



**Community Development**

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**ADJACENT PROPERTY OWNER NOTIFICATION  
OF UPCOMING LAND USE HEARING**

October 30, 2020

**RE:** Board of County Commissioners hearing scheduled for Edwards RiverPark Planned Unit Development, Zone Change, and 1041 Permit. File Numbers PDSP-9050, ZC-9029, and 1041-9030.

Dear Valued Community Member,

You are receiving this letter as an owner of property adjacent to a vacant parcel known as County Assessor's Office Parcel #2105-052-00-011, formerly part of a B&B Excavating gravel mining operation along U.S. Highway 6 in the Edwards area, totalling approximately 53.27 acres (the "Subject Property"). Eagle County (the "County") received an application from Sierra Trail Investments, LLC on April 3, 2019 for a proposed project on the Subject Property called the Edwards RiverPark Planned Unit Development (PUD). Eagle County staff reviewed this application per the requirements of Eagle County Land Use Regulations, including Section 5-210.D - *Common Procedure for Review of Applications*. The Eagle County Planning Commission heard the applications during their regular scheduled meetings in 2020 on July 15th, August 5th, August 19th, September 16th, and October 7th, and made a recommendation of approval with conditions at the October 7th hearing. Per the Eagle County Land Use Regulations, the applications are now to be heard by the Board of County Commissioners (the "Board"). A hearing on **December 8, 2020** is scheduled for that review.

**Applicant Request:** Application for a Consolidated Sketch/Preliminary Plan for a mixed-use PUD, to include approximately 540 residential units (100 of which are currently proposed as deed restricted workforce housing) and 56,500 square feet of commercial uses. This application includes single-family and multi-family residential, hotel, conference and retail uses, active and passive recreation, and open space areas. Also included is a Zone Change application to rezone the Subject Parcel from Resource to PUD and a 1041 permit application for the extension of water and sewer services. The application is subject to change throughout the review process.

**Application materials** can be found on the Active Land Use Applications web page here: [https://www.eaglecounty.us/Planning/Active\\_Land\\_Use\\_Applications/](https://www.eaglecounty.us/Planning/Active_Land_Use_Applications/)

The application is scheduled to be heard by the Board on **December 8, 2020** at **4:00pm** in the Eagle County Hearing Room, 500 Broadway, Eagle, CO 81631. **Hearing agendas and staff reports** are posted at the link below five working days prior to the hearing date:

<https://go.boarddocs.com/co/eagleco/Board.nsf/Public>

**Site Visit:** A site visit for the proposed action will occur on **Tuesday, November 17, 2020 at 4:00pm** at the Subject Property (location of land above). Please see site map for meeting location at [ww.eaglecounty.us/Planning/Active\\_Land\\_Use\\_Applications/](http://ww.eaglecounty.us/Planning/Active_Land_Use_Applications/)

Due to public gathering restrictions, in person attendance for public comment during the hearing is limited. Eagle County now has three ways to participate in the hearing process and provide public comment.

1. **In-Person:** All members of the public that wish to provide in-person public comment during the hearing must sign up no later than September 14th at 4:00pm to attend in person.
2. **Virtual:** Members of the public also have the option to participate virtually via livestream video or telephone. There is no deadline to sign up through the virtual option.
3. **Written or Recorded Video:** Finally, written or recorded video public comment can be provided through an electronic form.

To access these options and the form, go to [https://www.eaglecounty.us/Planning/Active\\_Land\\_Use\\_Applications/](https://www.eaglecounty.us/Planning/Active_Land_Use_Applications/).

If the number of in-person sign ups exceeds room capacity, all constituents will be required to participate in the hearing through the virtual participation option or provide written or recorded video comment through the online form.

The hearing will include a presentation by Eagle County staff, a presentation by the applicant, question and answer of staff and the applicant by the Board, and public comment. At the discretion of the Board, deliberations and decisions may also take place. Based on the information provided, the Board may take one of four actions;

- 1) table/continue the hearing to the following meeting or another future date,
- 2) recommend approval of the file(s),
- 3) recommend approval with conditions, or
- 4) recommend denial of the file(s).

If additional meetings are necessary, please know that no additional notices will be sent regarding those meetings; however, dates will be posted to the Active Land Use Applications web page listed above.

**Additional information regarding the application:**

Type of Application: Combined Sketch/Preliminary Plan (PDSP) Planned Unit Development, Zone Change (ZC), and 1041 (1041) permit application for the Edwards River Park Planned Unit Development ("PUD"). File Nos. PDSP-9050, ZC-9029, and 1041-9030.

Location of Land: No Address, County Assessor's Office Parcel #2105-052-00-011, located on a parcel that was formerly part of a B&B Excavating gravel mining operation along U.S. Highway 6 in the Edwards area totalling approximately 53.27 acres (the "Subject Property").

Legal Description: A Parcel of land located in Sections 5 and 6, Township 5 South, Range 82 West of the Sixth Principal Meridian, County of Eagle, State of Colorado with the Bearings shown hereon based on a bearing of S89°02'33" E between

the Northwest corner for said Section 5 and the North Quarter corner for said Section 5, both being 3 1/4 Inch BLM brass caps, found in place, said parcel being more particularly described as follows;

Beginning at a point on the boundary of a parcel of land described at Reception No. 686181 at the Eagle County Clerk and Recorder's Office, Eagle, Colorado also being a point on the southerly right-of-way of the Union Pacific Railroad;

Thence along said boundary and right-of-way the following seven (7) courses:

- 1) along a non-tangent curve to the left having a length of 336.66 feet, a radius of 5779.70 feet, a delta of 03°20'15" and a chord of 336.62 feet that bears N79°07'15"E;
- 2) SO 1°24'29"W, 51.79 feet;
- 3) along a non-tangent curve to the left having a length of 125.92 feet, a radius of 5829.70 feet, a delta of 1°14'15" and a chord of 125.91 feet that bears N77°00'12"E;
- 4) along a non-tangent curve to the left having a length of 227.41 feet, a radius of 2010.00 feet, a delta of 06°28'57" and a chord of 227.29 feet that bears N73°08'37"E;
- 5) N69°54'08"E, 517.90 feet;
- 6) along a curve to the right having a length of 239.09 feet, a radius of 537.30 feet, a delta of 25°29'45" and a chord of 237.12 feet that bears N82°39'01"E;
- 7) along a non-tangent curve to the right having a length of 297.87 feet, a radius of 3025.40 feet, a delta of 5°38'28" and a chord of 297.75 feet that bears S81°46'50"E, to the northeastern corner of said parcel also being the northwesterly corner of a parcel of land described at Reception No. 661197 at said Clerk and Recorder's Office and a point on said right-of-way;

Thence along said parcel and right-of-way the following four (4) courses:

- 1) along a tangent curve to the right having a length of 75.00 feet, a radius of 3025.40 feet, a delta of 1°25'13" and a chord of 75.00 feet that bears S78°14'59"E;
- 2) along a non-tangent curve to the right having a length of 228.80 feet, a radius of 473.70 feet, a delta of 27°40'26" and a chord of 226.58 feet that bears S63°42'09"E;
- 3) S49°51'56"E, 173.77 feet;
- 4) along a curve to the left having a length of 124.32 feet, a radius of 2964.93 feet, a delta of 2°24'09" and a chord of 124.31 feet that bears S51°04'00"E, to the southeastern corner of said parcel and a point on the North boundary of a parcel of land described in Book 520 at Page 620 at said Clerk and Recorder's Office also being a point on said right-of-way;

Thence continuing along said right-of-way and the boundary of said parcel the following two (2) courses:

- 1) along a tangent curve to the left having a length of 283.61 feet, a radius of 2964.93 feet, a delta of 05°28'50" and a chord of 283.50 feet that bears S55°00'30"E;
- 2) along a non-tangent curve to the left having a length of 455.05 feet, a radius of 5829.65 feet, a delta of 4°28'20" and a chord of 454.93 feet that bears S59°58'14"E, to the northeasterly corner of said parcel also being the northerly corner of Eaton Ranch as described on the Amended Final Plat recorded at said Clerk and Recorder's Office at Reception No. 927914;

Thence along the common line between said Eaton Ranch and said parcel described in said Book 520 at Page 620 the following THREE (3) courses:

- 1) S 17°24'07"W, 427.11 feet;
- 2) S 18°59'07"W, 205.36 feet;
- 3) S 12°08'19"W, 32.23 feet to the True Point of Beginning;

Thence continuing along the common line between said Eaton Ranch and said parcel described in said Book 520 at Page 620 the following eight (8) courses:

- 1) S12°08'19"W, 6.90 feet;
- 2) S18°46'24"W, 88.58 feet;
- 3) S61°59'16"W, 193.66 feet;
- 4) S72°45'36"W, 204.29 feet;
- 5) S88°38'49"W, 89.79 feet;
- 6) S43°46'37"W, 427.68 feet;
- 7) S86°52'18"W, 207.92 feet;
- 8) S01°47'26"W, 344.91 feet to the northeast corner of the Edwards Nursery PUD as described on the Final Plat thereof, recorded at Reception No. 644681 at said Clerk and Recorder's Office;

Thence along the boundary of said Edwards Nursery PUD the following two (2) courses:

- 1) N87°43'30"W, 134.38 feet;
- 2) S04°07'28"W, 306.67 feet to a point on the North right-of-way of U.S. Highway 6;

Thence along said right-of-way the following five (5) courses:

- 1) N76°42'26"W, 89.03 feet;
- 2) S59°36'01"W, 13.88 feet;
- 3) N76°43'12"W, 905.74 feet;
- 4) N59°42'43"W, 132.86 feet;

5) N75°14'49"W, 95.73 feet to the southeastern corner of a parcel of land described In Book 629 at Page 404 at said Clerk and Recorder's Office;

Thence along the boundary of said parcel and said right-of-way N75°14'49"W, 84.15 feet to the southwestern corner of said parcel also being the southeastern corner of Brett Ranch PUD as recorded at Reception No. 657151 at said Clerk and Recorder's Office;

Thence departing said right-of-way and along the line common to said Brett Ranch PUD and said parcel the following two (2) courses:

1) N02°28'15"E, 397.55 feet;

2) N76°46'01 "E, 78.92 feet to the northeastern corner of said parcel also being a point on the West line of said parcel described at said Book 520 at Page 620 and the easterly line of said Brett Ranch PUD;

Thence along said common line between said parcel and said East line of Brett Ranch PUD N01 038'56"E, 934.88 feet to approximate centerline of the Eagle River;

Thence along said approximate centerline of the Eagle River the following eleven ( 11) courses:

1) S75°13'47"E, 297.75 feet;

2) S86°22'48"E, 176.53 feet;

3) N74°24'15"E, 235.27 feet;

4) S89°18'32"E, 75.47 feet;

5) S64°46'46"E, 96.61 feet;

6) S49°06'54"E, 167.54 feet;

7) S60°03'50"E, 153.80 feet;

8) S75°23'02"E, 152.74 feet;

9) S70°55'45"E, 293.24 feet;

10) S79°48'22"E, 264.80 feet;

11) N85°31'34"E, 334.86 feet

Thence departing said approximate centerline of the Eagle River, S18°58'55"W, 39.19 feet;

Thence N81 °02' 14"E, 3 7 .18 feet; Thence N87°22'53"E, 46.42 feet; Thence S65°50'02"E, 31.19 feet;

Thence S70°57'20"E, 71.84 feet to the True Point of Beginning.

Said parcel containing 53.270 Acres, more or less.

If you have questions regarding the application, process, or the information provided above, please do not hesitate to contact Morgan Landers, at (970) 328-8624 or via email at [morgan.landlers@eaglecounty.us](mailto:morgan.landlers@eaglecounty.us).

Sincerely,



Morgan Landers, AICP - Planning Manager