



## DEVELOPMENT IMPACT REPORT:

The Town of Eagle Land Use Regulations Section 4.17.030.C. 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 Filing 2, Neighborhood A1 Preliminary Plan and Final Plat Application addresses the purpose, intent, and details of this portion of the town land use regulations.

1. Purpose - It is the purpose of this Section to:

- a. **Ensure that complete information concerning any adverse effects of the proposed development on the environment, 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 Council, the Planning and Zoning Commission and the general public;**

The approved PUD Development Plan included a thorough environmental analysis of the property, which 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 proposed residential lots and childcare site included on the current Preliminary Plan and Final Plat for the remainder of Neighborhood A1 were found to be areas suitable for development.

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

The 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 the opportunity to consider these factors as they evaluated the proposal. The proposed Preliminary Plan and Final Plat for the remainder of Neighborhood A1 complies with all provisions of the Haymeadow PUD, with no changes to the geologic, vegetation, wildlife, drainage, utility, and water rights analyses.



- c. **Ensure that proposed developments 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 to plat single-family, duplex and multi-family residential lots, a childcare site, five open space tracts, and public rights-of-way within the approved locations identified on the Haymeadow PUD Development Plan, which have been determined to meet this requirement.

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

This section of the Town of Eagle Land Use Regulations provides the procedures stated above and the Haymeadow review process follows these procedures.

- e. **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 Statement**

Every development application 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:

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

This application is consistent with the approved Haymeadow PUD Development Plan and will not alter any of these landforms above and beyond the current PUD Development Plan approval.

- b. **By directly or indirectly affecting a high priority wildlife habitat;**

The majority of the Haymeadow lands exist as irrigated and cultivated agricultural lands. A complete wildlife analysis was included in the Haymeadow PUD application and includes a comprehensive analysis of wildlife habitats, potential impacts, and recommended wildlife management policies and guiding principles, including the recommendation for a wildlife movement corridor across the eastern portion of the site. The wildlife recommendations outlined in reports submitted from Western Ecosystems, Inc. and Birch Ecology, LLC, have been incorporated into the Haymeadow neighborhood design, with the OS-E Willow Corridor being dedicated as public open space within this subdivision filing.



The approved Haymeadow PUD includes wildlife mitigation measures to address potential impacts, and the proposed subdivision will not create any additional impacts to wildlife habitat, feeding or nesting areas.

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

The proposed subdivision will not alter or remove vegetative cover above and beyond what has been previously authorized by the existing Haymeadow PUD Development Plan approval. All disturbed areas will be revegetated with native grasses and all new plantings will be native species to Eagle County, in accordance with [Section 4.14.040.C.2.](#) of the Town Code.

**d. 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 subdivision will not affect these factors above and beyond the current PUD 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.

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

This application will not affect these factors.

**f. 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.

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

This application will not create any odor issues.

**h. 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.

**i. 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.



- j. 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.

- k. 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.

- l. 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.

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

This subdivision application includes dedication of five open space tracts, and an integrated recreational trail system in compliance with the approved Haymeadow PUD Development Plan and Trails Plan.

- n. 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 development areas comply with the approved Haymeadow PUD Development Plan.

- o. 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 Haymeadow PUD.

- p. 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.

- q. 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.