



MEMORANDUM

TO: Scott Grosscup, Balcomb & Green, P.C.

FROM: Brendon Langenhuizen, PE

DATE: April 9, 2018 **Revised May 22, 2019**

RE: **Red Mountain Ranch Planning Areas 1 through 6 EQR Assessment**

This memo addresses the Red Mountain Ranch (RMR) Equivalent Residential Unit (EQR) assessment and dedication for Planning Areas 1 through 6. This memo is also in response to comments provided by the Town of Eagle following review of the November 7, 2018 Wilson Water Group memo (WWG Memo) titled "Red Mountain Ranch EQR Assessment and Preliminary HCU Analysis of Parcels 1 & 2".

Specific development plans are not yet finalized for Planning Areas 1 through 6 and remain conceptual at this time. For the purposes of inclusion into the Town, assumptions about EQRs and non-potable irrigated lands are presented as a possible development scenario in this memo. RMR is seeking development for a total maximum of 153 dwelling units throughout the six planning areas. Approximate densities of each planning area were presented to the Town on a PUD Zoning Plan developed on May 20, 2019, see Exhibit A. The development scenario of Planning Areas 1 & 2 presented in the WWG Memo are slightly modified to match the most recent development scenario. Planning Areas 3 through 6 density and dwelling types are still in an early planning phase and specific densities or dwelling types are unknown at this time and should be viewed as simply a possible development scenario.

EQR ANALYSIS AND POTABLE WATER RIGHT DEDICATION

RMR will extend potable water and sewer lines for each of the planning areas as it is developed. The revised EQR assessment shown in Table 1 includes Planning Areas 3 through 6 water demands. The EQR assessment is based on the Town's EQR Schedule dated May 2018.

Table 1. RMR Conceptual Scenario Development Plan EQR Assessment

Dwelling Type	EQR per Unit	Planning Areas 1-2			Planning Areas 3-6			Combined EQR
		Dwelling Units	Commercial Units	Total EQR	Dwelling Units	Commercial Units	Total EQR	
Studio Multi-Family Unit	0.4	6		2.4	6		2.4	4.80
2 Bedroom MF Units (1.5 bath)	0.6	58		34.8	30		18.0	52.80
3 Bed MF Units	0.95	0		0			0.0	0
Duplex	0.9	10		9			0.0	8.10
Single Family Homes	1	9		9	34		34.0	43.00
Commercial (5,000 sq.ft.)	2.5		1	3			0.0	2.50
Restaurant (5,000 sq.ft.)	3.5		1	4			0.0	
Nature Center (10,000 sq.ft.) <i>Four toilets, mop sink & drinking fountain</i>	1.0			0		1	1.0	1.00
Total		83	2	61.2	70	1	56.0	113.10

*Notes:

- Dwelling units will be limited to 153 units on Planning Areas 1 through 6. This limit does not include commercial units.
- Presented scenario is a conceptual plan of dwelling unit types. Maximum allowed dwelling units per planning area is clarified in Exhibit A.

OUTDOOR IRRIGATION AND EQR CREDIT ANALYSIS

All outdoor irrigation for Planning Areas 1 through 6 will be from onsite raw water sourced from RMR owned rights in the Wilkinson Ditch, as originally reported in the WWG Memo. Conceptual plans for Planning Areas 1 & 2 have approximately 2.51 acres of irrigation, consisting of a 1.31-acre park and 1.20 acres of landscaping. Conceptual plans for Planning Areas 3 through 6 have at least 2.19 acres of landscaping irrigation, all by non-potable water supplies. The proposed total EQR Credits from non-potable irrigation does not exceed the 25% credit maximum identified in the Town's EQR Schedule.

Table 2. RMR Conceptual Scenario for Non-Potable Irrigation Credits

Dwelling Type	EQR Credit per 2,500 sq.ft.	Planning	Planning	Total EQR
		Areas 1 & 2	Areas 3-6	
Irrigated Parks	no credit	1.31	0	0
Irrigated Landscaping	0.25	1.20	2.19	14.76
Total		2.51	2.19	14.76

Notes:

- Based on Town's EQR Schedule which states, "0.25 EQR per 2,500 sq.ft. permanently irrigated landscaped area, not to exceed 25% of total EQR".
- No credit is received from the non-potable park irrigation.

REQUIRED WATER DEDICATION

RMR conceptual scenario presented herein identifies a proposed development of 113.10 EQRs (Table 1) and non-potable irrigation credits of 14.76 EQRs (Table 2) for a difference of 98.34 EQRs required for dedication to the Town. The Town code states a

water rights dedication ratio of 0.95 acre-feet (AF) per EQR. Therefore, a total of 93.42 AF is required to be dedicated to the Town for potable water serve of Planning Areas 1 through 6.

Wilkinson Ditch rights will serve the raw water landscape and park irrigation of 4.70 acres on Planning Areas 1 through 6. Case No. 84CW659 identified landscaping irrigation demand at 1.73 AF per acre for a dedication of 8.13 AF will be dedicated to the Town for raw water irrigation at Planning Areas 1 through 6.

A total dedication of 101.55 AF of senior water rights is required for the annexation and development of Planning Areas 1 through 6 as described herein.

WATER RIGHT OWNERSHIP FOR DEDICATION

As detailed in the WWG Memo, RMR currently owns 340.12 AF of the quantified consumptive use in the Warren Ditch and 33.30 AF in the Wilkinson Ditch¹. The WWG Memo also calculated 14.90 AF of additional historical consumptive use credits owned by RMR associated with the dry-up of the Nogal Parcel under Planning Areas 1 & 2.

To meet the Town's required potable and raw water service dedication requirement, RMR will dedicate all 48.20 AF in the Wilkinson Ditch and the remaining 45.65 AF out of the Warren Ditch. Warren Ditch historically irrigated approximately 9.83 acres within Planning Areas 1 through 6 providing approximately 17.01 AF. The remaining 36.34 AF (21.01 acres) of dedication will come from previously quantified historical use credits from lands removed from irrigation on an adjacent parcel, most likely at a parcel conveyed by RMR to the Eagle County School District RE-50 where RMR retained ownership of the associated water rights.

SUMMARY

The maximum requested dwelling units for RMR in Planning Areas 1 through 6 is 153 units (not including commercial units). Under the presented scenario, 113.10 EQRs are needed to serve the potable residential and commercial water needs. Non-potable irrigation of 3.39 acres for landscaping will provide a 14.76 EQR credit. Therefore, the difference of 98.34 EQRs are required to be dedicated to the Town, with a water rights dedication requirement of 93.42 AF. RMR will dedicate 93.42 AF of their ownership in the Wilkinson Ditch and Warren Ditch to meet the potable water service dedication requirement. RMR will also dedicate 4.70 acres (8.13 AF) of landscape and park irrigation under the Wilkinson Ditch senior rights on Planning Areas 1 through 6.

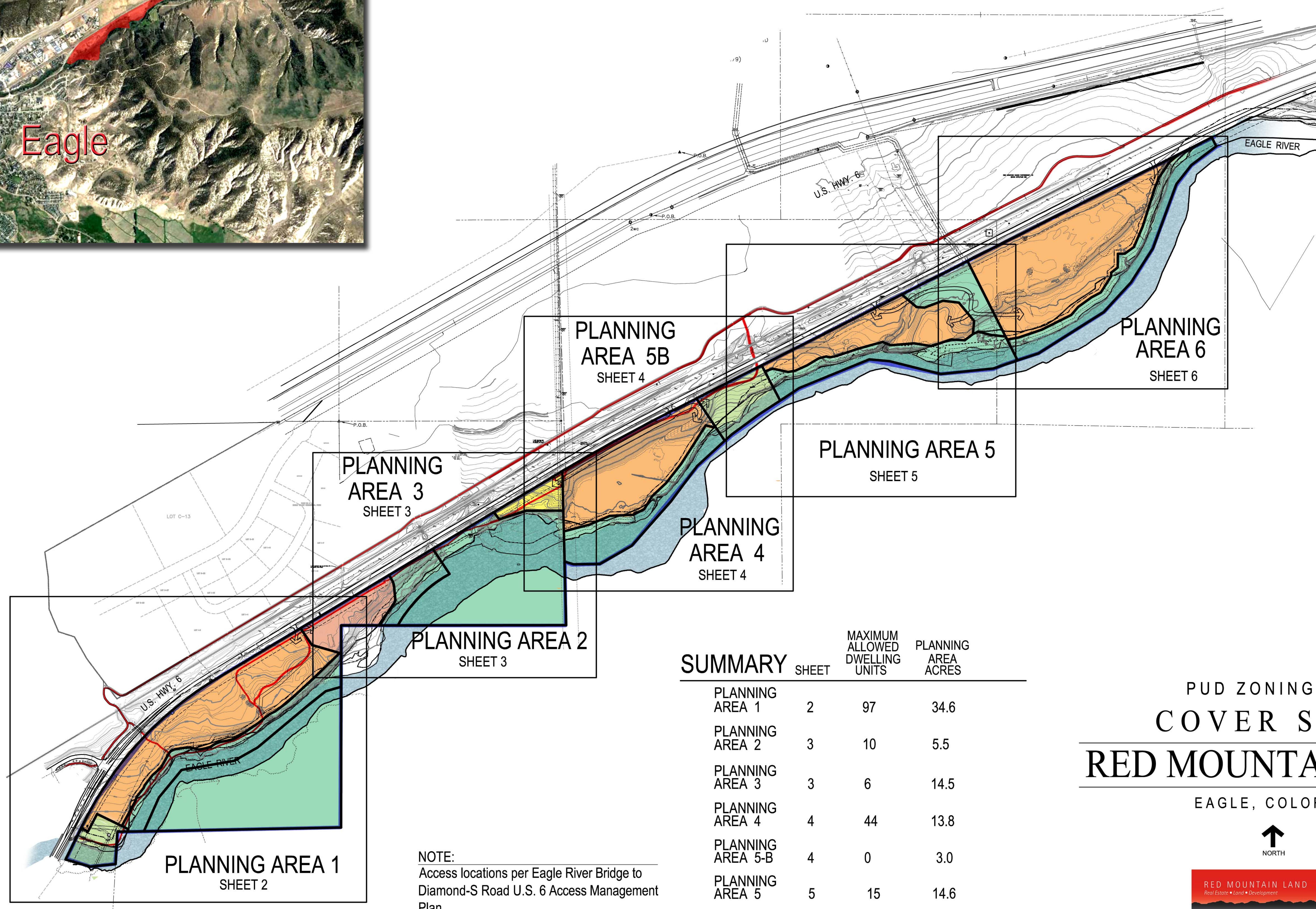
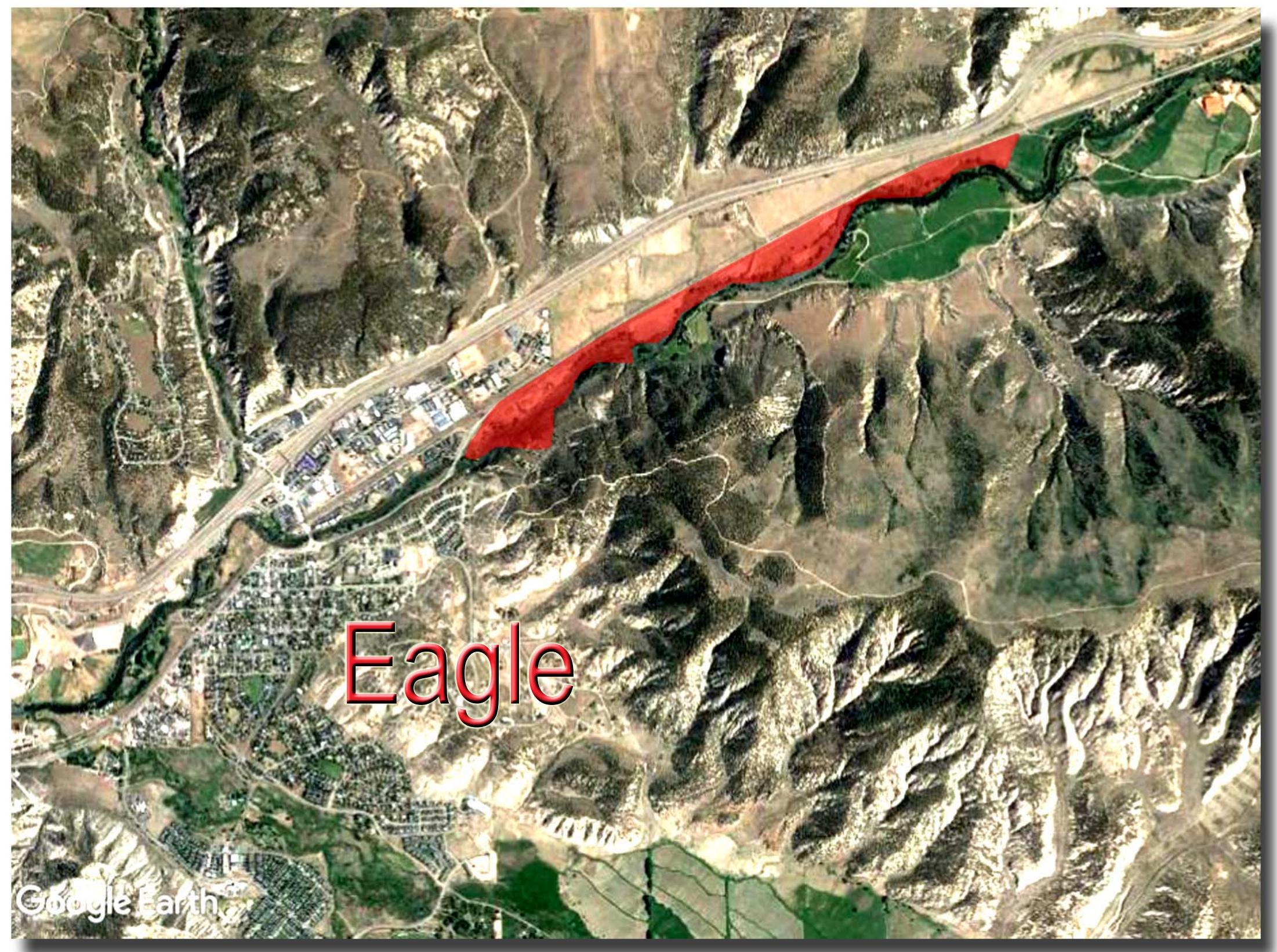
A total dedication of 101.55 AF of previously quantified historical use credits from senior water rights is required for the annexation and development of Planning Areas 1 through 6 as described herein. RMR will dedicate the appropriate amount of water rights as outlined in this memo upon annexation approval by the Town.

Exhibits:

A – PUD Zoning Plan 2019-05-20

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¹ Water Court Case Nos. 84CW659 and 84CW310



**PUD ZONING PLAN
COVER SHEET
RED MOUNTAIN RANCH**

EAGLE, COLORADO



RED MOUNTAIN LAND
Real Estate • Land • Development

This Zoning Plan is for illustrative purposes only. It represents only one potential development concept.


SHEET 1 OF 6

DATE: 5-20-2019

PLANNING AREA 1
MULTIFAMILY RESIDENTIAL PUD

SUMMARY

	MAXIMUM DWELLING UNITS	PLANNING AREA ACRES	PERCENTAGE OF TOTAL	USES
R / PUD-1	97	12.4	36%	RESIDENTIAL
OS-1		1.8	5%	PUBLIC PARK
OS-2		5.0	14%	OPEN SPACE
OS-3		15.4	45%	OPEN SPACE
TOTALS	97	34.6	100%	




PLANNING AREA - 2 COMMERCIAL PUD SUMMARY

SUMMARY	MAXIMUM DWELLING UNITS	PARCEL ACRES	PERCENTAGE OF TOTAL	USES
 C / PUD-1	10	2.9	53%	COMMERCIAL
 OS-4		2.6	47%	OPEN SPACE
TOTALS	10	5.5	100%	

PLANNING AREA - 3 COMMERCIAL PUD SUMMARY

COMMERCIAL PUD SUMMARY		MAXIMUM DWELLING UNITS	PARCEL ACRES	PERCENTAGE OF TOTAL	USES
	C / PUD-2	6	1.4	13%	COMMERCIAL EDUCATION
	OS-5		13.1	87%	OPEN SPACE
	TOTALS	6	14.5	100%	




PLANNING AREA - 4
RESIDENTIAL PUD
SUMMARY

	MAXIMUM DWELLING UNITS	PARCEL ACRES	PERCENTAGE OF TOTAL	USES
R / PUD - 2	44	9.1	66%	RESIDENTIAL
OS - 6	4.6	34%		OPEN SPACE
TOTALS	44	13.7	100%	


PLANNING AREA - 5B
PUBLIC PUD
SUMMARY

	PARCEL ACRES	PERCENTAGE OF TOTAL	USES
P / PUD	3.0	100%	PUBLIC PARK
TOTALS	3.0	100%	



PLANNING AREA - 5
RESIDENTIAL PUD
SUMMARY

	MAXIMUM DWELLING UNITS	PARCEL ACRES	PERCENTAGE OF TOTAL USES	
R / PUD - 3	15	6.2	43%	RESIDENTIAL
OS - 7		5.5	38%	OPEN SPACE
OS - 8		2.8	19%	OPEN SPACE
TOTALS	15	14.5	100%	



PLANNING AREA - 6
RESIDENTIAL PUD
SUMMARY

	MAXIMUM DWELLING UNITS	PARCEL ACRES	PERCENTAGE OF TOTAL	USES
6	R / PUD - 4	25	14.8	74% RESIDENTIAL
	OS - 9	5.2	26%	OPEN SPACE
TOTALS		25	20.0	100%

