

# Haymeadow

PUD13-01, RZ13-01, S13-01

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December 10, 2013



# Haymeadow

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- Requests
  - Planned Unit Development Zoning Plan/Development Plan – PUD Guide
  - Subdivision Sketch Plan/Preliminary Plan
  - Rezoning (Resource to Residential Planned Unit Development)

# Background

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- Approval of PUD Zoning Plan with 49 Conditions – October 9, 2012
  - Established permissible type, location and densities of land uses and to determine compatibility of the PUD proposal with the Town's goals, policies plans and purposes of the PUD Zone District



# Process

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- ❑ Open all Files and Review Concurrently
- ❑ Establish Meeting Schedule/Topics
- ❑ Staff Reports

# Haymeadow Review Schedule

(Schedule may be revised as needed)

## **December 10, 2013**

### Meeting Topics:

1. Overview of Application
2. PUD Guide

## **December 18, 2013**

### Meeting Topics:

1. Open Space
2. Parks
3. Trails
4. Geology
5. Wetlands
6. Wildlife

## **January 14, 2014**

### Meeting Topics:

1. Roadways
2. Utilities
3. Traffic
4. Adequate Public Facilities (APF)

\*Annexation Application joins the PUD and Subdivision Applications

## **January 28, 2014**

### Meeting Topics:

1. Water Physical/Legal
2. Fiscal Analysis
3. Adequate Public Facilities (APF)

\*Metropolitan District joins Applications

## **February 11, 2014**

### Meeting Topics:

1. Staff Certificate of Recommendation  
(Compliance with Eagle Area  
Community Plan, Eagle Area Open  
Lands Conservation Plan, Land Use  
and Development Code and Conditions  
of Approval)
2. Adequate Public Facilities (APF)  
Compliance
3. Planning and Zoning Commission  
Recommendation

## **February 25, 2014**

### Meeting Topics:

1. Preliminary Agreements

## **March 11, 2014**

### Meeting Topics:

1. Final Agreements
2. Board of Trustees Deliberations

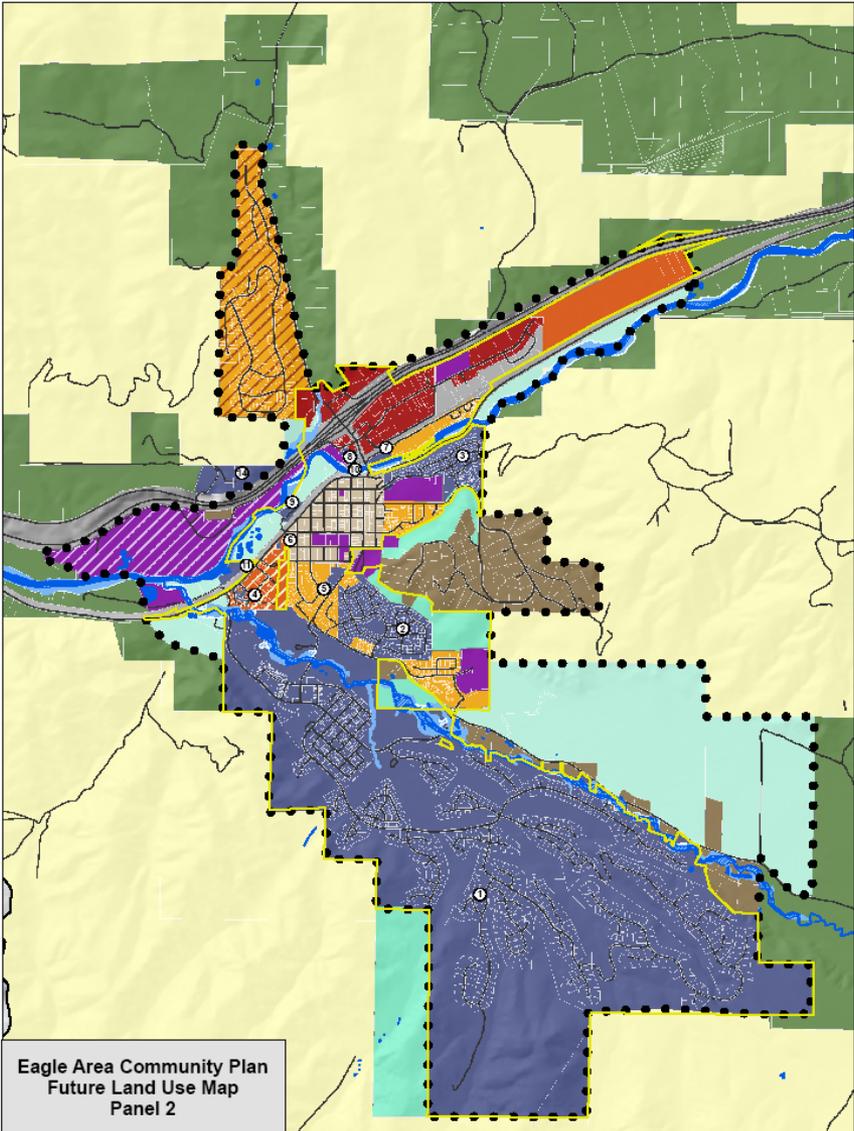
**March 25, 2014**

Meeting Topics:

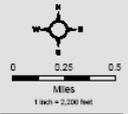
1. Final Agreements
2. Board of Trustees Deliberations
3. Board of Trustees Vote



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**Eagle Area Community Plan  
Future Land Use Map  
Panel 2**



- County Designations**
- Fairgrounds Mixed Use (FMU)
  - Neighborhood Residential (NR)
  - Countryside (CB)
  - Outlying Rural Subdivision (ORS)
  - Agricultural / Rural Lands (AG)

- County & Town Designations**
- Conservation Oriented Development (COD)
  - Open Space (OS)
  - PUD

- Town Designations**
- Public Service - Institutional (PS)
  - Historic Town (HT)
  - Commercial (COM)
  - Light Industrial (LI)
  - East Eagle Mixed Use (EEMU)
  - West Eagle Mixed Use (WEMU)
  - Neighborhood Residential (NR)

- Public Lands**
- BLM (BLM)
  - USFS (USFS)
  - Wilderness (WM)
  - State Land Board (SLB)
  - State Park (SP)

- PUD List**
1. Eagle Ranch
  2. The Terrace
  3. The Villa
  4. Arpa Court
  5. Golden Eagle Elderly Housing
  6. Barnes Historical
  7. Lots on Eagle River
  8. Lot 2/Eagle Interchange South
  9. Bronks Lane Subdivision
  10. Hook
  11. Fossil Park (County)
  12. Frost Creek (County)
  13. Conditine (County)
  14. Chambers Ranch (County)

• Please reference the Future Land Use Map designation descriptions for additional information.  
 •• Consult the appropriate jurisdiction for PUD guides and related information.



# Public Review Process

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- Step One (PUD Zoning Plan/Subdivision Sketch Plan)
- Step Two (Current)
  - PUD Development Plan /Preliminary Plan Subdivision/Annexation
- Step Three (Future)
  - Final Plats
  - Design Guidelines
  - Development Permits



# Guiding Documents

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- Land Use & Development Code
- Eagle Area Open Lands Conservation Plan
- Eagle Area Community Plan



# Applicant's Overview

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# STAFF REVIEW OF PUD GUIDE:

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- Recommend approval of the PUD Guide with the following revisions:
  
- 1. The proposed use- by- right within Neighborhood D of a “gravel borrow pit” (l) and the same use- by- right within Natural Open Space Tracts (i) on pages 113 and 117 respectively, should be revised to require the submittal of an operational plan and reclamation plan to be approved in writing by the Town Planner.

# Recommended Conditions

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- 2. Add sentence to Section 5 – Parking Requirements on page 119 to the end of paragraph. All driveways shall have a minimum length of 25 feet located within the property.
  
- 3. **Changed See Below** - Language should be added to the first paragraph of Section 6 – Design Review, on page 120, that states that in the event the Design Review Board fails to apply and enforce the adopted Design Guidelines to the satisfaction of the Town of Eagle that the Town at its sole discretion may enforce the Design Guidelines.



# Recommended Conditions

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- 3. Revised language based on discussion with applicant to replace above: The Town of Eagle may, at its sole discretion, enforce the Design Review Guidelines as adopted when and if the Haymeadow Design Review Board consistently fails to adequately enforce provisions in the Design Guidelines of significant community interest.



# Recommended Conditions

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- “Consistently” as used above means the Design Review Board has refused, after notification by the Town in writing on three or more instances to enforce provisions of the Design Guidelines deemed by the Town to be of significant community interest.



# Recommended Conditions

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- 4. The second paragraph of Section 8 – Dogs and Pet Control on page 124 should be revised to remove the first sentence of the paragraph. The second sentence should remain “Haymeadow shall be subject to any and all leash laws and other pet regulations as adopted by the Town of Eagle.”



# Recommended Conditions

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- 5. Relative to Section 8 – Dogs and Pet Control, language should be added to the Development Agreement and PUD Guide which states that contractors working within Haymeadow are not permitted to bring dogs into the Planned Unit Development



# Staff Recommendation

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- Continue all files to December 18, 2013



# Board of Trustees

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- Public Comment
- Questions of Staff or Applicant