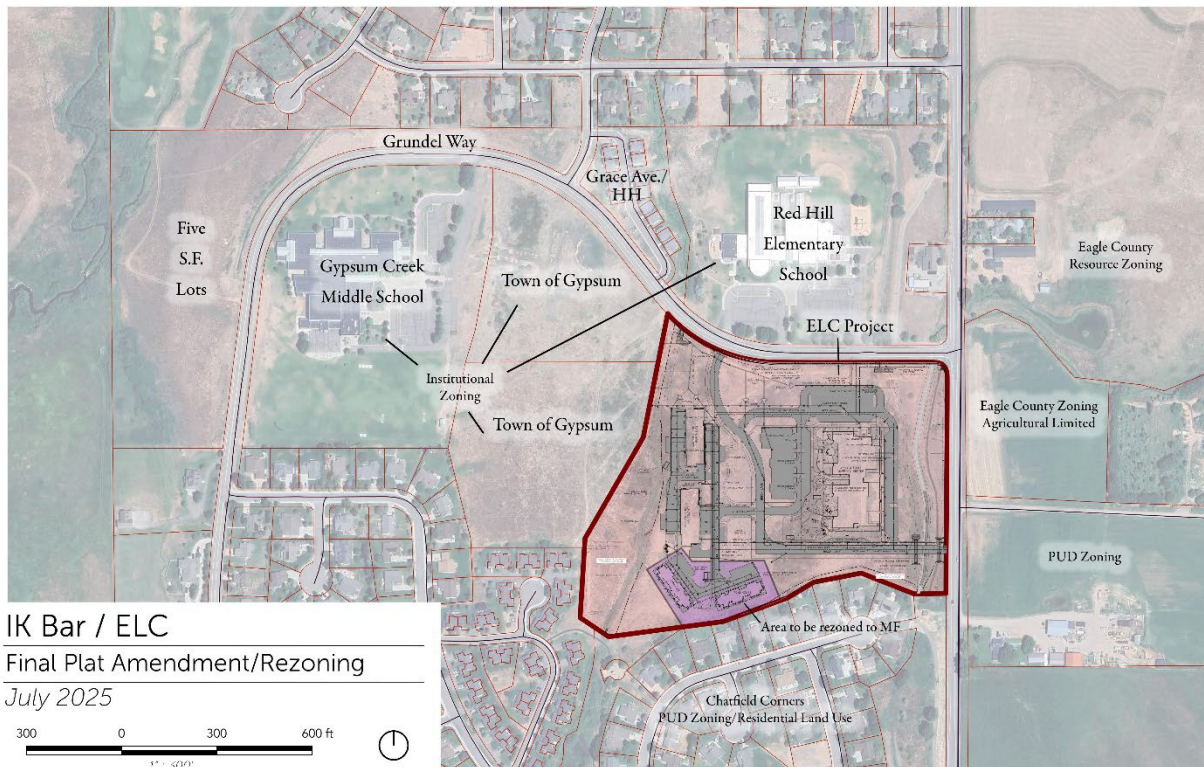


**Final Plat Amendment and Rezoning of
Lot 3A/IK Bar
August 31, 2025**

The purpose of this report is to provide a summary of a proposed final plat amendment for IK Bar Ranch/Eagle County Schools Lot 3A and the re-zoning of a portion of Lot 3A from Institutional to Multi-Family (MF). This application has been submitted on behalf of the Eagle County School District (ECSD or the District). The District is in the midst of developing the Early Learning Center (ELC) project on Lot 3A. Both of these requests are related to one of the residential components of the ELC project. This report has been prepared in accordance with Town of Gypsum submittal requirements for final plat amendments and rezoning.

Background of Project

The ELC project addresses two critical needs – an early learning facility for families in the lower valley and housing for ECSD staff. The early learning center will serve toddlers and young children, and have a capacity of 320 students. The housing component will include ten townhome units (in two buildings) and 40 apartments (in two buildings). The diagram below shows the ELC project and the land to be subdivided and rezoned in context with the surrounding neighborhood.



The Early Learning Center Project is located on Lot 3A. This parcel is 17.3 acres in size. Lot 3A is bordered on the north by Grundel Way and Red Hill Elementary, on the west by the vacant Lot 3B and Lot 3C (owned by the Town of Gypsum), on the east by Valley Road and the Kuntz Ranch (a five lot subdivision with 6-9 acre lots), and on the south by Chatfield Corners (a 223 unit neighborhood on approximately 105 acres, or a density of .47 units per acre).

The IK Bar was always envisioned to accommodate three schools. Gypsum Creek Middle School and Red Hill Elementary School were developed in the early 2000's. the Early Learning Center is the third and final school to be constructed at the IK Bar. A Location and Extent application for the ELC project was approved by the Town of Gypsum Planning Commission in 2024. Construction is nearing completion. This project necessitated a third amendment to the IK Bar SIA which was approved by the To.

Purpose of Amendment to Final Plat

There are three objectives for amending the IK Bar Final Plat:

1. Grundel Way right-of-way

Grundel Way has been widened as a part of the ELC project. The amended Final Plat will widen the Grundel Way right-of-way as necessary to accommodate the widened road.

2. Easements

The development of the ELC has necessitated modifications to existing easements, new easements and the elimination of easements. The amended Final Plat will identify all changes to easements.

3. Create parcel for housing site

A separate lot will be created for the townhome housing site. The need to create a separate lot for the townhomes is because ECSD has an agreement with Habitat for Humanity Vail Valley (HH) to convey the lot to HH. HH will then construct the 10 townhomes and sell them to ECSD staff. This is the third collaboration between HH and ECSD, and this project will be structured in the same way these two entities have done housing projects at Grace Avenue in Gypsum and at Adam's Way in Eagle.

Purpose of Rezoning

The IK Bar is currently zoned Institutional. In the past the Town has only used this zone district for public owned land and given the housing site is to be conveyed to a private entity (Habitat for Humanity), the property is proposed to be zoned Multi-Family. Density allowances in the MF district are sufficient for the 10 proposed units. While the purpose of the rezoning is to address ownership issues with the Institutional District, the need for the re-zoning is to create a parcel of land that can accommodate workforce housing for District staff. This housing will

provide a great benefit to the School District in recruiting and retaining staff, and is doing so provide a benefit to the entire community.

Upon approval of the proposed Minor Plat Amendment IK Bar Ranch/Eagle County Schools, Lot 3A , the legal description of the property to be rezoned is Lot 3A-1, a re-subdivision of Lot 3A. Lot 3A-1 is 1.467 acres in size.

The land to be re-zoned is bordered on the west, north and east by Eagle County School District property, specifically Lot 3A. This land is currently under development, future land uses include institutional (the new ELC) and housing (40 ECSD staff housing units). Chatfield Corners, a residential PUD, is located to the south.

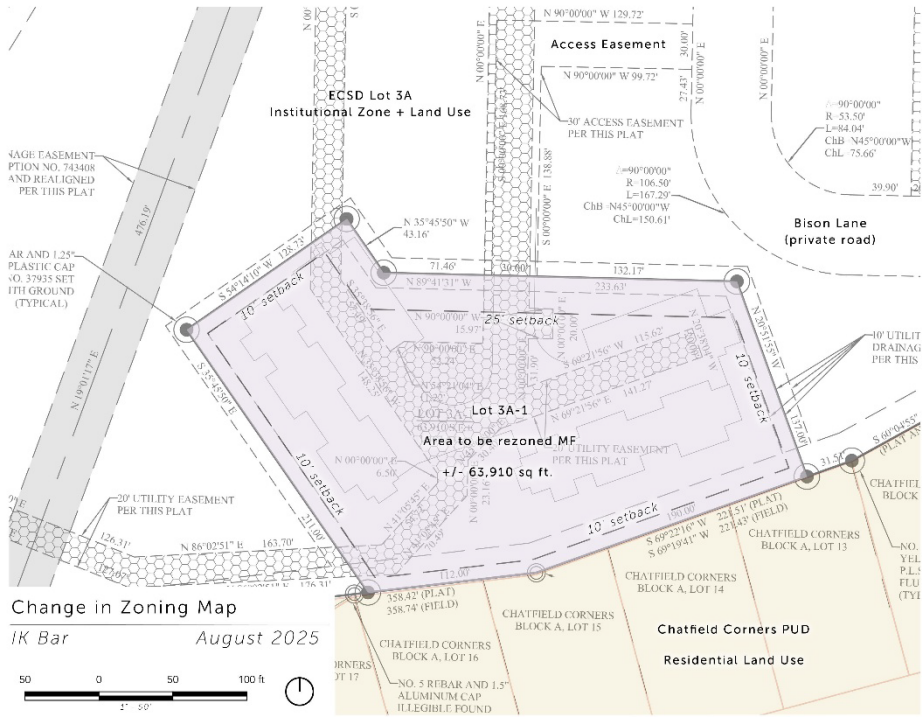
The level of residential development proposed by this re-zoning is quite modest (just 10 homes), and is a land use that is consistent and compatible with surrounding uses. The proposed rezoning will not result in development that would present adverse impacts on the surrounding area. The diagram on the preceding page shows the parcel to be rezoned in relationship to surrounding uses.

Utilities are available to serve the proposed residential land use and these 10 units will not adversely impact traffic patterns, nor present impacts on public facilities and services.

The subject property is designated Institutional by the Land Use Map of the Gypsum Master Plan. This land use designation includes the following statement – “In certain circumstances, it may be appropriate to allow and encourage institutional uses to develop on-site housing for some of their employees”. The IK Bar is considered one of these “certain circumstances”.

The rezoning exhibit on the following page defines the parcel to be rezoned.

IK Bar Ranch/Eagle County Schools, Lot 3A



Change in Zoning Map
 IK Bar August 2025

50 0 50 100 ft

PLANNING COMMISSION CERTIFICATE
 THIS PLAT AND THE STATEMENTS HEREON ARE APPROVED THIS _____ DAY OF _____ A.D., 2025, BY THE PLANNING COMMISSION OF THE TOWN OF GYPSUM, COLORADO. THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS, OR ANY OTHER SERVICE FACILITY.

BY: _____
 CHAIRMAN

TOWN COUNCIL CERTIFICATE
 THIS PLAT AND THE STATEMENTS HEREON ARE CONDITIONALLY APPROVED, PENDING COMPLETION OF SPECIFIED IMPROVEMENTS, THIS _____ DAY OF _____ A.D., 2025, BY THE TOWN COUNCIL OF THE TOWN OF GYPSUM, COLORADO. THIS APPROVAL DOES NOT EXTEND TO THE DESIGN OF UTILITIES, SEWAGE DISPOSAL, ROADS, OR ANY OTHER SERVICE FACILITY AND DOES NOT CONSTITUTE ACCEPTANCE OF ROADS, UTILITIES, OR SERVICES BY THE TOWN FOR MAINTENANCE OR OPERATION

BY: _____
 STEVE CARVER, MAYOR

CLERK AND RECORDER'S CERTIFICATE
 THIS PLAT IS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, AT _____ O'CLOCK _____ M., ON THE _____ DAY OF _____, 2025, IN BOOK _____ ON PAGE _____, REC. NO. _____

CLERK AND RECORDER
 BY: _____
 DEPUTY

School Site Dedication

ECSD proposes to waive the school land dedication for this housing project. Given the housing will be occupied by ECSD staff, implementation of the dedication would seem to be counter productive.

Required Materials for Application

Submittal requirements for the final plat amendment and rezoning are outlined on the Town's application portal. This material has been provided. Below are comments on some of these requirements.

- **Tax Certificate**

This is not applicable as ECSD does not pay property taxes.

- **Transportation Impact Study**

The TIS prepared for the L/E review of the ELC has been re-submitted. This report included traffic from these 10 townhomes.

- **Title Report**

An updated title and mineral rights report have been submitted. A mineral rights ownership report has been prepared by Elliot Shor, an abstractor with Percheron. This report concludes that ECSD owns 100% of mineral rights pertinent to Lot 3A.

- **Mailing Labels for Posted Notice**

A list, map and mailing labels of adjacent property owners will be provided.

- **Soils Report**

A geotec report for Lot 3A has been provided.

- **Covenants/ Declarations/ Restrictions**

There will not be an HOA that covers the entirety of Lot 3A, and as such traditional CCR's are not necessary. ECSD will own and manage all of Lot 3A, with the exception of the housing parcel. In lieu of CCR's, ECSD and HH will establish a maintenance and operations agreement. Road maintenance is likely to be the primary focus of this agreement. HH has provided draft declarations for their units, which will be recorded at such time a townhome subdivision is proposed.

- **Final Amended Plat**

The amended final plat has been prepared in accordance with town standards. This plat has been provided under separate cover.

- **Final Plat – Engineering Plans**

Engineering plans were prepared during the L/E design process and have been submitted to the Town for their review. These plans were not re-submitted but if necessary can be provided.

- **Ability to Serve letters**

Per communication with the Community Development Department, will serve letters are not required as part of the application.

- **Cost Estimate for Required Improvements**

All required improvements are funded by a recently approved school bond and have been or will be constructed as part of the ELC project. Give these improvements are nearing completion, cost estimates for these improvements have not been provided. Cost estimates can be provided upon request.

- **Will Service Letter – Fire Department**

Per communication with the Community Development Department, will serve letters are not required as part of the application.