



EAGLE COUNTY

Community Development
500 Broadway St
PO Box 179
Eagle, CO 81631
970-328-8730
Email: comdev@eaglecounty.us

ADJACENT PROPERTY OWNER NOTIFICATION OF UPCOMING LAND USE HEARING

November 16, 2020

RE: Eagle County Planning Commission hearing scheduled for Mtn Hive including Comprehensive Plan Exception, Combined Sketch/Preliminary Plan for PUD, Zone Change, and 1041 Permit. File Numbers ZC-9089, PDSP-9067, ZC-9069, and 1041-9078.

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 #2105-054-11-009, in the Edwards area totalling approximately 4.27 acres just southwest of the intersection of Hwy 6 and Edwards Village Blvd (the "Subject Property") also known as Tract T of the Remonov Subdivision. Eagle County (the "County") received an application from Remonov & Co, Inc. on August 5, 2019 for a proposed project on the Subject Property called the Mtn Hive 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*. A hearing on **December 16, 2020** is scheduled for the Eagle County Planning Commission (the "Commission") to review the applications. Eagle County Planning Commission hearings begin at 3:00PM.

Applicant Request: Combined Sketch/Preliminary Plan for PUD for a 221 bedroom residential co-living community. A request for an exception to the 2017 Edwards Area Community Plan to allow for uses that are not contemplated in the Plan. A Zone Change application to rezone the Subject Property from Commercial General 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/

The application is scheduled to be heard by the Commission on **December 16, 2020** 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 **Wednesday, December 16, 2020 at 2:00pm** at the Subject Property (location of land above). Please see site map for meeting location at www.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 December 14th at 3:00pm 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/>.

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 Commission, and public comment. At the discretion of the Commission, deliberations and decisions may also take place. Based on the information provided, the Commission 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: Comprehensive Plan Exception (ZC), Combined Sketch/Preliminary Plan for Planned Unit Development (PDSP), Zone Change (ZC), and 1041 permit (1041) applications for the Mtn Hive Planned Unit Development ("PUD"). File Nos. ZC-9089, PDSP-9067, ZC-9069, and 1041-9078.

Location of Land: No Address, County Assessor's Office Parcel #2105-054-11-009 in the Edwards area totalling approximately 4.27 acres just southwest of the intersection of Hwy 6 and Edwards Village Blvd (the "Subject Property").

Legal Description: Tract T, Remonov Center, according to the Plat recorded March 13, 1996 in Book 689 at Page 943, County of Eagle, State of Colorado.

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.landere@eaglecounty.us.

Sincerely,



Morgan Landers, AICP - Planning Manager