



AGENDA
Planning & Zoning Commission
Tuesday, May 4, 2021
6:00 PM

ON-LINE MEETING

This agenda and the meetings can be viewed at www.Townofeagle.org.

PUBLIC WIFI - TOEG – townofeagle2019

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

1. This will be an online meeting.

[ACCESS THE ON-LINE MEETING HERE](#)

Please note: All participants are automatically muted. In order to be called upon and unmuted, you will need to use the "raise hand."

When it's your turn to speak, the moderator will unmute your line and you will have three (3) minutes for public comment.

PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on this agenda can be submitted to the Planning Department at planning@townofeagle.org and will be included as part of the record.

For technical difficulties please email nikki.davis@townofeagle.org and we will do our best to assist you.

6:00 PM - MEETING CALLED TO ORDER

APPROVAL OF MINUTES *Approval of the minutes from the April 20, 2021 meeting of the Planning and Zoning Commission.*

1. Minutes dated April 20, 2021

PZ WORK SESSION - EAST EAGLE SUB AREA PLAN (EESAP)

1. Presentation by Zehren & Associates
2. Presentation by Community Development
3. Presentation by Trinity RED Eagle Development
4. Public Participation - Polling
5. PZ Q&A
6. Public Comment

7. PZ Discussion and Direction to Staff

OPEN DISCUSSION

ADJOURN

I hereby certify that the above Notice of Meeting was posted by me in the designated location at least 24 hours prior to said meeting.

A handwritten signature in blue ink, appearing to read "Jessica Lake", is written over a horizontal line.

Jessica Lake
Planner I



MINUTES
Planning & Zoning Commission
Tuesday, April 20, 2021
6:00 PM

Public Meeting Room / Eagle Town Hall
200 Broadway
Eagle, CO

This agenda and the meetings can be viewed at www.Townofeagle.org.

PUBLIC WIFI - TOEE – ((TOEEWireless))

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6:00 PM – REGULAR MEETING CALLED TO ORDER

Commissioner Gregg called the meeting to order at 6:00 PM

COMMISSIONERS PRESENT

Jesse Gregg, Kyle Hoiland, Bill Nutkins,
Robert Townsend, Charlie Perkins

STAFF

Chad Phillips – Community Development Director
Nikki Davis - Administrative Tech II
Jessica Lake - Planner I

COMMISSIONERS ABSENT

Matthew Hood, Lani Webb,
Keegan Winkeller

APPROVAL OF MINUTES *Approval of the minutes from the following meetings of the Planning and Zoning Commission.*

1. Minutes dated March 2, 2021

MOTION: COMMISSIONER KYLE HOILAND MOTIONED TO APPROVE THE MINUTES. MOTION WAS SECONDED BY COMMISSIONER BILL NUTKINS AND PASSED WITH A VOTE OF 5 (GREGG, HOILAND, NUTKINS, TOWNSEND, PERKINS) IN FAVOR AND 0 OPPOSED.

2. Minutes dated March 16, 2021

MOTION: COMMISSIONER JESSE GREGG MOTIONED TO APPROVE THE MINUTES. MOTION WAS SECONDED BY COMMISSIONER BILL NUTKINS AND PASSED WITH A VOTE OF 3 (GREGG, NUTKINS, TOWNSEND,) IN FAVOR AND 0 OPPOSED. COMMISSIONERS KYLE HOILAND AND CHARLIE PERKINS ABSTAINED.

3. Minutes dated March 31, 2021

MOTION: COMMISSIONER CHARLIE PERKINS MOTIONED TO APPROVE THE MINUTES. MOTION WAS SECONDED BY COMMISSIONER KYLE HOILAND AND PASSED WITH A VOTE OF 5 (GREGG, HOILAND, NUTKINS, TOWNSEND, PERKINS) IN FAVOR AND 0 OPPOSED.

4. Minutes dated April 6, 2021

MOTION: COMMISSIONER KYLE HOILAND MOTIONED TO APPROVE THE MINUTES. MOTION WAS SECONDED BY COMMISSIONER CHARLIE PERKINS AND PASSED WITH A VOTE OF 5 (GREGG, HOILAND, NUTKINS, TOWNSEND, PERKINS) IN FAVOR AND 0 OPPOSED.

PUBLIC COMMENT *Citizens are invited to comment on any item on the Agenda subject to a public hearing. Please limit your comments to three (3) minutes per person.*

Public comment opened at 6:06pm. There was no public comment.

PUBLIC HEARINGS

1. Project: 113 E. Fourth Street Veterinary Clinic Special Use Permit
File #: SU21-03
Applicant: Dr. Susan O'Brien
Location: 113 E. Fourth Street
Staff Contact: Jessica Lake, Planner I
Request: Application for a Special Use Permit for Veterinary Clinic in the Broadway Overlay District

Staff Presentation

Jessica Lake initiated the presentation, first by highlighting that veterinary clinics are allowed in most of the Town's Commercial Zone District with a Special Use Permit. The Municipal Code does not outline specific standards or requirements for a veterinary clinic. The lot size is roughly 2,221 sq. ft. and there is no off-street parking for this

property. Staff included historical background on the property in addition to current photos of the building, driveway, and adjacent alley. Lastly, staff reviewed the four standards for a Special Use Permit (noting that Standard 4 does not apply to this application) and after assessment, staff recommends Approval with Conditions based on standards (1), (2), and (3) of section 4.05.010 of the Municipal Code. Staff suggested three conditions of approval.

COMMENTS FROM THE COMMISSION

Commissioner Nutkins asked about vehicles parked in the alley and if they are parked in the right of way or on their private property? Staff commented we would need Public Works to confirm. Commissioner Nutkins also asked about the email comment from Sheila Fitzpatrick, talking about caring for large animals like horses - what is the plan for that? Staff commented that the application confirmed this location is for small animals and pocket pets only. Commissioner Nutkins suggested adding a condition of approval specifying no large breeds. He also asked if there is a requirement for managing biohazard waste. Staff commented this might be part of building requirements, this is not tied to land use.

Commissioners Perkins & Hoiland asked if staff is comfortable enforcing the 10-minute time limit for loading/unloading. Mr. Phillips commented that staff would contact the permit holder if the Town received complaints. Public Works can help enforce and monitor activity in the alley.

Commissioner Townsend asked what qualifies as a small/pocket pet? If applicant decides to do something for larger pets, will they need to change the application use? Applicant replied by defining what small animals (i.e., dogs & cats) and pocket pets (i.e., hamsters) are and confirmed there will be no large animals on that property.

Commissioner Gregg asked the applicant about oxygen and ventilation tanks for her operation. Applicant confirmed they will be using an oxygen concentrator, a smaller and safer unit, and there will be no delivery of large tanks. Also, a professional company handles all their biohazard waste. Commissioner Gregg asked if there is an intent to have kennel operations. The applicant replied that the backyard will only be used to walk dogs after surgery procedures. Kennels would be indoors and monitored overnight for post-op, not a boarding-style operation.

Commissioner Hoiland asked if the Commission should consider concern from a public comment letter where an individual stated they may not move forward with a future development project on Broadway if this file is approved. Mr. Phillips replied that this concern should not be a factor in the Commission's decision. The staff report provides the criteria for evaluation which did not include this type of off-site impact.

PUBLIC COMMENT

Dawn Holmes, 59-136 Kipa Mai Way, Kamuela, HI – Stated that Dr. O'Brien was their family vet (mixed animals including large and small breeds). Her values to the community as a small animal veterinarian are immense. She is very knowledgeable and talented. A brick-and-mortar business in town would be an asset.

Stephanie Scott, 717 Edwards Village Blvd – Agrees with Dawn's comments. A closer and local clinic would be an asset to the community, she also uses Dr. O'Brien as a personal veterinarian. With an influx of people moving to the community, having more veterinary clinics would benefit Eagle and Edwards.

Jean Duprey, 125 Fourth Street – Lives near the building and they have their cars next to the alley. Castle Peak and Gypsum Animal Clinics only have 12 parking spaces and oftentimes their parking lot is full. Many businesses have a parking variance. As her business grows, the traffic of customers will change and not just be limited to appointment traffic. There is no realistic way to predict parking needs. She is also concerned about noise levels increasing from public parking that will affect nearby residents.

Stev Riden, Howard, CO - Asked the applicant several questions. Is this a product of opportunity to have this building? Is there a particular reason you chose this site? Are there conditions attached to approval that might prohibit anything beyond 10-minutes and large animals? Are there non-confirming uses and can we prohibit that? Do you realize the expense of making this functional against the existing codes? Applicant replied that the living space downstairs will be used as an office / staff break room. She is already in the process of working with contractors to get the building up to code and commercial suppliers to get proper equipment. She chose this building because it feels natural for the scope of animals she will be working with. Applicant does not feel like there is competition, it is based more on vet care needs in the region. Lastly, Mr. Riden encouraged the Planning and Zoning Commission to consider a fee in lieu so that the Town can eventually purchase property to use for parking.

Thomas Boyken, 447 Neilson Gulch Road – Stated that he supports Dr. O’Brien’s business reputation. As a former Eagle Chamber of Commerce Board Director, he supports bringing more business to Eagle. If we continue to use parking as a hurdle, our Town can’t grow. Regarding noise, he’s never noticed loud noise from vet clinics. Animal noise is oftentimes inside the office. Growing the Business District will only increase the Town’s revenue. Mr. Boyken welcomes competition to the Town as it gives customers the opportunity to pick and choose who they want to work with and drives them to a certain area. Dr. O’Brien is his personal vet.

RESPONSE TO PUBLIC COMMENT

Applicant addressed public comment. First, applicant recapped that they are a mobile practice and will continue that aspect of her business. Their goal is to employ only one other vet along with efficient staff. If they are operating in an overcrowded office, it goes against their fear-free practice. The fear-free environment accounts for external factors such as paint color, having separate examination rooms for cats and dogs, and ensuring the lobby is a quiet area.

Commissioner Perkins asked the applicant if they are going to remodel the interior. Applicant confirmed they intend to go through the entire building permitting process. They want to create 2 exam rooms, 1 treatment room, a surgery room, and storage.

Commissioner Nutkins asked staff if there are existing non-confirming uses in the building. Staff replied this has been discussed with current owner. Dr. O’Brien proposed to discontinue those non-confirming uses. Staff confirmed that Public Works received a referral for this application.

Commissioner Gregg asked about other vet office on Broadway and if they were required to provide parking as part of their Special Use Permit? Staff confirmed this as true. The other vet office was approved in 1999 and required to have on-site parking. Today’s standards in the Municipal Code regarding parking do not apply in the Central Business Zone District or Broadway District. Commissioner Nutkins commented that he considers the vet clinic as a service establishment however exempts it from providing parking because of Section 4.07.140.A.3.

Commissioner Perkins asked staff if the Commission can include a condition of approval asking the applicant to increase sound insulation if recommended by Chief Building Official? Mr. Phillips replied yes, P&Z can add this type of condition, but recommended the trigger being after significant noise complaints. Commissioner Perkins asked if the noise being generated is interior noise or when pets are dropped off? Applicant addressed the noise concern was from dogs waiting in parked cars, dogs in the building will always have supervision. There is no boarding component and hospitalized animals are there to convalesce, so the intention is to maintain a quiet, relaxed environment.

Public comment closed at 7:00 PM.

DELIBERATIONS

Commissioner Hoiland began deliberations, stating that he is torn about approval given the noise and parking concerns from the neighbors. Overall, he believes the applicant has met the conditions and will likely support this request.

Commissioner Perkins commented that after hearing more from Dr. O'Brien about her business practice and operating hours and standards, he is inclined to approve the file with the conditions staff recommended.

Commissioner Nutkins commented that his biggest concern is the parking, especially downtown. According to the current standards parking is not required but if her staff is using the parking where are customers going to park? Also, if the non-confirming uses become prevalent again after approval, he suggests that should revoke the Special Use Permit. Additional conditions that should be addressed include no large oxygen tanks, no outdoor boarding or crating at any time and no large animals. If applicant receives excessive noise complaints, applicant must present to the Commission again.

Commissioner Townsend believes the noise issue was addressed in the third condition of approval. Mr. Phillips commented that there are state statues about addressing significant noise complaints and staff has standards to enforce mitigating noise. Commissioner Townsend also noted that parking is a "big picture" item we need to address because there is no parking requirement in this area. Overall, he believes the conditions staff presented address all the concerns.

Commissioner Gregg believes the file meets all the standards. He voiced concerns about parking but judging by the standards outlined in the Municipal Code, he does not view this application any different from the other downtown businesses apart from the animal component. Staff's recommended conditions address the noise issue well. He is in favor of approving this file and having additional business on Broadway is beneficial, regardless of a competing business across the street.

MOTION: COMMISSIONER CHARLIE PERKINS MOTIONED TO APPROVE SPECIAL USE PERMIT #SU21-03 WITH THE FOLLOWING CONDITIONS:

- 1.) THE APPLICANT SHALL APPLY FOR AN ENCROACHMENT PERMIT BY MAY 15, 2021. IF NO ENCROACHMENT PERMIT APPROVAL IS ACQUIRED, ANY APPROVALS OBTAINED WITH THIS SPECIAL USE PERMIT SHALL BE WITHDRAWN.**
- 2.) LOADING AND UNLOADING MAY NOT BLOCK THE ALLEY FRO MORE THAN 10 MINUTES AT A TIME. DELIVERIES, LOADING AND UNLOADING SHOULD BE FROM A PARKING SPACE WHENEVER POSSIBLE.**
- 3.) NO DUST, NOISE, ODOR, FUMES, GLARE, OR VIBRATION SHALL BE PROJECTED BEYOND THE LOT.**

MOTION WAS SECONDED BY COMMISSIONER BILL NUTKINS AND PASSED WITH A VOTE OF 5 (GREGG, HOILAND, NUTKINS, TOWNSEND, PERKINS) IN FAVOR AND 0 OPPOSED.

COMMUNITY DEVELOPMENT DEPARTMENT AND TOWN COUNCIL UPDATE *Staff update to the Planning and Zoning Commission on recent work, upcoming files and decisions made by Town Council.*

1. Department and Council update

OPEN DISCUSSION

Commissioner Nutkins asked about the Haymeadow email sent to some of the Planning and Zoning Commission and if we have addressed this with the sender? Mr. Phillips said it is not appropriate to discuss the file since it is still on-going. Next, Commissioner Nutkins discussed how Alpine Lumber is building a new facility in Silverthorne and they have attractive, large metal panels that hide their lumber area. Why can't we do something like that in the Town? Mr. Phillips deferred to Bill Shrum on public murals and art.

Commissioner Perkins asked if there are any updates to convening meetings back in the Chamber? Mr. Phillips replied, citing Eagle County updates seem to be on a 30-day cycle and that we remain under direction from the County. Currently, there is no change to virtual meetings.

Commissioner Gregg asked about the Brush Creek Road Extension project and Mr. Phillips replied it is linked to the 1819 Brush Creek Annexation file.

Commissioner Hoiland asked about CIRSA (Colorado Intergovernmental Risk Sharing Agency) training for some of the officials. The Planning and Zoning Commission has interest to participate in future trainings.

ADJOURN

MOTION: COMMISSIONER CHARLIE PERKINS MOTIONED TO ADJOURN. MOTION WAS SECONDED BY COMMISSIONER KYLE HOILAND AND PASSED WITH A VOTE OF 5 (GREGG, HOILAND, NUTKINS, TOWNSEND, PERKINS) IN FAVOR AND 0 OPPOSED.

MEETING ADJOURNED AT 7:28 PM.



To: Planning & Zoning Commission

From: Chad Philips, Director, Community Development Department
Jessica Lake, Planner I, Community Development Department
Peyton Heitzman, Planner I, Community Development Department

Date: May 4, 2021

Agenda Item: Public work session for the East Eagle Sub Area Plan (EESAP)

REQUEST: Staff is requesting direction regarding the draft plan, land use categories, and concept plans for EESAP.

For the Planning & Zoning Commission as well as the public, please come prepared with comments for both the draft language and graphics. Please keep direction/comments general in nature. Staff and the consultants will fine tune graphics and provide more detail to the text once direction has been received.

INTRODUCTION:

The Town of Eagle adopted the 2020 Elevate Eagle Comprehensive Plan (Comprehensive Plan) on December 15, 2020, as a policy document to aid decisions on land use, development, public services, and economic development within the Town's boundary and Urban Growth Boundary. Within the Comprehensive Plan is the Future Land Use Map (FLUM) that provides future land uses within the Town of Eagle.

The properties that make up the EESAP planning area are approximately 95 acres, located in the furthest northeast section of town. The planning area is east of the Chambers Avenue Commercial and Industrial Park and sits between I-70 to the north and Highway 6 to the south.

The purpose of this subarea plan is to identify and define desired future land uses and guide future growth that will meet the needs of the community today and for decades to come.

Land opportunity for auto-oriented commercial and industrial uses is limited within the Town. The Chambers Avenue Character Area has few vacant lots remaining. The EESAP planning area provides a large tract of land that can meet the community's future needs for heavier commercial and industrial development. With close proximity to I-70, the EESAP considers the need for highway-oriented development. The EESAP also includes plans for a future highway interchange.

There are elements of the EESAP that the Commission may want to consider and deliberate at the worksession. Many of these elements, provided as questions, will be incorporated into a live poll during the meeting where all participants can provide feedback.

Questions for Discussion/Polling:

- Does the diagram show the right amount of commercial? / Does the diagram show the right amount of Interstate Commercial? / Does the diagram show the right amount of residential?
 - Residential = 33 acres / Commercial (including C/LI and IC) = 34 acres

- Is this the breakdown that P&Z and the community would like to see?
- Commercial/Light Industrial Land Use Category includes “multi-family residential projects may be allowed through the Special Use Permit process, but the total land utilized shall not exceed 10% of the Commercial/Light Industrial category”.
 - Should this sentence remain in this land use category?
- Residential density – proposing a minimum density of 10 du/acre, consistent with the high-density land use category in the Comprehensive Plan.
 - Should we include only a minimum density or a density range? If a range is recommended, then what is recommended for the maximum?
- Commercial density – should density requirements for the commercial be included in this plan?
- Is the Interim/Temporary Use Area appropriate for this plan?
 - Current zoning for this land is Resource (R).
 - We don’t have a zone district in the code that we can apply to an area meant for Temporary Uses. Any zoning that we apply to this area would contain ‘uses by right’.
- How important are design standards for this area? Do we need design standards for distinct land uses?
 - Commercial Design
 - Highway Interchange
 - Residential Design
 - Eastern gateway area
 - Landscaping
- Are there any key headings that are missing from the Table of Contents?

ANALYSIS:

Staff has included an initial rough draft EESAP for review by the Commission and the public. Beginning with the Table of Contents, there are certain elements that should be included in any sub area planning, such as: Purpose of the Plan, Introduction, Goals and Policies, Future Land Use Map, Implementation and Action Items. Staff is hoping to focus much of the discussion on the Goals, Future Land Use Map (FLUM) and Categories, Conceptual Design, and Action Items. The Goals, FLUM and Land Use Categories for this plan will direct the policies that staff drafts and will then be used when evaluating future re-zonings and land use applications in this planning area. The Conceptual Designs will provide direction to staff for development permit and special use permit applications and the Action Items will provide staff and landowners with a tangible strategy for implementation.

To aid in the discussion of developing this sub area plan, staff has identified several areas of the Comprehensive Plan for consideration. This tract of land is located between the Eastern Gateway area and the I-70 Influence Character Area and can be viewed as both an extension of Chambers Avenue and eventually as an eastern entrance into Town.

2020 Elevate Eagle Comprehensive Plan:

Goal 2-6: Policies for the West and East Gateway areas

- 2-6.2. Support the installation and maintenance of attractive, well-managed landscaping at the east and west gateways.
- 2-6.6. Require screening or other enhancements to building facades and outdoor storage areas to improve visual quality. Maintain vegetation that provides screening of less-attractive sites.
- 2-6.8. Ensure that new development in these areas includes architectural elements and treatments consistent and compatible with established design guidelines for the Town of Eagle.

Goal 2-7: Policies for I-70 Influence Character Area

- 2-7.4. Within allowances established by the Town's level of service (LOS) standards, promote additional highway-oriented businesses (which may also serve local needs) in the vicinity of Eby Creek Road.
- 2-7.5. Encourage the development of vacant or underutilized lots at the western end of Chambers Avenue with more intensive uses that would benefit from their accessibility to the interstate corridor.
- 2-7.6. Maintain existing commercial and industrial zoning in the Chambers Avenue, Market Street, Sawatch Road, and Marmot Lane areas.

The importance of locating highway-oriented businesses in the vicinity of Eby Creek Road is well documented in the Comprehensive Plan. The EESAP includes plans for a future eastern highway interchange and a land use category for highway-oriented businesses. This interchange will provide an important gateway or entrance area for visitor's and locals alike into Eagle.

Goals and Policies of the EESAP draft. The plan currently includes the following initial Goal topics for the sub area plan:

- Direction with Flexibility
- Address traffic circulation/congestion
- Not to create another town center
- Appropriate type of residential homes (no single-family or mixed use that might be found in a town center)
- Meet needs of commercial use/businesses with lots large enough for delivery trucks (current issues on Chambers Ave with trucks loading and unloading from center turning lane)
- Temporary uses prior to construction of interchange

Supporting policies will be added once the Goals have been fully developed. Staff is requesting input on the development of the Goals for the plan.

The Comprehensive Plan acknowledges the importance of design guidelines for the Character areas throughout Town. Staff is hoping to gain additional direction during this worksession on conceptual designs for each land use category.

PUBLIC INPUT:

Staff has published notice of the work sessions and the public hearings in the local newspapers, emailed flyers, and sent notification to property owners within the plan boundaries as well as adjacent properties.

Staff has not received public feedback, beyond the virtual public open house, as of April 29, 2021. Throughout this worksession, there will be ample opportunity for members of the community to provide input.

PROCESS SCHEDULE:

May 2021
May 4 th (Planning & Zoning Commission) o Public Discussion: East Eagle Sub Area Plan (EESAP)
May 25 th (Town Council) o Public Discussion: East Eagle Sub Area Plan (EESAP)

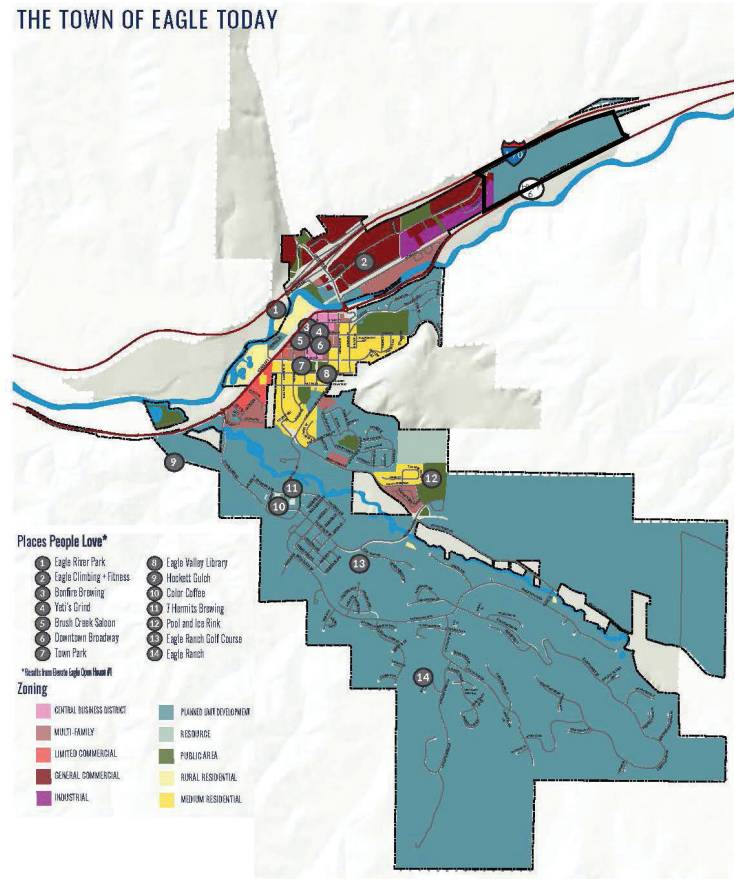
June 2021
June 15 th (Planning & Zoning Commission) o EESAP Adoption Hearing
July 2021
July 13 th (Town Council) o EESAP Ratification Hearing

ATTACHMENTS:

- EESAP Concept Plans dated May 4, 2021
- EESAP Initial Draft Plan dated April 30, 2021
- Public Comment

East Eagle Subarea Plan

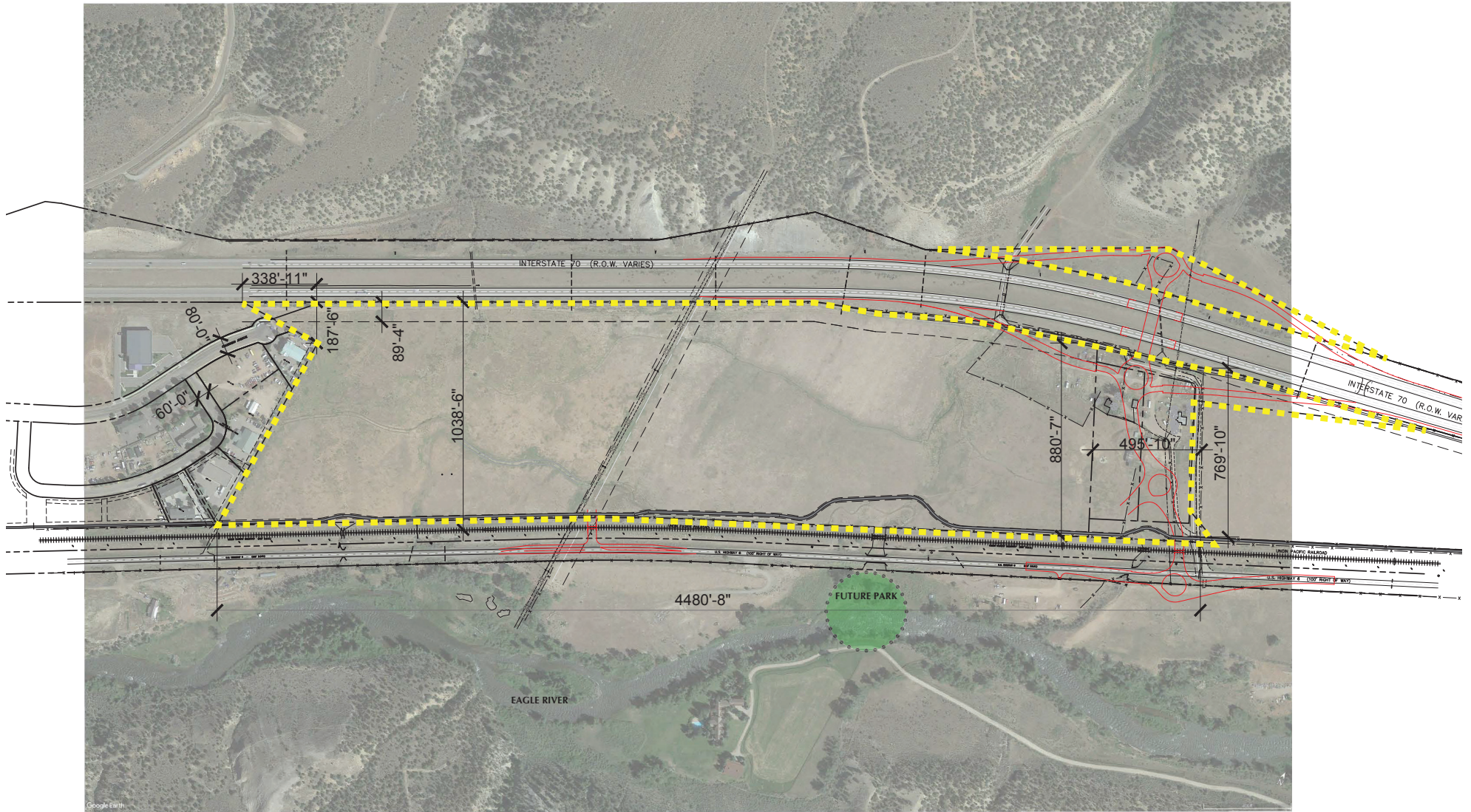
Planning and Zoning Commission Meeting



ELEVATE EAGLE | COMPREHENSIVE PLAN | 22 OCTOBER 2020 PUBLIC WORKING DRAFT 7

Prepared for RED Development and the Town of Eagle

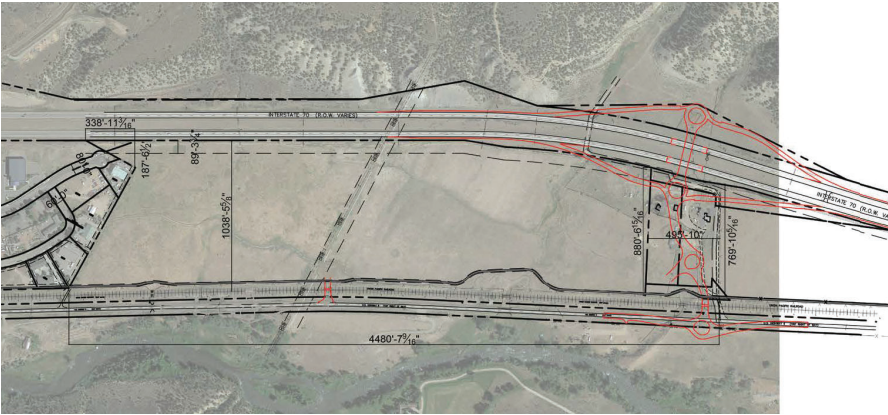
By Zehren and Associates
May 4, 2021



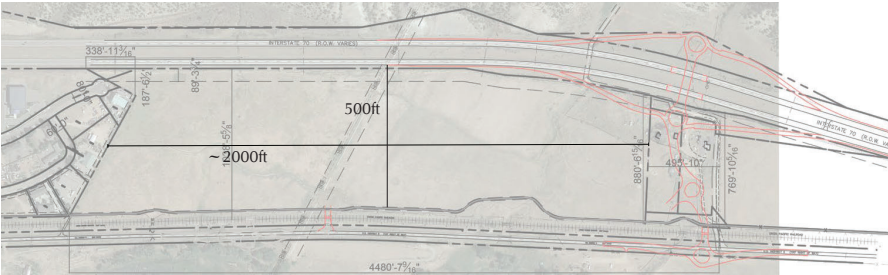
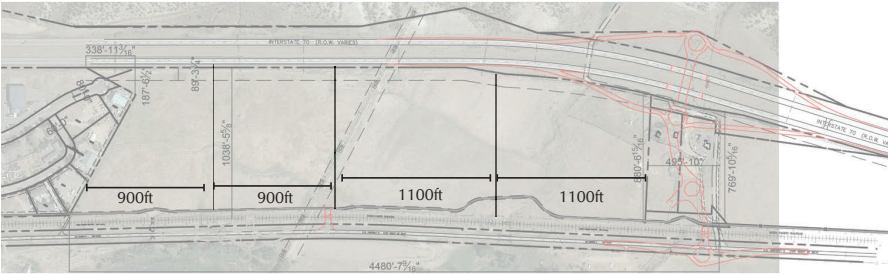


Site Map 1:400 scale

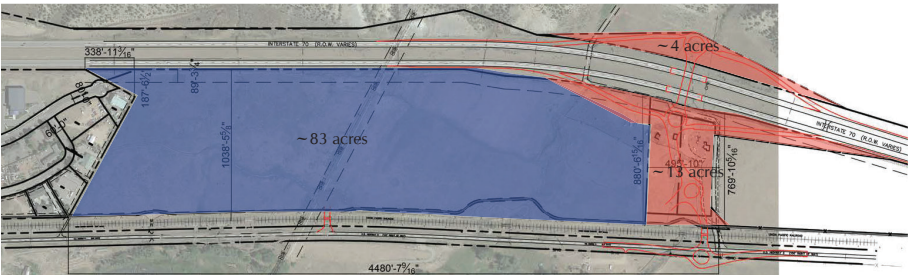
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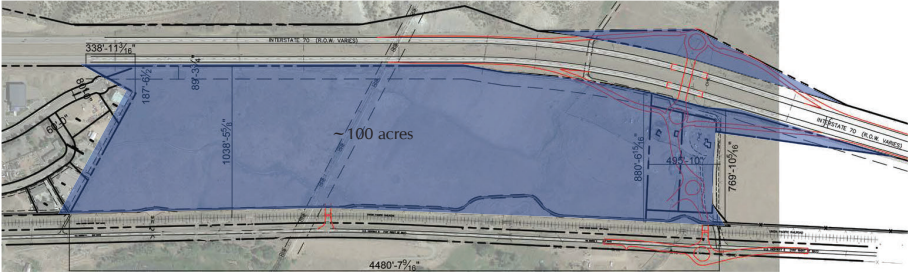
4 Segments



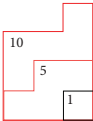
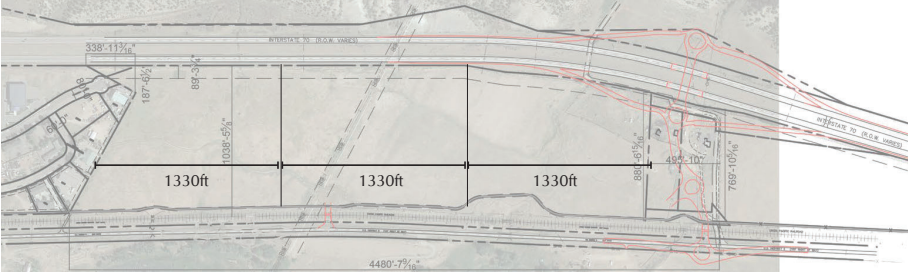
Area With Highway Interchange



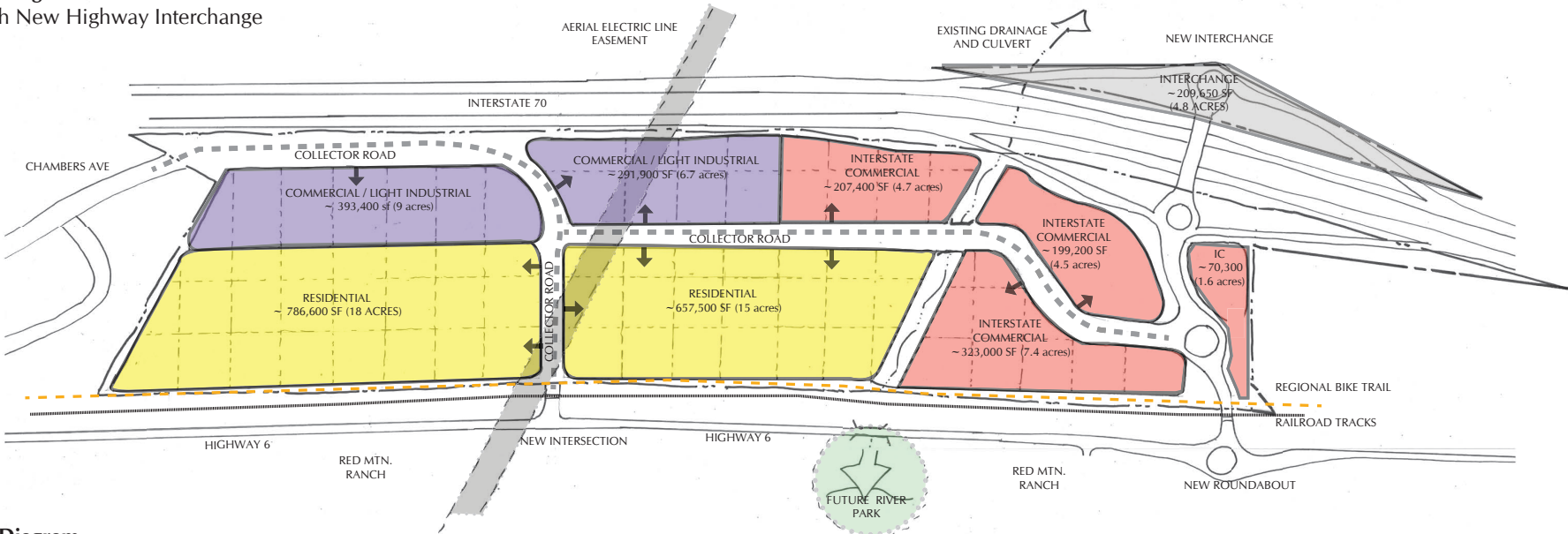
Area Without Highway Interchange



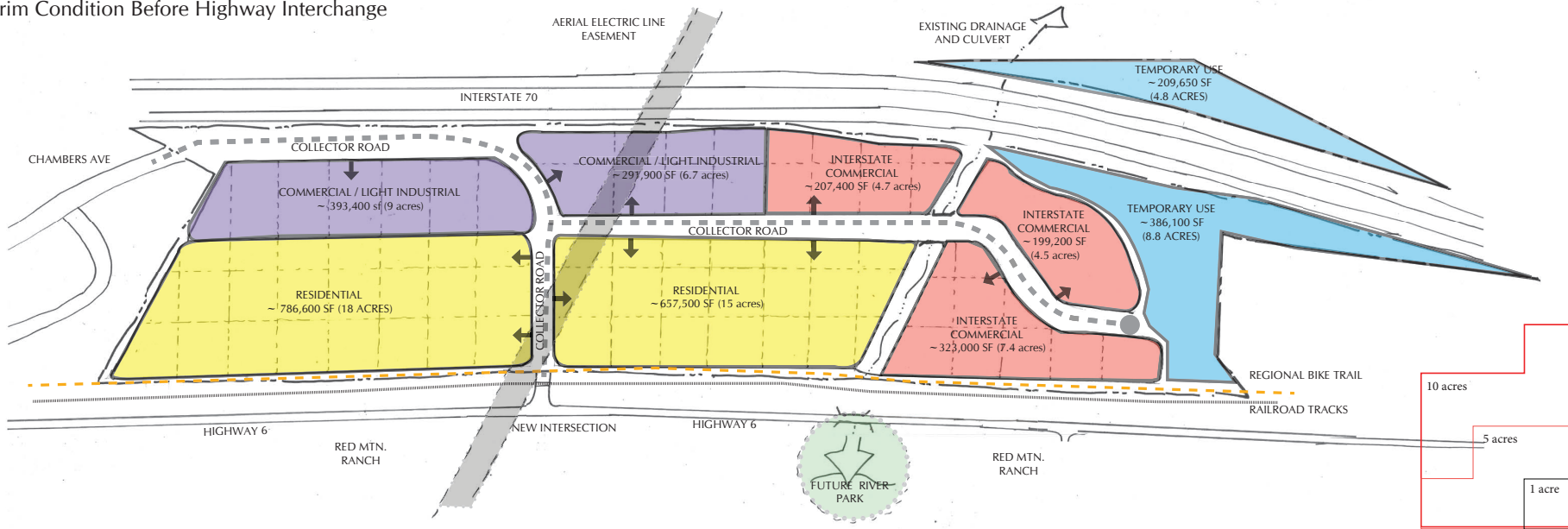
3 Segments



Conceptual Land Use Diagram Preferred Concept With New Highway Interchange



Conceptual Land Use Diagram Preferred Concept Interim Condition Before Highway Interchange





Eagle Climbing and Fitness



Alan Bradley Windows and Doors



Tumbleweed Dispensary



Chambers Ave Commercial Building



Outwest Drywall Supply



Timberline Tours



R & H Mechanical



Eagle Town Hall



241 Broadway



330 Broadway



Miller Ranch, Edwards



Eagle Landing, Eagle



Gambel St. Townhomes, Eagle



Chamonix, Vail



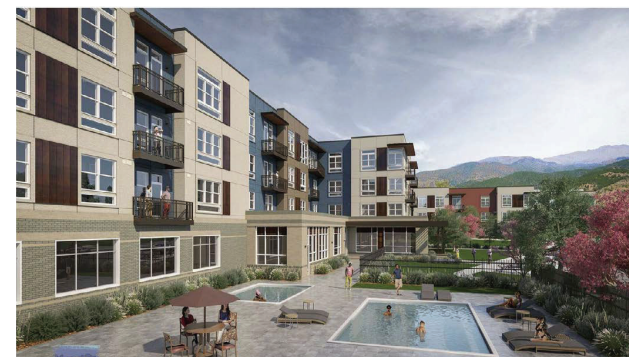
Elevation - Okemos, MI



Grow Community - Bainbridge Island, WA



Pitchfork - Crested Butte, CO



Piedmont - Avon, CO



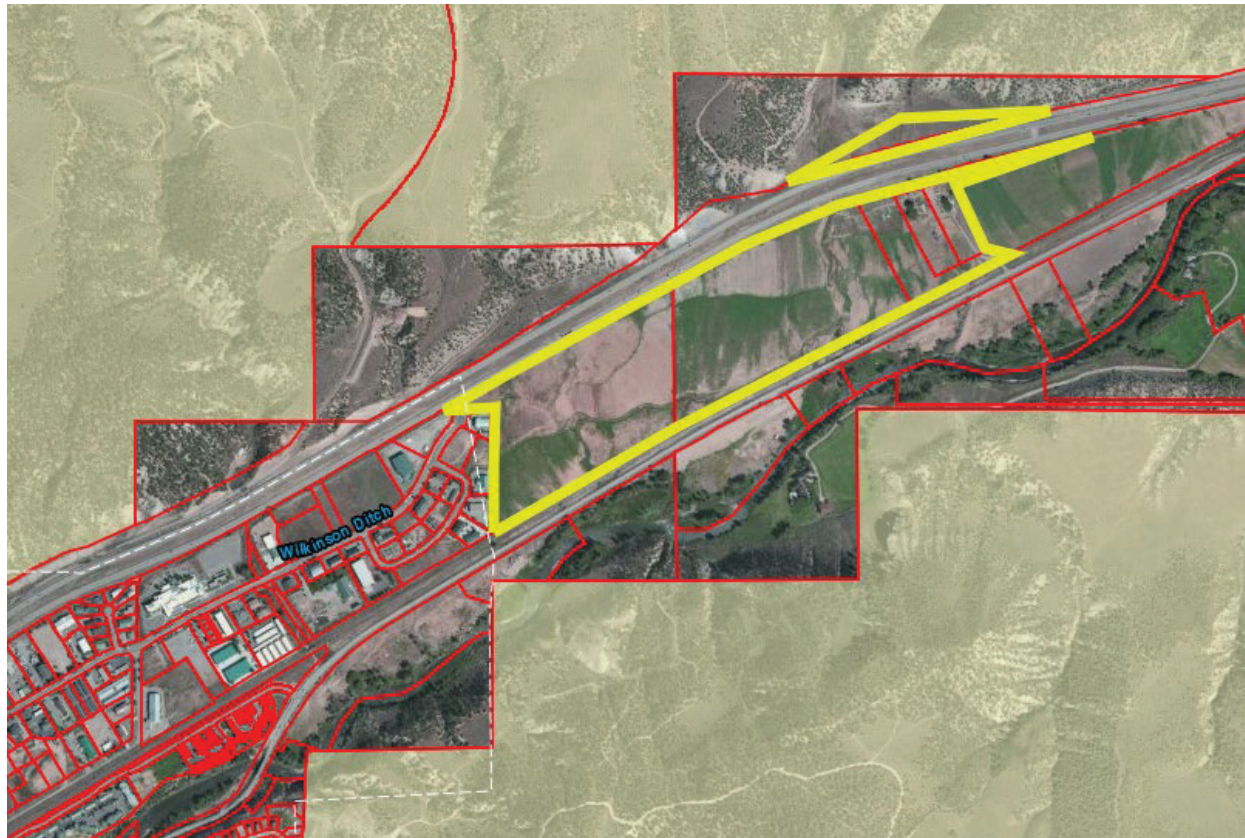
EAST EAGLE SUB AREA PLAN

April 2021 DRAFT

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Area Map



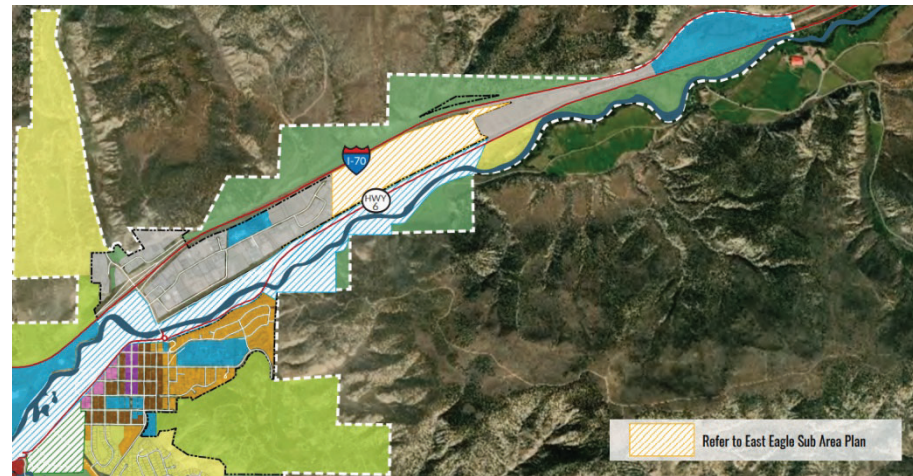
Purpose

The Town of Eagle adopted the 2020 Elevate Eagle Comprehensive Plan (Comprehensive Plan) on December 15, 2020, as a policy document to aid decisions on land use, development, public services, and economic development within the Town's boundary and Urban Growth Boundary. Within the Comprehensive Plan is the Future Land Use Map (FLUM) that provides future land uses within the Town of Eagle. Sections of the FLUM refer to subarea plans for future land use designations. The FLUM refers to this East Eagle Subarea Plan for the future land use designations of this planning area, known as "East Eagle". The purpose of this subarea plan is to identify and define desired future land uses and guide future growth that will meet the needs of the community today and for decades to come.

The East Eagle property is approximately 95 acres, located in the furthest northeast section of town. The planning area is east of the Chambers Avenue Commercial and Industrial Park and sits between I-70 to the north and Highway 6 to the south.

Land availability for auto-oriented commercial and industrial uses is limited within the Town. The Chambers Avenue Character Area has few vacant lots remaining. East Eagle provides a large tract of land that can meet the community's future needs for heavier commercial and industrial development. With close proximity to I-70, the East Eagle Subarea Plan considers the need for highway-oriented development. The East Eagle Sub Area Plan also includes plans for a future highway interchange.

East Eagle will be the first development that welcomes westbound visitors as they drive into the Town of Eagle. This plan was designed to include an attractive eastern gateway as supported by the Comprehensive Plan. There is also a residential



***Image from Elevate Eagle Comprehensive Plan.*

(Need to add pictures of property)

component in the East Eagle Subarea Plan. Design elements have been incorporated into this plan to create cohesion and encourage high quality development among the different uses in East Eagle.

Introduction

Background

The 95 acres that make up East Eagle were annexed into the Town of Eagle in 2006. Current zoning is Resource (R) for the land which is being used as pastureland. Once developed, this property will provide a connection from the east end of Chambers Avenue with Highway 6, enhancing the connectivity to this part of town.

Site Analysis

Size

The length of East Eagle along I-70 is comparable to the length of Chambers Avenue, as depicted in the Context map. East Eagle is 4,480 linear feet while Chambers Avenue is 5,550 linear feet. In terms of depth, the distance from the property boundary abutting I-70 to the boundary abutting the railroad track ranges from 769-1038 lineal feet. Of the total 100 acres of the property, approximately 17 acres is designated for the future highway interchange, leaving 83 acres for other land uses.

Surrounding Properties

To the north and east of the East Eagle planning area, are properties in unincorporated Eagle County with Resource zoning. Across Highway 6 to the south is the Red Mountain Ranch (RMR) development, which is zoned Planned Unit Development within the Town of Eagle. The Red Mountain Ranch development is currently undeveloped but has received approvals for up to 153 residential units; this development will include both multi-family and single family residential. A future



river park is planned in RMR and will provide active recreation within close proximity to East Eagle. To the west is the Chambers Avenue Commercial and Industrial Park with mixed Commercial General and Industrial Town of Eagle zoning. The Eagle Valley Trail and Railroad run parallel between the East Eagle property and Highway 6.



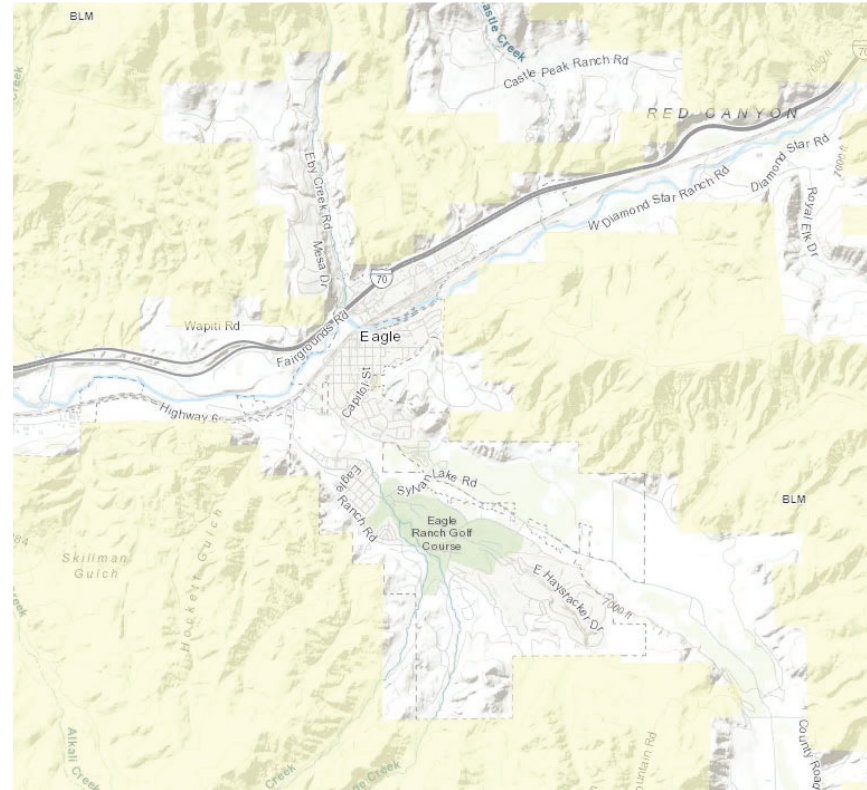
Constraints and Parameters

Though the EESAP focuses on the area identified as East Eagle, there is recognition that the Town of Eagle has limited options for expansion, especially expansion and/or annexation of land for commercial and industrial uses. The Town is surrounded by land owned by the Bureau of Land Management (BLM) as depicted in pale yellow in the graphic to the right.

The Town has identified a need for a future highway interchange that will provide additional access points to the property and facilitate the flow of traffic on Chambers Avenue. The location of the highway interchange is restricted to the east end of the property due to the slope to the north of I-70, that limits the location of the highway on/off ramp. The highway interchange is a large capital investment that may not be constructed in the near future.

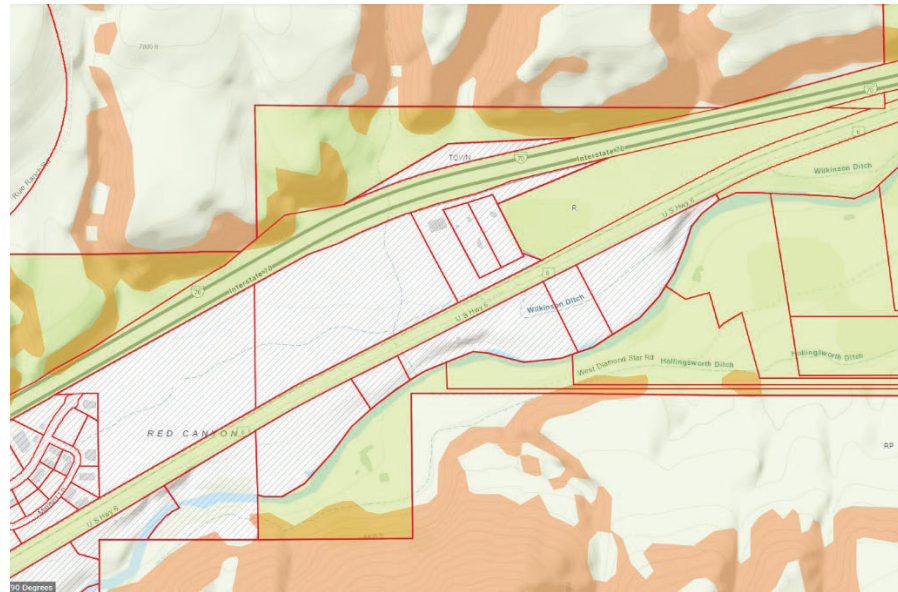
Aside from the surrounding terrain, East Eagle has its own set of constraints that have impacted this planning process and the conceptual design of the property. These constraints include:

- Utility easement through middle of property
- Railroad crossing/ need for transit center
- Access points along Highway 6
- Location of Chambers Ave.
- Property drainage
- Power pole location(s)
- Future I-70 interchange
- High visibility
- Regional trail



Eagle County GIS Layers: Public Lands.

Other constraints taken into consideration during this planning process were changes to markets resulting from a shift to online shopping, only accelerated by the recent pandemic. The shift to online shopping begged the question, will big box be profitable in the future? The East Eagle Subarea Plan provides flexibility to future commercial land uses by allowing for a variety of commercial uses, rather than restricting the area to large lots for big box/chains.



Eagle County GIS Layers: parcels, County zoning, slope greater than or equal to 30%.

Regional Context

Commercial businesses in East Eagle will serve the valley with their proximity to the Eagle County Airport that enplaned (origin and destination) 194,905 passengers in 2019. Visitors arriving at the Eagle-Vail Airport currently drive through Eagle's Grand Avenue (Highway 6) to the Eby Creek / I-70 interchange to get to up-valley destinations. Upon returning to the airport, visitors must currently take the same return trip, as Eagle has one interchange.

The Town of Eagle is also within an hour's drive of world class ski resorts that draws in visitors from around the world. During the summer, visitors come to the area for access to camping, hiking, mountain biking, fly fishing, rafting, river surfing, etc.

The Town of Eagle is surrounded by BLM land and natural attractions such as Sylvan Lake State Park, the White River National Forest and the mining town of Fulford.

In addition to serving the visitors of the area, East Eagle will serve nearby communities. The closest municipality to the west is the Town of Gypsum with a population of 7,582 in the year 2019. To the east are unincorporated areas of Wolcott and Edwards. Unincorporated Eagle County had a population of 24,038 in 2019. The total population for Eagle County as of 2019 was 55,070; this population number includes unincorporated Eagle County, Avon, Basalt(partial), Eagle, Gypsum, Minturn, Red Cliff, and Vail.

Related Goals

Current planning documents used in the development of EESAP:

2020 Elevate Eagle Comprehensive Plan

This tract of land is located between the Eastern Gateway area and the I-70 Influence Character Area.

Summarized from Elevate Eagle Goal: (relevant) Policies for the West and East Gateway areas

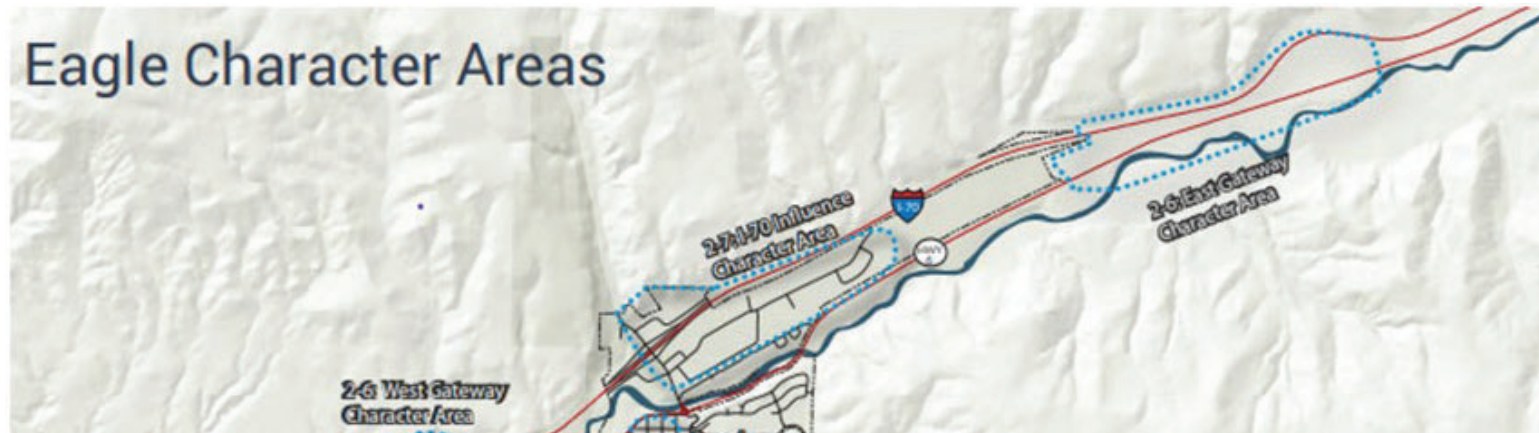
- Support the installation and maintenance of attractive, well-managed landscaping at the gateways.
- Provide and maintain landscape screening or other enhancements to improve visual quality.
- Ensure that new development in these areas includes architectural elements and treatments consistent and compatible with established design guidelines for the Town of Eagle.

Summarized from Elevate Eagle Goal: (relevant) Policies for I-70 Influence Character Area:

- Within allowances established by the Town's level of service (LOS) standards, promote additional highway-oriented businesses (which may also serve local needs).
- Encourage the development of vacant or underutilized lots with more intensive uses that would benefit from their accessibility to the interstate corridor.
- Maintain existing commercial and industrial zoning in the Chambers Avenue, Market Street, Sawatch Road, and Marmot Lane areas.

The importance of locating highway-oriented businesses in the vicinity of Eby Creek Road is documented in the Elevate Eagle Comprehensive Plan. The East Eagle Sub Area Plan will also include plans for a future highway interchange and should also include a land use category for highway-oriented businesses.

Landscaping and aesthetics are important components of the Elevate Eagle Comprehensive Plan and this sub area plan seeks to incorporate design standards for this highly visual land.



2018 Eagle County Housing Study (relevant takeaways)

- Local households, both owners and renters, have an overwhelming desire to remain or become homeowners, regardless of income.
- A diversity of attached and detached housing product is needed, with a range of price points, upgrade options and amenities.
- Affordability is the key obstacle for locals seeking to buy in the Eagle River Valley. Numerous tools will be needed to overcome the affordability gap for most locations and product types.
- Affordability and location are the highest priorities for buyers. If homes are located in desirable communities and priced affordably, buyers will make tradeoffs on unit type and size.
- Regardless of where in the valley buyers are seeking to live, community character is the most important location
- 90% of down valley homes are occupied year-round.
- Mid and down valley are home to a higher percentage of households with children and adults in the prime working years of 30-64.
- Looking at the presence of children in the household provides a striking contrast: almost half (48%) of down valley households include children.
- Down valley has larger households, especially those with four or more individuals.
- Proximity to work is the second highest consideration for homeowners.
- Community amenities - schools, parks, libraries, etc., amenities rate high in importance among homeowners.
- The ability to have pets is also a top consideration with two-thirds of owners rating pets as very or extremely important.
- Owners who live alone generally place less importance on character and proximity attributes but rank availability of bus service and proximity to skiing/recreation higher than other types of households.

attribute local households consider – underscoring the need to integrate housing efforts in comprehensive community planning that preserves and enhances sense of place, locals or family-orientation, social opportunities, and proximity to services and entertainment.

- Up valley and mid valley should be the prioritized for new rental development, as 82% of current renters prefer those locations.

- Couples with children generally rank location attributes higher than other households, especially availability of day care and quality of schools. They place lower than average importance on bus service and proximity to skiing/recreation.
- The importance ratings by other types of households tend to fall in between the preferences of people living alone and couples with children.
- Playgrounds or parks on site are also important to owners, especially households with children, and considerably more important to owners than renters.

Goal and Policy Topics

- 1) Direction with Flexibility
- 2) Address traffic circulation/congestion
- 3) Not to create another town center
- 4) Appropriate type of residential homes (not single-family or mixed use found in a town center)
- 5) Meet needs of commercial use/businesses ex. with lots large enough for delivery truck (current issue on Chambers Avenue with trucks loading and unloading from center turning lane).
- 6) Temporary uses prior to construction of interchange.

Future Land Use Map / Circulation Plan

The Future Land Use Map (FLUM) portrays the study area's desired future. It is a tool to guide zoning decisions in East Eagle. The FLUM identifies locations of anticipated, and community-supported land uses over the next 10 to 20 years.

Division between land use categories generally follows parcel lines, roadways, and other geographic boundaries. Future land use and zoning category changes shall generally adhere to the FLUM, but may vary due to development constraints or other factors that would make strict adherence difficult or impossible. Flexible interpretation of the boundaries may be granted by the Town Planning staff, Planning and Zoning Commission, and Town Council, provided the proposed change is consistent with the overall vision, goals, and strategies contained in this Plan.

LAND USE CATEGORIES

- **Commercial/Light Industrial.** This area will include uses common to those that exist in the Chambers Ave area but with larger lots that are more accessible to delivery trucks. Such uses include those seen in light industrial areas such as manufacturing, assembly, storage, distribution, repair, service, contractor's yards, outdoor retail, and kennels, AND commercial/retail uses typically not found on Broadway Street such as restaurants with drive up windows, grocery stores, gas stations, and service establishments. Multi-family residential projects may be allowed through the Special Use Permit process, but the total land utilized shall not exceed 10% of the Commercial/Light Industrial category.
- **Residential.** The East Eagle residential areas will consist of multi-family dwellings and/or projects that will result in a minimum density of 10 dwellings per acre. Due to the abundance of detached single family residential approved in the south Eagle area, this category shall not include Single Family Dwellings.
- **Interstate Commercial.** To take advantage of the vehicular traffic present at interstate interchanges and to provide the Town's citizens options to driving out of town for certain goods and service, this area shall primarily include lodging, regional retail, large-format restaurant, and convenience stores/gas stations. Because this will also be the west bound gateway to the Town of Eagle, uses should reflect the character of the Town's active/outdoor branding in addition to maintaining high quality design elements.
- **Interim/Temporary Use Area.** This area consists of land that will eventually be utilized as transportation infrastructure for the future I-70 interchange. Knowing that this land may not be developed as an interchange for many years, temporary uses may be approved.

Such uses would be limited to those that can be easily removed when development of the interchange begins. Being the eastern gateway to the Town (even though the interchange could be years away), landscaping, screening (with berms or fences) and overall design quality remain important considerations. Because the Town does not have a zone district specifically established to only address temporary uses, the Planned Unit Development zoning and process should be utilized for this area to include uses such as: storage, landscape nursery, campground, or a solar photo-voltaic provided they are screened adequately.

Conceptual Design Direction

***After direction received at the May 4th meeting, staff and consultant will create graphic/text to address the general topics listed below (and any additional topics P&Z would like added).

Form/mass/materials/colors acceptable – traditional mountain town materials?

Landscaping

- A I-70 landscape buffer.
- Massing to visually screen commercial and industrial buildings.
- Types of trees include evergreen and trees appropriate for Colorado environment.

Eastern Gateway

Aesthetics Character

Streetscape Character

Implementation

Action Items

(Brief description of purpose of these action items and how it serves the overall plan)

***After direction received at the May 4th meeting, staff and consultant will create graphic/text to address the general topics listed below (and any additional topics P&Z would like added).

- Explore funding opportunities for development of the I-70 interchange.
- Incorporate design standards into the updated land use code
- Access points on Hwy 6 are conceptual only and will need to be coordinated with RMR and CDOT for actual locations.

From: [Angie Kyle](#)
To: [Jessica Lake](#)
Cc: [Nikki Davis](#)
Subject: FW: EESAP- Red Mountain Ranch public comment
Date: Tuesday, March 30, 2021 11:37:40 AM
Attachments: [Annexation plat.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Jess,
Should this go to you or is Chad managing PC for EESAP?

Best,

Angie Kyle

Administrative Tech II

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9655, Fax: 970-328-9656

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

From: Eric Eves <eeves@hotmail.com>
Sent: Tuesday, March 30, 2021 11:31 AM
To: Chad Phillips <chad.phillips@townofeagle.org>; Angie Kyle <angie.kyle@townofeagle.org>
Cc: Merv Lapin <mervlapin@hotmail.com>; spencerblare@gmail.com
Subject: EESAP- Red Mountain Ranch public comment

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Chad and Angie,

We are in support of this plan and applaud the towns proactive approach that will help guide future development on this parcel. Thank you for including us in tomorrow's public open house. Please include our 3 comments in the public record for the EESAP and for consideration by the P/Z Commission.

All lands that were annexed by the Town of Eagle should be included w/in this sub area plans boundaries. The Context Diagrams do not include the lands for the interchange that were annexed. See attached highlights on ERS Annexation Map.

- Interim/Temporary Use Area- Per contract agreement with Red Mountain Ranch and Eagle River Station, once an Interchange and Connector road is completed all lands between I-70 and US Hwy 6, east of the connector road, will go back to Red Mountain Ranch. These lands are identified in the concept plans as "Interim/Temporary Use Area". As the future owner of these lands this designation makes sense to Red Mountain Ranch. The definition also makes sense but should not include Solar as an Interim/Temporary Use, Solar projects are designed, budgeted and contract to be 20+ year installations and are not temporary in nature or function.
- If an interchange is anticipated as a part of this development would the town not want to include the lands to the North and East of the interchange in this sub area plan?

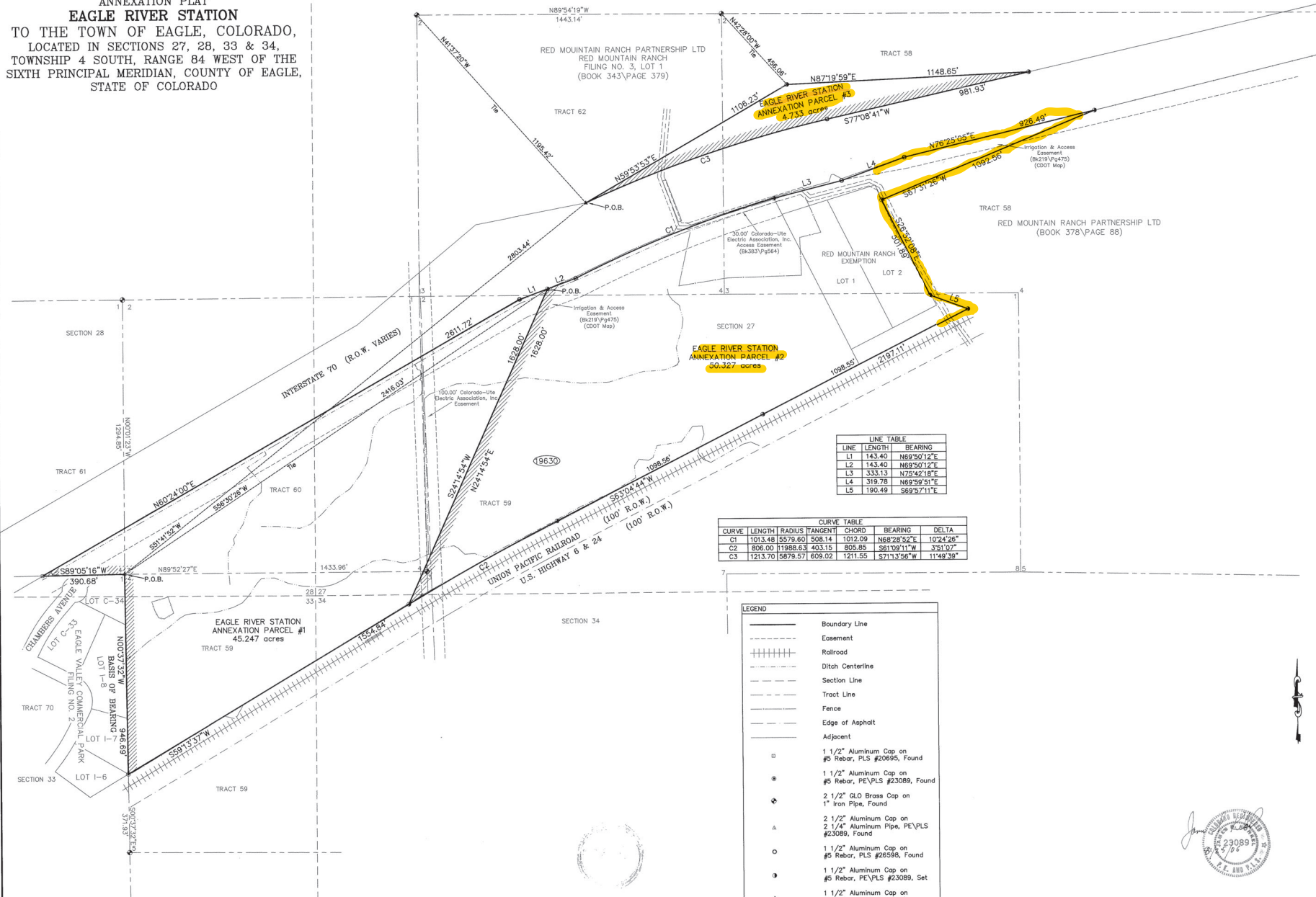
Thank you for the opportunity to participate in this important planning effort, See you tomorrow night.

Eric Eves

Red Mountain Land

970.331.8617

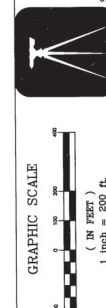
ANNEXATION PLAT
EAGLE RIVER STATION
TO THE TOWN OF EAGLE, COLORADO,
LOCATED IN SECTIONS 27, 28, 33 & 34,
TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, COUNTY OF EAGLE,
STATE OF COLORADO



NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after your first disclaimer with defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown herein.

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P.O. BOX 409, 1286 CHAMBERS AVE., #200, EAGLE, CO 81631
PHONE: (970) 328-8386, FAX: (970) 328-1035
WWW.TERRAINVISION.COM

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LAND SURVEYING MAPPING
STRUCTURAL & CIVIL ENGINEERING



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SHEET	2	OF	2								

