



To: Mayor and Council  
From: Scot Hunn, Planning Director  
Date: March 13, 2025  
Agenda Item: Highlands Parcels Planning – Discussion and Direction

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**Background:**

The Highlands Parcels Nos. 1 & 2 have been acquired by the Town as part of the Settlement Agreement executed in 2024 between the Town and Battle North. Parcels 1 & 2 present a unique opportunity for the Town to achieve certain strategic and community plan policy goals while generating revenue specifically earmarked for the water enterprise fund.

**Process to Date:**

As the first steps in the process to inform the Council's decision on how to best use the parcels, staff completed the following tasks in January and February 2025:

- A [webpage](#) providing background information on the Bolts Lake area – specifically the Settlement Agreement and Highlands Parcels 1 & 2 – was created.
- A short survey was conducted between January 13<sup>th</sup> and January 31<sup>st</sup>.
- An open house was held Wednesday, January 29<sup>th</sup>, from 4:30pm-7:30pm at Town Hall.
- Staff presented the results of the survey and open house to the Council at their regular meeting of February 19<sup>th</sup> and the Council provided direction for staff to invite representatives from the Eagle County Open Space and Natural Resources Department as well as the Eagle Valley Land Trust to join a discussion on March 19<sup>th</sup>.

**Purpose of March 19<sup>th</sup> Discussion**

The purpose of the Council's ongoing discussion at the March 19<sup>th</sup> meeting will be to review the Highlands process to date, and to allow subject matter experts from Eagle County and EVLT to briefly walk through the following general topics with Council:

- How each organization approaches and evaluates land conservation projects.
- How funding, tax benefits, and partnerships work.
- The timeframes involved and key issues that affect conservation projects.
- Potential scenarios to achieve the Town's goals for the Highlands.

Following the presentations, staff intend to facilitate a Q&A session with our guests with the goal to better inform future Council decisions on how to move forward with the Highlands Parcels.