



Date: April 22, 2021
Re: Public Comment Summary for PUDA20-01 Haymeadow PUD Amendment
From: Jessica Lake, Planner I, Community Development Department

To date, staff has received (100) public comment letters for both the school and the events cabin, including (1) fact sheet from the developer and (4) informal petitions; with generally (76) and the petitions being in opposition to the school swap, (5) of whom are also in opposition to the cabin; (9) are in support of the cabin, (7) are in support of both the school swap and the cabin, and (7) are in support of the school swap.

Some of the concerns identified by the public regarding the School Swap are as follows:

- Homeowners in Soleil relied on the approved PUD plan for Haymeadow when making the decision to buy. Swapping the school parcel for housing will negatively affect property values. The land swap would financially benefit a private developer at the expense of Soleil homeowners.
- The developer claims that the real estate market has changed since the PUD approval in 2014. Because of this, they want to build the high-density housing sooner and, in a location, closer to the start of the development. The real estate market changes constantly, and if the developer had not had so many delays, perhaps he could have taken advantage of the market as it was at the time of his original proposal. This is not a problem that should concern the Town of Eagle.
- The proposed land swap financially benefits the developer due to deferring infrastructure costs. It negatively impacts Soleil homeowners due to reduced property values from adjacent high-density housing and blocked mountain views. Soleil homeowners should not bear the burden of the developer's financial challenges.
- The placement of the school was extensively thought through by Town of Eagle staff and the school board during the PUD process. There was an extensive traffic study regarding the school placement in an effort to avoid traffic issues currently experienced at Brush Creek Elementary. It was decided that they didn't want traffic driving through a neighborhood. Additionally, the original location allows the school and Mountain Recreation to share facilities and resources. The location of the school should not be changed because of the developer's financial issues.
- This development has taken 17 years to get to this point, which shows very inadequate planning. The developer submitted and received approval for a specific land distribution, which Soleil homeowners relied upon. Now the developer wants to defer infrastructure costs, so is proposing the land swap, which again highlights his inadequate planning. The developer should not be bailed out at the expense of Soleil homeowner's property values.



- The developer scheduled a meeting with Soleil homeowners for 6pm on Friday, October 23, 2020 to discuss the plans for the proposed land swap. At this meeting, homeowners were informed that they planned to submit their request for change to the PUD Monday morning, October 26, giving Soleil very little time to react.
- The Traffic Memo dated October 16, 2020 concluded that an increase in traffic would occur if the swap is approved and that further studies are needed prior to Final Plat for the Ouzel and Brush Creek Road intersection. The memo focused on school traffic patterns from the approved location to the proposed but does not take into account other factors. The memo referenced traffic and trip generation impacts that are based on the original studies done by Fox Tuttle in 2013, almost 8 years ago. One example of growth since the original traffic study is Frost Creek. In 2013, there were 32 members and today there are 350. The dwelling units have increased from 97 to an approved 137 units. That increase in growth and associated traffic outside of school related traffic has not been taken into account to properly justify a proposed swap of school to be located right off Brush Creek Road.
- Another question comes into play as well with a proposed fire department and a school next to each other on the same street. What if while school is starting/ending with a line of cars in carpool waiting for their children to be dismissed, the fire department is dispatched with an emergency? How does that work or doesn't it? What are the safety measures that would be in place and implemented with these two buildings within such close proximity to each other? Does this create a delay in emergency response? More importantly, does this put students, staff and parents in harm's way when an emergency response is needed, creating a safety hazard and dangerous situation?
- The concept of time and effort that went into choosing the school site should be a reason to keep the school site as currently approved. If not, it creates a conflict with the Elevate Eagle Comprehensive Plan, Chapter 4.1.010.C. in the current approved PUD, that various land use elements are designed so that they inter-relate cohesively with each other. The boundary between the PUD and adjacent land areas was taken into consideration to follow the requirements with particular attention to ensure that land use patterns were compatible with the school site and adjacent recreational and future master planned recreational facilities.
- Haymeadow's original LERP approval states: "The LERP units shall be dispersed in a reasonable manner throughout each neighborhood. There may be more than one LERP unit per building, and there may be multi-family buildings that contain three or more LERP units. However, all, or a significant concentration of, the required LERP units for each neighborhood shall not be located within one multi-family project or cluster of buildings." This statement by Haymeadow directly contradicts their new submittal proposing an amendment to the school land use, by instead requesting to build all the multi-family units/LERP in one cluster of same-type units in Neighborhood A.



- This proposed amendment states that an 18.3-acre portion of Neighborhood C would be re-classified as school use. However, the Haymeadow Land Use Summary (Current Unit Count) and (Proposed Unit Count) map pg. 8, details in C that acreage would fall from 47.1 to 32.1. If understanding correctly, that is only a differential of 15 acres. So, the proposed school land swap would actually only amount to less than an acre or .78 to the school?
- Haymeadow notes 24% of multi-family units will be designated as deed restricted. This 24% seems like a misleading figure, as the 83 units (24% of 344 MF units) is actually the 10% requirement for the entire development of 837. Conversely, Hockett Gulch's website states 45% of their 396 rental units (178) will be deed restricted with no income restrictions.
- Based on the Eagle Area Community, Plan (EACP), referenced numerous times in this developer proposed amendment, the demand for entry/ level and attainable units has been stressed since 2010 and prior. Therefore, the Haymeadow developer should have known and had all the available information at their disposal to make this decision in 2014.
- The PUD density, locationally, would an extreme change from the approved plan, making the front portion of the development exceptionally overcrowded and crammed if the school land swap is approved. Keeping the school land as is, allows for ample and shared parking for events, creates less congestion with vehicles on street side parking around Mountain Rec area and Sylvan Lake Road parallel to Brush Creek Village, and keeps the original decisions to incorporate all activities with the school as approved. This may also become a source of income to the Town/ECSD for paid event parking, including for out-of-town guest parking in the school lot when utilizing our Eagle outdoor amenities/trails and attending organized events, around the Mountain Rec area. Based on the EACP, a discussion question was posed regarding how to reap more financial benefit from visitors to our community, this may create that option.
- The developer points out in their proposed amendment application that the Haymeadow amendment does affect in a substantially adverse manner, the residents of Soleil. In what appears to be a diversion from compliance, Haymeadow attempts to mask the situation with landscape suggestions that are not acceptable. The homeowners of Soleil have overwhelmingly and collectively voiced their opposition to this proposed amendment to swap school land with a MF unit development; additionally, the noncompliance per section 4.11.050A,(2) still exists.
- The current location for the school is ideal for minimizing traffic any further out of the Town.
- As stated in the application: "in accordance with the Town of Eagle Code Section 4.11.050. an approved PUD zoning plan or an approved PUD development plan may be amended if the applicant demonstrates that the proposed modification (2) does not affect in a substantially adverse manner either the enjoyment of land abutting upon, adjoining or across a street from the Planned Unit Development or the public interest." Soleil homeowners will absolutely be substantially adversely



affected due to reduced property values resulting from moving the high-density units closer to Soleil and due to obstruction of mountain views, which the developer admits.

- The original site was chosen for the school to decrease traffic and to share facilities and fields with the Town of Eagle and Mountain Recreation. The school kids would be able to have walkable access to fields, bike trails, playgrounds, skating rinks, skate parks and more. By moving the school a mile away, this all but eliminates the possibility for Eagle's children to benefit from the Town's vision. Additionally, by having the school in its planned location, the Town of Eagle will be able to host even more bike and hockey tournaments, thus bringing in significant revenue.
- While the EACP does call for concentration of density within designated growth boundaries, it also mentions not putting unlike or inappropriately matched development together, such that one will negatively impact the other. A low rent housing project would most certainly do this.
- Many residents in Soleil bought their homes and paid a premium for their views, which would be negatively impacted by this proposed development.
- The multi-family units proposed will not support the Town's concerns about creating more affordable housing. The noise generated by this many condos and apartments will be significantly different from that of a school. Traffic is also a concern in this neighborhood and throughout Eagle. Eby Creek, Capitol Street, Grand Avenue are already to the max during rush hour. The airport expanding has further increased traffic. Should the Haymeadow project go through as intended this will add hundreds of cars going through already congested areas. We have yet to hear of the Town adding another I-70 exit to support the Eagle Airport, Costco, Eagle Ranch and the new Haymeadow Project.
- It is essential to keep the school easily accessible, and it makes sense to have it near the Rec Center. Children will thrive with these collaborative resources and parents will feel confidence that they are raising children in the right place. This is a foundation for a healthy community.
- The high concentration of the multi-family housing and lack of planning for parking and traffic considerations will be a burden on current homeowners.
- If the proposal is denied, the developer can still build the project according to the existing PUD and affordable housing options can still be provided.
- The proposed land swap goes against much of what is outlined in the Elevate Eagle Master Plan.
- The proposed land swap will negatively impact the entire town, but mostly the children. The opportunity to have shared facilities-shared land, shared fields, and to be within walking distance of a community center-is a phenomenal one. Making this swap and moving the school would defeat the opportunity in one fell swoop.
- In the original Haymeadow PUD proposal, the developer noted that a key feature of Haymeadow is: "A significant dedication of land for park expansion and a K-8 public school site adjacent to the



existing pool and ice arena that will create a tremendous regional park and school site for the entire community.”

- The Town must require that the infrastructure to the proposed school site in Area C is installed now and that the Brush Creek Road Extension is constructed now.
- When will a traffic impact study be done on Haymeadow, Ouzel and Eagle Ranch Road? The traffic is a safety concern in this area and with the addition of the school, would become a greater concern.
- Is there opportunity for a roundabout at Brush Creek Road and Ouzel? Timing of such a project prior to the construction of the school may be important.
- Given the additional traffic impacts from Haymeadow, when will the Brush Creek Road Extension be constructed? This would lead to better traffic flow from Haymeadow to the main part of Town.

Concern from the public regarding the proposed events cabin was as follows:

- The manager’s cabin would be located approximately 1½ miles into the Haymeadow property. This is being touted as a viable economic engine. State what studies were done to prove any economic viability. This cabin has no connection to the requested swap, however, seemingly appears to be a marketing incentive for a swap. Is Haymeadow planning to rejuvenate the cabin either way? There are currently no utilities or construction in the area of the manager’s cabin. When would this rejuvenation actually take place and with what future phase of construction? How will this affect surrounding neighbors-humans/animals with regards to traffic, noise and other activities causing disruptions? Also, would the cabin be the TOE responsibility to maintain and provide upkeep ongoing, and at what cost, in actuality then, is the financial responsibility on the Eagle taxpayers?
- Renovating the cabin on open space for use as an event center would be in direct conflict with what the DOW has recommended in complying with avoidance of critical wildlife habitat. This cabin has been a key location for wintering elk populations and continues to be a calving site in the spring. There is also a large hunting presence in the fall which would present a danger to any event attendees. It does not seem to be a good idea to encourage people to loiter in large numbers in close proximity to our wildlife areas. Also, would like to suggest an amendment to not pave the walking path against the Norther border of the development, thus making the trail seasonal and not maintained by the Town in snowy months, this would encourage pedestrian traffic to migrate centrally rather than to the outer borders of the development against critical wildlife habitat.

Public support was shown for both the Events Cabin and the School Site, as noted below:

- It’s an improvement over the original plan to have Soleil back to another residential neighborhood rather than a school. The developer has said they will implement buffers between the Soleil and Haymeadow neighborhoods should the swap be approved. The developer has said there is no way to force the school to add in any barriers between the two neighborhoods.



- Traffic patterns would not change by moving the school site.
- The developer has communicated that the first phase of multi-family homes will be approximately 900 sf units and will be affordable housing, not low-end housing. His design team worked on The Base Camp project, so they have good taste. The developer's team has communicated that they plan on selling these new homes for \$400/sf. This should not lower home values in Soleil but could be an increase in value.
- The developer will fulfill his promises because there is written documentation of them.
- It would be worse for the homeowners of Soleil if the school put field or parking lot 15' from the back of the Soleil properties. The School district has done this in other neighborhoods here to create boundaries.
- Our community needs housing units now and the proposed density/school swap serves that need without consuming more land, adding new density or unvetted traffic impacts to the Town of Eagle.
- In the instance of the proposed swap, it was obvious that the Haymeadow team studied and considered the economic and workforce housing reports conducted locally in recent years. They have identified a need in our community and seek to address it in a manner that benefits multiple parties by reimagining their existing PUD to address current needs. For example, not only will the Eagle County School District receive five additional deed-restricted units specifically for ECSD employees. This comes in addition to expediting the delivery of the vast majority of the project's LERP units into Phase 1. Again, this makes housing more attainable and available to those who need it in the near term.
- Community outreach efforts by the developer are also extensive with feedback evident in parts of the Haymeadow application such as the incorporation of a 300' buffer and landscaped berm offered in consideration of adjacent neighbors. Building orientation is also respectful of neighbors existing view corridors.
- By allowing the density/swap you let Haymeadow build critical quality housing (that's already approved and going to be built someday) now. That means 112 additional "households" to shop in our stores, buy gas, etc. This will contribute to the "critical mass" we in the local business community have been looking forward to for years. It will provide more citizens of Eagle to help build a good year-round local economy. It will also give full time residents looking for a place to live a home.
- The units Haymeadow wants to add into its first phase are already approved to be built. That means we don't need to approve a new development somewhere else to get the same amount of housing right away. This should be very important to the Town.
- Eagle needs quality places for employees to live that complement their lifestyle and allow them to stay here in Eagle.



- The swap will shift the vast majority of Haymeadow's LERP units into Phase 1, further guaranteeing that units will be even more attainable for locals seeking to buy a home in Eagle in the next few years. Since the application does not seek to add density to the PUD, there shouldn't be any concern over additional traffic or previously unvetted impacts.
- The reactivation of the former Ranch Manager's Cabin as a wedding and event's venue makes sense as a local economic engine. The valley currently lacks a venue without a corporate feel – one that draws visitors to the charm of the mountains.
- Many local businesses are struggling to stay afloat with the effects the pandemic has had on their ability to do business in a profitable manner. The thought of a wedding and event venue that draws discretionary income from outside of the community further allows local businesses to capture money spent here by people who visit from elsewhere. This is also an important part to a healthy local business economy.
- The wedding and events market has continued to grow exponentially. Even through economic down times, like the 2008 recession and our current pandemic, an unchanging fact is that people love to congregate and celebrate. A constant complaint from Eagle County customers is how competitive and difficult it is to book a venue in this market. Economically the Town would thrive with more tourism venues. The event industry truly has a significant impact on hospitality/lodging, local retail and restaurants.
- Restoring the cabin area near the Haymaker Trail will help clean up that area and make the trail experience better while providing another local economic engine.
- We need to provide additional event venues and support local event businesses; these businesses need the help to recover from the pandemic. There are a lack of venues that directly benefit Eagle and this events cabin would help provide that.

List of Public Comments:

1. School Swap Fact Sheet issued by Owner's Representative dated 07/21/2020.
2. Letter from Sanders dated 09/08/2020.
3. Letter from DiToro dated 10/24/2020.
4. Letter from Gauron dated 10/24/2020.
5. Letter from Wilson dated 10/24/2020.
6. Letter from Baran dated 10/25/2020.
7. Letter from Bennet dated 10/25/2020.
8. Letter from Bradley dated 10/25/2020.
9. Letter from Brown dated 10/25/2020.
10. Letter from Clayman dated 10/25/2020.



11. Letter from Gauron dated 10/25/2020.
12. Letter from Gerdes dated 10/25/2020.
13. Letter from Gornikiewicz and Danforth dated 10/25/2020.
14. Letter from Kinser dated 10/25/2020.
15. Letter from Kleinman dated 10/25/2020.
16. Letter from Miller dated 10/25/2020.
17. Letter from Owens dated 10/25/2020.
18. Letter from Paller dated 10/25/2020.
19. Petition opposing Haymeadow School Land Swap dated 10/25/2020.
20. Letter from Ryan dated 10/25/2020.
21. Letter from Scanlon dated 10/25/2020.
22. Letter from Stevenson dated 10/25/2020.
23. Letter from Suhadolink dated 10/25/2020.
24. Letter from Van Hekken dated 10/25/2020.
25. Letter from Wendell dated 10/25/2020.
26. Letter from Kleinman dated 10/26/2020.
27. Letter from Sanders dated 10/26/2020.
28. Letter from Ryan dated 10/28/2020.
29. Letter from Gould dated 11/18/2020.
30. Letter from Caldwell dated 11/23/2020.
31. Letter from Pletcher dated 11/30/2020.
32. Letter from Harrison dated 12/02/2020.
33. Letter from Benson dated 12/03/2020.
34. Letter from Nelson dated 12/03/2020.
35. Letter from Starr dated 12/03/2020.
36. Letter from Stockert dated 12/03/2020.
37. Letter from Shipman dated 12/04/2020.
38. Letter from Messmer dated 12/09/2020.
39. Letter from Junker dated 12/09/2020.
40. Letter from Owens dated 12/10/2020.
41. Letter from Williams dated 12/14/2020.
42. Letter from Jarnot dated 12/15/2020.
43. Letter from Dees dated 12/20/2020.
44. Letter from Bloess dated 12/22/2020.
45. Letter from Weaver dated 12/28/2020.
46. Letter from Schwartz dated 01/10/2021.
47. Letter from Eagle County Housing Task Force dated 01/11/2021.
48. Letter from Vandeven dated 01/28/2021.
49. Letter from Wendell dated 02/09/2021.



50. Letter from Bishop dated 02/12/2021.
51. Letter from Gauron dated 02/12/2021.
52. Letter from Harst dated 02/12/2021.
53. Letter from Leibig dated 02/12/2021.
54. Letter from Van Hekken dated 02/12/2021.
55. Letter from Damico dated 02/13/2021.
56. Letter from Gerdes dated 02/13/2021.
57. Letter from Kleinman dated 02/13/2021.
58. Letter from Broderick dated 02/14/2021.
59. Letter from Musser dated 02/15/2021.
60. Letter from Shaw dated 02/15/2021.
61. Letter from McCluer dated 02/16/2021.
62. Letter from David Dieter dated 02/21/2021.
63. Letter from Debra Dieter dated 02/21/2021.
64. Letter from Bennett dated 02/22/2021.
65. Letter and attached Facebook Petition from Blum dated 02/22/2021.
66. Letter from Carden dated 02/22/2021.
67. Letter from Clayman dated 02/22/2021.
68. Letter from Gornikiewicz dated 02/22/2021.
69. Letter from Johnson dated 02/22/2021.
70. Letter from Keyes dated 02/22/2021.
71. Letter from Steffen dated 02/22/2021.
72. Letter from Baran dated 02/23/2021.
73. Letter from Kerekes dated 02/23/2021.
74. Letter from McLaughlin dated 02/23/2021.
75. Letter from Owens dated 02/23/2021.
76. Letter from Scanlon dated 02/23/2021.
77. Letter from Sokup dated 02/23/2021.
78. Letter from Tvarkunas dated 02/24/2021.
79. Letter from Kirchner dated 02/24/2021.
80. Letter from Bellows dated 02/24/2021.
81. Opposition Petition dated 02/25/2021.
82. Letter from Kick dated 03/02/2021.
83. Letter from Crawford dated 03/05/2021.
84. Opposition Petition dated 03/09/2021.
85. Letter from Fernandez dated 03/11/2021.
86. Letter from Vansteel dated 03/14/2021.
87. Letter from Blethen dated 03/19/2021.
88. Letter from Stephens dated 03/19/2021.
89. Letter from Damico dated 03/26/2021.



90. Letter from Claymon dated 03/29/2021.
91. Letter from Damico dated 3/29/2021.
92. Letter from Damico dated 3/29/2021.
93. Letter from Reichstein dated 3/30/2021.
94. Letter from Amberg dated 3/31/2021.
95. Letter from Howe dated 4/01/2021.
96. Letter from Baker dated 4/13/2021.
97. Letter from Broderick dated 4/13/2021.
98. Letter from Johnson dated 4/13/2021.
99. Letter from Crawford dated 4/13/2021.
100. Letter from Claymon dated 4/22/2021.



Haymeadow PUD Amendment Application Intent & General Fact Sheet

The Haymeadow PUD Amendment application consists of two parts.

1. Related to the “swap” of multi-family density from the outlying neighborhoods B & C and incorporating it into the near term construction of neighborhood A1.
2. Related to the redesign and activation of the existing “ranch manager’s cabin” as a top tier wedding and events space capable of hosting small group gatherings up to weddings and events serving as many as 150-170 people.

Key PUD amendment information:

- The Haymeadow PUD Amendment application **does not** request additional density
 - The proposed amendments **do not** increase traffic
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- 1) **SWAP:** The primary goal is focused on meeting current and future needs of Eagle County School District, Mtn Rec, Town of Eagle and Haymeadow while providing critical entry level housing units sooner and nearer to Eagle’s town core as envisioned in the [Eagle Area Community Plan](#).
 - The Swap proposes to move 112 multifamily units planned for construction in Neighborhoods B & C onto the 14 acre approved School Site in Neighborhood A1.
 - Effectively this moves the delivery of those units from 10-15 years from now and builds them in Neighborhood A1 in the near term (0-5 years).
 - The existing 14 acre school site will be “swapped” for an 18 acre site adjacent to a park and the fire station in Neighborhood C.
 - Eagle County School District has indicated that the existing and proposed school sites are comparable and that the District prefers the proposed school site to the currently approved location
 - ECSD will also receive 5 additional deed-restricted units specifically for ECSD employees upon approval of the Haymeadow PUD amendment application
 - Meetings and feedback conducted with adjacent neighbors have resulted in the inclusion of a 300’ buffer area and robust berm and landscape plan to accompany application approval and mitigate impacts of the density swap
 - Building orientation is also contemplated to best preserve view corridors
 - 2) **Cabin Activation:** The goal of the cabin activation is to create a unique and desirable wedding and event space utilizing the existing Ranch Manager’s Cabin and surrounding

area. The “Cabin Area” will be thoughtfully designed to accommodate small group events all the way up to weddings with attendance of 150-170 people all while giving a nod to Haymeadow’s agricultural and ranch history

- Reactivation effectively renovates, beautifies and utilizes the existing Ranch Manager’s Cabin and the surrounding “Yard” as a community benefit and local economic engine
- Renovations and capital improvements will focus on retrofitting the existing cabin for a new use while maintaining its original charm
- Robust landscape and infrastructure improvements will be made to prepare the area for use
- Haymeadow is committed to incentivizing renters to select and work with local vendors
- We are committed to supporting Eagle businesses in the renovation and ongoing activation of the cabin (builders, architects, etc.)
- Haymaker Trail will undergo a slight realignment in the cabin area to accommodate this proposed use
- The cabin could host as many as 20 weddings per season and numerous other community and small group events and fundraisers

###

From: [Angie Kyle](#)
To: [Jenny Rakow](#); [Chad Phillips](#); [Jessica Lake](#)
Subject: FW: Haymeadow land swap
Date: Monday, October 26, 2020 8:17:49 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image002.png](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Here is a letter from a Soleil homeowner who asked me to send her letter in.

Best,

Angie Kyle

Administrative Tech II

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9655, Fax: 970-328-9656

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

From: Rae Sanders <raepsanders@gmail.com>
Sent: Thursday, September 10, 2020 4:46 PM
To: Angie Kyle <angie.kyle@townofeagle.org>
Subject: Re: Haymeadow land swap

Thanks Angie,
I will take Chad's suggestion and wait.
Thanks so much for your help.
Rae

On Thu, Sep 10, 2020, 3:54 PM Angie Kyle <angie.kyle@townofeagle.org> wrote:

Hi Rae,
I spoke with Chad about this and he suggested holding off on submitting this to the Town Council until the file is on the agenda for public comment. This way, all the comments related to this will be viewed at the same time. Would you like to wait or do you want to submit this now?

Best,

Angie Kyle

Administrative Tech II

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9655, Fax: 970-328-9656

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

From: Rae Sanders <raepsanders@gmail.com>

Sent: Tuesday, September 8, 2020 2:44 PM

To: Angie Kyle <angie.kyle@townofeagle.org>

Subject: Re: Haymeadow land swap

That is true, I believe you commented on if I chose to send something to list my concerns.
Sorry for the confusion.

Rae

On Tue, Sep 8, 2020, 2:43 PM Angie Kyle <angie.kyle@townofeagle.org> wrote:

Hi Rae,

Thank you for your letter. Just to clarify, I didn't solicit a letter of your concerns. I informed you that I would forward any of your comments to our Community Development Director and Town Council if you preferred.

Best,

Angie Kyle

Administrative Tech II

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9655, Fax: 970-328-9656

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:

[Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.](#)

From: Rae Sanders <raepsanders@gmail.com>

Sent: Tuesday, September 8, 2020 2:24 PM

To: Angie Kyle <angie.kyle@townofeagle.org>

Subject: Haymeadow land swap

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Hello Angie,

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We spoke on the phone about three weeks ago in reference to the Haymeadow Land Swap and you asked me to send you a list of my concerns. Some members of the Soleil Circle community are adamant this swap will not take place, however I do not believe they represent the majority of the homeowners. They represent the majority of the homeowners who show up for the meetings. We have had two meetings that I am aware of and a lot more people showed up for the first one than the second meeting on September 2nd. The reason the turnout was smaller is because many neighbors just want to stay neutral and not create ill will with their neighbors.

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There are 2 - 3 homeowners that are spearheading this crusade and they are on a mission to stop something they have never seen renderings of. One of these homeowners just wants it stopped because she is tired of living in a construction site. As the developer of Soleil told me that is what you get when you buy into new construction and she bought into a new construction site. I don't believe that is enough of a reason to not at least hear the pros and cons of both sides. How can any of us make an educated rational decision when none of us have seen any renderings??

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I first communicated with Brandon Cohen the evening of Monday July 27, 2020. He emailed me because of a letter I sent to Scott Schlosser earlier in the day. At that time I was totally against his development because the rumor mill had said it was going to be a high density development right outside my back door. Since the 1st communication on July 27th I have become very receptive to what Brandon is proposing for three reasons. First he has been extremely transparent and available to me at all times in the last 6 weeks. Secondly, I want the barrier he has proposed behind my home, something the school board does not offer its neighbors as can be seen by the pictures I took of other Eagle schools. I could not bear to have a chain link fence with tents on the other side 15' from my home. The school that is over on Eagle ranch Road actually has a broken fence with a piece of black tarp flapping in the air. How could that possible be better for those of us who back up to the field? As for the other neighbors in Soleil my property is their barrier between the development of either a school or homes. I too would like a barrier and Brandon is offering one to be built before construction of the homes begin. Third, it has been my dream my whole life to move out to this valley and my husband and I finally decided to do it last year. My husband's granddaughter will be graduating college and wants to move out here, however even with the \$100,000 deposit her family would give her for a new home she would not have entry into this valley if she wanted new construction.

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The neighbors are also concerned that the traffic patterns will change in Soleil. Mathematically if 800 homes have been approved for development the same amount of cars will pass down Brush Creek road to go to a home that is 350 feet away or a half of a mile away. None of us including me understand why the town plans on getting rid of the original Brush Creek road because it could be useful to direct the Sylvan Lake traffic that way as well as

construction vehicles. This would also be most helpful to the Soleil residents who back up to the new road who were told the barrier between their home and the road would be much wider and larger. So why let go of a perfectly fine existing road? Brandon tells me this has nothing to do with his project that this is a town decision. I would like to discuss this with the town.

-

From my correspondence with Brandon it is my understanding the first phase of multi family homes will be approximately 900 square feet of affordable housing, not low end housing. His design team worked on The Base Camp project so they have good taste! His team plans on selling these new homes for \$400.00 a square foot. Once again how does that hurt the surrounding home owners, we did not pay that for our homes. This could be a huge value increase in our existing homes, once again a good thing not a bad thing.

-

I tried to explain all of this to the homeowners at the 1st Soleil meeting however while the rest of us were sitting on the ground a member of our HOA who stood the whole time told me Brandon was "playing me" and I was foolish to believe him. After that no one really cared to hear what I had to say. I knew the answer to a lot of their questions but I was discounted after that meeting. The first thing we all learn in business is not to write down anything that is not true because it will come back to bite you. Brandon has written everything he has promised in emails that I could forward to the whole world if he did not do what he said. He also has to present to the town all of this before any decisions can be made. So if Brandon promises me a barrier I can assure you it will be on his proposal to the town because he does not want me sitting in a town council meeting waving any unfulfilled promises to the council.

-

The second Soleil circle meeting was on September 2nd and I went to that meeting knowing most in attendance would be against me and they were. The other interesting thing was how many less people attended the 2nd meeting. As explained to me by one of my neighbors she did not want to get in the middle of this fight and wanted to stay neutral. Those neighbors did not come. So let me share what the [people who came had to say. The most troubling thing I heard was from a couple I do not know, but the husband shared his concerns about having those kinds of people that do shift work and other undesirables who drive their work truck homes in his neighborhood. In this new world we are living in, it seems we should all be doing our best to be more inclusive and inviting to others and not judge a person as not being a good neighbor because they do shift work. I think we would all agree we are grateful for the nurses and doctors who do shift work. I also expressed to my neighbors that my husband's granddaughter wanted to move here but would not be able to afford any new construction in the valley even with her father's help. This is a young woman who would be an asset to our community. She is also who Brandon's project is looking for. There is a trend in the market on all levels for 20 to 30 year old people wanting smaller housing. They do not want to leave the same footprint that my generation has and they don't need the amount of stuff most of my generation needed. Again this is a bad thing and not a good thing?

-

Soleil circle has a realtor who owns a home that backs up to the field, however it is income property for her and she does not live in Soleil. So what happens in that field does not affect her daily life as it would mine. She stated at the last meeting (she did not attend the first one) she was against the land swap and that is her right to be. She also offered introductions to

town council members to discuss their unhappiness with the swap. I expressed to her and the employee of mountain rec (who owns a home in Soleil) that I was concerned about what would happen to my home's value and more importantly my peace and serenity if the town decided to build a field or parking lot 15' from my back fence. They both indicated they did not think that would ever happen. Again please see the attached photos showing what the town has done with other schools in our area where they create boundaries with their property. I have no reason to believe the school or town will not do the same behind my home. I have every reason to believe that Brandon Cohen offers me a different barrier that will also allow the elk and deer to continue to move through this field to find water. I also am not a realtor however I am heavily invested in real estate and yes a school is a plus for a community, however where I am from the homes that are in the direct path of the school or connected to the school sell for less a square foot and take much longer to sell than the houses 6 blocks away. I do not want my new home devalued, who would?

-

The other big issue for the neighbors against the swap is the wealth of Brandon Cohen's family. They see giving into this project as helping a wealthy family and why should they do such a thing? Let me answer that as someone who has spent a lifetime having businesses that had a wealthy clientele. Number one, many wealthy people spend their money building and improving things that employ contractors, sub contractors, consultants, landscapers etc... People are able to support their families and businesses because of wealthy families who build things. Once again why is having a wealthy family with deep pockets wanting to employ people and businesses in our community a bad thing? Also they perceive Brandon as being too young to take on such a bold project. I have two arguments for that idea. Number one as stated by the realtor who attended our second meeting Brandon is surrounding himself with good consultants. That is a sign that he knows what he does not know and is smart enough to surround himself with people who know the right answers. Secondly, in my opinion this young man has much more character than the trust fund kids I know back in New Orleans who do nothing but self indulge with their unearned wealth. Brandon Cohen could be doing the same, but he has chosen to have a for profit business that he believes will benefit the valley his family has been connected to since he was a child. Again can someone please tell me why this is a bad thing?

-

In closing Angie I would ask that you pass this along to Chad so that I too can have meetings with the decision makers of this project.

-

Thanks so much,

-

Rae Sanders

-

-

-

-

-

-

-

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Peyton Heitzman](#)
Subject: Fwd: Haymeadow School Swap
Date: Sunday, October 25, 2020 2:23:35 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

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From: Scott Turnipseed <scott.turnipseed@townofeagle.org>
Sent: Sunday, October 25, 2020 1:58:00 PM
To: Jessica DiToro <jesditors@gmail.com>
Cc: Jenny Rakow <jenny.rakow@townofeagle.org>; Brandy Reitter <brandy.reitter@townofeagle.org>
Subject: RE: Haymeadow School Swap

Hello Jessica,

Thank you for your email.

I am copying Jenny Rakow (the Town Clerk) and Brandy Reitter (the Town Manager) on this email to make sure your comments get entered into the public record.

Thank you,

Scott Turnipseed

Mayor

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-6354, Fax: 970-328-5203

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

From: Jessica DiToro <jesditors@gmail.com>
Sent: Saturday, October 24, 2020 5:00 PM
To: Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen

<andy.jessen@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; David Gaboury <david.g@townofeagle.org>

Subject: Haymeadow School Swap

Good afternoon,

I am a resident of the Soleil Homes neighborhood. I am opposed to the Haymeadow School Swap that has been proposed.

Thank you,

Jessica

From: [Colleen Gauron](#)
To: [Planning and Zoning](#); [Scott Turnipseed](#)
Subject: Opposition to proposed Hay meadow Land swap
Date: Sunday, October 25, 2020 6:51:38 PM

Greetings

As a neighbor in the near vicinity of the Hay Meadow Dev, I am writing in opposition to the proposed Land Swap of proposed Elementary school site for a proposed 165 unit apartment complex. I'm intentionally keeping this email short as I've seen some well written communications that covered this thoroughly. I'm simply opposed to this request.

I would appreciate it if you would forward my comments to the PZ. Staff and council members etc.

Another comment . I would appreciate access to project plan or timeline for Hay Meadow dev. Last updates on haymeadow.com are from March 2020.

Kind Regards
Colleen Gauron
2023 Montgomerie Circle
Eagle
612 251 6268
Colleengauron@gmail.com

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Peyton Heitzman](#)
Subject: Fwd: Opposition to Haymeadow School Land Use Swap: 73 Soliel
Date: Sunday, October 25, 2020 2:23:48 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

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From: Scott Turnipseed <scott.turnipseed@townofeagle.org>
Sent: Sunday, October 25, 2020 1:57:09 PM
To: Stephan Wilson <swilson6714@gmail.com>
Cc: Jenny Rakow <jenny.rakow@townofeagle.org>; Brandy Reitter <brandy.reitter@townofeagle.org>
Subject: RE: Opposition to Haymeadow School Land Use Swap: 73 Soliel

Hello Stephan,

Thank you for your email.

I am copying Jenny Rakow (the Town Clerk) and Brandy Reitter (the Town Manager) on this email to make sure your comments get entered into the public record.

Thank you,

Scott Turnipseed

Mayor

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-6354, Fax: 970-328-5203

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

From: Stephan Wilson <swilson6714@gmail.com>
Sent: Saturday, October 24, 2020 5:49 PM
To: Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen

<andy.jessen@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenheimier <ellen.bodenheimier@townofeagle.org>; David Gaboury <david.g@townofeagle.org>
Subject: Opposition to Haymeadow School Land Use Swap: 73 Soliel

Good afternoon,

I opposed the Haymeadow land use swap both as a community member and professional engineer.

The swap, which would place any future school further up Brush Creek, does not appear to have the communities best interest in mind nore does it seem to provide any long term benefit to the Town of Eagle.

Design and development projects have long term effects and typically there is only one chance to do the project correctly as redevelopment is seldom an option.

Thank you,
Stephan

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Angie Kyle](#)
Subject: FW: Haymeadow Proposed Changes
Date: Monday, October 26, 2020 9:01:34 AM

On Oct 25, 2020, at 5:38 PM, Sue Baran <suebaran83@gmail.com> wrote:

Hello,

We attended the meeting regarding the land swap between the school district and the high density portion of the development of Haymeadow. Our neighbors have put forth the following points which we fully agree with. In addition, we purchased a home on Field Street, given that in all the plans that we were able to find, it was planned as a dead-end street.

I OPPOSE THE HAYMEADOW SCHOOL PARCEL LAND SWAP PROPOSAL for the reasons below:

- 1) Every Soleil homeowner relied on the city's PUD approval when purchasing at Soleil Homes and accepted that a school was slated to be built adjacent to Soleil. Swapping the school parcel for high density housing will negatively affect Soleil's property values. It is unacceptable to allow this land swap solely to financially benefit a private developer at the expense of Soleil homeowners.
- 2) The developer claims that the real estate market has changed since the PUD approval in 2014. Because of this, they want to build the high density housing sooner and in a location closer to the beginning of the development. The real estate market changes constantly, and if the developer had not had so many delays perhaps he could have taken advantage of the market as it was at the time of his original proposal. This is not a problem that should concern the Town of Eagle.
- 3) The proposed land swap financially benefits the developer due to deferring infrastructure costs. It negatively impacts Soleil homeowners due to reduced property values from adjacent high density housing and blocked mountain views. Soleil homeowners should not bear the burden of the developer's financial challenges.
- 4) The placement of the school was extensively thought through by Town of Eagle staff and the school board during the PUD process. There was an extensive traffic study regarding the school placement in an effort to avoid traffic issues currently experienced with Brush Creek Elementary. It was decided that they didn't want traffic driving through a neighborhood. Additionally, the original location allows the school and Mountain Recreation to share facilities and resources. The location of the school should not be changed because of the

developer's financial issues.

- 5) This development has taken 17 years to get to this point which shows very inadequate planning. The developer submitted and received approval for a specific land distribution, which our homeowner's relied upon. Now the developer wants to defer infrastructure costs, so is proposing the land swap, which again highlights his inadequate planning. The developer should not be bailed out at the expense of Soleil homeowners property values.
- 6) The developer scheduled a meeting with Soleil homeowners for 6pm on Friday October 23 to discuss the plans for the proposed land swap. At this meeting we were informed that they planned to submit their request for change to the PUD Monday morning, October 26, giving Soleil homeowners very little time to react.

Thank you for your consideration of this important community issue.

Susan and Jeff Baran
74 Field Street
Eagle, CO 81631

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Angie Kyle](#)
Subject: FW: Haymeadow Land Swap Opposition
Date: Monday, October 26, 2020 7:33:41 AM

From: Linda Bennett <linda4bennett@gmail.com>
Sent: Sunday, October 25, 2020 11:15 AM
Subject: Haymeadow Land Swap Opposition

I OPPOSE THE HAYMEADOW SCHOOL PARCEL LAND SWAP PROPOSAL for the reasons below:

- 1) Every Soleil homeowner relied on the city's PUD approval when purchasing at Soleil Homes and accepted that a school was slated to be built adjacent to Soleil. Swapping the school parcel for high density housing will negatively affect Soleil's property values. It is unacceptable to allow this land swap solely to financially benefit a private developer at the expense of Soleil homeowners.
- 2) The developer claims that the real estate market has changed since the PUD approval in 2014. Because of this, they want to build the high density housing sooner and in a location closer to the beginning of the development. The real estate market changes constantly, and if the developer had not had so many delays perhaps he could have taken advantage of the market as it was at the time of his original proposal. This is not a problem that should concern the Town of Eagle.
- 3) The proposed land swap financially benefits the developer due to deferring infrastructure costs. It negatively impacts Soleil homeowners due to reduced property values from adjacent high density housing and blocked mountain views. Soleil homeowners should not bear the burden of the developer's financial challenges.
- 4) The placement of the school was extensively thought through by Town of Eagle staff and the school board during the PUD process. There was an extensive traffic study regarding the school placement in an effort to avoid traffic issues currently experienced with Brush Creek Elementary. It was decided that they didn't want traffic driving through a neighborhood. Additionally, the original location allows the school and Mountain Recreation to share facilities and resources. The location of the school should not be changed because of the developer's financial issues.
- 5) This development has taken 17 years to get to this point which shows very inadequate planning. The developer submitted and received approval for a specific land distribution, which our homeowner's relied upon. Now the developer wants to defer infrastructure

costs, so is proposing the land swap, which again highlights his inadequate planning. The developer should not be bailed out at the expense of Soleil homeowners property values.

6) The developer scheduled a meeting with Soleil homeowners for 6pm on Friday October 23 to discuss the plans for the proposed land swap. At this meeting we were informed that they planned to submit their request for change to the PUD Monday morning, October 26, giving Soleil homeowners very little time to react.

Thank you for your consideration of this important community issue.

Linda Bennett
116 Soleil Circle

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Angie Kyle](#)
Subject: FW: Haymeadow land swap submittal
Date: Monday, October 26, 2020 7:33:56 AM

From: Kim Bradley <kbradley@slifer.net>
Sent: Sunday, October 25, 2020 11:35 AM
To: Chad Phillips <chad.phillips@townofeagle.org>; Charlie Perkins <charlieperkins@townofeagle.org>; Jesse Gregg <jgregg@townofeagle.org>; Kyle Hoiland <kyle.hoiland@townofeagle.org>; Bill Nutkins <bill.nutkins@townofeagle.org>; Matthew Hood <matthew.hood@townofeagle.org>; Robert Townsend <robert.townsend@townofeagle.org>; Lani Webb <lani.webb@townofeagle.org>; keegan.winkeller@townofeagle.org; Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; David Gaboury <david.g@townofeagle.org>
Cc: Kim Bradley <kbradley@slifer.net>
Subject: Haymeadow land swap submittal

To Town Council and P&Z Commission members. Thank for your time with all that you are doing for Eagle. The Soleil homeowners recently had a meeting with the Haymeadow development team and I would like to share some reasons as to why I oppose the school land swap proposal being submitted based upon the information provided to us:

- The placement of the school was extensively thought through by Town of Eagle staff and the school board during the PUD process. There was an extensive traffic study regarding the school placement in an effort to avoid traffic issues currently experienced with Brush Creek Elementary. It was decided that they didn't want traffic driving through a neighborhood. Additionally, the original location allows the school and Mountain Recreation to share facilities and resources. The location of the school should not be changed because of the developer's financial issues.
- This development has taken 17 years to get to this point which shows very inadequate planning. The developer submitted and received approval for a specific land distribution, which our homeowner's relied upon. Now the developer wants to defer infrastructure costs, so is proposing the land swap, which again highlights his inadequate planning. The developer should not be bailed out at the expense of Soleil homeowners property values.
- The developer scheduled a meeting with Soleil homeowners for 6pm on Friday October 23 to discuss the plans for the proposed land swap. At this meeting we were informed that they planned to submit their request for change to the PUD [Monday morning](#), October 26, giving Soleil homeowners very little time to react.

Thank you again for your time and for educating yourselves on this upcoming submission.

Kim
122 Soleil Circle

Kim Bradley
Slifer Smith & Frampton Real Estate
Eagle, CO - Realtor/Branch Broker
K2@Slifer.net | 970.376.5814

Sent from my iPhone. Please excuse any typos

From: [Jenny Rakow](#)
To: [Angie Kyle](#); [Jessica Lake](#)
Subject: FW: LAND SWAP OPPOSITION
Date: Monday, October 26, 2020 9:01:29 AM

Sent from my iPhone

On Oct 25, 2020, at 10:44 PM, will brown <wbr5000@live.com> wrote:

OPPOSE THE HAYMEADOW SCHOOL PARCEL LAND SWAP PROPOSAL for the reasons below:

- 1) Every Soleil homeowner relied on the city's PUD approval when purchasing at Soleil Homes and accepted that a school was slated to be built adjacent to Soleil. Swapping the school parcel for high density housing will negatively affect Soleil's property values. It is unacceptable to allow this land swap solely to financially benefit a private developer at the expense of Soleil homeowners.
- 2) The developer claims that the real estate market has changed since the PUD approval in 2014. Because of this, they want to build the high density housing sooner and in a location closer to the beginning of the development. The real estate market changes constantly, and if the developer had not had so many delays perhaps he could have taken advantage of the market as it was at the time of his original proposal. This is not a problem that should concern the Town of Eagle.
- 3) The proposed land swap financially benefits the developer due to deferring infrastructure costs. It negatively impacts Soleil homeowners due to reduced property values from adjacent high density housing and blocked mountain views. Soleil homeowners should not bear the burden of the developer's financial challenges.
- 4) The placement of the school was extensively thought through by Town of Eagle staff and the school board during the PUD process. There was an extensive traffic study regarding the school placement in an effort to avoid traffic issues currently experienced with Brush Creek Elementary. It was decided that they didn't want traffic driving through a neighborhood. Additionally, the original location allows the school and Mountain Recreation to share facilities and resources. The location of the school should not be changed because of the developer's financial issues.

- 5) This development has taken 17 years to get to this point which shows very inadequate planning. The developer submitted and received approval for a specific land distribution, which our homeowner's relied upon. Now the developer wants to defer infrastructure costs, so is proposing the land swap, which again highlights his inadequate planning. The developer should not be bailed out at the expense of Soleil homeowners property values.

- 6) The developer scheduled a meeting with Soleil homeowners for 6pm on Friday October 23 to discuss the plans for the proposed land swap. At this meeting we were informed that they planned to submit their request for change to the PUD Monday morning, October 26, giving Soleil homeowners very little time to react.

Thank you for your consideration of this important community issue.

William Brown
94 Field Street

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Angie Kyle](#)
Subject: FW: Haymeadow land swap opposition
Date: Monday, October 26, 2020 7:33:25 AM

From: Mike Claymon <mikeclaymon@hotmail.com>

Sent: Sunday, October 25, 2020 11:10 AM

Subject: Haymeadow land swap opposition

I OPPOSE THE HAYMEADOW SCHOOL PARCEL LAND SWAP PROPOSAL for the reasons below:

1. Every Soleil homeowner relied on the city's PUD approval when purchasing at Soleil Homes and accepted that a school was slated to be built adjacent to Soleil. Swapping the school parcel for high density housing will negatively affect Soleil's property values. It is unacceptable to allow this land swap solely to financially benefit a private developer at the expense of Soleil homeowners.
2. The developer claims that the real estate market has changed since the PUD approval in 2014. Because of this, they want to build the high density housing sooner and in a location closer to the beginning of the development. The real estate market changes constantly, and if the developer had not had so many delays perhaps he could have taken advantage of the market as it was at the time of his original proposal. This is not a problem that should concern the Town of Eagle.
3. The proposed land swap financially benefits the developer due to deferring infrastructure costs. It negatively impacts Soleil homeowners due to reduced property values from adjacent high density housing and blocked mountain views. Soleil homeowners should not bear the burden of the developer's financial challenges.
4. The placement of the school was extensively thought through by Town of Eagle staff and the school board during the PUD process. There was an extensive traffic study regarding the school placement in an effort to avoid traffic issues currently experienced with Brush Creek Elementary. It was decided that they didn't want traffic driving through a neighborhood. Additionally, the original location allows the school and Mountain Recreation to share facilities and resources. The location of the school should not be changed because of the developer's financial issues.
5. This development has taken 17 years to get to this point which shows very inadequate planning. The developer submitted and received approval for a specific land distribution, which our homeowner's relied upon. Now the developer wants to defer infrastructure costs, so is proposing the land swap, which again highlights his inadequate planning. The developer should not be bailed out at the expense of Soleil homeowners property values.
6. The developer scheduled a meeting with Soleil homeowners for 6pm on Friday October 23 to discuss the plans for the proposed land swap. At this meeting we were informed that they planned to submit their request for change to the PUD Monday morning, October 26, giving

Soleil homeowners very little time to react.

Thank you for your consideration of this important community issue.

Mike Claymon
116 Soleil Circle
Eagle, CO

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Angie Kyle](#)
Subject: FW: Opposition to proposed Hay meadow Land swap
Date: Monday, October 26, 2020 9:03:08 AM

On Oct 25, 2020, at 6:51 PM, Colleen Gauron <colleengauron@gmail.com> wrote:

Greetings

As a neighbor in the near vicinity of the Hay Meadow Dev, I am writing in opposition to the proposed Land Swap of proposed Elementary school site for a proposed 165 unit apartment complex. I'm intentionally keeping this email short as I've seen some well written communications that covered this thoroughly. I'm simply opposed to this request.

I would appreciate it if you would forward my comments to the PZ. Staff and council members etc.

Another comment . I would appreciate access to project plan or timeline for Hay Meadow dev. Last updates on haymeadow.com are from March 2020.

Kind Regards
Colleen Gauron
2023 Montgomerie Circle
Eagle
612 251 6268
Colleengauron@gmail.com

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Angie Kyle](#)
Subject: FW: Haymeadow: Stick to the Original Approved Use
Date: Monday, October 26, 2020 9:02:18 AM

On Oct 25, 2020, at 5:33 PM, Dave & Linda Gerdes <grdstr@gmail.com> wrote:

Greetings Council and members

We live at 2171 Montgomerie Circle in Brush Creek Village. We've been made aware that there may be an agenda item at this week's P&Z meeting regarding the Haymeadow requesting a land Swap. We would like to voice our strong OPPOSITION to this swap. Where did this idea come from... the neighbors weren't notified or involved!

When we purchased our townhouse in 2017, we did so with the understanding of the development plans in place for the Haymeadow field just across the street from our unit. There was no asterisk that the plan was likely to change. We are expecting the plans to proceed as originally approved.

Please feel free to email us or call to discuss further.

As a side note, we have regularly checked the Haymeadow website for status information but they don't seem to want to share anything. July 10 was their last post, and actually even those postings lacked meaningful information. Because of their lack of communication, I vote for them to grow hay again.. and certainly not to change the land use that was originally approved.

Yours truly,
Dave Gerdes
grdstr@gmail.com
(309) 452-9588

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Angie Kyle](#)
Subject: FW: Haymeadow Proposed Land Swap
Date: Monday, October 26, 2020 9:02:54 AM

On Oct 25, 2020, at 5:02 PM, Amy Gornikiewicz <amybiblioaddict@gmail.com> wrote:

Dear Council Members et al.,

Please add us to the list of Soleil Homeowners that are vehemently opposed to the proposed land swap amendment by the Haymeadow developers.

In addition to the items listed below we would like to add that though the Eagle Community Plan does confirm the developer's claim that density should be as close to the town core as possible, it also says that uncomplimentary types of housing should not be inappropriately adjacent to one another. Furthermore, that no development should unnecessarily change the character of neighboring area's or obstruct natural view corridors.

Also, as long time Eagle homeowners we are appalled with the unbridled growth being allowed to ruin our home. Long story short, these are not going to be "affordable" for the targeted market, which will lead to more overpriced rental housing. So, can you honestly tell us that Eagle *immediately* needs several hundred more overpriced rental units (because the developer is over budget), in addition to the 500 plus at Hockett Gulch? Does anyone need to regularly make a turn on and off Grand Ave.? You can keep your studies; we already have a traffic problem! And with current world conditions driving a "workforce" migration, who exactly is going to buy all these units?

WE ALSO OPPOSE THE HAYMEADOW SCHOOL PARCEL LAND SWAP PROPOSAL for the reasons below:

- 1) Every Soleil homeowner relied on the city's PUD approval when purchasing at Soleil Homes and accepted that a school was slated to be built adjacent to Soleil. Swapping the school parcel for high density housing will negatively affect Soleil's property values. It is unacceptable to allow this land swap solely to financially benefit a private developer at the expense of Soleil homeowners.
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the time of his original proposal. This is not a problem that should concern the Town of Eagle.

3) The proposed land swap financially benefits the developer due to deferring infrastructure costs. It negatively impacts Soleil homeowners due to reduced property values from adjacent high density housing and blocked mountain views. Soleil homeowners should not bear the burden of the developer's financial challenges.

4) The placement of the school was extensively thought through by Town of Eagle staff and the school board during the PUD process. There was an extensive traffic study regarding the school placement in an effort to avoid traffic issues currently experienced with Brush Creek Elementary. It was decided that they didn't want traffic driving through a neighborhood. Additionally, the original location allows the school and Mountain Recreation to share facilities and resources. The location of the school should not be changed because of the developer's financial issues.

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6) The developer scheduled a meeting with Soleil homeowners for 6pm on Friday October 23 to discuss the plans for the proposed land swap. At this meeting we were informed that they planned to submit their request for change to the PUD Monday morning, October 26, giving Soleil homeowners very little time to react.

Thank you for your consideration of this important community issue.

Please feel free to contact us at:

amybiblioaddict@gmail.com or

PO Box 721

Eagle CO 81631

Amy Gornikiewicz

Peter Danforth

106 Soleil Circle

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Angie Kyle](#)
Subject: FW: I oppose the Haymeadow School Parcel Land Swap Proposal.
Date: Monday, October 26, 2020 7:34:30 AM

From: Amy Kinser <amy@everydayoutfitters.com>
Sent: Sunday, October 25, 2020 1:08 PM
To: Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; David Gaboury <david.g@townofeagle.org>
Subject: I oppose the Haymeadow School Parcel Land Swap Proposal.

October 25, 2020

Dear Town Council,

I am writing to you to express my opposition to the proposed land swap from the Haymeadow Development. I moved to Eagle in October 2018 into the Soleil neighborhood, and I did so with the understanding of what the surrounding area would look like in the near- and long-term future. That understanding included a school neighboring our development's property. In the past few months, I was incredibly disappointed to learn about the proposed land swap, for the following reasons:

- As stated above, I bought my house with the knowledge that there would be a school built behind me and my neighborhood. I was excited about that prospect, and even more so when we realized that the school would feed into the proposed community center.
- Myself and some of my neighbors paid a premium for a view of the New York Range, with the understanding that the school will be there. The proposed land swap and altered map with approximately 200 units all together on the western side of the property will obstruct that view. This will leave a very bad impression of the Town of Eagle that developers can just chop and change their developments once they've been approved. It sets a bad precedent.
- We understand that the Town spent a great deal of time and careful deliberation to determine the placement of the school, ultimately deciding on its original location due to the possibility of shared facilities and resources with the proposed Mountain Rec expansion. With so much deliberation and careful consideration on the location we do not understand why a developer would suddenly want the swap. The current location will be a benefit to the children who attend the school—and their families.
- This proposed land swap will negatively impact the entire town, but mostly the children. The opportunity to have shared facilities—shared land, shared fields, and to be within walking distance of a community center—is a phenomenal one. Making this swap and moving the school a mile and a half away would defeat the opportunity in one fell swoop.
- Having the school located in its original location means that car usage will decrease—more of the kids will walk or ride to school and then walk or ride to Mountain Rec's community center. Moving the school far away will—again—

increase traffic, increase noise pollution, and increase the carbon monoxide in the air. • I understand that traffic going through the neighborhood to get to the school will be a nightmare if the school is moved to the proposed new site. The traffic will get backed up down Brush Creek Road, especially with recreational access to Sylvan Lake State Park. • Mr. Cohen has stated that he wants to do the swap because it will save him money as well as earn him money with the sale of multiple units. I do not believe that a developer's budget mismanagement or profit is even remotely a decent reason to make this land swap. • Part of Mr. Cohen's budgetary issues comes from the fact he put the infrastructure in the wrong spot—it is not near where the high-density buildings are planned to go. This mismanagement is deeply concerning for the long-term viability of the project. Why didn't he put the infrastructure where it needed it be? The infrastructure work has been going for two years—if it takes them this long to do this horizontal construction, how long will it take to finish this development? • I have lost all confidence in their ability to schedule and manage this development properly given that they are constantly digging up places they've already dug up before to replace piping. Furthermore, they want to propose a swap without having any actual design or understanding of the costs involved. • During a conversation we had with Scott Schlosser, he told us that the development company are under no obligation to complete any phase after phase 1. It is my concern that they are trying to put all the multifamily development in phase 1 so that they can maximize their profit and walk away from subsequent phases. This will be a terrible eyesore and not what the Town of Eagle wants. • On Friday, 10/23, residents of the Soleil Neighborhood finally got a meeting with Mr. Cohen to see the renderings and ask him questions. We had been asking for this meeting for months, and then we found out that he's planning to submit his proposal on Monday, 10/26, barely giving us any time to reach out to you. The timing of the meeting and the subsequent submission is shady at best and tells us quite a bit about the morals and ethics of this developer. o In this meeting, Mr. Cohen showed us renderings. All the multi-family housing is in one spot, making it look a lot like the River Run and Kayak Crossing developments in Eagle-Vail. This does not follow any design or development currently in Eagle now and would not fit in with the surroundings—especially in Eagle Ranch. o The renderings also showed that each building has 24 two-bedroom apartments, but only 20 parking spots. If 48 people live there, where are all the cars going to go? o They claim that they conducted a traffic survey for the proposed swap, which they claim will only add eight additional cars an hour. If there are approximately 200 units with two bedrooms in each, that comes to 400 cars, total. I find it very hard to believe that 400 cars in one development will yield only eight cars an hour. o This multifamily housing does not have any kind of public transportation anywhere near it. If there are only eight cars an hour, just how are all the other people supposed to get to work? o Eagle County Schools is in the process of creating a workforce housing, so then who will this be for? Has the Town carried out a recent housing requirement study that substantiates all this additional housing being frontloaded onto this development? Given the current COVID-19 pandemic, our observations have led us to believe that families from the Front Range are moving out here—one- and two-bedroom units do not meet their requirements. Single family

homes do. o The pricing of these units is (we are led to believe) around \$400,000 for a one- or two-bedroom unit. A starting salary for an Eagle County School teacher is \$37,000. Just how is the workforce housing supposed to benefit a teacher with that ratio of income to house price?

- Moving the housing to the location where the school is supposed to be means that there will be a parking lot and then 35' high buildings. This will block the view of those who live in the duplexes and will be much more unsightly than a school which won't be built for 5-10 years. •

If all the units are so close together, the trash will become a massive problem. It will be an eyesore and it will attract wildlife. To be clear, I am not opposed to the Haymeadow development as it stands. We welcome new neighbors and the vitality it will bring to the Town. I am opposed to the land swap and all that it entails. There are so many reasons to keep the plan as it is, but as far as we can tell, the only reason to move forward with the land swap is to benefit the developer. That's not the way we do things in the Town of Eagle. For the reasons listed above, and others, we are adamantly opposed to the proposed land swap at the Haymeadow development.

Sincerely,
Amy Kinser

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Angie Kyle](#)
Subject: FW: Haymeadow land swap
Date: Monday, October 26, 2020 7:31:36 AM

From: Michael Kleinman <michaeljkleinmanlaw@gmail.com>
Sent: Sunday, October 25, 2020 9:43 AM
To: Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; David Gaboury <david.g@townofeagle.org>
Subject: Haymeadow land swap

Dear Mr. Mayor and counsel members,

I and my wife Doron Kleinman are full time residents of the City of Eagle living at the home known as 98 Soleil Circle Eagle Co 81631 which is part of the Soleil Homes Development. We purchased the home January 15, 2021 with the understanding that the adjoining land was designated as a future school site. As an adjoining landowner to the Haymeadow development, I along with a number of other residents, will be contacting you to express our opposition to the proposed land swap the developer has been working on for the past number of months. We have been advised that the developer will be filing for an amendment to the existing PUD the City approved some time ago.

Last Friday a number of the homeowners met with Brandon Cohen, who I understand is the principal running the development where we discussed his proposed amendment to the PUD. We understand the developer is proposing to swap land where the multi-family parcel situate far away from the recreation land would be exchanged for the present land designated for a future school. A copy of the proposed swap is attached.

The members of the community have discussed the swap a number of times and will be voicing their opposition or support once the filing occurs. We have assembled a list of reasons to oppose which I would be happy to share with you now or after the request to amend the PUD to permit the land swap is filed.

I intend to attend any public hearings and oppose the land swap portion of the requested amendment. I expect I will have the opportunity to cross examine the representatives of the developer at that time.

I understand some of the Soleil Homes residents have prepared a petition with a number of residents opposed to the swap and may be providing it today or tomorrow. My wife and I agree with that petition based on the developers proposed use of the land for high density condos.

I am not acting as the attorney for any party and our opposition is that of a landowner in the adjoining development. If you would like list of our reasons for opposing the land swap I am happy to provide them on request or meet with any of you as permitted by the rules of the City of Eagle and State of Colorado.

Michael J. Kleinman Esq.
C/O Law Offices of Michael L. Poindexter\
2132 Montane Dr. E.\
Golden, Colorado 80401
Telephone: 970-328-3986
Facsimile: (303) 526-1981

Alternate Email: Kleinmanlaw@q.com • Cellular Phone 303.359.1825

THE FOREGOING IS PRIVILEGED AND CONFIDENTIAL INFORMATION, DIRECTED ONLY TO THE ADDRESSEE. IF YOU HAVE ERRONEOUSLY RECEIVED THIS COMMUNICATION, PLEASE DELETE THIS E-MAIL AND ALL ATTACHMENTS AND NOTIFY THE SENDER IMMEDIATELY. THE UNAUTHORIZED DISCLOSURE OR USE OF ANY INFORMATION CONTAINED HEREIN OR IN ANY ATTACHMENTS IS STRICTLY PROHIBITED BY SECTION 7-74-102 ET SEQ. OF THE COLORADO REVISED STATUTES.

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Angie Kyle](#)
Subject: FW: Land Swap Haymeadow
Date: Monday, October 26, 2020 9:02:38 AM

On Oct 25, 2020, at 8:49 PM, Martha Miller <millerreynolds4@gmail.com> wrote:

Hello-

I am writing to say that I'm opposed to the Haymeadow School parcel land swap and hope you will consider all the impacts that it will have on our community.

When the PUD was approved, the school location was thoroughly vetted by many parties. Two major considerations for the school site was the traffic impacts and shared use with the rec district. The town used the 'lessons learned' from Brush Creek Elementary to place the school where the traffic impacts would be minimized.

Additionally, having the ability to share facilities and programs such as After School with the rec district makes good sense. The original PUD was well thought out.

I am a Soleil homeowner and am also concerned about the impacts to my property. I purchased my property assuming the land adjacent to my home would be a school site. Swapping public property to a private 'for profit' developer seems questionable.

My last point, the undeveloped school site is a great place for wildlife to winter. As our town becomes more and more developed, we've seen the impacts to the deer and elk population.

Thank you for reading my email and your consideration of this important community issue.

Best,
Martha Miller
172 Soleil Circle
Box 2107
Eagle CO 81631
970-343-2903

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Angie Kyle](#)
Subject: FW: Haymeadow School Land Swap Proposal
Date: Monday, October 26, 2020 7:34:16 AM

From: matt owens <mattowens007@gmail.com>
Sent: Sunday, October 25, 2020 12:42 PM
To: Chad Phillips <chad.phillips@townofeagle.org>; Charlie Perkins <charlieperkins@townofeagle.org>; Jesse Gregg <jgregg@townofeagle.org>; Kyle Hoiland <kyle.hoiland@townofeagle.org>; Bill Nutkins <bill.nutkins@townofeagle.org>; Matthew Hood <matthew.hood@townofeagle.org>; Robert Townsend <robert.townsend@townofeagle.org>; Lani Webb <lani.webb@townofeagle.org>; keegan.winkeller@townofeagle.org; Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; David Gaboury <david.g@townofeagle.org>
Subject: Haymeadow School Land Swap Proposal

All,

I am writing to you all to express my adamant opposition to the proposed Haymeadow land swap which I am led to believe will be issued on Monday October 26th 2020 by the developer Abrika Properties. The main reasons for my opposition are as follows:

We, like every other Soleil homeowner relied on the city's PUD approval when purchasing at Soleil Homes and accepted that a school was slated to be built adjacent to Soleil. Swapping the school parcel for high density multi family housing will negatively affect Soleil's property values. It is unacceptable to allow this land swap solely to financially benefit a private developer at the expense of current Soleil residents.

The developer claims that the real estate market has changed since the PUD approval in 2014. Because of this, they want to build the high density multi family housing sooner and in a location closer to the beginning of the development. The real estate market changes constantly, and if the developer had not had so many delays perhaps he could have taken advantage of the market as it was at the time of his original proposal. This is not a problem that should concern the Town of Eagle nor have we seen any information to substantiate their claim that \$400,000 one and two bedroom units are needed for this area. In my opinion and seeing the effects of the current Covid pandemic, we are actually seeing more families moving from the front range which actually indicates more single family housing is required which actually falls in line with the original Haymeadow plan.

The proposed land swap financially benefits the developer due to deferring some infrastructure costs. Due to their mismanagement and incompetence this revision to their plan would negatively impact the community. The revised plan indicates building 8 multi family buildings all within close proximity to each other, this type of design does not fall in line with any other design guidelines in

the surrounding areas. Unfortunately, this will end up looking like some other workforce housing projects closer to the ski resorts such as River Run and Kayak Crossing close to Dowd Junction. This is not what is required in Eagle nor does the area have the infrastructure and public transportation to support such as development.

The proposed redesign has not captured the parking needs that would be required on a project of this nature, in fact it indicates only 20 spaces and 16 garages per 24 units. If every unit has at least two cars this leads to substantial lack of dedicated parking which could result in parking being backed up on Brush Creek Road and surrounding roads which in turn would result in significant traffic issues and most likely accidents, not to mention the potential issues with children playing in the surrounding area.

I am led to believe that the placement of the school was extensively thought through by Town of Eagle staff and the school board during the PUD process. There was an extensive traffic study regarding the school placement in an effort to avoid traffic issues currently experienced with Brush Creek Elementary. It was decided that they didn't want traffic driving through a neighborhood which is what would happen with the revised plan. Additionally, the original location allows the school and Mountain Recreation which given the latest plans by Mountain Recreation presents an incredible opportunity to share facilities and resources which would benefit not only the children but also the whole town of Eagle. The children and the town should not miss out on this opportunity due to the financial issues and mismanagement of the project by the developer.

Haymeadow development has taken 17 years to get to this point which shows very inadequate planning and then the subsequent rush to start construction before their permit expired. In rushing this through before permit expiration we as residents of the surrounding work area have seen nearly two years of infrastructure work which has resulted in numerous mistakes on piping and drainage layouts resulting in constant digging work. Now that the developer is suffering financially as a result of this mismanagement they are proposing the land swap so they can hopefully make a quick profit on selling multi family housing (cheaper construction costs). In conversations with the developer's representative they have indicated they are under no obligation to complete any construction phases after this initial phase 1. With this in mind and them openly stating this, my only conclusion is that they are planning to halt construction after phase 1 thus leaving Eagle Ranch with a development that is not even half complete. The developer should not be bailed out at the expense of the residents of Eagle.

The developer scheduled a meeting with Soleil homeowners for 6pm on Friday October 23 to discuss the plans for the proposed land swap. At this meeting we were informed that they planned to submit their request for change to the PUD Monday morning, October 26, giving Soleil homeowners very little time to react. This only indicates the worst kind of ethics from the developer who really is looking out for themselves and not the residents of Eagle. It would be a shame for the Town of Eagle to approve this revision for a developer who does not have the Town's best interests in mind.

Finally and just to be clear, I am not opposed to the original Haymeadow development and would actually welcome it's completion. We welcome new neighbors and the vitality it will bring to the Town. I am opposed to the land swap and all that it entails. This land swap is to purely benefit the developer financially due to their own mismanagement and subsequent financial issues. The developer's representatives do not have any construction experience and this is their first project, as

a result they have unfortunately failed to produce what was originally planned. The surrounding neighbors and the Town of Eagle should not have to suffer as a result of this.

Apologizes, for interrupting your Sunday but with the late meeting on Friday this was the only real opportunity to reach out. I would like to thank you for your consideration of this important community issue and hope you will consider our opposition.

Many Thanks
Matt Owens

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Angie Kyle](#)
Subject: FW: Haymeadow School Site
Date: Monday, October 26, 2020 9:02:24 AM

On Oct 25, 2020, at 3:59 PM, C. Paller <paller@centurylink.net> wrote:

I OPPOSE THE HAYMEADOW SCHOOL PARCEL LAND SWAP PROPOSAL for the reasons below:

1. Every Soleil homeowner relied on the city's PUD approval when purchasing at Soleil Homes and accepted that a school was slated to be built adjacent to Soleil. Swapping the school parcel for high density housing will negatively affect Soleil's property values. It is unacceptable to allow this land swap solely to financially benefit a private developer at the expense of Soleil homeowners.
2. The developer claims that the real estate market has changed since the PUD approval in 2014. Because of this, they want to build the high density housing sooner and in a location closer to the beginning of the development. The real estate market changes constantly, and if the developer had not had so many delays perhaps he could have taken advantage of the market as it was at the time of his original proposal. This is not a problem that should concern the Town of Eagle.
3. The proposed land swap financially benefits the developer due to deferring infrastructure costs. It negatively impacts Soleil homeowners due to reduced property values from adjacent high density housing and blocked mountain views. Soleil homeowners should not bear the burden of the developer's financial challenges.
4. The placement of the school was extensively thought through by Town of Eagle staff and the school board during the PUD process. There was an extensive traffic study regarding the school placement in an effort to avoid traffic issues currently experienced with Brush Creek Elementary. It was decided that they didn't want traffic driving through a neighborhood. Additionally, the original location allows the school and Mountain Recreation to share facilities and resources. The location of the school should not be changed because of the developer's financial issues.
5. This development has taken 17 years to get to this point which shows very inadequate planning. The developer submitted and received approval for a specific land distribution, which our homeowner's relied upon. Now the developer wants to defer infrastructure costs, so is proposing the land swap,

which again highlights his inadequate planning. The developer should not be bailed out at the expense of Soleil homeowners property values.

6. The developer scheduled a meeting with Soleil homeowners for 6pm on Friday October 23 to discuss the plans for the proposed land swap. At this meeting we were informed that they planned to submit their request for change to the PUD Monday morning, October 26, giving Soleil homeowners very little time to react.

Thank you for your consideration of this important community issue.

Sent from [Mail](#) for Windows 10

10/25/20

Town of Eagle Members:

In anticipation of Brandon Cohen, Developer of Haymeadow, submitting a filing for a proposed land swap of the current school location within the PUD, please see attached an informal petition of surrounding residents who have signed their opposition to this land swap.

This is a partial list of signatures with many more to be submitted at public comment.

**Thank you,
Residents of Soleil, Brush Creek Townhomes, and The Orchards neighborhood.**

This document and corresponding petition signatures have been submitted to:

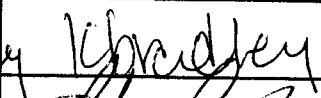
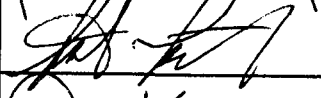
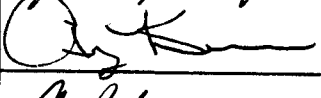

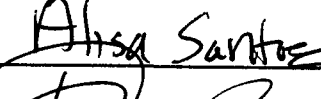

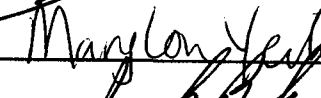
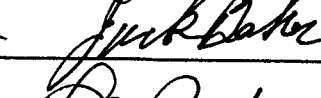
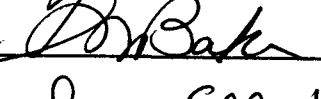



_____ **employee name**

_____ **employee position**

_____ **date and time**

Petition-from Soleil Neighborhood




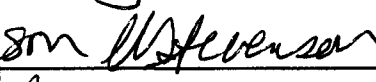
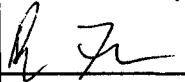


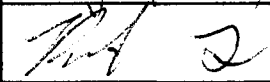
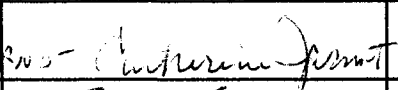
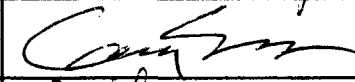
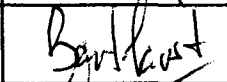
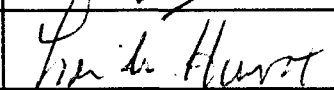
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|---------------------------------|--|
| Petition summary and background | A proposed land swap by developer in Haymeadow from original PUD filing |
| Action petitioned for | We, the undersigned homeowners of Soleil and surrounding neighborhoods, who would be most impacted by the proposed PUD land swap, are concerned citizens who urge our leaders to act now and NOT approve any proposed change or relocation of school land within Haymeadow. |

| Printed Name | Signature | Address | Email | Date |
|------------------|---|------------------------|--------------------------------|------------|
| Kimberly Bradley |  | 122 Soleil Circle | kbradley@slifer.net | 10-25-20 |
| Scott Fritzer |  | 122 Soleil Circle | Scott.ALC@hotmail.com | 10/25/20 |
| Amy Kinser |  | 134 Soleil Circle | akbusing@gmail.com | 10/25/2020 |
| Alfreda Santibon |  | 1935 Montgomery Circle | Santibon 54@gmail.com | 10/25/20 |
| Alisa Santos |  | 1935 Montgomery Cir | alisa@condo-ms.org | 10/25/20 |
| Pawn Beaton |  | 2047 Montgomerie | | |
| Marylon York |  | 2153 Montgomery Cir | | 10-26-20 |
| JACK BAKER |  | 2221 Montgomery Cir | jackbaker2500@gmail.com | 10-26-20 |
| Susan Baker |  | 2221 Montgomery Cir | Susanbaker2507@gmail.com | 10-26-20 |
| Susan Elliott |  | 1502 Montgomerie Cir. | susan.elliott@eagleschools.net | 10-26-20 |
| Chris Elliott |  | 1502 Montgomerie Cir | chris.elliott@eagleschools.net | 10-26-20 |
| MICHAEL JOERSZ |  | 1102 NORTON WAY Cir | | 10/26/20 |

msjoersz@gmail.com

Petition-from Soleil Neighborhood

| | |
|---------------------------------|--|
| Petition summary and background | A proposed land swap by developer in Haymeadow from original PUD filing |
| Action petitioned for | We, the undersigned homeowners of Soleil and surrounding neighborhoods, who would be most impacted by the proposed PUD land swap, are concerned citizens who urge our leaders to act now and NOT approve any proposed change or relocation of school land within Haymeadow. |

| Printed Name | Signature | Address | Email | Date |
|--------------------|---|----------------------|---------------------------|------------|
| BUD BARTNIK |  | 54 Field ST | BBART1968@gmail.com | 10/24/20 |
| Kelly Reeseigh |  | 64 Field ST | kellyreeseigh@gmail.com | 10/24/20 |
| Will Brown |  | 94 Field St. | mindeeell9@yahoo.com | 10/24/20 |
| Mindee Stevenson |  | 94 Field St | Mindeeell9@yahoo.com | 10/24/20 |
| Bronson Fiore |  | ↓ | BSF58@naui.edu | 10/24/20 |
| Martha Miller |  | 172 Soleil Circle | millerreynolds4@gmail.com | 10/24/20 |
| Wendy Mallas |  | 2077 Montgomerie | jim.mallas@gmail.com | 10/24/20 |
| Richard Le |  | 2161 Montgomerie | | 10/25/20 |
| CATHERINE J. HOBBS |  | 2241 Montgomerie | hobbscatherinej@gmail.com | 10-25-20 |
| GARY SCANLON |  | 1720 Montgomerie Cir | gscanbn22@gmail.com | 10/25/2020 |
| Bart Harst |  | 1632 Montgomerie CR | bharst@gmail.com | 10/25/20 |
| Linda Harst |  | 1632 Montgomerie | | 10/25/20 |

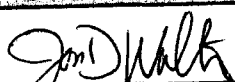

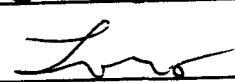
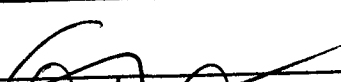
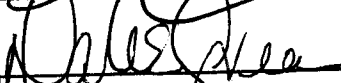
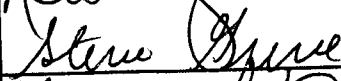
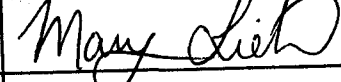
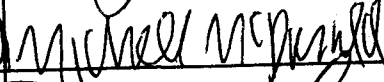

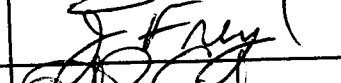

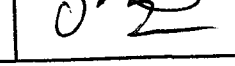
Petition-from Soleil Neighborhood



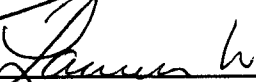
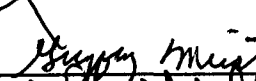




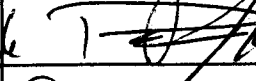
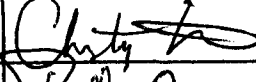
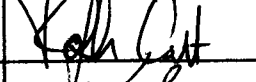
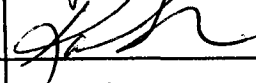



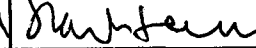
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|---------------------------------|--|
| Petition summary and background | A proposed land swap by developer in Haymeadow from original PUD filing |
| Action petitioned for | We, the undersigned homeowners of Soleil and surrounding neighborhoods, who would be most impacted by the proposed PUD land swap, are concerned citizens who urge our leaders to act now and NOT approve any proposed change or relocation of school land within Haymeadow. |

| Printed Name | Signature | Address | Email | Date |
|------------------|------------------|-----------------------------|----------------------------|------------|
| Tona Refeers | Tona Refeers | 1350 Wapiti Circle Eagle CO | Tona.justfine@hotmail.com | 10/24/20 |
| Stephan Wilson | Stephan Wilson | 73 Soleil Cir. Eagle CO | SWILSON8714@gmail.com | 10/24/20 |
| Jessica D. Toro | J. D. Toro | 73 Soleil Circle Eagle CO | jesditors@gmail.com | 10/24/20 |
| Michelle Miller | Michelle Miller | 128 Soleil Circle Eagle CO | michelemiller298@gmail.com | 10/24/20 |
| MICHAEL KLEINMAN | Michael Kleinman | 90 SOLEIL CIR EAGLE CO | KLEINMANWLAN@aol.com | 10/24/2020 |
| DORON KLEINMAN | Doron Kleinman | 90 SOLEIL CIR EAGLE CO | doron5782001@gmail.com | 10/24/2020 |
| Beth Ryan | Beth Ryan | 74 Soleil Circle | Bethryan04@gmail.com | 10/24/2020 |
| Tim Ryan | Tim Ryan | 74 Soleil Circle | Trye41@gmail.com | 10/24/2020 |
| Ric Turner | Ric Turner | 56 Soleil Cir | RICHEATHR@GMAIL.COM | 10/24/20 |
| Heather Turner | Heather Turner | 56 Soleil Circle | Same | 10/24/20 |
| Michelle Zaruba | Michelle Zaruba | 50 Soleil Cir | ↑ | 10/24/20 |
| Charles Zaruba | Charles Zaruba | 50 Soleil Cir | czaruba@hotmail.com | 10-24-20 |

Petition-from Soleil Neighborhood

| | |
|---------------------------------|--|
| Petition summary and background | A proposed land swap by developer in Haymeadow from original PUD filing |
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| Printed Name | Signature | Address | Email | Date |
|----------------|---|---------------------------|--------------------------------------|----------|
| JON WALTERS |  | 232 TANAGER CIRCLE, Eagle | jonwalters.cw@gmail.com | 10/25/20 |
| Mia Ericsson |  | 232 Tanager Circle Eagle | mericsson.09@gmail.com | 10-25-20 |
| Lori Gay |  | 238 Tanager Cir | lori.gay@centurytel.net | 10/25/20 |
| Chris Hendrick |  | 242 Tanager Circle | crst926@gmail.com | 10/25/20 |
| Dale Green |  | 0113 Ringneck | dalehgreen@yahoo.com 970.303.0347 | 10/25/20 |
| Steve Greer |  | 250 TANAGER CIRCLE | stevsree@gmail.com | 10/25/20 |
| Mary Liebl |  | 250 Tanager Circle | lieblmary555@gmail.com | 10/25/20 |
| Missy McDonald |  | 245 Tanager Circle | mcdonaldm@yahoo | 10/25/20 |
| DAVID McDONALD |  | 245 TANAGER CR EAGLE | eioenterprises@yahoo.com | 10/25/20 |
| Jeff Frey |  | 284 Tanager Circle | jp.frey@comcast.net | 10/25 |
| Shannon Sokup |  | 273 Tanager Circle | Sjsokup@gmail.com | 10/25 |
| David Blum |  | 301 Tanager Cir | teletacs@yahoo | 10/25. |

| Printed Name | Signature | Address | Email | Date |
|----------------------|---|---------------------|------------------------------|------------|
| Beck Hesseltine |  | 294 Tanager | rebecca.hesseltine@gmail.com | 10/25/20 |
| * Jake Hesseltine |  | 294 Tanager | jake.hesseltine@gmail.com | 10/25/20 |
| Lauren Wilson |  | 0304 Tanager | lauren.wilson.2009@gmail.com | 10/25/20 |
| GREGORY MEISTER |  | 0304 Tanager | greg.meister.2014@gmail.com | 10/25/20 |
| John Malak |  | 287 Tanager | JOHN.MT.HOME@AOL.COM | 10/25/20 |
| * Emma Whiting |  | 75 Tanager | emma.whiting246@yahoo.com | 10-25-20 |
| * Jenna Barclay |  | 78 Tanager | jenna.ruth.barclay@gmail.com | 10/25/2020 |
| Amy Yandke |  | 98 Tanager | Amy.Yandke@yahoo.com | 10/25/2020 |
| Patrick Hasselbach |  | 103 Tanager | phasselbach@gmail.com | 10/25/2020 |
| Christine Hasselbach |  | 103 Tanager Circle | cmstrom@gmail.com | 10/25/20 |
| Ralph Carlson |  | 0128 Tanager Circle | rcarlson3481@gmail.com | 10/25/20 |
| Kathryn L. Rejo |  | 141 Tanager Cir. | Kitty@Rejo.com | 10/25 |
| Kristin Blanco |  | 143 Tanager Cir | K.Hayden@hotmail.com | 10/25 |
| Enrique Garcia |  | 194 Tanager Cir | ValleyStone@bimini.colo | 10/25 |
| Annie Wanaske |  | 222 tanager cr | annie.wanaske@gmail.com | 10/25 |
| Sarah Townsend |  | 669 montgomery cr | Townsendsl@hotmail.com | 10/25 |

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| Petition summary and background | A proposed land swap by developer in Haymeadow from original PUD filing |
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[illegible]

| Printed Name | Signature | Address | Email | Date |
|------------------|-----------------|-----------------------------|---------------------------------|------------|
| MATT OWENS | M. Owens | PO Box 180 49 SOLEIL CIRCLE | mattowens@hotmail.co.uk | 10/24/20 |
| Elizabeth Owens | E. Owens | 49 Soleil Circle | elizabeth.z.owens@gmail.com | 10/24/20 |
| Bruce Keyes | B. Keyes | 26 Saen Circle | brucekeyes@yahoo.com | 10/24/20 |
| Larae Keyes | Larae Keyes | 26 Soleil Circle | laraekeyes@yahoo.com | 10/24/20 |
| Mike Stalen | M. Stalen | 18 Soleil | mstalen.1400@gmail.com | 10/24/2020 |
| Sheryl Stalen | S. Stalen | 18 Soleil | sstalen@mountainsec.org | 10/24/2020 |
| Angie Kriedeman | Angie Kriedeman | 0008 Soleil Ci. | akriedeman.arrow@insuremail.net | 10/24/20 |
| Jimmy Suhadolnik | J. Suhadolnik | 0008 Soleil Ci. | gilbertparkside@yahoo.com | 10/24/20 |
| Fred Reynolds | F. Reynolds | 310 Mosher Ln. | frkrona@gmail.com | 10/25/20 |
| Laura Howe | L. Howe | 166 Soleil Circle | Lalee1008@gmail.com | 10/25/20 |
| D. L. Amburgey | D. L. Amburgey | 84 Field St | Doug Amburgey 14160 | 10/25/20 |
| Sarah Amburgey | S. Amburgey | 84 Field St | sarahamburgey@gmail.com | 10/25/2020 |
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[illegible]

Petition-from Soleil Neighborhood

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[illegible]

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Angie Kyle](#)
Subject: : Oppose Haymeadow School Land Swap
Date: Monday, October 26, 2020 7:30:19 AM

From: Beth Ryan <bethryan04@gmail.com>
Sent: Saturday, October 24, 2020 5:26 PM
To: Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; David Gaboury <david.g@townofeagle.org>
Subject: Oppose Haymeadow School Land Swap

Hello,

I am a homeowner in the Soleil neighborhood, and I would like to formally express my opposition to the proposed land swap from the Haymeadow developer that is adjacent to Soleil Homes.

Thank you,
Beth Ryan

--

Beth Ryan
Phone: 414-491-2930
Email: bethryan04@gmail.com

--

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Angie Kyle](#)
Subject: FW: Haymeadow PUD
Date: Monday, October 26, 2020 7:29:45 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

FYI:

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

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

From: Gary Scanlon <gscan49@hotmail.com>
Sent: Sunday, October 25, 2020 5:02 PM
To: Clerk Group <clerk@townofeagle.org>
Cc: Gary Scanlon <gscan49@hotmail.com>
Subject: Haymeadow PUD

Please forward this email to all members of Town Council and the Planning and Zoning Commission:

All,

Please be advised that we, along with many other residents of Eagle, are opposed to any changes to the current approvals for the Haymeadow development. In particular, we oppose any land swap with the developer for the park site or the school site, and hope you would not waste any time considering such a proposal.

Thank you for listening to the residents.

Sincerely,

Gary and Lou Scanlon

gscan49@hotmail.com

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Angie Kyle](#)
Subject: FW: Opposition to the Developer LAND SWAP
Date: Monday, October 26, 2020 9:01:41 AM

On Oct 25, 2020, at 10:38 PM, Mindee Stevenson <mindee419@yahoo.com> wrote:

I OPPOSE THE HAYMEADOW SCHOOL PARCEL LAND SWAP PROPOSAL for the reasons below:

- 1) Every Soleil homeowner relied on the city's PUD approval when purchasing at Soleil Homes and accepted that a school was slated to be built adjacent to Soleil. Swapping the school parcel for high density housing will negatively affect Soleil's property values. It is unacceptable to allow this land swap solely to financially benefit a private developer at the expense of Soleil homeowners.
- 2) The developer claims that the real estate market has changed since the PUD approval in 2014. Because of this, they want to build the high density housing sooner and in a location closer to the beginning of the development. The real estate market changes constantly, and if the developer had not had so many delays perhaps he could have taken advantage of the market as it was at the time of his original proposal. This is not a problem that should concern the Town of Eagle.
- 3) The proposed land swap financially benefits the developer due to deferring infrastructure costs. It negatively impacts Soleil homeowners due to reduced property values from adjacent high density housing and blocked mountain views. Soleil homeowners should not bear the burden of the developer's financial challenges.
- 4) The placement of the school was extensively thought through by Town of Eagle staff and the school board during the PUD process. There was an extensive traffic study regarding the school placement in an effort to avoid traffic issues currently experienced with Brush Creek Elementary. It was decided that they didn't want traffic driving through a neighborhood. Additionally, the original location allows the school and Mountain Recreation to share facilities and resources. The location of the school should not be changed because of the developer's financial issues.
- 5) This development has taken 17 years to get to this point which shows very inadequate planning. The developer submitted and received approval for a specific land distribution, which our homeowner's relied upon. Now the developer wants to defer infrastructure costs, so is proposing the land swap,

which again highlights his inadequate planning. The developer should not be bailed out at the expense of Soleil homeowners property values.

- 6) The developer scheduled a meeting with Soleil homeowners for 6pm on Friday October 23 to discuss the plans for the proposed land swap. At this meeting we were informed that they planned to submit their request for change to the PUD Monday morning, October 26, giving Soleil homeowners very little time to react.

Thank you for your consideration of this important community issue.

Mindee Stevenson
94 Field Street
303-905-2345

Sent from [Mail](#) for Windows 10

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Angie Kyle](#)
Subject: FW: Soleil Land Swapp
Date: Monday, October 26, 2020 7:31:17 AM

-----Original Message-----

From: Angie Kriedeman <gilbertparkside@yahoo.com>
Sent: Saturday, October 24, 2020 6:24 PM
To: Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; ellen.bodenheimer@townofeagle.org; David Gaboury <david.g@townofeagle.org>
Subject: Soleil Land Swapp

Hello Town Council,

I would like you to know that I am opposed to the land swap for the Haymeadow Development, as a homeowner I do not want an apartment or condo building behind out development. I am hoping that council members take our opinion into consideration when voting on this. Again I am opposed to the land swap.

Thanks,

Jimmy Suhadolink

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Angie Kyle](#)
Subject: FW: Opposed to Haymeadow proposed land swap
Date: Monday, October 26, 2020 7:30:50 AM

From: Gina Van Hekken <ginavanhekken@gmail.com>
Sent: Sunday, October 25, 2020 2:19 PM
To: Chad Phillips <chad.phillips@townofeagle.org>; Charlie Perkins <charlieperkins@townofeagle.org>; Jesse Gregg <jgregg@townofeagle.org>; Kyle Hoiland <kyle.hoiland@townofeagle.org>; Bill Nutkins <bill.nutkins@townofeagle.org>; Matthew Hood <matthew.hood@townofeagle.org>; Robert Townsend <robert.townsend@townofeagle.org>; Lani Webb <lani.webb@townofeagle.org>; keegan.winkeller@townofeagle.org; Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; David Gaboury <david.g@townofeagle.org>
Cc: jcvanhekken@mitchandco.com
Subject: Opposed to Haymeadow proposed land swap

Dear Eagle Town Council and Eagle Planning and Development,

We are writing to you to express our ardent opposition to the proposed land swap from the Haymeadow Development. We moved to Eagle in August of 2008 and have always appreciated the feel of our small community in Eagle. We have lived in many housing situations since then and recently were able to purchase our first single family home in the Soleil Neighborhood in May 2019. It was a huge decision for us and we paid close attention to what the surrounding area would look like in the near- and long-term future. An understanding that there would be a school neighboring our development's property helped us make the decision to purchase our forever home. In the past few months, we along with all of our neighbors were incredibly disappointed to learn about the proposed land swap, for the following reasons:

- As stated above, we bought our house with the knowledge that there would be a school close by to our neighborhood. We were excited about that prospect, and even more so when we realized that the school would feed into the proposed community center.
- We understand that the Town spent a great deal of time and careful deliberation to determine the placement of the school, ultimately deciding on its original location due to the possibility of shared facilities and resources with the proposed Mountain Rec expansion. With so much deliberation and careful consideration on the location we do not understand why a developer would suddenly want the swap. The current location will be a benefit to the children who attend the school—and their families.
- This proposed land swap will negatively impact the entire town, but mostly the children. The opportunity to have shared facilities—shared land, shared fields, and to be within walking distance of a community center—is a phenomenal one. Making this

swap and moving the school a mile and a half away would defeat the opportunity in one fell swoop.

- Having the school located in its original location means that car usage will decrease—more of the kids will walk or ride to school and then walk or ride to Mountain Rec's community center. Moving the school far away will—again—increase traffic, increase noise pollution, and increase the carbon monoxide in the air.
- We understand that traffic going through the neighborhood to get to the school will be a nightmare if the school is moved to the proposed new site. The traffic will get backed up down Brush Creek Road, especially with recreational access to Sylvan Lake State Park.
- Mr. Cohen has stated that he wants to do the swap because it will save him money as well as earn him money with the sale of multiple units. We do not believe that a developer's budget mismanagement or profit is even remotely a decent reason to make this land swap.
- Part of Mr. Cohen's budgetary issues comes from the fact he put the infrastructure in the wrong spot—it is not near where the high-density buildings are planned to go. This mismanagement is deeply concerning for the long-term viability of the project. Why didn't he put the infrastructure where it needed it be? The infrastructure work has been going for two years—if it takes them this long to do this horizontal construction, how long will it take to finish this development?
- We have lost all confidence in their ability to schedule and manage this development properly given that they are constantly digging up places they've already dug up before to replace piping. Furthermore, they want to propose a swap without having any actual design or understanding of the costs involved.
- During a conversation we had with Scott Schlosser, he told us that the development company are under no obligation to complete any phase after phase 1. It is our concern that they are trying to put all the multifamily development in phase 1 so that they can maximize their profit and walk away from subsequent phases. This will be a terrible eyesore and not what the Town of Eagle wants.
- On Friday, 10/23, residents of the Soleil Neighborhood finally got a meeting with Mr. Cohen to see the renderings and ask him questions. We had been asking for this meeting for months, and then we found out that he's planning to submit his proposal on Monday, 10/26, barely giving us any time to reach out to you. The timing of the meeting and the subsequent submission is shady at best and tells us quite a bit about the morals and ethics of this developer.
- Moving the housing to the location where the school is supposed to be means that there will be a parking lot and then 35' high buildings. This will block the view of those who live in the duplexes and will be much more unsightly than a school which won't be built for 5-10 years.

To be clear, we are not opposed to the Haymeadow development as it stands. We welcome new neighbors and the vitality it will bring to the Town. We are opposed to the land swap and all that it entails. There are so many reasons to keep the plan as it is, but as far as we can tell, the only reason to move forward with the land swap is to benefit the developer. That's not the way we do things in the Town of Eagle. For the reasons listed above, and others, we are adamantly opposed to the proposed land swap at the Haymeadow development. Please consider the concerns of your Eagle Residents.

Gina and JC Van Hekken
59 Soleil Circle

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Angie Kyle](#)
Subject: FW: Opposition to a proposed land swap in Haymeadow
Date: Monday, October 26, 2020 9:01:52 AM

On Oct 25, 2020, at 10:36 PM, "barb@reburblc.com" <barb@reburblc.com> wrote:

To Town of Eagle and School Board members:

I am writing to you in opposition to developer Brandon Cohen's upcoming proposed change to the Haymeadow PUD.

As a recent home buyer in Soleil, one of the reasons for purchasing included being told school property lie just across the fence in the adjoining development. Inherently, neighborhood schools typically help maintain or increase property values. More importantly, the school land location lends itself to a synergy within the fields and recreational facilities that would provide easy access for children/students to go to and from without creating a supervisory burden that would exist if the school location was moved further away. With the school land in its current location, it would allow more kids to walk or ride their bikes to school once built. The traffic patterns surely were studied prior to the development of Haymeadow and for this reason, the school should stay in its present location, as an approximately 200-unit complex would seemingly create double that in vehicle traffic flow in small concentrated area.

As a Soleil homeowner, we were told Field Street would never become a through street to Haymeadow, except to the school once built. Is this true?

The rendering recently provided by Mr. Cohen of 8 24-unit 3 story buildings within 100 yards of Soleil created more questions than answers. Mr. Cohen's rendering allowed for only 16 garages/cover parking spots per building. The rest would be on street parking? That number of parking structures seems very low for a multi-unit structure. Mr. Cohen also mentioned that he has right of first refusal to buy the school land and build if the school district should decide to sell the land. Does the school have any intention to ever sell that land? These questions and concerns make it an easy 'no' to the land swap, not to mention the height of the buildings would obstruct the beautiful mountain views.

These proposed changes seem to only benefit the developer financially at the expense of the current homeowners. The developer should have thought about this when getting the initial approval from the Town.

Thank you for your time and consideration.
Barb Wendell

Soleil resident since May 2020

<Haymeadow_Site_Plan.pdf>

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Angie Kyle](#)
Subject: FW: Haymeadow land swap
Date: Monday, October 26, 2020 10:54:18 AM

From: Scott Turnipseed <scott.turnipseed@townofeagle.org>
Sent: Monday, October 26, 2020 10:53 AM
To: Michael Kleinman <michaeljkleinmanlaw@gmail.com>
Cc: Jenny Rakow <jenny.rakow@townofeagle.org>; Brandy Reitter <brandy.reitter@townofeagle.org>
Subject: Re: Haymeadow land swap

Jenny and Brandy,
Please make sure this gets entered into the Public Record.
Thanks so much!
Scott T

Sent from my iPhone

On Oct 26, 2020, at 10:24 AM, Michael Kleinman <michaeljkleinmanlaw@gmail.com> wrote:

If you need a list of reasons for our opposition it is attached. I would like these issues to be discussed at the public hearing once it is scheduled.

Michael J. Kleinman Esq.
C/O Law Offices of Michael L. Poindexter\
2132 Montane Dr. E\
Golden, Colorado 80401
Telephone: 970-328-3986
Facsimile: (303) 526-1981
Alternate Email: Kleinmanlaw@q.com • Cellular Phone 303.359.1825

THE FOREGOING IS PRIVILEGED AND CONFIDENTIAL INFORMATION,
DIRECTED ONLY TO THE ADDRESSEE. IF YOU HAVE ERRONEOUSLY
RECEIVED THIS COMMUNICATION, PLEASE DELETE THIS E-MAIL
AND ALL ATTACHMENTS AND NOTIFY THE SENDER IMMEDIATELY.
THE UNAUTHORIZED DISCLOSURE OR USE OF ANY INFORMATION
CONTAINED HEREIN OR IN ANY ATTACHMENTS IS STRICTLY
PROHIBITED BY SECTION 7-74-102 ET SEQ. OF THE COLORADO
REVISED STATUTES.

On Sun, Oct 25, 2020 at 7:29 PM Michael Kleinman

<michaeljkleinmanlaw@gmail.com> wrote:

Thank you for the clarification.

I look forward to meeting all of you

Regards

On Sun, Oct 25, 2020 at 6:52 PM Matt Solomon, Trustee

<matt.solomon@townofeagle.org> wrote:

Michael-

As far as I know, there will be a hearing and questions will be asked. I believe what Mr. Palmer was saying was that we cannot comment or make any decisions until all the information is presented to us, as it is a quasi-judicial matter. That said, I (we) do appreciate your input and participation in the process. I did copy Adam so that I do not speak out of turn or on his behalf in a wrong manner.

I appreciate you reaching out and being involved.

Thank you, again.

Matt

Matt Solomon, Council Member

Town of Eagle

[200 Broadway](#), PO Box 609, Eagle, CO 81631

Phone: 970.328.6354

Facsimile: 970.328.5203

On Oct 25, 2020, at 19:37, Michael Kleinman <michaeljkleinmanlaw@gmail.com> wrote:

Dear Consell members

Thank you for your timely response. I apologize for the typo regarding my date of purchase of [98 Soleil Circle](#). It was Jan 15, 2019.

Being unfamiliar with your counsel rules, am I to understand that when a Developer moves to amend its PUD and propose a major change in parcel use that a public hearing is held but adjoining landowners cannot ask their representatives why they propose such a change?

If so, how can you know the true reason for the proposed change? If the reason is different from their application I would think it proper to inquire into the motivation.

If you prefer me to provide a list of reasons that we oppose the PUD change, I am happy to do so. If you would provide a point person to contact rather than email

the entire counsel and Eagle representatives, please let me know
Regards

Michael J. Kleinman Esq.
C/O Law Offices of Michael L. Poindexter\
[2132 Montane Dr. E.](#)
[Golden, Colorado 80401](#)

Telephone: 970-328-3986

Facsimile: (303) 526-1981

Alternate Email: Kleinmanlaw@q.com • Cellular Phone 303.359.1825

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SECTION 7-74-102 ET SEQ. OF THE COLORADO REVISED
STATUTES.

On Sun, Oct 25, 2020 at 5:27 PM Michael Kleinman

<michaeljkleinmanlaw@gmail.com> wrote:

I apologize for the typo
We purchased our home Jan 2019

On Sun, Oct 25, 2020 at 3:55 PM Adam Palmer

<adam.palmer@townofeagle.org> wrote:

Michael,

Thank you for your comments and email. I can't speak to your request to
cross examine the development application representatives, as that
typically isn't part of a quasi-judicial public land use hearing process, it is
my hope that such concerns and alternatives can be adequately voiced
and deliberated accordingly.

Thank you again,

Adam

Adam Palmer

Council Member

TOWN OF EAGLE

[200 Broadway](#), PO Box 609, Eagle Co 81631

Phone: 970-328-6354, Fax: 970-328-5203

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:

[\[eagleoutside.com\]](#)

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

-

From: Michael Kleinman <michaeljkleinmanlaw@gmail.com>

Sent: Sunday, October 25, 2020 9:43 AM

To: Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; David Gaboury <david.g@townofeagle.org>

Subject: Haymeadow land swap

-

[Dear Mr. Mayor and counsel members,](#)

-

I and my wife Doron Kleinman are full time residents of the City of Eagle living at the home known as [98 Soleil Circle Eagle Co 81631](#) which is part of the Soleil Homes Development. We purchased the home January 15, 2021 with the understanding that the adjoining land was designated as a future school site. As an adjoining landowner to the Haymeadow development, I along with a number of other residents, will be contacting you to express our opposition to the proposed land swap the developer has been working on for the past number of months. We have been advised that the developer will be filing for an amendment to the existing PUD the City approved some time ago.

-

Last Friday a number of the homeowners met with Brandon Cohen, who I understand is the principal running the development where we discussed his proposed amendment to the PUD.

We understand the developer is proposing to swap land where the multi-family parcel situate far away from the recreation land would be exchanged for the present land designated for a future school. A copy of the proposed swap is attached.

-

The members of the community have discussed the swap a number of times and will be voicing their opposition or support once the filing occurs. We have assembled a list of reasons to oppose which I would be happy to share with you now or after the request to amend the PUD to permit the land swap is filed.

I intend to attend any public hearings and oppose the land swap portion of the requested amendment. I expect I will have the opportunity to cross examine the representatives of the developer at that time.

I understand some of the Soleil Homes residents have prepared a petition with a number of residents opposed to the swap and may be providing it today or tomorrow. My wife and I agree with that petition based on the developers proposed use of the land for high density condos.

-

I am not acting as the attorney for any party and our opposition is that of a landowner in the adjoining development. If you would like list of our reasons for opposing the land swap I am happy to provide them on request or meet with any of you as permitted by the rules of the City of Eagle and State of Colorado.

-

Michael J. Kleinman Esq.

C/O Law Offices of Michael L. Poindexter\

2132 Montane Dr. E.\

Golden, Colorado 80401

Telephone: 970-328-3986

Facsimile: (303) 526-1981

Alternate Email: Kleinmanlaw@q.com•Cellular Phone 303.359.1825

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-

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Michael J. Kleinman Esq.

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--
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-
<New Microsoft Word Document (2).pdf>

LIST OF REASONS FOR OPPOSITION TO LAND SWAP AMENDMENT TO
HAYMEADOW PUD MICHAEL AND DORON KLEINMAN 98 SOLEIL
CIRCLE EAGLE, COLORADO 81631

1. Homeowner relied on PUD approved by City which included elementary school at some time in the future adjacent to Soleil Homes subdivision when the home was purchased.
2. Developer asked for the land distribution approved and planned accordingly. Now, because they do not want to pay for development costs upfront that they knew were required to build the high-density, they propose a land swap that only benefits them and no one else.
3. The Rec district was counting on sharing playing fields with the school which will not happen if the land swap happens. The sharing of the recreation facilities just makes sense as a taxpayer.
4. The developers claim that lower cost housing will assist teachers is without merit as there is no school needed at present and if it is needed, they have land they can build upon.
5. The developers work on the road has been dismal at best with delays, mistakes and an attempt to have Soleil Homes pay for work they agreed to perform. What makes you think they can do any better adjacent to the Soleil Subdivision.
6. Traffic will funnel off the road in front of the Soleil Subdivision as the quick way to the proposed project.
7. There is no economic benefit to the City, Recreation District or Soleil Homes to the swap, The only entity that benefits is the developer that admits that it will save millions of dollars of infrastructure costs now and use profits (if that every occurred) to pay for improvements later.
8. Every homeowner relied on the City's PUD approval and there is no good reason to change it to monetarily benefit a private developer who knew at the time of their original submittal that the high-density homes would be as approved. 1
9. The land swap would lead to rapid growth and significantly increase traffic on Brush Creek Road and Capitol Street. Neither being not able to accommodate it without the planned study and additional road improvements that would be very disruptive to the local community.
10. The unsightly and untimeliness of the construction practices of the developer of the road and their disruption of the neighborhood leads me to believe that they are incapable of developing this project in a timely and non-disruptive manner.
11. Due to the original traffic studies done with the PUD approval, the placement of the school was extensively thought through at that time and should not change.

I believe that if you question the developer, you will learn that their pro forma is upside down having spent considerably more on the road that was forecast, and by building the high-density condos on the proposed the land swap would assist them in recovering their losses by using the existing infrastructure in place. This request appears to be for financial reasons and nothing else.

From: [Jenny Rakow](#)
To: [Jessica Lake](#)
Subject: Fwd: Haymeadow Land Swap - We Vote Yes
Date: Monday, October 26, 2020 11:28:04 AM
Attachments: [Haymeadow Land Swap - Rae Sanders.pdf](#)

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From: Rae Sanders <raepsanders@gmail.com>
Sent: Monday, October 26, 2020 11:22:10 AM
To: Jenny Rakow <jenny.rakow@townofeagle.org>
Cc: chad.phillips@townofeagle.org <chad.phillips@townofeagle.org>; Charlie Perkins <charlieperkins@townofeagle.org>; kyle.hoilande@townofeagle.org <kyle.hoilande@townofeagle.org>; Bob Sanders Husband <bobsanders9@yahoo.com>
Subject: Haymeadow Land Swap - We Vote Yes

Hello Jenny,

On September 8th 2020 I submitted the attached email and photos to Angie for submission involving discussions on the Haymeadow Land Swap. At the time Angie discussed with Chad and the advice was I might want to withhold my submission until a more relevant time. I understand that time is upon us.

Jenny, I am submitting my original letters and photos along with a brief summary of what has transpired since then. My neighbors Mike and Linda Claymon shared an email of what they would be sending this morning. Mike and Linda's # 1 states that every homeowner in Soleil relied on the city's PUD approval when purchasing at Soleil, is NOT true for us. We were living in NOLA at the time and visited the Soleil site once before going under contract. At our 1st meeting our town home did not even exist and our sales person did not tell us it would be a school and the property line was right on the other side of the drainage ditch. We were given a much different scenario. We would have NEVER purchased this home if we were aware of this. The first I heard of anything like this is when we went to the HOA year end meeting December of 2019.

In addition to all reasons stated in my email dated September 8th 2020 I am for the Haymeadow Land Swap for the following reasons:

1. Every Soleil homeowner drove past the multi housing project John Purchase had done prior to Soleil before buying in Soleil. There is not a path into our development that escapes this housing. Several homeowners in Soleil are closer to this multi family development than they will ever be to a Haymeadow multi family unit. So if Soleil can exist with that multi family housing why can it not exist with one further away from us?
2. If the Haymeadow swap is allowed to move forward, not one Haymeadow resident will drive through Soleil to get home, because there is no path to Haymeadow from Soleil Circle or Field Street. However, if the school moves forward with building behind Soleil I have heard it would be possible for Field Street to be extended to accommodate the school. That scenario would definitely add traffic to the Soleil neighborhood.

3. Since my first communication with Brandon Cohen on July 27th he has been available to me and has done everything he said he would, including submitting a PUD that has the promised open space between Soleil and Haymeadow. Brandon is willing to commit that no buildings will ever be built in this space. It will strictly be green space for the wildlife to be able to continue on their path to Brush Creek. All of which they continued to do during the construction of Soleil.
4. There is no evidence that building multi family homes offered at \$400.00 a square foot will lower Soleil property values, that is just speculation. Other real estate agents believe the square foot comps could easily raise our property values.
5. A close friend purchased a home in Cordillera north of I-70. After the economic crash in 2008 it took her until 2013 to sell her home. No developer in his right mind would have started a project the size of Haymeadow during those years.
6. Covid has changed everything including real estate. The newspaper's front page has spoken to the record sales in Eagle County which they expect to continue. When Covid hit there was a down time and some talk in the hood that it might be difficult to sell the 5-6 homes left, but they all sold and not at a discount
7. The school offers us no guarantee of a buffer space behind our home. Given all the land in this valley why would we cram a school on top of us when we have the opportunity to spread out and let everyone have some breathing room. A chain link fence like the ones in the photos on other Eagle School property behind the townhouses does not offer such. I cannot even imagine the eye sore of having a chain link fence 30 feet from my backdoor.
8. Brandon has been very clear that this would be a financial benefit to him, however there are also financial benefits to the town. The sooner the 1st group of homes are available for sale the sooner the town starts collecting property taxes for much needed revenue and all the other taxes new residents bring such as taxes on autos and sales tax on all they buy.
9. Some of my neighbors are opposed to Haymeadow because they believe a school will never be built behind the townhomes, but they contradict themselves by being worried the future school would then not be connected to the rec center. That is a conflicting argument.
10. As to the point that this has been a rushed schedule I would disagree. I have been in communication with Brandon since the end of July. There was a 2nd meeting of Soleil homeowners on September 2nd. There were fewer homeowners in attendance than at the 1st meeting. A group email including these owners and others started and I sent the group Brandon's personal email so they all could have access to him and as to my knowledge none reached out to him between that time and the meeting on October 23. That was over a month of time other homeowners could have been participating in the process with Brandon as I was.

Thank you to all for taking the time to allow me to share my ideas and I look forward to speaking at the public hearings. Please record all I have submitted for the public record.

Sincerely,

Rae Sanders



Rae Sanders <raepsanders@gmail.com>

Haymeadow land swap

Rae Sanders <raepsanders@gmail.com>

Tue, Sep 8, 2020 at 3:23 PM

Hello Angie,

We spoke on the phone about three weeks ago in reference to the Haymeadow Land Swap and you asked me to send you a list of my concerns. Some members of the Soleil Circle community are adamant this swap will not take place, however I do not believe they represent the majority of the homeowners. They represent the majority of the homeowners who show up for the meetings. We have had two meetings that I am aware of and a lot more people showed up for the first one than the second meeting on September 2nd. The reason the turnout was smaller is because many neighbors just want to stay neutral and not create ill will with their neighbors.

There are 2 - 3 homeowners that are spearheading this crusade and they are on a mission to stop something they have never seen renderings of. One of these homeowners just wants it stopped because she is tired of living in a construction site. As the developer of Soleil told me that is what you get when you buy into new construction and she bought into a new construction site. I don't believe that is enough of a reason to not at least hear the pros and cons of both sides. How can any of us make an educated rational decision when none of us have seen any renderings??

I first communicated with Brandon Cohen the evening of Monday July 27, 2020. He emailed me because of a letter I sent to Scott Schlosser earlier in the day. At that time I was totally against his development because the rumor mill had said it was going to be a high density development right outside my back door. Since the 1st communication on July 27th I have become very receptive to what Brandon is proposing for three reasons. First he has been extremely transparent and available to me at all times in the last 6 weeks. Secondly, I want the barrier he has proposed behind my home, something the school board does not offer its neighbors as can be seen by the pictures I took of other Eagle schools. I could not bear to have a chain link fence with tents on the other side 15' from my home. The school that is over on Eagle ranch Road actually has a broken fence with a piece of black tarp flapping in the air. How could that possible be better for those of us who back up to the field? As for the other neighbors in Soleil my property is their barrier between the development of either a school or homes. I too would like a barrier my whole life to move out to this valley and my husband and I finally decided to do it last year. My husband's granddaughter will be graduating college and wants to move out here, however even with the \$100,000 deposit her family would give her for a new home she would not have entry into this valley if she wanted new construction.

The neighbors are also concerned that the traffic patterns will change in Soleil. Mathematically if 800 homes have been approved for development the same amount of cars will pass down Brush Creek road to go to a home that is 350 feet away or a half of a mile away. None of us including me understand why the town plans on getting rid of the original Brush Creek road because it could be useful to direct the Sylvan Lake traffic that way as well as construction vehicles. This would also be most helpful to the Soleil residents who back up to the new road who were told the barrier between their home and the road would be much wider and larger. So why let go of a perfectly fine existing road? Brandon tells me this has nothing to do with his project that this is a town decision. I would like to discuss this with the town.

From my correspondence with Brandon it is my understanding the first phase of multi family homes will be approximately 900 square feet of affordable housing, not low end housing. His design team worked on The Base Camp project so they have good taste! His team plans on selling these new homes for \$400.00 a square foot. Once again how does that hurt the surrounding home owners, we did not pay that for our homes. This could be a huge value increase in our existing homes, once again a good thing not a bad thing.

I tried to explain all of this to the homeowners at the 1st Soleil meeting however while the rest of us were sitting on the ground a member of our HOA who stood the whole time told me Brandon was "playing me" and I was foolish to believe him. After that no one really cared to hear what I had to say. I knew the answer to a lot of their questions but I was discounted after that meeting. The first thing we all learn in business is not to write down anything that is not true because it will come back to bite you. Brandon has written everything he has promised in emails that I could forward to the whole world if he did not do what he said. He also has to present to the town all of this before any decisions can be made. So if Brandon promises me a barrier I can assure you it will be on his proposal to the town because he does not want me sitting in a town council meeting waving any unfulfilled promises to the council.

The second Soleil circle meeting was on September 2nd and I went to that meeting knowing most in attendance would be against me and they were. The other interesting thing was how many less people attended the 2nd meeting. As explained to me by one of my neighbors she did not want to get in the middle of this fight and wanted to stay neutral. Those neighbors did not come. So let me share what the [people who came had to say. The most troubling thing I heard was from a couple I do not know, but the husband shared his concerns about having those kinds of people that do shift work and other undesirables who drive their work truck homes in his neighborhood. In this new world we are living in, it seems we should all be doing our best to be more inclusive and inviting to others and not judge a person as not being a good neighbor because they do shift work. I think we would all agree we are grateful for the nurses and doctors who do shift work. I also expressed to my neighbors that my husband's granddaughter wanted to move here but would not be able to afford any new construction in the valley even with her father's help. This is a young woman who would be an asset to our community. She is also who Brandon's project is looking for. There is a trend in the market on all levels for 20 to 30 year old people wanting smaller housing. They do not want to leave the same footprint that my generation has and they don't need the amount of stuff most of my generation needed. Again this is a bad thing and not a good thing?

Soleil circle has a realtor who owns a home that backs up to the field, however it is income property for her and she does not live in Soleil. So what happens in that field does not affect her daily life as it would mine. She stated at the last meeting (she did not attend the first one)

she was against the land swap and that is her right to be. She also offered introductions to town council members to discuss their unhappiness with the swap. I expressed to her and the employee of mountain rec (who owns a home in Soleil) that I was concerned about what would happen to my home's value and more importantly my peace and serenity if the town decided to build a field or parking lot 15' from my back fence. They both indicated they did not think that would ever happen. Again please see the attached photos showing what the town has done with other schools in our area where they create boundaries with their property. I have no reason to believe the school or town will not do the same behind my home. I have every reason to believe that Brandon Cohen offers me a different barrier that will also allow the elk and deer to continue to move through this field to find water. I also am not a realtor however I am heavily invested in real estate and yes a school is a plus for a community, however where I am from the homes that are in the direct path of the school or connected to the school sell for less a square foot and take much longer to sell than the houses 6 blocks away. I do not want my new home devalued, who would?

The other big issue for the neighbors against the swap is the wealth of Brandon Cohen's family. They see giving into this project as helping a wealthy family and why should they do such a thing? Let me answer that as someone who has spent a lifetime having businesses that had a wealthy clientele. Number one, many wealthy people spend their money building and improving things that employ contractors, sub contractors, consultants, landscapers etc...

People are able to support their families and businesses because of wealthy families who build things. Once again why is having a wealthy family with deep pockets wanting to employ people and businesses in our community a bad thing? Also they perceive Brandon as being too young to take on such a bold project. I have two arguments for that idea. Number one as stated by the realtor who attended our second meeting Brandon is surrounding himself with good consultants. That is a sign that he knows what he does not know and is smart enough to surround himself with people who know the right answers. Secondly, in my opinion this young man has much more character than the trust fund kids I know back in New Orleans who do nothing but self indulge with their unearned wealth. Brandon Cohen could be doing the same, but he has chosen to have a for profit business that he believes will benefit the valley his family has been connected to since he was a child. Again can someone please tell me why this is a bad thing?

In closing Angie I would ask that you pass this along to Chad so that I too can have meetings with the decision makers of this project.

Thanks so much,

Rae Sanders

5 attachments

Screenshot_20200903-161934_Gallery.jpg
1458K









From: [Jenny Rakow](#)
To: [Jessica Lake](#)
Subject: FW: Oppose Haymeadow School Land Swap
Date: Thursday, October 29, 2020 12:00:36 PM

From: Tim Ryan <trye41@gmail.com>
Sent: Wednesday, October 28, 2020 4:54 PM
To: Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; David Gaboury <david.g@townofeagle.org>
Subject: Oppose Haymeadow School Land Swap

Hello,

I am a homeowner in the Soleil neighborhood, and I would like to formally express my opposition to the proposed land swap from the Haymeadow developer that is adjacent to Soleil Homes.

Tim Ryan
719.313.6138

From: [Jenny Rakow](#)
To: [Jessica Lake](#)
Subject: FW: Haymeadow - Letter to Town of Eagle Council
Date: Wednesday, November 18, 2020 9:45:33 AM
Attachments: [Haymeadow - Letter to Town of Eagle.docx.pdf](#)
[image001.png](#)

From: Becca Gould <becca@veilsofvail.com>
Sent: Wednesday, November 18, 2020 9:44 AM
To: Clerk Group <clerk@townofeagle.org>; Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; david.gbours@townofeagle.org
Subject: Haymeadow - Letter to Town of Eagle Council

Hello,

Please see the attached letter to the Town of Eagle Council regarding the Haymeadow PUD Application.

Thank you for your time and consideration.

--Thank you,

Becca M. Gould
Owner of Veils of Vail & Creative Director
Becca@veilsofvail.com
512.809.6262
www.veilsofvail.com



November 17th, 2020

Dear Members of the Town of Eagle Council,

I am writing to you on behalf of the local wedding and event industry professionals in support of the approval on the Haymeadow PUD Application. As a local resident of Eagle County for 7 years, and business owner, this proposed venue would highly benefit our local community of residents, specifically those whom reside in the town of Eagle, that are looking for a special event venue, and the business that could generate income from servicing the needs of the those whom book the Haymeadow venue for their event or wedding.

As a resident of Eagle, Colorado, it is at times inconvenient that there are a very limited number of locations in our awesome mountain town that can accommodate a private event such that the Haymeadow venue could provide our local community and residents with, without the 30 mile drive up valley. Having a venue close by to host events at would be not only convenient, it would showcase our beautiful town and be a great addition to our growing community.

Our industry is in a direction that is always growing and conceptualizing new ideas, just like the town of Eagle. The hard working families and business owners of Eagle would not only have a nice venue close by to host memorable celebrations and joyous occasions, but by approving this application, it could generate more business opportunities and be an enticing attraction for those who want to explore our quaint mountain town.

Please consider the continuous drive and resilience that our local event and wedding professionals have after enduring all of the hardships caused by the ongoing pandemic. We want to generate income, support other local businesses, and connect with our local community. By approving the Haymeadow PUD Application, it will have a significantly positive impact on our expanding community, and be a highly sought after local business that also supports other local businesses by their operations.

Thank you for your time and consideration.

Sincerely,

Becca M. Gould
Owner of Veils of Vail Wedding Planning
Becca@veilsofvail.com
20 Wren Court
Eagle, CO 81631

From: [Jenny Rakow](#)
To: [Jessica Lake](#)
Subject: FW: Support for the Haymeadow Project
Date: Monday, November 23, 2020 8:15:35 AM
Attachments: [HaymeadowSupportLetter.docx](#)

From: Caitlin Caldwell <caitlin@vailvintagemagnolia.com>
Sent: Monday, November 16, 2020 4:29 PM
To: Clerk Group <clerk@townofeagle.org>; Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; david.gboury@townofeagle.org
Subject: Support for the Haymeadow Project

Hello All!

I have heard word of the Haymeadow Project, specifically the Cabin Activation that would create a new venue here in the Vail Valley. I wanted to pass along my support with the attached letter.

Please let me know if you have any questions. Thanks for all you do for our community and stay healthy!

Caitlin

--

Owner/Lead Wedding Sales
Vintage Magnolia
970-926-5000
www.vailvintagemagnolia.com
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Note: I am out of the office on Wednesdays and Sundays. Typically off-site on Saturdays.



Monday, November 16th, 2021

To Whom It May Concern:

I am a local business owner and have worked in the Event Industry here in the Vail Valley for almost 15 years. I wanted to take a few moments to share my support and voice the need for a local, community focused venue that highlights the beauty of our area. Please know that I am in full support of the Haymeadow Project and for the Cabin Activation.

My shop, Vintage Magnolia is a high-end retail shop and florist. Events are a big part of our business and I am extremely familiar with all of the venues here in the Vail Valley. Our Valley lacks a venue without a corporate feel- one that draws visitors to the charm of the mountains- one they won't see anywhere else- one that showcases what the locals love about the area- one that brings destinations to the Vail Valley vs. Aspen, Summit County, etc. It sounds as if the Haymeadow Cabin will be just that!

Destination weddings bring a great deal of revenue to Valley. The wedding itself of course, but they also bring an increase in hotel revenue, sales to local retail stores, restaurants, etc. They also bring visitors from all over the country, drawing them back to visit us again. An option like this will help build the local economy and bring strength to the local events industry which has taken a blow due to COVID. It sounds as if the Haymeadow Cabin will also create a place for locals to gather for smaller sized community events and fundraisers, which is always a positive!

I am in full support!!

Best:

Caitlin Caldwell

Vintage Magnolia

caitlin@vailvintagemagnolia.com

970-926-5000

From: [Jenny Rakow](#)
To: [Jessica Lake](#); [Peyton Heitzman](#)
Subject: Fwd: Letter in Support of HayMeadow
Date: Monday, November 30, 2020 6:32:54 PM
Attachments: [J Pletcher D1 letter for town 11.2.docx](#)

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From: Jennifer Pletcher <jennifer@geminieventplanning.com>
Sent: Monday, November 30, 2020 6:04:10 PM
To: Clerk Group <clerk@townofeagle.org>; Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; david.gboursy@townofeagle.org <david.gboursy@townofeagle.org>
Subject: Letter in Support of HayMeadow

Hello Council and Community members,

Please see my letter in support of the new Haymeadow Project. Please contact me with any questions or if I can be of further assistance.

--

****PLEASE ALLOW 48 HOURS FOR EMAIL RESPONSE. We are out of office Saturdays and Sundays September-May.****

Office Hours:

Mon, Tue, Wed Thu | 4:00-6:00pm

Fri, Sat | 9:00-12:00pm

jennifer pletcher

owner :: creative director and lead event producer

305.587.1130

PO Box 3707 Vail CO 81658

insta :: [@gemweddingsvail](#)

web :: www.geminieventplanning.com

October 30, 2020

To: Mayor Turnipseed and Eagle Town Councilpersons

(Turnipseed, Jessen, Kerst, Solomon, Palmer, Bodenheimer, Gbours)

RE: Haymeadow PUD Amendment Support

Delivered via email

Dear Mayor and Eagle Town Councilpersons,

My name is Jennifer Pletcher and I am the owner of Gemini Event Planning. My company specializes in wedding and event planning and implementation in Eagle County. I was recently asked to work with the Haymeadow Development Team to consult on the reactivation of the existing "Ranch Manager's Cabin" as a wedding and events venue. My role included providing wedding and event data, site plan feedback and suggestions. I also lent my expertise in terms of explaining trends in the wedding business and, specifically the wedding business in Eagle and Eagle County.

My first reaction was, "of course" there is always demand for additional wedding space in Eagle County. Once I saw the space and surrounding land and heard the Haymeadow Team's vision of quality for the cabin area, I became much more passionate about its success, which is why I'm writing to express my hope that you will approve the Haymeadow PUD amendment application. In my opinion, the natural landscape and views rival any of Eagle County's existing and most sought after wedding places. To me, as a local who was born here in Eagle County, this is as much about providing a venue for clients as it is supporting local businesses and vendors, especially after such a challenging year this last year.

Plans for the restoration of the cabin are extensive and directly in line with the types of weddings and events space that I'm regularly approached by clients to secure for their special day. The flexibility to configure the space for small, medium and large events further secures its attractiveness and usability. Plans to activate new deck and lawn space, all with great views up the Brush Creek Valley, are functional, attractive and are also in line with what clients are looking for.

Brandon Cohen's vision for the cabin event space is upscale and will provide a sophisticated wedding and events venue that allows Eagle (and Eagle County) businesses and vendors to maximize their involvement in as many as 20 weddings per year, and numerous other events such as fundraisers, birthday parties and family reunions. He has continually expressed the desire to have this be an economic engine for the local business community and of his desire to incent parties to choose and work with local vendors.

I also recognize that there is a second part to the Haymeadow PUD Amendment application that does not pertain specifically to the cabin reactivation, but rather a density and land swap between the developer and Eagle County School District. I'm equally supportive of this portion

of the application. Though my husband and I already own a home in Edwards, we looked in Eagle and I have friends and colleagues who want to buy in Eagle if the right home was available at the right price. It's well known that residents of Eagle County don't have many options for housing. Building more already approved multifamily housing units sooner, definitely makes sense.

Thank you for considering my perspective. I hope you will approve the Haymeadow PUD amendment.

Sincerely,

Jennifer Pletcher
Owner, Gemini Event Planning

From: [Jenny Rakow](#)
To: [Jessica Lake](#)
Subject: FW: Letter of Support for Haymeadow Development
Date: Wednesday, December 2, 2020 11:19:27 AM
Attachments: [Heymedow Letter 1.pdf](#)

From: Fletcher Harrison <fletcher@redmaplecatering.com>
Sent: Wednesday, December 2, 2020 10:30 AM
To: Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; david.gboursy@townofeagle.org; Clerk Group <clerk@townofeagle.org>
Cc: Jason Harrison <jason@redmaplecatering.com>
Subject: Letter of Support for Haymeadow Development

Thank you to the town of Eagle,

We wanted to share our thoughts on this with all of you. This looks like an exciting way to provide a unique Colorado experience for years to come!

From all of us on the the Red Maple team,

Fletcher Harrison
Director of Operations & Owner
Red Maple Hospitality
Office: 970-445-3102
Cell: 970-331-5968
fletcher@redmaplecatering.com

To: Eagle Town Council (Turnipseed, Jessen, Kerst, Solomon, Palmer, Bodenheimer, Gbours)

Cc: Jenny Rakow, Town Clerk

Re: Haymeadow PUD Amendment Support

Email delivery

12/1/2020

To whom it may concern,

I recently had the opportunity to speak with members of the Haymeadow development team regarding their amendment application to the Town of Eagle. I understand that their application has two parts.

- 1) Turning the cabin near the Haymaker Trail into a highly desirable wedding and event venue
- 2) Swapping the location of multifamily units from neighborhoods B&C onto the existing school site near the BMX track and moving the school site into neighborhood C

First, I support the remodel of the cabin. My business partner Jason Harrison and I own Red Maple Catering, an Eagle-based catering company servicing weddings and events throughout Eagle County. It's widely known in our business that more and higher quality indoor/outdoor venues are in demand. Simply, there are more people who want to get married in Eagle and Eagle County than there are spaces to accommodate them. The addition of a venue like the one described to me is sure to be busy and help support local businesses who work in the wedding and events industry. It's also widely accepted that communities that can host weddings and events see the trickle down benefits of having groups of out of town guests visiting and spending money in our communities. Haymeadow's plan to incent venue users to utilize local vendors only further sweetens the pot for local businesses like ours.

Secondly, the "swap" part of the application is less in my area of expertise, but I do know that quality workforce housing like Haymeadow is proposing is hard to find. As our business anticipates ramping up to meet pent up demand in 2021, we are planning to hire five additional staff. Unfortunately, our biggest challenge may be finding good workers who can find local housing.

Since the 112 units that Haymeadow is proposing to add to the first phase of construction are already approved in their existing plan I think it makes sense to provide them sooner to meet local housing demands. I understand that if the Haymeadow plan

stays "as is" those same units are probably more than a decade from being built. All indicators show that we need them now.

Please approve the Haymeadow application that you are reviewing. We need more quality event spaces, and certainly need more housing.

Thank you,

A handwritten signature in black ink, consisting of a large, stylized 'F' followed by a long, horizontal, wavy line that extends to the right.

Fletcher Harrison
Owner & Director of Operations, Red Maple Catering
Eagle, CO

From: [Jenny Rakow](#)
To: [Jessica Lake](#)
Subject: FW: EXTERNALLetter of Support for Haymeadow Venue
Date: Thursday, December 3, 2020 1:25:11 PM
Attachments: [HaymeadowPUDSupport_Four 13 Designs.pdf](#)

From: Lauren Benson <lauren@four13designs.com>
Sent: Thursday, December 3, 2020 1:25 PM
To: Clerk Group <clerk@townofeagle.org>; Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; david.gboury@townofeagle.org
Subject: EXTERNALLetter of Support for Haymeadow Venue

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Hi All,

Please see the attached support letter in regards to the haymeadow venue and let me know if you have any questions.

Thank you!

Lauren Benson

www.four13design.com | 970.471.6935 | lauren@four13designs.com

Let's connect:



December 3, 2020

Dear Mayor Turnipseed, and Eagle Town Councilpersons;

Re: **Haymeadow PUD Amendment Support** (Delivered via email)

My name is Lauren Benson, I am the owner of Four 13 Designs, a graphic design studio located in Eagle that primarily works in the wedding industry creating custom invitations and other paperie for weddings. I have owned and operated this business in the Eagle County since 2011. I own a home in eagle and 95%+ of my clients are having their events locally.

I would like to send my full suppoort to the approval of the Haymeadow PUD and its amendment application. I feel that there is a lack of venues that directly benefit our local community and I feel this Haymeadow PUU would help provide that.

Thank you for your consideration.

I hope you will approve the Haymeadow PUD amendment.

Sincereley,

Lauren Benson

Owner, Four 13 Designs
PO Box 5444, Eagle, CO 81631
970.471.6935
lauren@four13designs.com

From: [Jenny Rakow](#)
To: [Jessica Lake](#)
Subject: FW: EXTERNALHaymeadow PUD Business Support
Date: Thursday, December 3, 2020 9:26:33 AM

From: Jenny Nelson <jenny@nateandjennyweddings.com>
Sent: Thursday, December 3, 2020 9:19 AM
To: Clerk Group <clerk@townofeagle.org>; Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; david.gboury@townofeagle.org
Subject: EXTERNALHaymeadow PUD Business Support

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December 3, 2020

Dear Mayor Turnipseed, and Eagle Town Councilpersons;

Re: **Haymeadow PUD Amendment Support** (Delivered via email)

My name is Jenny Nelson, I am the co owner of Nate and Jenny Weddings, a wedding photography business that my husband and I have owned and operated in Vail for over a decade. We specialize in high end weddings in Eagle County. We own two homes in the Valley and have worked hard with our industry to sustain full time residents and life in our valley by keeping our life and business focus local.

I would like to send my full support to the approval of the Haymeadow PUD and its amendment application. We need to provide additional event venues that are a direct benefit to our local community and not to a multinational hotel organization.

Event Venues, such as Donovan Pavilion, support our local small businesses and families. These businesses are in desperate need for an additional venue like the Haymeadow PUD to help them recover after suffering such a downturn in business after this years pandemic. The Haymeadow PUD will continue to provide revenue for our Valley and small businesses for years to come. This will help small businesses and families stay in the Valley.

Thank you for considering my perspective.

I hope you will approve the Haymeadow PUD amendment.

I can be reached at 720-299-4661 or at jenny@nateandjennyweddings.com for further comment.

Sincerely,

Jenny P. Nelson

Owner, Nate and Jenny Weddings
4041 Bighorn Road
Vail, CO 81657

Jenny P. Nelson

Nate and Jenny Weddings
jenny@nateandjennyweddings.com
720.299.4661

www.nateandjennyweddings.com
vail-santa barbara-worldwide



From: [Jenny Rakow](#)
To: [Jessica Lake](#)
Subject: FW: EXTERNALSupport for Haymeadow PUD Amendment
Date: Thursday, December 3, 2020 9:42:55 AM
Attachments: [Support for Haymeadow PUD Amendment - Jesse Starr.pdf](#)

From: Jesse Starr <jesse@twoelkstudios.com>
Sent: Thursday, December 3, 2020 9:26 AM
To: Clerk Group <clerk@townofeagle.org>; Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; david.gboury@townofeagle.org
Cc: Jens Werner <jens@wernercommunication.com>
Subject: EXTERNALSupport for Haymeadow PUD Amendment

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Hello,

Please see my attached letter of support for the proposed Haymeadow PUD amendment.

Thank you.

--

Best,
Jesse

Two Elk Studios (Formerly Jesse Starr Photography)

e. jesse@twoelkstudios.com | o. 970-325-2258 | d. 970-632-2508

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Commercial/Advertising. <http://jessestarrproductions.com>

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December 1, 2020

To: Mayor Turnipseed and Eagle Town Councilpersons
(Turnipseed, Jessen, Kerst, Solomon, Palmer, Bodenheimer,
Gboury)

RE: Haymeadow PUD Amendment Support
Delivered via email

Dear Mayor and Eagle Town Councilpersons,

My name is Jesse Starr and I am the owner of Two Elk Studios, a luxury photography company with a studio in Edwards. We specialize in photography for weddings and events in Eagle County. I have lived and operated in Eagle County for almost 10 years.

I would like to send my full support to the approval of the Haymeadow PUD amendment application. We need to provide additional event venues and support our local event businesses, who will really need it to recover after this pandemic has left us.

Thank you for considering my perspective. I hope you will approve the Haymeadow PUD amendment.

I can be reached at 970-632-2508 or jesse@twoelkstudios.com for further comment if desired.

Sincerely,

Jesse D Starr

Owner, Two Elk Studios

From: [Jenny Rakow](#)
To: [Jessica Lake](#)
Subject: FW: EXTERNALHaymeadow PUD Amendment Support
Date: Thursday, December 3, 2020 1:22:46 PM

From: Carrie Stockert <carriestockert@me.com>
Sent: Thursday, December 3, 2020 1:14 PM
To: Clerk Group <clerk@townofeagle.org>; Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; david.gboury@townofeagle.org
Subject: EXTERNALHaymeadow PUD Amendment Support

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December 3, 2020

To: Mayor Turnipseed, and Eagle Town Councilpersons;
(Turnipseed, Jessen, Kerst, Solomon, Palmer, Bodenheimer, Gboury)

Re: **Haymeadow PUD Amendment Support** (Delivered via email)

Dear Mayor and Eagle Town Councilpersons,

My name is Carrie Stockert, I am the owner of Carrie Stockert Makeup Artist, a wedding makeup business that I have owned and operated in Vail for over 20 years. I specialize in high end weddings in Eagle County. I own my home in the Valley and have worked hard with our industry to sustain full time residents and life in our valley by keeping our life and business focus local.

I would like to send my full support to the approval of the Haymeadow PUD and its amendment application. We need to provide additional event venues that are a direct benefit to our local community and not to a multinational hotel organization.

Event Venues, such as Donovan pavillion, support our local small businesses and families. These businesses are in desperate need for an additional venue like the Haymeadow PUD to help them recover after suffering such a downturn in business after this years pandemic. The Haymeadow PUD will continue to provide revenue for our valley and small businesses for years to come. This will help small businesses and families stay in the Vail Valley.

Thank you for considering my perspective.

I hope you will approve the Haymeadow PUD amendment.

I can be reached at (970)376-4836 or carriestockert@me.com for further comment.

Sincerely,

Carrie Stockert

Owner, Carrie Stockert Makeup Artist
0113 Mill Loft Street
Unit B 208
Edwards, CO 81632

Professional Makeup Artist & Beauty Advisor
(970)376-4836
<https://www.instagram.com/carriestockert/>

From: [Jenny Rakow](#)
To: [Jessica Lake](#)
Subject: Fwd: EXTERNALLetter of Support for Haymeadow Venue
Date: Friday, December 4, 2020 7:09:13 AM
Attachments: [MMS Letter for Haymeadow.pdf](#)

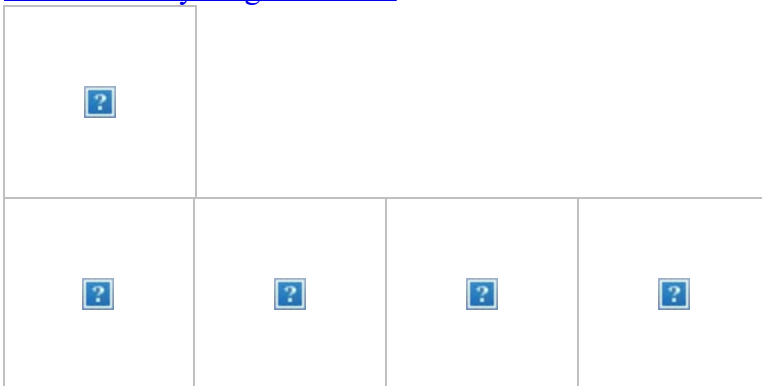
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From: Marguerite McEvoy Shipman <eventsbymarguerite@gmail.com>
Sent: Thursday, December 3, 2020 8:59:56 PM
To: Clerk Group <clerk@townofeagle.org>; Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>
Subject: EXTERNALLetter of Support for Haymeadow Venue

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Please see my attached letter!

Marguerite McEvoy Shipman
404-247-3565
www.eventsbymarguerite.com



Please note my office hours are 9am-5pm MST Monday-Friday.
Email is my preferred method of communication however if there is an emergency please call or text me.

December 2, 2020

Dear Mayor and Eagle Town Councilpersons,

My name is Marguerite Shipman and I am the owner of Events by Marguerite, an event planning company here in Eagle County. I execute events such as weddings, baby showers, birthday parties, anniversary parties, engagement parties and the like.

I am writing to voice my support of the Haymeadow event space and housing development and to express my hope that you will approve the Haymeadow PUD amendment application.

My clients are always asking me for different venue recommendations and I would love to have the opportunity to give them a locally owned, small business as an option. I also think that this type of venue, spruced up rustic with amazing views, is EXACTLY what a lot of my clientele is looking for in an event space when they come up to the mountains.

The great thing about adding a new event venue to Eagle County is that not only will we bring business to Eagle County and this particular venue, but other local vendors such as florists, musicians, rental companies and planners will have more opportunities to grow their businesses and expand with another outlet for events. Especially after the hit that the event industry took in 2020, this is an amazing opportunity for our community!

Thank you for your consideration. I hope you will approve the Haymeadow PUD amendment.

Sincerely,

Marguerite McEvoy Shipman
Owner, Events by Marguerite
404-247-3565
Eventsbymarguerite@gmail.com

From: [Rick Messmer](#)
To: [Clerk Group](#); [Scott Turnipseed](#); [Andy Jessen](#); [Pappy Kerst](#); [Matt Solomon](#); [Adam Palmer](#); [Ellen Bodenhemier](#); david.gboury@townofeagle.org; [Planning and Zoning](#)
Subject: EXTERNALHaymeadow Letter Of Support
Date: Wednesday, December 9, 2020 1:40:48 PM
Attachments: [image001.png](#)
[Haymeadow Support Letter.docx](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

All,

Thank you all for what you do! Please see letter attached in support of the proposed swap of neighborhood densities within Haymeadow.

Thank You Very Much,

Rick Messmer

The Messmer Group
Berkshire Hathaway HomeServices – Eagle Ranch
Managing Broker
Cell: 970.376.0041
Office: 970.328.2482
Email: rick@bhhsvail.net
Website: www.rickmessmer.com

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To: Town of Eagle Mayor and Councilpersons
(Turnipseed, Jessen, Kerst, Solomon, Palmer, Bodenheimer, Gbours)
&
Town of Eagle Planning & Zoning Commission Members
(Perkins, Holland, Hood, Webb, Gregg, Nutkins, Townsend, Winkler)

Cc: Jenny Rakow, Town Clerk, clerk@townofeagle.org

Re: *Support for Haymeadow Density Swap Amendment*

**Delivered via email
December 8, 2020**

Dear Mayor Turnipseed, Eagle Town Councilpersons, and Planning & Zoning Commission members, please accept this letter as indication of my support for the Haymeadow PUD amendment that is currently under review.

As a resident of Eagle, I'm excited to see our community grow and continue to add the critical, yet measured, mass that will better support our local economy. Eagle continues to attract people who are committed to living full time in Eagle County and, in many cases, serve as our vital workforce and the character of our community.

As an Eagle-based Realtor, I see the demand for housing for locals and local families firsthand. I support the proposed multi family unit/school site "SWAP" primarily because it allows 112 already approved housing units to be built in Haymeadow's first neighborhood, starting next year. The demand for housing is here now. Why would we wait years until the development of Haymeadow reaches the outlying neighborhoods to provide something so acutely needed today? Further, there doesn't seem to be an immediate need for a school on the currently approved site. This sensible change to the plan impacts very few neighbors, but stands to benefit many in the community who rely on locals to support their businesses and people working to find a quality "for sale" home.

Anecdotally, an Eagle multifamily unit similar to the units Haymeadow is proposing recently sold above asking price in only a few days. Currently there are only 6 available "for sale" units listed in Eagle and only two of those units are available below the list price of \$1.85M. Our supply nowhere near meets demand to live in Eagle.

Since there is no change in overall density or traffic, it really becomes an issue of timing. After waiting patiently for years, let's make up for lost time and get this project built.

I hope you will approve the Haymeadow PUD amendment application.

Sincerely,

Rick Messmer

Rick Messmer
Managing Broker, Berkshire Hathaway HomeServices Colorado Properties, Eagle Ranch

From: [Jenny Rakow](#)
To: [Jessica Lake](#)
Subject: FW: EXTERNALLetter of Support Haymeadow Event Venue
Date: Wednesday, December 9, 2020 12:36:35 PM

From: Nick Junker <nick@ctavideoproductions.com>
Sent: Wednesday, December 9, 2020 12:36 PM
To: Clerk Group <clerk@townofeagle.org>; Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; david.gboury@townofeagle.org
Subject: EXTERNALLetter of Support Haymeadow Event Venue

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Dear Mayor and Eagle Town Councilpersons,

Thank you for your time and consideration.

My name is Nicholas Junker and I am the owner of Capture The Action Video Productions, we are a professional video production company specializing in producing marketing content for local businesses in the Vail Valley.

I would like to send my full support to the approval of the Haymeadow PUD amendment. We need to provide additional event venues and support our local event businesses, by continuing to invest in such projects as the Haymeadow PUD.

This year has been the year of "pivoting," as all local businesses have needed to develop new systems to keep the foundation of their products and services moving forward. A similar pivot by investing in the Haymeadow PUD, would be a huge step in the right direction and much needed support from our local government, by allowing for more opportunities for local businesses to thrive and pull themselves back on track after this devastating year of a global pandemic.

Again, thank you for taking the time to consider my perspective.

I hope you will approve the Haymeadow PUD amendment.

Thank you,

Nick Junker
415.419.4444
Capture The Action Productions
nick@ctavideoproductions.com

From: [Matthew Owens](#)
To: [Jessica Lake](#)
Subject: EXTERNALHaymeadow Land Swap
Date: Thursday, December 10, 2020 1:53:46 PM
Attachments: [Haymeadow Land Swap Objection - Owens 12-10-2020.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jessica,

Please find attached a copy of my letter expressing my opposition to the recently filed Haymeadow PUD Major Amendment (File # PUDA 20-01). I am not sure on the procedure for the Town of Eagle Planning Dept. approval/rejection and whether we the public have a say in such matters. However, I thought I would reach out to you since you are listed as the staff contact for the application.

As a resident of the Soleil development, we have also seen documents that are not actually included on the Town's web-site such as a sketch of the site plan, elevations of the proposed buildings - are the Town likely to approve this major amendment without seeing these additional documents and how they may affect the area such as lack of parking being allocated?

Could you also please indicate when the public are allowed to comment on this to the Planning/Zoning meeting? I know there are a number of residents who feel strongly about this and sure they would appreciate and opportunity to speak to the PZ Commission.

Also, could you also please confirm whether the Town of Eagle has any guarantee that the Developer will actually continue to build beyond the first phase? Having spoken with the developer's representative they have informed us that they are not obligated to continue building beyond phase 1. Given their issues with funding (this land swap being due to their lack of funding) this leads me to believe they are planning on walking away after phase 1 which would lead the Eagle County School District being stuck with land that is far away from housing and with no infrastructure. Not to mention that the development would not even be half finished and the surrounding area looking a mess.

Thanks

Matt Owens

49 Soleil Circle

Dear Jessica,

I am writing to you all to express my opposition to the recently filed Haymeadow PUD Major Amendment (File # PUDA 20-01). I am not sure on the procedure for the Town of Eagle Planning Dept. approval/rejection and whether we the public have a say in such matters. However, I thought I would reach out to you since you are listed as the staff contact for the application.

The following are a list of bullet points which relate directly to the recently published Elevate Eagle document:

- Page 46 indicates that the Haymeadow development is assigned to be Medium Density Residential. The proposed swap will have 8 Buildings of 24 Units each all within close proximity to each other, this is just on the parcel of land being swapped not even including the rest of Neighborhood A1. This is does not appear to be Medium Density and is in fact High Density.
- Page 53 states Higher density neighborhoods should be located near commercial centers and major corridors. The Haymeadow development is not near any commercial center or major corridor, so unsure why the Town of Eagle would consider this swap to high density when it would be located in Eagle Ranch and not in accordance with the above Elevate Eagle document.
- Page 65 – “Goal 2-1.1 New development, additions, and renovations should aim to mimic the scale, architectural style, and character of existing and surrounding historic buildings.” I do not see how multiple 3 story buildings and the high-density multi-family family housing proposed in this swap mimic’s the character of the surrounding area in the Eagle Ranch area.
- Page 64- “Goal 1-1.1 Ensure a healthy mix of housing types and densities (e.g. Single-family, duplex, multifamily, mixed use, and accessory dwelling units) to allow for greater diversity.” This proposed swap by the developer does not represent this and is not a healthy mix, in fact from the plans shared with the Soleil residents it shows buildings clustered together. Also there would be no other multi-family housing included in the other neighborhoods again not conforming to a healthy mix of housing types.
- Page 66 – “Goal 2-3.3a Ensure residential infill and redevelopment blend appropriately with the character and scale of surrounding neighborhoods.” Per my above statement this does not blend with the surrounding properties in Eagle Ranch.
- Page 71 – “Goal 3-4.2 Maintain existing public land boundaries, unless the public benefits realized by a land trade or exchange clearly outweigh any negative impacts”. This proposed swap of school land does not appear to benefit anyone except the developer by reducing their infrastructure costs. The swap of land negatively impacts the community by reducing the ability for shared spaces between Mountain Rec. and the School. Additionally, the Town’s ability to hold bike races and tournaments will be affected by not having access to the land for parking, which will have a negative effect on revenue for the town.

- Page 69 – “Goal 2-8.1 Support and preserve the attributes and quality of the “country lane” experience along Brush Creek Road.” I am not fully aware of what the Town of Eagle is deeming to be a “country lane” feel but having high-density multi-family housing along this corridor does not in my opinion seem to indicate a “country lane” appearance.

The following are a list of bullet points that relate to the PUD Amendment document issued by the Developer to the Town of Eagle.

- The amendment document makes multiple references to 2010 Eagle Area Community Plan (EACP), has this document not been superseded by the recently published Elevate Eagle document? If so then any references to the EACP are no longer applicable and should be amended to suit Elevate Eagle.
- Page 9 states that this land swap “will allow Haymeadow to better respond to the current housing demand for entry level attainably priced units”. While I acknowledge the area needs more affordable workforce housing, meeting housing demand should not be accomplished at the long-term cost of the efficiencies created by shared facilities between the Eagle County School District (ECSD) and Mountain Rec.
- Is the Developer under any obligation to finish the Haymeadow development once neighborhood A1 is complete? Are they under an agreement with the Town of Eagle to finish neighborhoods B, C etc.? As a new resident who lives nearby I am led to believe that the development team start planning for this project in 2005. Unfortunately, it appears they sat on it and did nothing, which resulted in a rush to start the infrastructure works before their permit expired. The result of their inability to plan has cause them to overspend on the infrastructure work, and it now it appears their proposed land swap is so they can build the cheaper and more profitable high-density multi-family housing clustered in one phase so they can sell and recoup some of the money lost to date. This is not an issue Eagle should have to deal with and leads me to believe that neighborhoods B, C etc. will not be finished thus leaving ECSD with land not near housing.
- Page 19 Note 2 – the developer is stating that they do not believe that the amendment has a substantial adverse effect upon any lands abutting or within the PUD. This proposed amendment certainly affects the properties of Soleil, some of which paid a premium for mountain views which are going to be affected by multiple 3 story properties being constructed within close range.
- Page 19 Note 3 – the developer is stating that the proposed land swap is not solely beneficial to one person. This land swap directly benefits the developer as it results in their ability to save significant money by utilizing the infrastructure which was intended for the school and instead use it for the multi-family housing thus creating cheaper construction costs and maximizing their potential profits. Also as previously mentioned this swap negatively benefits the community by omitting shared facilities between the ECSD and Mountain Rec.

- Page 20 Note 5 – the developer states that the proposed amendment does not differ in the approved open space quality. Has there been a study to see what the effect the high density multi-family housing will have on the surrounding wildlife?
- Page 20 Note 6 – the developer states that there are no significant changes to the existing utility plans. I would be surprised that there are no changes given that there would be a significant increase in surface paving and therefore surely an increase in stormwater capacity requirements.
- Page 21 – the developer states that the revised application promotes a healthful and convenient distribution of population. With clustered high density multi-family housing and an additional 112 units to neighborhood A1 this does not appear to be a healthy mix.
- The traffic study accompanying the PUD Amendment – I would question how a traffic study can be accurate when the amendment document does not mention the number of bedrooms for these units or the number of parking spaces. There is no indication of how many added vehicles this land swap could create.
- With the proposed land swap and the school being located in neighborhood C, this could potentially cause significant traffic issues around the junction of Ouzel Lane.
- Has there been any research into how the morning drop-off and afternoon pick-up traffic for the school could conflict with the proposed Fire Station within close proximity? There could be issues if there is an emergency call and pick school traffic times.

The following are a list of bullet points that relate to documents seen by the residents of the Soleil Development that do not appear to be included within the application on the Town of Eagle website.

- The developer has shared initial sketches of the proposed new units with the residents of Soleil (see attached). The proposed redesign does not capture the Town of Eagle parking code requirement and falls short by at least 52 parking spaces. The proposed redesign indicates that there would be 8 buildings each consisting of 24 Units, based on these plans we are able to determine this would be 20 (2 bedroom units) and 4 (1 bedroom units). Using the Town of Eagle code of 2 spaces for 2 bedrooms and 1-1/2 spaces for 1 bedroom this proposed redesign would require 368 parking spaces. The current sketches indicate 316 spaces including parking garages. These quantities also do not include for any visitor parking. This leads to substantial lack of dedicated parking which could result in parking being backed up on Brush Creek Road and surrounding roads which in turn would result in significant traffic issues and most likely accidents.
- As mentioned above I have serious concerns about the Developer and their obligations to finish the Haymeadow development beyond neighborhood A1. It has taken them 17 years to get to this point which shows very inadequate planning and then the subsequent rush to start construction before their permit expired. In rushing this through before permit expiration we as residents of the surrounding work area have seen two years of infrastructure work which has resulted in numerous mistakes on piping and drainage layouts resulting in constant digging

work. Now that the developer is suffering financially as a result of this mismanagement they are proposing the land swap so they can hopefully make a quick profit on selling multi-family housing (cheaper construction costs). In conversations with the developer's representative they have indicated they are under no obligation to complete any construction phases after this initial phase 1. With them openly stating this, my only conclusion is that they are planning to halt construction after neighborhood A1 thus leaving Eagle with a development that is not even half complete and ECSD with land over a mile away from the nearest housing, this will also add to the cost of provided school buses. The developer should not be bailed out at the expense of the residents of Eagle.

- Soleil homeowners relied on the city's PUD approval when purchasing at Soleil Homes and accepted that a school was slated to be built adjacent to Soleil. Swapping the school parcel for high density multi-family housing will negatively affect Soleil's property values. It is unacceptable to allow this land swap solely to financially benefit a private developer at the expense of current Soleil residents.
- The proposed redesign would negatively affect the views of the mountain range which some Soleil homeowners paid a premium for. The developer has tried to indicate that this would not be the case and provided a photo with a rendering of the 3 story units sketched on. Having worked in the construction industry for 25 years, I have spoken with 3 separate architects all of whom indicated that this photo would not provide an accurate illustration of the proposed development. The reason being is that you cannot accurately scale from this photo. Therefore, the developer is either intentionally misleading the Soleil residents or has not consulted with a reasonable design team.
- Having seen the proposed sketches provided by the developer for the redesign, 8 multi-family buildings all clustered together. This type of design does not fall in line with other design guidelines in the surrounding areas. This will end up looking like some other workforce housing projects further up valley such as River Run and Kayak Crossing, not that these projects are bad as they serve a purpose to seasonal workforce and are essential to Eagle County. This is not what is needed in this area as there is not the infrastructure and public transportation to support this type of development. This type of development would be better situated closer to I-70.
- I am led to believe that the placement of the school was extensively thought through by Town of Eagle staff and the school board during the PUD process. There was an extensive traffic study regarding the school placement in an effort to avoid traffic issues currently experienced with Brush Creek Elementary. It was decided that they did not want traffic driving through a neighborhood which is what would happen with the revised plan.

Finally and just to be clear, I am not opposed to the original Haymeadow development and would actually welcome it's completion. We welcome new neighbors and the vitality it will bring to the Town. I am opposed to the land swap and all that it entails. This land swap is to purely benefit the developer financially due to their own mismanagement and subsequent financial issues. The developer's representatives do not have any construction experience and this is their first project, as a result they

have unfortunately failed to produce what was originally planned. The surrounding neighbors and the Town of Eagle should not have to suffer as a result of this.

I would like to thank you for your consideration of this important community issue and hope you will consider our opposition.

Many Thanks

Matt Owens

From: [Kristin Kenney Williams](#)
To: [Planning and Zoning](#); [Clerk Group](#)
Subject: EXTERNALHaymeadow support letter
Date: Monday, December 14, 2020 10:53:57 AM
Attachments: [KKW Haymeadow SWAP application.docx](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for your consideration,
Kristin

Kristin Kenney Williams
President, Commfluent Inc.
www.commfluent.com
kristin@commfluent.com
970-390-0062

To:

Mayor Turnipseed and Town Councilpersons Jessen, Kerst, Solomon, Palmer, Bodenheimer and Gbours

Cc:

Town of Eagle Planning & Zoning Commissioners Perkins, Holland, Hood, Webb, Gregg, Nutkins, Townsend and Winkler pz@townofeagle.org and Jenny Rakow, Town Clerk, clerk@townofeagle.org

Delivered via email

Re: Support for Haymeadow PUD amendment application

December 14, 2020

Mayor Turnipseed and Eagle Town Council,

As a longtime Eagle County resident and attainable housing advocate (I currently serve on the Eagle County Housing Task Force), please accept this letter as indication of my support for the Haymeadow PUD amendment application currently under your review.

In short, the opportunity to speed along the construction of 112 multi-family housing units at Haymeadow represents the type of forward-thinking, reimagining of previously-approved development agreements that communities in Eagle County should take very seriously in order to meet current and future housing demands. It's possible that these types of market-driven amendments should even be encouraged.

The housing market in Eagle and in Eagle County has changed substantially since Haymeadow was approved in 2014. The demand for housing and its stresses on locals have never been higher. We need attainable housing and, with that in mind, anything that speeds delivery should be considered. This is especially true if it means developing housing units that were previously vetted and approved on parcels of land that have been disturbed, or will be.

To deliver the same critical housing units in the near term the Town of Eagle would have to approve new development somewhere else. Even if that was a desirable scenario we all know development approvals often take years; meanwhile our local housing needs continue to grow.

In a meeting with the Haymeadow Development Team it was explained to me that the multifamily density proposed to be "swapped" will be made up of one- and two-bedroom units that will be attainable for singles or couples nearer to the Area Median Income (AMI) than anything currently available on the market in Eagle. In many cases these prices would allow buyers their first opportunity to own real estate and begin building equity in a home in Eagle.

In addition, the “swap” will shift the vast majority of Haymeadow’s LERP units into Phase 1, further guaranteeing that units will be even more attainable for locals seeking to buy a home in Eagle in the next few years.

Since the application does not seek to add density to the PUD there shouldn’t be any concern over additional traffic or previously unvetted impacts.

I’m also aware of the proposed cabin renovation associated with the Haymeadow amendment application. While I view its importance as secondary to the housing benefits of the amendment, renovating the cabin as an additional local economic engine is a good idea and to the benefit of Eagle and greater Eagle County Community. Again, this portion of the amendment application takes something existing at Haymeadow and reimagines it to meet a real world need in the near term. Its approval, if not encouragement, should be easy.

Smart growth has been a mantra in the Town of Eagle since long before Haymeadow – I lived in Eagle for several years and can attest to that. I can’t think of a smarter approach than taking something existing and approved and altering it to be more applicable to current and future needs. In my view that’s what the Haymeadow team has done.

I hope you will approve the Haymeadow PUD amendment application in its entirety.

Sincerely,

Kristin Kenney Williams
President, Commfluent Inc.
www.commfluent.com

Resident: 24 Gopher Road, EagleVail, CO

From: [Planning Department](#)
To: [Jessica Lake](#)
Cc: [Peyton Heitzman](#)
Subject: FW: EXTERNALHay Meadows Developer Request
Date: Monday, December 21, 2020 3:02:28 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Another...

Best,

Angie Kyle

Administrative Tech II

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9655, Fax: 970-328-9656

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Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

From: cathie <bobcathiej@gmail.com>
Sent: Tuesday, December 15, 2020 11:41 AM
To: Clerk Group <clerk@townofeagle.org>; Planning Department <Planning@townofeagle.org>
Subject: EXTERNALHay Meadows Developer Request

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We are residents of Brush Creek Village and have been made aware that the Hay Meadows Developer is asking to trade the location of the School designated property and build condos and other multifamily dwellings there instead.

We would like to voice our opposition to that. Even though it will not impact Brush Creek as much as the Soleil homes, it will have impacts on us as far as property values, noise, traffic etc.

Several years ago we looked at one of the first homes in the Soleil subdivision. Our children felt the home was too large for us at our ages and they didn't like

the roundabout closeness to Soleil. So we bought a duplex in Brush Creek Village instead. When we were looking at the Soleil home, the realtor for Soleil stressed to us and our children that there would be no noise on two sides of the project because of the recreation property and the adjacent property designated for a school some day. She used the value of the school property as a selling point as I am sure she did with all her buyers. To have that go away now that the subdivision is built out would be very harmful to those homeowners.

I would think having the School Property adjacent to the recreation property would be a real advantage to the School District also.

Having two or three story condos right behind several of the Soleil houses would be very detrimental to the property values, noise levels, views, etc. We sincerely hope the Planning Department and the Town Council will not grant this trade to the Hay Meadow Developer and stay with the plan that was originally approved.

Sincerely,

Bob and Cathie Jarnot

Sent from [Mail](#) for Windows 10

From: [Planning Department](#)
To: [Jessica Lake](#)
Cc: [Peyton Heitzman](#)
Subject: FW: EXTERNALLand swap amendment PUDA20-01
Date: Monday, December 21, 2020 3:01:02 PM

FYi

Best,

Angie Kyle
Administrative Tech II
TOWN OF EAGLE
200 Broadway, PO Box 609, Eagle Co 81631
Phone: 970-328-9655, Fax: 970-328-9656
CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:

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-----Original Message-----

From: Lynne Dees <tresgatos3@sbcglobal.net>
Sent: Sunday, December 20, 2020 9:05 PM
To: Planning Department <Planning@townofeagle.org>
Subject: EXTERNALLand swap amendment PUDA20-01

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Dear Town of Eagle,

As Eagle residents at 0170 Montgomerie Circle in the Brush Creek townhomes, we want to express our concern regarding the proposed land swap amendment for the Haymeadow development to swap the building site of 340 multi-family units with the already-approved site for an elementary school and recreation area.

1. The land parcel for the school is smaller than the already-approved site for the multi-family units and we fear for crowding, noise, increased traffic and lack of parking for these residents.
2. The proposed amendment moves the school farther away from the non-Haymarket homes (Eagle Terrace and Soleil) from which children will be coming to attend school.

Instead of allowing the land-swap, could the developer perhaps go ahead with the phase that builds these residences on the original plat of land ahead of the phase to build the school? I read the developer's statement and truly understand the need for 'affordable' homes for local residents; however, only 25% of the proposed homes are deed-restricted which does not seem to make a dent in the current Eagle Valley affordable housing problem. I am not convinced that the developer's plan will help the housing issue much, so am not sure why the Town of Eagle would allow the proposed amendment to pass when it promotes crowding, increased traffic, lack of parking, increased noise, requires moving the school, and decreases the property values of many of the Soleil homes.

The original plan for Haymeadow makes more sense and seems to promote a better quality of life for Eagle residents.

Thank you,

Lynne Dees and Bill Crawford
tresgatos3@sbcglobal.net

From: [Brian Bloess](#)
To: [Clerk Group](#); [Scott Turnipseed](#); [Andy Jessen](#); [Pappy Kerst](#); [Matt Solomon](#); [Adam Palmer](#); [Ellen Bodenhemier](#); david.gboury@townofeagle.org; [Planning and Zoning](#)
Subject: EXTERNALHaymeadow Support Letter
Date: Tuesday, December 22, 2020 11:01:20 AM
Attachments: [20-12-22 Bloess HM-Signed Support Letter .pdf](#)

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All,

Happy Holidays! Thank you all for your commitment to our town and valley. In a past life I was heavily involved in community management and I fully understand the time constraints and sacrifices that each of you make. It's hardly enough to say thank you but I appreciate the dedication.

Please see the attached support letter for the Haymeadow PUD amendment. Feel free to reach out anytime should you have any questions.

Kindest regards,

Brian Bloess

To: Eagle Town Council

RE: Approval of Haymeadow Application

December 22, 2020

Dear Mayor Turnipseed and Eagle Town Council,

Please approve the Haymeadow PUD amendment. I'm a resident of Eagle Ranch and a local business person. Eagle's local business community needs more full time residents to support it. We also need quality places for our employees to live that complement their lifestyle and allow them to stay here in Eagle. The units that Haymeadow proposes to "swap" into this first phase of construction are already approved to be built (albeit years from now). We need housing now and moving all Haymeadow's multi-family units nearer to the Pool & Ice Rink makes more sense anyway.

Also restoring the cabin area near the Haymaker Trail will help clean up that area and make the trail experience better while providing another local economic engine.

I support the proposed Haymeadow amendments and hope you will too.

Thank you,



Brian Bloess

Order and Sort/High Country Closets

136 Eagle Ranch Road

Eagle, CO. 81631

brianbloess@gmail.com

www.orderandsort.com

From: [Planning Department](#)
To: [Jessica Lake](#)
Subject: FW: EXTERNALOppose Haymeadow Amendment/Swap
Date: Monday, December 28, 2020 8:32:46 AM

Another one...

Best,

Angie Kyle
Administrative Tech II
TOWN OF EAGLE
200 Broadway, PO Box 609, Eagle Co 81631
Phone: 970-328-9655, Fax: 970-328-9656
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-----Original Message-----

From: Sheryl Roalstad <sheroal@comcast.net>
Sent: Thursday, December 24, 2020 11:22 AM
To: Planning Department <Planning@townofeagle.org>; Clerk Group <clerk@townofeagle.org>
Cc: Pete Leibig <pete.leibig@gmail.com>
Subject: EXTERNALOppose Haymeadow Amendment/Swap

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City of Eagle Planning Department,
We are residents of Brush Creek Village. Having read the detailed opposition statements from fellow Soleil neighbors, we stand in solidarity with their opposition to the Haymeadow Amendment/Swap. A lot of work and consideration, community involvement and compromise went into the development of the plan. In the end, it felt like a plan that tried to keep open space and density in balance. We remain concerned about possible traffic congestion, but resolved to remain hopeful that the City of Eagle would address this if/when it became a problem.

Requesting a change to this plan seems highly suspicious to us. Did the developer intentionally misplace his infrastructure in order to substantiate this request?

Please keep us informed of your deliberations on this matter.

Sincerely,
Sheryl Roalstad and Peter Leibig
2567 Montgomerie Circle

Sent from my iPad

Sent from my iPad

From: [Jenny Rakow](#)
To: [Jessica Lake](#)
Subject: FW: EXTERNALLetter of Support for Haymeadow Venue
Date: Monday, December 28, 2020 10:55:25 AM
Attachments: [image003.png](#)
[image004.png](#)
[Ranch Manager"s Cabin Venue letter.pdf](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.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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Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

From: Justin Weaver <justin@eventrents.com>

Sent: Monday, December 28, 2020 10:54 AM

To: Clerk Group <clerk@townofeagle.org>; Scott Turnipseed <scott.turnipseed@townofeagle.org>; Andy Jessen <andy.jessen@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; Adam Palmer <adam.palmer@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; david.gboury@townofeagle.org

Cc: Jennifer Pletcher <jennifer@geminieventplanning.com>

Subject: EXTERNALLetter of Support for Haymeadow Venue

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

Attached please find my letter of support for the Haymeadow venue. Thank you for your time and consideration.

Happy holidays,

Justin Weaver

Event Rents

Event Rents | Vail/Aspen | Physical: 315 Spring Creek Cir. Gypsum, CO 81637 Mail: P.O. Box 1709, Eagle CO 81631
Office: (970) 328-6707

Fax: (970) 328-7117

justin@eventrents.com | www.eventrents.com



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Physical:
315 Spring Creek Cir
Gypsum, CO. 81637
Mailing:
PO Boix 1709
Eagle, CO 81631
970-328-6707 P
970-328-7117 F
www.eventrents.com

To: Mayor Turnipseed and Eagle Town Councilpersons
(Turnipseed, Jessen, Kerst, Solomon, Palmer, Bodenheimer, Gboursy)
RE: Haymeadow PUD Amendment Support
Delivered via email

Dear Mayor and Eagle Town Councilpersons,

I am writing to you today in regards to the reactivation of the "Ranch Manager's Cabin" in the Haymeadow Development. As the general manager of Event Rents Vail / Aspen LLC, formerly Alpine Party Rental, I am in full support of having another event venue option in Eagle. I have been in the Colorado event industry since 2005, and in that time I have watched the market grow exponentially. Even through economic down times like the 2008 recession and our current pandemic, an unchanging fact is that people love to congregate and celebrate. A constant complaint I hear from my customers is how competitive and difficult it is to book a venue in this market. Our business is located in Gypsum which will logistically make us an ideal vendor for this venue. With the success of this venue my business will grow and I will be able to employ more people that live in Eagle County.

As an Eagle resident myself, I fully support all growth in the Town of Eagle. While I greatly appreciate the tight-knit community that is Eagle, I know economically the town would thrive with more attraction to tourism. The event industry truly has a significant impact on hospitality/lodging, local retail and restaurants.

I and my team greatly appreciate your time and consideration. Please do not hesitate to contact me for any elaboration or consultation.

Thank you,
Justin Weaver
Mobile 720-480-4279
justin@eventrents.com

From: [Yvonne Schwartz](#)
To: [Ellen Bodenhemier](#); [Scott Turnipseed](#); [Pappy Kerst](#); [Brandy Reitter](#); [Andy Jessen](#); [Matt Solomon](#); [Jenny Rakow](#); [Planning and Zoning](#)
Subject: EXTERNALSupport of Haymeadow Development
Date: Sunday, January 10, 2021 4:36:47 PM
Attachments: [Yvonne Schwartz Support D1f11.pdf](#)

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Please see attached letter of support

Thanks
Yvonne Schwartz

--



Yvonne Schwartz
Owner/Instructor Yoga Off Broadway
(970) 328-YOGA
www.yogaoffbroadway.com
<https://vimeo.com/ondemand/stayatomyoga>



www.yogaandbeats.com



To: Mayor Turnipseed and Eagle Town Council
(Turnipseed, Jessen, Kerst, Solomon, Palmer, Bodenheimer, Gbours)
RE: Haymeadow PUD Amendment Support

January 7, 2021

Hello Town Council and Staff,

I'm writing to express my support of the Haymeadow PUD amendment that you will vote on in the next few months. I've had conversations with representatives from the development and understand the density/school swap that is being proposed and the associated cabin renovation. Both make sense and benefit the overall community, local families and local businesses.

By allowing the density/school swap you let Haymeadow build critical quality housing (that's already approved and going to be built someday) now. That means 112 additional "households" to shop in our stores, buy gas and, hopefully, come to yoga classes:). This will contribute to the "critical mass" we in the local business community have been looking forward to for years. It will provide more citizens of Eagle to help build a good year round local economy. It will also give full time residents looking for a place to live a home. We all know people looking for housing.

As you all know, many local businesses are struggling to stay afloat with the effects the pandemic has had on their ability to do business in a profitable manner. The thought of a wedding and event venue that draws discretionary income from outside the community further allows local businesses to capture money spent here by people who visit from elsewhere. This is also an important part to a healthy local business economy.

Lastly, I want to come back to the point that the units Haymeadow wants to add into its first phase are already approved to be built. To me that means we don't need to approve a new development somewhere else to get the same amount of housing right away. I think this should be very important to the town.

The Haymeadow amendment is a win for everyone involved and I hope you will approve it. I hope to be hosting a yoga retreat at the cabin someday.

Thank you,

Yvonne Schwartz

Yoga Off Broadway

To: Town of Eagle Planning & Zoning Commission and Town Council

Cc: Jenny Rakow, Town Clerk, clerk@townofeagle.org

Re: Support for Haymeadow PUD amendment application

Delivered via email

January 11, 2021

Dear Town of Eagle Planning & Zoning Commission and Town Council,

As you know, the Eagle County Housing Task Force's mission includes supporting responsible development of housing units in our community. Mission in mind, we are writing to show our support of the Haymeadow PUD amendment currently being considered.

Members of the Haymeadow development team presented their proposed amendments to the existing Haymeadow PUD to our group at our December 4, 2020 task force meeting.

The proposed school site/multifamily density swap presents a unique opportunity for the Town of Eagle and our greater community. The successful swap will allow 112 additional units of already-approved multifamily density to be built in the initial construction phase of the project. Otherwise, the same approved and critically-needed multifamily housing units will not be delivered for more than a decade. As you know our community needs housing units now and the proposed density/school swap serves that need without consuming more land, adding new density or unvetted traffic impacts to the Town of Eagle.

In the instance of the proposed swap, it was obvious that the Haymeadow team studied and considered the economic and workforce housing reports conducted locally in recent years. They have identified a need in our community and seek to address it in a manner that benefits multiple parties by reimagining their existing PUD to address current needs. For example, not only will the Eagle County School District receive a larger parcel, but they will also receive five additional deed-restricted units specifically for ECSD employees. This comes in addition to expediting the delivery of the vast majority of the project's LERP units into Phase 1. Again, this makes housing more attainable and available to those who need it in the near term. We also understand that the Haymeadow team has been communicating with the School District to ensure their needs are addressed with this swap.

Community outreach efforts by the developer are also extensive with feedback evident in parts of the Haymeadow application such as the incorporation of a 300' buffer and landscaped berm offered in consideration of adjacent neighbors. Building orientation is also respectful of neighbors' existing view corridors.

While outside the general purview of our group, the reactivation of the former Ranch Manager's Cabin as a wedding and event's venue makes sense as a local economic engine.

Please accept this letter as indication of the Eagle County Housing Task Force's support for the Haymeadow PUD amendment currently under your review. This is a fast-track, low-impact solution to providing entry level housing available to locals.

Sincerely,

The Eagle County Housing Task Force

From: [Martin Vandeven](#)
To: [Jessica Lake](#)
Subject: EXTERNALHaymeadow PUD Amendment 2020
Date: Thursday, January 28, 2021 1:18:40 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please provide these concerns to the Planning and Zoning Board.

Moving the school to Neighborhood C creates issues that the amendment to the PDU does not address:

1. Area C is very low-lying ground. A tremendous amount of fill will be required to provide a stable base for a school to be built on, This will be a significant increase in construction cost to the school district.
2. It is assumed that the school will be attended by students from the Meadows as well as from Eagle Ranch. At the previous school location, Sylvan Lake would be used by students from Eagle Ranch, that traffic will now travel east on Brush Creek Rd causing more traffic on a narrow two-lane road. Another avenue to the school in Neighborhood C by students living in Eagle Ranch is Eagle Ranch Rd. to Ouzel Lane. The traffic routing changes are not adequately addressed or accommodated by the changes to the Meadows PDU.
3. Truly Eagle has become the "bedroom community" for workers serving the ski industry. Many residents of Eagle Ranch do not agree with the high-density housing community in the Meadows. At the time of construction of our home in Eagle Ranch, we were told the Meadows would be ranches of approximately five acres.
4. We will now say "goodbye" to the hundreds of elk that used the Meadows during the winter. Little acknowledgement of that and certainly no accommodation for that.

It is very disturbing.

Martin Vandeven

From: barb@reburblc.com
To: [Jessica Lake](#)
Cc: [Mike Claymon](#); [Lizzy Z. Owens](#); [Matt Owens](#); ginavanhekken@gmail.com; [Michael Kleinman](#); akbuising@gmail.com; [Linda Bennett](#); kbradley@slifer.net; barb@reburblc.com
Subject: Re: Haymeadow PUD amendment
Date: Tuesday, February 9, 2021 12:43:54 PM
Attachments: [Outlook-dxqbur4j.png](#)
[Outlook-13pddrut.png](#)
[Outlook-c1mxz14s.png](#)
[Outlook-25aq2h05.png](#)
[Outlook-sqsyibqv.png](#)
[Outlook-xbpkpgd1.png](#)
[Outlook-ho5b5xca.png](#)
[Outlook-rr2u4ahy.png](#)
[Outlook-11tpqthu.png](#)
[Outlook-3dj5isyf.png](#)
[Outlook-rffd2a5c.png](#)
[Outlook-4yqcfhlu.png](#)
[Outlook-smpcq02r.png](#)
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[Outlook-wpoeklci.png](#)
[Response to Haymeadow PUD Amendment 2020.docx](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jessica-
Thank you for your updates.

With these upcoming dates in mind([March 2: P&Z Commission hearing](#)/[March 23: Town Council hearing](#)), in addition to the informal petition signatures submitted and others independently reaching out to voice their opinions, please see a response to the 'Haymeadow PUD Amendment 2020' submittal.

Can you distribute accordingly, or would you like me to send a group email to P/Z and Town Council? Also, would a distribution include any ECS Administrators?

Completely understand that this is such a difficult time.

Please take care,
Barb

From: Jessica Lake <jessica.lake@townofeagle.org>
Sent: Friday, February 5, 2021 8:58 AM
To: Mike Claymon <mikeclaymon@hotmail.com>; barb@reburblc.com <barb@reburblc.com>
Subject: RE: Haymeadow PUD amendment

Yes, that's correct.

Jessica Lake

Response to 'Haymeadow PUD Amendment 2020' (Abrika Properties-developer)

The Introduction statements by Haymeadow developer stating:

-“we were reminded of the town's desire to cluster density nearer the town core and to maintain the “country lane feel” of Brush Creek Road.” (Introduction-Page 5)

One might consider the contrary, that moving the school site further out Brush Creek Road (BCR) creates less of a “country lane feel” and more chopped up planning with less cohesiveness or synergy within the Town and connected recreational/educational facilities and trails. This would produce the opposite of an efficient land use pattern for these facilities.

Also, such a cluster of multi-family(MF) housing units and school relocation further down BCR, creates more of a traffic congestion and transportation infrastructure issue that hasn't been addressed thoroughly with regards to school swap, fire department, emergency issues, increase of traffic at Ouzel and BCR intersection, manager's cabin event traffic, or other continued increases in recreational or residential traffic (from locals and out of town guests) to places like Sylvan Lake, Frost Creek, Brush Creek Open Spaces/recreation off Brush Creek area and other homesteads.

Based on the “Traffic Memorandum” dated, October 16, 2020, RE: Haymeadow School Site Swap-Traffic Memo, Eagle, Colorado to Brandon Cohen, Abrika Properties, from Kari J. Schroeder, PE, PTOE, submitted with the current Haymeadow PUD Amendment 2020, the conclusion is also an increase in traffic if swap is approved and that further studies are needed prior to Final Plat for the Ouzel and BCR intersection. This memo focused on school traffic patterns from the approved location to the proposed and actually does not take into account other factors listed above or below. Additionally, this memo referenced traffic and trip generation impacts that are based on the original studies done by Fox Tuttle Transportation Group, LLC, on August 15, 2013, almost 8 years ago.

One example of growth since this original 2013 traffic study took place is Frost Creek. In 2013, there were 32 members and today there are 350. The dwelling units have increased from 97 to an approved 137 units. That increase in growth and associated traffic outside of school related traffic has not been taken into account to properly justify a proposed swap of school to be located right off BCR.

Another question comes into play as well with a proposed fire department and a school next to each other on the same street. Quoting the developer, *“the new school site would be located right across the street from the Haymeadow fire station.”* To create a literal sense of the question, what if while school is starting/ending with a line of cars in carpool waiting for their children to be dismissed, the fire department is dispatched with an emergency? How does that work or doesn't it? What are the safety measures that would be in place and implemented with these two buildings within such close proximity to each other? Does this create a delay in emergency response? More importantly, does this put students, staff, and parents in harm's way when an emergency response is needed, creating a safety hazard and dangerous situation?

-Developer continues: *“Other documents that we reviewed in our preparation were recently commissioned housing and economic reports specific to Eagle County. These studies illustrate the acute*

need and demand for quality workforce housing for locals who already live here, but struggle to find housing in a market desperately short of units.” (Introduction-Page 5)

A denial of developer’s request for a land swap **does not limit** Haymeadow workforce housing at all. Rather, it is a location issue only.

Keeping the approved PUD as is also allows the TOE to focus on population growth, transportation issues, and congestion in a more gradual sense following with the currently approved Haymeadow buildout neighborhoods A1-D, instead of Haymeadow’s newly proposed plan to rapidly build ALL MF units on smaller acreage all at once.

With the Town growth rate of 1.85% per year and projections for the Eagle County population to reach 83,000 by 2040, (based on data from the Elevate Eagle Comprehensive Plan), the traffic issues continue to be a ‘white elephant in the room’. This does not take into account the undermentioned developments in process. Current affordable approved housing plans indicate that between Talon Flats, Hockett Gulch, Eagle Landing, West Eagle Area Housing Project and Haymeadow named developments, there are multiple affordable housing units coming to market and others potentially in the future. One might also consider with the rapidly changing landscape due to COVID and home office/living at an all-time high, families/people exiting metropolitan areas in droves, that the current and future demographic and housing types may have changed as well. Data for this drastic change of lifestyle from Zoom jobbing to telecommuting has not been taken into account. With this and the aforementioned approved housing developments, another perspective might be that with the proposed amendment of Haymeadow to quickly and immediately build all MF units now in one concentrated area, this creates a pendulum effect of same-type units flooding the market when demand may be shifting.

-Developer indicates: *“Conversations with Eagle County School District confirmed no immediate need for an additional school in Phase 1 of Haymeadow.” (Introduction-Page 5)*

It would be preferred for ECSD to affirm that statement, not a developer proposing a parcel swap which greatly financially benefits them. In addition, whether ECSD has an immediate need for a school or not, does not preclude developer from building their current approved A1 neighborhood.

-Developer introduces another component separate and unrelated to this land swap proposal: *“Our planning also reinvigorated early conversations surrounding the future of the original ranch manager’s cabin/headquarters. As part of our proposal, we include a plan to redesign and activate the cabin area to the benefit of the community and as an economic engine for Eagle’s businesses.” (Introduction-Page 5)*

The manager’s cabin would be located approximately 1 ½ miles into the Haymeadow property. This is being touted as a viable economic engine. State what studies were done to prove any economic viability? This cabin has no connection to the requested swap, however, seemingly appears to be a marketing incentive for a swap. Is Haymeadow planning to rejuvenate the cabin either way? There are currently no utilities or construction in the area of the manager’s cabin. When would this rejuvenation actually take place and with what future phase of construction? How will this affect surrounding neighbors-human/animals with regards to traffic, noise, and other activities causing disruptions? Also, would the cabin be the TOE responsibility to maintain and provide upkeep ongoing, and at what cost, in actuality then the financial responsibility of the Eagle taxpayers?

-Developer states: *“The Haymeadow PUD was approved by TOE Ordinance N. 11, Series of 2014 after several years of PUD Concept Zoning Plan and PUD Zoning Plan review.” (1.0 Description of Proposed Project-Page 5)*

The concept of time and effort that went into choosing the school site should be a reason to keep the school site as currently approved. If not, it creates a conflict with the Elevate Eagle Comprehensive Plan, Chapter 4.1.010 C in the current approved PUD, that various land use elements are designed so

that they inter-relate cohesively with each other. The boundary between the PUD and adjacent land areas was taken into consideration to follow the requirements with particular attention to ensure that land use patterns were compatible with the school site and adjacent recreational and future master planned recreational facilities.

1.1 School site amendment

Haymeadow developer would like to swap a 14.22-acre parcel and merge it with Neighborhood A1, which is 41.7 acres. This would create a 55.92-acre parcel for 340 units of MF housing. In this proposed amendment, all 112 units of MF housing from Neighborhoods B and C would shift from a combined total of a 108.1-acre site with SF/Duplexes, to a much more congested scenario on a much smaller parcel of land with MF units only. This creates a situation with potentially double or more than that in vehicle traffic (680 if using 2 vehicles per household) in a much smaller concentrated area. Elevate Eagle Comprehensive Plan provides data of 2.96 people per household so the vehicle count could potentially be higher.

NOTE: Developer released a plan drawing to Soleil residents indicating the existence of 8 24-unit buildings on the proposed swap land, exceeding the 35 ft height restriction with roof lines, including only 20 covered parking spots per building and what appears to be an additional 16 street spots per building. Doing the math, that is only 36 spots per building and with a 2-car per household number, the more realistic number is 48 total cars per building. It appears that Haymeadow short sided 12 cars per unit for parking (96 vehicles). Aesthetically that scenario alone could be viewed as congestion and surely not enough parking to accommodate real-life living conditions. Certainly, this does not fall within the visions of what Haymeadow refers to for the TOE's "country lane feel."

-Additionally, siting Haymeadow's PUD Annexation and Development Agreement Resolution 12 regarding LERP (Local Employee Residency Program), Haymeadow's original approval per Town guidelines encompassed their statement, *"The LERP units shall be dispersed in a reasonable manner throughout each neighborhood. There may be more than one LERP unit per building, and there may be multi-family buildings that contain three or more LERP units. However, all, or a significant concentration of, the required LERP units for each neighborhood shall not be located within one multi-family project or cluster of buildings."* (Haymeadow PUD Annexation and Development Agreement Resolution 12/LERP)

This statement by Haymeadow directly contradicts their new submittal proposing an amendment to the school land use, by instead requesting to build ALL the MF units/LERP in one cluster of same-type units in Neighborhood A.

NOTE: Haymeadow Amendment page 9 states 340 proposed units in A1 neighborhood chart. This conflicts with the Haymeadow Proposed Unit Count map page 8, detailing 380 total units in A1 neighborhood.

NOTE: This proposed amendment states that an 18.3-acre portion of Neighborhood C would be re-classified as school use. However, the Haymeadow Land Use Summary (Current Unit Count) and (Proposed Unit Count) map page 8, details in C that acreage would fall from 47.1 to 32.1. If understanding correctly reading this proposed amendment, that is only a differential of 15 acres. So, the proposed school land swap would actually only amount to less than an acre or .78 to the school?

-In a letter dated December 10, 2020, sent by Sandra Mutchler, CFO for Eagle County Schools to the TOE, it states, *"While both the existing and proposed school dedications are viable school sites, the proposed site is preferred due primarily to its size and location."*

If acreage size is actually only a .78 differential and the new location may pose questions related to potential safety dangers with emergency response issues, not to mention an adjacent busier road with posted higher speed limits (40), would the school entertain their original location as best suited for the school and synergy of activities? (Please also refer to Mountain Recreation letter submitted December 3,

2020 by Board President, Elizabeth Jones and Board Member, Tom Pohl, which does not favor a land swap.)

Or are the ECS administrators focusing on the Haymeadow developer-Abrika proposing to isolate five (5) housing units for sale only for ECS employees? If ECS doesn't own these units, how can Abrika only offer to ECS employees and not allow others in need of housing from potentially buying those units? What or who gives the developer the right or the legal authority to decide who buys and lives in this housing? Additionally, regarding the extension of road and utility improvements to the proposed school site, when would that take place and if a school may not be built for multiple years, how would that financially binding scenario be taken into consideration present day? Can Abrika even offer these incentives for ECS administrators' approval of a swap?

Haymeadow notes 24% of MF units will be designated as deed restricted. This 24% seems like a misleading figure, as the 83 units (24% of 344 all MF units) is actually the 10% requirement for the entire development of 837. Conversely, Hockett Gulch's website states 45% of their 396 rental units (178) will be deed restricted with no income restrictions.

-Developer voices: *"The current level of extreme housing demand for entry level and attainable units was not foreseen in the planning stages that took place prior to the 2014 approval." (1.1 School Site Amendment-Page 9)*

However, based on the Eagle Area Community Plan (EACP), referenced numerous times in this developer proposed amendment, the demand for entry level and attainable units has been stressed since 2010 and prior. Therefore, Haymeadow developer should have known and had all the available information at their disposal to make that decision in 2014.

-Developer states: *"The result is no increase in density from the overall approved PUD. The overall approval will remain at 837 dwelling units with the same breakdown of 344 multi-family units and 493 single family/duplex units. (1.1 School Site Amendment-Page 9)*

This statement is misleading in that the PUD density locationally would extremely change from the approved plan, making the front portion of the development exceptionally overcrowded and crammed if the school land swap is approved. Keeping the school land as is allows for ample and shared parking for events, creates less congestion with vehicles on street side parking around Mountain Rec area and Sylvan Lake Road parallel to Brush Creek Village, and keeps the original decisions to incorporate all activities with the school as approved. This may also become a source of income to the Town/ECSD for paid event parking, including for out-of-town guest parking in the school lot when utilizing our Eagle outdoor amenities/trails and attending organized events around the Mountain Rec area. Based on the EACP, a discussion question was posed regarding how to reap more financial benefit from visitors to our community, this may create that option.

NOTE: Haymeadow Amendment page 9 states 340 proposed units in A1 neighborhood chart. This conflicts with the Haymeadow Proposed Unit Count map page 8, detailing 380 total units in A1 neighborhood. This is an increase in density if we are to follow Haymeadow developer's Proposed Unit Count map of page 8.

Under the TOE Amendments to PUD Zoning and Development Plans, Conditions for Amendment, this proposed amendment application does affect in a substantially adverse manner either the enjoyment of land abutting upon, adjoining or across a street from the planned unit development or the public interest, and therefore should not be approved. In this case, neighboring housing developments are adversely affected and through informal petitions signed and submitted to the TOE, have voiced their community support of opposition to any proposed amendment of a school land swap. In addition, Mountain Recreation representatives have outlined in a letter dated December 3, 2020, their multiple

reasons why an approval of a land swap would adversely affect Mountain Recreation services and residents of the TOE in general. They have referenced the 'Conditions for Amendment' as well.

-Developer admits: *"Recognizing that this is a change in use that could be viewed as potentially impactful to the adjacent Soleil neighborhood Haymeadow is willing to commit to a 300-foot vertical building setback from the Soleil boundary and to landscape within that setback area in a manner that will create a strong buffer area between the two residential uses."* (1.1.2 Tract E/Neighborhood A, Detailed Description-Page 10)

In the statement above, developer points out in their proposed amendment application that the Haymeadow amendment does affect in a substantially adverse manner, the residents of Soleil. In what appears to be a diversion from compliance, Haymeadow attempts to mask the situation with landscape suggestions that are not acceptable. The homeowners of Soleil have overwhelmingly and collectively voiced their opposition to this proposed amendment to swap school land with a MF unit development; additionally, the noncompliance per section 4.11.050A(2) still exists.

-Developer indicates: *"the approved PUD Development Plan would be amended to enlarge the existing Neighborhood A1 area to include the 14.2 acres of Tract E and the 14.2 acres would be designated for multi-family construction. The existing multi-family density of 112 units that is currently approved for Neighborhoods B & C would be transferred to Neighborhood A1. Neighborhood A1 is the closest neighborhood to the community core and at 41.7 acres is currently approved for 146 multi-family units and 82 single family/duplex units. In accordance with the objectives of the Eagle Area Community Plan Neighborhood A1 is the highest density neighborhood at 5.4 units per acre. The addition of 14.2 acres and 112 units would shift Neighborhood A1 slightly higher to a density of 6 units per acre."* (1.1.2 Tract E/Neighborhood A, Detailed Description-Page 10/11)

Based on the TOE Amendments to PUD Zoning and Development Plans, Conditions for Amendment, section 4.11.050(3), this proposed amendment confers a special benefit upon the developer, demonstrating a conflict with the proposed modification to swap the school land. In hindsight and maybe a glaring lack of planning, the developer now proposes this condensed housing scenario in an effort to reduce or recoup costs at tremendous expense to surrounding neighbors/hoods. As stated, prior, the developer had access to all data and information regarding the housing needs of the TOE. This proposed amendment not getting approved, does not prohibit the developer from building the currently approved PUD, which provides a better distribution of the PUD zone districts throughout the development, ultimately one of the reasons for the initial PUD approval. Refer also to the aforementioned Haymeadow's PUD Annexation and Development Agreement Resolution 12 regarding LERP (Local Employee Residency Program).

-The developer suggests: *"We anticipate this (manager's cabin) creating a multi-million-dollar economic opportunity for local businesses."* (For 1.2 Cabin Special Events Venue-page 11)

This statement is based on what data collected or proof that this will be a viable entity for local businesses or the TOE, especially the Eagle residents who provide the tax base to run and maintain such an entity? Has the developer actually provided a cost analysis to the TOE for expenses associated with this cabin both short and long term: maintenance, insurance, liability coverage, water/septic system maintenance, employee costs, parking costs, shuttle costs, etc? With that in mind, would the TOE require an approval from the residents to acquire the cabin? Please also refer to manager's cabin remarks in the introduction section above.

-The developer attempts to mollify by adding: *"Haymeadow does not anticipate any extension of Field Street through the Soleil neighborhood into Haymeadow."* (Access and Traffic-page 17)

What does "not anticipate" mean in developer terminology? Please clarify based on the PUD approved plans. This should be a definite statement.

Please also refer to Mountain Recreation letter submitted December 3, 2020 by Board President, Elizabeth Jones and Board Member, Tom Pohl, referencing their concerns about any potential extension of Field Street. *"One item to note based on the public planning process for the Haymaker Trailhead Concept Plan: The proposed PUD Amendment concept plan illustrating the school parcel does not fully match the adopted Haymaker Trailhead Concept Plan's outline for the school portion of the parcel, as uses were blended. The proposed parcel boundary shown appears to suggest that a road centerline could be constructed from the current terminus of Field Street to the future unnamed street connecting to Neighborhood A. The impacts of traffic flows through the adjoining neighborhood were considered during the concept planning process following resident comment and review of the Soleil development plans. The Haymaker Trailhead concept plan specifically included installation of a gate past the Field Street terminus with the idea that the gate was intended to be opened only for special events such as the CHSAA regional and state mountain bike competitions or large tournaments. Traffic flows created by opening a street from Soleil Homes through a multi-family development to Neighborhood A1 may trigger a desire to review projected traffic impacts to the Soleil neighborhood based on that public input process."*

-The developer states: *"The applicant has had an early conversation with representatives of the Greater Eagle Fire Protection District. At this time there are no identified negative impacts associated with the shift in location of the school and multi-family uses. The new school site would be located right across the street from the Haymeadow fire station."* *"The cabin will continue to be accessed via the existing driveway from Brush Creek Road. This driveway will be improved and widened to a year-round gravel surface with pull-off lanes. The increase in traffic on Brush Creek Road will be minimal compared to the background traffic levels given the intent to have large events shuttled to the site."* (For 2.0 Access and Traffic, Emergency Services-page 17)

It is preferred that the Greater Eagle Fire Protection District voice whether any negative impacts can and will be identified with potentially moving the school land, rather than a developer who would benefit from a swap stating, at this time none exist.

Regarding the proposed school swap to Neighborhood C, for students/staff members and especially as a parent, the red flag is being raised about safety issues. Having a fire department directly across the street that would potentially have emergency dispatch situations simultaneously occurring during a congested drop-off or pick-up with carpool lines, parents, staff, and students in close proximity or blocking throughways, doesn't sound as though no negative impacts exist with a shift in school location. Additionally, students (K-8th grade) that may ride their bikes to school create further trepidations for safety when firetrucks may be racing to an emergency while conceivably having to dodge children at the same time. There is a higher speed limit (40) on BCR and stop signs that would be placed at the entrance to BCR. All of this would cause additional backups to BCR access and congestion on a street that hypothetically would house the school and the fire department. One might conclude that all of this certainly seems to lend itself to negative impacts.

Due to the emergency concerns and potential negative impacts for the land swap of school to Neighborhood C, it is important to reiterate what might occur if the developer is allowed to proceed with a swap. This creates a snowballing effect with BCR access: increased traffic and congestion mentioned above, noise pollution related to manager's cabin events, safety issues with the close proximity of a fire department to a school, higher posted speeds of 40 on BCR and current flow of traffic going to and from Sylvan Lake, Frost Creek, trails, ranches/homesteads and soon from Ouzel once connected. Has the developer or TOE actively reached out to BCR/Eagle Ranch residents especially near Ouzel, letting them know of this proposal? With all of this in mind, we feel the current approved school location actually emulates the "country land feel" better in its setting, safety with traffic speeds, and less congestion.

Finally, in response to this proposed Haymeadow PUD Amendment 2020, as residents of Soleil and surrounding neighborhoods, please take these statements and responses to this proposal into serious consideration as to why this swap of land should not happen. Notwithstanding our stated concerns, questions, and objections to the proposed school swap, we reserve the right to consult with counsel to determine if legal action is necessary to protect our interests.

Thank you for your time and consideration.

Your Soleil and surrounding Eagle residents and neighbors.

From: [Brian Bishop](#)
To: [Jessica Lake](#)
Subject: Haymeadow Swap
Date: Friday, February 12, 2021 12:17:58 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom it may concern,

I want to voice my opposition to the Hay Meadow Land swap. I have lived in the Gore and Eagle Valleys for the better part of 50 years. I have lived in Brush Creek Village since 2010 and have observed the ridiculous amount of increased traffic that has come with the Development in this area.

I have been opposed to the entire Haymeadow project from the beginning due to that lack of infrastructure. The roads in and out of this area are already over crowded. However, as the current land use was adopted, there isn't much that we can do about that now. The impact on our neighborhoods will be absolutely negative. Our property values will decrease as well as the small town feel of this area.

Please deny this swap... Eagle doesn't need this at all.

Regards,

Brian Bishop
1442 Montgomerie Circle

From: [Colleen Gauron](#)
To: [Jessica Lake](#)
Subject: Hay meadow swap
Date: Friday, February 12, 2021 1:01:46 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings Jessica,

I understand there is a P&Z meeting on March 2 re the Haymeadow PUD land swap I have written previously to strongly oppose this swap. I do not at this point have much respect for the developer and his/their disregard for the existing approved plans and concerns by nearby neighbors.

To reiterate what others have eloquently stated my opposition is based on all of the items below:

- 1) Surrounding homeowners bought homes based on the advantages of the current school location
- 2) Negatively impacts surrounding homeowners due to reduced property values and blocked mountain views
- 3) Disregards the extensive process by TOE and ECSD during the PUD process to determine the best school location
- 4) Consequences of the inadequate planning and budget mismanagement should be the burden of the developer and not surrounding homeowners
- 5) Affects surrounding homeowners in a substantially adverse manner and should be denied per TOE Code Section 4.11.050
- 6) Results in a chopped up development
- 7) Reduces opportunities for shared facilities between the school and Mountain Recreation
- 8) Shared parking between Mountain Recreation and the school is eliminated
- 9) Traffic patterns will be negatively impacted by the proposed school location
- 10) A potentially dangerous and unsafe situation would be created with the new location of the school being adjacent to the Haymeadow fire station
- 11) Clustering multi-family units in a small area results in traffic and parking problems
- 12) The "country lane feel" of Brush Creek Road is negatively impacted
- 13) Eagle Pool and Ice Rink expansion plans are already in progress using the current school location
- 14) Mountain Recreation is strongly opposed to the school land swap PUD amendment
- 15) If this proposal is denied, the developer can still build Haymeadow according to the existing PUD
- 16) If this proposal is denied, affordable housing options can still be provided according to the existing PUD
- 17) The proposed school location only benefits the developer by allowing deferral of some

infrastructure costs

18) Keeping the school in its current location is just common sense which is why that location was chosen originally

Kind regards

Colleen Gauron

2023 Montgomerie circle

Eagle, 81631

From: [Bart Harst](#)
To: [Jessica Lake](#)
Subject: Haymeadow land swap
Date: Friday, February 12, 2021 4:26:25 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As residents of Brush Creek Village, we strongly oppose the land swap proposed by the Haymeadow developer. The negative effects on traffic patterns alone is concerning. Additionally, the original well thought out plan of combining proximity of current and future recreational facilities and a school is more in keeping with the spirit of the town of Eagle. Please do not approve this change which appears to solely benefit the developer and not the neighborhood or town.

Respectfully,
Bart and Linda Harst
1632 Montgomerie Circle

Sent from my iPad

From: [Peter Leibig](#)
To: [Jessica Lake](#)
Subject: Opposed to Heymeadow Swap
Date: Friday, February 12, 2021 4:02:39 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am opposed to the Haymeadow swap for the following reasons:

- The swap negatively impacts surrounding homeowners due to reduced property values and blocked mountain views
- The swap disregards the extensive process by TOE and ECSD during the PUD process to determine the best school location
- Consequences of the inadequate planning and budget mismanagement should be the burden of the developer and not surrounding homeowners
- Reduces opportunities for shared facilities between the school and Mountain Recreation
- Shared parking between Mountain Recreation and the school is eliminated
- Traffic patterns will be negatively impacted by the proposed school location
- A potentially dangerous and unsafe situation would be created with the new location of the school being adjacent to the Haymeadow fire station
- Clustering multi-family units in a small area results in traffic and parking problem
- Eagle Pool and Ice Rink expansion plans are already in progress using the current school location
- If this proposal is denied, the developer can still build Haymeadow according to the existing PUD
- If this proposal is denied, affordable housing options can still be provided according to the existing PUD
- The proposed school location only benefits the developer, NOT the community, by allowing deferral of some infrastructure costs
- Keeping the school in its current location is just common sense which is why that location was chosen originally

Peter Leibig
2567 Montgomerie Cir
Eagle, Co 81631
pete.leibig@gmail.com
303-931-4118

From: [James C. Van Hekken](#)
To: [Jessica Lake](#)
Subject: HeyMesdow Swap
Date: Friday, February 12, 2021 3:03:42 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hey Jessica,

I know you're getting a ton of these. My apologies in bothering you with another, but it's a super important issue for those of us who live directly beside the area involved in the swap.

I very much oppose it, and the following list gives reasons why.

- 1) Surrounding homeowners bought homes based on the advantages of the current school location
- 2) Negatively impacts surrounding homeowners due to reduced property values and blocked mountain views
- 3) Disregards the extensive process by TOE and ECSD during the PUD process to determine the best school location
- 4) Consequences of the inadequate planning and budget mismanagement should be the burden of the developer and not surrounding homeowners
- 5) Affects surrounding homeowners in a substantially adverse manner and should be denied per TOE Code Section 4.11.050
- 6) Results in a chopped up development
- 7) Reduces opportunities for shared facilities between the school and Mountain Recreation
- 8) Shared parking between Mountain Recreation and the school is eliminated
- 9) Traffic patterns will be negatively impacted by the proposed school location
- 10) A potentially dangerous and unsafe situation would be created with the new location of the school being adjacent to the Haymeadow fire station
- 11) Clustering multi-family units in a small area results in traffic and parking problems
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- 15) If this proposal is denied, the developer can still build Haymeadow according to the existing PUD
- 16) If this proposal is denied, affordable housing options can still be provided according to the existing PUD
- 17) The proposed school location only benefits the developer by allowing deferral of some infrastructure costs
- 18) Keeping the school in its current location is just common sense which is why that location was chosen originally

Thanks for your consideration.

Thanks,

| JC Van Hekken



Consultant

Mitchell and Company

p: 970.748.3064

a: 216 Main St Suite #209

Edwards, CO 81632

w: www.mitchandco.com **e:** jc@mitchandco.com

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From: [Peter Damico](#)
To: [Jessica Lake](#)
Subject: From Peter D'Amico-I strongly OPPOSE the swap.
Date: Saturday, February 13, 2021 1:56:09 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Jessica,

My reasons all center around the 18 reasons given to reject the proposal.

Thank you, Peter
720.431.8445
Brush Creek Village

From: [Dave & Linda Gerdes](#)
To: [Jessica Lake](#)
Subject: Haymeadow Swap
Date: Saturday, February 13, 2021 12:10:34 PM

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Dear Town of Eagle:

We are very much opposed to the proposed land exchange involving the land set-aside for the school in the Haymeadow development.

The developer has shown little care with planning this development and communicating with the community.

1. What neighboring landowners did the developer meet with to explain why this was necessary prior to dropping this on the City Council agenda? Apparently no one.
2. What development plans and progress reports have been shared with the community? At the time of this writing, the last update on the Haymeadow.com website was May 4, 2020, and it doesn't say much. They could be much more transparent by sharing more information, but they are working in their own little world. For example... what was accomplished in the previous month, and what is planned for the next month. Surely they would know. But, maybe they don't have a plan?
3. Repeated emails to the Haymeadow folks asking for status updates have failed.

This appears to be a classic “bait & switch” operation, or it wasn't planned.

1. If it was well-planned, it would have been in the initial plans.
2. Providing space for a school in the original proposed location was attractive to the community and adjacent property owners, and the proposal was approved. Now, the developer wants to switch to another plan? We have heard no good reason!
3. And, as noted previously, this developer does a very poor job of communicating with the community. What will be the next switch?

The potential school, in the original proposed location, has been an attractive draw for the housing developments adjacent to the Haymeadow development.

1. New homeowners in these developments knew about the land set-aside for the school. There was no asterisk saying it would probably be something else.
2. Haymeadow residences are not yet built. Those homeowners will not be affected by the same type of “plan changes” that existing neighboring homeowners are being pushed into.
3. Is it true, too, that the proposed land exchange gives the school a smaller property, and the developer something larger? If true, Hmm!

4. Will the original land set-aside for the school, very near the swimming pool, ice rink, and trail help the developer sell the apartments/homes a little easier than being by a busy road and fire station?
5. What then, would be the better school location for the existing neighbors and the school district?

We are not opposed to the Haymeadow development as originally approved. There doesn't appear to be a good reason for the community to make changes to that original plan.

Thank you for listening!

Linda & Dave Gerdes

2171 Montgomerie Circle, Eagle

From: [Michael Kleinman](#)
To: [Jessica Lake](#); [Michael Kleinman](#)
Subject: Haymeadow Land Swap
Date: Saturday, February 13, 2021 6:34:53 AM
Attachments: [Haymeadow objection.PDF](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Jessica,

Please find my letter in opposition to the Haymeadow land swap proposed by Abrika Properties

I would like to be included in the public meetings via xoom on the scheduled dates in March of 2021

Michael J. Kleinman Esq.
C/O Law Offices of Michael L. Poindexter
2132 Montane Dr. E.
Golden, Colorado 80401
Telephone: 970-328-3986
Facsimile: (303) 526-1981

Alternate Email: Kleinmanlaw@q.com • Cellular Phone 303.359.1825

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MICHAEL J. KLEINMAN
98 SOLEIL CIRCLE
EAGLE CO 81631

February 12, 2021

To: The City of Eagle City Counsel and all interested offices and officers

**LIST OF REASONS FOR OPPOSITION TO LAND SWAP AMENDMENT TO
HAYMEADOW PUD MICHAEL AND DORON KLEINMAN 98 SOLEIL
CIRCLE EAGLE, COLORADO 81631**

1. Homeowner relied on PUD approved by City which included elementary school at some time in the future adjacent to Soleil Homes subdivision when the home was purchased.
2. Developer asked for the land distribution approved and planned accordingly. Now, because they do not want to pay for development costs upfront that they knew were required to build the high-density, they propose a land swap that only benefits them and no one else.
3. The Rec district was counting on sharing playing fields with the school which will not happen if the land swap happens. The sharing of the recreation facilities just makes sense as a taxpayer.
4. The developers claim that lower cost housing will assist teachers is without merit as there is no school needed at present and if it is needed, they have land they can build upon.
5. The developers work on the road has been dismal at best with delays, mistakes, and an attempt to have Soleil Homes pay for work they agreed to perform. What makes you think they can do any better adjacent to the Soleil Subdivision.
6. Traffic will funnel off the road in front of the Soleil Subdivision as the quick way to the proposed project.
7. There is no economic benefit to the City, Recreation District or Soleil Homes to the swap. The only entity that benefits is the developer that admits that it will save millions of dollars of infrastructure costs now and use profits (if that every occurred) to pay for improvements later.
8. Every homeowner relied on the City's PUD approval and there is no good reason to change it to monetarily benefit a private developer who knew at the time of their original submittal that the high-density homes would be as approved. 1
9. The land swap would lead to rapid growth and significantly increase traffic on Brush Creek Road and Capitol Street. Neither being not able to accommodate it without the planned study and additional road improvements that would be very disruptive to the local community.

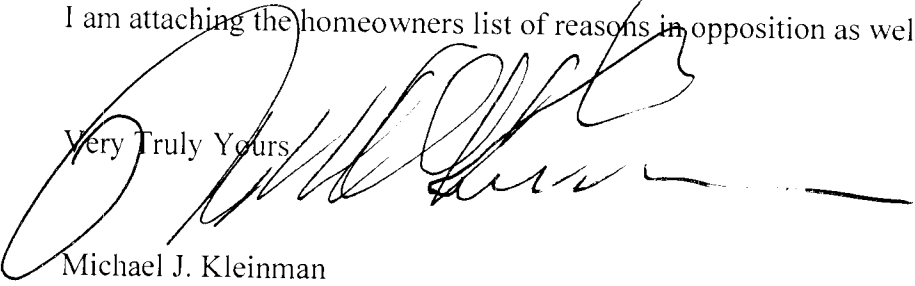
10. The unsightly and untimeliness of the construction practices of the developer of the road and their disruption of the neighborhood leads me to believe that they are incapable of developing this project in a timely and non-disruptive manner.
11. Due to the original traffic studies done with the PUD approval, the placement of the school was extensively thought through at that time and should not change.

We have also signed the petition and letters from a group of the Soleil Homeowners you have already received. We support all the reasons in that petition and filing.

I believe that if you question the developer, you will learn that their pro forma is upside down having spent considerably more on the road that was forecast, and by building the high-density condos on the proposed the land swap would assist them in recovering their losses by using the existing infrastructure in place. This request appears to be for financial reasons and nothing else.

I am attaching the homeowners list of reasons in opposition as well.,

Very Truly Yours



Michael J. Kleinman

Response to 'Haymeadow PUD Amendment 2020' (Abrika Properties-developer)

The Introduction statements by Haymeadow developer stating:

- "we were reminded of the town's desire to cluster density nearer the town core and to maintain the "country lane feel" of Brush Creek Road." (Introduction-Page 5)

One might consider the contrary, that moving the school site further out Brush Creek Road (BCR) creates less of a "country lane feel" and more chopped up planning with less cohesiveness or synergy within the Town and connected recreational/educational facilities and trails. This would produce the opposite of an efficient land use pattern for these facilities.

Also, such a cluster of multi-family(MF) housing units and school relocation further down BCR, creates more of a traffic congestion and transportation infrastructure issue that hasn't been addressed thoroughly with regards to school swap, fire department, emergency issues, increase of traffic at Ouzel and BCR intersection, manager's cabin event traffic, or other continued increases in recreational or residential traffic (from locals and out of town guests) to places like Sylvan Lake, Frost Creek, Brush Creek Open Spaces/recreation off Brush Creek area and other homesteads.

Based on the "Traffic Memorandum" dated, October 16, 2020, RE: Haymeadow School Site Swap-Traffic Memo, Eagle, Colorado to Brandon Cohen, Abrika Properties, from Kari J. Schroeder, PE, PTOE, submitted with the current Haymeadow PUD Amendment 2020, the conclusion is also an increase in traffic if swap is approved and that further studies are needed prior to Final Plat for the Ouzel and BCR intersection. This memo focused on school traffic patterns from the approved location to the proposed and actually does not take into account other factors listed above or below. Additionally, this memo referenced traffic and trip generation impacts that are based on the original studies done by Fox Tuttle Transportation Group, LLC, on August 15, 2013, almost 8 years ago.

One example of growth since this original 2013 traffic study took place is Frost Creek. In 2013, there were 32 members and today there are 350. The dwelling units have increased from 97 to an approved 137 units. That increase in growth and associated traffic outside of school related traffic has not been taken into account to properly justify a proposed swap of school to be located right off BCR.

Another question comes into play as well with a proposed fire department and a school next to each other on the same street. Quoting the developer, *"the new school site would be located right across the street from the Haymeadow fire station."* To create a literal sense of the question, what if while school is starting/ending with a line of cars in carpool waiting for their children to be dismissed, the fire department is dispatched with an emergency? How does that work or doesn't it? What are the safety measures that would be in place and implemented with these two buildings within such close proximity to each other? Does this create a delay in emergency response? More importantly, does this put students, staff, and parents in harm's way when an emergency response is needed, creating a safety hazard and dangerous situation?

-Developer continues: *"Other documents that we reviewed in our preparation were recently commissioned housing and economic reports specific to Eagle County. These studies illustrate the acute*

need and demand for quality workforce housing for locals who already live here, but struggle to find housing in a market desperately short of units.” (Introduction-Page 5)

A denial of developer’s request for a land swap **does not limit** Haymeadow workforce housing at all. Rather, it is a location issue only.

Keeping the approved PUD as is also allows the TOE to focus on population growth, transportation issues, and congestion in a more gradual sense following with the currently approved Haymeadow buildout neighborhoods A1-D, instead of Haymeadow’s newly proposed plan to rapidly build ALL MF units on smaller acreage all at once.

With the Town growth rate of 1.85% per year and projections for the Eagle County population to reach 83,000 by 2040, (based on data from the Elevate Eagle Comprehensive Plan), the traffic issues continue to be a ‘white elephant in the room’. This does not take into account the undermentioned developments in process. Current affordable approved housing plans indicate that between Talon Flats, Hockett Gulch, Eagle Landing, West Eagle Area Housing Project and Haymeadow named developments, there are multiple affordable housing units coming to market and others potentially in the future. One might also consider with the rapidly changing landscape due to COVID and home office/living at an all-time high, families/people exiting metropolitan areas in droves, that the current and future demographic and housing types may have changed as well. Data for this drastic change of lifestyle from Zoom jobbing to telecommuting has not been taken into account. With this and the aforementioned approved housing developments, another perspective might be that with the proposed amendment of Haymeadow to quickly and immediately build all MF units now in one concentrated area, this creates a pendulum effect of same-type units flooding the market when demand may be shifting.

-Developer indicates: *“Conversations with Eagle County School District confirmed no immediate need for an additional school in Phase 1 of Haymeadow.” (Introduction-Page 5)*

It would be preferred for ECSD to affirm that statement, not a developer proposing a parcel swap which greatly financially benefits them. In addition, whether ECSD has an immediate need for a school or not, does not preclude developer from building their current approved A1 neighborhood.

-Developer introduces another component separate and unrelated to this land swap proposal: *“Our planning also reinvigorated early conversations surrounding the future of the original ranch manager’s cabin/headquarters. As part of our proposal, we include a plan to redesign and activate the cabin area to the benefit of the community and as an economic engine for Eagle’s businesses.” (Introduction-Page 5)*

The manager’s cabin would be located approximately 1 ½ miles into the Haymeadow property. This is being touted as a viable economic engine. State what studies were done to prove any economic viability? This cabin has no connection to the requested swap, however, seemingly appears to be a marketing incentive for a swap. Is Haymeadow planning to rejuvenate the cabin either way? There are currently no utilities or construction in the area of the manager’s cabin. When would this rejuvenation actually take place and with what future phase of construction? How will this affect surrounding neighbors-human/animals with regards to traffic, noise, and other activities causing disruptions? Also, would the cabin be the TOE responsibility to maintain and provide upkeep ongoing, and at what cost, in actuality then the financial responsibility of the Eagle taxpayers?

-Developer states: *“The Haymeadow PUD was approved by TOE Ordinance N. 11, Series of 2014 after several years of PUD Concept Zoning Plan and PUD Zoning Plan review.” (1.0 Description of Proposed Project-Page 5)*

The concept of time and effort that went into choosing the school site should be a reason to keep the school site as currently approved. If not, it creates a conflict with the Elevate Eagle Comprehensive Plan, Chapter 4.1.010 C in the current approved PUD, that various land use elements are designed so

that they inter-relate cohesively with each other. The boundary between the PUD and adjacent land areas was taken into consideration to follow the requirements with particular attention to ensure that land use patterns were compatible with the school site and adjacent recreational and future master planned recreational facilities.

1.1 School site amendment

Haymeadow developer would like to swap a 14.22-acre parcel and merge it with Neighborhood A1, which is 41.7 acres. This would create a 55.92-acre parcel for 340 units of MF housing. In this proposed amendment, all 112 units of MF housing from Neighborhoods B and C would shift from a combined total of a 108.1-acre site with SF/Duplexes, to a much more congested scenario on a much smaller parcel of land with MF units only. This creates a situation with potentially double or more than that in vehicle traffic (680 if using 2 vehicles per household) in a much smaller concentrated area. Elevate Eagle Comprehensive Plan provides data of 2.96 people per household so the vehicle count could potentially be higher.

NOTE: Developer released a plan drawing to Soleil residents indicating the existence of 8 24-unit buildings on the proposed swap land, exceeding the 35 ft height restriction with roof lines, including only 20 covered parking spots per building and what appears to be an additional 16 street spots per building. Doing the math, that is only 36 spots per building and with a 2-car per household number, the more realistic number is 48 total cars per building. It appears that Haymeadow short sided 12 cars per unit for parking (96 vehicles). Aesthetically that scenario alone could be viewed as congestion and surely not enough parking to accommodate real-life living conditions. Certainly, this does not fall within the visions of what Haymeadow refers to for the TOE's "country lane feel."

-Additionally, siting Haymeadow's PUD Annexation and Development Agreement Resolution 12 regarding LERP (Local Employee Residency Program), Haymeadow's original approval per Town guidelines encompassed their statement, *"The LERP units shall be dispersed in a reasonable manner throughout each neighborhood. There may be more than one LERP unit per building, and there may be multi-family buildings that contain three or more LERP units. However, all, or a significant concentration of, the required LERP units for each neighborhood shall not be located within one multi-family project or cluster of buildings."* (Haymeadow PUD Annexation and Development Agreement Resolution 12/LERP)

This statement by Haymeadow directly contradicts their new submittal proposing an amendment to the school land use, by instead requesting to build ALL the MF units/LERP in one cluster of same-type units in Neighborhood A.

NOTE: Haymeadow Amendment page 9 states 340 proposed units in A1 neighborhood chart. This conflicts with the Haymeadow Proposed Unit Count map page 8, detailing 380 total units in A1 neighborhood.

NOTE: This proposed amendment states that an 18.3-acre portion of Neighborhood C would be re-classified as school use. However, the Haymeadow Land Use Summary (Current Unit Count) and (Proposed Unit Count) map page 8, details in C that acreage would fall from 47.1 to 32.1. If understanding correctly reading this proposed amendment, that is only a differential of 15 acres. So, the proposed school land swap would actually only amount to less than an acre or .78 to the school?

-In a letter dated December 10, 2020, sent by Sandra Mutchler, CFO for Eagle County Schools to the TOE, it states, *"While both the existing and proposed school dedications are viable school sites, the proposed site is preferred due primarily to its size and location."*

If acreage size is actually only a .78 differential and the new location may pose questions related to potential safety dangers with emergency response issues, not to mention an adjacent busier road with posted higher speed limits (40), would the school entertain their original location as best suited for the school and synergy of activities? (Please also refer to Mountain Recreation letter submitted December 3,

2020 by Board President, Elizabeth Jones and Board Member, Tom Pohl, which does not favor a land swap.)

Or are the ECS administrators focusing on the Haymeadow developer-Abrika proposing to isolate five (5) housing units for sale only for ECS employees? If ECS doesn't own these units, how can Abrika only offer to ECS employees and not allow others in need of housing from potentially buying those units? What or who gives the developer the right or the legal authority to decide who buys and lives in this housing? Additionally, regarding the extension of road and utility improvements to the proposed school site, when would that take place and if a school may not be built for multiple years, how would that financially binding scenario be taken into consideration present day? Can Abrika even offer these incentives for ECS administrators' approval of a swap?

Haymeadow notes 24% of MF units will be designated as deed restricted. This 24% seems like a misleading figure, as the 83 units (24% of 344 all MF units) is actually the 10% requirement for the entire development of 837. Conversely, Hockett Gulch's website states 45% of their 396 rental units (178) will be deed restricted with no income restrictions.

-Developer voices: *"The current level of extreme housing demand for entry level and attainable units was not foreseen in the planning stages that took place prior to the 2014 approval."* (1.1 School Site Amendment-Page 9)

However, based on the Eagle Area Community Plan (EACP), referenced numerous times in this developer proposed amendment, the demand for entry level and attainable units has been stressed since 2010 and prior. Therefore, Haymeadow developer should have known and had all the available information at their disposal to make that decision in 2014.

-Developer states: *"The result is no increase in density from the overall approved PUD. The overall approval will remain at 837 dwelling units with the same breakdown of 344 multi-family units and 493 single family/duplex units."* (1.1 School Site Amendment-Page 9)

This statement is misleading in that the PUD density locationally would extremely change from the approved plan, making the front portion of the development exceptionally overcrowded and crammed if the school land swap is approved. Keeping the school land as is allows for ample and shared parking for events, creates less congestion with vehicles on street side parking around Mountain Rec area and Sylvan Lake Road parallel to Brush Creek Village, and keeps the original decisions to incorporate all activities with the school as approved. This may also become a source of income to the Town/ECSD for paid event parking, including for out-of-town guest parking in the school lot when utilizing our Eagle outdoor amenities/trails and attending organized events around the Mountain Rec area. Based on the EACP, a discussion question was posed regarding how to reap more financial benefit from visitors to our community, this may create that option.

NOTE: Haymeadow Amendment page 9 states 340 proposed units in A1 neighborhood chart. This conflicts with the Haymeadow Proposed Unit Count map page 8, detailing 380 total units in A1 neighborhood. This is an increase in density if we are to follow Haymeadow developer's Proposed Unit Count map of page 8.

Under the TOE Amendments to PUD Zoning and Development Plans, Conditions for Amendment, this proposed amendment application does affect in a substantially adverse manner either the enjoyment of land abutting upon, adjoining or across a street from the planned unit development or the public interest, and therefore should not be approved. In this case, neighboring housing developments are adversely affected and through informal petitions signed and submitted to the TOE, have voiced their community support of opposition to any proposed amendment of a school land swap. In addition, Mountain Recreation representatives have outlined in a letter dated December 3, 2020, their multiple

reasons why an approval of a land swap would adversely affect Mountain Recreation services and residents of the TOE in general. They have referenced the 'Conditions for Amendment' as well.

-Developer admits: *"Recognizing that this is a change in use that could be viewed as potentially impactful to the adjacent Soleil neighborhood Haymeadow is willing to commit to a 300-foot vertical building setback from the Soleil boundary and to landscape within that setback area in a manner that will create a strong buffer area between the two residential uses."* (1.1.2 Tract E/Neighborhood A, Detailed Description-Page 10)

In the statement above, developer points out in their proposed amendment application that the Haymeadow amendment does affect in a substantially adverse manner, the residents of Soleil. In what appears to be a diversion from compliance, Haymeadow attempts to mask the situation with landscape suggestions that are not acceptable. The homeowners of Soleil have overwhelmingly and collectively voiced their opposition to this proposed amendment to swap school land with a MF unit development; additionally, the noncompliance per section 4.11.050A(2) still exists.

-Developer indicates: *"the approved PUD Development Plan would be amended to enlarge the existing Neighborhood A1 area to include the 14.2 acres of Tract E and the 14.2 acres would be designated for multi-family construction. The existing multi-family density of 112 units that is currently approved for Neighborhoods B & C would be transferred to Neighborhood A1. Neighborhood A1 is the closest neighborhood to the community core and at 41.7 acres is currently approved for 146 multi-family units and 82 single family/duplex units. In accordance with the objectives of the Eagle Area Community Plan Neighborhood A1 is the highest density neighborhood at 5.4 units per acre. The addition of 14.2 acres and 112 units would shift Neighborhood A1 slightly higher to a density of 6 units per acre."* (1.1.2 Tract E/Neighborhood A, Detailed Description-Page 10/11)

Based on the TOE Amendments to PUD Zoning and Development Plans, Conditions for Amendment, section 4.11.050(3), this proposed amendment confers a special benefit upon the developer, demonstrating a conflict with the proposed modification to swap the school land. In hindsight and maybe a glaring lack of planning, the developer now proposes this condensed housing scenario in an effort to reduce or recoup costs at tremendous expense to surrounding neighbors/hoods. As stated, prior, the developer had access to all data and information regarding the housing needs of the TOE. This proposed amendment not getting approved, does not prohibit the developer from building the currently approved PUD, which provides a better distribution of the PUD zone districts throughout the development, ultimately one of the reasons for the initial PUD approval. Refer also to the aforementioned Haymeadow's PUD Annexation and Development Agreement Resolution 12 regarding LERP (Local Employee Residency Program).

-The developer suggests: *"We anticipate this (manager's cabin) creating a multi-million-dollar economic opportunity for local businesses."* (For 1.2 Cabin Special Events Venue-page 11)

This statement is based on what data collected or proof that this will be a viable entity for local businesses or the TOE, especially the Eagle residents who provide the tax base to run and maintain such an entity? Has the developer actually provided a cost analysis to the TOE for expenses associated with this cabin both short and long term: maintenance, insurance, liability coverage, water/septic system maintenance, employee costs, parking costs, shuttle costs, etc? With that in mind, would the TOE require an approval from the residents to acquire the cabin? Please also refer to manager's cabin remarks in the introduction section above.

-The developer attempts to mollify by adding: *"Haymeadow does not anticipate any extension of Field Street through the Soleil neighborhood into Haymeadow."* (Access and Traffic-page 17)

What does "not anticipate" mean in developer terminology? Please clarify based on the PUD approved plans. This should be a definite statement.

Please also refer to Mountain Recreation letter submitted December 3, 2020 by Board President, Elizabeth Jones and Board Member, Tom Pohl, referencing their concerns about any potential extension of Field Street. *"One item to note based on the public planning process for the Haymaker Trailhead Concept Plan: The proposed PUD Amendment concept plan illustrating the school parcel does not fully match the adopted Haymaker Trailhead Concept Plan's outline for the school portion of the parcel, as uses were blended. The proposed parcel boundary shown appears to suggest that a road centerline could be constructed from the current terminus of Field Street to the future unnamed street connecting to Neighborhood A. The impacts of traffic flows through the adjoining neighborhood were considered during the concept planning process following resident comment and review of the Soleil development plans. The Haymaker Trailhead concept plan specifically included installation of a gate past the Field Street terminus with the idea that the gate was intended to be opened only for special events such the CHSAA regional and state mountain bike competitions or large tournaments. Traffic flows created by opening a street from Soleil Homes through a multi-family development to Neighborhood A1 may trigger a desire to review projected traffic impacts to the Soleil neighborhood based on that public input process."*

-The developer states: *"The applicant has had an early conversation with representatives of the Greater Eagle Fire Protection District. At this time there are no identified negative impacts associated with the shift in location of the school and multi-family uses. The new school site would be located right across the street from the Haymeadow fire station."* *"The cabin will continue to be accessed via the existing driveway from Brush Creek Road. This driveway will be improved and widened to a year-round gravel surface with pull-off lanes. The increase in traffic on Brush Creek Road will be minimal compared to the background traffic levels given the intent to have large events shuttled to the site."* (For 2.0 Access and Traffic, Emergency Services-page 17)

It is preferred that the Greater Eagle Fire Protection District voice whether any negative impacts can and will be identified with potentially moving the school land, rather than a developer who would benefit from a swap stating, at this time none exist.

Regarding the proposed school swap to Neighborhood C, for students/staff members and especially as a parent, the red flag is being raised about safety issues. Having a fire department directly across the street that would potentially have emergency dispatch situations simultaneously occurring during a congested drop-off or pick-up with carpool lines, parents, staff, and students in close proximity or blocking throughways, doesn't sound as though no negative impacts exist with a shift in school location. Additionally, students (K-8th grade) that may ride their bikes to school create further trepidations for safety when firetrucks may be racing to an emergency while conceivably having to dodge children at the same time. There is a higher speed limit (40) on BCR and stop signs that would be placed at the entrance to BCR. All of this would cause additional backups to BCR access and congestion on a street that hypothetically would house the school and the fire department. One might conclude that all of this certainly seems to lend itself to negative impacts.

Due to the emergency concerns and potential negative impacts for the land swap of school to Neighborhood C, it is important to reiterate what might occur if the developer is allowed to proceed with a swap. This creates a snowballing effect with BCR access: increased traffic and congestion mentioned above, noise pollution related to manager's cabin events, safety issues with the close proximity of a fire department to a school, higher posted speeds of 40 on BCR and current flow of traffic going to and from Sylvan Lake, Frost Creek, trails, ranches/homesteads and soon from Ouzel once connected. Has the developer or TOE actively reached out to BCR/Eagle Ranch residents especially near Ouzel, letting them know of this proposal? With all of this in mind, we feel the current approved school location actually emulates the "country land feel" better in its setting, safety with traffic speeds, and less congestion.

Finally, in response to this proposed Haymeadow PUD Amendment 2020, as residents of Soleil and surrounding neighborhoods, please take these statements and responses to this proposal into serious consideration as to why this swap of land should not happen. Notwithstanding our stated concerns, questions, and objections to the proposed school swap, we reserve the right to consult with counsel to determine if legal action is necessary to protect our interests.

Thank you for your time and consideration.

Your Soleil and surrounding Eagle residents and neighbors.

From: [Andrew Broderick](#)
To: [Jessica Lake](#)
Subject: Opposition to the Haymeadow Swap
Date: Sunday, February 14, 2021 7:13:44 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Lake,

On the behalf of myself and my family - Katherine, my wife and Robert, my son, we, residents of 1380 Montgomerie Circle, Eagle, CO 81631, voice our strenuous opposition to the Haymeadow Swap.

While our reasons for opposition are multiple, the most pressing are:

1. obstructed views of my greater organization and subsequent property value deterioration
2. traffic...will not only suffuse a "hometown" level to a more congested dynamic but we lose the shared parking that Mountain Recreation enjoys.
3. multi-family homes dynamic is visually, aesthetically and economically unsettling

I am pleased to visit with you, via Zoom, and/or to share my feedback in a public forum.

Many thanks
Andy Broderick
(970) 343-0035

From: [alan musser](#)
To: [Jessica Lake](#)
Cc: mikeclaymon@hotmail.com
Subject: Haymeadow Swap
Date: Monday, February 15, 2021 6:26:22 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jessica, I live on Eagle Ranch Road (2315), and want to state emphatically that I OPPOSE the land swap the developer is proposing.

Here are my key reasons:

- The TOE and developer worked long and hard to come up with the plan that is the current PUD, and has been in place for years. There is no compelling reason to change the result of all that hard work.
- If the developer is concerned about financial impacts, those are the developers issues, not residents and not the town. Don't let the developer foist their concerns on the TOE!!
- We were told when we decided to build here in 2015, in the city offices by Tom (I forget last name but he was town manager before Brandy), that Brush Creek would remain a 2 lane country road in perpetuity.
- The proposed location change only benefits the developer, not the town. With the school in original location the developer can still build the entire development according to the original plan.
- The offer to rebuild and turn the "cabin" into an attraction is a cheap, little distraction. It has nothing to do with core issue, which is what was approved in the original PUD, and that there is NO compelling reason to make any changes. Don't be distracted by the developer putting up this shiny object.

I am trusting that the TOE will make the right decision for the residents of this town, not for some out of state developer. I will be at the PUD meeting on March 2.

Thank you,

Al Musser
2315 Eagle Ranch Rd

From: [Kirstin Shaw](#)
To: [Jessica Lake](#)
Subject: PUDA20-21 Haymeadow PUD Major Amendment
Date: Monday, February 15, 2021 9:39:09 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

As an adjacent land owner I would like to respond to the proposed amendments for the Haymeadow development.

1. Where would the school ground be swapped? Currently its location is ideal for minimizing traffic any further out of the town.

2. Renovating the cabin on open space for use as an event center would be in direct conflict with what the DOW has recommended in complying with avoidance of critical wildlife habitat. This cabin has been a key location for wintering elk populations and continues to be a calving site in the spring. There is also a large hunting presence in the fall which would present a danger to any event attendees. Personally I think it is a terrible idea to encourage people to loiter in large numbers in close proximity to our wildlife areas.

3. I would like to again suggest an amendment to NOT PAVE the walking path against the Norther border of the development, thus making it seasonal and not maintained by the town in snowy months. This would encourage pedestrian traffic to migrate centrally rather than the outer borders of the development against critical wildlife habitat.

Thank you,
Kirstin Shaw
2189 Brush Creek Rd Eagle

Sent from [Mail](#) for Windows 10

From: [Frank McCluer](#)
To: [Jessica Lake](#)
Subject: Haymeadow Swap
Date: Tuesday, February 16, 2021 2:45:23 PM

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Elaine Kuntz
Frank McCluer
PO Box 3265
(3101 Montgomerie Circle)
Eagle CO, 81631

To:
Jessica Lake

We would like to comment on the Haymeadow Swap that is to be on the agenda at town meetings.

We live in the neighborhood and oppose the swap and change in plans.

The original location made good sense and would benefit the Mountain Recreation and town with shared facilities. Parking for both school and events seemed a good plan.

We worry that parking will be a problem that could even affect our street if a high density complex is in that area.

Having the park and school in the current location seemed like a plus for the neighborhood and we want to see it happen.

Elaine Kuntz
Frank McCluer

From: [David Dieter](#)
To: [Jessica Lake](#)
Subject: Haymeadow school relocation
Date: Sunday, February 21, 2021 5:17:25 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jessica: I oppose the movement of the planned school. This is a move by the developer to save money at our expense. If you have ever been around a school such as this at pick-up time you

know; the traffic is intense. They should be held to the original plan. Their action is text book bait-and-switch. Bait-and-switch is illegal in this state-oh wait its illegal in all states!

Dave Dieter
17 Fir Ct., Eagle

From: [DEBRA DIETER](#)
To: [Jessica Lake](#)
Cc: [Mike Claymon](#)
Subject: Haymeadow school site
Date: Sunday, February 21, 2021 5:29:24 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Jessica--

I am writing with regard to the proposed change in location for the school in the Haymeadow development. I believe that changing this location is not in keeping with what everyone in the surrounding area expected. This is a huge development that will already have major impacts on the surrounding neighborhoods, and those residents deserve to have things built according to the original plan.

There were also extensive analyses of the area that would have to be ignored in order to make this swap. Any problems the developer has with the original location are those of the developer and should not be foisted upon the surrounding neighborhoods. The original location also has safety, traffic and resource advantages that would be lost in the swap.

There are many other reasons for denying this swap, but the ones stated above should be more than enough to justify denial. Please considering refusing to allow this huge change in Eagle to have any further negative impacts. Thank you. Debra Dieter 303.549.7857

From: [Linda Bennett](#)
To: [Jessica Lake](#)
Subject: Opposition to proposed Haymeadow land swap
Date: Monday, February 22, 2021 4:07:57 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am vehemently opposed to the Haymeadow school land swap and I strongly encourage denial of this proposal for the following reasons:

1. Every Soleil homeowner relied on the original PUD approval when purchasing at Soleil Homes and accepted that a school was slated to be built adjacent to Soleil. Swapping the school parcel for high density housing will negatively affect Soleil's property values. It is unacceptable to allow this land swap solely to financially benefit a private developer at the expense of Soleil homeowners.
2. The only reason the developer is proposing this swap is because of his mismanagement of the construction process and his inability to oversee a construction project of this magnitude. This development has taken 17 years to get to this point. The only person who benefits from the swap is the developer - not the people of Eagle.
3. The developer would like this swap to happen because the infrastructure that is currently in place does not reach where the multi-family units need to be. He wants to build the inexpensive units to sell them to fund the next stage of the development. The swap would negatively impact Soleil homeowners due to reduced property values from adjacent high density housing and blocked mountain views. Soleil homeowners should not bear the burden of the developer's financial challenges.
4. As stated in the submittal, "In accordance with the Town of Eagle Code Section 4.11.050 an approved PUD zoning plan or an approved PUD development plan may be amended if the applicant demonstrates that the proposed modification: 2. Does not affect in a substantially adverse manner either the enjoyment of land abutting upon, adjoining or across a street from the Planned Unit Development or the public interest." Soleil homeowners will absolutely be substantially adversely affected due to reduced property values resulting from moving the high density units closer to Soleil, and due to obstruction of mountain views, which the developer admits.
5. The original site was chosen for the school to decrease traffic and to share facilities and fields with the Town of Eagle and Mountain Recreation. The school kids would be able to have walkable access to fields, bike trails, playgrounds, skating rinks, skate parks, and more. By moving the school a mile away, this all but eliminates the possibility for Eagle's children to benefit from the Town's vision. Additionally, by having the school in its planned

location, the Town of Eagle will be able to host even more bike and hockey tournaments, thus bringing in significant revenue.

6. Mountain Recreation is strongly opposed to the school land swap PUD amendment as indicated in their referral response. Eagle Pool and Ice Rink expansion plans are already in progress using the current school location. This proposal reduces opportunities for shared facilities between the school and Mountain Recreation as well as eliminating shared parking between Mountain Recreation and the school.

7. During the PUD process there was an extensive traffic study regarding the school placement in an effort to avoid traffic issues currently experienced with Brush Creek Elementary. Traffic patterns will be negatively impacted by the proposed school location, and a potentially dangerous and unsafe situation would be created with the new location of the school being adjacent to the Haymeadow fire station.

8. In the original school site, these multi-family units will not conform to the Elevate Eagle plans in a variety of ways, including density, look, feel, location relative to I-70 and business and bus lines, and intention.

9. If this proposal is denied, the developer can still proceed with this development and affordable housing options can still be provided according to the existing PUD. If it is approved, surrounding homeowners cannot recover their property values and mountain views.

Thank you for your consideration.

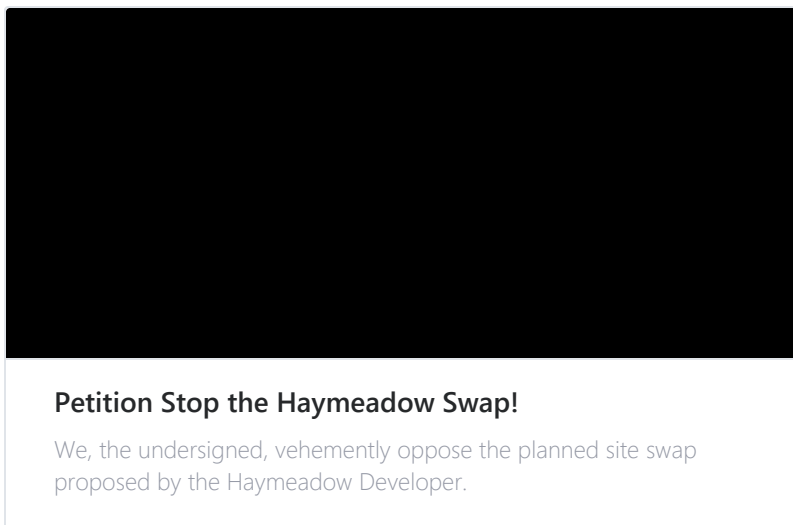
Linda Bennett

From: [David Blum](#)
To: [Jessica Lake](#)
Subject: Please do not swap the Haymeadow school site.
Date: Monday, February 22, 2021 10:52:32 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Jessica.

I'm sending you this email to express my opposition to swapping the school site for the Haymedow development, per this petition: [Petition Stop the Haymeadow Swap!](#).



I'm a homeowner at 301 Tanager street. I purchased this property partially because of the planned school next to the Ice Rink.

Please let me know if this email should be directed elsewhere.

Thank you

David Blum
301 Tanager St
970-471-9384.

[SIGN IN](#) [JOIN](#) [CONTRIBUTE](#)

Lizzy Owens 10

Stop the Haymeadow Swap!

33 people have signed this petition. Add your name now!

33 people have signed.

4%

Brian Bickel signed recently

We, the undersigned, vehemently oppose the planned site swap proposed by the Haymeadow Developer. The Developer proposes taking the current school site and swapping it with one close to a mile away. In the original school site, the Developer would like to build approximately 200 multi-family units that are three-stories tall.

The Developer would like this swap to happen because the infrastructure that is currently in place does not reach where the multi-family units need would be, and he will build the inexpensive units to sell them to fund the next stage of the development.

The original site was chosen for the school to decrease traffic and to share facilities and fields with the Town of Eagle and Mountain Rec. The school kids would be able to have walkable access to fields, bike trails, playgrounds, skating rinks, skate parks, and more. By moving the school a mile away, this all but eliminates the possibility for Eagle's children to benefit from the Town's vision. Additionally, by having the school in its planned location, the Town of Eagle will be able to host even more bike and hockey tournaments, thus bringing in significant revenue.

SIGN PETITION

business and bus lines, intention), including offering enough parking. They are

claimed to be workforce housing, but there is not a single bus route that goes through Eagle Ranch.

The only reason that the Developer is proposing this swap is because of his mismanagement of the construction process and his inability to oversee a construction project of this magnitude. The only person who benefits from the swap is the Developer--not the people of Eagle.

Share for Success

10 COMMENTS

Gregory Meister

Feb 22, 2021

☐ Feb 22, 2021
upvote reply show

The developer needs to stick to the original plan, that was agreed to.

Julia Parker

Feb 22, 2021

☐ Feb 22, 2021
upvote reply show

No swap. The project as a whole does not seem very well planned to meld with our Eagle Community. Changing what was already controversial approval of development does not make sense. Any way to re-write the whole script out there and use the Colby place as an example and create ranchettes. Just thinking out loud.

John and Karen Field

Feb 13, 2021

☐ Feb 13, 2021
upvote reply show

Block views, Properties Value, congestion

Dave Gerdes

Feb 13, 2021

☐ Feb 13, 2021
upvote reply show

The developer has failed to plan and communicate. There does not appear to be a good reason for this change that benefits anyone but the developer. Take a look at the status updates on Haymeadow.com to see the developers total lack of communication to the community.

Linda McLaughlin

Feb 13, 2021

☐ Feb 13, 2021
upvote reply show

Please don't allow the swap to take place. The best plan is already in place.

Janice Tonz

Feb 13, 2021

☐ Feb 13, 2021
upvote reply show

SIGN PETITION

Laura Howe

Feb 12, 2021

Feb 12, 2021

upvote reply show

I vehemently oppose the Haymeadow Swap.

Peter Leibig

Feb 12, 2021

Feb 12, 2021

upvote reply show

Stop the Swap!

RIC TURMEL

Feb 12, 2021

Feb 12, 2021

upvote reply show

The developer's error/lack of resources should not be assisted by the government.

Brian Bishop

Feb 12, 2021

Feb 12, 2021

upvote reply show

Absolutely not... this will impact our home value as soon as it's put in place.

[Sign in](#) to comment

33

SIGNATURES

- 4 hours ago
- Devra DiDomenico United States
- 4 hours ago
- 4 hours ago
- LaRae Keyes United States
- 4 hours ago
- 4 hours ago
- Beth Morrison United States
- 4 hours ago
- 4 hours ago
- Gregory Meister United States
- 4 hours ago
- 4 hours ago
- Lori Tarpey United States
- 4 hours ago
- 5 hours ago
- James Suhadolink United States
- 5 hours ago
- 5 hours ago
- Angie Kriedeman United States
- 5 hours ago
- 6 hours ago
- Julia Parker United States
- 6 hours ago
- 22 hours ago
- David Dieter United States
- 22 hours ago
- 22 hours ago
- Debra S Dieter United States
- 22 hours ago

[See More](#)

SIGN PETITION

From: [Katie Carden](#)
To: [Jessica Lake](#)
Subject: Haymaker Land Swap Ojection
Date: Monday, February 22, 2021 11:35:38 AM
Attachments: [PastedGraphic-1.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jessica,

My name is Katie Carden. My family recently moved from Breckenridge to Eagle. My husband has worked in the Valley for years and commuted from Breck. We were so excited to finally move west to this wonderful community. We purchased our home in May of 2020 in the Soleil Homes at Brush Creek. We purchased after considerable evaluation of the various neighborhoods in Eagle. We were fully aware of plans of the Haymaker development. The developer, however, is trying to change those plans. Below are the reasons we believe the proposed land swap should be denied:

- 1) Surrounding homeowners bought homes based on the advantages of the current school location
- 2) Negatively impacts surrounding homeowners due to reduced property values and blocked mountain views
- 3) Disregards the extensive process by TOE and ECSD during the PUD process to determine the best school location
- 4) Consequences of the inadequate planning and budget mismanagement should be the burden of the developer and not surrounding homeowners
- 5) Affects surrounding homeowners in a substantially adverse manner and should be denied per TOE Code Section 4.11.050
- 6) Results in a chopped up development
- 7) Reduces opportunities for shared facilities between the school and Mountain Recreation
- 8) Shared parking between Mountain Recreation and the school is eliminated
- 9) Traffic patterns will be negatively impacted by the proposed school location
- 10) A potentially dangerous and unsafe situation would be created with the new location of the school being adjacent to the Haymeadow fire station
- 11) Clustering multi-family units in a small area results in traffic and parking problems
- 12) The "country lane feel" of Brush Creek Road is negatively impacted
- 13) Eagle Pool and Ice Rink expansion plans are already in progress using the current school location
- 14) Mountain Recreation is strongly opposed to the school land swap PUD amendment
- 15) If this proposal is denied, the developer can still build Haymeadow according to the existing PUD
- 16) If this proposal is denied, affordable housing options can still be provided according to the existing PUD
- 17) The proposed school location only benefits the developer by allowing deferral of some infrastructure costs
- 18) Keeping the school in its current location is just common sense which is why that location was chosen originally

Thank you for your service and investment in our community!

Katie Carden

720.539.5890
Vail Valley Young Life
WyldLife Director



From: [Mike Clayton](#)
To: [Jessica Lake](#)
Subject: Haymeadow Land swap opposition letter
Date: Monday, February 22, 2021 4:02:57 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am opposed to the Haymeadow school land swap and I strongly encourage denial of this proposal for the following reasons:

KEEPING THE SCHOOL IN ITS CURRENT LOCATION IS JUST COMMON SENSE WHICH IS WHY THE CURRENT LOCATION WAS CHOSEN ORIGINALLY.

1. Every Soleil homeowner relied on the original PUD approval when purchasing at Soleil Homes and accepted that a school was slated to be built adjacent to Soleil. Swapping the school parcel for high density housing will negatively affect Soleil's property values. It is unacceptable to allow this land swap solely to financially benefit a private developer at the expense of Soleil homeowners.
2. The developer claims that the real estate market has changed since the PUD approval in 2014. Because of this, they want to build the high density housing sooner and in a location closer to the beginning of the development. The real estate market changes constantly, and if the developer had not had so many delays perhaps he could have taken advantage of the market as it was at the time of his original proposal. Also, if they didn't foresee this housing demand in 2014, they were the only ones in the whole valley who didn't know about it. This has been a problem since I have lived in Eagle County for the last 31 years and is not a reason to change the location of the school. If this proposal is denied, affordable housing options can still be provided according to the existing PUD.
3. The proposed land swap financially benefits the developer due to deferring infrastructure costs. It negatively impacts Soleil homeowners due to reduced property values from adjacent high density housing and blocked mountain views. Soleil homeowners should not bear the burden of the developer's financial challenges.
4. The placement of the school was extensively thought through by Town of Eagle staff and the school board during the PUD process. There was an extensive traffic study regarding the school placement in an effort to avoid traffic issues currently experienced with Brush Creek Elementary. It was decided that they didn't want traffic driving through a neighborhood. Additionally, the original location allows the school and Mountain Recreation to share facilities and resources. The location of the school should not be changed because of the developer's financial issues.
5. This development has taken 17 years to get to this point which shows very inadequate planning. The developer submitted and received approval for a specific land distribution, which Soleil homeowner's relied upon. Now the developer wants to defer infrastructure costs, so is proposing the land swap, which again highlights his inadequate planning. The consequences of the inadequate planning and budget mismanagement should be the burden of the developer and not surrounding homeowners.
6. The ECSD support for the land swap is ONLY about the perspective of a new school and has NOTHING to do with what is best for the community and how it affects neighboring homeowners and our community as a whole.
7. As stated in the submittal in the introduction, they talk about several seemingly noble reasons that they are proposing this amendment such as increased density nearer the town, and workforce housing for locals. Don't be fooled. The real reason, as they told us at a meeting on 10/23, is all about money and deferring infrastructure costs and has nothing to do with helping the community.
8. As stated in the submittal, "In accordance with the Town of Eagle Code Section 4.11.050 an approved PUD zoning plan or an approved PUD development plan may be amended if the applicant demonstrates that the proposed modification: 2. Does not affect in a substantially adverse manner either the enjoyment of land abutting upon, adjoining or across a street from the Planned Unit Development or the public interest." Soleil homeowners are absolutely substantially adversely affected due to the reduced property values by moving the high density closer to Soleil and obstruction of mountain views, which the developer admits.
9. Mountain Recreation is strongly opposed to the school land swap PUD amendment as indicated in their referral response. Eagle Pool and Ice Rink expansion plans are already in progress using the current school location. This proposal reduces opportunities for shared facilities between the school and Mountain Recreation as well as eliminating shared parking between Mountain Recreation and the school.
10. Traffic patterns will be negatively impacted by the proposed school location and a potentially dangerous and unsafe situation would be created with the new location of the school being adjacent to the Haymeadow fire station.
11. Clustering multi-family units in a small area results in traffic and parking problems and the "country lane feel" of Brush Creek Road will be negatively impacted. From an architectural perspective, this proposal results in a "chopped up" development which just looks bad.
12. If this proposal is denied, the developer can still proceed with this development. If it is approved, surrounding homeowners cannot recover their property values and mountain views.

KEEPING THE SCHOOL IN ITS CURRENT LOCATION IS JUST COMMON SENSE WHICH IS WHY THE CURRENT LOCATION WAS CHOSEN ORIGINALLY.

Thank you for your thoughtful consideration.

Mike Claymon
116 Soleil Circle
Eagle, CO

From: [Amy Gornikiewicz](#)
To: [Jessica Lake](#)
Subject: Haymeadow Land Swap
Date: Monday, February 22, 2021 4:41:19 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please add our names to the list of residents opposed to the Haymeadow land swap for the following reasons, as well as those listed below by our fellow residents/neighbor's.

- **INAPPROPRIATE MIX:** though the Area plan does call for concentration within designated growth boundaries, it also mentions not putting unlike or inappropriately matched developments together such that one will negatively impact the other. A low rent housing project would most certainly do this. Also, it would be one thing if we had known this BEFORE we purchased our homes adjacent to this property.
- **VIEW CORRIDORS:** the plan also states that new development should not negatively impact view corridors. The Hey Meadow development has already done so with some of their landscaping, and these proposed buildings, according to the architectural virtual illustration, will severely do so if this swap is approved. Many residents bought their homes predominantly (some even paid a premium) BECAUSE of these views, and the enhanced resale value which would be negatively impacted by this development. Again, it would be different if people knew upfront. If the proposed units were positioned differently to help maintain views, and their proposed berm/landscaping hid more of the buildings, some of us might be slightly more receptive?
- **LIFESTYLE:** you can spin it however you like, but these units as well as other inappropriate future development the town has approved, will NOT be affordable housing for those intended. It WILL be just more affordable housing for slum lords and for profit property interests. Thus, these so-called affordable units will not be affordable to the intended market, especially the teachers etc, used as a selling point by the developer. NOTE: the average teacher salary in Eagle county is \$49,060 per year, making these units hardly affordable. This will only make our existing housing problem worse, by adding more unaffordable rental units, that will be overpopulated in order for the residents to afford rent. Add to this equation, the added, unaccounted for number of vehicles that this will cause i.e., (unintended roommates, overnight boy/girl friends, couch surfers etc). Thereby adding significantly more people than intended and adding parking problems. This, and the coming and going at all hours due to the shifts required for service workers, will also have a negative impact on lifestyle of our neighboring development. Again, many bought in our development because this would not be a factor.

Though it is unfortunate that the developer has mismanaged the project and is over budget, it is ridiculous and inappropriate to even consider forcing residents to be socially, psychologically and economically impacted because of this.

Many of our neighbors purchased their Soleil homes based on the FACTS contained in the existing development plans, therefore it is highly reprehensible and inappropriate to approve this swap for this reason alone, let alone the above mentioned idiosyncrasies, as well as the 18 reasons below.

As long time tax paying Eagle homeowners, we respectfully call on you to protect our interests and lifestyles, by doing the right thing and rejecting this swap!

Thank you for your time!

Anxiously,

Amy Gornikiewicz

Pete Danforth

- 1) Surrounding homeowners bought homes based on the advantages of the current school location
- 2) Negatively impacts surrounding homeowners due to reduced property values and blocked mountain views
- 3) Disregards the extensive process by TOE and ECSD during the PUD process to determine the best school location
- 4) Consequences of the inadequate planning and budget mismanagement should be the burden of the developer and not surrounding homeowners
- 5) Affects surrounding homeowners in a substantially adverse manner and should be denied per TOE Code Section 4.11.050
- 6) Results in a chopped up development
- 7) Reduces opportunities for shared facilities between the school and Mountain Recreation
- 8) Shared parking between Mountain Recreation and the school is eliminated
- 9) Traffic patterns will be negatively impacted by the proposed school location
- 10) A potentially dangerous and unsafe situation would be created with the new location of the school being adjacent to the Haymeadow fire station
- 11) Clustering multi-family units in a small area results in traffic and parking problems
- 12) The "country lane feel" of Brush Creek Road is negatively impacted
- 13) Eagle Pool and Ice Rink expansion plans are already in progress using the current school location
- 14) Mountain Recreation is strongly opposed to the school land swap PUD amendment
- 15) If this proposal is denied, the developer can still build Haymeadow according to the existing PUD
- 16) If this proposal is denied, affordable housing options can still be provided according to the existing PUD
- 17) The proposed school location only benefits the developer by allowing deferral of some infrastructure costs
- 18) Keeping the school in its current location is just common sense which is why that

location was chosen originally

Amy Gornikiewicz
Pete Danforth
106 Soleil Circle
(Box 721)
Eagle 81631

From: [Melissa Johnson](#)
To: [Jessica Lake](#)
Subject: Haymeadow swap
Date: Monday, February 22, 2021 10:42:57 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jessica,

We live in the Soleil area and we oppose the land swap for many reasons all of which I am sure you have heard. For us it is mainly about the land swap affecting coordination between mountain Rec and the new school and how the swaps effects the expansion of Rec facilities which I feel is hugely important.

We are also concerned about traffic and parking in our area as many kids play and bike here.

Thanks for passing our objections along,
Melissa Johnson

From: [LaRae Keyes](#)
To: [Jessica Lake](#)
Subject: Haymeadow Project
Date: Monday, February 22, 2021 4:03:54 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Jessica,

My husband, Bruce, and I adamantly oppose the proposed Haymeadow Project updates. We moved from Colorado Spring to Eagle in July 2019 and looked at several homes before deciding upon 26 Soleil Circle. Although, we were a little leary of the proposed plans. Now, we're LIVID at what the developer is trying to do.

Everyone that purchased in Soleil Homes did so with the understanding of the school being behind our neighborhood with fields and facilities shared with Mountain Recreation. Most of us would NOT have purchased in Soleil Homes had the tentative updated plans been in place.

We also bought our home with the understanding that Eagle County Schools are currently shrinking and it would likely be 10 plus year before a school was even feasible.

The developer has stated to our neighborhood that he wants the land swap because he's out of money and with the land swap he doesn't have to put in more utilities. Quite frankly, that's NOT our problem. My husband has a bachelor's degree in Construction Management and the amount of time it has taken to put in the current utilities and road is ridiculous. Bruce has worked on numerous constructions sites and we had our own residential construction company from 2004-2009. It is very apparent that the developer has NO idea what he's doing.

It baffles us that the developer intends to put 200+ units right behind our neighborhood with the intention of charging over \$400 per square foot. The homes in Soleil are much nicer and most of us bought them between \$200-\$250 square foot. This does not support the town's concerns about creating more affordable housing.

Another concern is all noise level behind our neighborhood with multiple level condos and apartments. Again, we purchased our home with the understanding that a school was to be placed in that location. The added traffic is also a concern to our neighborhood and the town of Eagle. Eby Creek, Capitol Street, Grand Avenue are already to the max during "rush hour." The airport expanding has further increased our traffic. Should the Haymeadow project go through as intended this will add hundreds of cars going through already congested areas. I have yet to hear of the town adding another I-70 exit to support the Eagle Airport, Costco, Eagle Ranch Community and the new Haymeadow Project.

Bruce and I hope you take our concerns with serious consideration. We're thrilled that Mountain Recreation has also stated that they do NOT want the land swap as to share facilities with the school later on. It's important to keep Eagle as a family community without devaluing our property. The land swap devalues all of the properties within Soleil Homes.

Thanks,
LaRae and Bruce Keyes
26 Soleil Circle

719-237-5741

From: [Reba Steffen](#)
To: [Jessica Lake](#)
Subject: We object to the hay meadow swop
Date: Monday, February 22, 2021 8:49:31 PM

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Hello Jessica and community!

My family requests the development of the hay meadow plan stay intact and not be changed with a new plan. Please stand by integrity. The swop does not sound like a good idea for our neighborhood. It is essential we keep the school easily accessible. Plus it only makes sense it is near the Rec center. Please make this a priority. The children will thrive with these collaborative resources. Parents will feel confidence they are raising children in the right place. This is a foundation for a healthy community.

Thank you for your service,

Rebecca Steffen
572 Montgomerie Circle

From: [Sue Baran](#)
To: [Jessica Lake](#)
Subject: Proposed Haymeadow Land Swap
Date: Tuesday, February 23, 2021 5:34:04 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Jessica,

We strongly oppose the proposed Haymeadow Land swap currently under consideration. We own a house on Field Street and would be negatively impacted by this change.

The current proposed land swap benefits the developer to fix his inadequate infrastructure planning while reducing our home value and those of our neighbors. The high concentration of the multi-family housing and lack of planning for parking and traffic considerations will be a burden on current homeowners.

Because we live on Field Street, we are concerned about it being made a through street to this new development which would cause a large amount of traffic on our street. When we purchased this property, the current PUD had been approved and as far as we understand, such a substantial change to the plans would not be allowed as an amendment.

As homeowners in the Soleil area, we are in agreement with the Stop the Haymeadow Swap Committee's Response to Haymeadow PUD Amendment 2020 and urge you to consider the many concerns and reasons for opposition shared in that letter.

Thank you for your consideration,
Susan and Jeff Baran
74 Field Street
Eagle, CO 81631

From: kakerekes@aol.com
To: [Jessica Lake](#)
Subject: PUDA20-01 Haymeadow PUD Amendment
Date: Tuesday, February 23, 2021 12:51:54 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am opposed to the Haymeadow land swap. My opposition is based on my understanding of the following.

Thank you.

Karla Kerekes 0039 Baler Ct

- 1) Surrounding homeowners bought homes based on the advantages of the current school location
- 2) Negatively impacts surrounding homeowners due to reduced property values and blocked mountain views
- 3) Disregards the extensive process by TOE and ECSD during the PUD process to determine the best school location
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- 17) The proposed school location only benefits the developer by allowing deferral of some infrastructure costs
- 18) Keeping the school in its current location is just common sense which is why that location was chosen originally

From: [Linda McLaughlin](#)
To: [Jessica Lake](#)
Subject: Hay meadow project
Date: Tuesday, February 23, 2021 5:05:12 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello!

Please leave the development plans as is. They aren't broke. Don't try and fix them!!!

Regards,

Linda McLaughlin
0644 Montgomerie Cir.
Eagle, CO 81631
303-908-0862

Sent from my iPhone

From: [Lizzy Zacharias Owens](#)
To: [Jessica Lake](#)
Subject: Opposition to Haymeadow for the P&Z Committee
Date: Tuesday, February 23, 2021 11:23:00 AM
Attachments: [P&Z.pdf](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jessica,

Attached is my letter of opposition for the Haymeadow Swap. I have something else pending-
-what's the time limit for submission to be included in the P&Z Committee packet?

Thanks!
-Lizzy

February 23, 2021

Dear Town of Eagle Planning & Zoning Committee Members:

I am writing to you as a Soleil homeowner to express my ardent opposition to the proposed land swap from the Haymeadow Development. I moved to Eagle in December 2018 into the Soleil neighborhood, and I did so with the understanding of what the surrounding area would look like in the near- and long-term future. That understanding included a school neighboring my development's property. In the past few months, I was incredibly disappointed to learn about the proposed land swap, for the following reasons:

- As stated above, I bought my house with the knowledge that there would be a school close by to our neighborhood. I was excited about that prospect, and even more so when we realized that the school would feed into the proposed Mountain Rec community center.
- Some of our neighbors paid a premium for a view of the New York Range and with the understanding that the school will be there. The proposed land swap and altered map with approximately 200 units all together on the western side of the property will obstruct that view and decrease property values. This will leave a very bad impression of the Town of Eagle that developers can just chop and change their developments once they've been approved. It sets a bad precedent and is clearly against TOE Code Section 4.11.050.
- We understand that the Town spent a great deal of time, careful deliberation to determine the placement of the school, ultimately deciding on its original location due to the possibility of shared facilities and resources with the proposed Mountain Rec expansion. With so much deliberation and careful consideration on the location I do not understand why a developer would suddenly want the swap. The current location will be a benefit to the children who attend the school—and their families.
- The proposed swap goes against much of what is outlined in the Elevate Eagle Master Plan (EEMP):
 - Goal 1-1.1: ensure a healthy mix of housing types and densities to allow for greater diversity. This swap does not ensure a healthy mix of housing types—it takes the previously approved configuration of a healthy mix of housing types and completely upends it. By moving all the multi-family units to one section, the swap will not remotely achieve this goal.
 - Goal 2-1.1 is that new development, additions, and renovations should aim to mimic the scale, architectural style, and character of existing and surrounding historic buildings. This proposed swap does not even come close to hitting the target.
 - The proposed swap will have eight buildings of 24 units each, all within close proximity. This is high density--EEMP indicates that High Density neighborhoods should be located near commercial centers and major corridors.
 - Goal 2-8.1 is to Support and preserve the attributes and quality of the "county lane" experience along Brush Creek Road. Placing a high-density multi-family housing section is not supporting nor preserving the "country lane" feel of Brush Creek Road.
 - Goal 3-4.2 is to maintain existing public land boundaries unless the public benefits realized by a land trade or exchange clearly outweigh any negative impacts. The proposed swap only benefits the developer and clearly does not benefit the public. In fact, the proposed swap is a detriment to the community at large: the lack of shared spaces between Mountain Rec and the future school will decrease the ability of the Town's ability to hold tournaments (which would clearly bring in much-needed revenue to the community).
- This proposed land swap will negatively impact the entire town, but mostly the children. The opportunity to have shared facilities—shared land, shared fields, and to be within walking distance of a community center—is a phenomenal one. Making this swap and moving the school would defeat the opportunity in one fell swoop.
- Mr. Cohen has stated that he wants to do the swap because it will save him money as well as earn him money with the sale of multiple units. I do not believe that a developer's budget mismanagement or profit is even remotely a decent reason to make this land swap.

- Part of Mr. Cohen's budgetary issues comes from the fact he put the infrastructure in the wrong spot—it is not near where the high-density buildings are planned to go. This mismanagement is deeply concerning for the long-term viability of the project. Why didn't he put the infrastructure where it needed it be? The infrastructure work has been going for two years—if it takes them this long to do this horizontal construction, how long will it take to finish this development?
- I have lost all confidence in their ability to schedule and manage this development properly given that they are constantly digging up places they've already dug up before to replace piping. Furthermore, they want to propose a swap without having any actual design or understanding of the costs involved.
- On Friday, 10/23, residents of the Soleil Neighborhood *finally* got a meeting with Mr. Cohen to see the renderings and ask him questions.
 - In this meeting, Mr. Cohen showed us renderings. All the multi-family housing is in one spot, making it look a lot like the River Run and Kayak Crossing developments in Eagle-Vail. This does not follow any design or development currently in Eagle now and would not fit in with the surroundings—especially in Eagle Ranch.
 - The renderings also showed that each building has 24 two-bedroom apartments, but only 20 parking spots. If 48 people live there, where are all the cars going to go?
 - This multifamily housing does not have any kind of public transportation anywhere near it, which is a significant issue considering that there isn't enough parking.
 - The pricing of these units is (we are led to believe) around \$400,000 for a one- or two-bedroom unit. A starting salary for an Eagle County School teacher is \$37,000. Just how is the workforce housing supposed to benefit a teacher with that ratio of income to house price?

To be clear, I am not opposed to the Haymeadow development as it stands. I welcome new neighbors and the vitality it will bring to the Town. I am opposed to the land swap and all that it entails.

There are so many reasons to keep the plan as it is, but as far as we can tell, the only reason to move forward with the land swap is to benefit the developer. That's not the way we do things in the Town of Eagle. For the reasons listed above, and others, I am adamantly opposed to the proposed land swap at the Haymeadow development.

Sincerely,

Lizzy Owens
49 Soleil Circle

From: [Gary Scanlon](#)
To: [Angie Kyle](#); [Jessica Lake](#)
Subject: Haymeadow PUD Amendment
Date: Tuesday, February 23, 2021 2:36:24 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Angie and Jessica,

I am writing in opposition to the Haymeadow PUD Amendment. Please forward this email to the Planning and Zoning Commission and the Town Trustees.

In the original Haymeadow PUD proposal, the developer noted that a key feature of Haymeadow is:

“A significant dedication of land for park expansion and a K-8 public school site adjacent to the existing pool and ice arena that will create a tremendous regional park and school site for the entire community”

When the project was first proposed, the Developer, the School District, Mountain Recreation, and the Town all agreed on the best location for the park and school.

It seems obvious that the Developer is now requesting a land swap in order to accelerate his profit into the first phase of the site. There are rumors that the developer wants to make a quick buck now and may then elect to abandon plans to develop the rest of the project.

Although we all hope that the Haymeadow project gets built out as proposed, we must consider the likelihood that the Developer may never construct infrastructure to serve the proposed school site in Area C and may never construct the required traffic improvements. Before considering the land swap, the Town must require that the infrastructure to the proposed school site in Area C is installed now and that the Brush Creek Road Extension is constructed now.

We trust that our Town officials are not going to be fooled into trading a developed parcel of land in the preferred location for an undeveloped parcel in the wrong location.

Thank you,

Gary Scanlon

From: [Shannon Sokup](#)
To: [Jessica Lake](#)
Subject: Hay meadow land swap
Date: Tuesday, February 23, 2021 5:27:09 PM

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Jessica,

I oppose the land swap proposed by the HayMeadow developers.

It was not the original plan and the number of housing units in such a close proximity to EPIR would adversely affect the area.

Thank you for your consideration.

Shannon Sokup

From: [Doris Kirchner](#)
To: [Jessica Lake](#)
Subject: Haymeadow PUD Amendment
Date: Wednesday, February 24, 2021 1:57:05 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Jessica,

I appreciate the time spent on the phone with you today regarding concerns related to traffic on Ouzel Lane, Eagle Ranch Road, Sylvan Lake Road and Brush Creek Road with the further development of the Haymeadow project and the relocation of the school site as described in the PUD Amendment.

Concerns:

- 1) When will a traffic impact study be done on Haymeadow, Ouzel Lane and **Eagle Ranch Road**? With the relocation of the school as proposed in the PUD Amendment, the tie in to Ouzel Lane lends to additional traffic on Eagle Ranch Road which is a 2 lane road running through a residential neighborhood with driveways opening to the street, multiple golf course crossings, many children and pets. In my opinion increased traffic is a safety issue that should be acknowledged and planned for ahead of the school project. Waiting for a time in the future to do the traffic study is faulty to the planning process.
- 2) What is the opportunity for a round about to be located at Ouzel and Brush Creek Road? I understand that Brush Creek Road is owned by Eagle County. Is this being considered? Timing of such a project prior to the construction of the school may be important.
- 3) Given the additional traffic impact with the Haymeadow project, when will the building of the Bull Pasture Bypass be achieved? In my opinion having the Bypass will lend to better traffic flow from the Haymeadow project to the main part of the Town and Hwy 6..

Thank you for discussing these concerns.

Sincerely,

Doris Kirchner

From: [Lucila](#)
To: [Jessica Lake](#)
Subject: Stop the Haymeadow swap
Date: Wednesday, February 24, 2021 11:24:02 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please don't allow another developer to take advantage of our town . This swap should not be allowed, please stick to the original plan .

To me, it sounds like the developer needs the swap for his own benefit (obviously). There's a reason why that land was assigned in the original plan , let's not change it just because the developer ran out of money .

Thanks!

Lucila Tvarkunas

Sent from my iPhone

2.23.2021

Eagle Town Council & Planning & Zoning Commission

Delivered via email to: Town Clerk clerk@townofeagle.org

RE: Haymeadow PUD Amendment Application

Dear Mayor and Town Council,

I'm writing to show my support for Haymeadow and the amendments that the developer is proposing to the Haymeadow PUD.

I have been interested in and following the Haymeadow project for some time now. I like the location and everything that living in Eagle has to offer. I currently have housing, but am anxiously awaiting the construction and sale of units in Haymeadow so that I can purchase a home and move to Eagle.

I've met with the development team and understand that the primary focus of their amendment is trading Eagle County School District land in Neighborhood B (18 acres) for land dedicated to the District in Neighborhood A (14 acres) in order to build 112 already approved housing units sooner. This makes sense to me given the lack of housing available in the area. Waiting years to build the same units doesn't solve immediate housing needs. While I can patiently wait for my opportunity to own in Haymeadow, many can't.

As a professional photographer I can also see the demand for an additional high quality space to host weddings and events. The cabin renovation plan also makes sense and should be supported.

Please approve the Haymeadow PUD amendment application. Why wait for something we need now.

Thank you,

Scott Bellow
Edwards, CO



This petition has collected
127 signatures
using the online tools at www.ipetitions.com

Printed on 2021-02-25

Stop the Haymeadow Swap!

About this petition

We, the undersigned, vehemently oppose the planned site swap proposed by the Haymeadow Developer. The Developer proposes taking the current school site and swapping it with one close to a mile away. In the original school site, the Developer would like to build approximately 200 multi-family units that are three-stories tall.

The Developer would like this swap to happen because the infrastructure that is currently in place does not reach where the multi-family units need would be, and he will build the inexpensive units to sell them to fund the next stage of the development.

The original site was chosen for the school to decrease traffic and to share facilities and fields with the Town of Eagle and Mountain Rec. The school kids would be able to have walkable access to fields, bike trails, playgrounds, skating rinks, skate parks, and more. By moving the school a mile away, this all but eliminates the possibility for Eagle's children to benefit from the Town's vision. Additionally, by having the school in its planned location, the Town of Eagle will be able to host even more bike and hockey tournaments, thus bringing in significant revenue.

In the original school site, these multi-family units will not conform to the Elevate Eagle plans in a variety of ways (density, look, feel, location relative to I-70 and business and bus lines, intention), including offering enough parking. They are claimed to be workforce housing, but there is not a single bus route that goes through Eagle Ranch.

The only reason that the Developer is proposing this swap is because of his mismanagement of the construction process and his inability to oversee a construction project of this magnitude. The only person who benefits from the swap is the Developer--not the people of Eagle.

Signatures

1. Name: Brian Bishop on 2021-02-12 18:05:17
Comments: Absolutely not... this will impact our home value as soon as it's put in place.

2. Name: RIC TURMEL on 2021-02-12 18:11:46
Comments: The developer's error/lack of resources should not be assisted by the government.

3. Name: Michael Kleinman on 2021-02-12 18:37:55
Comments:

4. Name: Lizzy Owens on 2021-02-12 18:42:27
Comments:

5. Name: Eamonn Rooney on 2021-02-12 19:08:53
Comments:

6. Name: Matt Owens on 2021-02-12 19:11:43
Comments:

7. Name: Ann E Wahouske on 2021-02-12 20:05:51
Comments:

8. Name: James Van Hekken on 2021-02-12 22:00:21
Comments:

9. Name: Stacy stidger on 2021-02-12 22:14:06
Comments:

10. Name: Amy Gomez on 2021-02-12 22:42:09
Comments:

11. Name: Peter Leibig on 2021-02-12 22:55:16
Comments: Stop the Swap!

12. Name: Laura Howe on 2021-02-12 23:10:00
Comments: I vehemently oppose the Haymeadow Swap.

13. Name: Elizabeth Ronzio on 2021-02-13 02:53:33
Comments:

14. Name: Janice Tonz on 2021-02-13 15:06:34
Comments: I live in Brush Creek Village and oppose this swap for multiple reasons, including the following: negatively effect on property values; traffic congestion on Brush Creek; benefits only the developer, who should follow the original PUD; sets a precedent for future developers to try to bypass the original PUD.
-
15. Name: Linda McLaughlin on 2021-02-13 18:30:33
Comments: Please don't allow the swap to take place. The best plan is already in place.
-
16. Name: Dave Gerdes on 2021-02-13 18:54:36
Comments: The developer has failed to plan and communicate. There does not appear to be a good reason for this change that benefits anyone but the developer. Take a look at the status updates on Haymeadow.com to see the developers total lack of communication to the community.
-
17. Name: Tim Ryan on 2021-02-13 21:30:25
Comments:
-
18. Name: John and Karen Field on 2021-02-13 22:43:12
Comments: Block views, Properties Value, congestion
-
19. Name: Holly Nielsen on 2021-02-13 23:09:32
Comments:
-
20. Name: Katherine Johnson on 2021-02-15 15:38:01
Comments:
-
21. Name: Lizzie Lenox on 2021-02-15 18:30:49
Comments:
-
22. Name: Debra S Dieter on 2021-02-22 00:29:43
Comments:
-
23. Name: David Dieter on 2021-02-22 00:30:32
Comments:
-
24. Name: Julia Parker on 2021-02-22 16:30:31
Comments: No swap. The project as a whole does not seem very well planned to meld with our Eagle Community. Changing what was already controversial approval of development does not make sense. Any way to re-write the whole script out there and use the Colby place as an example and create ranchettes. Just thinking out loud.
-
25. Name: Angie Kriedeman on 2021-02-22 17:39:45
Comments:

-
26. Name: James Suhadolink on 2021-02-22 17:40:36
Comments:
-
27. Name: Lori Tarpey on 2021-02-22 17:44:09
Comments:
-
28. Name: Gregory Meister on 2021-02-22 17:51:59
Comments: The developer needs to stick to the original plan, that was agreed to.
-
29. Name: David Blum on 2021-02-22 17:52:35
Comments:
-
30. Name: Beth Morrison on 2021-02-22 17:53:16
Comments:
-
31. Name: LaRae Keyes on 2021-02-22 18:03:48
Comments:
-
32. Name: Sheryl Staten on 2021-02-22 18:04:59
Comments:
-
33. Name: Devra DiDomenico on 2021-02-22 18:07:27
Comments:
-
34. Name: Kim Bradley on 2021-02-22 18:37:28
Comments: I oppose due to the time and planning involved with the original approval of the school site and the vision to share amenities between the recreation and school districts. Shared amenities is the best use of our tax dollars!
-
35. Name: Samantha Young on 2021-02-22 18:56:28
Comments:
-
36. Name: Megan Saul on 2021-02-22 19:10:22
Comments:
-
37. Name: Linda Bennett on 2021-02-22 19:17:33
Comments:
-
38. Name: Mike Claymon on 2021-02-22 19:20:20
Comments:
-

39. Name: Alison Everett on 2021-02-22 19:53:44
Comments:
-
40. Name: Angela Sommer on 2021-02-22 20:04:18
Comments:
-
41. Name: Beth Ryan on 2021-02-22 20:04:58
Comments:
-
42. Name: Aubrey Tinsley on 2021-02-22 20:08:26
Comments:
-
43. Name: Courtney Moore on 2021-02-22 20:29:44
Comments:
-
44. Name: Kim Anderson on 2021-02-22 20:30:34
Comments:
-
45. Name: Jon Walters on 2021-02-22 20:31:08
Comments: I strongly disagree with the proposed changes the developer is requesting. The new plan is a huge deviation from the proposed plan and will negatively effect the community in a number of ways. They should be forced to stay with their current plan.
-
46. Name: Aly Anderson on 2021-02-22 20:33:27
Comments:
-
47. Name: Amy May on 2021-02-22 20:33:54
Comments:
-
48. Name: Jason Anderson on 2021-02-22 20:44:12
Comments:
-
49. Name: Martha Teien on 2021-02-22 20:53:12
Comments:
-
50. Name: Robert Clasen on 2021-02-22 21:08:00
Comments: Original plan is sensible and more beneficial to the community
-
51. Name: Kelly Karli on 2021-02-22 21:20:23
Comments: The change only benefits the developer not the locals that live in the community. DO NOT SWAP!
-

52. Name: jerome keyes on 2021-02-22 21:35:07
Comments:
-
53. Name: Matt Marple on 2021-02-22 21:53:17
Comments:
-
54. Name: Bethanie Lindal on 2021-02-22 22:05:21
Comments: Completely against this development
-
55. Name: Lauren Bumgarner on 2021-02-22 22:13:51
Comments: The proposed swap does not serve those already living in the community and would also cause significant traffic congestion along Ouzel and Eagle Ranch.
-
56. Name: Natalie Rooney on 2021-02-22 22:44:40
Comments: We need to stop pandering to developers and hold them accountable.
-
57. Name: Carol Carlson on 2021-02-22 22:47:07
Comments:
-
58. Name: William Lott on 2021-02-22 23:05:45
Comments:
-
59. Name: Amy Goldman on 2021-02-22 23:07:52
Comments:
-
60. Name: Renee Wagner on 2021-02-22 23:17:46
Comments: Stop the Swap! I agree with Julia Parker's comment
-
61. Name: Amy Gornikiewicz on 2021-02-22 23:45:50
Comments: What more needs to be said than : The only person who benefits from the swap is the Developer--not the people of Eagle. This does not benefit Eagle.
-
62. Name: Anne Scott on 2021-02-23 00:25:38
Comments:
-
63. Name: Carole Bukovich on 2021-02-23 01:12:46
Comments:
-
64. Name: Jennifer Boggs on 2021-02-23 02:07:40
Comments: The town has made enough concessions to the Haymeadow development already. The swap should not occur.
-

| | | | |
|-----|---------------------------|------------------------|--|
| 65. | Name: Shannon Dodds | on 2021-02-23 02:29:40 | Comments: |
| 66. | Name: Katherine Tyler | on 2021-02-23 02:36:50 | Comments: |
| 67. | Name: Bruce Keyes | on 2021-02-23 02:45:46 | Comments: |
| 68. | Name: Becky wydra | on 2021-02-23 03:11:40 | Comments: |
| 69. | Name: Heather Uzdavinis | on 2021-02-23 03:26:48 | Comments: |
| 70. | Name: Rebecca Steffen | on 2021-02-23 03:34:43 | Comments: |
| 71. | Name: Carrie Cossette | on 2021-02-23 03:34:49 | Comments: |
| 72. | Name: Jennifer Mahaffey | on 2021-02-23 04:32:09 | Comments: |
| 73. | Name: Danielle Miller | on 2021-02-23 05:02:49 | Comments: |
| 74. | Name: Rebecca Lewandowski | on 2021-02-23 05:48:36 | Comments: |
| 75. | Name: Ann Cathcart | on 2021-02-23 15:27:56 | Comments: |
| 76. | Name: Shannon Corbin | on 2021-02-23 17:36:30 | Comments: |
| 77. | Name: Kristen Green | on 2021-02-23 17:54:32 | Comments: The Elevate Eagle plans were created with input from so many constituents and should not be disregarded for one constituent. |
| 78. | Name: Tyra Rudrud | on 2021-02-23 18:36:33 | Comments: |

-
79. Name: Andrew Broderick on 2021-02-23 19:20:03
Comments:
-
80. Name: Sarah Heredia on 2021-02-23 19:57:37
Comments:
-
81. Name: Susan Baran on 2021-02-23 22:01:00
Comments:
-
82. Name: Jeffrey K Baran on 2021-02-23 23:38:32
Comments: I strongly oppose the landswap. I purchased a home in the Soleil subdivision knowing that a future school would be in the approved location. This is nothing more than a desire by the developer to save money as their original plans were poorly conceived and require additional infrastructure at the early stage of the project. No one other than the developer benefits from the proposal.
-
83. Name: Carling bennett on 2021-02-24 01:33:51
Comments:
-
84. Name: Kelly Reseigh on 2021-02-24 04:12:41
Comments:
-
85. Name: Michael Kleinman on 2021-02-24 18:01:17
Comments: This is a terrible proposal that only benefits the developers
-
86. Name: Gina Van Hekken on 2021-02-24 18:03:49
Comments:
-
87. Name: Shelly mello on 2021-02-24 18:18:27
Comments:
-
88. Name: Becca on 2021-02-24 18:39:02
Comments:
-
89. Name: John Hayward on 2021-02-24 18:51:26
Comments: Thanks Mike
-
90. Name: Todd C Beckum on 2021-02-24 19:39:42
Comments: No to the swap!!
-
91. Name: Dustin Hall on 2021-02-24 20:30:14

Comments:

-
92. Name: Barb Wendell on 2021-02-24 20:35:50
Comments: Put Eagle, our schools, trails, and facilities first over developer interests.
-
93. Name: Anne Scott on 2021-02-24 22:01:51
Comments:
-
94. Name: Patrick Hasselbach on 2021-02-24 22:38:51
Comments: The proximity of the school to the rec center was an important part of this plan.
-
95. Name: Neal Henzler on 2021-02-24 22:50:56
Comments:
-
96. Name: Jena on 2021-02-24 22:59:31
Comments:
-
97. Name: Lindsay Crowder on 2021-02-25 00:21:08
Comments:
-
98. Name: Sarah Janssen on 2021-02-25 00:24:09
Comments:
-
99. Name: Amy Kinser on 2021-02-25 00:24:45
Comments: I oppose this terrible development and land swap. The school needs to be next to the rec center as originally planned.
-
100. Name: Clint Janssen on 2021-02-25 00:25:10
Comments:
-
101. Name: Melissa Reec on 2021-02-25 00:35:08
Comments:
-
102. Name: DeDe Dickinson on 2021-02-25 02:07:12
Comments: This should never have gotten approved in the first place when it's taken Eagle Ranch so long to reach build out and agreeing to the land swap is just one more big mistake!
-
103. Name: Leisa Wood on 2021-02-25 02:10:14
Comments:
-

104. Name: Jean Hoover on 2021-02-25 02:14:13
Comments:
-
105. Name: Elisa Willoughby on 2021-02-25 02:21:21
Comments: Stop please
-
106. Name: Kent Jordan on 2021-02-25 02:40:23
Comments: That area was ear marked more than a decade ago. For Recreation and School so they could share facilities! The developers are just in for greed! Traffic is bad now, don't cram more to that area!
-
107. Name: Randy Redding on 2021-02-25 03:31:12
Comments:
-
108. Name: Rachel Smiley on 2021-02-25 04:43:41
Comments:
-
109. Name: Jan Townsend on 2021-02-25 07:29:56
Comments: Stop this please! This is just wrong.
-
110. Name: Jay Townsend on 2021-02-25 07:31:31
Comments: This is nuts! Stop this swap. No more concessions m!
-
111. Name: Darcy Buster on 2021-02-25 09:13:12
Comments: I hope this gets stopped! I live in Edwards & I'm against the proposed Hive & Riverpark developments. All in the name of helping the housing crisis, at the expense of losing the character & charm of these areas. Pleading to our county to not allow these gross deviations from our original plan.
-
112. Name: Teresa Taylor on 2021-02-25 13:46:42
Comments:
-
113. Name: James Dilzell on 2021-02-25 14:45:41
Comments: This change in plans is not the diverse community we were promised, and is a change that doesn't benefit the town but only the developer. Town of Eagle, please do not approve this change! Continue as planned and put a school where the school was supposed to be!
-
114. Name: Mary Wolf on 2021-02-25 14:46:59
Comments:
-
115. Name: Susan Ballard on 2021-02-25 15:25:25
Comments:

-
116. Name: Linda Pankuch on 2021-02-25 15:46:25
Comments: Totally against
-
117. Name: Hannah Irwin on 2021-02-25 16:51:49
Comments: Let's do what's best for the entire community!
-
118. Name: Dane Bennett on 2021-02-25 18:05:47
Comments:
-
119. Name: Caroline Hall on 2021-02-25 18:08:35
Comments:
-
120. Name: Sue Nikolai on 2021-02-25 19:05:45
Comments: This does not fit in with the original development plan and negates all the advantages of that original plan. Please don't allow this to go through.
-
121. Name: Michelle Applegate on 2021-02-25 19:30:00
Comments:
-
122. Name: Kristin Brown on 2021-02-25 19:40:42
Comments:
-
123. Name: Lauren Shively on 2021-02-25 19:59:14
Comments:
-
124. Name: Megan on 2021-02-25 20:56:37
Comments:
-
125. Name: Maat on 2021-02-25 21:33:22
Comments:
-
126. Name: Tessa Allen on 2021-02-25 21:44:50
Comments:
-
127. Name: Nick Everett on 2021-02-25 21:50:51
Comments: stop this!
-

From: [soodi kick](#)
To: [Jessica Lake](#)
Subject: Swap
Date: Tuesday, March 2, 2021 10:01:09 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am opposed!!!

Sent from my iPhone

Jerry Fallow, CMIC
JERRY FALLOW, CMIC
JERRY FALLOW, CMIC
JERRY FALLOW, CMIC



From: Robert Crawford (future homeowner)
Sent: Monday, November 22, 2021 11:17 AM
To: Jerry Fallow, CMIC (jerry.fallow@eagleco.org)
Subject: Eagle County Development Commission

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Dear Jerry Fallow,

Thank you for taking the time to read my letter. I have been living in the Vail Valley since 1988 and am looking forward to moving my family down to Eagle.

Thank you, Robert Crawford

2.10.2021
Eagle Town Council, Planning Commission & Staff
Re: Haymeadow
Emailled to: jerik@townofeagle.org

Dear Town Council, Planning Commissioners & Town Staff,
My name is Robert Crawford and I have been an Eagle County resident for over 23 years. I currently live in Avon but will be moving my family to Eagle when Haymeadow homes become available.
I am writing this letter because I know that Haymeadow is applying to change their PUD. I have kept in touch with the people at Haymeadow and I think it's a wonderful idea to relocate the school in order to provide more housing sooner. Looking at the new plans from Haymeadow it gives a lot more open space for the community in Neighborhoods B and C and more space for the school to expand and make room for growth.
I moved away from Eagle County for a few years and now that I'm back I think Eagle County is the best place to live in the Valley. I look forward to seeing this wonderful development come to the beginning stages and see what it will look like in the next 3, 5, 7 and 10-year time frame.

It is a choice to live here and have the mountain lifestyle in the Vail Valley. We will always have growth due to the awesome people that live and choose to live here. In the case of Haymeadow they are not asking to build more total units, just build more already approved units in the early phases. People need housing and Eagle and Haymeadow are a great place to be. I hope you will approve the amendment requests.

Thank you for taking the time to read my letter and I hope this will make an impression on you as you make your decision on Haymeadow. I am so happy to be a part of something so huge and Eagle has the ability to show other Colorado towns how to grow in an environment where nature, people and land management can all work together to save the environment in growing and expanding.

Thank you,
Robert Crawford (future homeowner)
Robcrawdaddy70@hotmail.com
480 332 5313.

From: [Tracy Fernandez](#)
To: [Jessica Lake](#)
Subject: OPPOSITION to the TWO MAJOR AMENDMENTS to the Haymeadow PUD
Date: Thursday, March 11, 2021 8:11:38 PM

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To Jessica Lake-Planner I
Community Development Department
Town of Eagle

Jessica,

We are contacting you to express our opposition to the two MAJOR AMENDMENTS for the Haymeadow project as we are adjacent property owners to the subject property. Our home is located at 1951 Eagle Ranch Road. We feel this will directly affect our property in a negative way and we are strongly opposed to both amendments proposed by Brandon Cohen of Abrika Properties.

Please consider this email as our voices for the meeting on Tuesday, March 23, as we cannot attend in person. We have loved our quiet property in Eagle for 15 years. Please do not approve these two major amendments.

Thank you,
Tracy and Michael Fernandez
1951 Eagle Ranch Road

Sent from my iPhone

From: [Clay Vansteel](#)
To: [Jessica Lake](#)
Subject: Haymeadow swap.
Date: Sunday, March 14, 2021 6:37:28 PM

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Hello,

I would like to voice my opinion and state that I oppose the proposed hay meadow land swap. We're already losing LOTS of parking with the new soccer fields, so if the shared parking from the school is also removed, where is everyone supposed to park for big MTB, BMX and hockey events?

CV

To: Town of Eagle Planning & Zoning Commission and Town Council

Cc: Jenny Rakow, Town Clerk, clerk@townofeagle.org

Re: Support for Haymeadow PUD amendment application

Delivered via email

March 19, 2021

Dear Eagle Town Council and Planning & Zoning Commission,

We contacted Haymeadow last week to find out when homes would be available for reservation or sale. What resulted wasn't necessarily what we hoped, which was to get our name on a presale list or find out when we could buy. What we learned about was the developer's desire to amend their approved plan to provide more housing earlier in the building timeline. We quickly realized that the changes that they are proposing will be very good for people like us who are looking to relocate to Eagle and desperately trying to find housing in an environment where out of town money has made it increasingly difficult. In our case we've been in the Valley for more than a decade and a half and our family has outgrown our space in Eagle Vail. We've identified Eagle as where we want to continue to raise our family.

Selfishly we hope you will approve the Haymeadow SWAP so that they can begin to build the homes that we hope to be able to purchase. The conversation, however, made us aware of just how crucial flexibility is in development so that the highest and best result for everyone is taken into account. In this instance the SWAP is a smart solution to a growing problem; housing. It is also obvious that the developer is not the only one who benefits. It seems like everyone wins here. We certainly would.

We hope you will approve the SWAP and help people like us find permanent housing in Eagle soon.

Thank you,
Sam & Shady Blethen
Eagle Vail, CO

Tory Stephens
PO Box 3894
Eagle, CO 81631

March 19, 2021

Mayor Turnipseed, Eagle Town Councilpersons, and Planning & Zoning Commission
Town of Eagle
200 Broadway
Eagle, CO 81631

RE: Haymeadow PUD Amendment Support

Delivered via email to: clerk@townofeagle.org

Dear Town of Eagle Planning & Zoning Commission and Town Council,

My name is Tory Stephens and I'm writing to show my support of the Haymeadow PUD amendment being decided upon this spring.

I initially reached out to the Haymeadow development team a few weeks ago through the project's website. Like so many people in our Valley, I'm ready to buy a house and plant roots in Eagle, but there are very few homes to be found. I contacted Haymeadow to find out when they planned to have homes available and to put myself on a list to be notified when reservations were being taken.

I received a quick response from the Haymeadow Team and we scheduled a call to discuss the project. I was truly impressed with the rationale behind the proposed SWAP. My father is was developer and I recognize that good development adapts itself to changing market conditions while balancing community impacts. In the case of what I learned about the SWAP, I believe the proposed Haymeadow amendments makes sense. Everyone knows we need housing and Eagle has been identified as one of the best, if not the best, places for locals to plant roots.

The impacts of this density have already been vetted. Simply put, the ability to deliver 112 additional homes for people to buy in the next few years is crucial and smart. The Haymeadow developer is asking to build something different than was approved because he recognizes a community need that he can still address before building. Yes, it benefits him. It also benefits the School District who gets a larger parcel of land and additional employee housing units if approved. I also know that local businesses will benefit from having more residents nearby, not to mention fees and taxes that will be collected by the Town.

In the case of the SWAP, no one loses for someone else to win. The positive impacts to many far outweigh the typical concerns of neighbors.

I hope you will approve the SWAP so that 111 more people and I can call Eagle home in the near term.

Sincerely,

Tory Stephens

Jessica Lake

To: Chad Phillips
Subject: RE: Land swap

From: Brandy Reitter <brandy.reitter@townofeagle.org>
Sent: Tuesday, April 20, 2021 1:16 PM
To: Chad Phillips <chad.phillips@townofeagle.org>
Subject: FW: Land swap

FYI....

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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Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

From: Kristie Damico <kadpad71@gmail.com>
Sent: Friday, March 26, 2021 4:25 PM
To: Scott Turnipseed <scott.turnipseed@townofeagle.org>
Cc: Brandy Reitter <brandy.reitter@townofeagle.org>; Colleen Gauron <Colleengauron@gmail.com>; Gary Scanlon <gscanlon22@gmail.com>; Georgie Manzanares <gmanz848@gmail.com>; Janice Tonz <tonz@aol.com>; Linda Harst <bharst@gmail.com>; Peter Leibig <pete.leibig@gmail.com>; Wendy Mallas <wmallas@live.com>
Subject: Re: Land swap

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I see Scott. Understand.

Please know that we all feel very opposed to it for the reasons expressed by Al Musser, Gary Scanlon and Will at the last meeting. Hopefully you can read their well educated and informed comments in the minutes of the meeting.

Be well.

On Fri, Mar 26, 2021 at 4:20 PM Scott Turnipseed <scott.turnipseed@townofeagle.org> wrote:

Hello Kristie!

I hope all is well.

The Haymeadow land swap is an open land use file and because of that I cannot comment on it at this time. This due to Colorado Land Use Statutes.

I will offer up my comments and opinions when the file is presented to the Town Council in a public meeting.

Thanks so much!

Scott Turnipseed

Mayor

TOWN OF EAGLE

[200 Broadway](#), PO Box 609, Eagle Co 81631

Phone: 970-328-6354, Fax: 970-328-5203

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From: Kristie Damico <kadpad71@gmail.com>

Sent: Friday, March 26, 2021 2:12 PM

To: Scott Turnipseed <scott.turnipseed@townofeagle.org>

Cc: Colleen Gauron <Colleengauron@gmail.com>; Gary Scanlon <gscanlon22@gmail.com>; Georgie Manzanares <gmanz848@gmail.com>; Janice Tonz <tonz@aol.com>; Linda Harst <bharst@gmail.com>; Peter Leibig <pete.leibig@gmail.com>; Wendy Mallas <wmallas@live.com>

Subject: Land swap

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Hi Scott

Several of us living in Brush Creek Village would like to know if you approve or disapprove of the land swap. (The Haymeadows).

Thanks.

--

Kristie Damico

kadpad71@gmail.com

303-946-3748 cell

--

Kristie Damico

kadpad71@gmail.com

303-946-3748 cell

From: [Mike Claymon](#)
To: [Jessica Lake](#)
Subject: TOE code section 4.11.050 item #2
Date: Monday, March 29, 2021 4:26:14 PM
Attachments: [Haymeadow-Soleil picture.pdf](#)

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Jessica, please add this to the public record for the April 6 meeting. Thanks, Mike Claymon

To all TOE Planning and Zoning commission members and Town Council members,

TOE code section 4.11.050 item #2 states "An approved PUD zoning plan or an approved PUD development plan may be amended if the applicant demonstrates that the proposed modification does not affect in a substantially adverse manner either the enjoyment of land abutting upon, adjoining or across a street from the Planned Unit Development or the public interest."

The proposed location for a future school substantially affects neighbors in an adverse manner and here's why.

Some Soleil homeowners paid a premium for a lot with a view knowing that a school may eventually block that view and also knowing that a new school is not currently needed and may not be built for 20 years or more, if ever.

In 2018, I personally paid \$729k to have this view and other similar homes sold for \$689k. If I don't have this view anymore, I would be losing at least this \$40k value of my home and probably more than that. Losing \$40k in home value constitutes being substantially adversely affected.

For some families, being within walking distance to a school is very desirable and increases property values. If the school is 0.8 miles farther away, it would not be safe for families to allow elementary school children to walk that distance to school and Soleil homes values will be reduced even more, let's say another \$20k. Losing another \$20k in home value definitely constitutes being substantially adversely affected.

It is common knowledge in the real estate market that lower cost homes reduces the value of nearby higher cost homes. If high-density multi-family homes are 300 feet away from single family homes, Soleil homes values will be reduced even more, let's say another \$40k. Losing another \$40k in home value definitely constitutes being substantially adversely affected.

Obviously these numbers are estimates. Losing approximately \$100k in home values definitely constitutes being substantially adversely affected.

The attached pdf file shows 2 pictures of the view from Soleil homes. Both pictures were taken from

the backyard of homes on Soleil Circle. The picture on the left was provided by Haymeadow and the picture on the right was taken from my backyard. You can see that the view is 90% blocked by the new location of multi-family homes the developer is proposing as compared to the existing view. No amount of landscaping, berms, or 300 feet buffer can mitigate blocking this view.

The enjoyment of the land on Soleil Circle is obviously substantially adversely affected by the loss in property values and blocking the mountain views. It is inconceivable to me how anyone could dispute this, disregard this, or ignore this.

Please remember that TOE code section 4.11.050 does not apply to new PUD applications. Perhaps loss in adjacent property values and blocked views are not considerations for new PUD applications. However, this section of the TOE code does apply to PUD amendments and all 6 criteria in this section must be satisfied.

Therefore, the Haymeadow land swap PUD amendment does not comply with TOE code section 4.11.050 item #2 and should be DENIED.

Thank you,

Mike Claymon
116 Soleil Circle
Eagle, CO



From: [Angie Kyle](#)
To: [Jessica Lake](#)
Subject: FW: Haymeadow PUD Amendment
Date: Monday, March 29, 2021 3:15:50 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Best,

Angie Kyle

Administrative Tech II

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9655, Fax: 970-328-9656

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From: Kristie Damico <kadpad71@gmail.com>

Sent: Monday, March 29, 2021 3:10 PM

To: Angie Kyle <angie.kyle@townofeagle.org>

Subject: Haymeadow PUD Amendment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Angie,

I am writing in opposition to the Haymeadow PUD Amendment. Please forward this email to the Planning and Zoning Commission and the Town Trustees.

In the original Haymeadow PUD proposal, the developer noted that a key feature of Haymeadow is:

“A significant dedication of land for park expansion and a K-8 public school site adjacent to the existing pool and ice arena that will create a tremendous regional park and school site for the entire community”

When the project was first proposed, the Developer, the School District, Mountain Recreation, and the Town all agreed on the best location for the park and school.

It seems obvious that the Developer is now requesting a land swap in order to accelerate his profit into the first phase of the site. There are rumors that the developer wants to make a quick buck now and may then elect to abandon plans to develop the rest of the project.

Although we all hope that the Haymeadow project gets built out as proposed, we must consider the likelihood that the Developer may never construct infrastructure to serve the proposed school site in Area C and may never construct the required traffic improvements. Before considering the land swap, the Town must require that the infrastructure to the proposed school site in Area C is installed now and that the Brush Creek Road Extension is constructed now.

We trust that our Town officials are not going to be fooled into trading a developed parcel of land in the preferred location for an undeveloped parcel in the wrong location.

Thank you,

Kristie Damico
2525 Montgomerie Circle
Eagle, CO81631

Kristie Damico
kadpad71@gmail.com
303-946-3748 cell

From: [Kristie Damico](#)
To: [Jessica Lake](#)
Subject: Hay meadow swap
Date: Monday, March 29, 2021 3:13:59 PM

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Greetings Jessica,

I do not at this point have much respect for the developer and his/their disregard for the existing approved plans and concerns by nearby neighbors.
To reiterate what others have eloquently stated my opposition is based on all of the items below:

- 1) Surrounding homeowners bought homes based on the advantages of the current school location
- 2) Negatively impacts surrounding homeowners due to reduced property values and blocked mountain views
- 3) Disregards the extensive process by TOE and ECSD during the PUD process to determine the best school location
- 4) Consequences of the inadequate planning and budget mismanagement should be the burden of the developer and not surrounding homeowners
- 5) Affects surrounding homeowners in a substantially adverse manner and should be denied per TOE Code Section 4.11.050
- 6) Results in a chopped up development
- 7) Reduces opportunities for shared facilities between the school and Mountain Recreation
- 8) Shared parking between Mountain Recreation and the school is eliminated
- 9) Traffic patterns will be negatively impacted by the proposed school location
- 10) A potentially dangerous and unsafe situation would be created with the new location of the school being adjacent to the Haymeadow fire station
- 11) Clustering multi-family units in a small area results in traffic and parking problems
- 12) The "country lane feel" of Brush Creek Road is negatively impacted
- 13) Eagle Pool and Ice Rink expansion plans are already in progress using the current school location
- 14) Mountain Recreation is strongly opposed to the school land swap PUD amendment
- 15) If this proposal is denied, the developer can still build Haymeadow according to the existing PUD
- 16) If this proposal is denied, affordable housing options can still be provided according to the existing PUD
- 17) The proposed school location only benefits the developer by allowing deferral of some

infrastructure costs

18) Keeping the school in its current location is just common sense which is why that location was chosen originally

Kind regards,

Kristie Damico

2525 Montgomerie Circle

Eagle, CO81631

--

Kristie Damico

kadpad71@gmail.com

303-946-3748 cell

To whom it may concern,

My name is Sam Reichstein. My Wife Ellie and our family live at 2821 Brush Creek Road, Eagle, Colorado. We are writing this letter to you in regards to the proposal for the Haymeadow project relocating the school out past Ouzel Lane. As you are aware this project has created a lot of friction within the community and the effects that it will have. This not only effects the people of the town that already use Brush Creek road to get into Eagle Ranch via Ouzel Lane but those in Unincorporated Eagle county that live on Brush Creek Road, that are always affected by the decisions voted on by the town and are left with the consequences of these decisions.

We purchased this property only recently however have lived here for 10 years and prior to that Ellies family purchased this land in 1983. Over time the growth of the town has been necessary and the increase in traffic has risen greatly. When Brush Creek road was built it was not engineered for this traffic and even with a speed limit of 40mph where the signage is less than poor people continue to speed up and down this road. We already have the traffic of Sylvan lake and the White River National forest that is more than this road can handle on the weekends but we have Frost Creek that brings in traffic driving at excessive speeds and the construction up there has increased dramatically. On more than one occasion we have had vehicles crash through our fences both day and night in winter and summer damaging property and almost causing loss to livestock. The road is also busy with people riding their bikes up the road to the dirt and then coming back. This multi-use traffic is dangerous for everyone as people continue to overtake where there are double lines and on bends. From May through October we are constantly contacting the Sherriff's Office to come and police the road to allow a safe environment for the cyclist and people who live on Brush Creek Road.

This project was approved with the understanding that the School was going to be built behind Soliel Homes near the Ice Rink. The purpose was to allow for students to be close to these other amenities. Because of the timeline established when the project was originally approved the developer had to begin with the infrastructure. The cost and scope of this initial phase leaves the developer needing to generate capital, which can only be accomplished by the sale of property, not in the building of a school. The request to move the school pushes the developer's commitment to the community out many years into much later phases of the project to benefit their needs now. In only the first phase of this major project this developer is requesting to table the needs of the community and disregard the existing strain on already over trafficked roads. They do not care about the school just the money.

The wildlife has not left the fields, the haymaker bike trail, so generously established by the development company, only went in to push the Elk out and as a resident of Brush Creek Road for over 10 years, every time there is a study for Wildlife or traffic it is done at a time where the numbers are falsely low.

This school should not be moved and if the developer wants to continue they should stick to the original plan of keeping it near the Ice Rink.

Regards,

Sam and Ellie Reichstein

03/30/2021

Dear Illustrious Town of Eagle Overlords,

I am writing in opposition of the “land swap” at Haymaker Meadow. I believe my perspective might be slightly different from my neighbors’, but valid, and in solidarity with my neighbors.

My family has directly benefited from an “affordable housing” program. It is how we are able to live in such a nice neighborhood. It was not an easy process. I would disagree with the definition of “affordable.” I don’t think either of those is such a bad thing.

One of the major pushbacks I have heard about the proposed development is “affordable housing.” Low rent ne'er-do-wells moving next door to me. Apartment dwellers. High occupancy. Traffic. Messing up the view. I fear none of these and expect them all. It is the price of discovering a good place. The key and challenge of strong political leadership is to balance the wants of constituents against the needs of the municipality. A fine line to walk, but a path well-worn and successfully trod by people much wiser than myself.

I am not a NIMBY (Not In My Backyard). I bristle and twitch at any sort of NIMBY attitudes. I have no problem with using my neighborhood to better the long-time low-wage ski bum, the newcomer, or the immigrant. All play a vital role in our economy, and it is in our interest to make sure that these people have a place in our society where they feel safe, enjoy the amenities of our collective municipality, and are given the opportunity to contribute in a positive way. Homeownership is absolutely key to this.

My understanding of what is at question is: Will the Town of Eagle allow the developer of Haymaker Meadow “swap” the land purchased by them for land allocated for a future school?

The developer wishes to do this because of further developmental cost associated, unforeseen upon purchase of the property. Specifically, the necessity to provide water for the development. Pretty basic consideration, and something that should have been considered at due diligence during the purchase of the property, considering its ultimate use, and long before closing.

If I bought property and found out it was going to cost me a bunch more to build on it, I suppose I might try to trade with my neighbor, in this case the Town, and say, “Hey, how bout I trade you this land, and you give me yours, and my problems of today will be your problems of tomorrow?” I think I know the Town’s answer, but apparently, since this is a discussion, I don’t.

There is a practical reason for why the original plan and land allocation was put into place. This, I assume, was developed by the Town, considering commercial development, as well as municipal needs. I would caution against going against well-made plans.

A school adjacent to the BMX park, pool, ice rink, mountain bike mecca, and tennis courts seems like a perfect fit for the safe and healthy lifestyle that attracted my family to this community. An unincumbered path from mental development to physical development, without the fear of traffic. Utopia.

Swapping the land would be detrimental to this vision. Instead, we would have the school on the far side of the development. Traffic on Field street would increase, lessening the safety of the “recreation

corridor” and angering constituents. Animosity will be sown, and safety will be compromised. And for what?

What is the upside for our municipality to agree to this? What is the short-term gain vs the long-term cost of this decision? I am in no way in opposition to development, increasing the tax base, and diversifying our economy, but not for the sake of expediency and detriment to quality of life. I certainly would not sacrifice our plan for the convenience of a developer.

So why, Illustrious Town of Eagle Overlords, is this even being debated? Why are you ignoring the outcry from the adjacent citizens? What is the developer offering you, and how does that benefit your constituency? Why would you stray from the best laid plans, undoubtedly arrived at by urban development consultants and learned city planners, in order to anger voters and satisfy a developer? Politically, the numbers don’t add up. I don’t know the financial details.

Do not grant the “land swap.” It is a political loser. You will unify opposition to your seat across political lines; making 100 people angry to make one satisfied. Is the developer even an Eagle County resident? Again, why is this even being debated? Listen to your citizens. Listen to your constituency. Listen and obey the people from whom your power is derived, or I can assure you, you will surely lose it.

Thank you.

Best regards,

Douglas Amberg

84 Field Street

Eagle, CO

81631

From: [Laura Howe](#)
To: [Jessica Lake](#)
Subject: Comments on the Haymeadow PUD Amendment 2020. swap
Date: Thursday, April 1, 2021 4:59:39 PM

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Good Afternoon Jessica,

Hope you are well! I am an owner within the Soleil Homes neighborhood – the last one in I think. And I am very concerned about, and vehemently opposed to, the Proposed Swap that the Haymeadow Developer wishes to happen by moving the school approximately another mile away from the Ice Rink and surrounding facilities.

Below are numerous concerns that I have:

- David vs. Goliath – it would be a sad day indeed if the Town of Eagle sided with the Developer (Goliath) over the valid concerns of the homeowners and taxpayers that will be affected. Our country as a whole has been capitulating to big business now for too long, and our awesome Town certainly does not need to follow suit. Rather, it needs to show the individual homeowners that make up its constituents that the Town cares about us.
- The current placement of the proposed school is very obviously superior than what the Developer is proposing. To have the children – and I understand this would be a K-8 school – walk a mile or so to get to the recreational facilities due to the Developer wanting to save some money is really appalling.
- I believe the congestion of the higher density closer to the ice rink and Soleil and Brush Creek Townhomes would be just more than would be tolerable.
- Mountain Recreation I understand is quite opposed to the Swap.
- We are not here to cater to the one Developer which diminishes the voice of the many

I would like to say more but want to get this to you by the end of today, April 1st.

Thank you so much for your consideration.

Laura Howe

970-376-2306

Lalee1008@gmail.com

From: [Jenny Rakow](#)
To: [Peyton Heitzman](#); [Jessica Lake](#)
Subject: Fwd: Haymeadow Land swap
Date: Tuesday, April 13, 2021 2:06:47 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

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From: Scott Turnipseed <scott.turnipseed@townofeagle.org>
Sent: Tuesday, April 13, 2021 1:57:57 PM
To: Gene Baker <PARKSIDELAWN@msn.com>
Cc: Brandy Reitter <brandy.reitter@townofeagle.org>; Jenny Rakow <jenny.rakow@townofeagle.org>
Subject: RE: Haymeadow Land swap

Thanks for your email Ms. Baker.

I have copied Brandy Reitter (the Town Manager) and Jenny Rakow (the Town Clerk) on this email to insure that your comment is entered into the public record.

Scott Turnipseed

Mayor

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-6354, Fax: 970-328-5203

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From: Gene Baker <PARKSIDELAWN@msn.com>
Sent: Tuesday, April 13, 2021 12:36 PM
To: Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; Matt Solomon <matt.solomon@townofeagle.org>; David Gaboury <david.gaboury@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Scott Turnipseed <scott.turnipseed@townofeagle.org>
Subject: Haymeadow Land swap

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attachments unless you recognize the sender and know the content is safe.

Good Morning,

I am a new home owner in Eagle. My husband and I are looking forward to spending a lot of time in our Brush Creek duplex. I am troubled by the proposal to swap land designated for an Elementary School in order to build affordable housing on the designated school plot. I have raised my children, so I would not benefit directly with the current plan to have the school and the recreation center and ice rink on one campus. However, as a parent, I would have loved having a campus with recreation and the school together. This type of environment would be a huge asset to any community. On the other hand, a twice daily string of school traffic snaking up Brush Creek road would be a mess for the community. I am also troubled by the audacity of the developer's comment in the Vila Daily. "We don't currently have any plans to begin construction without the swap" Holding the Town of Eagle Hostage until Mr. Cohen gets his way is not a professional way to behave.

I hope that the Eagle Council does what is best for the community, not the developer.

Sincerely,

Christina Baker

Sent from [Mail](#) for Windows 10

From: [Andrew Broderick](#)
To: [Jessica Lake](#)
Subject: Haymeadow Swap OPPOSITION
Date: Tuesday, April 13, 2021 10:50:14 PM

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Dear Ms. Lake,

My name is Andy Broderick and I live here in Brush Creek Village with my wife and 4 year old son.

We strongly OPPOSE the Haymeadow Swap. It will severally affect land it abuts not only with noise but with egress and nature.

Brush Creek Road is already ill suited to accommodate traffic. We cannot withstand the impact of 800+ new homes. The density of the multi family housing in a concentrated area is unappealing and deleterious to the life quality, aesthetic appeal and curb attractiveness. The 14-acre site's proposed NEW use (dense houses instead of school) puts profitability in front of necessary social infrastructure which is short-sighted and should not be applauded and rewarded.

Many thanks for your consideration.

Andy Broderick
(970) 343-0035

Town of Eagle
200 Broadway
P.O. Box 609
Eagle, CO 81631

Re: Haymeadow Amendment for Land Exchange

Dear Town Council:

My name is Bill Johnson and my wife Raenette and I live at 1313 Brush Creek Road, Eagle, Colorado. We are writing in opposition of the “land swap” for the Haymeadow Amendment.

The Haymeadow Residential Planned Unit Development has been in the planning process for a very long time and there is good reason for why the original plan and land allocation was put into place.

This is not the time to change anything major after everyone had their input and has expectations of how this PUD was going to develop and purchased properties according to the plan. It's decisions like these that put doubts in the citizens minds about the public review and planning processes of developers and elected officials.

Sincerely,

Bill and Raenette Johnson
PO Box 1018
1313 Brush Creek Road
Eagle CO 81631

From: [Jenny Rakow](#)
To: [Peyton Heitzman](#); [Jessica Lake](#)
Subject: FW: Proposed Haymeadow Land Swap
Date: Wednesday, April 14, 2021 2:26:09 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: Scott Turnipseed <scott.turnipseed@townofeagle.org>
Sent: Wednesday, April 14, 2021 1:44 PM
To: Bill Crawford <bombguy2000@gmail.com>
Cc: Brandy Reitter <brandy.reitter@townofeagle.org>; Jenny Rakow <jenny.rakow@townofeagle.org>
Subject: RE: Proposed Haymeadow Land Swap

Thank you for your email Bill.

I have copied Brandy Reitter (the Town Manager) and Jenny Rakow (the Town Clerk) on this email to ensure that your email is entered into the public record.

Scott Turnipseed

Mayor

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-6354, Fax: 970-328-5203

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Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

From: Bill Crawford <bombguy2000@gmail.com>

Sent: Wednesday, April 14, 2021 11:04 AM

To: Matt Solomon <matt.solomon@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; david.gboury@townofeagle.org; Scott Turnipseed <scott.turnipseed@townofeagle.org>

Subject: Proposed Haymeadow Land Swap

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Dear Council members:

As a 12-year resident who lives in the Brush Creek Town Homes I am opposed to any changes in the current Haymeadow PUD. While I understand the need for additional housing in the county I do not believe it is necessary to change the PUD to accomplish this. I believe the original agreement should remain in place. I support the building of a much needed school in conjunction with additional residential units. Too many times we have seen developers “move the goal post” because the situation favors their economic gains, or potential losses. These efforts are always accompanied by assurances and promises of some future city gain like a park, fire station or even houses for teachers. How many times has a developer failed to produce these governmental benefits? The more likely scenario is the governmental entity is saddled with providing critical infrastructure at tax payers’ expense to support the development. I would suggest that any decision made be in the best interest of the town and it’s citizens without undue influence from up-valley pressure.

Thank you for allowing me the opportunity to express my opinion

Bill Crawford
0170 Montgomerie Circle

Sent from [Mail](#) for Windows 10

From: [Mike Claymon](#)
To: [Jessica Lake](#)
Cc: linda4bennett@gmail.com; [Mike Claymon](#)
Subject: Haymeadow school land swap
Date: Thursday, April 22, 2021 6:31:24 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jessica. Please enter this in the public record for the Haymeadow school land swap PUD amendment application. Thank you.

I oppose the Haymeadow school land swap for the following reasons:

The current school location was chosen originally based on extensive deliberation. The current location provides sharing of resources with Mtn Rec, better traffic flow, a better school location at the beginning of the development instead of sitting as an island in the middle, and retains the country feel of Brush Creek Road.

The only real benefit of the proposed swap is to allow the developer to defer infrastructure costs, funding future infrastructure with sales from the proposed high density multi-family units. That is his primary motivation and he has stated this publicly. He can still build this development without this amendment according to the existing PUD. Please don't bail him out at the expense of neighboring property owners.

In terms of the school land swap providing lower cost housing sooner, if the developer sincerely wants to help the community, he can do that now without this PUD amendment by building on the 16 duplex lots that already have existing utilities. It will most likely take 2 years to build out the proposed high density multi-family units given the lack of utilities in place at the proposed site. Who knows what the market will be when these units are completed.

The applicant has tried to convince the commission that there is no real estate inventory in Eagle for sale under \$1.8 million. Here are some facts from a long-time Eagle real estate expert:

- Since 3/1/2021 there have been 9 closings in Eagle under \$500k.
- On 4/19/2021 there were 12 properties available for sale in Eagle under \$500k.
- The Talon Flats development is releasing rentals around 5/1/2021.

- There will be over 40 rentals available between Talon Flats and Broadway Station that are scheduled to be available in the fall of 2021.
- There are 17 homes and 18 duplexes being built in Buckhorn Valley with scheduled delivery in the next 12-18 months.

Regarding Town of Eagle Code Section 4.11.050, item #2, there are several key words that I would like to emphasize and are highlighted in yellow below.

Section 4.11.050. - Amendments to planned unit development zoning and development plans.

A. Conditions for amendment.

An approved PUD zoning plan or an approved PUD development plan may be amended if the applicant demonstrates that the proposed modification:

2. Does not affect in a substantially adverse manner either the enjoyment of land abutting upon, adjoining or across a street from the planned unit development or the public interest;

There are substantial adverse effects to the enjoyment of the land abutting including:

- 80% of mountain views are blocked.
- Increased distance to the school from 0.1 miles to 0.9 miles from Soleil homes.
- Reduction in property values due to blocked mountain views, adjacent lower cost housing, and the school being 0.8 miles further away.
- 37% increased traffic to Eagle Ranch Road and Ouzel Lane. 484 homes are estimated to use these roads in the current location and 179 additional homes are estimated to use these roads in the proposed location.

There are also substantial adverse effects to the public interest. Shared resources between the school and the Mtn Rec facilities will not be feasible. This is a HUGE negative impact for our community and disregards the plans for growth currently in place for Mtn Rec.

The applicant has recognized these adverse effects, but has done nothing to address them except to say in the project narrative that he believes this amendment does not propose any new uses and that he is willing to provide a 300 foot setback and a bermed buffer.

The burden of proof as to whether there are substantial adverse effects to the enjoyment of the land abutting or the public interest is on the applicant. I have

demonstrated that there are substantial adverse effects and it is up to the applicant to show why this is NOT the case. He has NOT done this.

For all of the reasons above, please vote for denial of the Haymeadow school land swap.

Mike Claymon and Linda Bennett
116 Soleil Circle, Eagle, CO