



November 29, 2021

Jessica Lake
Planner 1
Town of Eagle
200 Broadway
Eagle, Colorado 81631

Re: Eagle Ranch PUD Amendment - Water Rights Cash In Lieu Payment

Dear Jessica:

I am writing on behalf of the applicant for the Eagle Ranch PUD amendment to formally request that any cash in lieu payments related to water rights dedication for the right to develop 100 additional dwelling units in the commercial core area of Eagle Ranch be paid at building permit rather than at the time of the PUD amendment. A \$700,000 up front cash in lieu payment for density that may or may not be developed is not reasonable in this context. Because the density being added is not specifically assigned to a single development project and is likely to be developed in small increments over the next 20 to 30 years, it makes sense that the payment for water rights dedication would more closely align with the timing of the water use impacts generated by the added density. The request would allow each developer of dwelling units to make the cash in lieu payment for the number of dwelling units proposed with each application.

If you have any questions, please do not hesitate to contact me directly.

Sincerely,

Dominic F. Mauriello, AICP
Principal

cc: Marc Ruh, Eagle Ranch POA Manager