

Haymeadow

PUD13-02, RZ13-01, S13-01

December 18, 2013



Haymeadow

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



Process

- Open all Files and Review Concurrently

Haymeadow Review - December 18, 2013

Purpose: Obtain direction from Trustees
on Topics presented

Meeting Topics:

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

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



Applicant's Presentation of Topics



Recommended Conditions of Approval:

1. Landscape design of parks, streetscapes and wetland enhancement shall be included with the Final Plat application.
2. The PUD Guide shall be revised to include requirement that the berm along the east side of the development within Neighborhood D to minimize the impact on wildlife from the adjacent residential development be a permanent landscape feature. (Accomplished) Final design and construction of this berm shall be coordinated with the Final Plat for Neighborhood D. (4)



Recommended Conditions

3. The Applicant working under direction of the Town and BLM with input from the CDPW shall be responsible to establish trail head parking areas along the north side of the property as generally identified on the Development Plan in addition to the major trailhead parking area located at the south end of the Willow Corridor Open Space. These trailhead parking areas shall be constructed as part of the public improvements guaranteed through Subdivision Improvements Agreements. The timing of the construction of these public improvements shall be determined by the Board of Trustees. (5)



Recommended Conditions

4. The first Preliminary Subdivision Plan should include a spine bicycle/pedestrian trail from Brush Creek Road/Sylvan Lake Road Intersection to eastern end of the property to accommodate hiking and biking up and down the Brush Creek Valley. (Part of this system is in place in the vicinity of Salt Creek and Frost Creek.) ((7))



Recommended Conditions

5. The design and placement of recreation trails adjacent to the eastern wildlife corridor and open space shall minimize the impact of recreation users upon wildlife.(8)

6. If at the time of Final Plat for Neighborhood D, a corresponding 500 foot wide wildlife corridor has not been provided or committed on the adjacent Adam Rib Ranch property, then a 1000 foot wide corridor is required on the Haymeadow Planned Unit Development. At Final Plat a deed restriction shall be placed on this wildlife corridor to guarantee its protection. (11)



Recommended Conditions

7. The Development Agreement shall include a commitment to retain the eastern buffer/wildlife corridor in agricultural production. (13)

8. The trail system on west side of Willow Corridor shall include a soft path shifted to the west. This trail shall be designed to provide an alternative for a more natural experience for hikers and mountain bikers from the Trailhead Park north to the BLM. (Accomplished – See revised Development Plan)



Recommended Conditions

9. The Development Agreement shall include a requirement that the developer repair and or construct a wildlife friendly agricultural fence along the BLM boundary adjacent to BLM Lands on the North and the adjacent private land on the East side of the PUD.

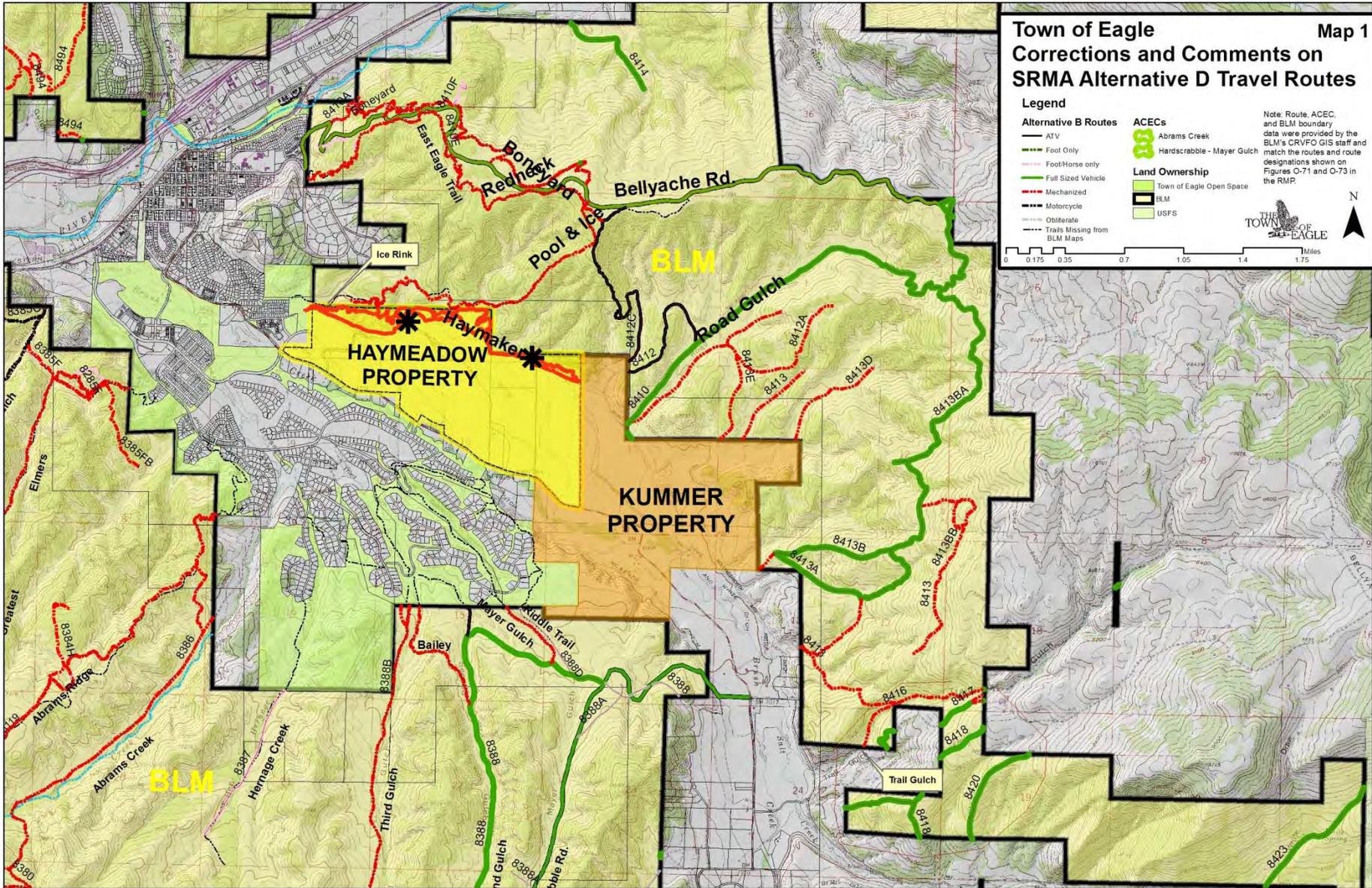
10. Development Agreement shall include a requirement that the developer remove the existing barbed wire fence along the south side of the PUD in coordination with the phased development of the PUD.

Town of Eagle Map 1

Corrections and Comments on SRMA Alternative D Travel Routes

Legend

Alternative B Routes	ACECs	<p>Note: Route, ACEC, and BLM boundary data were provided by the BLM's CRVFO GIS staff and match the routes and route designations shown on Figures O-71 and O-73 in the RMP.</p> 
<ul style="list-style-type: none"> — ATV — Foot Only — Foot/Horse only — Full Sized Vehicle — Mechanized — Motorcycle — Obsolete — Trails Missing from BLM Maps 	<ul style="list-style-type: none"> — Abrams Creek — Hardscrabble - Mayer Gulch 	
Land Ownership		<p>0 0.175 0.35 0.7 1.05 1.4 1.75 Miles</p> 
<ul style="list-style-type: none"> — Town of Eagle Open Space — BLM — USFS 		



Town of Eagle Corrections and Comments on SRMA Alternative D Travel Routes

Map 1

Legend

Alternative B Routes

- ATV
- Foot Only
- Foot/Horse only
- Full Sized Vehicle
- Mechanized
- Motorcycle
- Obliterate
- Trails Missing from BLM Maps

ACECs

- Abrams Creek
- Hardscrabble - Mayer Gulch

Land Ownership

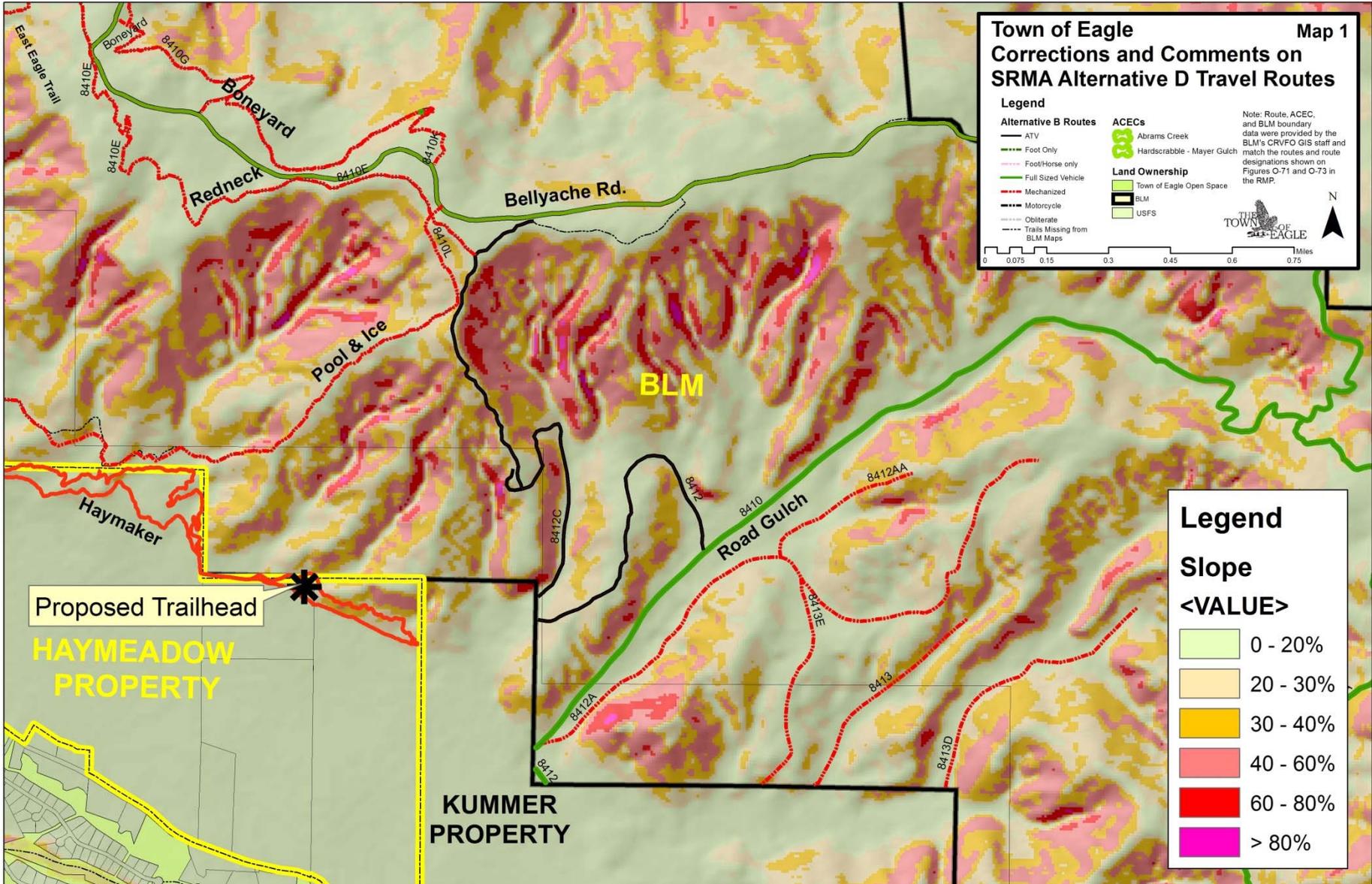
- Town of Eagle Open Space
- BLM
- USFS

Note: Route, ACEC, and BLM boundary data were provided by the BLM's CRVFO GIS staff and match the routes and route designations shown on Figures O-71 and O-73 in the RMP.

TOWN OF EAGLE

0 0.075 0.15 0.3 0.45 0.6 0.75 Miles

N



Legend

Slope

<VALUE>

- 0 - 20%
- 20 - 30%
- 30 - 40%
- 40 - 60%
- 60 - 80%
- > 80%

Proposed Trailhead

**HAYMEADOW
PROPERTY**

**KUMMER
PROPERTY**

BLM

Bellyache Rd.

Road Gulch

Redneck

Pool & Ice

Haymaker

Boneyard

East Eagle Trail

8412C

8412

8410

8412AA

8413E

8413

8413D

8412

8412A

8410E

8410G

8410E



Planning Commission/Staff Recommendation (Management)

1. The Development Agreement establish the Board of Trustees as the managing entity for:
 - Trails within Town of Eagle Open Space dedicated by Haymeadow,
 - Haymaker Trail regardless of land ownership, and
 - Trails accessing BLM lands regardless of land ownership



Planning Commission and Staff Recommendation

2. Town explores the potential for a motorized access to BLM at the Eastern Trailhead proposed on Haymeadow



Planning Commission and Staff Recommendation

3. The Town seasonally closes the eastern portion of the Haymaker Trail and the Eastern Trailhead accessing BLM land.

DRAFT Haymeadow Ownership/Maintenance/Dedication Table 2014

Topic	Ownership	Maintenance	Revenue Source	Timing of Dedication	Notes/Comments
Open Space north of Asphalt Path (including Haymaker Trail)	Town	Town	Town	With Final Plats for each Neighborhood	<ul style="list-style-type: none"> ▪ Applicant shall submit an open space vegetation restoration plan to the Town with Final Plat. Restoration plan shall provide for native re-vegetation of open space. ▪ Applicant shall be responsible for native re-vegetation of open space. ▪ Open Space not yet platted shall have a blanket recreation easement for existing trails.
Wildlife Corridor/Agricultural Production Area	Town	HOA/Metro District	HOA/Metro District	With first Final Plat of Neighborhood D	<ul style="list-style-type: none"> ▪ Agreement between the Town & HOA or Metro District that requires HOA or Metro District to maintain Agricultural Use(s) on these lands. ▪ Discuss Access to Log Cabin before FFP of Neighborhood D
Trail Head Park	Town	Town	HOA/Metro District Town	Accepted by town at completion of construction during Phase 1	<ul style="list-style-type: none"> ▪ Level of maintenance to be jointly determined thru Town & HOA/Metro District Agreement. ▪ Dedicated Haymeadow Trailhead Park budget for maintenance by Town. ▪ Operating agreement allowing access, upgrades and improvements by HOA/Metro over time
Neighborhood/Internal Parks	HOA/Metro District	HOA/Metro District	HOA/Metro District	N/A	<ul style="list-style-type: none"> ▪ Public access and drainage easements
Joint Town & Metro District Maintenance Facility	Town/Metro District	Town/Metro District	Developer Dedication of land and facility to Town Construction of facility by Metro District	With first Final Plat of Neighborhood A1	TBD—Pending space planning and needs analysis by both entities whether joint yard/building works or if separate land dedications

DRAFT Haymeadow Ownership/Maintenance/Dedication Table 2014

Topic	Ownership	Maintenance	Revenue Source	Timing of Dedication	Notes/Comments
Fire Station	Fire District	Fire District	Fire District	With first Final Plat of Neighborhood A1	Dedicated to Town/Transferred to District (Impact Fee Credit discussion) Timing of construction to be determined in separate agreement with Fire District
Willow/Tree Corridors	Town	HOA/Metro District	HOA/Metro District	With adjacent Final Plats	
School Site (prior to construction of School)	Town	Metro District	Metro District	With first Final Plat of Neighborhood A1	<ul style="list-style-type: none"> ▪ Town contract with ECSD on land in trust for school use/or later sale for development with purchase being fee in lieu to ECSD, RFR to Abrika in DAA ▪ Agreement between the Town & Metro District requiring Metro District to maintain healthy native vegetation until developed.
Recreation Site (prior to construction of Recreation Facilities)	Town	Metro District	Metro District	With first Final Plat of Neighborhood A1	<ul style="list-style-type: none"> ▪ Agreement between the Town & Metro District requiring Metro District to maintain healthy native vegetation until developed.
School (after construction of School)	School District/Town	School District/Town (WECMRD)	School District/Town (WECMRD)	With first Final Plat of Neighborhood A1	<ul style="list-style-type: none"> ▪ Agreement between the Town, WECMRD and School District
Recreation Site (after construction of Recreation Facilities)	School District/Town (WECMRD)	School District/Town (WECMRD)	School District/Town (WECMRD)	With first Final Plat of Neighborhood A1	<ul style="list-style-type: none"> ▪ Agreement between the Town, WECMRD and School District
Rights-of-Way	Town	Town & HOA/Metro District	Street Landscape & sidewalks/paths within rights-of-way shall be responsibility of HOA/Metro District Town responsible for other improvements in rights-of-way	With Final Plats	<ul style="list-style-type: none"> ▪ Snow removal on sidewalks and bike paths within Haymeadow development should be the responsibility of one entity, not multiple entities.

DRAFT Haymeadow Ownership/Maintenance/Dedication Table 2014

Topic	Ownership	Maintenance	Revenue Source	Timing of Dedication	Notes/Comments
Trailheads	Town	Town & HOA/Metro District	Town & HOA/Metro District	With Final Plats	▪
Soft Paths					<ul style="list-style-type: none"> ▪ Ownership, Maintenance, Revenue Source, Timing of Dedication to follow property on which it resides ▪ Connect to loops at Brush Creek Open Space
Paved Recreation Path	Town	HOA/Metro District	HOA/Metro District	With Final Plats	▪ Path system is regional amenity passing through this development
Dirt Trails					▪ Have not defined dirt trails other than Haymaker Trail
Water Features, Irrigation Ditches, Non-potable water system	TBD	Metro District	Metro District		▪ Service agreements with Town for Recreation site, parks, etc and with ECSD for School site, with HOAs for local parks
Log Cabin Site	Town	TBD	TBD	TBD	<ul style="list-style-type: none"> ▪ Discuss with board vision for this site, ideas so far have included, teardown cabin and clean up for trailhead site like Arroyo Dr; Improve building for retreat center or pavilion alternative rental space, retreat center with overnight cabins, firepit, yoga platforms, crystals etc ▪ FYI: Will have access road to water tank through site ▪ FYI: is currently noted as trailhead location, use of that trailhead is not yet defined between BLM and Town



Public Comment



Staff Recommendation

- Continue all files to January 14, 2014



Board of Trustees

- Questions of Staff or Applicant