

**Powell Park Subdivision**

**Alternative 1: Duplex and Single Family Lot**

**Alternative 2: Two Single Family Lots**

**Fiscal Impact Report**

The Powell Park Subdivision is a unique planning project for the town because the annexation and zoning request is for an existing subdivision with residential buildings and utilities, rather than most all annexations which are “green field” applications. Accordingly many impacts and revenue payments have been in existence for decades. The applicant plans to raze a four unit apartment building on Lot 1 in the near future: Alternative 1 is a duplex and single family lot on Lot 1. Alternative 2 would create two single family lots. For Alternative 1 the duplex would be constructed in the near future and the single family lot created at a later date. For Alternative 2 the single family lots would be created in the near future. Below is an analysis of the existing and future population densities proposed for both alternatives.

<b>Alt 1</b>	<b>density</b>	<b>count per unit</b>	<b>population</b>
<b>Current</b>			
Lot 1	4 MF	2	8
Lot 2	1 SF	2.8	2.8
total			<b>10.8</b>
<b>Proposed</b>			
Lot 1 MF	2 MF	2	4
Lot 1 SF	1 SF	2.8	2.8
Lot 2	1 SF	2.8	2.8
total			<b>9.6</b>

<b>Alt 2</b>	<b>density</b>	<b>count per unit</b>	<b>population</b>
<b>Current</b>			
Lot 1	4 MF	2	8
Lot 2	1 SF	2.8	2.8
total			<b>10.8</b>
<b>Proposed</b>			
Lot 1 SF	2 SF	2.8	5.6
Lot 2	1 SF	2.8	2.8
total			<b>8.4</b>

The analysis demonstrates population for the redevelopment of the property at nearly the same level as what currently exists. Thus many impacts are not changed, particularly to fire and school special districts. The property is also on town wastewater and the applicant believes a credit for sewer tap fee is appropriate. New impacts to the town responsibilities include water, police, and certain one time fees. The attached spreadsheet outlines revenues to the town, both ongoing and one time fees. Departmental expenses are also estimated. Fees related to special districts are not included because of no new impact and it should be recognized Powell Park has been paying property taxes to the districts for decades.

No new roads are necessary for the project. Violet Lane is currently being maintained by the town. As noted, the property is currently on town sewer and utility billing.

**Powell Park Subdivision  
Fiscal Impact Report**

**Assumptions**

Lot 1: one manufactured duplex and one single family  
duplex valued at \$560,000; single family at \$700,000

Lot 2: one single family existing  
single family valued at \$900,000

GENERAL FUND	Alternative 1			Alternative 2			timing	notes
	Lot 1	Lot 2	total	Lot 1	Lot 2	total		
<b>Ongoing Revenues</b>								
property tax	561	277	838	430	277	707	annual	
sales tax	2442	814	3256	1636	814	2450	annual	per Red Mtn. Ranch study
<b>totals</b>	<b>3003</b>	<b>1091</b>	<b>4094</b>	<b>2066</b>	<b>1091</b>	<b>3157</b>		
<b>One Time Fee Payment</b>								
public safety fee	3957	1319		2638	1319	3957	final plat	
fire impact fee	n/a	n/a		n/a	n/a			assumes no additional impact
school land dedication fee	n/a	n/a		n/a	n/a			assumes no additional impact
building permit fee	4800	n/a		4800	n/a	4800	bldg permit	assumes duplex manufactured housing
<b>totals</b>	<b>8757</b>	<b>1319</b>	<b>10076</b>	<b>7438</b>	<b>1319</b>	<b>8757</b>		
<b>Expenses</b>								per household and per RMR study
General Government	63.09	21.03		42.06	21.03			21.03 per household
General Administration	363.21	121.07		242.14	121.07			121.07 per household
Building, Zoning, Planning								n/a
Streets	192	64		128	64			64.00 per household
Engineering	134	45		90	45			44.67 per household
Buildings & Grounds	434	145		289	145			144.55 per household
Public Safety	2220	740		1480	740			370.36 per household
Municipal Court	20	7		14	7			6.68 per household
Information Center	97	32		64	32			32.31 per household
Marketing and Events	45	15		30	15			14.99 per household
<b>totals</b>	<b>3505</b>	<b>1189</b>	<b>4694</b>	<b>2379</b>	<b>1190</b>	<b>3569</b>		
<b>ENTERPRISE FUNDS</b>								
plant investment fee water	22357	7985		15969	7985		bldg permit	non-potable irrigation discount
plant investment fee sewer	0	0		0	0			assumes credit for razed 4 unit apt
water fees	126	42		84	42		monthly	
sewer fees	186	62		124	62		monthly	
refuse fees	52	26						
<b>CAPITAL FUND</b>								
use tax	25200	15750		31500			bldg permit	

# **Powell Park Subdivision**

## **Impact on Neighboring Properties**

### **In General**

The proposed RM zoning of the Powell Park property will have minimal additional impact to neighboring properties, and concerning two properties, will have significant benefits due to dedications and a no-build zone. Three neighboring properties exist: the Eagle County Fairgrounds to the north, John and Clara Hardesty (Thermo Dynamics, Inc.) to the east, and Vance and Melissa Carroll to the west.

### **Traffic Impact**

Violet Lane is accessed only by the Powell and Carroll properties. The Powell proposal will have no additional traffic impact in the near term. RM zoning could bring nominal additional traffic in the longer term. Violet Lane is a very low traffic volume roadway.

### **Utilities**

There is no known utility lack of capacity to serve in the Violet Lane neighborhood, other than no existence of natural gas lines.

### **Viewsheds**

Because the Powell proposal includes a no-build zone on the lower bench of the property, both the Fairgrounds and Hardesty property benefit in assuring continued beneficial viewsheds. Future development on Powell property will be closer to the Carroll easterly property line; however, Powell will abide by prevailing yard setback and height standards of the Land Use Code. The Carrolls do have an existing mobile home and garden shed close to the Powell westerly property line.

### **Elimination of Trespass**

Currently fishermen access the Eagle River from the Fairgrounds and use the entirety of the river. The Powells own property to the middle of the river, so currently a trespass issue exists, which the Powells do not enforce. The development proposal includes a fishing easement on Powell property to eliminate the trespass issue.

**POWELL PARK SUBDIVISION**  
**IMPACT ON TOWN STREET SYSTEM**

The Powell Park proposal is depicted on the below spreadsheet. The spreadsheet shows both population and traffic per day for current use and the proposed development scenario. Current impact on Violet Lane from Powell Park is 38 trips per day (VTD). Alternative 1 would have slightly less traffic impact at 34 VTD.

Violet Lane is a local street and very low traffic volume. The future development scenario will have no discernable impact on Violet Lane traffic.

It should be noted that Violet Lane is a public crossing across Union Pacific Railroad tracks and leads to the Sylvan Lake roundabout.

**Powell Park traffic assessment**

<b>Current</b>	<b>densities</b>	<b>count per unit</b>	<b>population</b>	<b>vtd</b>
Lot 1	4 MF	2	8	28
Lot 2	1 SF	2.8	2.8	10
<b>total</b>			<b>10.8</b>	<b>38</b>
<b>Proposed</b>				
Lot 1 MF	2 MF	2	4	14
Lot 1 SF	1 SF	2.8	2.8	10
Lot 2	1 SF	2.8	2.8	10
<b>total</b>			<b>9.6</b>	<b>34</b>

**vehicle trip count**

MF = 7 per day

SF = 10 per day

POWELL PARK SUBDIVISION

PARKLAND DEDICATION

The applicant owns significant land in the Eagle River. Presently there is no public access on Powell's Eagle River property. Applicant intends to dedicate a public access easement for fishing to the high water mark. The dedication would join with the County's Fairgrounds land which adjoins Powell's property. The dedication can be made during the Preliminary/Final Plat. The dedication of the lands for the Eagle River would be approximately 1.5 acres, which amount greatly exceeds the dedication requirements, as found below. The exact acreage approximating 1.5 acres is to be determined at Final Plat.

Applicant would like to explore with the Town Attorney the use of the river is solely for citizens, and prohibiting commercial operations.

**Parkland Dedication Requirements**

<b>Current</b>	<b>densities</b>	<b>count per unit</b>	<b>population</b>	<b>dedication requirement</b>
				<b>.012 acres/person</b>
Lot 1	4 MF	2	8	
Lot 2	1 SF	2.8	2.8	
total			<b>10.8</b>	0.1296
<b>Proposed</b>				
Lot 1 MF	2 MF	2	4	
Lot 1 SF	1 SF	2.8	2.8	
Lot 2	1 SF	2.8	2.8	
total			<b>9.6</b>	0.1152

## **Powell Park Subdivision**

### **School Land Dedication Fee**

The Town Land Use and Development Code states: "Every major subdivision and major development which increases the number of dwelling units above that approved as of the effective date of the ordinance from which this section is derived shall make the additional dedication or fee payment based upon the increase number of units, as provided herein, at the time of approval of the final plat, or issuance of a major development permit, whichever may first occur."

Because the applicant will raze its 4 unit apartment building it is proposed that a determination be made with each development permit or building permit that a cash-in-lieu payment is necessary when building more than 4 units.