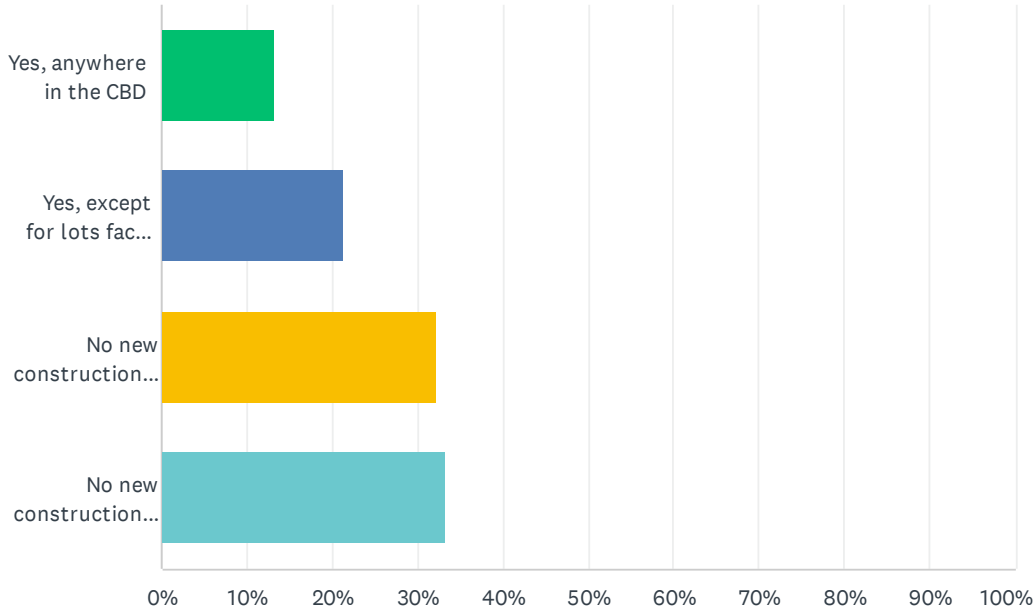


Q1 Should the construction of new single-family detached homes be allowed in the CBD?

Answered: 196 Skipped: 0



ANSWER CHOICES	RESPONSES
Yes, anywhere in the CBD	13.27% 26
Yes, except for lots facing Broadway	21.43% 42
No new construction but existing single-family homes can be replaced with new single-family homes	32.14% 63
No new construction but existing single-family homes should only be replaced with commercial or multi-family units	33.16% 65
TOTAL	196

#	ADDITIONAL COMMENTS	DATE
1	NO additional multi family homes downtown units unless parking is a consideration....there is currently NO parking downtown. We need more commercial space with amenities.	8/31/2022 8:46 AM
2	Development of downtown areas is generally setup to have higher density zoning, which helps promote more business to develop and financially support the CBD.	8/17/2022 11:14 AM
3	People should be allowed to rebuild or put on additions	8/11/2022 10:28 AM
4	I'd like to see some incentives or efforts to fill empty commercial spaces before we start getting rid of single-family homes.	8/8/2022 11:46 AM
5	Make sure that all commercial lots or developments adhere to the parking standards for the size of the development.	8/6/2022 9:08 AM
6	Best & highest use?	8/4/2022 2:56 PM
7	Existing homes should be allowed to remain, including normal upgrades, garages, etc. Any "scrapes" or total redevelopment should be higher density housing.	8/3/2022 12:34 PM

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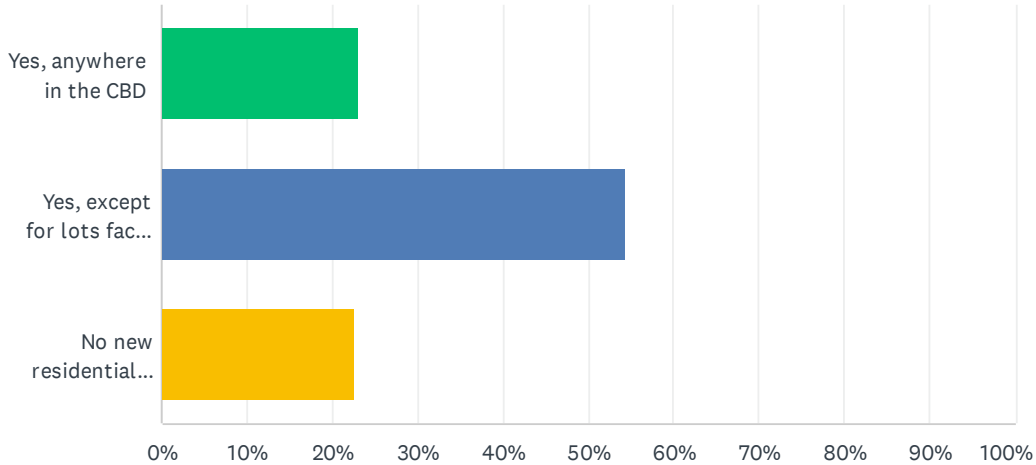
8	if a single family currently exists then a single can go back in. It would be allowed to have an AHU with possible additional sf allowed for beyond the sf coverage for a single family.	7/29/2022 12:01 PM
9	That map of the CBD is non-sensical. Why are we calling Wall St CBD? There is no commercial on it. Likewise capital is a through street with business but has residential?	7/29/2022 9:12 AM
10	This should be encouraged, but not mandated. Please respect personal property rights as well. Parking MUST be considered!!	7/25/2022 12:59 PM
11	There is no parking...	7/21/2022 5:36 PM
12	Most of the area identified on the map as the CBD is comprised of single-family homes. With the changing economy, there is no reason for so much area to be allocated for commercial use. At least single-family homes are properties that usually owned by local people. Apartment buildings are owned by out-of-area investors.	7/19/2022 4:53 PM
13	Single-family homes in this area should not be restricted. The homes in the downtown area are very modest compared to the homes in Eagle Ranch. These homes provide a much needed option for working class residents. The small scale single-family homes in the downtown add to the character of the whole community and replacing them with apartments would be a shame. Just because there is a push in the planning industry to eliminate single-family homes does not mean that doing so would be good for our community. If that was the case, then I don't think Eagle Ranch should exist. Also, the commercial activity in the downtown area doesn't extend into Wall St or much at all on Capitol. These are residential streets and there are so many vacant commercial spaces on Broadway that it doesn't make sense to have the CBD so large. Just keep it to Broadway.	7/19/2022 11:22 AM
14	Any new construction/renovation with increased density must include requirements for off street parking (for all units) to avoid parking congestion issues in the core. Off street parking should be accessible from the allies to further reduce congestion on Broadway.	7/14/2022 7:15 AM
15	Do not allow short term rentals in Eagle. Eagle is one of the last, quaint, and permanent residence to longer time community members. Do not allow high volume multi unit buildings and short term rentals shatter the last locals town we have.	7/13/2022 2:17 PM
16	We need more food options. Commercializing will keep the town alive especially with Tesla coming into Gypsum. No local food vendors — commercial plazas!!!!	7/13/2022 12:08 PM
17	Prior to moving forward with a new home I think that the homes should meet certain design standards so that new homes don't look completely out of place. For example - the new modern home that is across from the Town of Eagle park does not fit within our neighborhood. It sticks out. It does not complement the area whatsoever and it would be nice to have some direction from the board so that it is not a free for all when building new construction. I would like to see that new construction in that neighborhood is not too modern so that it dates itself in the next 25- 30 years when that type of construction is no longer the "in" thing.	7/13/2022 8:51 AM
18	Parking will be the issue!	7/9/2022 8:04 PM
19	Regarding Urban Development, and growth in a rural town/city ground level development is crucial for synergy and community involvement. With that said, locals that have had property in the downtown district for decades, should be able to develop their properties with existing conditions and current uses highly considered. There can be a middle ground that does not alienate the locals that have made this place what it is today.	7/8/2022 4:08 PM
20	My opinion is that density is what is needed to sustain a commercial core and single family will only lower the effective density.	7/7/2022 1:22 PM
21	I have a hard time limiting property rights.	7/7/2022 11:39 AM
22	Any building is great for locals housing. It was short sighted of the county and its employers to create such a housing shortage. Multi family dwellings single family whatever it is we need housing for our local work force. Folks will start to notice this year when their kid shows up for school with no teacher.	7/6/2022 10:16 PM
23	No strong opinion here necessarily, but it would be nice to focus on commercial development.	7/6/2022 4:36 PM
24	Replacement allows in case of fire, disaster, etc. but not a scrape and rebuild. Renovation and upgrades should be allowed. Also remove height restrictions on main core in favor of density, also require first floor commercial space to add vibrancy.	7/6/2022 2:26 PM

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25	The CBD area is currently primarily residential property except on Broadway. There is no good reason or community benefit for these properties to be zoned commercial. The single-family homes in this area add to the small town charm and atmosphere of Eagle and should be allowed. Even the homes on the south end of Broadway do not seem to be a problem. There is too much vacant commercial space on Broadway and other commercial areas of town to justify restricting properties in the CBD to commercial use.	7/1/2022 9:13 AM
26	The CBD is where we need residential density. It is close to the bus stop, and will help support the downtown businesses. There are plenty of other places for single family homes. Put density where it belongs.	6/30/2022 2:31 PM
27	Yes-The CBD is much too large for the downtown area. The best use for the majority of this area (properties not located on Broadway) is residential use. The single-family homes that exist in these areas are typically small in size. These relatively small homes provide a type of housing for a segment of our community that is in short supply throughout the region. Also, commercial activity should be condensed to create vibrancy along Broadway.	6/30/2022 1:31 PM
28	No replacement of SFH along Broadway.	6/30/2022 1:15 PM
29	In case of fire or other serious need, I would hate to see someone deprived of the right to replace their home. We have enough commercial space.	6/30/2022 1:08 PM
30	If the property changes owners then it must be replaced with commercial or multi-family.	6/30/2022 11:41 AM
31	We need higher density in the CBD, allowing more, young workers to live at lower costs (rental mainly). Downtown will come alive!	6/30/2022 10:57 AM
32	I don't really like the options here. The CBD should by nature have more dense housing options with ground floor commercial given height allowances and other codes for this area.	6/30/2022 10:48 AM
33	This is a hard question. I truly makes a difference on what the town goals are. Does the TOE have a goal to create a "downtown"? I'd like to see a thriving space for commercial and people walking around enjoying our down town.	6/30/2022 10:39 AM
34	keep the older historic homes in the CBD even on Broadway and keep the the scale they bring to the neighborhood.	6/29/2022 4:57 PM

Q2 Should attached dwelling units (e.g., duplex, triplex, fourplex, townhomes) with higher density be allowed in the CBD?

Answered: 195 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes, anywhere in the CBD	23.08%	45
Yes, except for lots facing Broadway, which should have ground floor commercial	54.36%	106
No new residential should be built in the CBD	22.56%	44
TOTAL		195

#	ADDITIONAL COMMENTS	DATE
1	A significant majority of ground floor commercial space should generate sales tax revenue on Broadway in particular (i.e., retail & restaurants great, some salons ok, not insurance, doctor/vet offices, or financial services businesses)	8/17/2022 12:32 PM
2	Too much high density development already!!!	8/12/2022 11:02 AM
3	As our community grows, looking to more affordable, attached dwelling units will help temper costs and reduce sprawl.	8/8/2022 9:23 AM
4	However the alley way should have ground floor dwelling. Basically commercial on ground facing Broadway but non facing allow ground floor dwelling.	8/3/2022 4:19 PM
5	Each project MUST supply adequate PARKING!	7/25/2022 12:59 PM
6	There is no parking...	7/21/2022 5:36 PM
7	We need more housing in our area, but there is already so much development that is already approved but not built such as the Haymeadow area. I'm concerned that the downtown area would be overwhelmed with traffic and lack of parking for this type of development to be a benefit to the town.	7/19/2022 4:53 PM
8	Allowing such dense development will be detrimental to the small town character that this community values. Sure, we need more housing, but there is no guarantee that these units will be in any way affordable. It could lead to further gentrification. If town officials were really concerned with adding more housing, then why allow 4,000 sf homes to be built on 1/4 acre lots in Eagle Ranch? And, adding these multi-family homes will require infrastructure	7/19/2022 11:22 AM

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investments. Can the town give the existing community assurance that the water/sewer/trash infrastructure can support adding this much density? Most downtown streets don't even have sidewalks and the existing sidewalks are not in good enough condition for someone with a wheelchair or a stroller to get down.

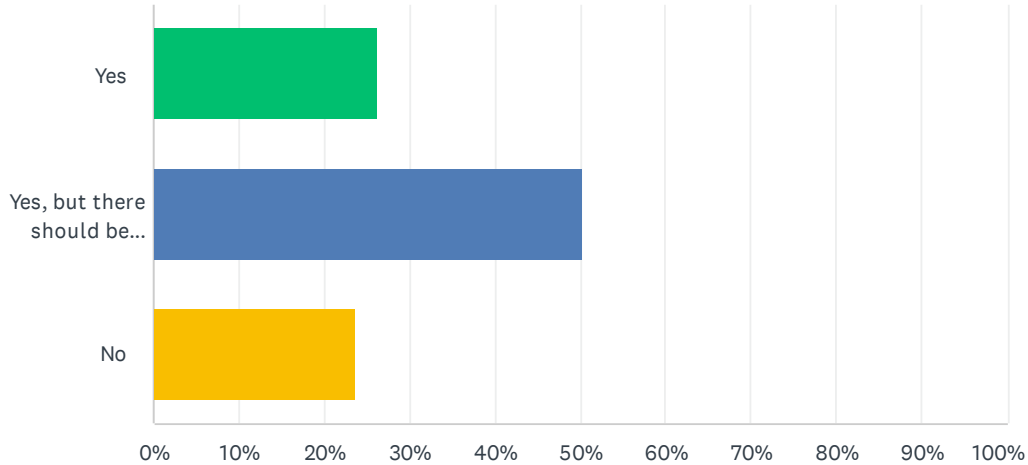
9	Please REQUIRE adequate parking for any and all development or require an in lieu fee. Tax payers should not foot the bill for lack of planning from developers and the town when parking is not included in housing projects.	7/19/2022 9:52 AM
10	We should encourage mixed use along Broadway. Off street parking, accessible from the allies, should be required based on residential bedroom count plus minimum additional parking spaces for each commercial space to avoid congestion on Broadway.	7/14/2022 7:15 AM
11	Do not allow short term rentals in Eagle. Eagle is one of the last, quaint, and permanent residence to longer time community members. Do not allow high volume multi unit buildings and short term rentals shatter the last locals town we have.	7/13/2022 2:17 PM
12	No higher density than fourplex and only as long as there is sufficient parking.	7/13/2022 12:43 PM
13	Stacked duplexes might be ok if the duplex looks like the one in the photo above of the green house. However, I do not want to see stacked triplex, fourplex or townhomes in this area. It does not fit the area and I'm concerned it would look like the area in Denver that was heavily built up between 2009 - 2022. I'm referencing Zuni Street and 29th - 38th Avenue in the Highlands, as I lived on Zuni in 2009 near the school. I encourage our Eagle team to drive down Zuni in Denver and you'll notice all of the new construction. It's modern, it doesn't fit and it changed the landscape of that area drastically).	7/13/2022 8:51 AM
14	Parking is already limited.	7/11/2022 11:33 PM
15	I believe residential should be built off of Broadway otherwise we will have issues with parking on Broadway	7/9/2022 8:04 PM
16	Only single family homes following a historic local architectural theme, and no air bnbs	7/9/2022 12:19 PM
17	Ground Floor commercial is important, however a solution to fill the empty spaces should be a concern before you put such codes/design enforcements in place. Find a way to fill the empty commercial units before you make everyone comply with loss of income for development standards that do not fit with the economic conditions of today.	7/8/2022 4:08 PM
18	I am not sure that all parcels facing Broadway can support commercial on the first floor.	7/7/2022 5:44 PM
19	The lower density units, Duplex & Triplex, should only be considered for the CBD perimeters as transitional to single family existing units.	7/7/2022 1:22 PM
20	Require some level of ground floor commercial in all cbd	7/6/2022 2:26 PM
21	There should be design standards for allowing this type of development in the downtown area. The higher density property types will detract from the small town feel of downtown. The only reason the town should consider adding density to the downtown is to help with the AFFORDABLE housing shortage. While higher density housing can be affordable, will there be a guarantee that these types of development will be "affordable"? It seems like if high density housing is allowed, it will ruin the character of town and only serve to line the pockets of developers and gentrify the town.	7/1/2022 9:13 AM
22	Exception or incentives could allow for short term rental with lodging tax in combination with commercial.	6/30/2022 8:38 PM
23	This should only be considered after the Town can assess the infrastructure needs of such density increases. Does the town have adequate water, sewer, and waste disposal service systems to serve this type of density? There are not even sidewalks on Wall Street or Capitol Street. Where will the dumpsters go? Will the alley ways be paved? Does the town have capital improvement funds to make any needed upgrades to the infrastructure to support development like this? If the answer is no, density should not be increased so drastically in the downtown area.	6/30/2022 1:31 PM
24	This is really hard to answer. It would depend whether or not the new structures ruin the old town feeling. Don't like the townhomes at all.	6/30/2022 1:08 PM
25	You already did this with 316 Wall Street Townhomes	6/30/2022 12:14 PM

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26	Commercial space on Broadway is critically important.	6/30/2022 10:57 AM
27	Generally, agree that ground floor commercial is desirable in this area. ADUs are a means of adding housing options and should be considered throughout town.	6/30/2022 10:48 AM
28	Homes should be required to have ample parking for the number of people living in them! Underground would be ideal, or garaged. Those living in the CBD should not use the limited street parking that is available as their primary parking.	6/30/2022 10:46 AM
29	Focus should be on mixed-use development with ground floor commercial and top level(s) residential.	6/30/2022 10:10 AM
30	Allow ground floor commercial on 100 block of Capital Nogel/Ping hotel site area. areas facing Grand Ave. Better design standards, define and build on an architectural philosophy and character that fits Eagle.	6/29/2022 4:57 PM

Q3 Should accessory dwelling units (ADUs) - a second, smaller unit within the primary unit or an accessory structure - be allowed in the CBD?

Answered: 195 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	26.15%	51
Yes, but there should be design standards to ensure that they blend in	50.26%	98
No	23.59%	46
TOTAL		195

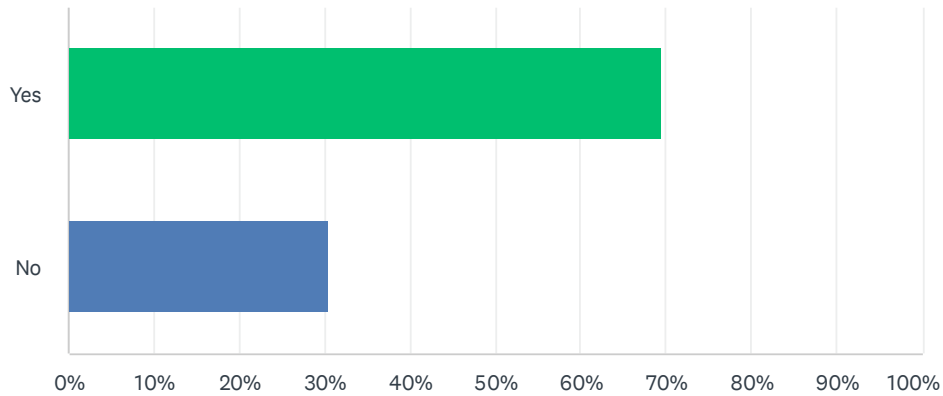
#	ADDITIONAL COMMENTS	DATE
1	Not facing Broadway or Capitol. Typically on non-thru streets or alleyways. Should look at a parking garage structure for the CBD area.	8/17/2022 11:14 AM
2	It seems like we need all the space for housing we can get.	8/8/2022 11:46 AM
3	More housing is good.	8/8/2022 9:23 AM
4	Bed & rental shortage. This should be a high priority to ensure we have first responders, teachers & works in our community!!	8/4/2022 2:56 PM
5	Provided adequate parking is part of the approval process.	7/29/2022 3:25 PM
6	Please consider that parking must be added with this option as well as a plan to attract more commercial lifestyle businesses.	7/28/2022 12:30 PM
7	Maybe. Again, any residential blended with commercial MUST consider adequate parking! Residential occupants do not come and go like commercial users	7/25/2022 12:59 PM
8	We need more parking!!!!!!	7/24/2022 7:39 AM
9	Not enough space to do this	7/23/2022 9:10 AM
10	There is no parking...	7/21/2022 5:36 PM
11	I don't think that allowing ADUs is of concern and would naturally blend in more than an apartment building!	7/19/2022 4:53 PM

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12	I don't see any problem with this as long as the town can enforce the regulations for these types of units. They should be owner occupied and not used as short term rentals.	7/19/2022 11:22 AM
13	Only if adequate parking is also available for all residents	7/19/2022 9:52 AM
14	This should be encouraged for existing and new building to offset home costs and increase housing options for the local workforce. Off street parking, accessible from the allies, should be required based on bedroom count to avoid congestion on Broadway.	7/14/2022 7:15 AM
15	Yes with enforced height limits	7/14/2022 6:28 AM
16	Do not allow short term rentals in Eagle. Eagle is one of the last, quaint, and permanent residence to longer time community members. Do not allow high volume multi unit buildings and short term rentals shatter the last locals town we have.	7/13/2022 2:17 PM
17	As long as there is sufficient parking.	7/13/2022 12:43 PM
18	I think ADU units should be allowed but should not be too modern such as the ground floor garages converted to ADUs that are listed on the right. It looks too modern and tall for that particular neighborhood. It would stick out like a sore thumb.	7/13/2022 8:51 AM
19	This would bring air bnbs so no	7/9/2022 12:19 PM
20	Standards are always a good thing until it becomes a deterrent for property owners to upgrade their properties. Cost of construction also effects the abilities for architectural changes set forth by such standards, affordability of materials, and accessibilities to such materials are not always readily or available. That is a loss for the Town, loss for the property owners, it does not encourage growth and upsets everyone trying to make their property better. Better public and private sector relationships might be a consideration.	7/8/2022 4:08 PM
21	Garages shouldn't be converted to ADU's without consideration of potential impacts to parking. This would apply more for mult-unit developments.	7/7/2022 1:48 PM
22	Funky designs add character...let the creativity flow.	7/6/2022 4:36 PM
23	ADUs are a good option to provide more housing. Allowing ADUs will not impact the overall character of the downtown area the way higher density development would. ADUs also require owner occupancy of the main house, so the property will likely be well maintained.	7/1/2022 9:13 AM
24	By restricting this type of use for existing single-family homes, the town is preventing property owners in the CBD from making improvements to their properties which could increase values. How is this in the best interest of the community? ADUs can also add to the housing supply without much of an impact on infrastructure.	6/30/2022 1:31 PM
25	Your ground floor garage units absolutely do not fit in.	6/30/2022 1:08 PM
26	Homes should be required to have ample parking for the number of people living in them! Underground would be ideal, or garaged. Those living in the CBD should not use the limited street parking that is available as their primary parking.	6/30/2022 10:46 AM
27	ADU's could be a way to add density to existing historic homes without needing to completely redevelop a property.	6/29/2022 4:57 PM

Q4 Should there be a maximum building footprint size that limits new buildings to roughly the same footprint as surrounding buildings in the CBD and/or the new Downtown Neighborhood district?

Answered: 194 Skipped: 2



ANSWER CHOICES	RESPONSES
Yes	69.59% 135
No	30.41% 59
TOTAL	194

#	ADDITIONAL COMMENTS	DATE
1	Foot prints should be controlled, but the height minimums should be increased to allow for slightly taller structures	8/31/2022 11:40 AM
2	We should be open to nonconventional designs, particularly those that improve sustainability or allow for things like solar panels, green roofs, etc.	8/8/2022 11:46 AM
3	This is likely the one area where a yards should not be a priority. Parking should be accessed from the rear. No driveways.	8/3/2022 12:34 PM
4	I am fine with pockets of high-density housing in "downtown" areas. I feel the town park provides adequate open space for the area.	7/29/2022 3:25 PM
5	Building footprint should be determined by set-back and percent of lot coverage.	7/29/2022 12:01 PM
6	Downtown means high density. We need the vitality, and that means density and pedestrian traffic.	7/29/2022 9:12 AM
7	Yes, and require adequate parking!	7/25/2022 12:59 PM
8	Require sufficient space for parking!!! Not providing parking is creating a different parking problem. Residents end up parking all over and in front of other residential housing thereby limiting owners parking as well	7/23/2022 9:10 AM
9	We should allow maximum density inside our downtown district ... so existing single-family homes should not be a model or limit/cap for future development sizes	7/22/2022 8:34 AM
10	What is the "new Downtown Neighborhood district?" Are you referring to the Downtown Development Authority special district?	7/21/2022 9:34 PM
11	The houses downtown are very small compared most other neighborhoods. Large buildings do	7/19/2022 4:53 PM

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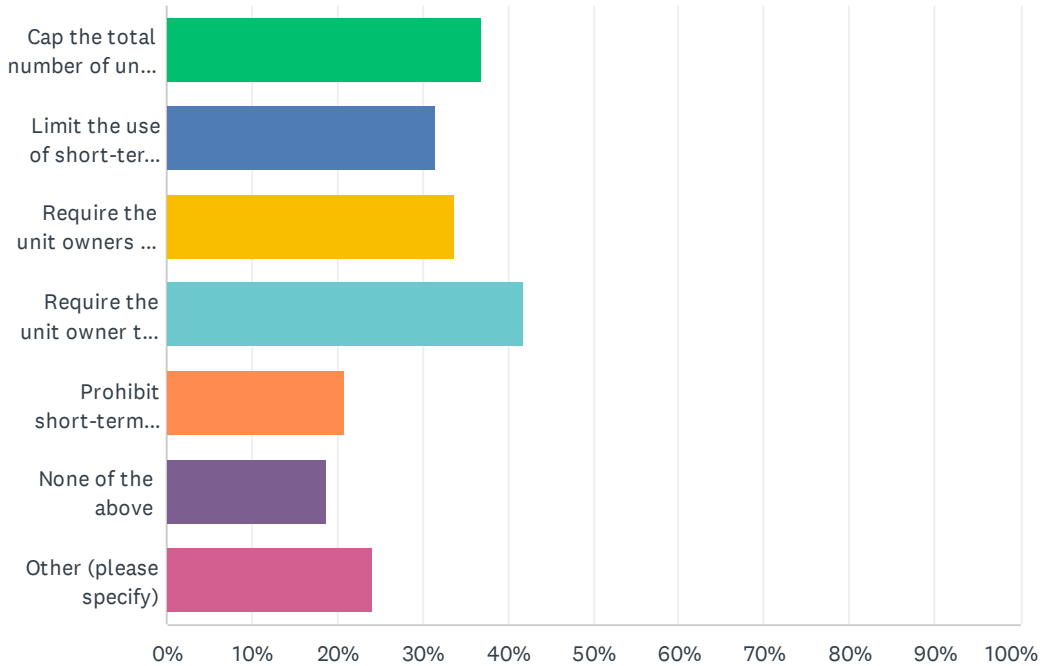
	not fit in well there.	
12	Large developments detract from the small town charm of the downtown area. Adding density is ok to a certain degree, but there should be some kind of limit on the size of building and any development should include green space for the resident's outdoor enjoyment.	7/19/2022 11:22 AM
13	We should increase density and height in the CBD with reasonable limits. This is an opportunity to increase the density side to side while being thoughtful about setback from the street. More density and widening the Broadway corridor building envelopes will be beneficial. The lots off Broadway would be better suited to have larger setbacks as they move towards/into residential areas.	7/14/2022 7:15 AM
14	Keep in character of what's there	7/14/2022 6:28 AM
15	We need density in this particular district	7/13/2022 12:02 PM
16	Please allow for parking!	7/11/2022 12:06 PM
17	I think new commercial on Broadway is great. I think if residential is allowed on Broadway, they will need parking assigned enough for the unit(s), garage, etc. I have seen too many people parking around the new Broadway station and it's already an issue since only 4 spots were made for all of the units. Once a business goes below, we will have a lot more parking issues and tenants will not have a place to park near their condo.	7/9/2022 8:04 PM
18	Footprints can include parking regulations on the lower level. However, that may contradict the Town's desire for commercial on the lower levels due to current parking requirements. Maybe a "Texas Wrap" design can accommodate both ideals, however there can not be both unless the Town provides areas for parking. Parking or commercial? What is more important? This needs to be resolved by the private and public sector before footprints are even defined. What is more important for the Town to impose?	7/8/2022 4:08 PM
19	Maximize the footprint in the core. Just because another building happens to have been built first doesn't mean it should dictate the development of the rest of the core.	7/7/2022 5:44 PM
20	That question is best discussed by parking requirements.	7/7/2022 1:22 PM
21	As long as there's added parking	7/6/2022 4:28 PM
22	Please consider removing or increasing height requirements to encourage density and improve pedestrian friendliness.	7/6/2022 2:26 PM
23	Rather than a maximum building footprint size, it would be better to have design standards that control the appearance of new buildings so that they have a similar character to existing buildings. For example, you could have a building with a large footprint but is designed to look like a group of smaller buildings.	7/5/2022 3:49 PM
24	There should be maximum footprints, but not simply based on surrounding buildings. They should be uniform so people are not limited to what their neighbors do, or don't do.	7/2/2022 6:53 PM
25	Plenty of square footage if they are allowed to be 3 stories consistent with other buildings.	7/1/2022 11:52 AM
26	The downtown area of Eagle is a unique area of town and contributes to the small town character of our community. If large scale buildings are allowed to be developed, the small town feel will disappear and Eagle will be a less desirable place to live.	7/1/2022 9:13 AM
27	Max lot and/or impervious standards should be used in conjunction with compatibility standards, required setbacks, and incentives to create public gathering spaces and pedestrian amenities.	6/30/2022 8:38 PM
28	There should be a limit to the building footprint in these areas. The downtown area has a special character that many people feel adds to the special identity of our town. Allowing large scale buildings will diminish the quality of the downtown character. There should also be a restriction on lot coverage so that new development provides some type of greenspace for the residents to enjoy and use for outdoor activity on private property.	6/30/2022 1:31 PM
29	i am a close to the designated downtown area, and we had a monstrosity of a house built on our block. It should never have been allowed.	6/30/2022 1:08 PM
30	Flexibility is important. Inappropriate designs/projects can still be turned down.	6/30/2022 10:57 AM
31	More form based zoning, encourage buildings that are "long life loose fit" that can be	6/29/2022 4:57 PM

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residential or commercial over time without needing to be torn down. Keep, fix up and reuse old buildings especially in the CBD, preserve Eagles history and character, focus redevelopment on Grand Ave. Do not allow buildings with only parking on the street level. parking should be behind buildings or below street level.

Q5 The Town currently requires the registration of short-term rentals but does not place any limits on the rentals except safety requirements. Should the Town place any of the following limits on short-term rentals? (choose as many as you like)

Answered: 187 Skipped: 9



ANSWER CHOICES	RESPONSES	
Cap the total number of units that can be used as short-term rentals	36.90%	69
Limit the use of short-term rentals to specific zone districts, such as mixed-use or the CBD	31.55%	59
Require the unit owners to reside in the unit or in at least one unit on the property	33.69%	63
Require the unit owner to live locally, such as in Eagle or in Eagle County	41.71%	78
Prohibit short-term rentals in accessory dwelling units	20.86%	39
None of the above	18.72%	35
Other (please specify)	24.06%	45
Total Respondents: 187		

#	OTHER (PLEASE SPECIFY)	DATE
1	Incentivize owners to rent to locals	8/31/2022 11:43 AM
2	Require neighbor's approval and have a way for the impacted neighbors to voice concerns over noise, parking and other disruptions to their neighborhood.	8/31/2022 9:16 AM
3	The Town has other issues to address.	8/31/2022 8:51 AM

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4	Higher tax rate for short-term rentals	8/8/2022 5:39 PM
5	Big question with no *right* answer. Need to protect both neighbors & property owners rights but there is a market for STR	8/4/2022 2:58 PM
6	I am all for encouraging people to rent units to our local workforce, but uncomfortable with outright bans or caps. Short-term rentals should be taxed like hotel rooms.	8/3/2022 12:49 PM
7	make limitations so that long term rentals are of high priority, not short term rentals	8/2/2022 3:01 PM
8	I want to see ADUs used for local housing needs rather than short term rentals. Listening to the school district, emergency services and other providers of other essential services; housing is a leading obstacle to finding and retaining employees. It will only become worse with ADUs being utilized exclusively as short-term rentals. Finally, the town needs to start monitoring and collecting taxes or fees from ADUs. Hotels and motels are required to pay higher taxes and are subject to regulation where short-term rentals are not. Areas like Village Homes do not allow for short-term rentals but it happens routinely.	7/29/2022 3:37 PM
9	register, tax/ fee any short term (Less than 3 months) rental and use that income to fund construction of rental housing and pay for the administration of the short term regulations.	7/29/2022 12:25 PM
10	Tax them to the point that they generate the revenue to build replacement housing for the units that they displace.	7/29/2022 9:18 AM
11	Add fees similar to hotel room fees	7/28/2022 4:41 PM
12	Less red tape! Let owners do with their properties what they need to do in order to make ownership work for them.	7/27/2022 11:32 AM
13	Define "short term" monthly? Daily? VRBO?	7/24/2022 7:41 AM
14	Or require local property management so problems can be immediately addressed	7/23/2022 9:12 AM
15	STRs can support diverse businesses in our community. If the town wants out-of-town visitors to contribute to a multi-faceted, diverse economy, STRs can support those visitors	7/22/2022 8:47 AM
16	Tax property owners with commercial tax rates and use the tax earnings to contribute to affordable housing initiatives.	7/21/2022 3:53 PM
17	Please do not allow short term rentals if you care at all about the locals who are struggling to find anywhere to live.	7/19/2022 4:56 PM
18	The negative impact short term rentals have on the local housing market is clear. They should not be allowed in this community. At least make sure they pay the lodging tax.	7/19/2022 11:31 AM
19	STR restrictions do little to help with housing, and in fact are only screwing over your residents and tax base. Many homeowners who participate in STR programs are HELPING with housing shortages by providing interim housing options for H2B workers, teachers and other locals while they try to find long term housing options. A rising tide lifts all ships - so instead of trying to bring everyone down, let's switch our focus to raising others up, but not at the cost of homeowners who are able to put their units on STR markets.	7/19/2022 9:58 AM
20	I'd like Eagle to make moves to prevent the upvalley issues from also taking over our town.	7/14/2022 7:34 AM
21	Absolutely do not prohibit STRs in ADUs. Allow STRs in ADUs as long as the owner lives on site in another part of the home/property. STR income from an ADU can help a local afford to purchase and keep a home. Property owners should have a right to manage their property how they like as long as there is no disruption to the neighbors. HOAs can place their own limitations if it becomes an issue.	7/13/2022 1:00 PM
22	PRIORITIZE LONG TERM HOUSING!	7/13/2022 12:18 PM
23	Short term rentals dont hinder the rental market. Rents higher than wages and new homes built costing millions cause housing shortages	7/11/2022 11:37 PM
24	Local property manager	7/11/2022 12:08 PM
25	Tac air bnbs and vrbo at a much higher rate so its gair to hotel owners	7/9/2022 12:26 PM
26	Define short term. To vague for an educated response.	7/8/2022 4:37 PM
27	Less regulation is this regard is best.	7/7/2022 7:27 PM

Recode Eagle: Installment 1 Survey

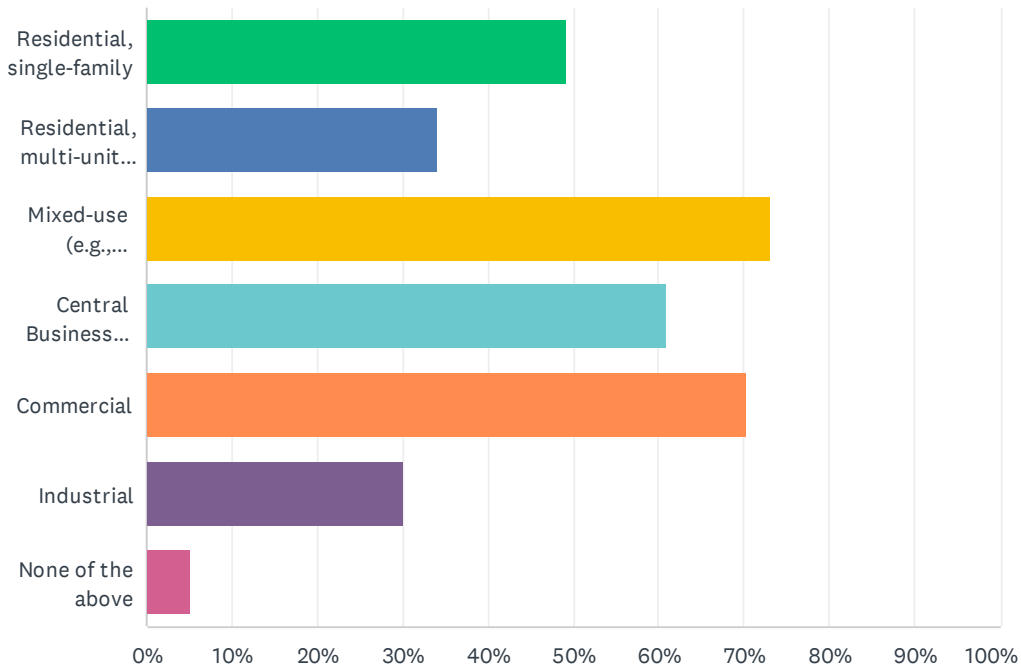
28	Allow short term rental without restrictions. Let HOAs govern.	7/7/2022 5:49 PM
29	I do not want to regulate short term rentals. Do not feel there is a short term rental problem in Eagle	7/7/2022 3:39 PM
30	Short term tenants are very low impact and they pump money into our economy through bed tax and their spending. How many restaurants have we seen fail? Why would we want to limit their use?	7/7/2022 1:33 PM
31	We need limits now before it gets worse. STRs have taken over entire cities and it is not good for residents, only the visitor and property owner benefit. If Eagle banned them, it would be a good idea.	7/7/2022 11:43 AM
32	I strongly believe in the potential benefits of short term rentals. We did it for about a year before we told to stop due to HOA regulations. If we allow short term rentals in places occupied by full time residents, this has a dramatic impact on the family's ability to go out to eat and contribute to the local economy. We definitely felt more comfortable eating out when we had the extra income from short term rentals. Additionally, people who stayed with us universally loved Eagle. We pushed them to local establishments that they never would have visited before. The vast majority of our guests were going to Aspen and Vail and found Eagle to be a great midpoint. We need more progressive thinking on this issue and for people to actually realize there are more options than just a full time Air BnB house next door. If I could still do AirBnB in my house, I would gladly pay \$1000/year to a fund that went to benefit the town. If enough people did that, we would be able to fund some special things in our town and everyone wins. I'm not optimistic people will see the light on this, but one can hope.	7/6/2022 4:44 PM
33	Charge for STD. Limit the numbers. Encourage local renters.	7/6/2022 2:46 PM
34	Short-term rentals are an important source of income for people trying to afford the high-cost of living in Eagle and should be permitted so that a variety of homeowners have the opportunity to utilize them. A cap on short-term rentals may be necessary at some point if they significantly reduce the town's housing inventory. According to www.airdna.co there are 51 active rentals in the Eagle area (which includes Eby Creek Mesa). The town needs to require that an owner of a short-term rental obtain a business and sales tax license to track rentals and ensure that they are paying the applicable taxes (ex. lodging tax).	7/5/2022 4:06 PM
35	I don't see that short term rentals is an immediate problem. Perhaps we can postpone this until we see evidence that it is creating a problem. If I am wrong about that, then I think we should limit them to certain zone districts.	7/2/2022 6:58 PM
36	Short-term rentals of all types should be prohibited. Allowing them does nothing to benefit the community and only adds to the problem of affordable workforce housing.	7/1/2022 9:21 AM
37	Residency requirements (e.g. requiring a minimum number of years as owner of the property) can work to discourage speculative STR. Allowing exceptions for mixed use or commercial (CBD) districts - to promote heads in beds/vitality - should be considered.	6/30/2022 8:56 PM
38	Short-term rentals are a scapegoat for perceived housing crises. More significant in any shortage of available housing are draconian regulations that add to the cost of development and therefore housing. Eagle has many such regs.	6/30/2022 7:43 PM
39	What time period is defined as short term? A day, week or 30 days?	6/30/2022 3:50 PM
40	I don't know	6/30/2022 2:34 PM
41	Short-term rentals are proving to be very problematic for resort communities across the country. Our community is facing a housing shortage and short-term rentals exacerbate the problem by eliminating housing units from the long-term rental market. It also infringes on the neighbors that live in an area where hotels and short-term stays are prohibited. Short-term rentals are investment properties that do not contribute to the community. It seems like they are not paying into the community in terms of commercial property taxes, lodging tax and so forth. They only benefit the property owner. We have hotels in town that are not fully occupied. STRs are also a burden on the already overworked town staff. There is no code enforcement.	6/30/2022 1:48 PM
42	The Town should not infringe on an owner's property rights, including the right to rent out property on long or short term basis. That should be left up to HOA's, which should require a majority vote of the property owners of those neighborhoods. I do think the current restrictions regarding safety requirements are necessary and beneficial, but should stop there.	6/30/2022 12:27 PM

Recode Eagle: Installment 1 Survey

43	Limit min number of nights in primarily single family residential areas. No 1-2 night rentals	6/30/2022 11:52 AM
44	A representative/PM must live in Eagle County if the owner does not.	6/30/2022 11:46 AM
45	ADU should be used to as best for the person who owns it. As long as it is safe to the people renting the ADU. Many locals rely on their ADU to help them live here. They own the space and should use it as best for them and their families.	6/30/2022 10:45 AM

Q6 In what zone district categories should childcare centers (State licensed, more than 6 children) be allowed without a public hearing but with administrative approval? (choose as many as you like)

Answered: 179 Skipped: 17



ANSWER CHOICES	RESPONSES	
Residential, single-family	49.16%	88
Residential, multi-unit (single-family, duplex, townhome, apartment)	34.08%	61
Mixed-use (e.g., residential and commercial)	73.18%	131
Central Business District (CBD)	60.89%	109
Commercial	70.39%	126
Industrial	30.17%	54
None of the above	5.03%	9
Total Respondents: 179		

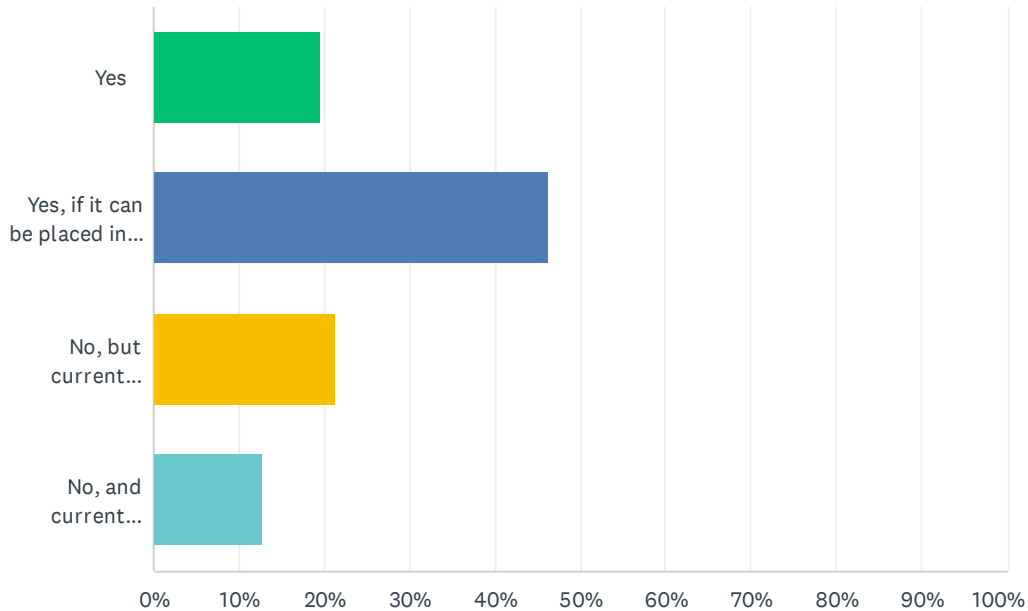
#	ADDITIONAL COMMENTS	DATE
1	As long as direct neighbors are ok with facility.	8/31/2022 9:16 AM
2	Childcare facilities should not be permitted in residential or downtown areas in the Town.	8/31/2022 8:51 AM
3	IN general, we need more childcare facilities, and could easily be required in some of the new development plans for Haymeadow, East Eagle, or at the development of the Bull Pasture.	8/17/2022 11:19 AM
4	We are in DESPERATE need of more childcare centers. Let's make it as easy as possible to get more.	8/15/2022 2:11 PM

Recode Eagle: Installment 1 Survey

5	Always need public review/comment just as any other business would be required to do.	8/15/2022 11:18 AM
6	Childcare is hard to find. We should be open to less traditional options while still maintaining safety and care standards.	8/8/2022 11:51 AM
7	child care centers centers need to continue to be special use designations so that the town can guarantee certain safety and health items, such as drop-off/pick-up, floor layout, outside play areas, etc.	8/2/2022 3:01 PM
8	Again, parking is becoming a problem in residential areas. Additionally, home daycare centers should be required to follow the requirements of IBC and IFC codes. I know and experience the challenges of finding daycare for my children but that should not allow for short cuts for daycare centers in the home. Look to Miller Ranch - the Miller Ranch Daycare / Community Center was responsibly contained within the PUD master plan.	7/29/2022 3:37 PM
9	any area that has a residential element needs at least the notification of the property owner in an "x" distance to the proposed site.	7/29/2022 12:25 PM
10	Children are compatible with residential zones.	7/29/2022 9:18 AM
11	We need childcare, let them operate as needed	7/28/2022 12:33 PM
12	Any area that can handle the noise and the traffic	7/19/2022 4:56 PM
13	Reducing red tape and making government smaller instead of more prohibitive is a good thing.	7/19/2022 9:58 AM
14	There should be less barriers to running a child care facility, not more.	7/13/2022 1:00 PM
15	Can get too noisy if in a smaller unit	7/13/2022 12:06 PM
16	This should be easy to obtain, the state does the licensing, we should just allow it. The restrictions we place on these entities is not helpful. Health safety issues are fine, but not the location.	7/7/2022 11:43 AM
17	No strong opinion on this. Kids should be safe...that's the single most important priority.	7/6/2022 4:44 PM
18	The town should allow smaller childcare facilities (ex. 6 or fewer children) as a use by right and not require administrative approval.	7/5/2022 4:06 PM
19	Daycare is a business and should only be allowed in commercial areas of town.	7/1/2022 9:21 AM
20	Admin approval so long as there is some notification and clear standards.	6/30/2022 8:56 PM
21	We are in terrible need of good childcare centers. They do not hurt a neighborhood.	6/30/2022 1:15 PM
22	Remove barriers and allow them anywhere. As a working parent, childcare options in the Valley are woefully inadequate.	6/30/2022 10:54 AM
23	I don't know enough about this process to answer	6/30/2022 10:45 AM
24	We need as much area childcare as possible, as long as approval ensures safe outdoor recreation areas and pickup/dropoff	6/30/2022 10:15 AM

Q7 Should more residential development be allowed along Chambers Avenue

Answered: 188 Skipped: 8



ANSWER CHOICES	RESPONSES
Yes	19.68% 37
Yes, if it can be placed in a location that is safe for children, pedestrians, bicycles, and people in wheelchairs.	46.28% 87
No, but current residential uses should be allowed to continue	21.28% 40
No, and current residential uses should be converted to commercial uses over time	12.77% 24
TOTAL	188

#	ADDITIONAL COMMENTS	DATE
1	I think we should focus more residential development within old Eagle (higher density units), and west eagle (potentially the HWY 6/River front area if that land will ever sell). Keep Chambers Ave more industrial/commercial/retail.	8/17/2022 11:19 AM
2	Make sure the bus goes along Chambers to allow for everyone to be able to use it if you do decide to have more residential development. Not everyone has a car!	8/15/2022 2:11 PM
3	If there is going to be more residential areas on Chambers, it would be nice to include some neighborhood amenities, like bike paths, playgrounds, and maybe a bus stop.	8/8/2022 11:51 AM
4	The live/work places look great. Development in this area should be consistent (or supplemental) with the commercial/industrial area, such as 2nd floor residential, work/live units, and similar.	8/3/2022 12:49 PM
5	This area is not a desirable location for residential. The existing multi-residential in the CG was a poor interpretation of the existing code. The old interpretation was one residential for each lot; more recently the interpretation has broadened to allow for one for each commercial "townhouse,"	8/2/2022 3:01 PM

Recode Eagle: Installment 1 Survey

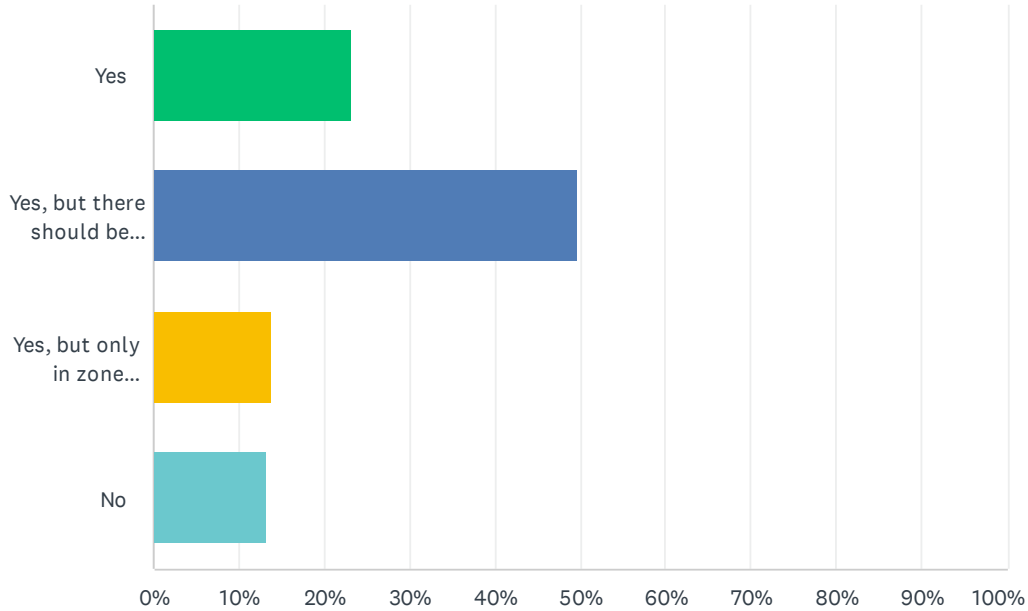
6	High density for rent.	7/29/2022 12:25 PM
7	Having residential in close proximity to the Eco Trail could be very beneficial.	7/21/2022 9:43 PM
8	This area should be for commercial and industrial use. Look at the area by the airport in Gypsum. There is so much commercial activity! Eagle needs that.	7/19/2022 4:56 PM
9	Chambers Avenue has a lot of space to grow, but it is probably better suited for commercial activity.	7/19/2022 11:31 AM
10	It's beyond ironic that people complain so much about housing, but then turn into complete NIMBY's when housing proposals are made. Chambers provides an excellent opportunity for businesses to provide employee housing units above commercial property.	7/19/2022 9:58 AM
11	Chambers is close to the transit corridor and downtown.	7/13/2022 1:00 PM
12	COMMERCIALIZE THIS VALLEY. So many of our residents rather to Glenwood for basic food and resources. How can a valley that promotes well being, healthy living, not have a Natural Grocers, Whole Foods not even Panera?	7/13/2022 12:10 PM
13	We need attractive businesses along chambers to bring in revenue to Eagle. Make it easy for people coming from airport or Costco to discover eagle. Right now there's no invitation to discover eagle and check out the biz's.	7/9/2022 12:26 PM
14	We really screwed up Chambers. Anything to fix it is a good idea.	7/7/2022 11:43 AM
15	Additional residential development along Chambers Avenue should be permitted but there needs to be a secondary access point (i.e., connection to Highway 6) to help address traffic from increased residential development.	7/5/2022 4:06 PM
16	I am not aware that the current residential development on Chambers is creating problems. If that is correct, then I don't see why we should prohibit it.	7/2/2022 6:58 PM
17	Need to clean up some of the existing commercial sites as well.	7/1/2022 11:56 AM
18	Chambers Ave at least has sidewalks (unlike the downtown neighborhood) and access to the Eagle Valley trail. It is close to the post office, bus stop, and food store.	7/1/2022 9:21 AM
19	Potential residents of Chambers Ave. area should be trusted to make their own decisions as to whether a residential unit, with or without amenities such as open space or park areas - is right for them and their family. It is a market consideration. However, if the Town is concerned with safety and amenities, a sub-area master plan should identify existing units, areas where additional residential may be encouraged/allowed, and needed improvements. Limiting the number of bedrooms in areas where light industrial uses are permitted may be an appropriate way to reduce conflicts (e.g. permit studios and 1 br units for employee housing as a use by right; don't permit 2-3 br units).	6/30/2022 8:56 PM
20	Not unless Chamers is widened an easement to ingress and egress to highway 6 on the East is provided.	6/30/2022 7:43 PM
21	There are at least two ground floor commercial properties on Chambers Ave that are being used as residential units. Residential use in this area is not in the best interest of the community. The town should be encouraging industrial and commercial activity on Chambers.	6/30/2022 1:48 PM
22	If a live work / employee housing project with Comm on the bottom and housing on the top would work.	6/30/2022 1:20 PM
23	This is a yes, but should be limited. I like the recent developments where apartments are above the commercial spaces. I think new commercial development should be allowed to have residential above. This is good for business owners who can rent to employees. I'm not sure I would do traditional condos/townhomes that are exclusively residential.	6/30/2022 12:27 PM
24	Chambers should be primarily commercial/light industrial, with live/work accommodation ONLY for workers in those businesses.	6/30/2022 11:01 AM
25	I had reservations about allowing live work units in the Chambers area, and continue to have them. The Town has very little large lot commercial properties remaining and relies far too heavily on City Market for sales tax revenues. I think it would be a huge mistake to allow Chambers to be overrun with residential housing, which will make large scale commercial of any type more challenging in that area.	6/30/2022 10:54 AM

Recode Eagle: Installment 1 Survey

26	A decision should be made by the community, either make chambers a commercial industrial area or make it a true mixed use neighborhood.	6/29/2022 5:09 PM
27	Focus on workforce housing along Chambers Avenue.	6/24/2022 4:06 PM

Q8 Should new manufactured homes be allowed on any lot where a new single-family home could be built?

Answered: 189 Skipped: 7



ANSWER CHOICES	RESPONSES
Yes	23.28% 44
Yes, but there should be design standards to ensure that the manufactured unit blends in	49.74% 94
Yes, but only in zone districts where a wide range of housing types (e.g., duplex, triplex, fourplex, townhome) are allowed	13.76% 26
No	13.23% 25
TOTAL	189

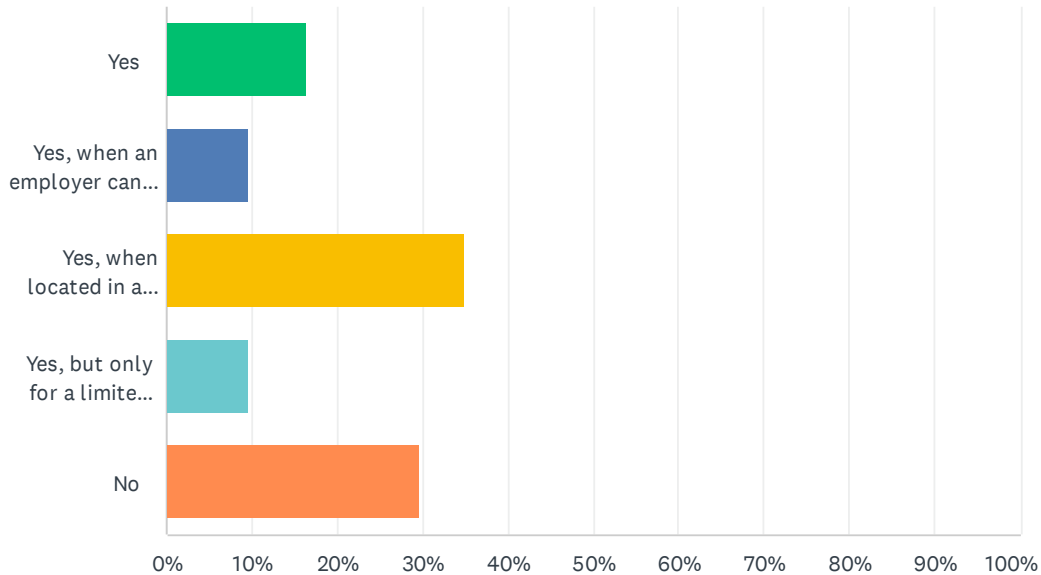
#	ADDITIONAL COMMENTS	DATE
1	Modge Podge structures in residential areas are ugly and decrease the value of the neighborhoods.	8/31/2022 8:51 AM
2	Sometimes manufactured homes can be built less expensively and with less environmental impact than standard stick built homes.	8/8/2022 11:51 AM
3	If built to regular building codes. Those built to the HUD standard are not a wise investment (both for the town or the individuals)	8/3/2022 12:49 PM
4	I thought state statutes provides manufactured housing could not be prohibited so long as design criteria are met. Does this change now that Eagle is home rule.	8/2/2022 3:01 PM
5	Modular housing is nothing like it was. New companies like Fading West in BV are creating entire communities of high-quality housing that is built quickly, with costs that can be 30% to even 50% less than stick built. Important to remember that The Bluffs consists of largely modular homes. Communities across the Western Slope must embrace modular housing in response to the housing crisis.	7/22/2022 8:47 AM

Recode Eagle: Installment 1 Survey

6	These types of buildings provide a great affordable option for low income and working people.	7/19/2022 4:56 PM
7	Manufactured homes are a widely used type of affordable housing. If the town wants to support affordable housing there is no question that this type of housing should be allowed.	7/19/2022 11:31 AM
8	Again - less red tape.	7/19/2022 9:58 AM
9	Affordable is important! Manufactured homes can live up to the current design standards assuming those are current.	7/14/2022 6:32 AM
10	Miller ranch is a good example of manufactured that fits with our standards.	7/13/2022 2:27 PM
11	Simple PUD	7/13/2022 12:06 PM
12	Eagle's historic architecture is more eye catching than a shitshow of manufactured houses like this. Please take pride in Eagle and our history. You get out of what you put in, if you advertise budget looking crap- then that's what you get.	7/9/2022 12:26 PM
13	Subject to design standards that apply to all types of buildings. Town needs a separate DRB.	7/7/2022 5:49 PM
14	I believe the town has a responsibility to make housing as affordable as possible but also to not diminish neighboring home owners existing property values. Allowing a manufactured home in a neighborhood must be very carefully considered.	7/7/2022 1:33 PM
15	Stop with the snobbery on manufactured homes. It's really gross.	7/7/2022 11:43 AM
16	More and more home types will be manufactured especially with climate related disasters destroying thousands of homes each year. Labor shortages and costs will make traditional stick built homes more unattainable and modular will become the norm as it is more efficient.	7/6/2022 2:28 PM
17	The town needs to clarify that there is a difference between "manufactured homes" (which are mobile homes) and "modular homes" (which are homes that are pre-fabricated and assembled on-site).	7/5/2022 4:06 PM
18	No mobile homes	7/1/2022 11:56 AM
19	These types of homes are affordable and are seen in some areas of town. There are many reasons to support allowing manufactured housing, but developers may be opposed since they would make less money if allowed.	7/1/2022 9:21 AM
20	Terrible idea. The charm of any old town/down town area is the character of the individual homes.	6/30/2022 10:50 PM
21	Why would this be problematic? There is plenty of evidence that manufactured homes are a widely used form of affordable housing and allow low-income populations a place to live without sharing walls. The town officials should be familiar with recent state legislation that encourages local governments to allow manufactured housing. HB22-1242.	6/30/2022 1:48 PM
22	No house should be allowed to take up an entire lot so that it crowds its neighbors.	6/30/2022 1:15 PM
23	Given our lack of local construction workforce and the costs to do stick built housing, we have to start looking at more creative housing solutions.	6/30/2022 10:54 AM
24	It shouldn't matter how you build but what you build. everything should meet a basic level of architectural design.	6/29/2022 5:09 PM
25	Design standards should still apply.	6/24/2022 4:06 PM

Q9 Should the Town consider allowing RVs, vans, or tiny-homes-on-wheels to be used as temporary housing?

Answered: 189 Skipped: 7



ANSWER CHOICES	RESPONSES
Yes	16.40% 31
Yes, when an employer can provide parking	9.52% 18
Yes, when located in an RV park	34.92% 66
Yes, but only for a limited period of time (such as 6 months or 1 year)	9.52% 18
No	29.63% 56
TOTAL	189

#	ADDITIONAL COMMENTS	DATE
1	Not sure I understand the question in relation to the answer options. Are you asking whether ANYONE should be allowed to live in an RV, van, or tiny-home as temporary housing? Or just Town employees? And wouldn't "temporary" by definition indicate this should be for a limited period of time?	8/17/2022 1:38 PM
2	Have a special location for them rather than have them everywhere. We only have one mobile home park and from what I understand, it's full. Let's have another or something similar (tiny home park?) to meet the needs of our community.	8/15/2022 2:11 PM
3	It seems like these often become eyesores, but there does seem to be a need for areas where people can park and live. Is there a way to encourage RV park development in certain areas with incentives or tax breaks? Or maybe through state parks?	8/8/2022 11:51 AM
4	This is a tricky one. A well-designed tiny home community with shared amenities could be a unique and valuable addition to the town. A longer term RV park could also be an asset, but time limits or other strategies would be needed to ensure it does not fill up with immovable broken down RVs that become an issue.	8/3/2022 12:49 PM

Recode Eagle: Installment 1 Survey

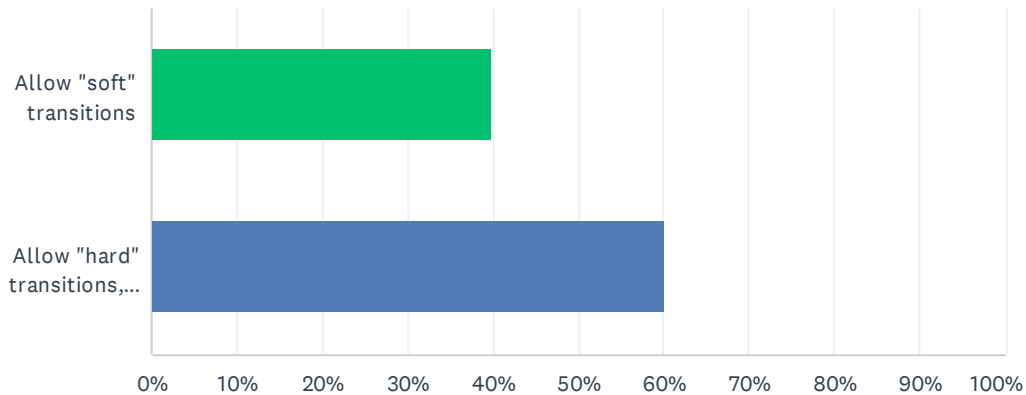
5	The problem is what is temporary and who enforces. 6 or 12 months is hardly temporary.	8/2/2022 3:01 PM
6	Nope and Nope	7/29/2022 3:37 PM
7	This could be fine but sanitary facilities need to be provided. Perhaps the town should encourage the construction of an RV park. Now where to put that? Ummmm. Red development property??	7/29/2022 12:25 PM
8	It's a no-brainer to at least allow them on a lot during construction of a new dwelling. If I'm building a new residence on my lot, I should be able to use an RV to live in during the permitting and construction process.	7/29/2022 9:18 AM
9	Yes to 2 and 3	7/22/2022 10:16 AM
10	Vehicles should be treated differently than tiny homes as far as location goes. Age of the vehicle should be another factor to consider.	7/21/2022 9:43 PM
11	We have to wake up to the changing dynamics of the world and think outside the box.	7/19/2022 4:56 PM
12	This would allow community members to buy a lot and live on-site in temporary housing while a permanent structure was built. This would support the working class in many ways. Unfortunately, this will not make as much money for the development community, so the town will probably not support it since the development community has such outsized representation and influence.	7/19/2022 11:31 AM
13	YES!!!! We are so behind the curve on housing and it's incredibly frustrating that the town seems to be so short sighted. It seems that we're always doing crisis mitigation and putting out fires instead of planning ahead adequately. Tiny homes and vans are an excellent entry level housing option for new and first time home buyers that we should be capitalizing on.	7/19/2022 9:58 AM
14	Where street parking is allowed, this can be problematic over time (take a look at the issues in Oregon), with people parking in front of private homes for extended periods of time and no recourse for the home owner. Allowing parking/camping on streets would increase the volume of vehicles on the streets, in front of private homes, trash/water resource issues, quality of life, crowding, perceived safety issues when you don't know the occupants of the vehicle now parked in front of your home for weeks, etc. TOE can partner with ECG to create a location for transient vehicles that need longer term parking solutions of up to 6 months and include areas for bathing, trash, water filling. A campground for travelers should also be created, in conjunction with VVMTA/Hardscrabble/ECG Open Space, and include a reservation system and max 2 week limit on sites. Ideally, the creation of something similar to 18 Rd in Fruita but on a very small scale to hold mountain bike/hike destination travelers.	7/14/2022 7:34 AM
15	Need to define what temporary housing means - where they can go, how water/sewer will be handled. This could be a great affordable housing solution if done right.	7/14/2022 6:32 AM
16	And when an employer can provide parking and facilities.	7/13/2022 1:00 PM
17	Créate a tiny home park	7/13/2022 12:30 PM
18	In designated areas	7/13/2022 12:18 PM
19	No. It belittles our community.	7/13/2022 12:10 PM
20	Or located in an RV park	7/13/2022 12:06 PM
21	Allow for development of the RV park up brush creek that was previously proposed	7/11/2022 12:08 PM
22	Please take the highroad and don't consider taking shortcuts like this. If you want people to spend money here like they do invail, Then put in the proper infrastructure and don't even consider this type thing	7/9/2022 12:26 PM
23	Specific locations and utility hook ups could be provided to ensure the safety and temporary identification of such homes/owners. Temporary utilities could be provided at a cost of such transient person if necessary.	7/8/2022 4:37 PM
24	We don't want to junk up the town and have people living in substandard facilities. These can be allowed in an RV park or mobile home park.	7/7/2022 5:49 PM
25	This is opening a huge can of worms!!!! Allowing people to live in a "van... down by the river."	7/7/2022 1:33 PM
26	Absolutely not. Someone can open an RV park where appropriate, but these have no place in	7/7/2022 11:43 AM

Recode Eagle: Installment 1 Survey

	Eagle currently. None.	
27	This was absolutely ridiculous when the town restricted a resident on their own property who was clearly building a home in progress to not use their tiny home. They were bringing their own housing and not adding to the shortage.	7/6/2022 10:18 PM
28	Tiny homes should be allowed. Minimum square footage requirements are classist	7/6/2022 2:28 PM
29	The town & Eagle County should come together to designate additional locations for RV parks. These parks should be limited to people working full time in Eagle County, not visitors.	7/6/2022 12:41 PM
30	Not all RVs have black water systems. We need to ensure adequate sanitation. It doesn't necessarily need to be a traditional RV park. But it need to be designed to make sanitation easy.	7/2/2022 6:58 PM
31	This seems ok especially in the summer months to support the seasonal workforce.	7/1/2022 9:21 AM
32	The town should consider allowing all "mobile" home options on any land as temporary housing...	6/30/2022 11:50 AM
33	Good option while property owners are building or remodeling	6/30/2022 11:46 AM
34	I might consider this being allowed if located in a designated area or RV park, but "tiny homes" are just glorified trailers and come with their host of issues for housing in our climate.	6/30/2022 10:54 AM
35	Unfortunately these situations might be mandatory for some people when first establishing themselves in our community. We should create a safe place & comfortable place for these RV's/Vans and other temporary housing.	6/30/2022 10:45 AM
36	There should be areas where this is allowed and areas not where it is not allowed.	6/29/2022 5:09 PM

Q10 Is there enough future (re)developable area to require “soft” density transitions from low to medium to high density, or should the LUDC recognize that there will be some “hard” transitions from low to high intensity and include site design and buffering standards to help them fit together?

Answered: 163 Skipped: 33



ANSWER CHOICES	RESPONSES
Allow "soft" transitions	39.88% 65
Allow "hard" transitions, but with site design and buffering standards	60.12% 98
TOTAL	163

#	ADDITIONAL COMMENTS	DATE
1	No density change should be allowed	8/31/2022 9:57 AM
2	This question is confusing?	8/31/2022 8:52 AM
3	This is a difficult decision and hard to interpret. Examples of what each alternative means should be presented. May sound like a good idea to promote housing unless you live there. Also PUD's would be exempt.	8/2/2022 3:04 PM
4	We need to protect existing housing units from redevelopment. To have a single-family next to a 4-story apartment building is not a great plan. Zoning and well published master plan will let people know what to expect when they purchase property for redevelopment.	7/29/2022 3:39 PM
5	Why should people who redevelop sooner be penalized? We want to encourage up-development. Would I be required to have setbacks just because I built before my neighbor? Then they can develop next year with no setbacks?	7/29/2022 9:20 AM
6	I am not sure why the town is asking. Ultimately the town will do whatever they want. The town has never rejected a developer.	7/21/2022 5:41 PM
7	Why do we want to change things so much that this would be required?	7/19/2022 4:57 PM
8	Broadway can be more high density with softening out towards the residential areas.	7/14/2022 7:36 AM
9	I'm not sure what exactly you are asking -- pictures perhaps?	7/14/2022 6:33 AM
10	Too vague of a question to answer.	7/13/2022 2:28 PM

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11	As long as there is parking	7/13/2022 12:07 PM
12	How about address infrastructure and roads before more density. Fire mitigation depends on safe evacuation	7/11/2022 11:39 PM
13	This question is not structured well. It starts with addressing if there is enough developable land but then switches to hard and soft transitions. Should remove this question.	7/7/2022 5:51 PM
14	I'm not sure I understand this question enough to respond.	7/6/2022 12:42 PM
15	It will be important to allow for "hard" transitions in the downtown area to facilitate the redevelopment of this part of Eagle over time.	7/5/2022 4:08 PM
16	If this question needs to be asked, then maybe there is too much density being allowed to begin with.	7/1/2022 9:22 AM
17	I do not understand what soft or hard transitions are.	6/30/2022 10:51 PM
18	the soft transition idea would be nice, but would be confusing to implement.	6/30/2022 1:49 PM
19	Town should be open to all new development and be open to hard transition in order to push us forward with forward thinking pioneers.	6/30/2022 11:47 AM
20	I'm not sure I understand the concern here.	6/30/2022 10:55 AM
21	try to acheve soft transitions where possable but buffer hard transitions especially at the edge of town or in low density areas	6/29/2022 5:21 PM