To be conservative staff is not projecting an increase in interest rates
 - **Contributions & Donations:**
 - Staff received final payment from Eagle Valley Community Foundation in the amount of \$12,964 earlier this year for donations received for the Eagle River Park
 - Staff is expecting an additional \$20,000 donation from Vail Honeywagon this year
 - Staff is currently only projecting known donations – It is likely other donation may be received in the future

Budget Projection Analysis: STCIF Projects will need to be reprioritized to keep a positive fund balance in 2024 and 2025.

- **Report #1 – Current Projections:** Budget projection based on approved 5-year CIP and current 2021 budgeted expenditures (*Report Attached*)
 - Fund balance assigned for Capital projects/Debt Service will be below the recommended one year of debt service in 2024 at \$169,229 and will be negative in 2025 (\$168,083)
- **Report #2 – Revised Projections:** Budget projection based on NV5 and Public Work's recommended changes to the 2021 budgeted expenditures and the 5-year CIP (*Report Attached*)

2021 Additions Noted By NV5	
Testing for 404 permit	\$ 12,000
Macroinvertebrate Testing (increased from \$4K to \$5K)	1,000
NV5 Engineering Services	9,000
Fish Bypass Improvements	8,000
Donor Wall	5,000
Total	\$ 35,000
2021 Potential Savings	
Wetland Plantings (Projecting 10K instead of 15K)	\$ (5,000)
Rapid Blocs (Projecting 30K instead of \$35K)	\$ (5,000)
Eagle River Water Chemistry Monitoring (No longer needed)	\$ (7,586)
Colorado Analytical Lab Testing (No longer needed)	(3,950)
Total Potential Savings	\$ (21,536)
Proposed Increase	\$ 13,464

5 Year Capital Improvement Plan Recommended Changes	Original Project Total	Proposed Project Total	Comments
Eagle River Water Park - Wetland Plantings	\$ 15,000	\$ 10,000	Based on quotes NV5 received for plantings in 2021
Eagle River Water Park - Rapid Blocs	110,000	205,000	This includes modeling only in 2021, velocity testing and rapid bloc purchases in 2022, and velocity testing in 2023 and 2024 per 404 permit, includes install and break down in 2025
Eagle River Water Park - Donor Wall	-	5,000	
Eagle River Water Park - Pavilion	110,000	165,000	Increased for construction cost escalation
Eagle River Water Park - Climbing Wall	200,000	350,000	This includes new turf, boulders, and a wall
Eagle River Water Park - Slalom Gates	75,000	90,000	Includes gates and anchors
Eagle River Water Park - Chambers Park Path Connection	250,000	350,000	Includes Concrete curb and gutter, and railing
Total	\$ 760,000	\$ 1,175,000	

- Total Fund balance is projected to be negative 2024 (\$87,616) & 2025 (\$339,928)

COMMUNITY INPUT: No community Input has been received on projections or proposed 2021 changes. If the Council chooses to increase the 2021 STCIF budget, public notice and hearing will be required.

BUDGET / STAFF IMPACT: If the Council would like to move forward with all proposed increases in spending in 2021, the budgeted expenditures will increase by \$13,464. The Council also has the option to delay other 2021 projects to not increase 2021 spending, in which a supplemental budget would not be required.

STRATEGIC PLAN ALIGNMENT: This report is aligned with the *Appropriate Investment* and *Sustainable Finances* guiding principles and the following major objective:

- Enhance the Economic Resiliency of Town Government – Some of the most difficult decisions the Town has is what not to do or what projects to delay for the Town to maintain adequate reserves. This STCIF exercise will help ensure that this fund remains resilient to economic downturns while still achieving strategic goals and providing citizens with the largest community impact possible.

RECOMMENDED ACTION OR PROPOSED MOTION:

Option 1: The following steps need to be taken if the Council chooses to keep the 2021 budgeted expenditures at the current appropriated level:

- Review and provide comment to staff regarding:
 - Budget Projections
 - Proposed 2021 increase in spending
 - Any concerns with the proposed increases?
 - What 2021 Projects should be delayed in 2021 to keep expenditures at the current budget?
 - 5-year CIP (Comments regarding CIP will be included in the next years CIP)
 - Recommended NV5 and Public Works modifications to CIP
 - Comments on any future prioritization of projects to keep a positive fund balance
- Direct Staff to move forward with proposed budget amendments to keep budget at current appropriated level

Option 2: The following steps need to be taken if the Council would like to increase the 2021 STCIF budget:

- Review and provide comment to staff regarding:
 - Budget Projections
 - Proposed 2021 increase in spending
 - Any concerns with the proposed increases?
 - Would Council like to delay any projects in 2021?
 - 5-year CIP (Comments regarding CIP will be included in the next years CIP)
 - Recommended NV5 and Public Works modifications to CIP
 - Comments on any future prioritization of projects to keep a positive fund balance
- Direct Staff to include proposed increases in the next supplemental budget brought in front of the Council for approval

ATTACHMENTS:

- Current STCIF 5 Year Budget Projections with current CIP
- Revised STCIF 5 Year Budget Projections with revised CIP

SALES TAX CAPITAL IMPROVEMENT FUND (EAGLE RIVER PARK FUND) BUDGET PROJECTIONS THROUGH 2025

	ACTUAL 2019	BUDGET 2020	ACTUAL 2020	PROJECTION 2021	PROJECTION 2022	PROJECTION 2023	PROJECTION 2024	PROJECTION 2025
FUND BALANCES (Beginning):								
RESTRICTED FOR:								
RESERVE	\$ 161,619	\$ 161,619	\$ 161,619	\$ 161,619	\$ 161,619	\$ 161,619	\$ 161,619	\$ 161,619
CAPITAL IMPROVEMENTS	611,676	-	-	-	-	-	-	-
ASSIGNED FOR CAPITAL PROJECTS/DEBT SERVICE	545,952	594,780	594,780	982,361	1,213,707	1,100,974	971,002	169,229
TOTAL FUND BALANCES (Beginning)	<u>\$ 1,319,247</u>	<u>\$ 756,399</u>	<u>\$ 756,399</u>	<u>\$ 1,143,980</u>	<u>\$ 1,375,326</u>	<u>\$ 1,262,593</u>	<u>\$ 1,132,621</u>	<u>\$ 330,848</u>
REVENUE								
61-431-30 Sales Tax	\$ 623,223	\$ 700,000	\$ 743,105	\$ 765,398	\$ 788,360	\$ 812,011	\$ 836,371	\$ 861,462
61-433-10 Grants	350,000	-	-	-	-	-	-	-
61-436-10 Interest - ColoTrust STCIF	25,600	6,250	6,350	959	880	790	229	-
61-436-42 Contributions & Donations	-	-	-	32,964	-	-	-	-
TOTAL REVENUE	<u>\$ 998,823</u>	<u>\$ 706,250</u>	<u>\$ 749,455</u>	<u>\$ 799,322</u>	<u>\$ 789,241</u>	<u>\$ 812,801</u>	<u>\$ 836,600</u>	<u>\$ 861,462</u>
TOTAL SOURCES	<u>\$ 2,318,070</u>	<u>\$ 1,462,649</u>	<u>\$ 1,505,854</u>	<u>\$ 1,943,302</u>	<u>\$ 2,164,567</u>	<u>\$ 2,075,394</u>	<u>\$ 1,969,221</u>	<u>\$ 1,192,310</u>
EXPENDITURES								
CHARGES FOR SERVICES								
61-50-372 Meeting Expense	\$ 940	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
61-50-347 Professional Services	4,845	15,536	14,624	15,536	15,536	15,536	15,536	15,536
61-50-351 Legal	59	15,000	10,943	15,000	10,000	10,000	30,000	15,000
61-50-354 Engineering	-	8,000	7,952	-	5,000	5,000	5,000	5,000
TOTAL CHARGES FOR SERVICES	<u>\$ 5,844</u>	<u>\$ 38,536</u>	<u>\$ 33,518</u>	<u>\$ 30,536</u>	<u>\$ 30,536</u>	<u>\$ 30,536</u>	<u>\$ 50,536</u>	<u>\$ 35,536</u>
CAPITAL OUTLAY								
River Park Improvements	\$ 1,232,789	\$ 16,686	\$ 9,118	\$ 117,000	\$ 50,000	\$ 545,000	\$ 1,265,000	\$ 100,000
Other Park Improvements	-	-	-	100,000	500,000	45,000	-	740,000
TOTAL CAPITAL OUTLAY	<u>\$ 1,232,789</u>	<u>\$ 16,686</u>	<u>\$ 9,118</u>	<u>\$ 217,000</u>	<u>\$ 550,000</u>	<u>\$ 590,000</u>	<u>\$ 1,265,000</u>	<u>\$ 840,000</u>
DEBT SERVICE								
61-50-815 Debt Service	\$ 95,000	\$ 95,000	\$ 95,000	\$ 100,000	\$ 105,000	\$ 110,000	\$ 115,000	\$ 120,000
61-50-816 Debt Service Interest	227,538	223,738	223,738	219,940	215,938	211,738	207,338	202,738
61-50-820 Agent Fees	500	500	500	500	500	500	500	500
TOTAL DEBT SERVICE	<u>\$ 323,038</u>	<u>\$ 319,238</u>	<u>\$ 319,238</u>	<u>\$ 320,440</u>	<u>\$ 321,438</u>	<u>\$ 322,238</u>	<u>\$ 322,838</u>	<u>\$ 323,238</u>
TOTAL EXPENDITURES	<u>\$ 1,561,671</u>	<u>\$ 374,460</u>	<u>\$ 361,874</u>	<u>\$ 567,976</u>	<u>\$ 901,974</u>	<u>\$ 942,774</u>	<u>\$ 1,638,374</u>	<u>\$ 1,198,774</u>
FUND BALANCES (Ending):								
RESTRICTED FOR:								
RESERVE	\$ 161,619	\$ 161,619	\$ 161,619	\$ 161,619	\$ 161,619	\$ 161,619	\$ 161,619	\$ 161,619
CAPITAL IMPROVEMENTS	-	-	-	-	-	-	-	-
ASSIGNED FOR CAPITAL PROJECTS/DEBT SERVICE	594,780	926,570	982,361	1,213,707	1,100,974	971,002	169,229	(168,083)
TOTAL FUND BALANCES (Ending):	<u>\$ 756,399</u>	<u>\$ 1,088,189</u>	<u>\$ 1,143,980</u>	<u>\$ 1,375,326</u>	<u>\$ 1,262,593</u>	<u>\$ 1,132,621</u>	<u>\$ 330,848</u>	<u>\$ (6,464)</u>

Capital Improvement Plan Summary for 2021 - 2025

Department/Fund and Project	2021	2022	2023	2024	2025	TOTAL
Sales Tax Capital Improvement Fund						
Eagle River Water Park - Dumpster Enclosure	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Eagle River Water Park - Wetland Plantings	15,000	-	-	-	-	15,000
Eagle River Water Park - Beach Sand	50,000	-	-	-	-	50,000
Eagle River Water Park - Air Compressor	5,000	-	-	-	-	5,000
Eagle River Water Park - Rapid Blocs	35,000	30,000	30,000	15,000	-	110,000
Brush Creek Park - Playground Equipment	100,000	500,000	-	-	-	600,000
Eagle River Water Park - Wood Fire Pits	-	20,000	-	-	-	20,000
Eagle River Water Park - Pavilion	-	-	110,000	-	-	110,000
Eagle River Water Park - Climbing Wall	-	-	200,000	-	-	200,000
Eagle River Water Park - Park Lighting	-	-	90,000	-	-	90,000
Eagle River Water Park - Slalom Gates	-	-	75,000	-	-	75,000
Eagle River Water Park - Public Art	-	-	40,000	-	-	40,000
Dog Park Improvements	-	-	45,000	-	-	45,000
Eagle River Water Park - Chambers Park Path Connection	-	-	-	250,000	-	250,000
Eagle River Water Park - Downtown Bridge	-	-	-	1,000,000	-	1,000,000
Eagle River Water Park - Shower Tower	-	-	-	-	100,000	100,000
Whiting Park - Pour-in-Place	-	-	-	-	100,000	100,000
Skateboard Park	-	-	-	-	500,000	500,000
Brush Creek Valley Ranch Improvements: Paved Recreation Path along Brush Creek Road	-	-	-	-	40,000	40,000
Sales Tax Capital Improvement Fund Total	\$ 217,000	\$ 550,000	\$ 590,000	\$ 1,265,000	\$ 740,000	\$ 3,362,000

SALES TAX CAPITAL IMPROVEMENT FUND (EAGLE RIVER PARK FUND) BUDGET PROJECTIONS THROUGH 2025 WITH REVISIONS

	ACTUAL 2019	BUDGET 2020	ACTUAL 2020	PROJECTION 2021	PROJECTION 2022	PROJECTION 2023	PROJECTION 2024	PROJECTION 2025
FUND BALANCES (Beginning):								
RESTRICTED FOR:								
RESERVE	\$ 161,619	\$ 161,619	\$ 161,619	\$ 161,619	\$ 161,619	\$ 161,619	\$ 161,619	\$ 161,619
CAPITAL IMPROVEMENTS	611,676	-	-	-	-	-	-	-
ASSIGNED FOR CAPITAL PROJECTS/DEBT SERVICE	545,952	594,780	594,780	982,361	1,200,243	1,037,510	677,538	(249,235)
TOTAL FUND BALANCES (Beginning)	<u>\$ 1,319,247</u>	<u>\$ 756,399</u>	<u>\$ 756,399</u>	<u>\$ 1,143,980</u>	<u>\$ 1,361,862</u>	<u>\$ 1,199,129</u>	<u>\$ 839,157</u>	<u>\$ (87,616)</u>
REVENUE								
61-431-30 Sales Tax	\$ 623,223	\$ 700,000	\$ 743,105	\$ 765,398	\$ 788,360	\$ 812,011	\$ 836,371	\$ 861,462
61-433-10 Grants	350,000	-	-	-	-	-	-	-
61-436-10 Interest - ColoTrust STCIF	25,600	6,250	6,350	959	880	790	229	-
61-436-42 Contributions & Donations	-	-	-	32,964	-	-	-	-
TOTAL REVENUE	<u>\$ 998,823</u>	<u>\$ 706,250</u>	<u>\$ 749,455</u>	<u>\$ 799,322</u>	<u>\$ 789,241</u>	<u>\$ 812,801</u>	<u>\$ 836,600</u>	<u>\$ 861,462</u>
TOTAL SOURCES	<u>\$ 2,318,070</u>	<u>\$ 1,462,649</u>	<u>\$ 1,505,854</u>	<u>\$ 1,943,302</u>	<u>\$ 2,151,103</u>	<u>\$ 2,011,930</u>	<u>\$ 1,675,757</u>	<u>\$ 773,846</u>
EXPENDITURES								
CHARGES FOR SERVICES								
61-50-372 Meeting Expense	\$ 940	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
61-50-347 Professional Services	4,845	15,536	14,624	25,000	15,536	15,536	15,536	15,536
61-50-351 Legal	59	15,000	10,943	15,000	10,000	10,000	30,000	15,000
61-50-354 Engineering	-	8,000	7,952	9,000	5,000	5,000	5,000	5,000
TOTAL CHARGES FOR SERVICES	<u>\$ 5,844</u>	<u>\$ 38,536</u>	<u>\$ 33,518</u>	<u>\$ 49,000</u>	<u>\$ 30,536</u>	<u>\$ 30,536</u>	<u>\$ 50,536</u>	<u>\$ 35,536</u>
CAPITAL OUTLAY								
River Park Improvements	\$ 1,232,789	\$ 16,686	\$ 9,118	\$ 112,000	\$ 100,000	\$ 775,000	\$ 1,390,000	\$ 115,000
Other Park Improvements	-	-	-	100,000	500,000	45,000	-	640,000
TOTAL CAPITAL OUTLAY	<u>\$ 1,232,789</u>	<u>\$ 16,686</u>	<u>\$ 9,118</u>	<u>\$ 212,000</u>	<u>\$ 600,000</u>	<u>\$ 820,000</u>	<u>\$ 1,390,000</u>	<u>\$ 755,000</u>
DEBT SERVICE								
61-50-815 Debt Service	\$ 95,000	\$ 95,000	\$ 95,000	\$ 100,000	\$ 105,000	\$ 110,000	\$ 115,000	\$ 120,000
61-50-816 Debt Service Interest	227,538	223,738	223,738	219,940	215,938	211,738	207,338	202,738
61-50-820 Agent Fees	500	500	500	500	500	500	500	500
TOTAL DEBT SERVICE	<u>\$ 323,038</u>	<u>\$ 319,238</u>	<u>\$ 319,238</u>	<u>\$ 320,440</u>	<u>\$ 321,438</u>	<u>\$ 322,238</u>	<u>\$ 322,838</u>	<u>\$ 323,238</u>
TOTAL EXPENDITURES	<u>\$ 1,561,671</u>	<u>\$ 374,460</u>	<u>\$ 361,874</u>	<u>\$ 581,440</u>	<u>\$ 951,974</u>	<u>\$ 1,172,774</u>	<u>\$ 1,763,374</u>	<u>\$ 1,113,774</u>
FUND BALANCES (Ending):								
RESTRICTED FOR:								
RESERVE	\$ 161,619	\$ 161,619	\$ 161,619	\$ 161,619	\$ 161,619	\$ 161,619	\$ 161,619	\$ 161,619
CAPITAL IMPROVEMENTS	-	-	-	-	-	-	-	-
ASSIGNED FOR CAPITAL PROJECTS/DEBT SERVICE	594,780	926,570	982,361	1,200,243	1,037,510	677,538	(249,235)	(501,547)
TOTAL FUND BALANCES (Ending):	<u>\$ 756,399</u>	<u>\$ 1,088,189</u>	<u>\$ 1,143,980</u>	<u>\$ 1,361,862</u>	<u>\$ 1,199,129</u>	<u>\$ 839,157</u>	<u>\$ (87,616)</u>	<u>\$ (339,928)</u>

Capital Improvement Plan Summary for 2021 - 2025 (Revised)

Department/Fund and Project	2021	2022	2023	2024	2025	TOTAL
Sales Tax Capital Improvement Fund						
Eagle River Water Park - Dumpster Enclosure	\$ 12,000	\$ -	\$ -	\$ -	\$ -	\$ 12,000
Eagle River Water Park - Wetland Plantings	10,000	-	-	-	-	10,000
Eagle River Water Park - Beach Sand	50,000	-	-	-	-	50,000
Eagle River Water Park - Air Compressor	5,000	-	-	-	-	5,000
	30,000	80,000	40,000	40,000	15,000	205,000
Eagle River Water Park - Rapid Blocs						
Brush Creek Park - Playground Equipment	100,000	500,000	-	-	-	600,000
Eagle River Water Park - Donor Wall	5,000	-	-	-	-	5,000
Eagle River Water Park - Wood Fire Pits	-	20,000	-	-	-	20,000
Eagle River Water Park - Pavilion	-	-	165,000	-	-	165,000
Eagle River Water Park - Climbing Wall	-	-	350,000	-	-	350,000
Eagle River Water Park - Park Lighting	-	-	90,000	-	-	90,000
Eagle River Water Park - Slalom Gates	-	-	90,000	-	-	90,000
Eagle River Water Park - Public Art	-	-	40,000	-	-	40,000
Dog Park Improvements	-	-	45,000	-	-	45,000
Eagle River Water Park - Chambers Park Path Connection	-	-	-	350,000	-	350,000
Eagle River Water Park - Downtown Bridge	-	-	-	1,000,000	-	1,000,000
Eagle River Water Park - Shower Tower	-	-	-	-	100,000	100,000
Whiting Park - Pour-in-Place	-	-	-	-	100,000	100,000
Skateboard Park	-	-	-	-	500,000	500,000
Brush Creek Valley Ranch Improvements: Paved Recreation Path along Brush Creek Road	-	-	-	-	40,000	40,000
Sales Tax Capital Improvement Fund Total	\$ 212,000	\$ 600,000	\$ 820,000	\$ 1,390,000	\$ 755,000	\$ 3,777,000

Changes from the original CIP are highlighted in yellow

Comments

This includes modeling only in 2021, velocity testing and rapid bloc purchases in 2022, and velocity testing in 2023 and 2024 per 404 permit, includes install and break down in 2025

This includes new turf, boulders, and a wall

Includes gates and anchors

Includes Concrete curb and gutter, and railing



To: Mayor and Town Council
From: Jenny Rakow, Town Clerk
Date: April 13, 2021

Agenda Item: Choose Council Member for Council Letter for Eagle Today

REQUEST: Staff requests that the council choose a member to write a public letter to the community.

BACKGROUND: Eagle Today is sent to approximately 3500 subscribers on a monthly basis.

ANALYSIS: The Council Message has been a popular item that has received positive feedback. While not obligated, the Council is welcome to provide a letter to the Clerk for inclusion in the monthly edition of Eagle Today.

COMMUNITY INPUT: None required.

BUDGET / STAFF IMPACT: There is no budget or staff impact.

STRATEGIC PLAN ALIGNMENT / STANDARDS ACHIEVED: For all past submissions, each Council Member reflected on the strategic plan, including the foundation, guiding principles, and major objectives. It has been an excellent way to communicate the plan to the community.

RECOMMENDED ACTION OR PROPOSED MOTION: The council should nominate or volunteer a member to write a letter to the community. Eagle Today generally gets sent the last week of every month.

ATTACHMENTS: None