

Haymeadow Cabin Parcel, a Minor Subdivision of Tract Z of the Haymeadow Subdivision Filing 1

Application Narrative

Updated May 4, 2022

The Haymeadow Filing 1 Final plat was approved by Ordinance #4 of 2019. This initial final plat of Haymeadow defined the project boundary and created open space parcels, school and park land dedication parcels, road rights-of-ways, easements, alleys, common parcels, four multi-family development tracts, eight single family lots, five duplex lots and future development parcels.

The two Future Development parcels, particularly Tract Z, represent future phases of Haymeadow and will be subdivided, as those phases are designed and initiated, into development parcels and open space areas in compliance with the approved Haymeadow PUD Development Plan. Currently Tract Z is a 508 acre parcel that represents the majority of the Haymeadow 660 acre total area.

On May 22, 2021 the Town of Eagle approved Ordinance No. 7, Series of 2021, authorizing an amendment to the Haymeadow PUD. This amendment included a change in use and a designation of a new parcel for the existing cabin located in the east end of the property, within Tract Z.

Condition G of Ordinance 7 requires the applicant to submit a final plat for the cabin parcel within one year of the date of the Ordinance 7 approval. This proposed minor subdivision application fulfills that condition of approval. The proposed plat creates the 5.8 acre cabin parcel as designated and described in the 2021 PUD Amendment.

A second revision to Tract Z that was proposed in the initial application submittal was to be the creation of a lot line that subdivides the existing 508 acre parcel (minus the 5.8 acre cabin parcel) into two separate parcels. ABRIKA is no longer pursuing that re-subdivision of Tract Z and the originally submitted plat document has been revised to eliminate that portion of the application.

The only action proposed under this revised document is the creation of the cabin parcel and an associated access easement across Tract Z.