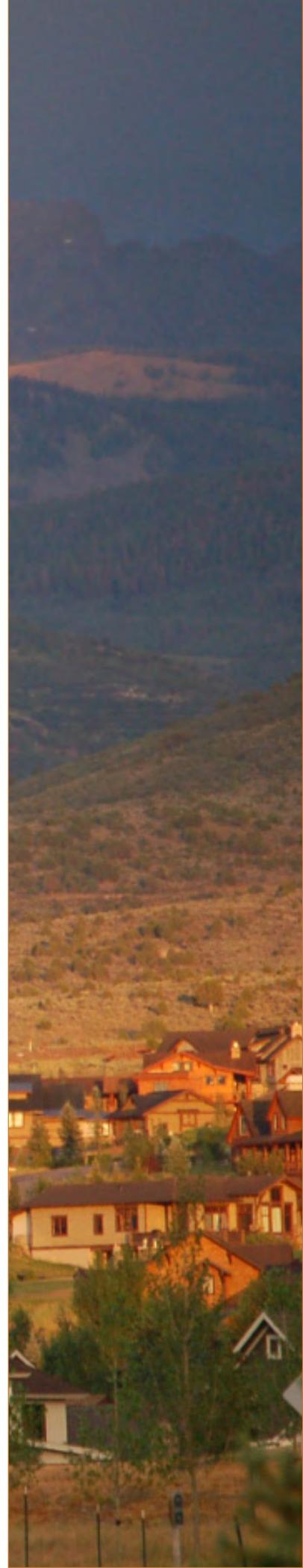


# Eagle Area Community Plan

Prepared for the Town of Eagle and Eagle County, Colorado  
July 2010

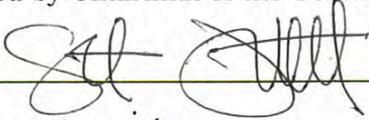


# Eagle Area Community Plan

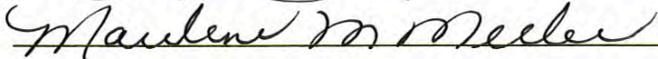
Prepared for the Town of Eagle and Eagle County, Colorado

Approved by the Town of Eagle Planning and Zoning Commission, July 6, 2010

Certified by Chairman of the Commission, Scott Turnipseed:

  
\_\_\_\_\_

Attest:

  
\_\_\_\_\_

Approved, adopted & ratified by the Town of Eagle Board of Trustees, July 27, 2010

A Collaborative Effort by:

Town of Eagle Staff  
Town of Eagle Board of Trustees  
Town of Eagle Planning and Zoning Commission  
Eagle County Staff  
Eagle County Commissioners  
Eagle County Planning Commission  
Eagle Area Community Plan Citizens' Advisory Committee

See Appendix for full list of contributors.

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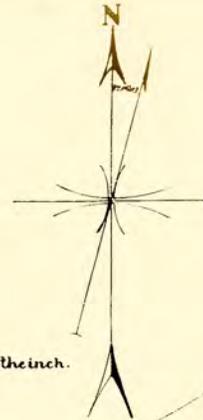
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# THE TOWN OF EAGLE

EAGLE COUNTY COLORADO.

1905



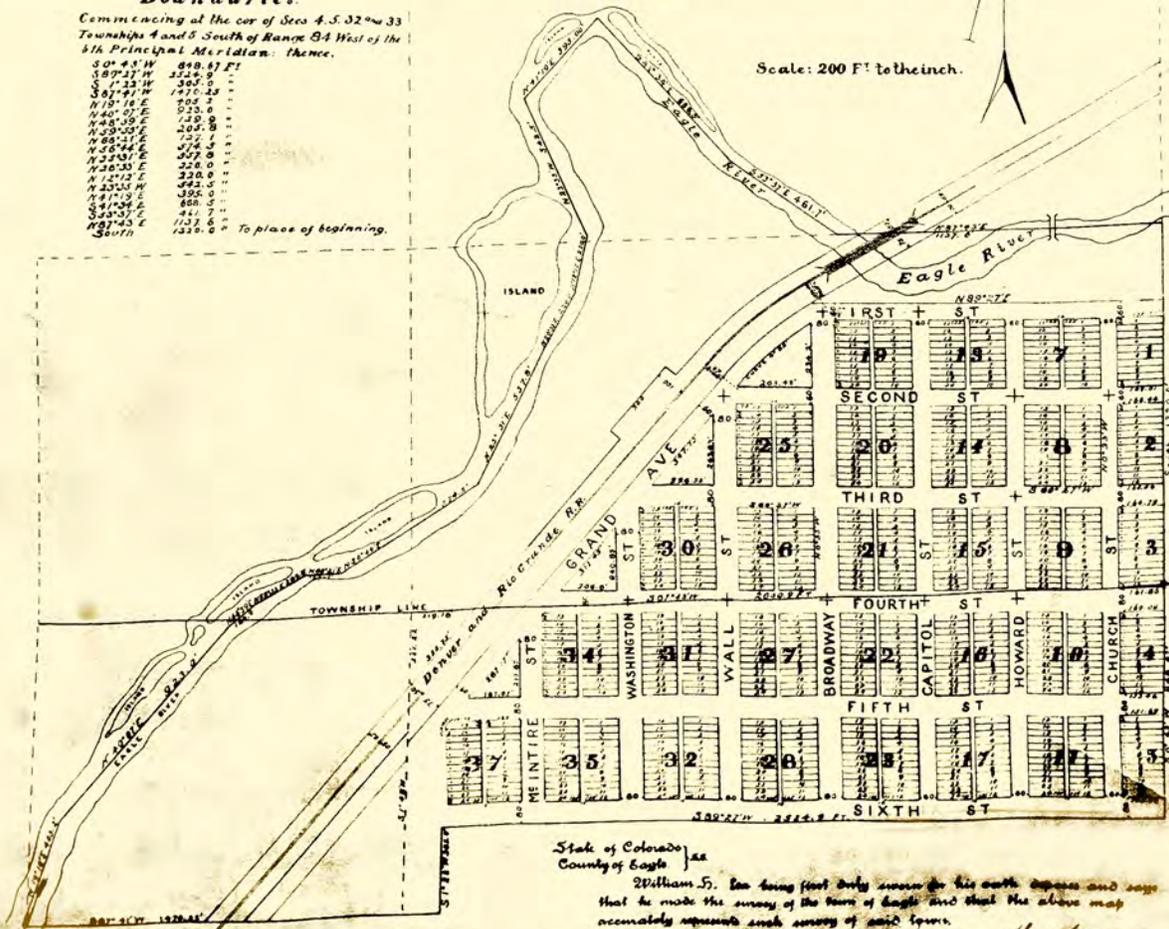
Scale: 200 Feet to the inch.

**Boundaries.**

Commencing at the cor of Secs 4, 5, 32<sup>nd</sup> & 33  
Townships 4 and 5 South of Range 94 West of the  
6th Principal Meridian: thence,

S 0° 43' W	818.67 Ft
S 89° 27' W	2529.9 "
S 1° 12' W	305.9 "
S 87° 41' W	1975.25 "
N 1° 18' E	704.3 "
N 40° 07' E	925.6 "
N 48° 39' E	129.9 "
N 59° 35' E	205.9 "
N 68° 21' E	157.1 "
N 76° 44' E	574.5 "
N 72° 51' E	307.8 "
N 70° 35' E	228.0 "
N 1° 12' E	320.8 "
N 23° 53' W	562.5 "
N 71° 19' E	395.0 "
S 41° 04' E	868.5 "
S 65° 57' E	441.7 "
N 87° 43' E	1137.6 "
South	1226.6 "

To place of beginning.



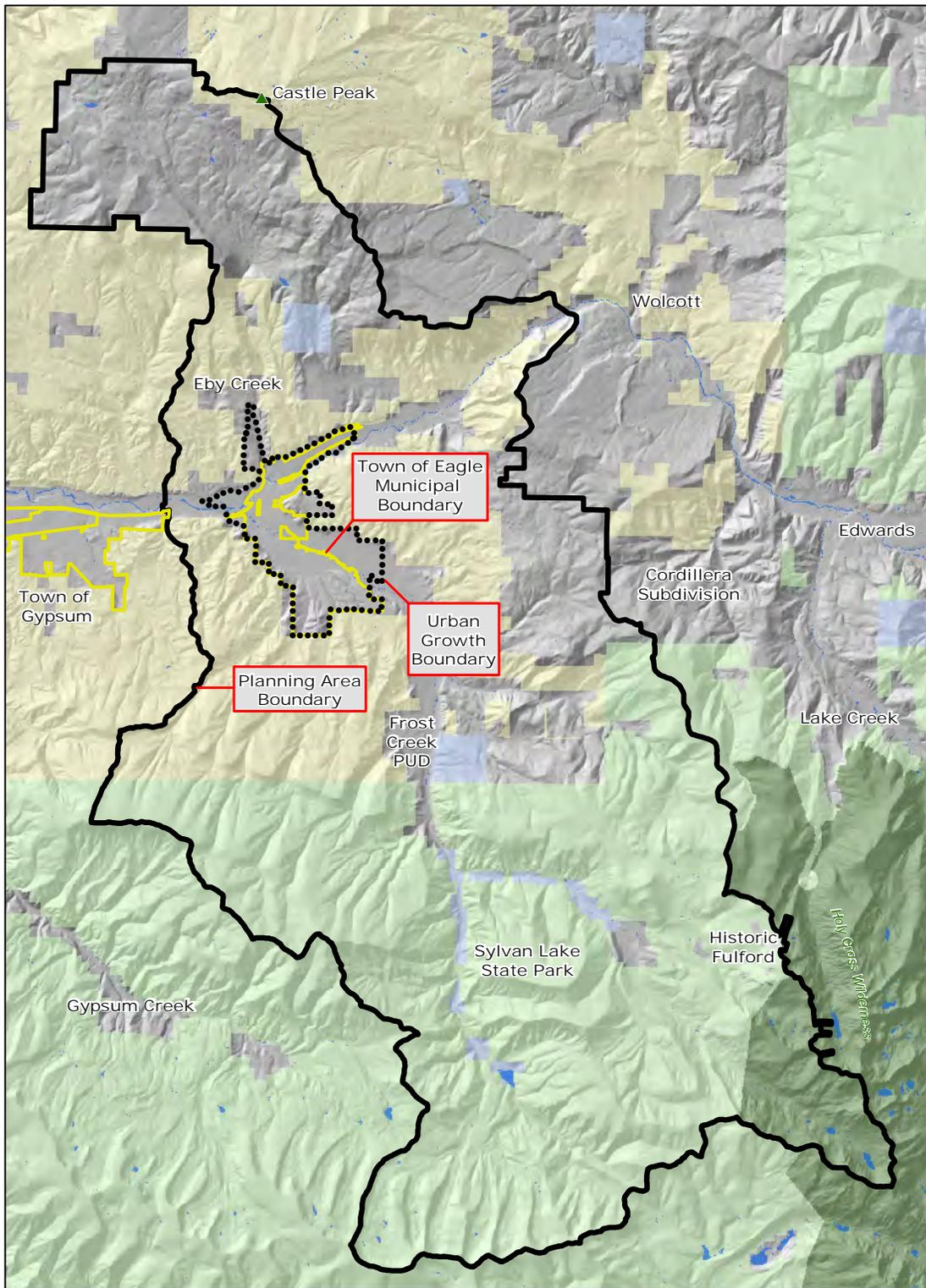
State of Colorado }  
County of Eagle } ss  
William S. Lee being first duly sworn for his oath deposes and says  
that he made the survey of the town of Eagle and that the above map  
accurately represents such survey of said town.

*B.H.  
February 5  
R. Wagner*

Subscribed and sworn to before me this 1st day of January A. D. 1905

Original Town of Eagle Plat Map from 1905

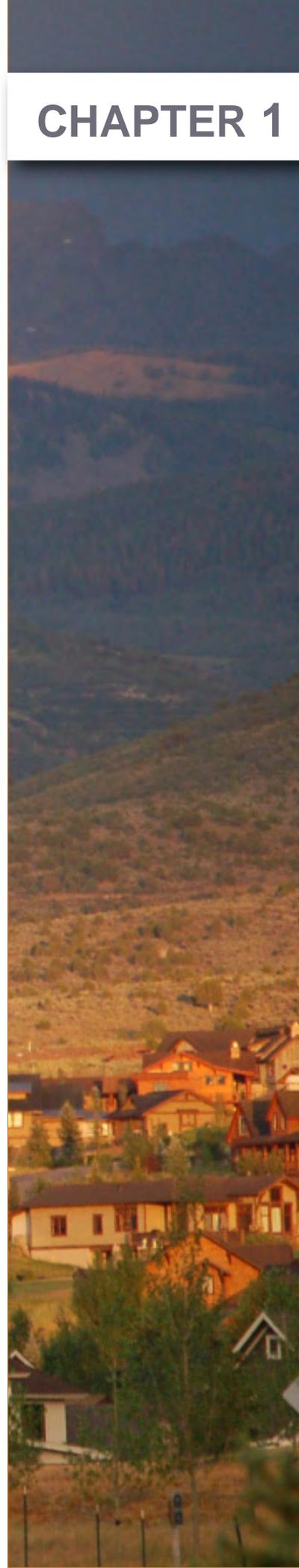
## PLANNING AREA BOUNDARY MAP



*The Planning Area Boundary for the Eagle Area Community Plan encompasses both incorporated and unincorporated lands, and is adopted by both the Town of Eagle and Eagle County.*



**CHAPTER 1:  
Introduction**



# Community Based Planning

The Eagle Area Community Plan, originally introduced in 1996, is unique in Eagle County as it is jointly adopted by both the Town of Eagle and Eagle County. It covers an extensive area which includes the incorporated lands within the Town of Eagle, as well as unincorporated lands surrounding the Town boundaries. The entire drainages of both Brush Creek and Eby Creek which extend south and north of town are included, as are significant acreages along the Eagle River and Interstate 70 east and west of town. The Plan is intended to work as an extension of the Eagle County Comprehensive Master Plan, providing planners, officials, landowners and developers with policies and strategies to help formulate land use plans and guide decision making over the course of the next 5 to 10 years. It is a community based plan that reflects the vision, concerns, ideas and desires of local residents, as determined through a detailed public planning process.

This document is an update to the 1996 Eagle Area Community Plan, and supersedes that document in its entirety. Many of the issues identified by the earlier plan are still applicable, and related policies and strategies have been carried

Other adopted planning documents to be considered in conjunction with this plan include:

- *Eagle County Comprehensive Plan*
- *Eagle River Watershed Plan*
- *Eagle Valley Regional Trails Plan*
- *Eagle Area Open Lands Conservation Plan*

forward. Much has changed, however, and new descriptions, approaches, maps and strategies have been introduced. As with any master plan, the document should be reviewed and updated periodically to ensure goals, policies and strategies that are timely and appropriate.

## The Planning Process

Like the 1996 Plan, the process for the creation of this plan was guided by the participation of local residents, property owners, municipal and county planning departments, public land management agencies, local service providers and the professional advice from a variety of consultants. The process included the formation of a Citizens' Advisory Committee (CAC) to serve as a source of information and a sounding board for the consulting

team, as well as to provide ongoing advice and recommendations to the entities involved in the creation and approval of the plan. An implementation matrix was used to evaluate strategies from the 1996 plan to determine which were accomplished or no longer relevant, which should be carried forward in their original form, and which should be carried forward with some modification to address changed conditions.

Through a series of community meetings and public open houses, planners worked to articulate community values and desires, to identify opportunities and constraints throughout the planning area, and to develop a vision for the Town of Eagle and the surrounding area. Many issues, including the protection of Eagle's small-town character, the need for transportation and connectivity improvements, the protection of wildlife,

the management of growth, the lack of affordable housing, the need for capital improvements funding and the acquisition of open space carried forward from the 1996 Plan. New elements, including the creation of character areas within the planning boundary, have been introduced to improve the utility of the Plan. A series of inventory and analysis maps, including an updated Future Land Use Map (FLUM), were developed to display current conditions, natural resources, special planning character areas and land use ideas. These maps are located throughout the document, and should serve to assist Town and County officials in determining appropriate growth and land management strategies in the Eagle Planning Area.

A draft of the Plan was finalized in the fall of 2008, which marked the official start of the adoption process. Through a series of public hearings the text, maps, charts and pictures were subject to the



*Community Open House meetings were held in preparation for the new Area Community Plan.*

scrutiny of the Town of Eagle Planning and Zoning Commission, Town of Eagle Board of Trustees, Eagle County Planning Commission and the Board of County Commissioners. Public agencies and interested members of the public also provided valuable input throughout this process, leading to the adoption of the Plan's final draft.

## User Guide

The 2010 Eagle Area Community Plan consists of 14 chapters, each devoted to a relevant master planning topic. With the exception of Chapters 1, 2, 4, 5 and 14, each chapter ends with a list of Goals, Policies and Recommended Strategies that are directly associated with and derived from the chapter's intended message. Alternatively, Chapter 5 provides a list of Planning Principles for each of the seven "character areas" that have been identified within the Eagle Planning Area Boundary. Chapter 14 is also different in that it provides a list of action items, which in essence represent those strategies from all the chapters that have been prioritized as the most important for local officials, agencies and/or interest groups to accomplish in the next one to five years.

Community survey results are referenced throughout the document to enhance and clarify the plan's intended

message. Maps are similarly used and positioned within the Plan. It is important to note that graphs, charts and resource maps represent conditions at the time the plan was created, and that these conditions and/or opinions are subject to change over time. Reviewing agencies and development applicants should consult and utilize the most current information.

Chapter 4 provides a discussion of land use within the area and includes a valuable planning tool called the Future Land Use Map (FLUM). This map shows the urban growth boundaries for the Town of Eagle, indicates expectations for future land uses within the planning area, and is accompanied by detailed descriptions of the various land use designations shown. Unlike the resource maps, this map represents a strategic and purposeful vision for the area, and is not subject to change without an amendment or update to the plan. Appendix A outlines the various ways that modifications, amendments or updates to the Plan can be made. Appendix B provides a Glossary of Terms.

Individuals interested in land use within the Urban Growth Boundary of the Town should contact officials in the Town of Eagle Community Development Department. Questions regarding land use outside of the growth boundary are best directed to the Eagle County Department of Community Development.