



4.0 ENVIRONMENTAL CONDITIONS

4.1 DEVELOPMENT IMPACT REPORT

The Town of Eagle Land Use Regulations Section 4.07.030 is titled Development Impact Report. The intent of this section of the land use regulations is to insure that development proposals address and evaluate potential impacts. The section of the Haymeadow application responds to the purpose, intent and details of this portion of the town land use regulations. Sections taken directly from the Town of Eagle Land Use Regulations are expressed in a bold text format. The applicant responses are expressed in a standard text format.

Purpose - It is the purpose of this Section to:

1. Insure that complete information concerning any adverse effects of the proposed development or subdivision on the environment and essential public and private services and facilities, including educational facilities, as well as the health, safety, order, convenience, prosperity and welfare of present and future inhabitants of the Town is available to the Town Board, the Planning and Zoning Commission and the general public;

Applicant response: The Haymeadow application has been assembled in a comprehensive manner and includes information throughout the narrative application and the appendices that addresses the environment, essential public and private services and facilities, educational facilities, and the health, safety, order, convenience, prosperity and welfare of present and future inhabitants of the Town.

2. Insure that long term protection of the environment and the provision of essential public and private services and facilities such as streets, utilities, and educational facilities are considered in major development and subdivision planning and that land use and development decisions, both public and private, take into account the relative merits of possible alternative actions; and

Applicant response: The Haymeadow proposal includes an environmental analysis of geology, vegetation, wildlife, traffic, drainage, utilities, and water rights and provides information on these topics as well as schools that will allow town officials and citizens opportunity to consider these factors as they evaluate the proposal. Alternatives could possibly include higher density, lower density, different physical arrangements on the land, different land uses or no action at

all. The analysis of the proposed plan will allow evaluation of the relative merits of alternative actions.

3. Insure that proposed developments and subdivisions promote a healthful and convenient distribution of population, the wise and efficient expenditure of public funds, including the funds of other governmental entities, as well as the adequate provision of essential public services, facilities and requirements, including schools; and

Applicant response: The application materials include information necessary to evaluate these factors.

4. Provide procedures for local review and evaluation of the environmental and social-economic effects of proposed development projects and subdivisions, including essential public and private services and facilities, prior to granting major development permits or subdivision approvals; and

Applicant response: No applicant response is necessary to this section of the Intent. This section of the Town of Eagle Land Use regulations provides the procedures stated above and the Haymeadow review process is in compliance with those procedures.

5. Provide for the reasonable and adequate mitigation of on-site and off-site impacts generated by the proposed development or subdivision on the environment and essential public or private services and facilities, including streets, utilities and educational facilities.

Applicant response: This application has evaluated on-site and off-site impacts and provided mitigation and design solutions.

B. Preliminary Impact Report

Every Development Permit Application and Preliminary Subdivision Plan shall include a preliminary statement of whether the proposed project will, will not, or could possibly affect the environment, either during construction or on a continuing basis, in each of the following respects:

1. By altering an ecological unit or land form, such as a ridgeline, saddle, draw, ravine, hillside, cliff, slope, creek, marsh, watercourse, or other natural land form feature;

Applicant response: Depending on one's interpretation of "ecological unit", the Haymeadow proposal will or could possibly affect this factor. As an irrigated, cultivated and highly managed agricultural property most of the Haymeadow site has been impacted by the actions of man over the past 100 years. The exception would be the land north of (above) the northernmost irrigation ditch, above the toe of the slope. This land, although heavily grazed by cattle at times, has remained in a natural state. The Haymeadow development plan retains these lands as open space. The application includes an appropriate level of environmental analysis to evaluate these criteria.

2. By directly or indirectly affecting a wildlife habitat, feeding, or nesting ground;

Applicant response: The majority of the Haymeadow lands exist as irrigated and cultivated agricultural lands, which are not classified by the CDOW as wildlife habitat. However, the northern undisturbed natural lands are classified as habitat. The proximity of homes on Haymeadow could possibly affect this northern wildlife habitat. A complete wildlife analysis is included in the appendix of the application and includes a comprehensive analysis of wildlife habitats and potential Haymeadow impacts and improvements, and includes a recommendation for a wildlife movement corridor across the eastern portion of the site. This recommendation, among others, has been incorporated into the Haymeadow design. The comprehensive report will allow a thorough review and understanding of wildlife associated issues.

3. By substantially altering or removing native grasses, trees, shrubs, or other vegetative cover;

Applicant response: The Haymeadow plan will not result in the substantial alteration of native vegetative cover.

4. By affecting the appearance or character of a significant scenic area or resource, or involving buildings or other structures that are of a size, bulk, or scale that would be in marked contrast to natural or existing cultural features;

Applicant response: The Haymeadow plan will affect these factors and provides the information necessary to allow for an appropriate review. These lands are located within the Eagle Area Community Plan Urban Growth Boundary and as such a certain level of impact to the above factors is understood.

5. By potentially resulting in avalanche, landslide, siltation, settlement, flood, or other land-form change of hazard to health and safety;

Applicant response: The Haymeadow proposal will not affect these factors.

6. By discharging toxic or thermally abnormal substance or involving use of herbicides or pesticides, or emitting smoke, gas, steam, dust, or other particulate matter;

Applicant response: The Haymeadow proposal will not affect these factors beyond that of normal residential use.

7. By involving any process which results in odor that may be objectionable or damaging;

Applicant response: The Haymeadow proposal will not create any odor issues.

8. By requiring any waste treatment, cooling, or settlement pond, or requiring transportation of solid or liquid wastes to a treatment or disposal site;

Applicant response: The Haymeadow proposal will not affect these factors beyond that of normal residential use. A Utility Analysis has been submitted that analyzes impacts to the existing Town of Eagle water and sanitation system.

9. By discharging significant volumes of solid or liquid wastes;

Applicant response: The Haymeadow proposal will not affect these factors beyond that of normal residential use. A Utility Analysis has been submitted that analyzes impacts to the existing Town of Eagle water and sanitation system.

10. By increasing the demand on existing or planned sewage disposal, storm drainage, water distribution system, streets, or other utility systems to a level which is likely to cause an adverse impact on the environment;

Applicant response: The Haymeadow proposal will not affect these factors beyond that of normal residential use. A Utility Analysis has been submitted that analyzes impacts to the existing Town of Eagle water and sanitation system.

11. By involving any process which generates noise that may be offensive or damaging;

Applicant response: The Haymeadow proposal will not affect noise factors beyond that of normal residential use.

12. By either displacing significant numbers of people or resulting in a significant increase in population;

Applicant response: The Haymeadow proposal will not displace any people. There will be, over time, an increase in the population of Eagle on the Haymeadow property. The plan provides information regarding population projections and provides facilities and mitigation measures to serve this increase in population.

13. By pre-empting a site which is desirable for recreational uses or planned open space;

Applicant response: The Haymeadow proposal will not pre-empt a site desirable for recreational uses or as planned open space. In fact, the Town of Eagle master plan promotes the type of proposed use. The Haymeadow plan will provide recreation uses and open space in an area where those uses do not currently exist.

14. By altering local traffic patterns or causing an increase in traffic volume or transit service need;

Applicant response: The Haymeadow proposal will alter local traffic patterns and cause an increase in traffic volumes. A comprehensive traffic analysis has been included in the appendix of this application. The applicant will work with the town staff to identify and implement appropriate mitigation measures.

15. By substantially affecting the revenues or expenditures of the Town government.

Applicant response: The Haymeadow proposal will affect town revenues and will create a positive net economic impact to the Town, the local business community and the citizens. A comprehensive economic impact analysis has been provided in the appendix of this application.

16. By increasing the demand on existing or planned school facilities to a level which is likely to cause an adverse impact on such school facilities, an adverse impact on educational opportunities, or an adverse impact on the revenues and expenditures of the Eagle County School District RE 50-J.

Applicant response: The Haymeadow proposal will increase demand on school facilities; however there should be no adverse impact on educational opportunities or on the revenues and expenditures of the school district. The plan includes the proposed dedication of approximately seventeen acres of land to the school district for the location of a new K-8th grade school facility.

17. By being a part of a larger project which, at any future stage, may involve any of the impacts listed above.

Applicant response: The Haymeadow plan is not a part of a larger project. The Haymeadow proposal is presented as a complete master planned community and addresses all of the elements associated with the anticipated build-out of the property.

4.2 GEOLOGY

HP Geotech Inc. has completed a preliminary Geologic Site Assessment for the Haymeadow property. The study analyzed regional geological issues, such as regional subsidence related to evaporate soils and earthquake fault activity, as well as a study of the project site geology. The off site regional geologic issues present a low risk to development and are issues that are shared by all human activity in the central west slope region of Colorado.

On site geologic conditions include minor sinkhole activity along irrigation ditches and the alluvial fan deposition process that occurs at the mouth of the drainage basins along the northern boundary of the site.

The study recommends site specific sub surface exploration for all buildings within Haymeadow to mitigate sinkhole risk and also presents potential

mitigation techniques for lots located within or near the alluvial fan deposition areas.

The entire HP Geotech, Inc. study is included in the appendix of this report.

4.3 WILDLIFE

Rick Thompson, certified Wildlife Biologist and President of Western Ecosystems, Inc. completed an analysis of the Haymeadow property.

The Western Ecosystems, Inc. assessment is based upon existing CDOW wildlife habitat mapping, Mr. Thompson's extensive field analysis of this site and adjacent private properties, which have been on going since 1994, and conversations with CDOW and Town of Eagle representatives.

The report includes an in depth analysis and description of each habitat type found on the site and provides a series of development recommendations designed to mitigate project impact upon wildlife values. The Haymeadow PUD Development Plan is in general conformance with these recommendations.

The PUD Zoning Plan approval included a condition that the eventual development of Tract D should include a berm that would create an effective screen to protect wildlife from viewing activity at the adjacent homes. A concept plan of this berm has been included in the PUD Development Plan drawing and a site section indicates the general composition of the berm.

The complete Western Ecosystems, Inc. analysis is included in the appendix of this report.

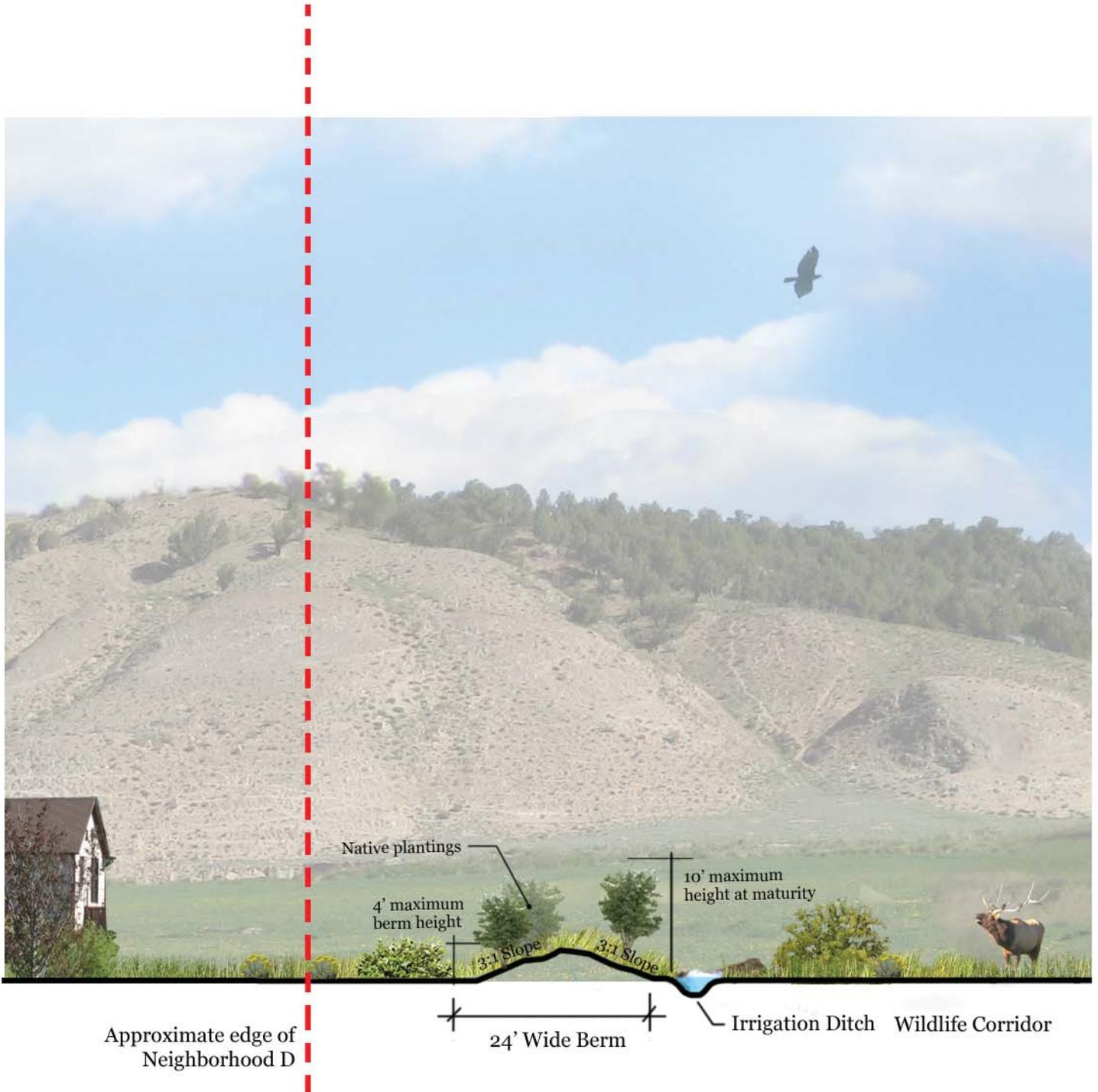
4.4 VEGETATION AND WETLANDS

Western Ecological Resource, Inc. has completed a thorough description of existing vegetation communities, an evaluation of the presence of federal threatened, endangered and candidate plants and provided an estimate of impacts to the various vegetation communities based upon the Haymeadow plan.

Of the 660 acres that comprise the Haymeadow property the development plan as designed would impact only 17.69 acres of native vegetation and would impact 509 acres of disturbed, weedy and introduced vegetation.

The open space corridors have been strategically designed to protect wetlands, riparian areas and large stands of Cottonwood trees.

The complete Western Ecological Resource, Inc report is included in the appendix of this report.



HAYMEADOW

WILDLIFE CORRIDOR BERM CROSS SECTION

dhm design | berglund architects | pylman assoc. | alpine engineering
08.15.13

Figure 20