

Sandra Mutchler, C.P.A.

Chief Financial Officer
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February 25, 2021

Madison Harris, Planner 1
Town of Minturn
Minturn, CO

RE: Beldon Place PUD

Dear Madison:

Thanks for the opportunity to comment on the proposed Beldon Place PUD. Below are our comments with respect to anticipated student generation from this development, the ability of local schools to accommodate these students, and a request of the Town to ask the developer to make a cash in lieu of land dedication to Eagle County Schools.

Student Generation

Our understanding is that the project includes 40 new dwelling units of various types (not including the proposed ADU's). Based on analysis of similar projects in Minturn and elsewhere in the District, the following student generation is estimated:

Elementary -	14 students
Middle School -	5 students
High School -	6 students

Base on a recent update to our school enrollment forecasts, schools that serve Minturn are expected to have a capacity sufficient to accommodate these estimated students.

Requested School Dedication

State statutes allow local jurisdictions to adopt ordinances requiring school land or cash in lieu dedications for new subdivisions or development projects. The purpose of this dedication is to provide resources (in the form of land or cash) to a school district necessary to serve the residents of a proposed development. Eagle County and the Towns of Vail, Avon, Eagle, and Gypsum have adopted school dedication ordinances. While the District has the capacity to serve students from this project, students from this project will impact school facilities. While we understand Minturn does not have a dedication ordinance, ECSD requests the Town to work with the developer to provide a cash in lieu school dedication for this project.

The Town's review criteria for a PUD considers the ability of infrastructure and public services to adequately serve the proposed development. While currently, ECS has sufficient capacity in surrounding schools, additional students from this project will contribute to the need for capital improvements at these facilities. For this reason, we would appreciate the developer providing a cash-in-lieu school dedication for this project.

Using the Eagle County school dedication regulation, the land dedication for the project would be as outlined below. Note that the proposed ADU's are not included in these calculations given the low likelihood these units would be occupied by families.

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<u>Housing Units</u>	<u>Rate</u>	<u>Dedication Acreage</u>
9 single-family homes	.0151 acres/unit	.1359 acres
8 duplex units	.0025 acres/unit	.02 acres
8 townhome units	.0054 acres/unit	.054 acres
15 stacked TH units	.0054 acres/unit	.081 acres
Total		.2869 acres

The County regulation bases the cash-in-lieu amount on the appraised per acre valuation of the land, assuming full market value after platting. The dedication fee would be .2869 acres times the per-acre valuation. We appreciate your consideration of this request and look forward to discussing this with you further.

Regards,

Sandra Mutchler

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