



HAYMEADOW PUD AMENDMENT REVISED PROJECT NARRATIVE

Date: June 17, 2024
To: Jessica Lake, Planner II, Town of Eagle
From: Norris Design

Re: PUDA23-01 Haymeadow Major PUD Amendment Resubmittal

BACKGROUND:

The Haymeadow PUD was originally approved in 2014 and subsequently amended multiple times, with the last amendment occurring in 2023. The current PUD Development Plan consists of five distinct residential neighborhoods, community parks, a fire station, a K-8 sized public school site and expansive open space tracts. The neighborhoods are situated around a framework of open space corridors, parks and trails that create an organized layout of neighborhoods and public spaces. The Haymeadow PUD is approved for 837 dwelling units on 660 acres. This includes 344 multi-family units and 493 single family/duplex units. Approximately 381 acres (58% of the total land area) is designated as open space.

Eagle Area Community Plan

The primary design influence for the Haymeadow community has been the Eagle Area Community Plan. The PUD closely aligns with the applicable goals of the 2010 EACP. Specifically, the chapters on Vision, Land Use, and Conservation Oriented Development provided very specific guidance for the Haymeadow design. The concepts of livability, sense of community, stewardship of the natural environment, and compact walkable neighborhoods are all reflected in the approved plan. Preserving the character of Brush Creek Road is also a key objective of the PUD design, which is achieved by providing significant setbacks and open space buffers from the road and transitioning to lower density, more rural residential development, moving east up Brush Creek Road.

PUD AMENDMENT PURPOSE AND OVERVIEW

The purpose of the current PUD amendment application is to propose the following changes to the existing PUD:

1. Restore the original, preferred school and recreation parcel to its original location depicted in the 2014 PUD. This 6.5-acre site, shown as Tract E, is located immediately adjacent to the existing Mountain Recreation facility and future expanded bike park.
2. Relocate the residential development currently allowed on the Tract E school and recreation parcel (Neighborhood A1 in the current PUD) to Neighborhood C, a more central location within the heart of the neighborhood, adjacent to the central neighborhood park space and amenities in Trailhead Park.
3. Add a 1.6-acre childcare site to the PUD Development Plan in Neighborhood A1, along Sylvan Lake Road, adjacent to the central Trailhead Park. Childcare development standards are being addressed in a concurrent update to the Haymeadow Design Guidelines.
4. Revise the alignment of Sylvan Lake Road to create smaller neighborhood nodes, providing a more small-town feel throughout the community and creating a transition to lower density, more rural residential areas moving eastward up the valley. Sylvan Lake Road currently ends at Neighborhood D on the PUD Development Plan, as this is where the collector road will end, and the road network will transition to more rural, local access roads through Neighborhood D.
5. Bring the PUD into alignment with the current Town Code, updating the PUD to align with the Recode Eagle Land Use and Development Code, adopted in October 2023.



The proposed changes are improvements being made in the best interest of the community, to better meet community needs over the long-term buildout of the development. These changes will maximize livability, concentrate/cluster density within the neighborhood core, increase the continuity of open space lands and natural corridors, and better preserve Brush Creek Road's unique character. The changes will also further enhance placemaking opportunities, construction feasibility, and opportunities to provide a wide range of housing types and childcare to best serve community needs.

The PUD amendment application materials have been revised to address the issues and concerns identified in the Town of Eagle Referral Response Summary Report, issued on November 13, 2023. Materials provided with this resubmittal include:

1. Revised Project Narrative
2. Revised PUD Document
 - a. Redlined PUD language
 - b. Revised PUD graphics
3. Response to Comments Letter

KEY BENEFITS OF PROPOSED PUD AMENDMENT:

Maintain Existing Density

The proposed PUD amendment will remain true to the intent of the original PUD and the Town's Comprehensive Plan. There is no change proposed to the total residential density, which will remain 837 units on approximately 660 acres. The overall density will remain the same, with 59 total units of density moving internally from Neighborhoods A1 and B into Neighborhood C, as described below.

- 41 units are being moved from the Tract E Town and School Site (Neighborhood A1 in the current PUD) back to Neighborhood C, restoring the original location for this density in the 2014 PUD Development Plan, which is a more appropriate and desirable location in the heart of the community.
- 18 units are being moved from Neighborhood B into Neighborhood C, because of the Sylvan Lake Road realignment, which will reduce the size of Neighborhood B by approximately 3.5 acres. This change is intended to create smaller sized neighborhoods that are more easily phaseable. In the refreshed plan, both Neighborhoods B and C are each approximately 57.4 acres.

Neighborhood	2014 Approved Density	2021 Approved Density	Proposed Density
A1	228	300	259
A2	189	189	189
B	209	189	170
C	161	109	168
D	50	50	50
I			1
TOTAL	837	837	837

The PUD currently allows flexibility for density to be transferred between neighborhoods and for multifamily units to be converted to single family/duplex units (up to 25% of the density within each neighborhood). The PUD amendment proposes to allow this 25% flexibility to be applied in both directions (i.e., converting from multifamily to single family/duplex or converting from single family/duplex to multifamily). This change is intended to provide maximum flexibility to adapt to changing market conditions and housing needs over time,



recognizing that it may be in the best interest of the community to increase multifamily housing options to provide more diversity of housing types and affordability within the Town of Eagle.

The PUD amendment also clarifies that acreage may be transferred between neighborhoods in conjunction with a density transfer, provided the resulting density does not exceed the density thresholds set forth in Section 4. Density Control (e.g., a maximum 16 dwelling units per gross acre for development within any Multi-Family Tract). No other changes to the proposed PUD density are proposed.

Improve Land Use Plan

The proposed changes to the PUD Development Plan will restore the original, deliberately selected school and recreation parcel to its original location immediately adjacent to the existing Mountain Recreation facility and future expanded bike park and other amenities as indicated in the Haymaker Master Plan. The alternate school site location in the current PUD was approved through the 2021 PUD amendment because of water pressure and water storage tank phasing, which have since been resolved through engineering solutions explained in more detail below. With these water engineering constraints no longer present, the original Town and School Site can be restored, and residential density currently permitted on this site can be moved to a more appropriate location in Neighborhood C. This change to the land use plan results in the following improvements:

- Residential development will be moved to a more central location within the heart of the community, closer to amenities, and concentrated / clustered in the neighborhood core. This is a more compact, efficient and sustainable use of land and provides enhanced placemaking opportunities centered around the meadow as the central community gathering place.
- Restoring the 6.5-acre Tract E Town and School Site will increase continuity of open space lands and natural corridors, consolidating public lands adjacent to the existing community center, which is a return to the originally approved PUD Development Plan. This change is more conducive to the site topography and creates a larger open space buffer between the Haymeadow residential community and the existing Soleil neighborhood and Mountain Rec facility.

Maintain and Increase Community Benefits

The proposed PUD amendment maintains the community benefits included in the current PUD and provides an additional community benefit through the addition of a 1.6-acre childcare site in Neighborhood A1. No changes are proposed to the deed-restricted component of the neighborhood, which will be fulfilled ahead of schedule with the attainable housing units provided in the earliest stages of the project. The PUD Amendment application proposes adding an additional community benefit with a childcare center added within the heart of the community adjacent to Trailhead Park.

Plan Refresh – Stronger Connections to Nature and Community Amenities

The Plan has been refreshed to encourage areas and spaces for people to be immersed in the natural surroundings. The proposed community amenities and density are designed to strengthen the relationship between people and the environment, bringing nature into central gathering areas and allowing for respectful connections for people into different ecosystems.

The Plan has been designed to focus on enhancing different naturally occurring ecosystems, including:

- Riparian
- Aspen grove
- Pinyon pine juniper forest
- High alpine meadows



The Plan focuses on providing habitat for pollinators and animal habitats that support wildlife. Water will be an important part of the natural ecosystems and enhanced willow corridors and drainage systems will flow through the site; although water is just one of the central ecosystems, rather than the dominant one.

Trail System

As shown on the PUD Trails Plan, the Haymeadow Neighborhood will provide an extensive, expanded trail network within Town, with two proposed trailheads and Trailhead Park serving as new access points to the expansive trail network. The proposed trails are connecting into the larger Town trail system, and trailheads are located on collector roads to best accommodate vehicle access.

The small neighborhood pods allow for a natural trail hierarchy with paved pathways and soft surface trails provided for a variety of users. The primary paved pathways will connect into the larger Town paved trail system, with a connection to the Pool and Ice Rink and an interior loop that provides safe routes for bicyclists and pedestrians. Secondary, soft surface trails will connect into the existing open space trail system to the north of the property and to the Eagle Ranch Trail System to the south.

Wildlife Corridor & Berm

No change is proposed to the wildlife corridor and berm along the eastern edge of the Haymeadow community, which will be maintained to provide a buffer between the site and adjacent Eagle County Open Space lands.

ENVIRONMENTAL ANALYSIS:

The 2014 approved Haymeadow PUD included a thorough environmental analysis of the property that was reviewed as a part of the Haymeadow Concept and Zoning PUD review processes. Environmentally sensitive portions of the property such as wildlife habitat, wetlands, geologically sensitive areas and drainageways were identified and protected by designating these areas as open space. Restoration of the original school and recreation parcel will not create any new adverse environmental impacts. The Haymeadow open space corridors have been strategically designed to protect wetlands, riparian areas and large stands of Cottonwood and Willow trees.

The proposed amendment to the PUD does not add any additional impact to native vegetation areas or to wetlands. The proposed uses will occur in areas of introduced or disturbed vegetation.

Access and Traffic

The restoration of the original school and recreation parcel, and relocation of residential density to Neighborhood C will not change the overall traffic volumes generated from the Haymeadow site or prior PUD Amendment analysis. Fox Tuttle Transportation Group has updated the trip generation table in the traffic impact analysis to add the proposed childcare center. As shown in the updated Table B, the childcare center would generate 295 additional daily, 56 AM peak hour, and 57 PM peak hour trips (assuming 5% non-auto reduction for folks walking/biking kids to day care). The updated A1 trip generation with the childcare use added is a total of 1,682 daily, 146 AM peak hour, and 174 PM peak hour trips. These are local roadway volumes (below collector threshold), and would be split between the multiple access points, so are not expected to create any bottleneck/operational concerns at this level. The childcare site will be designed to accommodate drop-off/pick-up and parking on-site, to mitigate impacts to the adjacent residential uses.

Water and Wastewater

Since there is no increase or decrease proposed to the intensity or density of the proposed plan, there is no effect upon the water rights dedication requirements or the capacity of the water and wastewater plants and infrastructure. The addition of a childcare center will increase water demand and wastewater effluent volumes by an estimated 3,600 gallons per day. Cutthroat Consulting, LLC has prepared a memo analyzing the increased impacts, which is attached. As stated in this memo, the water and sewer mains within Haymeadow have adequate capacity to accommodate the small increase in demand and effluent volumes.



Adding a water tank on the Eagle Ranch Zone 2 versus the Haymeadow Town Zone eliminates elevation and water pressure limitations in Neighborhood A1, allowing more density in locations not governed by the geographic boundary of the pressure line. The water main through A1 is sized to handle the volume for the entire development, and therefore will have sufficient capacity to support the site development and density as proposed. Additionally, the pivot to Eagle Ranch Zone 2 provides community benefits of improving water pressure balancing and redundancy to the entire Town's network.

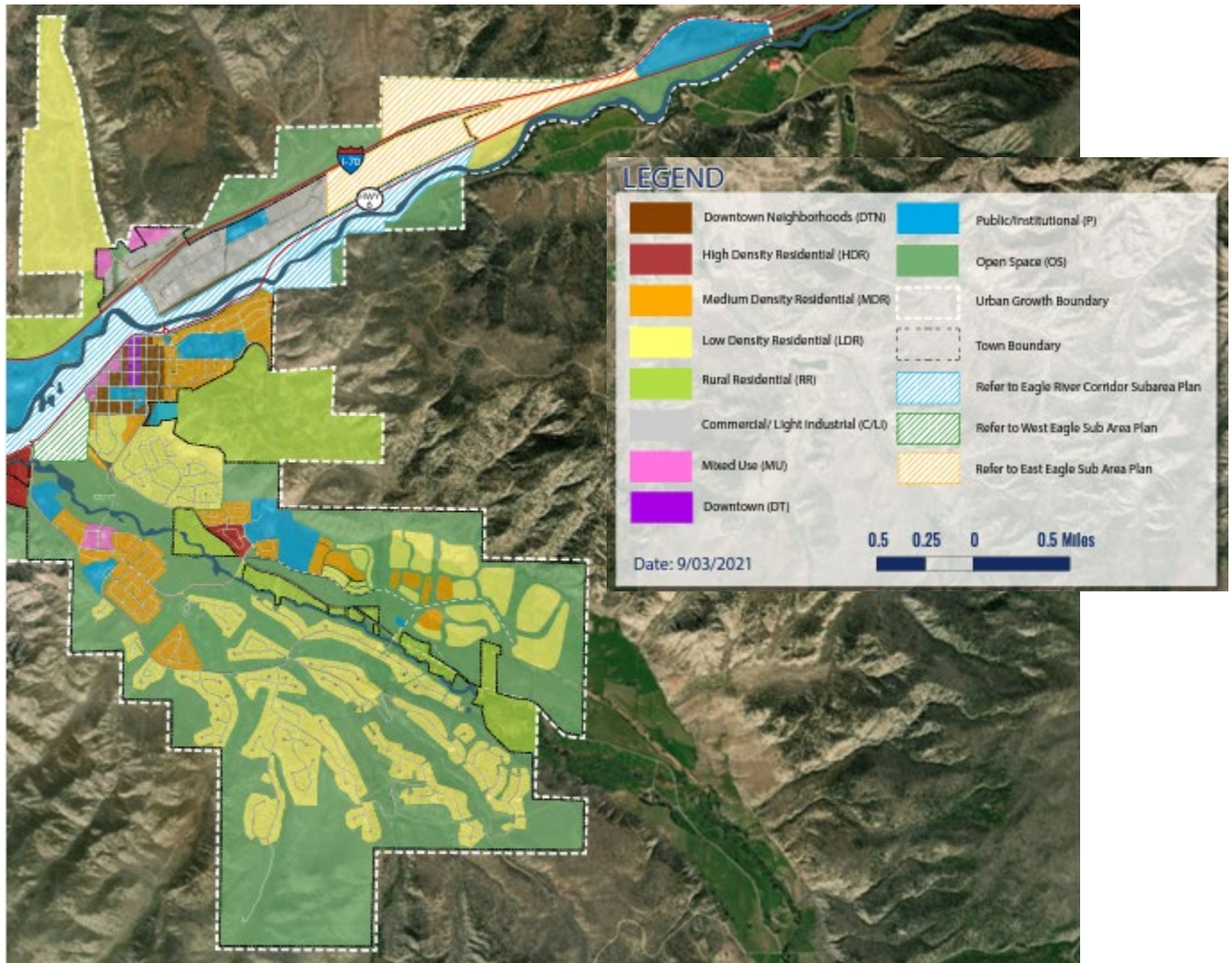
The existing sanitary sewer mains and non-potable water mains installed as part of Haymeadow Filing 1, have sufficient capacity to support the site development and density as proposed.

ELEVATE EAGLE COMPREHENSIVE PLAN ALIGNMENT:

As stated above, the 2014 approved Haymeadow PUD Development Plan was designed to a very high level of compliance with the 2010 Eagle Area Community Plan. The prior amendment in 2021 was deemed in conformance with the Elevate Eagle Comprehensive Plan adopted on December 5, 2020.

In 2021, Elevate Eagle was amended. The updated Plan outlines a larger vision with five core themes (page 10): inclusive culture, unique character, adventurous lifestyle, relationship with the environment, and connections. These values apply well to the overall Haymeadow PUD, and the proposed changes maintain overall compliance with the current edition of the Elevate Eagle Comprehensive Plan.

An important component of Elevate Eagle is the Future Land Use Chapter. The proposed PUD changes do not modify intended uses and remain consistent with the Future Land Use map on pages 30-31, also depicted below.



The Haymeadow PUD is aligned with the following relevant goals and policies set forth to implement the community vision.

Inclusive Culture

- ✓ Ensure a healthy mix of housing types and densities (e.g., Single-family, duplex, multifamily, mixed use, and accessory dwelling units) to allow for greater diversity.
 - i. Low and medium density residential options are provided offering a range of housing in line with the original PUD.
 - ii. Maintaining increased density in the earliest neighborhood to allow expedited speed to delivery on housing, more accessible price points, and wide range of products, while being most proximate to Town.

Unique Character

- ✓ Preserve and enhance Eagle's unique Brush Creek Area.
 - i. Existing enhanced wetlands and future community park are provided adjacent to Brush Creek. No changes to the original PUD are proposed.
- ✓ Maintain the Town's identity and sense of place.



- i. Haymeadow will have a small-town feel with community amenities incorporated into the stunning natural landscape.
- ✓ Preserve viewsheds and view corridors in key areas throughout Town.
 - i. No changes are proposed affecting viewsheds and view corridors, key wetland, and wildlife corridors.
- ✓ Large setbacks from Brush Creek Road for rural, county lane experience.
 - i. Maintained a minimum setback of 250' from Brush Creek Road per the original PUD.

Adventurous Lifestyle

- ✓ Promote the Town's unique activities (fishing, biking, hiking, and more)
 - i. Enhanced outdoor amenities and neighborhood offerings are proposed in Trailhead Park, with recreational community amenities and interconnected trails throughout the community.
- ✓ Interconnect and expand upon the unparalleled trail and park system.
 - i. Spine Trail retained with four linkages to the greater Eagle network.
- ✓ Support efforts to enhance and expand parks, trails (hiking, biking, motorized), and recreation amenities.
 - i. The small neighborhood pods allow for a natural trail hierarchy (paved, soft/crusher fine trails, and dirt trails) for a variety of users.
- ✓ Improve the safety and efficiency of bicycle and pedestrian crossings throughout Town via Brush Creek Road extension vision.
 - i. Attached and detached sidewalks are provided along the main collector as previously approved.

Relationship with the Environment

- ✓ Protect open space lands with high conservation or recreation value.
 - i. No changes are proposed to the dedicated or future identified open space lands.
 - ii. 381 acres (58%) open space lands and wildlife buffer immediately adjacent to newer Eagle County Open Space lands.
- ✓ Protect and preserve wildlife habitat, movement corridors, and other sensitive lands.
 - i. All wetland and wildlife areas left intact or further enhanced with continuity to open space.
- ✓ Remove unnecessary fencing and encourage the use of wildlife-friendly fencing according to CPW standards.
 - i. No fencing along BLM lands or Brush Creek Road as desired by the Town.
- ✓ Strike balance between recreation and preservation along riparian areas.
- ✓ Maintain and enhance the existing trail network along Brush Creek to define areas for human interaction.

Connections

- ✓ Expand the transportation network.
 - i. Additional roundabouts and collector roads for ease of circulation and transit.
- ✓ Improve circulation on US Highway 6/Grand Avenue.
 - i. Partnership approach and view with Brush Creek Road Extension access point.
- ✓ Expand the network of safe and convenient pedestrian and bicycle circulation.
 - i. Multi-modal street cross-sections to facilitate all modes of vehicular and pedestrian transportation.
- ✓ Enhance multi-modal and pedestrian connectivity.
 - i. New paved and natural pathways throughout the property.
- ✓ Create connections to existing trails and pedestrian areas within the Brush Creek character area.
 - i. Key Haymaker linkage as well as future trailhead interfaces with existing network.



CONDITIONS FOR APPROVAL OF PUD AMENDMENT:

In accordance with the Town of Eagle Town Code Section 4.11.050 an approved PUD zoning plan or an approved PUD development plan may be amended if the applicant demonstrates that the proposed modification:

1. **Is consistent with the efficient development and preservation of the entire planned unit development.**

The proposed amendment is consistent with the efficient development and preservation of the entire planned unit development. The proposed amendment includes re-alignment of Sylvan Lake Road within the development that creates smaller development pods and increases the efficiency of the development, while working within the parameters of the PUD. Residential development has been moved to the central core of the neighborhood, closer to amenities. This is a more compact, efficient, and sustainable use of land and with enhanced placemaking opportunities centered around the meadow as the central community gathering place.

2. **Does not affect in a substantially adverse manner either the enjoyment of land abutting upon, adjoining or across a street from the Planned Unit Development or the public interest.**

The proposed amendment does not have a substantial adverse effect upon any lands abutting the PUD or the public interest. The outer boundary extents of the development pods have been honored in the new development plan and there is no expansion of development pod acreage.

3. **Is not granted solely to confer a special benefit upon any person.**

The proposed PUD amendment does not confer a special benefit upon any person. The amendment maintains the community benefits included in the current PUD and provides an additional community benefit through the addition of a 1.6-acre childcare site in Neighborhood A1. The proposal will create more efficient use of land, and provide community park, open space and trail amenities at the heart of Haymeadow. These amenities are located directly across from the 20.5 acre "Town Park" creating great synergies for the Eagle community.

4. **Does not contain proposed uses that detract from other uses approved in the PUD.**

The PUD amendment does not contain proposed uses that detract from other uses approved in the PUD.

5. **Does not contain an open space plan that differs substantially in quantity or quality from that originally approved.**

The proposal improves the continuity of open space in the approved plan. The smaller neighborhood pods allow for a natural trail hierarchy (paved, soft/crusher fine trails, and dirt trails) that appeal to different user groups, while maintaining the Spine Trail and its four linkages to the greater Eagle network.

6. **Contains street and utility plans that are coordinated with planned and/or existing streets and utilities for the remainder of the PUD.**

There are no significant changes to the existing or approved street and utility plans.



DEVELOPMENT IMPACT REPORT:

The Town of Eagle Land Use Regulations Section 4.07.100 is titled Development Impact Report. The intent of this section of the land use regulations is to ensure that development proposals address and evaluate potential impacts.

This section of the Haymeadow PUD Amendment addresses the purpose, intent, and details of this portion of the town land use regulations.

Purpose - It is the purpose of this Section to:

- 1. Ensure that complete information concerning any adverse effects of the proposed development or subdivision on the environment and essential public and private services and facilities, including educational facilities, as well as the health, safety, order, convenience, prosperity, and welfare of present and future inhabitants of the Town is available to the Town Board, the Planning and Zoning Commission and the general public;**

The approved PUD Development Plan included a thorough environmental analysis of the property and that analysis was reviewed as a part of the Haymeadow PUD Zoning and Development Plan review processes. Those Haymeadow applications were assembled in a comprehensive manner and included information throughout the narrative application and the appendices that addresses the environment, essential public and private services and facilities, educational facilities, and the health, safety, order, convenience, prosperity, and welfare of present and future inhabitants of the Town.

Environmentally sensitive portions of the property such as wetlands and drainageways were identified and protected by designating these areas as open space. The recreation parcel and the multi-family locations were found to be areas suitable for development.

The restoration of Tract E does not create any adverse environmental impacts, have any adverse impact upon the provision of the above listed services or other impact to the community. In fact, it was designed that way originally as part of the 2014 PUD approval.

- 2. Ensure that long term protection of the environment and the provision of essential public and private services and facilities such as streets, utilities, and educational facilities are considered in major development and subdivision planning and that land use and development decisions, both public and private, take into account the relative merits of possible alternative actions;**

The 2014 Haymeadow PUD application included a robust environmental analysis of geology, vegetation, wildlife, traffic, drainage, utilities, and water rights and provided information on these topics as well as schools that allowed town officials and citizens opportunity to consider these factors as they evaluated the proposal. The result of that review process was the 2014 PUD Development Plan and Preliminary plan approval. The geologic, vegetation, wildlife, drainage, utility, and water rights analyses are unaffected by this shift in location of land uses. Total traffic will be unaffected and there will be no material changes to traffic patterns.

- 3. Ensure that proposed developments and subdivisions promote a healthful and convenient distribution of population, the wise and efficient expenditure of public funds, including the funds of other governmental entities, as well as the adequate provision of essential public services, facilities and requirements, including schools;**



This application proposes a shift/restoration in location of public park / open space as designed and contemplated in the 2014 PUD and conceptual plan. The application materials are sufficient to allow the reviewers the ability to evaluate any adverse impact to the distribution of population.

- 4. Provide procedures for local review and evaluation of the environmental and social-economic effects of proposed development projects and subdivisions, including essential public and private services and facilities, prior to granting major development permits or subdivision approvals; and**

This section of the Town of Eagle Land Use Regulations provides the procedures stated above and the Haymeadow review process is in compliance with those procedures.

- 5. Provide for the reasonable and adequate mitigation of on-site and off- site impacts generated by the proposed development or subdivision on the environment and essential public or private services and facilities, including streets, utilities and educational facilities.**

This application has evaluated on-site and off-site impacts. The applicant does not believe there are any on or off-site impacts that require mitigation above and beyond the current PUD approval.

Preliminary Impact Report

Every Development Permit Application and Preliminary Subdivision Plan shall include a preliminary statement of whether the proposed project will, will not, or could possibly affect the environment, either during construction or on a continuing basis, in each of the following respects:

- 1. By altering an ecological unit or landform, such as a ridgeline, saddle, draw, ravine, hillside, cliff, slope, creek, marsh, watercourse, or other natural landform feature;**

The 2014 approved PUD Development Plan has identified Tract E as now proposed. The level of disturbance to this site will remain similar. This application will not alter any of these landforms above and beyond the current approval.

- 2. By directly or indirectly affecting a wildlife habitat, feeding, or nesting ground;**

A complete wildlife analysis was included in the 2014 application and includes a comprehensive analysis of wildlife habitats and potential Haymeadow impacts and improvements and includes a recommendation for a wildlife movement corridor across the eastern portion of the site. This recommendation, among others, has been incorporated into the Haymeadow design and would be enhanced by the proposed increase in the size of that wildlife movement corridor across the eastern portion of the site.

The approved Haymeadow PUD includes wildlife mitigation measures to address potential impacts. The level of disturbance on Tract E will remain similar and will not create any additional affect to wildlife habitat, feeding or nesting areas.

- 3. By substantially altering or removing native grasses, trees, shrubs, or other vegetative cover;**

The majority of the Haymeadow lands exist as irrigated and cultivated agricultural lands. Tract E does not include native vegetation. The Haymeadow plan will not result in the substantial alteration of native vegetative cover. The level of disturbance to these respective sites will remain the same regardless of built use. This application will not alter any of this vegetative cover above and beyond the current approval.



4. **By affecting the appearance or character of a significant scenic area or resource, or involving buildings or other structures that are of a size, bulk, or scale that would be in marked contrast to natural or existing cultural features;**

The proposed PUD Amendment will not affect these factors above and beyond the current approval. These lands are located within the Eagle Area Community Plan Urban Growth Boundary and as such a certain level of impact to the above factors is understood.

5. **By potentially resulting in avalanche, landslide, siltation, settlement, flood, or other landform change of hazard to health and safety;**

This application will not affect these factors.

6. **By discharging toxic or thermally abnormal substance or involving use of herbicides or pesticides, or emitting smoke, gas, steam, dust, or other particulate matter;**

This application will not change the approved PUD in any manner that will affect these factors.

7. **By involving any process which results in odor that may be objectionable or damaging;**

This application will not create any odor issues.

8. **By requiring any waste treatment, cooling, or settlement pond, or requiring transportation of solid or liquid wastes to a treatment or disposal site;**

This application will not change the approved PUD in any manner that will affect these factors.

9. **By discharging significant volumes of solid or liquid wastes;**

This application will not change the approved PUD in any manner that will affect these factors.

10. **By increasing the demand on existing or planned sewage disposal, storm drainage, water distribution system, streets, or other utility systems to a level which is likely to cause an adverse impact on the environment;**

This application will not change the approved PUD in any manner that will affect these factors.

11. **By involving any process which generates noise that may be offensive or damaging;**

This application will not change the approved PUD in any manner that will affect these factors.

12. **By either displacing significant numbers of people or resulting in a significant increase in population;**

This application will not displace any people or result in any increase in population that is not already approved through the current PUD.

13. **By pre-empting a site which is desirable for recreational uses or planned open space;**

This application contemplates consolidated recreational or open space use in Tract E.



14. By altering local traffic patterns or causing an increase in traffic volume or transit service need;

This application will not alter traffic patterns internal to Haymeadow as density and areas remains unchanged from the prior amendment.

15. By substantially affecting the revenues or expenditures of the Town government;

This application has a neutral impact on revenues to the Town as density remains unchanged and anticipated buildout remains consistent with the 2021 PUD Major Amendment.

16. By increasing the demand on existing or planned school facilities to a level which is likely to cause an adverse impact on such school facilities, an adverse impact on educational opportunities, or an adverse impact on the revenues and expenditures of the Eagle County School District RE 50-J.

This application will not increase demand for school facilities, educational opportunities or ECSD revenues.

17. By being a part of a larger project which, at any future stage, may involve any of the impacts listed above.

The application is a part of a larger project that has been reviewed and approved by the Town of Eagle. The Haymeadow PUD is a complete master planned community and has addressed all the elements associated with the anticipated buildout of the property.