



Date: April 27, 2021
To: Mayor and Town Council
Re: Summary of Additional Public Comment for PUDA20-01 Haymeadow PUD Amendment
From: Jessica Lake, Planner I, Community Development Department

Since the packet was published on April 23, 2021, staff has received (7) additional public comment letters for the school swap request. (3) letters are in opposition to the school swap and (4) are in support of the school swap. Letters are noted below and are attached.

List of Public Comments:

1. Letter from Olden dated 04/19/2021.
2. Letter from Daly dated 04/24/2021.
3. Letter from Scanlon dated 04/24/2021.
4. Letter from Baccary dated 04/26/2021.
5. Letter from Blethen dated 4/27/2021.
6. Letter from Kinney dated 4/27/2021.
7. Letter from Schwartz dated 4/27/2021.
8. Letter from Rosenthal dated 4/27/2021 (received after public hearing).

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Peyton Heitzman](#)
Subject: FW: Haymeadow PUD Amendment/school swap
Date: Monday, April 26, 2021 7:59:24 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Jenny Rakow, CMC

Town Clerk & Municipal Court Supervisor

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9623, Fax: 970-328-5203

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From: Pappy Kerst <pappy.kerst@townofeagle.org>
Sent: Monday, April 19, 2021 11:31 AM
To: c. olden <sylvan1048lake@yahoo.com>; Matt Solomon <matt.solomon@townofeagle.org>;
Scott Turnipseed <scott.turnipseed@townofeagle.org>; Ellen Bodenhemier
<ellen.bodenhemier@townofeagle.org>; david.gboury@townofeagle.org; Janet Bartnik
<janet.bartnik@townofeagle.org>; Geoffrey Grimmer <geoffrey.grimmer@townofeagle.org>; Jenny
Rakow <jenny.rakow@townofeagle.org>
Subject: Re: Haymeadow PUD Amendment/school swap

Jenny please place this in public file.

Thanks
Pappy

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From: c. olden <sylvan1048lake@yahoo.com>
Sent: Monday, April 19, 2021 11:01:08 AM
To: Matt Solomon <matt.solomon@townofeagle.org>; Pappy Kerst
<pappy.kerst@townofeagle.org>; Scott Turnipseed <scott.turnipseed@townofeagle.org>; Ellen
Bodenhemier <ellen.bodenhemier@townofeagle.org>; david.gboury@townofeagle.org
<david.gboury@townofeagle.org>; Janet Bartnik <janet.bartnik@townofeagle.org>; Geoffrey

Grimmer <geoffrey.grimmer@townofeagle.org>

Subject: Haymeadow PUD Amendment/school swap

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Dear Trustees and Mayor,

As another concerned citizen of the town of Eagle, I am submitting both my opposition to the PUD Amendment request by the developer of Haymeadow, and support for its denial by the Planning and Zoning Commission earlier this month. I am requesting its denial by the Board of Trustees as well.

While the developer is pursuing a more lucrative alternative to the school location in the original application, by supplanting it with more residential units to be sold and moving the school site further, I submit these reasons for my opposition:

1. this Amendment is a **substantial alteration** of the original PUD request
2. The Amendment itself should trigger **studies** that have not been already undertaken to study the new impacts: wildlife (collisions), traffic on Brush Creek and Eagle Ranch roads, additional water needs, police & fire management alterations, impacts on neighborhood near Ouzel, and noise.
3. Is the Amendment **appropriate** in light of the many impacts upon the greater community of Eagle? I submit that it is not, and that the overall "activity" that a school brings is more appropriately located near other "active" areas, such as the pool, ice rink, pumptrack, etc. This reduces the impacts mentioned in #2.
4. The school land being undeveloped until the need arises is NOT a negative issue with the surrounding community; such a reason to Amend the project, especially in light of the additional impacts in #2, is not a logical consideration.
5. The **cost to taxpayers** of school bus transportation of a farther distance - over decades - has not been analyzed yet would be an additional, unnecessary financial burden; increased traffic on Brush Creek road will increase management costs on the road base and staffing for the police department.

In closing, I urge the Board to consider the legacy of this decision; the

impact is too large, too negative, and too costly to all of us. This developer has already cost us too much money in staff time to review each "idea" it has, and enough is enough.

With respect,

Celena Olden
resident

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Peyton Heitzman](#)
Subject: FW: Haymeadow PUD amendment
Date: Monday, April 26, 2021 7:35:58 AM
Attachments: [Screen Shot 2021-04-24 at 10.28.41 AM.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Jenny Rakow, CMC

Town Clerk & Municipal Court Supervisor

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From: Scott Turnipseed <Scott@sstaia.com>
Sent: Saturday, April 24, 2021 6:28 PM
To: Mick Daly <mick@dalys.com>
Cc: Brandy Reitter <brandy.reitter@townofeagle.org>; Jenny Rakow <jenny.rakow@townofeagle.org>
Subject: Re: Haymeadow PUD amendment

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Thanks for your input Mick!

I have copied Brandy and Jenny on this email to ensure your email is part of the public record.

Thanks again!

Scott T

Sent from my iPhone

On Apr 24, 2021, at 11:10 AM, Mick Daly <mick@dalys.com> wrote:

Town Council Members,

Your decision will not be an easy one. Even though P&Z said "no", I encourage you to think and decide independently.

I can see the long-term value in the current positioning of the school next to the pool/ice rink. For many reasons that looks to be very "long term".

On the other hand, short-term, we face an increasingly dramatic housing shortage and escalation in prices (see attachment below.) I know some do not consider this a problem; you should not be surprised to hear that I DO see this as a problem!

Within two years, projects like Hockett Gulch will have gone a long way to alleviating the current shortage in rental inventory, allowing more workers to live here. That improvement, however, will only exacerbate the shortage in first-time buyer opportunities: homes priced \$400,000+. Those renter-buyers will have nowhere to go but elsewhere in the valley, probably Gypsum.

The revised Haymeadow PUD amendment certainly makes sense as the only foreseeable opportunity to address this shortage. I see no other development on the horizon that can do this; who knows when/if/how the Red Development property will be developed.

So, I believe your decision is one of priority and timing. Between prioritizing a solution to the very visible short-term housing inventory - to sustain healthy growth in our economy and population - versus a long-term (who knows how long!) preference for the location of a school that no-one knows when or whether it will be built.

On balance I would choose to approve the request, given what we can clearly see short-term, compared with an uncertain long-term future.

Mick | www.mickdaly.com
(970) 948-5950

<Screen Shot 2021-04-24 at 10.28.41 AM.png>

From: [Gary Scanlon](#)
To: [Angie Kyle](#); [Jessica Lake](#)
Cc: [Clerk Group](#); [Scott Turnipseed](#)
Subject: Proposed Haymeadow PUD Amendment
Date: Saturday, April 24, 2021 10:55:05 AM

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Dear Angie and Jessica,

I am writing in opposition to the Haymeadow PUD Amendment. Please forward this email to the Town Council.

To swap a developed parcel of land owned by the Town for an undeveloped parcel would be a major mistake and miscarriage of Town Council's duties.. As the representative of the developer said at the P&Z meeting, the undeveloped parcel in Area C will likely remain undeveloped and used to grow hay for the next 20 years. There is no guarantee that the parcel will ever be developed. and there is no guarantee that it will ever be suitable for use as a school.

If you really want to put the school in Area C, you should delay the swap until Area C is fully developed and you have an appraisal showing that the parcels are of equal value.

If you really want a developer to build multifamily units on the existing Town-owned parcel, you should offer it for sale to insure that the Town receives a fair price.

Based on the recent sale price of the Hockett Gulch property, the town may be able to sell the existing school site for \$5,000,000. This would be much better than trading it for an undeveloped hay field, which is probably worth less than \$250,000 in its current undeveloped state.

None of the residents of Eagle want to see the Town make a foolish trade which serves only to provide the developer with millions of dollars in profit.

Please deny the proposed land swap.

Gary Scanlon
937-673-4751

From: [lisa baccary](#)
To: [Jessica Lake](#)
Subject: HAYMEADOW SWAP
Date: Monday, April 26, 2021 12:16:35 PM

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Good morning,

I am writing to voice my strong opposition to allow the developer to swap parcels. As a Brush Creek Village owner, we have seen increased traffic from the Soleil development. An additional high density housing development would bring extra traffic to this area. Also impacted would be the large deer and elk population in the area. The road cannot handle the impact his development plan would bring. This land should be kept as open space and/or recreational. Eagle is no longer the quaint little town, please keep it from becoming even more overdeveloped. Please don't allow the developer to swap parcels.

Thank you.

From: [Jenny Rakow](#)
To: [Jessica Lake](#)
Subject: FW: Support from a local family for the proposed Haymeadow PUD Amendment
Date: Tuesday, April 27, 2021 1:30:47 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Jenny Rakow, CMC

Town Clerk & Municipal Court Supervisor

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9623, Fax: 970-328-5203

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From: Sam Blethen <samblethen9@yahoo.com>
Sent: Tuesday, April 27, 2021 1:22 PM
To: ALL COUNCIL <allcouncil@townofeagle.org>
Subject: Fw: Support from a local family for the proposed Haymeadow PUD Amendment

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Hello Eagle Town Council

My family and I would like to voice our support for the proposed Haymeadow PUD Amendment. After reading through the proposal and attending the D&Z committee meeting earlier in the month, we believe the plan proposed by the developers makes sense for the community of Eagle and the project. The school board has made it clear that there is no need for a new school at this time, so moving the school site up the road and moving more high density housing closer to town makes sense. High density housing needs to be closer to town to accommodate more people using public transportation and non-gas powered transportation (walking, bikes, etc.) to access local businesses. The swap also allows the developers to move the project forward in the most cost effective manner, my hope is this will allow them to offer the best pricing on homes for potential buyers and allow local families to buy in Haymeadow. The developers have expressed their intentions to make this a part of the Eagle community for local families and not a place for 2nd and 3rd home owners. We believe the proposed PUD amendment will allow the developers to achieve this goal with the greatest efficiency.

We are a family of four and a dog who currently own a small condo in Eagle-Vail. I work for a company based in Eagle, I commute to Eagle every day to my office. My wife works for a hotel in Vail. We have been in the Vail Valley since 2003. We want to be a part of the Town of Eagle community and see our kids grow up in this amazing community. We all know about the challenges of buying a home in the current market in our valley. We see Haymeadow as a viable way to move our family to Eagle and want to see the Haymeadow project move forward.

Thank you for your time and consideration of our opinion. Please call or email me anytime with questions or comments. Thank you.

Sam and Shady Blethen
Eagle-Vail
(303) 818-9061

From: [Jenny Rakow](#)
To: [Jessica Lake](#)
Subject: FW: Haymeadow PUD change
Date: Tuesday, April 27, 2021 3:41:17 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Jenny Rakow, CMC

Town Clerk & Municipal Court Supervisor

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631
Phone: 970-328-9623, Fax: 970-328-5203

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From: Kraige Kinney <fireladdy@gmail.com>
Sent: Tuesday, April 27, 2021 3:39 PM
To: ALL COUNCIL <allcouncil@townofeagle.org>
Subject: Haymeadow PUD change

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Sorry for the late email.

I am in favor of the change to Haymeadow PUD primarily because I believe that it will have less impact to my property and neighborhood.

Beyond that I believe there are two compelling reasons to approve the change. First smart planning and development has the most dense portions of residential districts in as close to the Town center and density decreases the farther out you go. This development originally violated that principle by having high density residential 2.5 miles from the city center. Second and most importantly the town now has an opportunity to require the development to provide town with something it desires and needs. I would require the developer to dedicate to the town five residential units as a condition of approval with the stipulation that the units be used for town of Eagle and/or Emergency service workers)(Rec district too) only. I believe this wood is a win win both parties.

Thank you
Kraige Kinney

PS

Many communities have a dedicated residential unit(house or condo) for their town manager. The council could attempt to extract the same from this development as a condition of approval.

From: [Jenny Rakow](#)
To: [Jessica Lake](#)
Subject: FW: Quick comment of support for tonight's meeting
Date: Tuesday, April 27, 2021 5:26:25 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

From: Brandy Reitter <brandy.reitter@townofeagle.org>
Sent: Tuesday, April 27, 2021 5:26 PM
To: Jenny Rakow <jenny.rakow@townofeagle.org>
Subject: FW: Quick comment of support for tonight's meeting

For the record.

Brandy Reitter

Town Manager

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9628, Fax: 970-328-5203

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From: Yvonne Schwartz <yogaoffbroadway@gmail.com>
Sent: Tuesday, April 27, 2021 3:23 PM
To: Brandy Reitter <brandy.reitter@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Scott Turnipseed <scott.turnipseed@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>
Subject: Quick comment of support for tonight's meeting

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Hi Everyone,

I was hoping to make this evening's board meeting and forgot I had a meeting at the studio until 8:30PM. Please feel free to share this email in its entirety at the meeting.

I just wanted to take a moment to make a public comment of support for Haymeadow's proposal to

plug in some smaller, more “affordable”, houses to our community.

I realize this changes their original proposal and will move the location for the proposed school but I am a strong believer we desperately need more diversity in our housing in town. I recently got divorced and it has been impossible for me to find housing in this town that I can afford (let alone be able to have my kids with me). There are no options under \$450K right now. The rental market is insane with two bedroom lock off apartments going for over \$2,200/month.

I have been a business owner in Eagle for over 10 years and am so disappointed in the lack of opportunity to find an adequate place to live with my kids. It is sad to me that I am an “established” person in this community and I can not afford to live here. I believe the lack of diversity in our housing is reducing our opportunity to attract diversity in our community members and is causing our locals to struggle.

Please consider amending the Haymeadow proposal so that we can add the housing we desperately need instead of a school that is not yet needed.

Thank you,
Yvonne Schwartz
Owner of Yoga Off Broadway

--



Yvonne Schwartz
Owner/Instructor Yoga Off Broadway
(970) 328-YOGA
www.yogaoffbroadway.com

<https://stayatomyoga.vhx.tv/>



www.yogaandbeats.com

From: [Jenny Rakow](#)
To: [Jessica Lake](#)
Subject: FW: Concern about Brush Creek development
Date: Wednesday, April 28, 2021 9:03:55 AM
Attachments: [joined_video_0ccd04a567714604b2d525a659fd28a0.MP4](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Jenny Rakow, CMC

Town Clerk & Municipal Court Supervisor

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9623, Fax: 970-328-5203

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From: Pappy Kerst <pappy.kerst@townofeagle.org>
Sent: Tuesday, April 27, 2021 10:51 PM
To: Jenny Rakow <jenny.rakow@townofeagle.org>
Subject: Fwd: Concern about Brush Creek development

Please place in public file.

Thanks for all your help this evening
Pappy

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From: Jan R. Townsend <vailskr@aol.com>
Sent: Tuesday, April 27, 2021 10:40:25 PM
To: ALL COUNCIL <allcouncil@townofeagle.org>
Cc: Jan Rosenthal Townsend <vailskr@aol.com>
Subject: Concern about Brush Creek development

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Dear Mayor Turnipseed and Town Trustees,

Hope all of you are doing well.

It's been quite awhile since I have attended a meeting and voiced my opinion. It's time! 😊

Since I drive Brush Creek every week and savor the pristine moments along the way to Bruce Creek where I spend most of my weekends, I am writing you to express my grave concern for the elk herd who are constantly being pushed. And also for us citizens who value the land.

The proposed RV campground is totally ludicrous and is not an appropriate place for that type of thing. No way will the numerous vehicles, increased traffic, amount of people, waste, noise etc, not be a huge detriment to the entire Brush creek valley. It's bad enough that a passing lane is being constructed in that area.

And as you must know, traffic has increased dramatically this past year -just with the construction traffic at Frost Creek alone.

Furthermore, Haymeadow is an atrocity. Now even more so since the developer is trying to change the density and location of things on that parcel. They got this project approved despite much opposition as you are all aware of...they should not be allowed to change things at this juncture.

Do keep in mind that I make money off of new homes with my business. However, as I have always said, my quality of life supersedes the almighty dollar.

I can only hope most of you and the rest of the community feel the same way.

Enjoy the video below which accurately depicts why we all value and love the Brush Creek Valley so much. Those elk are a huge part of the landscape and contribute to our quality of life...their numbers are dwindling with each passing day and it's a tragedy.

We all moved here for a reason. To NOT be in an urban city. Let's not forget that moving forward. We only get one shot at preserving this pristine land and the beautiful critters who call it home. Preserving this land (and wildlife) is invaluable to keeping the rural feel of this area. It's one of the very last best valleys.

Please enter this letter into public record.

Thank you.

Jan Rosenthal
0531 Green Mountain Drive
Eagle, Co 81631

Short & Sweet since this is sent from my iPhone. Please excuse any typos.

~Jan~