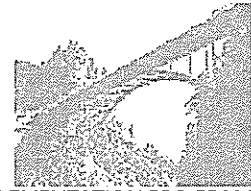


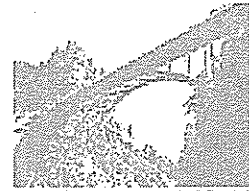
- Advising the applicant
  - Multi-phase approval
- E. Benefits
- Reflects true costs
  - Encourages and supports conscientious applicants
  - Funding source for other programs
  - Fees that reflect true costs are supportable
  - Allows the community to make buying and support decisions
  - Higher fees don't discourage economic development opportunities when value is provided

The current review fees below are applicable to all land use applications, including but not limited to, Planned Unit Development (PUD), Annexation, Limited Use Review, Conditional Use, Temporary Use, Administrative Amendment, Zone District Map Amendment, Design Review Board, Preliminary Subdivision, Final Subdivision Plat, Minor Subdivision, Vacation of Public Easements and Rights of Way, Administrative Provisions, New Construction, Exterior Change, New Commercial Construction, Exterior Changes to any existing structure, Appeal Charge, Clean-up Deposit, Street Use Fee, Variance, Subdivisions, Amended Final Plat. Fees include initial and final review.



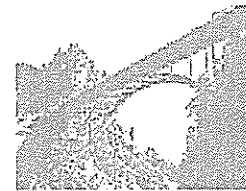
Site Development

Current Planning Applications/ Permits	Application Fees	Sheet Description	Review Fees	Minimum Charge
Pre-application	\$0.00		\$0	\$0
Conditional Use Review	\$600		\$150 for 1 <sup>st</sup> sheet, plus \$50 for each additional sheet	\$750
Major	\$250			
Minor				
Subdivision				
Preliminary Subdivision	\$500	Preliminary Subdivision Plan	\$250 for 1 <sup>st</sup> sheet, plus \$150 for each additional sheet	\$750
Minor Subdivision	\$300	Minor Subdivision (Two Lots or Less) Four lots or less)	\$100 for 1 <sup>st</sup> sheet plus \$50 for each additional sheet	\$400
Final Subdivision Plan	\$250	Final Subdivision Plan	\$150 for 1 <sup>st</sup> sheet, plus \$50 for each additional sheet	\$400
Final Plat	\$500	Construction review and administration fee of \$50 per lot to be paid prior to the Final Plat approved by the Board of Trustees	\$250 for 1 <sup>st</sup> sheet, plus \$50 for 2 <sup>nd</sup> sheet, plus \$25 for each additional sheet	\$750
Current Planning Applications/Permits	Application Fees	Sheet Description	Review Fees	Minimum Charge



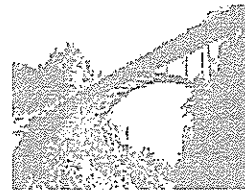
ADMINISTRATION AND IMPLEMENTATION PROGRAM

Current Planning Applications/ Permits	Application Fees	Sheet Description	Review Fees	Minimum Charge
Amended Final Plat	\$500	Amended Final Plat	\$150 for 1 <sup>st</sup> sheet, plus \$50 for each additional sheet	\$650
Grading Plan	\$150	Grading Plan	\$150 per 1 <sup>st</sup> sheet plus \$50 for 2 <sup>nd</sup> sheet, plus \$25 for each additional sheet	\$300
Erosion Control Plan	\$150	Erosion Control Plan	\$150 per sheet	\$300
Corrective/ Exemption Plat (Recommended)	\$150		\$50 per sheet	\$200
Lot Line Vacation	\$100		\$50 per sheet	\$150
Variance	\$300		\$100 per sheet	\$400
Vacation of Public Easements and Rights of Way	\$500		\$250 for 1 <sup>st</sup> sheet, plus \$150 for 2 <sup>nd</sup> sheet, plus \$25 for each additional sheet	\$750
Current Planning Applications/ Permits	Application Fees	Sheet Description	Review Fees	Minimum Charge
Architectural Elevations/ Profiles (Recommended)				
Residential	\$250 per structure		\$250 per structure	\$250



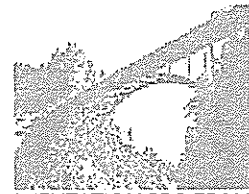
ADMINISTRATION AND IMPLEMENTATION PROGRAM

Current Planning Applications/ Permits	Application Fees	Sheet Description	Review Fees	Minimum Charge
Commercial	\$500 per structure		\$500 per structure	\$500
Landscaping, Lighting and Signage Plan (Recommended)	\$150		\$100 for 1 <sup>st</sup> sheet plus \$50 for each additional sheet	\$250
Other Recommended Engineering Fees				
	(To be included with plans)	Preliminary/Final Drainage Reports (report will be included with plans)	Consultants fees plus Time and Materials	(To be included with plans)
	\$200	Incomplete Drainage Report Fee	\$200 per incident	\$200
	(To be included with plans)	Preliminary/Final Traffic Reports (If Required)	Consultants fees plus Time and Materials	(To be included with plans)
Current Planning Applications/Permits	Application Fees	Sheet Description	Review Fees	Minimum Charge
	\$150	Floodplain Certification (If Required)	\$150 per request	\$150
	\$150	River Setback Certification (If Required)	\$150 per request	\$150
	(To be included with plans)	Environmental Documents (If Required)	Consultants fees plus Time and Materials	(To be included with plans)
	(To be included with plans)	Geological Hazard Report (If Required)	Consultants fees plus Time and Materials	(To be included with plans)
	TBD by attorney fees	Development Associated Legal Costs	Consultants fees plus Time and Materials	TBD by attorney fees
Zoning Change (Recommended)				



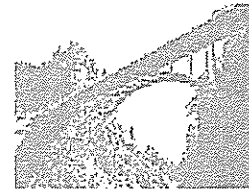
ADMINISTRATION AND IMPLEMENTATION PROGRAM

Current Planning Applications/ Permits	Application Fees	Sheet Description	Review Fees	Minimum Charge
Processed Concurrently With Annexation Plans	\$2000		\$2000 plus fees incurred for site development activities	\$2000
Current Planning Applications/Permits	Application Fees	Sheet Description	Review Fees	Minimum Charge
Costs shall include, but are not limited to legal fees associated with subdivision improvement agreements, special district creation and annexation agreements. The minimum deposit is due at time of cost estimate for service				
New Construction (Recommended)				
	\$150	Single Family	\$50 for 1 <sup>st</sup> sheet plus \$25 for each additional sheet	\$200
	\$200	Duplex	\$100 for 1 <sup>st</sup> sheet plus \$50 for each additional sheet	\$300
	\$150	Modular/Manufactured	\$50 for 1 <sup>st</sup> sheet plus \$25 for each additional sheet	\$200
	\$250	Tri-plex or greater per building	\$250 for 1 <sup>st</sup> sheet plus \$50 for each additionalsh. t.	\$500



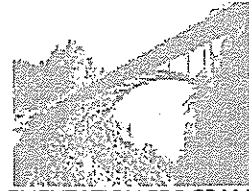
ADMINISTRATION AND IMPLEMENTATION PROGRAM

Current Planning Applications/Permits	Application Fees	Sheet Description	Review Fees	Minimum Charge
Current Planning Applications/Permits	Application Fees	Sheet Description	Review Fees	Minimum Charge
Exterior Change (Recommended)				
	\$150	Additions	\$50 for 1 <sup>st</sup> sheet plus \$10 for each additional sheet	\$150
	\$150	Remodels	\$50 for 1 <sup>st</sup> sheet plus \$10 for each additional sheet	\$200
	\$150	Reroof		
	\$0	Residing/Repaint	\$0	
	\$100	Appurtenances	\$25 for 1 <sup>st</sup> sheet plus \$10 for each additional sheet	\$125
New Commercial Construction (Recommended)	\$500		\$500	\$500
Exterior Changes to Existing Commercial Structure (Recommended)				
Current Planning Applications/Permits	Application Fees	Sheet Description	Review Fees	Minimum Charge
	\$250	Remodel	\$50 for 1 <sup>st</sup> sheet plus \$10 for each additional sheet	\$300
	\$0	Residing/Repaint	\$0	\$0



ADMINISTRATION AND IMPLEMENTATION PROGRAM

Current Planning Applications/ Permits	Application Fees	Sheet Description	Review Fees	Minimum Charge
	\$100	Re-roof	\$100	\$100
	\$50	Appurtenances	\$25 for 1 <sup>st</sup> sheet plus \$10 for each additional sheet	\$75
	\$100	Signs	\$50 for 1 <sup>st</sup> sheet plus \$10 for each additional sheet	\$150
	\$100	Parking	\$50 for 1 <sup>st</sup> sheet plus \$10 for each additional sheet	\$150
	\$100	Landscaping	\$50 for 1 <sup>st</sup> sheet plus \$10 for each additional sheet	\$150
Appeal Charge	\$100			
Electrical Permit Fees		Per Colorado Electrical Code		
Current Planning Applications/Permits	Application Fees	Sheet Description	Review Fees	Minimum Charge
Building/Mechanical/Plumbing Permit Fees		Per International Building, Plumbing, & Mechanical Code		
Clean Up Deposit				
	\$200	\$2,500 - \$25,000		\$200
	\$500	\$25,000 - \$100,000		\$500
	\$1000	\$100,001 - \$500,000		\$1000
	\$1,500	\$500,000 - \$1,000,000		\$1,500
	\$2,000	Over \$1,000,000		\$2,000



### 7.3 ANNEXATION POLICIES

As a pre-requisite to expanding municipal boundaries through the annexation of land, Red Cliff must follow the policies required by The Colorado Municipal Annexation Act. The annexation policies area intended to plan for suitability of the proposed development, provision of town services, compatibility of town standards and present land use within the town's boundary.

The area to be annexed is contiguous to and consistent with the town's boundary and the area to be annexed be included under a development plan that is consistent with the Master Plan, zoning, and other adopted policies related to annexation and submitted for the town's approval.

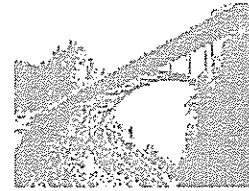
The phasing of development and the basic level of town services in the area to be annexed shall be established by an annexation agreement between the town and property owners (developer) requesting either annexation or town services.

The annexation agreement shall establish the developers share of infrastructure costs that are essential for public improvements and if there is adequate water availability to accommodate the areas at the time annexation is requested and the projected water and wastewater facilities of the town area expected to be sufficient to serve all present and future users.

The following annexation outline is to evaluate the steps needed to determine if development is suitable for serviceability, accessibility and other possible constraints.

- The first step is to determine whether the property meets the criteria for annexation. A pre-submittal meeting with the Town Administration should be scheduled. The meeting provides the opportunity to discuss the annexation proposal and to help in identifying the requirements and process for the development.
- If the developer decides to proceed with the application, the Town will prepare a checklist of what will be required of the submittal.
- Prior to submittal of the annexation request, a community meeting at the Town Hall will be scheduled. The meeting provides an opportunity to receive feedback from the neighbors before submitting the formal application.

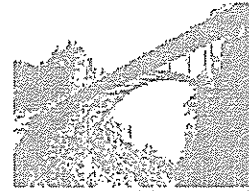




- Soon after the neighborhood meeting, the Town will draft a Memorandum of Understanding explaining the responsibilities of both parties in the annexation process.
- If the developer decides to continue with the application, an annexation petition accompanied by a request for initial zoning must be processed through a public hearing to reach the Town Council for final action. Town staff will review the application to determine if the proposed annexation and zoning is in conformance with the land development code (Chapter 16), The Community Plan, the Three Mile Plan, and other Town Regulations and policies.
- After staff review, public notification will be required for a Planning Commission public hearing. The Staff will prepare a report and the Planning Commission will review the proposed annexation and initial zoning and will make a recommendation to the Town Council. A public hearing will be scheduled before the Town Council whom will make the final decisions on the request for annexation and zoning.
- At the Town Council meeting a resolution is passed finding substantial compliance of annexation petition and establishing a date, time and place for annexation hearing. The annexation hearing shall not be less than 30 days nor more than 60 days after the passage of the resolution establishing the date of the hearing.
- During this time, a written Annexation Agreement will be executed between the Town and the land owner, indicating all terms, conditions and obligations of annexation as well as any additional requirements determined by the Town Council at the time of the annexation.
- Before the annexation is heard by Town Council, the legal description must be published and an annexation map submitted for approval and recorded in conformance to the requirements of the State of Colorado.
- A copy of the published notice with a copy of the resolution and the petition as filed must be sent by registered mail to the board of county commissioners and county attorney.
- An annexation impact report must be prepared by the town and filed with the county as a pre-condition to the annexation 25 days before the hearing.
- The Town of Red Cliff will comply with the Town of Red Cliff Municipal Code and State Annexation Statutes.

The Board of Trustees should ask the following questions when assessing annexation and development proposals that may come before them.

- What information is available on the property, such as number of dwelling units and environmental impacts?
- What is the buildout potential of the property?



- Is the town able to provide services to the property and at what cost?
- Are the proposed facilities prioritized in the Capital Improvement Program?
- Does the Master Plan recommend a potential use for the property?
- Is it appropriate to annex the property at this time?
- What is relationship of the property with the rest of the town?

## 7.4 IMPLEMENTATION STRATEGIES

The implementation strategies presented in this section set forth a guide for the Planning Commission and Board of Trustees to ensure that plan recommendations and proposals conform to the specific policy statements and development regulations.

The implementation section is advisory in nature and the recommendations are subject to evaluation and change by Red Cliff. The Master Plan is required to periodic updating and along with the Implementation Program to ensure it will continue to represent the town's policies and priorities.

### 7.4.1 Land Use

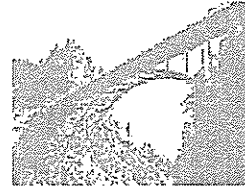
Once the Master Plan is adopted, it may be necessary to include subdivision regulations and revisit the current land uses in the zoning districts. This would not only be necessary for implementing the Master Plan, it would be necessary for assuring the town's regulatory policies are effective for managing the use of land.

#### 1<sup>st</sup> Year

- Map and inventory zoned commercial, residential and vacant land.
- Review and revise zoning ordinance to include performance standards and site plan review, including setback requirements, height criteria and zero lot line techniques.
- Create design guidelines for the downtown core district.

#### 2<sup>nd</sup> – 5<sup>th</sup> Year

- Develop comprehensive guidelines for rehabilitation and new construction of commercial buildings.
- Begin budget for an Economic Development Director.
- Develop a phased downtown design plan.



## 7.4.2 Capital Improvement Program

Capital improvements in Red Cliff have been identified as water serviceability, wastewater treatment, storm water drainage and road improvements.

1<sup>st</sup> – 5<sup>th</sup> Year

- Research funding for wastewater infrastructure replacement.
- Continue developing plan to replace or upgrade the existing wastewater facilities.
- Complete State environmental requirements for approving the proposed wastewater treatment facility.
- Begin construction of wastewater treatment facility.
- Propose a financing program with fee schedules for road improvements including a phasing program for upgrading streets and sidewalks, traffic management and parking and drainage problems.

## 7.4.3 Housing

There is, currently, a housing authority in Eagle County, located in Eagle Colorado. It provides Section 8 Certification in assisting housing benefits. Consequently, as pressure mounts for acquiring permanent single family housing and rental housing, real estate values may push rental rates to unaffordable levels. The mission of the Eagle County Housing Department is to provide innovative, affordable housing solutions to the working people, elderly and disadvantage members of the Eagle County community. The options listed below are on the Eagle County Website under Housing. The Housing Authority recommends the following:

- If you are considering a home purchase, you may want to explore the Down Payment Assistance Program and the Mortgage Credit Certificate Program, available through participating lenders in Eagle County.
- In general, rents and home prices are more affordable as you proceed down-valley from the ski resorts. For example, a home or apartment in Gypsum is normally less expensive than one in the Town of Vail. A home or apartment in Basalt is normally less expensive than one in Aspen.
- Each township has affordable housing programs. Be sure to check with the Town of Avon, the Town of Vail, the Town of Eagle, The Town of Gypsum and the Town of Basalt for suggestions.
- Check with your employer. Many provide some kind of housing assistance.



- Roommates are a popular option.
- Don't forget to check the newspapers for private ads, condo and lockoff vacancies. The two online newspapers serving the Vail Valley are the Vail Daily and the Vail Trail. If you are interested in the Roaring Fork Valley, two on-line papers are the Aspen Daily News and the Aspen Times.

Housing Eagle County's work force is a concern not only to the County government, but also to the townships within the County as well as many employers. The towns, the County and many companies strive to develop and maintain housing that is within the means of the workforce.

This web site will provide you with information regarding County affordable housing opportunities, but be sure to check with the townships and your employer as well.

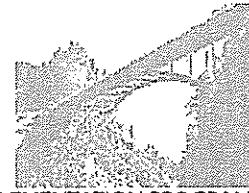
Eagle County Housing Department owns and manages several affordable housing rental properties.

- Senior and disabled apartments  
Golden Eagle Senior Apartments
- Low income apartments  
Riverview Apartments
- Affordable housing apartment complex  
Lake Creek

There are many other affordable rentals located in various towns throughout the county. The following are some of the properties which have no affiliation with Eagle County and Eagle County does not endorse their product.

- Buffalo Ridge and Eaglebend Apartments in Avon
- Eagle Villas in Eagle
- Holy Cross Village Apartments in Gypsum
- River Run Apartments in Eagle/Vail
- Sopris View Apartments in Basalt
- Middle Creek in Vail

Although some public assistance programs are available for housing subsidy, it cannot be relied on to meet future needs in Red Cliff in providing affordable housing for workers outside the employment centers, specifically along the I-70 corridor from Vail to Dotsero. Any affordable housing financed by the private sector, may not reach the needs of low to moderate income households in Red Cliff.



### 1<sup>st</sup> Year

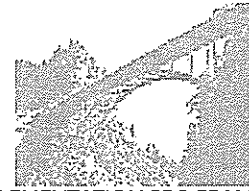
- The town should research establishing a clearinghouse for providing new development with financing, special funds and grants, purchasing of permits and fee payment, as well as research information regarding the local housing industry.
- Utilize non-profit organizations and the type of projects they may be willing to undertake.
- Work cooperatively with the State Division of Housing and Eagle County to take advantage of housing programs.
- Work cooperatively with North West Colorado Council of Government Programs that includes an agency on aging, Northwest Loan Funds, and member service and technical assistance grants and the Department of Local Affairs for grants and loans that provide financial assistance and services increasing the availability of housing to residents who can least afford it.
- Inventory existing supply of housing by type and location.

### 2<sup>nd</sup> – 5<sup>th</sup> Year

- The clearinghouse should work closely Eagle County and the State Division of Housing to make information available regarding financing programs for new housing. Allowances may also be increased by participation in the development process with low cost construction funding, a local land bank, and developer incentives for target areas.
- Continue to pursue funding sources and programs that address affordable housing such as Colorado Housing and Finance Administration, the State Division of Housing, U.S. Department of Housing and Urban Development, The Community Development Block Grant program and the Farmer's Home Administration.
- Research financing techniques for affordable housing such as tax credits and project activity bonds.
- Encourage cooperation between public-private entities to develop housing where the public sector can contribute land, obtain tax exempt bond financing.
- Pursue programs with the potential to finance downtown housing are multifamily revenue bonds, Community Development Block Grants, Section 108 Loan Guarantees, and Single Family Mortgage Revenue Bonds.

## 7.4.4 Street System

To implement improvements in the circulation system, a plan should be developed to identify how circulation patterns work and to show how existing patterns will be impacted by new development.



The road improvement schedule should also have a maintenance component which will anticipate costs and scheduling for the continued upkeep of roads once they have been improved, as well as to identify roads requiring higher maintenance.

2<sup>nd</sup> – 5<sup>th</sup> Year

- Develop a road improvement schedule prioritizing roads in need of upgrading, the anticipated cost of improvements, and funding sources.
- Plan for recommended road extensions into the Water Street District.

#### **7.4.5 Downtown Design Plan**

2<sup>nd</sup> – 5<sup>th</sup> Year

- Develop a phased schedule for the Downtown Design Plan three distinct areas: The Water Street Performance District, The Downtown Performance District, and Eagle Street Performance District.
- Begin implementing design guidelines that would include parking; landscaping; streetscape; lighting; pedestrian access to sidewalks, pathways, and trails.
- Initiate a design review procedure for the Planning Commission and/or Board of Trustees.

#### **7.4.6 Signage**

Consider revising the current sign ordinance to consider aesthetic consideration beyond typical height and size.

2<sup>nd</sup> – 5<sup>th</sup> Year

- Materials and colors
- Scale of sign relative to building and area density
- Scale of sign emphasizing the pedestrian rather than vehicle viewing.

#### **7.4.7 Parking**

Adequate parking is a primary necessity for downtown Red Cliff. As the downtown develops a commercial and convenience center, parking problems begin to emerge.