



# **ANNEXATION IMPACT REPORT**

**Project:**

**RED MOUNTAIN RANCH ANNEXATION**

Parcel Numbers: 193926300012, 193927400039, 193927300029, 193934200041,  
193934200042, 193933100004, 193933100002

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## Table of Contents

1.0 Applicant and Location.....	3
2.0 Overview.....	3
3.0 Annexation Eligibility Requirements.....	3
4.0 Limitation of Annexation.....	5
5.0 Impact Report Requirements.....	5

## Attachments

- RMR Annexation Map
- RMR PUD Zoning Plan
- RMR Annexation Noticing Agencies

## 1.0 APPLICANT AND LOCATION

Applicant(s):	Red Mountain Ranch Partnership, LLLP; Griffin Development LLC; and Eagle River Commercial LLC
Project:	Red Mountain Ranch Annexation
Location:	Approximately 106 acres on the east end of the town boundaries, south of Highway 6, north of the Eagle River, Parcel Numbers 193926300012, 193927400039, 193927300029, 193934200041, 193934200042, 193933100004, 193933100002

The Petitioners, Red Mountain Ranch Partnership, LLLP, Griffin Development LLC, and Eagle River Commercial LLC, are the owners of 100% of the Property as land ownership is defined for the purposes of C.R.S. § 31-12-107(1)(g).

## 2.0 OVERVIEW

The proposed Red Mountain Ranch Annexation is located along Highway 6 east of the Town of Eagle boundaries. The project area includes 106.194 acres more or less and is owned by three separate ownerships as listed above. The project area consists of eight (8) parcels of varying sizes. The proposed annexation does not include the annexation of any Highway 6 right-of-way.

Of the 106.194 acres, all property is located south of Highway 6 and north of the Eagle River. The property is currently used for a variety of purposes. Much of the property is in agricultural use and serves grazing purposes for limited cattle herds. The property also includes two single-family homes and easement agreements for public fishing along the property that are in place and will remain. The property has four existing access points from Highway 6 with gravel driveway improvements. There are some wetlands and other environmentally sensitive areas that have been identified.

The Petitioners are requesting approval of a Planned Unit Development (PUD) that would include nine parcels to accommodate four residential (mixed unit types) planning areas, two commercial planning areas, one public parcel (Parcel 5B), two open space parcels (OS-1, OS-2) to be dedicated to the Town of Eagle for parks and open space and 1.4 acres of land within Parcel 3 to be dedicated to a non-profit entity to accommodate an environmental education center. A maximum of 153 dwelling units of varying densities are proposed throughout the project. Proposed densities and land uses are shown in the attached "PUD Zoning Plan" attached to this report.

## 3.0 ANNEXATION ELIGIBILITY REQUIREMENTS

As set forth in C.R.S. § 31-12-104 below is information addressing the Annexation Eligibility Requirements for the Red Mountain Ranch Annexation proposal:

- A. Not less than one-sixth of the perimeter of the areas proposed to be annexed is contiguous with the Town of Eagle.

*More than one-sixth of the perimeter of the area proposed to be annexed is contiguous per the attached "Annexation Map."*

- B. A community of interest exists between the area proposed to be annexed and the Town of Eagle.

*The property will include a variety of housing types, commercial space, an environmental education center, public and private open space, a trail network, public parks, and passive and active recreation areas serving the Town of Eagle residents and visitors as outlined in the Eagle Area Community Plan (adopted 2010), the Eagle River Corridor Plan (adopted 2015), and the Town of Eagle Strategic Plan (adopted 2017).*

- C. The site is urban or will be urban in the near future.

*The Eagle Area Community Plan identifies an Urban Growth Boundary for the Town of Eagle. The majority of the proposed annexation is within the previously designated Urban Growth Boundary.*

- D. The site is integrated or is capable of being integrated with the Town of Eagle.

*The project area is capable of being integrated with the Town of Eagle. The proposed project is adjacent to the Eagle Villas apartments and the Eagle Lofts condominium units. There is a public park on Nogal Road, and the proposed project has onsite park amenities proposed for residents.*

*Eagle County just completed phase 1 construction of the Eagle Valley Trail multi-use bike path from the Nogal Road bike path east toward Horn Ranch at the entrance to the red canyon between the Town of Eagle and Wolcott. The Eagle Valley Trail connects the eastern end of the Town of Eagle west to the Town of Gypsum and provides safe passage of pedestrians and cyclists from the project area to a variety of commercial and recreational opportunities.*

*The Eagle County Transit Authority operates bus service between the Town of Eagle and the down-valley and up-valley communities. There is a park-n-ride facility at Chambers Ave and Eby Creek Road less than one mile from the western end of the proposed project. In the future, changes to the bus system, and additional stop locations will assist in the integration of the project.*

### 3.0 LIMITATION OF ANNEXATION

As set forth in C.R.S § 31-12-105, below are responses to the Limitation of Annexation:

- A. In establishing the boundaries of the territory to be annexed, no land held in identical ownership, whether consisting of one tract of parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowners.

*Existing right of way and property lines are being used as boundaries for annexation and all parties have provided written consent.*

- B. In establishing the boundaries of the areas proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty acres or more (which, together with the buildings and improvements situated thereon has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year next preceding the annexation) has been included without written consent of the landowners.

*All land included with the annexation boundary is included with the written consent of the landowners.*

- C. That no annexation proceedings have been commenced for the annexation of part or all of the subject property to another municipality.

*The site has not been petitioned for annexation to another municipality.*

- D. If a portion of a platted street or alley is to annex, the entire width of said street or alley is included within the area proposed to be annexed.

*The annexation proposal does not include any platted street or alley.*

### 4.0 REQUIREMENTS OF THE IMPACT REPORT

As set forth in C.R.S § 31-12-108.5, below are the responses to the Annexation Impact Report Requirements:

- (a) A map or maps of the municipality and adjacent territory to show the following information:

- (I) The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;

*Refer to "Annexation Map" attached to this report.*

- (II) The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and

*Refer to the “PUD Zoning Plan” attached to this report.*

(III) The existing and proposed land use pattern in the areas to be annexed;

*The property is currently in unincorporated Eagle County and is zoned Resource. The proposed land uses are outlined in the “PUD Zoning Plan” attached to this report.*

(b) A copy of any draft or final preannexation agreement, if available;

*An Annexation and Development Agreement will be negotiated through the land use review and approval process.*

(c) A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;

*Municipal services are within the vicinity of the project on the western boundary of the proposed annexation.*

*Water. The Petitioners will install a water main extension to the eastern end of the Property for each Planning Area. Petitioner will install a water meter at the end of the line and are required to flush the line at a frequency as required to meet State safe water drinking standards. Petitioners are also be responsible for payment of the flushed water at the then applicable Town bulk water rate until such time as the water main extension is looped.*

*Sanitary Sewer. A sanitary sewer system servicing the property with lift stations will be connected to the town’s system.*

*The final details of the extension of municipal services will be addressed in the Annexation and Development Agreement negotiated and executed at the time of annexation between the Town and the Petitioners.*

(d) A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;

*Extension of water and sewer service to the property will be at the expense of the Petitioners.*

(e) A statement identifying existing districts within the area to be annexed; and

*Refer to the “Annexation Referral Contact List” attached to this report.*

(f) A statement on the effect of annexation upon local-public school district systems, including the estimated number of students generated and the capital construction required to educate such students.

*The impact to the School District will be a function of the number of units approved and the type of those units per phase of the project build out. The Petitioner or Developer will be required to pay cash-in-lieu of conveyance of school lands in accordance with Code § 4.13.080.D, as amended.*