

**From:** [Tambi Katieb](#)  
**To:** [Jessica Lake](#)  
**Cc:** [Chad Phillips](#)  
**Subject:** Re: ER PUD amendment  
**Date:** Tuesday, April 20, 2021 6:51:30 PM

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Thanks Jessica. I'm still curious how the HOA is applying to amend our property's zoning without owner authorization and how (and who) will be responsible for new impacts to traffic, water use, parkland dedication and impact fees, etc. but I'll read through what's out there. Have a good evening!

Best,

Tambi Katieb, AICP  
Land Planning Collaborative, Inc.  
P.O. Box 3722  
Eagle, CO 81631  
Mobile: 970.401.3861  
Email: [tambi@landplanco.com](mailto:tambi@landplanco.com)  
Web: [www.landplanco.com](http://www.landplanco.com)

> On Apr 20, 2021, at 5:15 PM, Jessica Lake <[jessica.lake@townofeagle.org](mailto:jessica.lake@townofeagle.org)> wrote:  
>  
> Hi Tambi,  
>  
> The application has been sent out for initial comments only, it is not a complete application yet.  
>  
> Once the application is complete and comments have been received we will send out notices, we have a complete list of property owners and will follow the same process and procedures as previously done.  
>  
> Best,  
> Jessica Lake  
> Planner I  
> TOWN OF EAGLE  
> 200 Broadway, PO Box 609, Eagle Co 81631  
> Phone: 970-328-9627, Fax: 970-328-9656  
> HOURS: Monday – Friday, 8:00am – 2:00pm  
> 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.  
>  
> -----Original Message-----  
> From: Tambi Katieb <[tambi@landplanco.com](mailto:tambi@landplanco.com)>  
> Sent: Tuesday, April 20, 2021 5:01 PM  
> To: Jessica Lake <[jessica.lake@townofeagle.org](mailto:jessica.lake@townofeagle.org)>  
> Cc: Chad Phillips <[chad.phillips@townofeagle.org](mailto:chad.phillips@townofeagle.org)>  
> Subject: ER PUD amendment  
>

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>

>

> Hi Jessica, Chad,

>

> I understand the Eagle Ranch PUD amendment has gone out for referral.

>

> I'm wondering when public notices will be sent to all property owners of the PUD as was done for the previous PUD amendment, and what the Town's legal opinion is regarding the HOA having broad authority to submit on behalf of all property owners who did not provide individual written authorization for this submittal on their behalf.

>

> Thank you,

> Tambi

>

> Tambi Katieb, AICP

> Land Planning Collaborative, Inc.

> P.O. Box 3722

> Eagle, CO 81631

> Mobile: 970.401.3861

> Email: tambi@landplanco.com

> Web: www.landplanco.com

>

>

>

**From:** [Jean Gordon](#)  
**To:** [Jessica Lake](#)  
**Subject:** RE: PUD amendment  
**Date:** Friday, October 29, 2021 1:36:05 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Thank you for your response

Sent from [Mail](#) for Windows

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**From:** [Jessica Lake](#)  
**Sent:** Friday, October 29, 2021 11:15 AM  
**To:** [Jean Gordon](#)  
**Cc:** [Tom Gosiorowski](#)  
**Subject:** RE: PUD amendment

Hi Jean, thank you for your question.

Eagle Ranch is proposing to minimize the traffic impacts by further limiting the amount of commercial build-out and “swapping” that for increased potential for residential build-out. Both Sylvan Lake Road and Capitol Street were built with full build-out of Eagle Ranch in mind – this would have included a full commercial build out. At this time the HOA believes that a full commercial build-out is unlikely to ever occur and so will be tailoring back the allowed square footage in order to accommodate increased residential in the commercial core area of Eagle Ranch. In the original traffic study for Eagle Ranch there are triggers for certain traffic control devices, such as stop signs or traffic lights at the intersections of Capitol and Sylvan Lake and Eagle Ranch Rd and Sylvan Lake. There is also the possibility that Sylvan Lake Rd could lose on-street parking in favor of an additional drive lane on each side. Public Works and Engineering has reviewed traffic memo provided by Eagle Ranch and they are very familiar with the original traffic study. At this time they are comfortable with the assertions made by Eagle Ranch in the trip generation memo.

I have copied Tom, the Public Works Director, in case he has any additional information to share with you.

We appreciate your concerns and will keep them in mind during our review of this application. If you would like to submit public comment regarding any part of this application, please do so and send it to my attention.

Best,

## Jessica Lake

Planner I

### TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9627, Fax: 970-328-9656

**HOURS: Monday – Friday, 8:00am – 2:00pm**

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**From:** Jean Gordon <whoopi10@hotmail.com>

**Sent:** Thursday, October 28, 2021 3:49 PM

**To:** Jessica Lake <jessica.lake@townofeagle.org>

**Subject:** PUD amendment

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Sent from [Mail](#) for Windows

Dear Jessica: I have received the notice of PZ meeting regarding the above. I will not be in Eagle at the time of the meeting. My concern has to do with access to Eagle ranch. Currently there are only two methods of access , Sylvan Lake Rd and Capital Street. With current level of population those two roads can be quite congested in even in good weather. My question is what is the impact of 100 more multifamily dwellings on the ability to get in and out of Eagle Ranch? I will await your response.

Thank you

Stephen and Jean Gordon

82 Silver Spur

Eagle

913-226-0070

**From:** [Tom Subranni](#)  
**To:** [Jessica Lake](#)  
**Subject:** Objection to a portion of the PUDA21-01 Eagle Ranch 6th PUD amendment.  
**Date:** Friday, October 29, 2021 7:12:43 PM

---

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Dear Planner Lake,

Kindly accept this email requesting deletion of the Accessory Apartments proposed amendment.

My wife and I own a building lot fronting on the Eagle Ranch Golf Course.

Our building plans include an accessory apartment.

Here are my reasons for deletion:

1. The mandate that a residence with an accessory apartment must be “occupied” by the owner except for “temporary absences” is clearly unreasonable, vague and unlawful.

In other words, the owner is mandated or forced to “occupy” the residence if it contains an accessory apartment except for the owner’s “temporary absence.”

Does “occupy” mean the owners must be physically present? Also, how long is a “temporary absence?”

My wife and I have a home in another state, and plan to spend time there. Assuming, hypothetically, that we stay 6 months away, does that period of time constitute a “temporary absence?”

2. The amendment also suggests that the main residence cannot be rented during the said hypothetical six-month period if an accessory apartment is present. This is clearly unreasonable and clearly violates a lot owner’s property rights and also should be stricken.

3. In summary, the Accessory Apartments amendment unlawfully impinges and limits the rights of property owners and should be deleted in its entirety from the Application which is focused on a totally different objective.

The subject accessory apartment amendment appears to be a “throw-in,” and not relevant to the main purpose of the overall amendment which, in part, is to increase the number of residences to help alleviate the known and severe housing shortage.

The proposed Accessory Apartments amendment limits and restricts needed housing. In other words, the amendment pulls in the opposite direction.

Kindly pass this email along to any relevant parties for their consideration, and please place it in the hearing record.

Of course, I would be more than happy to discuss this subject with you or any other interested party.

Thank you.

Respectfully submitted, Tom and Kate Subranni  
609-335-1882  
Gullcottage115@gmail.com

**From:** [Tom Subranni](#)  
**To:** [Jessica Lake](#)  
**Cc:** [Chad Phillips](#)  
**Subject:** Re: Objection to a portion of the PUDA21-01 Eagle Ranch 6th PUD amendment.  
**Date:** Monday, November 1, 2021 9:44:59 AM

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Jessica,

Thanks for the speedy reply.

I am a retired attorney and was solicitor for the Northfield, NJ Planning/Zoning Board for 38 years. I have much experience in planning and zoning.

I agree that paragraph 3 of the original document language needs clarification, and possibly deleted.

The proposed language goes beyond clarification, repeats in general the existing regulation, and actually creates more vagueness, which I mentioned in my objection.

For example, what is meant by “occupy,” and “temporary absences,” appearing in the existing and proposed regulations?

Note that “bona fide” is dropped in the proposed amendment. Does that mean the absence no longer needs to be “bona fide?”

As you know, I believe the whole idea of occupancy should be deleted as an unreasonable infringement of property rights and too vague to enforce.

If you know, please share with me the underlying reason for paragraph 3, which would help me understand why it is needed.

In conclusion, the amendment should delete paragraph 3 of the original regulation.

Thank you so much for considering my objection.

As always, you may contact me anytime by email or cellphone (609-335-1882). We are two hours later than you in Colorado.

> On Nov 1, 2021, at 11:04 AM, Jessica Lake <jessica.lake@townofeagle.org> wrote:

>

> 3. The owners of the residence in which the accessory unit is created shall occupy at least one of the dwelling units on the premises except for bona fide temporary absences.

**From:** [Jessica Lake](#)  
**To:** ["Stephen Hoffman"](#)  
**Cc:** [Chad Phillips](#); [dominic@mpgavail.com](mailto:dominic@mpgavail.com); [Marc Ruh](#)  
**Subject:** RE: Eagle Ranch PUD Amendment  
**Date:** Tuesday, November 9, 2021 9:54:00 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Hi Stephen, thank you for your comments and questions. I have done my best to answer your questions below in blue. I have also included additional clarification from the applicant's representative in red.

The staff report may contain some of this information, but the report is focused on our Code standards and specifically the criteria for approval of a PUD Amendment. One of your questions mentions one of those criteria – conferring a special benefit upon any person.

[https://library.municode.com/co/eagle/codes/code\\_of\\_ordinances?  
nodeId=COOR\\_TIT4LAUSDECO\\_CH4.11PLUNDE\\_S4.11.050AMPLUNDEZODEPL](https://library.municode.com/co/eagle/codes/code_of_ordinances?nodeId=COOR_TIT4LAUSDECO_CH4.11PLUNDE_S4.11.050AMPLUNDEZODEPL)

Please let me know if you have any additional questions.

Best,

**Jessica Lake**

Planner I

**TOWN OF EAGLE**

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9627, Fax: 970-328-9656

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**From:** Stephen Hoffman <[SHoffman@olivejudd.com](mailto:SHoffman@olivejudd.com)>  
**Sent:** Thursday, November 4, 2021 11:03 AM  
**To:** Jessica Lake <[jessica.lake@townofeagle.org](mailto:jessica.lake@townofeagle.org)>  
**Cc:** Chad Phillips <[chad.phillips@townofeagle.org](mailto:chad.phillips@townofeagle.org)>  
**Subject:** RE: Eagle Ranch PUD Amendment

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Thank you, Jessica.

I have the following comments/questions:

1. The PUD is currently approved for 1,295 residential units. The narrative indicates that today there are 1,245 units (a vacant lot is considered a Unit) presumably meaning that there are an additional 50 residential units available for development within the current PUD that have not been allocated to any property. The request is for 100 additional units. So, if this is approved, there are up to an additional 150 units that could be developed within Eagle Ranch. Just curious as to where these units could possibly be placed. There appear to be only 4 developable parcels within the vicinity of the proposed new commercial district: **This may be a point that needs clarifying in the narrative. Of the 50 lots, 25 are available only to the Castle Peak Senior Center. The other 25 units were “used” as part of the Senior Care facility. The 25 units can be converted to commercial/medical floor area with the formula that has been in the PUD for some time.** There is no density assigned to any other parcels including the medical facilities and vacant parcels owned by the Eagle Ranch medical facilities on Sylvan Lake Road. In theory the parking lots could be redeveloped in parking structures and density or commercial floor area could be added at some point over the next 20 years. The 100 units requested with this application would only be for the Commercial Core. The addition of 100 units to the Commercial Core could allow for mixed use (residential and commercial) at 1200 Capitol and 785 Sylvan Lake Rd (although this property currently has an approved commercial only development permit). It would also allow for existing buildings to add residential units by adding one or two stories (depending on what is already built).
  - a. Eagle Ranch Commercial Association (Parcel 210905452003) Appox. 0.7 acre
  - b. Nobox (Parcel 210905452002) Approx. 0.5 acre, currently used as parking.
  - c. Eagle Health Care Center (Parcel 210905305001) Approx. 10.4 acres
  - d. Senior Care Land Company (Parcel 210905451001) Approx. 1.36 acres
2. The narrative indicates that residential units could be added to the existing commercial buildings. Where? On top? **Yes.** How many units could realistically be added to the top of the commercial buildings? **If all 100 units were constructed the density for the Commercial Core would be 15 du/acre.** The Narrative suggests that these units would be affordable. Which begs the question – is it economically viable to add an additional story to an existing building for a handful of residential Units? **That is a question that individual building owner's would need to assess, the request only provides the opportunity for them to assess this question.** Shoehorning 100-150 residential units into such a small area does not seem practical or feasible, **unless, the intent is to either convert or redevelop existing commercial buildings into residential uses.** The potential for re-development is not something that was addressed in previous iterations of the PUD Guide, the applicant has indicated that the interest in redevelopment may be there now or in the near future and so this amendment has tried to allow commercial property owners that opportunity. **If the parcel owned by the Village Market does not develop as a grocery store it could be developed with commercial and residential units from the 100 units of available density.**
3. The narrative indicates that over 17K sf of commercial use is still available under the PUD. Where would this additional commercial area plus 150 residential units go? Assuming 1,000

sf per residential unit, that's at least 167K SF of building area on essentially 1.2 acres?? I really do not understand how this is achievable **unless the plan is to either redevelop parking lots or redevelop/convert existing commercial space to residential use.** Parking lots are unlikely to be redeveloped (although it is possible). There is also the ability to add parking to the lot behind 7 Hermits, the addition to this parking could be tied to a future development or re-development. The applicant has noted that it is unlikely that commercial will ever be built-out to the maximum allowed. It's possible that the residential will also never be built-out to the 100 units proposed in this amendment. **The available commercial floor area could be used for expansions of existing commercial facilities.** An example might be the expansion of the building containing the Boneyard building or the redevelopment of the building containing the gym facility.

4. The traffic study indicates that the traffic generation for 15,200 SF of Commercial Uses would offset 100 residential units, yet, the Narrative indicates that the commercial uses are only being reduced by 14,200 SF. Is this just a typo? **I believe this is a typo. Typo/error.**
5. Is there a study that shows how many of the 1,245 Units have actually been built and how many of the 1,245 Units are vacant lots? I think that would be good information to know to further evaluate the request. **I believe Marc and Dominic have these numbers, we will get back to you on this one.**
6. **The parking reduction proposal is alarming.** Why the need to reduce the parking space requirements? For the most part, the parking areas exist and are fully built out. **Is the real intent to redevelop the parking lots into residential or commercial uses?** **No.** The newly opened Talon Flats has already created an impact on parking. Eliminating parking will have a negative impact on the residential and commercial uses in this area. **Engineering and Public Works have reviewed the traffic and parking and believe that the changes are in line with typical parking standards for neighborhood/commercial centers.** **No one is eliminating any parking with this proposal.** **All of the parking lots are owned by the Commercial Association.**
7. They are proposing to increase the building height limit to 40 feet. What is the current height of the existing buildings? **The current allowed maximum is 35 ft, Talon Flats is 3-stories and 35 ft.** I don't think you can properly evaluate the impact of this increase without knowing this information. The current buildings are mostly, if not all, two story. If they are all 20-25 feet tall, essentially doubling their height would be significant. Adding another story to the existing buildings would have a negative affect to the look of Capital Street. It seems to me that adding this additional building mass could turn Capital Street into a dark and dreary canyon. **I think most of the existing buildings are between 25' and 30' in height except for the building with the gym/color coffee, etc.**
8. Can you let me know what the Hagadorns Project is and where it is located? Referenced on Page 5 of the Narrative. **1200 Capitol Street**, this project is currently in the DRB review phase, it will not come through to the Town as a development permit application until the DRB has reviewed and approved it.

9. "The proposed amendments are on behalf of the Eagle Ranch Homeowners Association and do not confer a special benefit upon any person." This statement is disingenuous and categorically false. The primary goal of this amendment is to permit the development of 100 more residential units in the Neighborhood Commercial Center benefiting only the property owners in this area. There are only one or two vacant developable parcels remaining in this area. Furthermore, the amendment was initially requested by a commercial property owner as per the attached Meeting Minutes of the Eagle Ranch Association. Town Staff has been having discussions and creating lists of items that are unclear and difficult to enforce in the PUD Guide with East West Partners for the past two years. This list of items has been incorporated into this Amendment. The 100 units certainly is the "big ask", but it is still only one of many changes. This is a criteria for approval of the application, so this will be weighed and voted on by Planning Commission and Town Council. Your concerns will be shared with both bodies and if you are able to be present (in-person or virtually) at the public hearings, you will have the opportunity to address them directly and make your case. **The intent is that the amendment does not just benefit a single individual.**

This application is a fairly obvious attempt to help the commercial core of Eagle Ranch – it really helps no one else. The other amendments are merely window dressing. Currently, Eagle Ranch is not fully built out. I have been advised that over 200 of the 1,245 units remain unbuilt. So, we are going to add the right to build 100 additional units in a very compact area when more than 200 units still have yet to be built in the subdivision? This does not take into account that there are 50 units that have not been allocated from the original PUD of 1,295 units. I do not see the need to add 100 units to an area that for all intents and purposes is built out. **Why not just allocate the 50 units that are not yet allocated in the existing PUD to this area to accommodate the vacant lots in this District?** Or is the ultimate plan to convert/redevelop the commercial uses and make this just a high density residential area? **I do not believe this is the intent.** That is not what anybody of Eagle Ranch bought into.

Additionally, until the height of the existing buildings is known, the request for raising the height limit cannot be properly evaluated.

Finally, I question the need to modify the parking requirements at this time unless there will be assurances that the 528 existing parking spaces will not be redeveloped or lost. The parking study indicates that there is only a need for 395 parking spaces based on ITE generation rates. Do you really think there is a surplus of 133 parking spaces for Eagle Ranch? This is not a new development. These are existing uses (although I grant you that these uses are underutilized – but that is another story). Why use theoretical parking generation rates for uses that are already in place? A more appropriate study would have determined peak parking demand over a period of time for the existing uses. Then compare existing utilization of the parking areas to the ITE rates and see where we are. From what I understand, the impetus for re-evaluating the parking was to 1) determine if there were inefficiencies with the existing standards – I believe that it was found that this was accurate and 2) to allow for development of the vacant lot and potential re-development (or adding residential on top of existing buildings). New buildings and existing properties that want to add height will need to meet the parking standards. Based on the analysis provided the previous parking standards were unnecessarily restrictive and would have prohibited the development of 1200

Capitol as well as any re-development.

I am going to be out of town on November 16. I would appreciate if this would be read into the record at the Planning and Zoning Commission meeting. This email and my responses will be included in the packet provided to the Planning Commission ahead of the November 16<sup>th</sup> meeting. The Commission is very good about bringing up issues from the public during the Public Hearing. The Hearing will also be a hybrid, so a Zoom link will be on the Agenda posted November 12<sup>th</sup> if you are able to attend virtually on the 16<sup>th</sup>. I hope that I was able to answer most of your questions, as I said above I'm happy to provide more information or answer any additional questions.

Thank you.

Steve

Steve Hoffman  
200 Harrier Circle  
954-295-3385

---

**From:** Jessica Lake <[jessica.lake@townofeagle.org](mailto:jessica.lake@townofeagle.org)>  
**Sent:** Tuesday, October 26, 2021 2:01 PM  
**To:** Stephen Hoffman <[SHoffman@olivejudd.com](mailto:SHoffman@olivejudd.com)>  
**Cc:** Chad Phillips <[chad.phillips@townofeagle.org](mailto:chad.phillips@townofeagle.org)>  
**Subject:** RE: Eagle Ranch PUD Amendment

Hi Stephen,

I just wanted to let you know that the ER PUD Amendment application is complete.

Documents have been uploaded to our website if you would like to review them -  
<https://www.townofeagle.org/418/Active-Land-Use-Applications>.

Best,

**Jessica Lake**

Planner I

**TOWN OF EAGLE**

200 Broadway, PO Box 609, Eagle Co 81631  
Phone: 970-328-9627, Fax: 970-328-9656

**HOURS: Monday – Friday, 8:00am – 2:00pm**

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---

**From:** Stephen Hoffman <[SHoffman@olivejudd.com](mailto:SHoffman@olivejudd.com)>

**Sent:** Tuesday, September 21, 2021 8:37 AM

**To:** Jessica Lake <[jessica.lake@townofeagle.org](mailto:jessica.lake@townofeagle.org)>

**Subject:** RE: Eagle Ranch PUD Amendment

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Thank you Jessica.

---

**From:** Jessica Lake <[jessica.lake@townofeagle.org](mailto:jessica.lake@townofeagle.org)>

**Sent:** Tuesday, September 21, 2021 10:18 AM

**To:** Stephen Hoffman <[SHoffman@olivejudd.com](mailto:SHoffman@olivejudd.com)>

**Subject:** RE: Eagle Ranch PUD Amendment

Hi Stephen,

Thank you for reaching out. We do not yet have a complete application for the Eagle Ranch PUD Amendment. There is still required information that we are waiting on.

Once we have a complete application, all materials will be available on our website here:

<https://www.townofeagle.org/418/Active-Land-Use-Applications>

Best,

**Jessica Lake**

Planner I

**TOWN OF EAGLE**

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9627, Fax: 970-328-9656

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**From:** Stephen Hoffman <[SHoffman@olivejudd.com](mailto:SHoffman@olivejudd.com)>

**Sent:** Tuesday, September 21, 2021 8:09 AM  
**To:** Jessica Lake <[jessica.lake@townofeagle.org](mailto:jessica.lake@townofeagle.org)>  
**Subject:** Eagle Ranch PUD Amendment

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Hi Jessica,

How would I go about obtaining a copy of the application and supporting documentation/studies filed for the Eagle Ranch PUD Amendment?

Thank you for your assistance.

Steve

Steve Hoffman  
200 Harrier Circle  
Eagle, CO 81631  
954-295-3385

**From:** [Jenny Rakow](#)  
**To:** [Planning Department](#)  
**Subject:** FW: RE: Proposed Changes to Eagle Ranch PUD  
**Date:** Wednesday, December 8, 2021 6:35:56 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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## 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:** Susan Christensen <[schristensen@vail.net](mailto:schristensen@vail.net)>

**Sent:** Wednesday, December 8, 2021 6:40 PM

**To:** Jenny Rakow <[jenny.rakow@townofeagle.org](mailto:jenny.rakow@townofeagle.org)>

**Cc:** Clerk Group <[clerk@townofeagle.org](mailto:clerk@townofeagle.org)>

**Subject:** RE: Proposed Changes to Eagle Ranch PUD

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December 8, 2021

Town Council (All Members)

Town of Eagle, Colorado

P.O. Box 609

Eagle, Colorado 81631

C/O Jenny Rakow, Town Clerk

Delivered via E-mail

[jenny.rakow@townofeagle.org](mailto:jenny.rakow@townofeagle.org)

[clerk@townofeagle.org](mailto:clerk@townofeagle.org)

Dear Town Council Members:

We are homeowners within the Eagle Ranch Planned Unit Development ("PUD"). The Board of Directors of the Homeowners Association ("HOA") of Eagle Ranch is presenting to you changes to our PUD. We are writing to express our objections to certain of these changes.

It must first be pointed out that the homeowners of Eagle Ranch did not ask for these changes. This is all being driven by individuals on the HOA Board and indirectly by a commercial property owner who wanted to add a residential component to their project (that would not otherwise be allowed).

As you're well aware, the Town of Eagle is undergoing major changes with multiple housing projects being proposed and advanced in our community. Just one project, Reserve at Hockett Gulch, which was once envisioned as 300 to 400 units will actually add 500 more units on Sylvan Lake Road adjacent to Eagle Ranch.

The Eagle Ranch Board is proposing increases in unit counts, density and building heights within the Eagle Ranch PUD. These changes must be considered in the larger context of all the other housing units that are being proposed in the Eagle market. Traffic, congestion, schools, parking, construction and environmental impacts all need to be considered. We do not believe they have been.

What is the impact on our schools? Teacher hiring and retention is already a serious issue. What are the plans to increase capacity for water and sewer?

Our small community is already experiencing significant traffic and parking issues. Multiple intersections are already congested, and it doesn't appear that roundabouts would be a viable solution.

Lastly, the increases in units and density DO NOT benefit the homeowners in Eagle Ranch. The builders, developers, and commercial property owners are given a gift to the detriment of the community. We're left with constant and continuous construction, congestion, and over-crowded schools. Many of us left urban areas to enjoy Eagle's small-town environment and significantly less-congested lifestyle. Adding more housing is contrary to our wishes, especially considering that the infrastructure is not in place to serve all the new development

We request that you reject any increases in unit counts, density and building heights in the Eagle Ranch PUD.

209 Mount Jackson Court, Eagle

**Thanks,**

*SeChristensen*

Susan Christensen

**p.o. box 5112**

**Eagle. CO 81631**

**(970) 390-5448**

**From:** [Jenny Rakow](#)  
**To:** [Planning Department](#)  
**Subject:** Fwd: Eagle Ranch PUD  
**Date:** Monday, December 13, 2021 12:08:41 PM

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**From:** Anne Decker <samdecker52@icloud.com>  
**Sent:** Monday, December 13, 2021 12:08:17 PM  
**To:** Jenny Rakow <jenny.rakow@townofeagle.org>  
**Cc:** Clerk Group <clerk@townofeagle.org>  
**Subject:** Eagle Ranch PUD

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.

RE: Proposed Changes to Eagle Ranch PUD

Dear Town Council Members:

We are homeowners within the Eagle Ranch Planned Unit Development (“PUD”). The Board of Directors of the Homeowners Association (“HOA”) of Eagle Ranch is presenting to you changes to our PUD. We are writing to express our objections to certain of these changes.

It must first be pointed out that the homeowners of Eagle Ranch did not ask for these changes. This is all being driven by individuals on the HOA Board and indirectly by a commercial property owner who wanted to add a residential component to their project (that would not otherwise be allowed).

As you’re well aware, the Town of Eagle is undergoing major changes with multiple housing projects being proposed and advanced in our community. Just one project, Reserve at Hockett Gulch, which was once envisioned as 300 to 400 units will actually add 500 more units on Sylvan Lake Road adjacent to Eagle Ranch.

The Eagle Ranch Board is proposing increases in unit counts, density and building heights within the Eagle Ranch PUD. These changes must be considered in the larger context of all the other housing units that are being proposed in the Eagle market. Traffic, congestion, schools, parking, construction and environmental impacts all need to be considered. We do not believe they have been.

What is the impact on our schools? Teacher hiring and retention is already a serious issue. What are the plans to increase capacity for water and sewer?

Our small community is already experiencing significant traffic and parking issues. Multiple intersections are already congested, and it doesn’t appear that roundabouts would be a viable solution.

Lastly, the increases in units and density DO NOT benefit the homeowners in Eagle Ranch. The builders, developers, and commercial property owners are given a gift to the detriment of the community. We’re left with constant and continuous construction, congestion, and over-crowded schools. Many of us left urban areas to enjoy Eagle’s small-town environment and significantly less-congested lifestyle. Adding more housing is contrary to our wishes, especially considering that the infrastructure is not in place to serve all the new development

We request that you reject any increases in unit counts, density and building heights in the Eagle Ranch PUD.

Sincerely,

Sam Decker  
Highlands resident, lot 54  
Sent from my iPhone

Kate Sheldon & Steve Mairose  
P.O. Box 4659  
Eagle, CO 81631

Eagle Town Council (All Members)  
% Jenny Rakow, Town Clerk  
Town of Eagle, Colorado  
P.O. Box 609  
Eagle, Colorado 81631

December 8, 2021

**RE: Proposed Changes to Eagle Ranch PUD**

Dear Eagle Town Council Members:

We are homeowners in Eagle Ranch, and would like to let you know we **object** to the current Eagle Ranch Planned Unit Development changes.

None of the Eagle Ranch homeowners Eagle Ranch asked for these changes, and we do not want them. These changes are being driven by individuals who would profit from them, who are strategically placed on our HOA Board, and indirectly by a commercial property owner who wanted to add a residential component to their project which would not have otherwise been allowed.

Traffic, congestion, schools, parking, construction and environmental impacts all need to be considered in these Eagle Ranch PUD changes. We do not believe they have been.

The Eagle Ranch Board is proposing increases in unit counts, density and building heights within the Eagle Ranch PUD. These changes must be considered in the **larger context** of all the other housing units that are being proposed in the Eagle market, including Reserve at Hockett Gulch, which will add 500 more units on Sylvan Lake Road next to Eagle Ranch.

What is the impact on our schools? Teacher hiring and retention is already a serious issue. What are the plans to increase capacity for water and sewer?

Our small community is already experiencing significant traffic and parking issues. Multiple intersections are already congested, and it doesn't appear that roundabouts would be a viable solution.

The increases in units and density **DO NOT** benefit the homeowners in Eagle Ranch. The builders, developers, and commercial property owners will profit- but at the **DETIMENT** to our community. We're left with constant and continuous construction, congestion, and over-crowded schools. We left urban areas to enjoy Eagle's small-town environment and **significantly less-congested lifestyle**.

We request that you reject any increases in unit counts, density and building heights in the Eagle Ranch PUD.

Sincerely,



Kate Sheldon



Steve Mairose

WHEELER

PO Box 5350  
Munger Colorado

GRAND JUNCTION 815

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RECEIVED  
DEC 15 2021  
By: \_\_\_\_\_

Yarn Council (all members)

to Jenny Raber  
Town of Eagle, Colorado  
P.O. Box 609  
Eagle, CO 81631

8163130603

# MICHAEL E. WHEELER

December 8, 2021

Town Council (All Members)  
Town of Eagle, Colorado  
P.O. Box 609  
Eagle, Colorado 81631

C/O Jenny Rakow, Town Clerk

Delivered via U.S. Postal Service and E-mail  
[jenny.rakow@townofeagle.org](mailto:jenny.rakow@townofeagle.org)  
[clerk@townofeagle.org](mailto:clerk@townofeagle.org)

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Town of Eagle  
December 8, 2021  
Page 2 of 2

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Sincerely,



Michael E. Wheeler

Dear members of the Eagle Ranch H.O.A. and Town Of Eagle,

My family is in the process of trying to build on our lot at 60 Clover Lane in the Eagle Ranch Highlands. We have owned the lot for ten years and have been residents of Eagle County for forty years. Our goal is to build a home with our daughter and her fiancé so that they can continue to live in the mountains where they have grown up. Our daughter teaches school and her future husband is a financial planner. The ADU is crucial to this project as it makes our substantial contribution in helping them finance this home a place for us to live in as we age.

We are urging support to the PUD amendment that would increase the unit size from 700 sf to 850sf. The extra square footage makes a great difference in livability. It seems that every day we lose people in our work force because of the terrible housing shortage here. The additional 150 sf turns a cramped unit into one that a couple could actually enjoy living in for more than one year. For our aging population and in the situation of a "multi generational" house, the additional square footage enables a much more efficient lay out for ADA accommodations: wheelchair width hall, doorways and bathrooms.

This amendment makes so much sense in creating much needed housing that not only provides for the younger workforce, but for our increasingly aging population who could remain in the valley, in some instances with their own family.

Please allow this amendment to pass.

Respectfully,

Tony and Cindy Ryerson

Dear Members of the Eagle Ranch H.O.A and Town of Eagle,

My name is Sally Ryerson and I am trying to build a house in Eagle Ranch. I was born and raised in the Vail Valley and I am currently a middle school teacher in Edwards. Due to real estate prices and the increasing cost of living in this valley, it has been extremely hard for my fiancé, Taylor, and me to find housing. This is unfortunate on so many levels, but especially because this is the valley that I grew up in; and, the people who live in it, are my community.

As a result of not being able to find housing, we have partnered with my parents to build on their lot that they have had for 10 years on Clover Lane. This plan is intended to help my fiancé and me financially by building on their lot and in exchange, building them an ADU. This ADU is an essential part of this project because it can afford us multi-generational living and/or opportunities to provide housing for locals.

The 150 square foot addition makes this ADU much more livable so we can provide long-term housing for my parents as they age and/or for locals who are so desperately needed to work in our community. Without the increase of square footage, renters would not want to live in this space for a long time. Our valley struggles so much because people do not have stable living situations and constantly need or want to move as soon as their lease is over, due to undesirable living circumstances. This increase in square footage would create a very desirable place to live so the residents would be more comfortable living there and want to stay for longer periods. This would create much-needed stability for our community. Please consider this request to pass the amendment to expand the ADU limit.

Thank you,  
Sally Ryerson and Taylor Paules