



The Town of Eagle

Box 609 • Eagle, Colorado 81631
(970) 328-6354 • Fax 328-5203

Meetings:
2nd and 4th Tuesdays

CERTIFICATE OF RECOMMENDATION

TO: Board of Trustees

FROM: Department of Community Development

DATE: December 18, 2013

PROJECT NAME: Haymeadow Planned Unit Development and Subdivision

FILE NUMBERS: PUD13-02(Zoning Plan (ZP) and Development Plan (DP);
S13-01(Sketch Plan (S) and Preliminary Plan (PP)); and
RZ13-01

APPLICANT: Ric Newman, Abrika Properties, LLC

EXHIBITS: Exhibit A – LERP Plan
Exhibit B - Applicant Agreement List
Exhibit C – Rough Draft - Matrix of
Ownership/Maintenance/Funding/
and Dedication
Exhibit D – Eagle Ranch Maintenance Agreement
Exhibit E – Eagle Ranch Public Infrastructure Cost Matrix
Exhibit F – Weighted Development Review Matrix

PUBLIC COMMENT: No additional public comments received

APPLICABLE SECTION(S) OF MUNICIPAL CODE: Section 4.11, Section 4.12

GUIDING DOCUMENTS: Eagle Area Community Plan, Eagle Area Open Lands
Conservation Plan, Eagle Land Use and Development Code

STAFF CONTACT: Tom Boni, Town Planner

LOCATION: 660 Acres east of the Pool and Ice Rink and north of Brush
Creek Road.

REQUEST:

Combined PUD Zoning Plan and Development Plan Review of 787 dwelling unit Planned Unit Development on 660 acres and Combined Subdivision Sketch and Preliminary Plan review of entire property with specific residential lots identified for a total of 69 single family and duplex units and 145 multi-family units in Neighborhood A-1 planned as the first phase of this Planned Unit Development. Zone Change Review of entire property from Resource (Eagle County) to Residential Planned Unit Development (Town). Site Specific Development Plan Approval granting vested property rights is being requested.

BACKGROUND:

At the first Trustee hearing on December 10, 2013, the Applicant provided a comprehensive overview of the Haymeadow Planned Unit Development. The Topic for discussion at the first hearing was the PUD Guide. The applicant has met with staff to discuss comments made at the hearing and has agreed to revise the PUD Guide to address these comments.

The Staff has prepared a list of commitments from the applicant relative to the PUD Guide and this has been attached as Exhibit B. Staff will update this list of changes to the Haymeadow PUD as each hearing progresses so that the Board is apprised of progress that has been made during the review of this application after each hearing.

Please find listed below the topics scheduled for this hearing on December 18th.

1. Geology—in binder
2. Open Space—see Exhibit C
3. Parks—see Exhibit C
4. Trails—see Exhibit C
5. Wildlife—in binder
6. LERP—exhibit A

DISCUSSION

In preparing for this Hearing, the staff has **started** to think about how the open space, parks, tree corridors, internal neighborhood parks should be owned, funded, maintained and dedicated. Staff has used ownership and maintenance agreement with Eagle Ranch as a model. Please see Exhibit D for a rough draft of Staff thinking on this matter. Given the tight schedule between December 10 Hearing and the date of preparation of this Staff Report - December 13, the staff has not had an opportunity to fully discuss this matters with the Applicant. However, we have

scheduled a meeting for next week prior to the Hearing on December 18th and will incorporate further development of our thinking into our discussion at the hearing.

These questions are fundamental in preparing the Development Agreement. One of staff's objectives during these hearings is to obtain direction from the Trustees on how to address these topics in the Development Agreement. To provide some perspective on ownership and maintenance obligations of open space, parks and trails and the costs of public infrastructure for a large scale residential planned unit development, we have attached the overall maintenance agreement with Eagle Ranch as Exhibit E and a summary of Eagle Ranch's public infrastructure costs as Exhibit F.

STANDARDS AND REQUIREMENTS:

Section 4.11 of the Land Use and Development Code recommends that a minimum of 20% of total gross area of a planned unit development shall consist of common open space. At least 50% of common open space shall be developed as active recreation. Adequate water rights shall be dedicated to the Town to maintain the open space. This results in a dedication of 132 acres of open space of which 66 acres is developed for active recreation.

Section 4.13 of the Code under the Subdivision Chapter also addresses the provision of open space (Municipal and Park Land Dedication). This section requires the dedication of .012 acres per resident of the subdivision. This results in a park land dedication of 27 acres.

Approximately 60% of the Haymeadow will be common open space of which equals 385 acres. The Trailhead Park is approximately 20 acres, the western park is approximately 18 acres and the willow corridor comprises 58 acres. This application exceeds the standards for active and passive open space. In addition to active recreational facilities planned for Trailhead Park, there will be additional active recreational facilities planned in the neighborhoods as well as the extensive trail system along the north south tree corridors and along the northern portion of the PUD. The trails and recreational space follows the direction provided in the Eagle Area Community Plan. The Town is currently studying the amount of water rights needed to be dedicated to the Town for the irrigation of this open space. The Development Agreement will include the requirement to dedicate these water rights. Haymeadow owns sufficient water rights for this conveyance.

A hierarchy of trails including soft and paved trails is included in the PUD. Where the trails are primary, such as on the northern side of the PUD, the central trails connecting to the school, and the detached trail on Sylvan Lake Road, the width of the asphalt will be 10 feet. These trails meet our standards.

The applicant has submitted sufficient geo-technical information to demonstrate that the proposed homes are located outside of hazard areas. The Final Plat will include debris flow mitigation structures to ensure that any flows created by a storm are accommodated by the drainage structures and mitigation structures. These will be designed at Final Plat and reviewed by staff and the Colorado Geologic Survey.

The Town's Local Employee Housing Program requires that 10% of these units are deed restricted and sold according to the program requirements. Staff agrees with the Applicant's plan to distribute these units among housing types and neighborhoods.

STAFF AND PLANNING COMMISSION REVIEW OF RELATED TOPICS:

The Staff and Planning Commission have worked with the applicant on concerns related to all of these Topics. A considerable amount of attention to these topics by the Board of Trustees occurred during your original review of this application and resulted in a number of Conditions of Approval of the PUD Zoning Plan in 2012. Some of these conditions have been addressed by the applicant in the preparation of this Application Package where appropriate and some will be addressed at Final Plat stage of development approval.

Please find below a list of Staff and Planning Commission recommended conditions of approval of these combined PUD and Subdivision Applications currently under review. These recommended conditions relate to the Topics being discussed at this hearing; open space, parks, trails, wildlife, LERP and Geology. The numbers in parentheses identify the original condition of approval being carried forward from 2012.

1. Landscape design of parks, streetscapes and wetland enhancement shall be included with the Final Plat application. (3)
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. Final design and construction of this berm shall be coordinated with the Final Plat for Neighborhood D. (4)
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)

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))
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)
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.
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.

In addition to the above referenced recommended conditions of approval, Staff and Planning and Zoning Commission recommend:

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

2. Town explores the potential for a motorized access to BLM at the Eastern Trailhead proposed on Haymeadow. Motorized access would depend on the Town and BLM designing a trail connection to Road Gulch.
3. The Town seasonally closes the eastern portion of the Haymaker Trail and the Eastern Trailhead accessing BLM land.

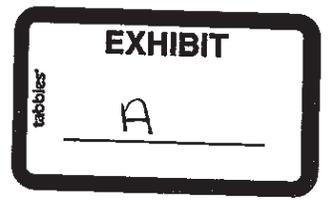
PUBLIC COMMENTS:

STAFF RECOMMENDATION:

Recommend continuance of all files to January 14, 2014.

BOARD OF TRUSTEES:

1. Public Comment
2. Questions for Applicant
3. Questions of Staff
4. Trustee Comment



Haymeadow

Local Employee Residency Plan

2013
PUD Development Plan
& Preliminary Subdivision Plan

The purpose of this document is to serve as the initial Haymeadow Local Employee Residency Plan, in accordance with the requirements stated in Section IV. B. of the Town of Eagle Local Employee Residency Program Requirements and Guidelines.

The Haymeadow PUD Development Plan and Preliminary Subdivision Plan application represents a large multi-phased residential development that will take many years and multiple review processes to complete. While this step of the application requires the submittal of a Local Employee Residency Plan, and this document will serve as such, much of the requested detail has not yet been developed and will necessarily come into later steps of the review process.

It is the intent of the Haymeadow applicant to fully comply with the intent and requirements of the Town of Eagle Local Employee Residency Program ("LERP") housing program through the development and build-out of Haymeadow.

The Haymeadow PUD Development Plan proposes a total of 787 dwelling units. Based on the 10% inclusionary requirement of the LERP program this will result in a requirement of 79 qualified LERP units. This plan proposes to provide those units at a ratio of 25% Single Family/Duplex and 75% Multi-family. This ratio will provide 20 single family/duplex and 59 multi-family LERP units.

The Haymeadow applicant is committed to provide this number of units, in accordance with the program guidelines and requirements for unit price points, size and design considerations. The units will be distributed throughout the neighborhoods and will be built in conjunction with the build-out rate of the neighborhoods. The accompanying table indicates the general location of LERP units and their distribution by unit type.

The LERP Plan requirements ask that unit types, sizes by square foot and by bedroom configuration be listed in the Local Employee Residency Plan. At this level of the Haymeadow design and review process this level of detail is not available for any of the neighborhoods. For a project of this scale and with a mix of single family/duplex and multi-family residences, this level of detail will not be developed until the final plat and development permit stages of the review process. This plan proposes that this overall commitment and unit distribution table serve as the initial Local Employee Residency Plan with further detail coming for each specific phase at the final plat and development permit level of review.

Each final plat that includes single family and/or duplex lots will include a specific addendum to this plan that details which lots will be designated for LERP units and includes the required level of detail that specifies unit sizes, bedroom configurations and sales price points. Each development permit application will include the same level of information for multi-family units.

Haymeadow Local Employee Residency Plan

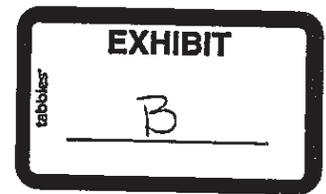
LERP Unit Distribution Table

<u>Neighborhood</u>	<u>SF/Duplex</u>	<u>MF</u>	<u>Total</u>
A1	7	15	22
A2	5	15	20
B	5	15	20
C	3	14	17
D	0	0	0
Total	20	59	79



The Town of Eagle

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Exhibit B

List of Revisions committed to by Applicant in response to Trustee, Staff Comments or Public Comment

Hearing Date:

December 10, 2013

Agreements:

1. Agree to revise PUD Guide based conditions listed in staff report for December 10.
2. Revise Density Transfer Section of PUD Guide to reduce percentage allowance (1.25) and minimize allowance for % of Multi Family Category to increase.
3. Add provision in PUD Guide to require bear proof trash enclosures or dumpsters for all multi-family parcels. Include covenant requiring the storage of trash cans by single family and duplex units to occur inside the building.
4. Add provision in the PUD Guide prohibiting the use of wood shake roof shingles.
5. Remove outdoor storage yard as a use permitted within the PUD.

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. ▪ 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
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"> ▪ 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
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"> ▪ Public access and drainage easements
Neighborhood/Internal Parks	HOA/Metro District	HOA/Metro District	HOA/Metro District	N/A	TBD—Pending space planning and needs analysis by both entities whether joint yard/building works or if separate land dedications
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	



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	<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 Aabria in DAA Agreement between the Town & Metro District requiring Metro District to maintain healthy native vegetation until developed.
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"> 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	<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
Soft Paths					<ul style="list-style-type: none"> ▪ Path system is regional amenity passing through this development
Paved Recreation Path	Town	HOA/Metro District	HOA/Metro District	With Final Plats	<ul style="list-style-type: none"> ▪ Have not defined dirt trails other than Haymaker Trail
Dirt Trails					<ul style="list-style-type: none"> ▪ Service agreements with Town for Recreation site, parks, etc and with ECSD for School site, with HOAs for local parks
Water Features, Irrigation Ditches, Non-potable water system	TBD	Metro District	Metro District		<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
Log Cabin Site	Town	TBD	TBD	TBD	<ul style="list-style-type: none"> ▪ 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



EAGLE, COLORADO

September 25, 2007

Willy Powell, Manager
 Town of Eagle
 P. O. Box
 Eagle, CO 81631

Dear Willy:

Subject: Eagle Ranch PUD Facilities Maintenance Responsibilities

This letter is submitted pursuant to Section 13.5 of the Subdivision Improvements Agreement, Eagle Ranch Filing No. 25, approved September 26, 2006, regarding maintenance responsibilities of various facilities within Eagle Ranch including trails, open space parcels, landscaping and other matters. As required by the Agreement, these responsibilities were presented and discussed by the Town, Eagle Ranch Association ("Association") and West Eagle Ranch LLC ("Developer") at the annual homeowners' meeting held December 11, 2006. Town Planner, Bill Gray, and Assistant Town Planner, Yuri Kostick, were in attendance and participated in the discussion. The Eagle Ranch Metropolitan District ("ERMD") is the owner of the Eagle Ranch Golf Club, and its Board of Directors has also reviewed the matrix included below pertaining to golf club facilities and operations.

Through various agreements, maintenance of certain of the facilities listed below is the responsibility of the Town, Association or ERMD. Additionally, the Association has undertaken other discretionary street landscapes that it will continue to maintain. The Association has also undertaken other discretionary maintenance actions (e.g. sidewalk snowplowing, noxious weed and ground squirrel control) that are the responsibility of individual property owners. These discretionary maintenance actions may be continued by the Association in the long term, or they may revert to the owner of the subject properties. Over time the Association may seek additional discretionary improvements, implementation of which the Association will pursue with the Town as appropriate.

For each of the following Facilities, the Responsible Entity shall provide sufficient funding, materials, staff, and related services to maintain and operate the following facilities in a safe, sanitary, attractive, serviceable, prudent, and timely manner.

A. Entitlement Mandated Actions:

Facility	Description/Extended Responsibilities	Responsible Entity
1. Brush Creek Park		
a. Buildings:	Pavilion, Studio, Playground Rest Rooms, Barn and Stage, Cupola Barn, Small Barn	Town
b. Playground	Structure, equipment, curbing, enclosure fences, and chip bed.	Town
c. Grounds	Turf, trees, planting beds, irrigation system, fences, lighting	Town
d. Pump-Back System	Pump house and water line to be maintained by ERMD, subject to the Irrigation Agreement between the Town, ERMD, and Eagle County School District	ERMD

i. Pump Stn./Main Line	Pump house, water main line and all appurtenant equipment	ERMD
ii. Brush Creek Park Line	Lateral Line and all appurtenant equipment to Brush Creek Park	Town
iii. School Line	Lateral Line and all appurtenant equipment to Brush Creek Elementary School.	School District
e. Wetlands	Maintain and flood irrigate jurisdictional and replacement wetlands to perpetuate healthy vegetation and function.	Town
f. Community Gardens	Irrigation system, garden beds, landscapes, cupola barn interior spaces, and gravel parking area. Pay related electric utility bill.	Association, Users
2. Path System		
a. Paved and Soft Paths	Control runoff to avoid erosion damage. Sweep paved paths semi-annually. Repair damaged surfaces as needed to maintain surface conditions comparable to other Town maintained trails.	Association
b. Single Tracks	Control runoff to avoid erosion damage.	Association
c. Snowplowing	Plow snow from designated school route paths any day that school is in session by 07:00 a.m. when snow accumulations exceed (or may reasonably be expected to exceed) 2" as assessed between 04:00 and 05:00 a.m.	Association
d. Ground Squirrels	Control ground squirrel populations on public open spaces surrounding the paths to eliminate tunneling under paved paths.	Town
3. Subdivision Infrastructure		
a. Roads, Storm Drainage	Roadways, storm drainage systems and all appurtenances (e.g. curbs and gutters, roadside ditches, grates and inlets, culverts, detention basins, etc.). Winter snow removal per Town protocols.	Town
b. Streetlights		Town
i. Roads, Intersections	Roadway and intersection streetlight equipment. Pay related electric utility bills.	Town
ii. Parking Lots	Parking lot streetlight equipment. Pay associated electric utility bills.	Commercial Property Owner Association
c. Curb, Gutter and Sidewalks		
i. Maintenance and replacement		Town
ii. Snow Removal	Because of the currently high proportion of vacant lots, snow removal patterns on sidewalks are discontinuous. In response, the Association plows snow from all sidewalks in the custom neighborhoods. Village Homes, multi-family developments and the Commercial Association do as well. This discretionary	Property Owner

	service may be terminated in future years when neighborhoods build out.	
d. Deep Utilities	Water system, Sanitary sewer system.	Town
e. Shallow Utilities	Electric power, Natural gas, Communications cables	Utility Provider
f. Alleys		
i. Maintenance and replacement	Repair, maintain, and replace alley paving to provide a traveled surface similar to other public streets within the Town of Eagle.	Association
ii. Snow Removal	Plow snow from alleys by 07:00 a.m. daily when snow accumulations exceed (or may reasonably be expected to exceed) 4" as assessed between 04:00 a.m. and 05:00 a.m. daily.	Association
4. Pocket Parks	Turf, Trees, Fences, Structures, Chip Bed, and Equipment. Trash removal. Pay water charges and electric bills (if any).	Association
5. Noxious Weed Controls	Property owners are required by law to implement controls against listed noxious weeds. To be effective, both private and public land owners must be diligent in their efforts.	Town, Private Property Owners, Association, ERMD
a. Open Space		
i. Town of Eagle		Town
ii. Association		Association
b. Private Property	The responsibility to manage against noxious weeds rests with the individual property owner. The Association has elected to implement control protocols against infestations of listed noxious weeds on vacant lots and encourages residents of developed lots to do the same. As the community builds out, the Association expects to reduce or eliminate noxious weed control efforts in favor of those of individual property owners.	Property Owners, Association
c. Golf Course		ERMD
6. Boundary Fence	Maintain and timely repair the boundary fence to ensure that cattle on adjacent public lands do not enter upon the open space lands and developed lands within the Eagle Ranch PUD.	Town
7. Eagle Ranch Housing Corporation (ERHC)	Association continues to collect 0.2% Real Estate Transfer Assessment (RETA) for acquisition and maintenance of affordable housing within Eagle Ranch and surrounding areas. Association will administer funds generated from the RETA and to appoint its three (3) representatives to the ERHC Board. The Town will continue to appoint its three (3) representatives to the ERHC Board.	Association, Town
8. Eagle Ranch Wildlife Protection Board (ERWPB)	A subsidiary organization within the Eagle Ranch Association.	Association
a. Funding	Association continues to collect and administer 0.2% RETA for wildlife enhancement projects within Eagle Ranch and adjoining	Association

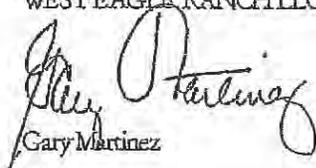
public lands surrounding Eagle Ranch. The Committee may seek additional funding from other sources, including, but not limited to, public and/or private grants.

- b. Committee Association will continue to appoint its three (3) members to the ERWPB Committee. Town will appoint its one (1) member and Colorado Division of Wildlife (CDO), at its discretion may continue to appoint its one (1) member to the ERWPB Committee. Association, Town, CDO
- c. Improvements ERWPB Committee plans, organizes, and implements wildlife habitat enhancement projects at the direction of the Association Association, ERWPB Committee

B. Discretionary Actions

Facility	Description/Extended Responsibilities	Responsible Entity
1. Street Landscapes		<u>Association</u>
2. Ground Squirrel Control	Manage ground squirrel populations against public health risks and property damage.	
a. Town Lands	See A.2.d, (above).	Town
b. Private Property		Property Owners
c. Golf Course		ERMD

Sincerely,
WEST EAGLE RANCH LLC



Gary Martinez

EXHIBIT A

LIST OF PUBLIC IMPROVEMENTS

DRAINAGE	Unit of Measure	Quantity	Unit Cost	Total Cost
Curb and Gutter with Crosspans	Lineal Feet	42,680	13.80	588,984
Concrete Walk (4.5' Wide)	Lineal Feet	47,180	23.00	1,085,140
24" Reinforced Concrete Pipe	Lineal Feet	4,000	48.30	193,200
Inlet and Grate	Each	12	2,990.00	35,880
Manholes	Each	5	2,070.00	10,350
Detention Basin	Each	6	5,750.00	34,500
TOTAL				1,948,054

ROAD ESTIMATES Cost by Area	Excavation	Asphalt	Road Base	Erosion Control	Bridges Guardrails	Traffic Controls	Other	TOTAL
Highway #6								
Accel/Decel Lanes	192,050	71,358	56,660	17,250	621,000	149,500	138,000	1,245,819
Eagle Ranch Blvd.	197,769	271,510	468,293	90,114	396,173			1,423,859
Ranch Road	193,559	359,720	557,313	72,910	757,850			1,941,352
Neighborhood Center Parcels A, B, B1 & D	339,671	792,440	1,308,337	181,424			122,208	2,744,080
Parcel C (600 LF Road)	5,526	16,070	23,104	6,785			1,494	52,979
Parcel B (350 LF Road)	3,228	9,384	13,490	6,785			1,265	34,152
Parcel F (3750 LF Road)	34,586	100,370	144,475	18,331			5,979	303,741
Parcel G (1950 LF Road)	17,991	52,199	75,118	15,019			3,219	163,546
Parcel H (5590 LF Road)	51,559	149,597	215,361	44,643			7,359	468,519
Parcel I (1300 LF Road)	11,991	34,799	50,083	19,733			2,300	118,906
Parcel J (1100 LF Road)	10,150	29,442	42,378	13,570			2,414	97,954
Parcel K (8160 LF Road)	75,264	218,374	314,364	49,404			11,844	669,250
Parcel L (3670 LF Road)	33,849	98,219	141,381	18,124			4,370	295,943
Parcel M (5170 LF Road)	47,682	138,375	199,169	32,315			3,794	421,335
Parcel N (4100 LF Road)	37,817	109,754	157,953	18,950			2,990	327,464
Parcel O (3450 LF Road)	31,822	92,354	132,917	40,710			4,140	301,943
Parcel P (8970 LF Road)	82,732	240,074	345,564	62,146			14,145	744,661
Parcel Q (1030 LF Road)	9,498	27,566	39,687	7,820			2,068	86,639
Parcel R (2390 LF Road)	22,046	63,968	92,081	18,147			4,023	200,265
Parcel S (2800 LF Road)	25,821	74,955	107,870	16,675			4,375	229,696
TOTAL	1,424,611	2,950,528	4,485,598	750,855	1,775,023	149,500	335,987	11,872,103

EXHIBIT A

LIST OF PUBLIC IMPROVEMENTS

WATER SERVICE	Unit of Measure	Quantity	Unit Cost	Total Cost
Water Tank-380,000 Gallon	Lump Sum	1	N/A	862,500
Water Tank-100,000 Gallon	Lump Sum	1	N/A	215,625
Booster Pump Station	Each	2	115,000.00	230,000
Pressure Reducing Valve	Each	2	28,750.00	57,500
Variable Speed Pump	Each	1	115,000.00	115,000
12" DIP	Lineal Feet	7,412	48.30	357,996
8" DIP	Lineal Feet	77,780	36.80	2,862,304
Water Services	Each	1,145	1,092.00	1,250,340
Gate Valves	Each	104	805.00	83,720
Fire Hydrants	Each	119	3,450.00	410,550
Fire-Other	N/A	N/A	N/A	115,000
TOTAL				6,560,535

SEWER SERVICE	Unit of Measure	Quantity	Unit Cost	Total Cost
8" PVC Sewer Main	Lineal Feet	95,960	27.60	2,648,496
Sewer Services(4" PVC)	Each	1,152	920.00	1,059,840
Manholes	Each	389	2,070.00	805,230
TOTAL				\$4,513,566

MISCELLANEOUS PARK AND RECREATION IMPROVEMENTS

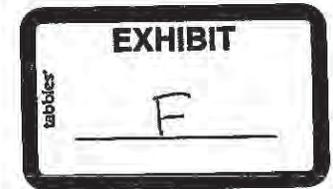
Town Square Park	\$350,000
Soccer Fields	\$ 60,000
Bike Paths	\$450,000
Brush Creek Improvements	\$100,000
Swimming Pool	\$340,000
Neighborhood Parks	\$500,000
TOTAL	\$1,800,000

**Review For Hearing On:
December 18, 2013**

	Town Staff	Planning & Zoning Commission (P&Z)	Town Board of Trustees (TBOT)	
Comprehensive Plan ¹	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	P&Z / TBOT
PUD Guide	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
PUD Development Plan Map	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
On-Site Roadways	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Open Space / Trails	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Construction Phasing (On-Site)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Traffic Impacts / Mitigation	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Construction Phasing (Off-Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	TBOT
Public Facility Impact	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Adequate Public Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Fiscal Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Financial Responsibilities (On-Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Financial Responsibilities (Off-Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Metropolitan District	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Water Rights	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Primarily P&Z
Development Impact Report	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Trailhead Park Design	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Natural Open Space	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Architectural Character	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Sustainable Design	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Streetscape Design	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Landscape Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Wildlife Report	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Subdivision Preliminary Plan	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Vegetation Assessment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Utilities ²	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Primarily Town Staff
Traffic Analysis (Report)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Wetlands	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Geology	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Drainage / Grading	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Surface Water Protection	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	

Level of Review

- Full Review
- Partial Review
- Minor Review
- No Review



¹ Includes the Eagle Area Community Plan and the Eagle Area Open Lands Conservation Plan

² Includes Sanitary Sewer System, Potable Water System, Irrigation System

2013 Town of Eagle Community Survey

Friendlier to motorcycle/ATV activity enthusiasts. Proper structuring of laws so Pedestrians and mountain bikers are not endangered or warnings to pedestrians and mountain bikers at trail heads. Responsibility warnings at trailheads to motorcycle/ ATV enthusiasts and laws posted. Friendlier to equestrian people and Rich people. Provide trail maps around town at local businesses.

Give access to off road vehicles nearby. Shame that you can't go anywhere south of town anymore. Town should work with other government entities to give ATVs access to Yeoman Park and Fulford. Huge loss of income from out of state hunters and people who want to travel on the roads.

Eagle Ranch Fitness center is a great idea, though to expensive for many would be patrons. We don't need another pool but a larger facility would be nice.

more 4x4 trails

Maintain the area restricted to foot traffic only. There are more that adequate mountain biking areas and will be more in the future with the Hay Meadow development. Some of the town trustees waited a lot of peoples time and town money for their own personal reason of want additional mountain biking.

We have enough trails.

Open nearby trails during the winter.

motor cross track. Camp Ground near fair grounds

Rec Center

Need updated playground features in the Terrace and Town parks.

Year round ice rink

Speed skating rink.

It would be nice to have ice at the ice rink at least through the end of the school year vs. taking it away right at the end of the season.

Dog park should have a section that is fenced in.

Do not add more mountain bike trails! There are plenty and it ruins the hillside and causes erosion, especially because people here do NOT respect the trails (i.e. don't ride on them when muddy, leave trash etc) like they do in Fruita and Loma. Also, mountain biking pushes the deer and elk populations out of areas that are the last areas left since the town council has never met a developer they don't like and plan on adding an absurd amount of homes in Eagle.

Enlarge Community Gardens so more people have a chance to have a garden space. Add a bike path from Nogal Road to Eby Creek Round About so there is less conflict with traffic

Ice arena open year round, other opportunities for ice time.

Allow hunters areas that are free to hunt during seasons without interruptions from hikers, bikers, etc. It can become a very dangerous situation for all.

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Best Buy, better quality and variety restaurants, Silverthorne/Denver Gas Prices, Aspen Flight pricing.

Health food store, home improvement or hardware

Target, furniture, Walgreens

Hospital and malls

Whole Foods or a natural food store.

A Whole Foods would be a dream come true.

Target, Kohls

hardware store ACE, Target, Whole Foods

discount store (big box) for affordable clothing, arts and crafts, party supplies, household items

Well I would LOVE to see Broadway become a MAIN focus in town for local shopping/dining/etc... But if Eagle River Station ever comes to fruition it would be nice to see something like: Cabella's, Whole Foods, Trader Joes, REI, Dunkin' Donuts, Red Lobster ;), Applebees...

Variety of affordable restaurants, arts, music, home and personal shopping (i.e. Pottery Barn, William Sonoma, Ann Taylor, etc. quality of stores)

Boutiques of regular clothing and outdoor equipment and clothing

I am pro-development and pro-business, but it must be appropriately scaled and structured. ERS makes a lot of sense if it is done correctly. Haymeadow makes sense if it is done correctly. NEITHER of these will succeed without attracting business to the community that will fill those homes and provide shoppers for those stores. Eagle needs to try to attract a Hospital to the area, Perhaps the once conceived "Steadman Hawkins" orthopedic surgery center that failed to materialize in Vail would be a good fit adjacent to the airport? Create a small business incubator to help attract startups and small businesses that can utilize the skilled construction labor force. We must embrace the opportunity to become the core of the county, thinking outside the norms and constraints of what "has been" in Eagle, or someone else will.

Sports Authority or something that sells affordable athletic gear.

It would be nice to have some options that are similar to the experiences Upvalley as well as Glenwood. It hard to drive the 50-60 miles roundtrip to Home Depot or Lowes only to realize I got the wrong hardware. With the ERS I would like to have the City Market move over there in order to allow traffic to diffuse more efficiently as there can sometimes be 20-30 min waits to just get out of the parking lot. If we had a location with a box store (Target, Walmart, Kmart), it would create the ability for some diverse shopping and dining to thrive. Unfortunately nobody comes to Eagle Ranch to do any shopping, which has led to empty stores and a lack of opportunity to many new businesses. Also if there can only be one box store please don't make it a Best Buy or something product specific, as what we really need is basic goods and services.

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I think the town should delay the building of rental properties (the part of Eagle River Station does not make sense) and housing areas (like the one planned up Brush Creek Rd) for a minimum of ten years.

The new roundabouts will help immensely but traffic in and out of the Terrace and Eagle Ranch is ridiculous. The road extending Brush Creek Rd to Hwy 6 needs to be completed and should have been put in when Eagle Ranch was built. ERS if it ever takes off will take care of some of our sales tax issues but the town should do more to revive Broadway especially the south end and convert Capitol (because of the positioning of the county building to a more business like street. But the biggest problem in Eagle is Animal Control. Cats run loose everywhere as well as dogs, but barking is my biggest issue. The barking is incessant. Any time of the day or night you can hear a dog bark and no matter what the town, police or animal control says, there is no good way to currently stop it. Neighbors are pitted against each other in order to quiet a pet which shouldn't happen. The Town should have specific noise ordinances which specify when a dog or neighbor is a nuisance and specific remedies that the Town enforces (Please see <http://www.noisefree.org/Noise-Ordinance-Manual.pdf> or <http://barkingdogs.net> for more information).

While we think it's important to attract new business, this needs to be done carefully. ERS, for example, has the potential to turn us into "Anytown" along I-70, putting our locally-owned stores out of business. Do we need more affordable shopping here to keep our sales tax base here? Yes. But If you put a Target or other chains here, whether they be restaurants, retail outlets, etc., you will kill downtown Eagle. Period. And anyone who thinks otherwise is kidding themselves. You cannot compare downtown Eagle to Glenwood or Rifle. We do not have the thru-traffic those towns have. Why would someone come into downtown to Eagle to shop or eat if they can go to Target or Applebee's right on the interstate? I would like to think that locals would continue to support local business, but with the influx of chains, that a lot of former suburbanites seem to miss, there is no way local outlets can compete, unfortunately. Downtown Eagle will be a ghost town. It has happened all over America. Why town board members who pushed for ERS thinks we can buck that trend is an interesting question. Develop, develop, develop seems to be the only answer. Let's build more houses and that will feed retail? Great solution if you want to be just another town on I-70. Let's just all be Silverthorne. What an ugly mess that place is.

Looking forward to the installation of new bridge, roundabouts by City Market along with the Eagle River Station.

Road circulation definitely needs to be address, especially if there will be more cars on the road with the Hay Meadows Project. The new traffic circles proposed along Eby Creek will help with this a lot since traffic flow will be un-interrupted by traffic lights, but I worry that some of the two lane roads will be widened to accommodate traffic and Eagle will lose some of its small town charm!

The School District should focus their funds on teachers in the classroom and not on administration overhead and large payouts to departing employees. It's not up to government to fund affordable housing and that market cycles should govern housing prices along with locations.

N/A

None

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We should built a huge complex with soccer fields, lacrosse walls and baseball fields, volleyball sand pits, etc. If you could only see how much we spend traveling to other places to play team sports...would be nice to stay in our area and support our community.

Why spend money acquiring open space when we are surrounded by thousands of acres of open space?

Kill Eagle River Station Dead.

The Town of Eagle should improve the walkability of the town. Too many streets/neighborhoods do not have safe walking areas for children. Trails, paths and sidewalks should be REQUIRED for all future projects. The road from the intersection of Capitol and Brush Creek Terrace to Hwy 6 should be built to alleviate traffic on Capitol.

We have a lot of lovely open space in town and are surrounded by open space, as well as trails, one draw that brought us here. However, if we do not have the jobs to employ our residents or the businesses to service (and draw) them, or the housing to house them, than we will not have a thriving community. The town reserve and management of funds is also essential in preserving this quality of life when things take a turn, as they have, in the economy. We are also concerned about the possible rezoning and development of the parcel of land at hwy 6 and sylvan lake from residential into not only commercial but a gas station - right by the confluence of our river and creek as well as our treatment plant, this is not only unnecessary as we have plenty of gas stations for a town our size and travel-through traffic but a hazard to public safety in more ways than one. I have yet to meet a resident of Town that wants this to be built. This should not be allowed to happen. Our last and only other gripe/wish is a high school of our own, so our kids don't need to be splintered off and sent to schools up and down the valley when we could have a fantastic school right here, this would also provide more employment opportunities for our town residents.

Got to solve the traffic problem.

AFFORDABLE workout gym facility -

We are STILL in a drought. Why does the town not enforce the watering days/restrictions? More importantly, why are town operated irrigation systems running during the mid-day heat? This is completely irresponsible! All TOE watering should happen after sunset. Please reel this in now.

Why does Eagle not enforce the watering schedules? More importantly, why are town operated irrigation systems running during the mid-day heat? This is absurd! All TOE watering should happen after sunset or before sunrise. Be a leader. This IS important.

Town govt needs to take a step forward into the times. the approval of ERS was an important step but this town, our community does not need to (but already has) stretch beyond its infrastructure. a "rush hour" like this town has on multiple roadways every morning and every night should be unacceptable. building houses (haymeadow) can't be the solution. fix the infrastructure (widen some roads) or just say no. the town of eagle can only grow so large, and at some point...you are going to have to say "we just cant squeeze any more houses/business in there." Some people think for some reason that two lane roads and 3 way stop signs are enough. and that people who moved here to get away from traffic are going to be ok. i can tell you that is not the case. traffic in eagle is becoming intolerable and the flood of vehicles in the neighborhoods and the neighborhoods it goes past should be a strong deterrent to packing the brush creek valley area with homes/business/gas stations/etc...

Have businesses on Hwy. 6 look more attractive.

Venturoni Surveys & Research, Inc.

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I am concerned about the appearances of homes in need of paint. Additionally, I am very concerned about the quality of my child's education as a result of decisions made at the administrative level. I am concerned about the cotton woods causing the sidewalks to become uneven and there's a need for tree branches to be trimmed along the sidewalks.

Please remove the horrible buildings on the corner of Capital and Highway 6 - what a terrible impression this gives to people coming into town.

We don't need Eagle River Station - what a stupid idea!

The Education services needs to be more results driven and not hiring family members. Housing needs to be more affordable to keep people here. I spend over half my income on housing and I do not see that going lower. It is making me look elsewhere for employment.

we need better maintenance of private property, particularly commercial property along Chambers, highway 6, and downtown - too much junk stored outside and too many rundown buildings. And a major turnover of the town board is due. Since the last 2 years, this group has been a disappointment with making bad decisions that don't reflect the community sentiment - if you have a referendum overturning board votes on major issues then you are doing it wrong!

Would love to see more money spent on K-12 Education opportunities.

Education is very important, being the young people will at some point be our leaders (very scary with how things are going!). It appears Nationally we are spending a lot of resources to educate the Mexican population, however we have dropped in international education ratings. Studies show the drop in ratings in part is trying to leave no one behind. That isn't helping improve our childrens education (we are only as good and strong as our weakest link - we are making our weak the priority and the degradation of our town and nation are becoming apparent). Change needs to happen locally step up and push back to keep our country strong.

Keep truckers out of town except for business, they spread drugs and prostitution. Better leash law enforcement and enforcement of the traffic signals. I see red lights run through regularly.

Focus on bringing new businesses to Eagle

The west end of town still need to be cleaned up. It is our entrance from the airport and the first thing some people see. The RR side is a lot better with the landscaping but the town side needs a lot of work most of the businesses and owners need to put in an effort to spruce up hwy 6. Just planting some trees and/or flower boxes would be a great start. Open space we have a lot of and I don't think the town needs to spend any more money on that right now. Having ERS come in, I voted no twice, may provide some money down the road. Big chunk of open space, gone. The Hay Meadow project, more open space gone, is a lot more traffic on this end of town and you have only 1 real way to get there, cause lets face it anyone living there is most likely going to work up valley or somewhere in this area. Do you think they are going to drive around to Eagle Ranch every night to get home. No. Capitol street is busy and constant, and at the end of the day there are a lot of kids, BCES, and a lot of traffic at the same time. And if Adams Rib ever takes off???? Need to rethink the towns priorities. For now more retail and less housing. Need to fill in the middle.

Less police, improve buildings on hwy 6

LISTEN TO WHAT THE PEOPLE SAY- IF WE VOTE NO ON AN ISSUE, DON'T KEEP VOTING UNTIL YOU GET YOUR DESIRED VOTE- AS WITH EAGLE RIVER STATION. THERE IS NO NEED TO FILL EVERY INCH OF THE TOWN WITH HOUSING- HAYMEADOW IS NOT WANTED OR NECESSARY, EXCEPT BY THE BOARD AND MGR. IT MAY ALSO BE WORTHWHILE TO HAVE REGULAR REVIEWS FOR TOWN OFFICIALS, SET GOALS AND EVALUATE PERFORMANCE, IF THEY ARE NOT DOING THE JOB TO BENEFIT THE TOWN, OUT THEY GO. THIS TOWN FREQUENTLY SEEMS TO BE RUN BY A BOYS CLUB.

My wife and I have 2 full time incomes (both teachers) and with the cost of living are finding it very difficult to start a family and/or buy a home. Even apartments/condos/townhomes are tough to get into. The pay vs. cost of living situation is something that is significantly better elsewhere in the state. We'll probably move out of the valley in the next 2 years because of this which sucks because money aside we'd live here forever.

Continue to invest in downtown areas, encourage local business entrepreneurs.

Adding the senior center will be a huge benefit to the Town both socially and economically.

Shopping - We do not have affordable choices. Housing - Tied to the above we could have more affordable choices if our revenue stream was not dependent huge taxes.

Traffic enforcement seems to be a bit "over the top".

It is great to see the improvement in appearance along Highway 6. The new trail is great and makes Eagle look so much better!

For a town with only 2 stop lights, the traffic flow is horrible. Trying to take kids to baseball practice at 5:00 is ridiculous as well as trying to leave City Market at that time. The proposed roundabouts are way overdue. Eagle has the potential to be a beautiful town, the view from the baseball fields is awesome and should be capitalized upon (ie: multi-sport complex). There is opportunity to market the outdoor aspects of this town.

Looking forward to events marketing committee is bringing in, love the new hay meadow trail, can you improve the path in bull pasture along capital street?, thank you to town staff and board for not approving kum and go- not the right location

In the Bluffs, there are always dog poop bags that people leave on the sidewalks and in parks. We need more trashcans so these bags will quit being such a nuisance.

Street sweeping - Any way we could get a better program together to sweep away all of the winter gravel from road shoulders --- not very road bike friendly. Thanks.

Eagle Valley Elementary is a great school providing the IB way of learning. I would like to see more support for this school. I only ever hear about Brush Creek and how great it is. But Eagle Valley has an amazing program a different way of learning that is great for kids as well.

I would love to see a focus on helping LOCALS start businesses in the community... I would LOVE to see more use out of the Fairgrounds: Music/Homeshows/Pet Events/Car Stuff/Etc... I would LOVE to see more Marketing FOCUSED ON BRINGING VISITORS TO MAKE USE OF ALL THE AMENITIES THAT EAGLE ALREADY HAS AVAILABLE: HUNTING/CAMPING/SNOW SPORTS/FISHING/CYCLING/GARDENING/KAYAKING/RAFTING/ETC... Eagle has SO much to offer but it seems their isn't much Marketing going on to BRING people here.

Please say No to Haymeadows or any large development until this town has time to catch up regarding vacant space and the growing traffic is addressed & resolved. Before you know it, we will have created what many of us moved away from. Please keep up the enhancements to make this community more walking & biking friendly. It is great to live in a community where you can walk to most everything. It will be nice to have the City Market area connected with the new road improvements. Please hold ERS to their commitments & do not grant them any variances. It is time to have strict TRASH laws in this town. Containers should be animal proof & kept enclosed/concealed until the morning of trash service. I have been puzzled why Eagle has not been proactive on this subject. Thank you for improving the recycling options for Eagle! Animal control....don't know what the solution is...the problems are apparent....waste on trails or private property, barking, and the unease of not knowing if an unleashed dog is friendly or not. It would be nice to find a solution that does not put "neighbor against neighbor". What can we do about road rage in this small town? It starts on the interstate & continues through the streets of Eagle. Would a clever campaign make a difference? I am concerned about the safety for bikers, walkers, and even vehicles at the intersection of Capitol & Brush Creek. There is a lot going on at that intersection with not the best signage or lighting. Especially the sidewalk along Brush Creek with only a little curb to separate pedestrians & cars coming around that curve....25 is too fast...I was disappointed to see the speed limit increased to 30mph just east of there. Why is the mph less going thru Eagle Ranch when there is as much pedestrian & vehicle traffic along that part of Brush Creek?

1. Clean up entry to Eagle on HW6/Capitol area.
2. Clean up area viewed from I-70 Southeast of Eagle. #127- Stone Creek in Gypsum

I'm a little concerned that we are spending more money on school facilities than we are on the students actual education. The sidewalk in front of my house is broken, crumbling and disintegrating, and no one seems to care that it is not only an eyesore, but a serious safety risk. it would be nice to have some sort of farmers market out at Brush creek pavilion every saturday during the summer. I would like to see more events/activities promoting local businesses. It would be nice to have a grocery store that is more convenient/easier access than where City Market is now. It would be nice if there were better traffic flow, for instance if there were roads that connected Chambers Ave to the Red Canyon Townhomes, Eagle Villas etc area. I know it's hard in this economy, but it would be nice to be able to afford to bowl, or eat out, but I feel that it's just too hard for businesses to make it here with rent being as high as it is, and other expenses being so high, that by the time the business marks their product up to actually make it worth their while, it's too expensive for the average person to actually do. A Putt Putt Miniature golf would be nice. A Human Maze would be fun. A frisbee golf course would be great, with tournaments etc to get the kids involved.

There are too many cops that only are trying to catch you speeding going 26 in a 25 or 36 in a 35 and are not compassionate or reasonable or rational. The cops are not public servants, they are control freaks and make up their own rules. Have major attitude problems. Ask anyone. If there is a problem, the police do not care won't help.

The town park could be rehabbed/safer. Traffic on Capitol is bad and on Eby Creek. Any new developments need new traffic routes! I feel like Vail has tons of cultural opportunities, lets spend our \$ distinguishing our town instead of competing--when we probably would not be able to budget wise.

If there was a way for the town to support Education (as in the spending allocation) I would have put money into it rather than Arts & Culture, and Open Space. I think the majority of those are fine as is, however education is suffering and will ultimately impact the Town's viability as a place people want to be.

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keep the feeling of old eagle (quaint, rustic and personal) throughout the whole town. build a better transition, in regards to roads and visual appeal, between old eagle and the rest of hwy 6 and the north part of town

Improve handicapped access, set regulations on property owners that overcharge & do not provide adequate services to tenants.

As a Senior Citizen and a former big city person, I love Eagle just the way it is.

Improve Hwy 6- remove old/broken businesses

Hwy 6 still looks shabby

6 and 24 traffic is a joke no one hardly stops to spend any money for anything.

Shopping Center

Shopping here is terrible!

Dislike of campfires in town that could easily get out of control-- stinks up neighborhood!

Better control of summer/outdoor wood burning- can't enjoy mountain air because it smells like campfire every night.

Control growth- don't need Kum&Go at Sylvan Lake & 6 & don't need Hay Meadow & Wolcott Developments

#6. Old Eagle, Lower Kaibab/Bluffs, Terrace/Pool & Ice Rink Neighborhoods, Bull Pasture #96. How about also funding upgrades & maintenance of present property? Mow the dog park & fill in all the dangerous prairie dog holes in that field. We can't even use the Dog Parks. Get rid of prairie dogs. #127 2 kids through here. Was better then than now. Need to get back to basics & stop switching programs every 2-3 yrs. Do English immersion for immigrants.

Art shows, social gatherings in parks, clubs (hiking, skiing, travel, cards, etc.)

Need to incorporate seniors into community- encourage participation in activities, build relationships

Remove use tax on construction projects.

Please HELP our local business with less regulations

Improve Hwy 6 aesthetic appearance. It is an unattractive entrance to community.

Do not destroy local meadow land

I am saddened to see how many people "walk-away" from homes here.

"speed" is out of control- cops as well. Dogs at town park events are also out of control!

Eagle River is under utilized. Could use more usable public space on the river.

Provide assisted senior living

Eagle launches hearings for Haymeadow

Plan calls for 787 units on 660-acre property that is located along Brush Creek Valley

EAGLE — Tuesday night the Eagle Town Board launched what could well be one of the final

By Pam Boyd
pboyd@eaglevalleyenterprise.com

large-tract land use review processes for the community when it opened public hearings for the Haymeadow project.

Haymeadow is being proposed by Abrika Properties — a partnership of Ric Newman and Alan Cohen. They purchased the 660-acre property south of the Eagle Pool and Ice Rink back in 2005.

In his project introduction to the town board, Newman noted that initial Abrika submitted a

development proposal in 2006, but later withdrew that plan to participate in the revision of the Eagle Area Community Plan.

When the master plan revision was completed, Newman said the Haymeadow project was developed to meet the goals of a "conservation oriented development" that would extend to the defined growth boundary established by the town.

By waiting, Newman said the development team came up with a plan that meets Eagle's character.

"What we have been hearing over the years is about the importance of recreation to the community," Newman said. He added that connectivity, open space and trails are the heart of the Haymeadow plan.

'NEIGHBORHOOD A'

Planner Rick Pylman presented the detailed plan for "Neighborhood A" as the first phase for the Haymeadow development. This

first phase includes 214 housing units — a mix of single family homes, duplexes and multi-family units. With its proximity to a new school site, the initial development phase features 145 multi-family units and is one of the more dense parts of the overall plan.

"We haven't tried to design the other neighborhoods, that are five years or 10 year of 20 years out," said Pylman.

As the development team talked about future housing plans at the site, they also detailed plans for the land during the building period.

"As the project develops, we intend to keep the balance of undeveloped land as irrigated hay fields," said Gary Brooks of Alpine Engineering.

PUBLIC RESPONSE

At the conclusion of the developer's presentation, Mayor Yuri Kostick opened the first public comment session for the plan.

Kostick said public comment will be part of each Haymeadow meeting.

Kraige Kinney, a resident of Brush Creek Road, questioned the overall density proposed for Haymeadow. "I am in support of you approving this. I just think it should be about 100 units less."

"My concern has been for the wildlife, all through this," said Brush Creek Road resident Rosie Shearwood. She noted that a recommendation for a 1,000-foot wide wildlife corridor along the project's boundary was a vital part of the plan.

Traffic concerns will be a large part of the overall Haymeadow review and public comment has already touched on that issue. Construction of the long-debated Brush Creek bypass — a new road connecting Brush Creek Road to U.S. Highway 6 at the Capitol Street intersection — is the big off-site improvement that will be highlighted

"As the project develops, we intend to keep the balance of undeveloped land as irrigated hay fields."

Gary Brooks
Alpine Engineering

during the Haymeadow debate.

The next Haymeadow review meeting is planned Dec. 18 and the discussion topics will be open space trails, geology, wetlands, parks and wildlife. The hearing schedule will then take a break until Jan. 14 and is slated to continue during regular town board meetings on the second and fourth Tuesdays of the month through March 25, when a final vote on the proposed development is slated.

WEEKLY

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