

EXHIBIT - C
Crown Mountain PUD
Third Amended Planned Unit Development Guide
Approval Date: _____, 2023

1. Purpose

This Crown Mountain PUD Planned Unit Development Guide is the Third Amended and Restated Mount Sopris Tree Farm Planned Unit Development Guide; here to forward retitled as the Crown Mountain Park PUD Planned Unit Development. The purpose of the Crown Mountain PUD Planned Unit Development Guide is to serve as the governing regulations that will control the land uses within the PUD. The PUD guide will serve as the zone district regulations for the PUD and will regulate the use of land and all dimensional limitations for structures planned for the site; and provide additional regulations. This PUD Guide is in conformance with the requirements listed in Article 5-5-240F2 a (8) of the Eagle County Land-Use Regulations.

Additionally, the purpose of this Guide is to ensure the orderly and compatible development of the property. The Guide replaces the standard zoning provisions of Eagle County with site-specific restrictions that are most appropriate to the specific conditions of lands contained within the development. This PUD Guide will establish and implement a long-range comprehensive plan for the Crown Mountain PUD Planned Unit Development that will encompass such beneficial features as a balance of government and recreational uses, enhancement of public safety, creation of aesthetically pleasing environmental features and promotion of high standards of development quality through stringent site planning, landscape controls and architectural design guidelines all for the benefit of the existing and future residents of the mid-valley region.

2. Intent

The Crown Mountain Park PUD is intended to be a recreational and public service project. The guide remains somewhat flexible to allow for changes and innovations in recreational design and as it guides the development of the remaining portion of the property. These changes will only be permitted, as they remain consistent with the approved Site Plan.

3. Enforcement

The provisions of this Guide are enforceable by the authority and powers of Eagle County as granted by law. Enforcement actions shall be consistent with the authority and actions defined in Eagle County Land-Use Regulations.

4. Modifications to this Guide

It is anticipated that modifications to this Guide will be necessary from time to time as the project progresses through its development life. This guide provides two types of modifications; major and minor. These two types are defined below:

5. Major Modifications

Major modifications shall require amendments to the PUD Site Plan. Major

modifications are those changes, which would alter the character, intensity or land use of a portion of the project. Examples include proposal for additional recreation facilities or expanded public buildings. Major modifications shall be defined and processed in accordance with Section 5-240.F.3.m, Amendments to Preliminary Plan for PUD, of the Eagle County Land-Use Regulations.

6. Minor Modifications

Minor Modifications are these changes that will not alter the original concept of the project but which may result in a change in design of the development. Minor Modifications are changes which do not alter the intensity or general location of permitted uses. Examples include proposals for eliminating the roundabouts in the trail system, changes in the orientation of recreational fields, the reshaping of parking pods, internal road alignment alterations, or changes in proposed recreational uses that do not have a significant impact on adjoining property owners or the spirit and intent of the approved Site Plan and the PUD Plan.

Applications for Minor Modification shall be processed in accordance with Section 5-300, Limited Review Use, of the Eagle County Land Use Regulations. The Community Development Director will have discretion over whether the modification is a major or minor change for the purposes of implementing this section of the PUD Guide.

7. PUD Zone District

Government/Recreation Zone District (G/R)

Purpose:

To provide recreational and governmental uses for the Mid-Valley area.

Uses by right (do not require additional design review or studies unless otherwise indicated):

1. Up to 161,400 square feet of Community/Public Building/Recreation Center/Senior Center/Field House/Offices and Accessory Uses (including, but not limited to, enclosed ice rinks, paddle/racquet sports facilities, general recreation facilities, and gymnastics facilities)
 - a. Where Building Footprint does not exceed 30,000 Square Feet – use by right and no additional review except for applicable building permits must be obtained from Eagle County in according with Eagle County rules and regulations.
 - b. Where Building Footprint exceeds 30,000 Square Feet – District must follow the process for uses by limited review as set forth in the ECLUR, including traffic studies which shall include parking requirements for the proposed facilities.
 2. Outdoor recreation facilities, including but not limited to:
 - a. Sports Fields (Including artificial turf).
 - b. Sports Courts, whether impervious surface or natural.
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- c. Frisbee Golf
 - d. Skating facilities (ice, rollerblading, roller skating, etc)
 - e. Skateboard facilities
 - f. Lawn and yard games
 - g. Trampoline and aerial park.
 - h. Bike park and trails.
 - i. Soft and hard surfaced trails.
 - j. Open space.
 - k. Playgrounds and tot lots.
 - l. Climbing walls.
 - m. Walking and hiking trails.
 - n. Community/Botanical Gardens.
 - o. Splash pads.
 - p. Archery.
 - q. Paintball.
 - r. Fenced dog park.
 - s. Outdoor fitness equipment.
 - t. Nordic and winter recreation uses consistent with the Wildlife Management and Enhancement Program.
- 3.** Surface parking lots.
 - 4.** Concession and restrooms.
 - 5.** Pavilions/Shade Structures
 - 6.** Interpretive and public education displays.
 - 7.** Picnic shelters and tables.
 - 8.** Gazebos.
 - 9.** Water Features, Ponds, Ditches and drainage facilities.
 - 10.** Public art displays.
 - 11.** Utility/Irrigation facilities.
 - 12.** Exterior storage (screened).
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13. Interior storage.
14. Outdoor Amphitheater.
15. Public Assembly.
16. Existing Eagle County Government Building.
17. *All other outdoor recreational uses.
18. Minor Modifications to structure and recreation activity locations shown on the approved Site Plan (meaning less than 20%).
19. Farmer's market/flea market, special events or other similar non-recreational public gatherings anticipated to have more than 500 participants will be subject to review by the Crown Mountain Park and Recreation District Executive Director and Board of Directors to ensure adequacy of parking, toilet facilities, waste receptacles and similar needs. (Special Events Guideline Form is attached as an Exhibit).
21. Employee Housing
22. Active recreation lighting.

8. **Signs.**

Site signage -A new monument sign may be added to the west Crown Mountain Park access shown on the Site Plan.

All signs associated with each entry point as well as individual building identification sign shall be consistent with the applicable Eagle County Land-Use Regulations, Division 4-3, Sign Regulations. The signage shall include, but not be limited to, the recreation center, indoor paddle/racquet sport facilities, indoor ice rink and other site facilities as identified on the amended PUD Plan. Regulatory signage throughout the site will conform to the Manual on Uniform Traffic Control Devices (MUTCD).

9. **Refuse/storage**

Exterior storage - will be screened from view from the adjacent Right-of-Way, will not occupy parking spaces and will be limited to Crown Mountain Park and Recreation Center functions. Exterior storage shall not include any hazardous materials. Exterior screened storage will be visually compatible with the recreation center and will be constructed of similar materials. Pool chemicals may be delivered to the exterior storage area, but will be properly stored in conformance with all applicable local, state and federal requirements.

10. **Controls.**

A. Wildlife management and enhancement program.

1. All guests and employees shall be subject to the mitigation measures
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proposed within the Wildlife Management Enhancement Plan. The recommended actions will be implemented at the discretion of the Board of County Commissioners.

2. All dogs and dog owners shall be subject to the restrictions proposed within the Wildlife Management and Enhancement Program.
3. The entire text of the Wildlife Management and Enhancement Program document (Attachment I) is hereby incorporated by reference and shall be recorded as an appendix to the final PUD guide.
4. All exterior waste receptacles shall be wildlife-resistant.

B. Construction

All construction shall be subject to erosion control measures and standard Best Management Practices to control dust emissions, air quality, and water quality and noise and odor limitations.

C. Landscaping/Irrigation/Weed and Pest Management.

The applicant shall landscape all areas of disturbance as soon as construction, excavation and re-contouring are complete for each construction project.

Timers and moisture sensors and/or other water saving technologies will be incorporated into the irrigation components of all projects.

Best pest/weed management practices will be followed in the use of all pesticides and herbicides on the site.

D. Illumination standards.

The purpose of this section is to establish standards for controlling illumination to prevent intense glare or direct illumination that would create a nuisance which distracts from the use or enjoyment of adjoining property or causes traffic hazards for motorists.

Exterior illumination shall not cast glare directly onto adjacent properties. All lighting associated with the project, including all lighting associated with the proposed and existing structures, trails or safety features, including the parking lights shall be low profile and meet or exceed the requirements promulgated by the Eagle County Illumination Standards. Only security lighting will be allowed between 10:00 PM and 6:00 AM. All 24-hour parking lot lighting and entrances will be shielded, low-profile lighting unless special events dictate otherwise. All outdoor lighting shall be located, aimed, or shielded so as to minimize stray light trespassing across property boundaries. No nighttime lighting will be used for the ballfields without a special use review and public process completed by Eagle County.

11. Dimensional Limitations

PUD Dimensional Limitations Table

Minimum Lot Area per Use ⁽⁶⁾	Maximum Lot Coverage (Net Developable Land) ⁽¹⁾	Maximum Floor Area Ratio ⁽²⁾	Minimum Front Yard Setback ⁽³⁾⁽⁷⁾	Minimum Rear Yard Setback ⁽³⁾⁽⁷⁾	Minimum Side Yard Setback ⁽³⁾⁽⁷⁾	Minimum stream Setback ⁽⁴⁾	Maximum Height ⁽⁵⁾
35 Acres	Community/Public Building/Recreation Center = 161,400 Square Feet	15:1	50 feet	1,000 feet ⁽⁷⁾	20 feet	500 feet	50 ⁽⁸⁾ feet
35 Acres	Non- recreation government buildings = 76,059 Square Feet	15:1	50 feet	1,000 feet ⁽⁷⁾	20 feet	500 feet	50 ⁽⁸⁾ feet

Impervious Surfaces = 25%

- (1) Based on the letter from the US Forest Service (Attachment J in PUD Application) and Mark Fuller (Attachment K in PUD Application) clarifying that the additional lot coverage requested in this application conforms to the stated intent of Congress.
- (2) Based on the ratio of maximum lot coverage by gross land mass.
- (3) All setbacks are based on the location of the proposed government and existing buildings, as well as prior master planning efforts.
- (4) The stream setback is based on the passive/active recreation delineation contained within the PUD Plan
- (5) Maximum Height is consistent with the "Resource" underlying the zone district or as modified by the approved Crown Mountain PUD Amendment.
- (6) Use shall mean all recreational activities within the Crown Mountain Site and Depicted on the 2010 Amended PUD Plan.
- (7) Setbacks shall not apply to buildings located within defined building envelopes depicted on the PUD Plan. All buildings shall be located within the designated building envelopes depicted on the PUD Plan included with this submittal.
- (8) Exceptions to height regulations. Chimneys, spires, turrets, HVAC equipment and similar projections may extend above the building height a maximum of 6 feet provided, however, such features collectively do not represent more than twenty (20) percent of the total horizontal roofline.

12. Off-Street Parking and Loading

Parking lot access driveways for all facilities are designed with a 24 foot width in compliance with the Eagle County standards for two- way access through parking lots with 90° angle parking spaces. Parking space size will be 18' x 8.5' which is

slightly smaller than the County standard of 20' x 10'. However, the Eagle County Land Use Code allows parking depth to be reduced to 18 feet where there is a 2 foot bumper overhang on the parking spaces and separation from an adjoining sidewalk.

Parking will be located as shown on the approved Site Plan and will include locations for future parking expansion.

13. Shared Parking

Shared parking is available between the multiple site parking lots because use of the various facilities will likely occur at different times throughout the day and evenings with varying levels of parking demand.

Each facility is designed to have adequate parking spaces for the projected use demands for that particular use.

14. Landscaping

Crown Mountain Park will endeavor to utilize xeric grasses, plant and tree species to minimize water demands. The site will not include any fruit bearing trees that may attract bears.

Similarly, the community garden will be completely fenced to keep out grazing animals. Irrigation systems are to be installed on the site to support and, as necessary, maintain new plantings. All water for outside irrigation is to come from non-treated surface irrigation and well water and will not put any demands on the potable water system. All disturbed areas will be revegetated upon completion of construction or in the case of disturbed areas where no surface construction will take place, within 60 days of the site disturbance. In all cases, if revegetation work cannot be completed by September of a given year, that work will be completed during the following growing season. All revegetation areas will be maintained in a predominately weed free condition.
