

## Questions Raised during Crave Discussion Meeting March 2, 2016

1. FS Road from King Ranch up the mountain. It is a deeded private road, can it be crossed by the loop road.  
All plans that have been produced are preliminary conceptual plans, if the road is private it would not be crossed.
2. Mountain Drive Road is private, can it be made public or is it protected?  
The Martin Creek property has access to US24 via other frontage along US24 and will not need to use Mountain Drive.
3. What is impact on water rights-- How will the development affect our water rights?  
The development will be required to dedicate water rights to the town sufficient to provide service for the project. Creation of Bolts Lake will enhance the town's water rights and save in expenses for storage leased off-site
4. Who will be paying for consultant studies?  
The municipal code requires developers pay for all outside consultants.
5. What pay level can afford the attainable housing?  
The can only be determined after knowing the price of housing. Currently the average household income in Eagle County is \$73,774.
6. What is the source of water for a new water treatment plant?  
The source water for any new treatment plant is the same as now—Cross Creek.
7. Is Bolts Lake contaminated, or if filled safe.  
Studies have determined Bolts Lake to clean, safe if filled, and not within the superfund site, EPA has agreed with these findings.
8. Will Meadow and Grouse Mountain areas remain public and under what ownership.  
There is no land exchange proposal that has been submitted to date.
9. What are the environmental cleanup remediation requirements of Battle Mountain; are they complete.  
There are currently no further remediation requirements of Battle Mountain. Bolts Lake parcel has been remediated by CBS /Viacom, only if further development of the parcel occurs would additional cleanup on this parcel be completed.
10. Why has Gilman not been cleaned up?  
The Gilman site is still the responsibility of CBS / Viacom until and unless any further development of the parcel occurs.
11. Is it possible for the town to have a full understanding of development and impacts before writing a letter to FS.  
Crave desires to initiate the land trade process before fully examining development impacts, and then working through all the development impacts with the Town during the FS review process.
12. Will the development company develop Battle Mountain if the land trade does not occur?  
Crave is exploring all opportunities on land that is owned and annexed in Minturn.
13. Will the development be turned over to Metro Districts, for development?

The developer and the Town would explore if a Metro District would be the most appropriate mechanism for any proposed development

14. Can the area in Gilman, where the old historic houses are, be cleaned up and developed.

The developer currently has no development plans for the Gilman parcel.

15. Are there going to be gated communities.

The town can allow or disallow.

16. Is this new affordable housing going to be for seasonal workers or for middle management employees?

The project as proposed is a mixed use project which may include rental, affordable single and multifamily, middle management and second homes. We would explore programs that would give preference to locals who live and work in the community.

17. Does the new infrastructure cost the tax payers? Who will maintain infrastructure within the development.

These answers will not be known until a development plan is approved with a concurrent agreement.

18. Is Battle Mountain PUD preliminary or final?

The existing PUD has obtained preliminary approval -

19. Do the 1700 units approved at Battle Mountain automatically convey to the land exchange property.

The units do not convey from one property to another, and the exchange land is subject to a different set of land use process and approvals, including the number, location and type of units.

20. Crave is doing "acre for acre", however is it "value for value" for the land being traded.

The Forest Service regulations are "value for value."

21. Is Battle Mountain pristine forest?

The East Parcel, Battle Mountain is pristine, it has never been developed and has no known environmental issues or mine related contamination associated with it.

## Predominant Themes of Public Comments

1. Process needs to be transparent.
2. Public needs to have full knowledge of development and impacts before a letter is sent to Forest Service.
3. ~~Development should not occur on~~ Grouse Mountain and Meadow Mountain cannot be part of the land swap.
4. Development should be concentrated in valley floor, **except streams and wildlife corridors.**
5. Attainable housing is a good goal, but is a valley wide responsibility. **Minturn needs to participate.**
6. Density needs to be at a reasonable level
7. Density must be evaluated to determine impact on US 24, Main St., retaining adequate levels of service.
8. Sensitive wildlife areas need to be protected from development.