



AGENDA
Planning & Zoning Commission
Tuesday, June 15, 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 in-person meeting with access to attend via the Zoom link below.

[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 - REGULAR MEETING CALLED TO ORDER

APPROVAL OF MINUTES *Approval of minutes from the following meeting(s) of the Planning & Zoning Commission.*

1. Minutes dated May 18, 2021

PUBLIC COMMENT

Citizens are invited to comment on any item not on the agenda subject to a public hearing. Please limit your comments to three (3) minutes per person. Those who are speaking are requested to state their name & address for the record.

PUBLIC HEARINGS

1. Project: East Eagle Sub Area Plan (EESAP)
File # LURA21-03
Applicant: Town of Eagle

Location East Eagle Area - 131 acres East of Chambers Ave, between Hwy 6 and I-70.
Staff Contact: Chad Phillips, Community Development Director/Town Planner, Peyton Heitzman, Planner I
Request: Staff is looking for input from the Planning & Zoning Commission on the draft EESAP. Recognizing that the plan is not in adoption form, staff recommends continuance of the adoption hearing for LURA21-01 (the EESAP) indefinitely.

COMMUNITY DEVELOPMENT DEPARTMENT AND TOWN COUNCIL UPDATE

Staff update to the Planning & Zoning Commission on recent work, upcoming files and decisions made by Town Council.

1. Department and Council Update

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.



Jessica Lake
Planner I



MINUTES
Planning & Zoning Commission
Tuesday, May 18, 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))

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

6:00 PM – REGULAR MEETING CALLED TO ORDER

Chair Hood called the meeting to order at 6:00pm.

COMMISSIONERS PRESENT

Matthew Hood, Kyle Hoiland, Bill Nutkins
Robert Townsend, Lani Webb, Charlie Perkins
Keegan Winkeller

COMMISSIONERS ABSENT

Jesse Gregg

STAFF

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

APPROVAL OF MINUTES *Approval of minutes from the following meeting(s) of the Planning & Zoning Commission.*

1. Minutes dated April 20, 2021 – Amended

MOTION: COMMISSIONER KYLE HOILAND MOTIONED TO APPROVE THE MINUTES. MOTION WAS SECONDED BY COMMISSIONER LANI WEBB AND PASSED WITH A VOTE OF 5 (HOILAND, WEBB, TOWNSEND, PERKINS, NUTKINS) IN FAVOR AND 0 OPPOSED. COMMISSIONERS KEEGAN WINKELLER AND MATTHEW HOOD ABSTAINED.

2. Minutes dates May 4, 2021

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

PUBLIC COMMENT *Citizens are invited to comment on any item not 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: RZ21-01 1819 Brush Creek Road
File #: RZ21-01
Applicant: Joanna Hopkins on behalf of Little Horn, LLC
Location: 1819 Brush Creek Road
Staff Contact: Peyton Heitzman, Planner I
Request: Request to zone one parcel of land in unincorporated Eagle County to Town of Eagle Rural Residential (RR) zoning.

Staff's presentation began with a summary of the property describing its location which is east of Sylvan Lake Road and south of the Soleil Homes development. An aerial image as well as current property photos were included for reference. After reviewing the application against the Municipal Code's four standards for rezoning, staff believes the application is compliant with Standards #1-3. Staff commented that Standard #4 is not applicable to this application since there have been no significant revisions to the Town zoning map. Staff's final recommendation is to approve the application based on the aforementioned Standards #1-3.

Joanna Hopkins spoke briefly after staff's presentation. Ms. Hopkins illustrated how the property is the last remaining strip of land surrounded by Eagle Ranch, Haymeadow and other large developments and that the property has been operating from Town utilities since it was platted in the 1980's. Ms. Hopkins echoed how the application meets the development and rezoning standards.

Commissioner Hoiland asked for clarification on the applicant's title as Little Horn, LLC and not Big Horn, LLC. Ms. Hopkins confirmed the applicant is Little Horn, LLC.

Commissioner Nutkins inquired what the applicant's future development plans are for this property. Ms. Hopkins commented that there is a newly built single-family home on the property. Prior to the land being purchased, there were two manufactured homes on the property and the intent is to further develop the single-family home on this site.

Commissioner Hoiland asked if the applicant intends to live on property and Ms. Hopkins confirmed that the applicant will be occupying the home as a full-time resident.

PUBLIC COMMENT *Citizens are invited to comment on any item not on the agenda subject to a public hearing. Please limit your comments to three (3) minutes per person.*

Public comment opened at 6:14pm. There was no public comment.

DELIBERATION

The deliberation was brief as each Commissioner echoed similar sentiments on the quality of the application, that the application meets the rezoning standards and that the application is consistent with Town policies. All members of the Commission voiced their support of approving the file.

MOTION: COMMISSIONER BILL NUTKINS MOTIONED TO APPROVE FILE #RZ21-01 1819 BRUSH CREEK ROAD UPON STAFF'S RECOMMENDATION OF APPROVAL AND THAT IT MEETS STANDARDS #1-3 OF THE MUNICIPAL CODE'S REZONING STANDARDS.

STANDARD #1: THAT THE REZONING IS COMPATIBLE WITH SURROUNDING LAND USES, AND IS CONSISTENT WITH THE TOWN'S GOALS, POLICIES AND PLANS.

STANDARD #2: THAT THE LAND TO BE REZONED WAS PREVIOUSLY ZONED IN ERROR OR THE EXISTING ZONING IS CONSISTENT WITH THE TOWN'S GOALS, POLICIES AND PLANS.

STANDARD #3: THAT THE AREA FOR WHICH REZONING IS REQUESTED HAS CHANGED SUBSTANTIALLY SUCH THAT THE PROPOSED REZONING BETTER MEETS THE NEEDS OF THE COMMUNITY.

MOTION WAS SECONDED BY COMMISSIONER ROBERT TOWNSEND AND PASSED WITH A VOTE OF 7 (HOOD, HOILAND, NUTKINS, TOWNSEND, WEBB, PERKINS, WINKELLER) IN FAVOR AND 0 OPPOSED.

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

1. Department and Council Update

Mr. Phillips asked the Commission if everyone felt comfortable resuming in-person sessions beginning with the next scheduled Planning & Zoning meeting, June 15th. Mr. Phillips described how the Town is working towards a hybrid meeting which would accommodate virtual public attendance.

Additionally, Mr. Phillips shared that the Community Development department will be hiring a Code Enforcement Specialist soon.

OPEN DISCUSSION

Commissioner Hoiland directed the discussion towards a public comment letter from the Haymeadow file. The letter expressed concerns about how members of the Commission might influence each other. Specifically, the letter emphasized how Commissioner Webb is the only female on the Commission and how this could affect her decision-making or vote. Commissioner Webb asserted that she does not feel influenced by the rest of the Commission just because she is the only woman on the Commission. Mr. Phillips conveyed the important purpose of deliberation and that it is appropriate to use finding of facts to impress upon other Council members. Chair Hood concluded by affirming good decisions are made from active discussions.

ADJOURN

COMMISSIONER KYLE HOILAND MOTIONED TO ADJOURN. MOTION WAS SECONDED BY COMMISSIONER BILL NUTKINS AND PASSED WITH A VOTE OF 7 (HOOD, HOILAND, NUTKINS, TOWNSEND, WEBB, PERKINS, WINKELLER) IN FAVOR AND 0 OPPOSED.

MEETING ADJOURNED AT 6:45 PM.

APPROVED:

DATE:

Matthew Hood, Chairman

Nikki Davis, Administrative Tech II



To: Planning & Zoning Commission

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

Date: June 15, 2021

Agenda Item: LURA21-01 East Eagle Sub Area Plan (EESAP) – Public Adoption Hearing

REQUEST: Staff is looking for input from the Planning & Zoning Commission on the draft EESAP. Recognizing that the plan is not in adoption form, staff recommends continuance of the adoption hearing for LURA21-01 (the EESAP) indefinitely.

INTRODUCTION:

The Town of Eagle is working with Zehren and Associates to draft the EESAP to identify and define desired future land uses for the planning area 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.

ANALYSIS:

During the June 1st and June 8th meetings with Town Council, the Council members provided direction to staff on the draft EESAP. Staff has provided an overview of the changes since the Planning & Zoning Commission last saw this plan on May 4th:

The Constraints and Parameters section has been modified based on feedback provided by Colorado Parks & Wildlife to mitigate adverse impacts to wildlife in the area. Research has been included from Eagle River Station and past land use approvals at this location to inform this section of the Plan. Additions have also been made to the Goals; these more well-rounded Goals will help staff to develop policies and actions for them. Staff heard from the Public and the Planning & Zoning Commission about the importance of design throughout Eagle and at this property in particular, language regarding conceptual design has been included to aid decision makers with future applications.

Sections of the EESAP modified since May 4th:

- Constraints and Parameters

- Goals and Policy Topics
- Conceptual Design Direction

Town Council Feedback (June 1st):

- The I-70 interchange should be included in the Conceptual Land Use Diagram.
- The temporary land use should be removed from the EESAP considering that a temporary use may be difficult to keep temporary. Additionally, the temporary uses listed in the Interim/Temporary Use description may not support EESAP's goal for an eastern gateway.
- The Conceptual Future Land Use Map shows too much land for residential uses. Direction was given to change the eastern residential section to a mixed-use land use, though not a new town center. Direction was also given to change the western residential section to the Commercial/Light Industrial land use. Certain residential uses can be allowed as a use by right in the Commercial/Light Industrial land use, however, those uses will need to be defined.
- Commercial recreation should be a component of the plan and incorporated in the commercial land use categories.

Town Council Feedback (June 8th):

- Modify Diagram "Future River Park" to "Future River Access & Park".
- Want to know appropriate width for wildlife movement corridor. Consult with CPW and/or Round Table.
- Avoid developments like east Avon and West Glenwood (not ideal entries to the communities or walkable).
- Include ~31 acres to the east in EESAP. Invite property owner into planning process.
- Take the road alignment from RED's preferred land use diagram.
- Keep land uses from most recent diagram (outcome of the June 1st work session, presented at June 8th discussion).
- Provide mixed use land use description.

Based on the feedback received by Town Council, significant changes need to be made to the EESAP, requiring additional time and meetings for review. A continuance will require staff to re-notice for rescheduled adoption and ratification hearings.

EESAP 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) (continued to June 8 th)
June 2021

June 1 st (Town Council) o Worksession: East Eagle Sub Area Plan (EESAP)
June 8 th (Town Council) o Public Discussion: East Eagle Sub Area Plan (EESAP)
June 15 th (Planning & Zoning Commission) o EESAP Adoption Hearing (continue)
July 2021
July 13 th (Town Council) o EESAP Ratification Hearing (continue)

COMMUNITY 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. Public input has also been solicited through live Zoom polling during the Planning Commission work session and a survey made available from May 7th – 21st. The results of this public input can be accessed through this [LINK](#).

RECOMMENDED ACTION OR PROPOSED MOTION:

Move to continue the adoption hearing for LURA21-01 East Eagle Sub Area Plan (EESAP) indefinitely.

ATTACHMENTS:

- Exhibit A – EESAP Draft dated June 11, 2021
- Exhibit B – EESAP Concept Plans dated June 8, 2021
- Public Survey [{LINK}](#)
- Public Comment [{LINK}](#)



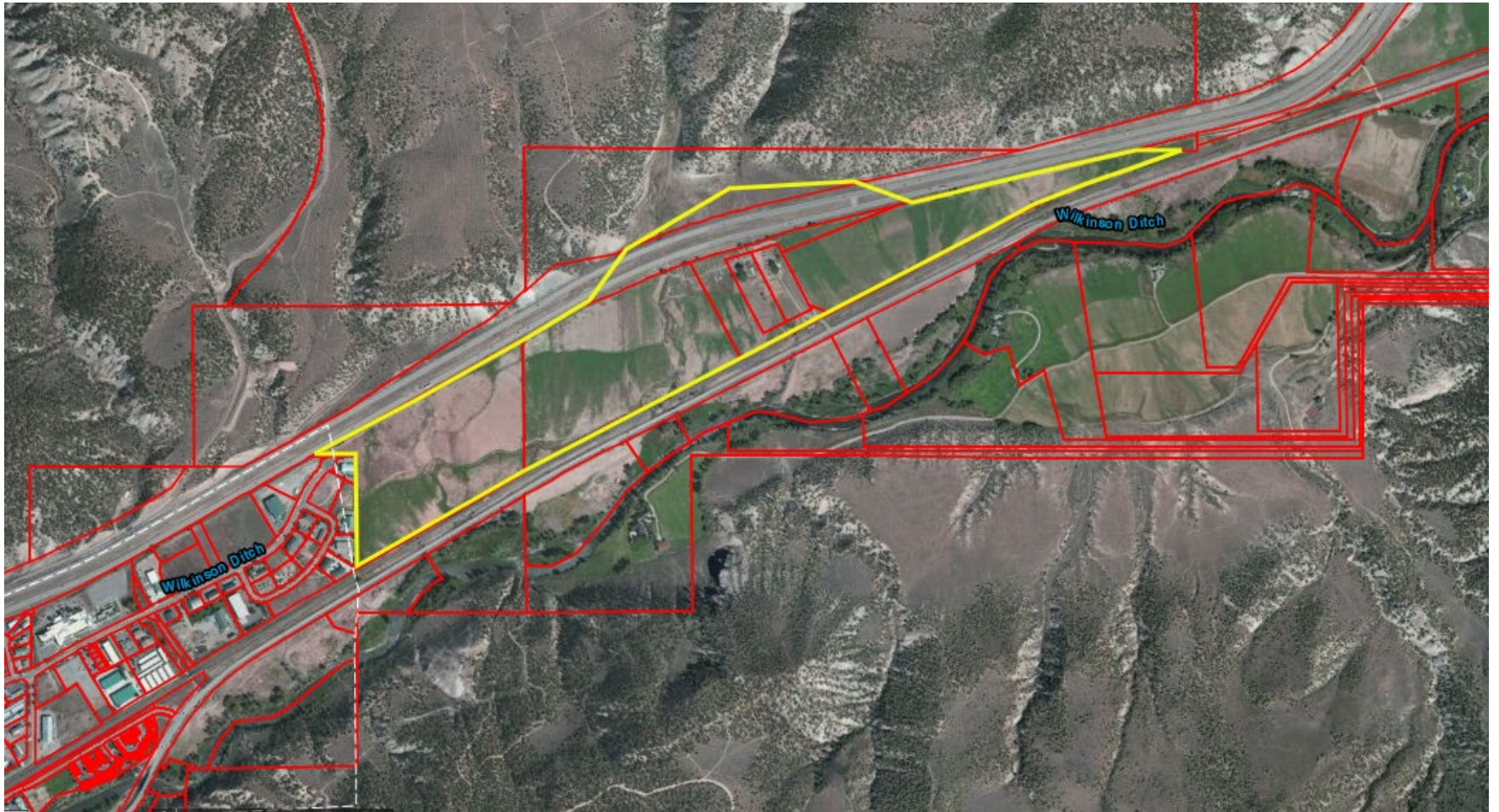
EAST EAGLE SUB AREA PLAN

June 2021 DRAFT

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Area Map

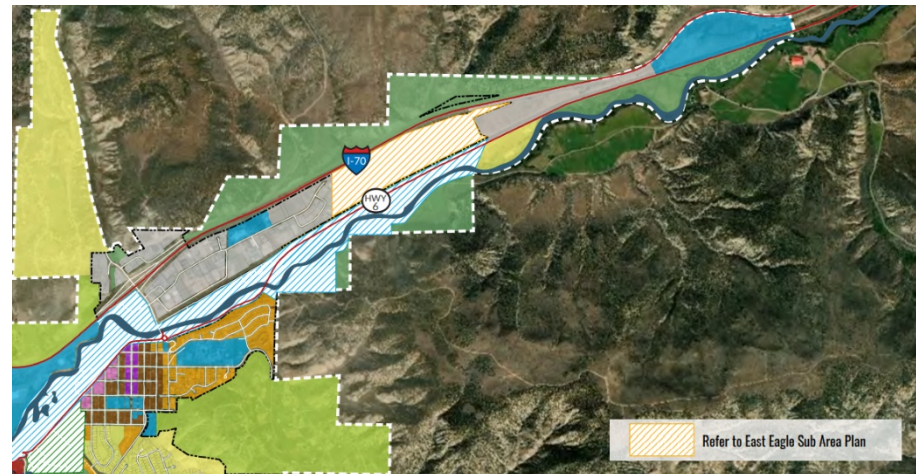


Purpose

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 131 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. I-70 and Highway 6 both provide locals with ingress and egress to Eagle, this property is uniquely situated and will provide access to both. The size of the property and its proximity to I-70 spurs an



***Image from Elevate Eagle Comprehensive Plan.*

opportunity for highway-oriented development unlike what exists at the Eby Creek Road interchange. The East Eagle Sub Area Plan also includes plans for a future highway interchange, further supporting highway-oriented development.

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 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 131 acres that make up East Eagle can be better understood in two parts. The 100-acres adjacent to Chambers Avenue were annexed into the Town of Eagle in 2006. The current zoning for this portion of East Eagle is Resource (R). The remaining 31 acres to the far east of East Eagle are not yet within the Town's boundary, but rather zoned Resource in unincorporated Eagle County. The entire planning area is currently used as pasture.

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. Heavy commercial and light industrial development in Eagle has been limited to Chambers, Eby Creek and Market, with some light commercial along Highway 6 and in West Eagle. Interstate Commercial is currently limited to Eby Creek Road, Market Street and the western end of Chambers Avenue. Eagle's downtown is Broadway Street, which connects to Grand Avenue (Highway 6). The East Eagle property is located roughly 1.25 miles from Broadway Street. Walking/running/biking connectivity exists through this property to the Town Center area via the Regional Trail.

Eagle has changed substantially from 2006, with the near build-out of Eagle Ranch and approval of other large Planned Unit Developments throughout the Town. From 2005 to 2010 the Town of Eagle's population increased by 2,200 people. From 2010 to 2019 Eagle's population increased by roughly another 500 people. While growth certainly slowed over the past 9-10 years, the demand for housing continues to increase and home



prices continue to rise. Since 2014, Eagle has annexed an estimated additional 795 acres to the Town, most of this land is slated for residential development and roughly 1,500 dwelling units are approved (but unbuilt) as of 2021.

Site Analysis

Size

The length of East Eagle along I-70 is greater than the length of Chambers Avenue, as depicted in the Context map. East Eagle is ~7,800 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 1,038 lineal feet on the west end of East Eagle and gradually reducing in distance moving east. Of the total 131 acres of the planning area, approximately 17 acres is designated for the future highway interchange, leaving 114 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 access and park is planned in RMR and will provide active recreation within close proximity to the East Eagle planning area. 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 Bureau of Land Management (BLM) land as depicted in pale yellow in the graphic to the right.

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
- Rail line
- Highway 6 Access Permits
- Drainage

- Future I-70 Interchange
- Regional Trail (ECO Trail)
- Visibility from I-70
- Market Influences

Utility Easement

There is a 100' utility easement passing through the planning area from north to south. The easement is ~1800 linear feet western boundary of the planning area. The easement is used by a powerline running through the property.

Railroad Crossing

There has been community effort to revive the Tennessee Pass rail line for freight and/or passenger use. The rail line stretches from Eagle to Canon City. If the rail line becomes operational, the community may want to consider a location for a future transit center for the loading and unloading of freight and passengers.

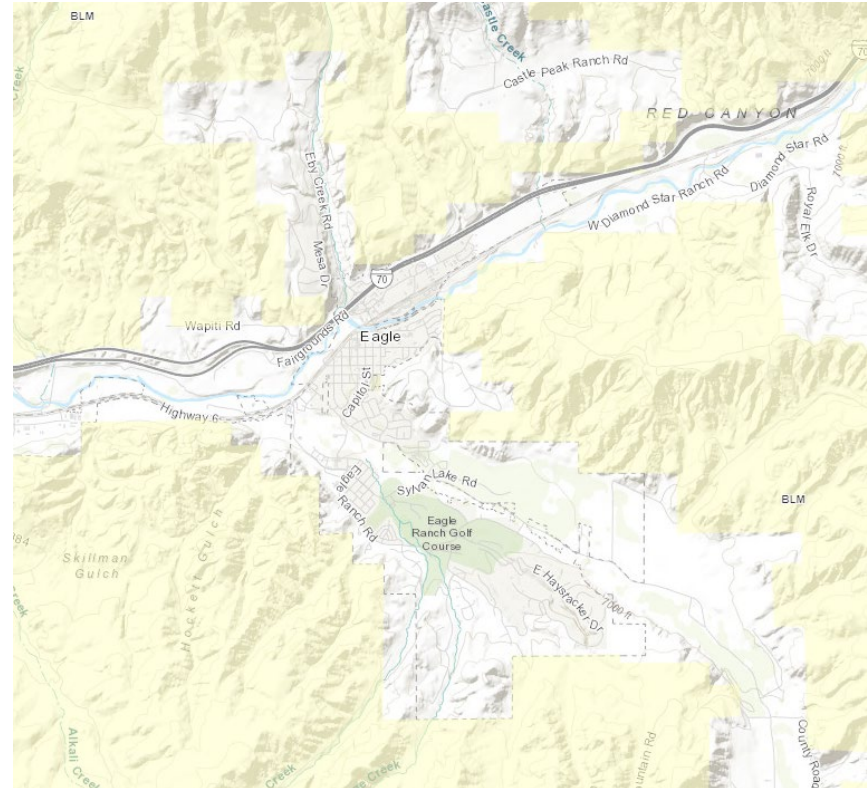
Highway 6 Access Permits

Access permits onto the property from Highway 6 have already been issued by the Colorado Department of Transportation (CDOT). There are two points of access from Highway 6 that are depicted in the Site Overlay with Dimensions and Aerial in Exhibit A.

Drainage

A drainage feature runs through the property. The drainage is located north of the Future Park depicted on the Site Overlay with Dimensions and Aerial in Exhibit A.

Future I-70 Interchange



Eagle County GIS Layers: Public Lands.

The Town has identified a need for a future highway interchange that will provide additional access points to the property. The future interchange is intended to address problems with congestion, safety, 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.

Regional Trail

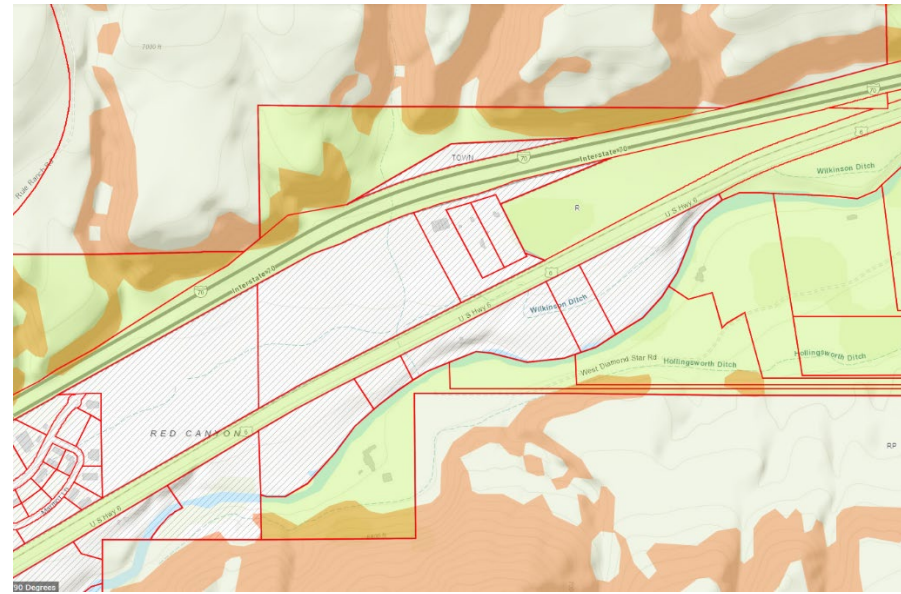
The Eagle County ECO Trail is location along the southern border of the property. The ECO Trails is a popular trail that provides public access throughout the Eagle Valley.

High Visibility

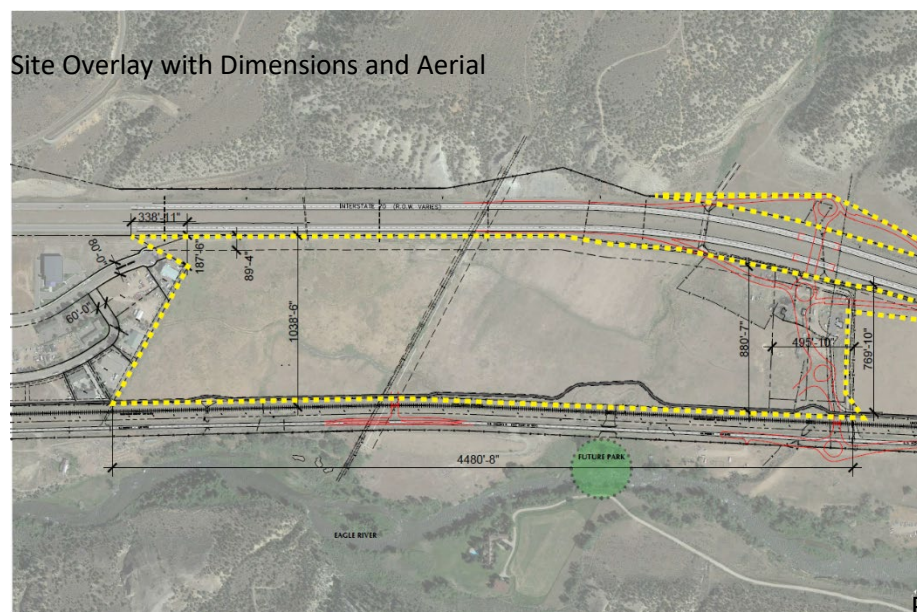
With tens of thousands of vehicles driving on I-70 each day, East Eagle is highly visible to locals and visitors alike. This visibility has shaped various elements of this planning document such as the eastern gateway, the need for design standards, and importance of landscaping.

Market Influences

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 COVID-19 pandemic. The shift to online shopping begged the question, will big box be profitable in the future? These questions come with the recognition that the markets change and predicting the future can be an impossible task. The East Eagle Subarea Plan provides flexibility to future commercial land uses by



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



allowing for a variety of commercial uses, rather than restricting the area to large lots for big box/chains.

Wildlife

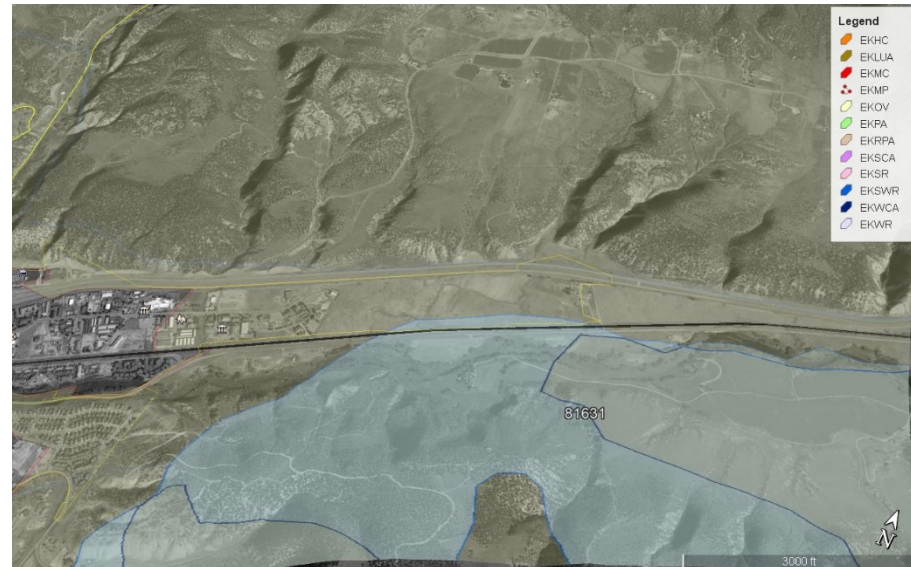
A vision of the community is to celebrate and preserve its unique connection with the environment by minimizing growth impacts to water and wildlife resources. Numerous goals in the 2020 Elevate Eagle Comprehensive Plan focus on preserving and protecting habitat for wildlife as well as riparian areas. Through this planning process, potential impacts to water and wildlife resources were identified and addressed in the Goals/Policies section of the plan.

The Elk population uses the East Eagle area during the winter months. The graphic shows that the southern section of the property is used as Elk winter range.

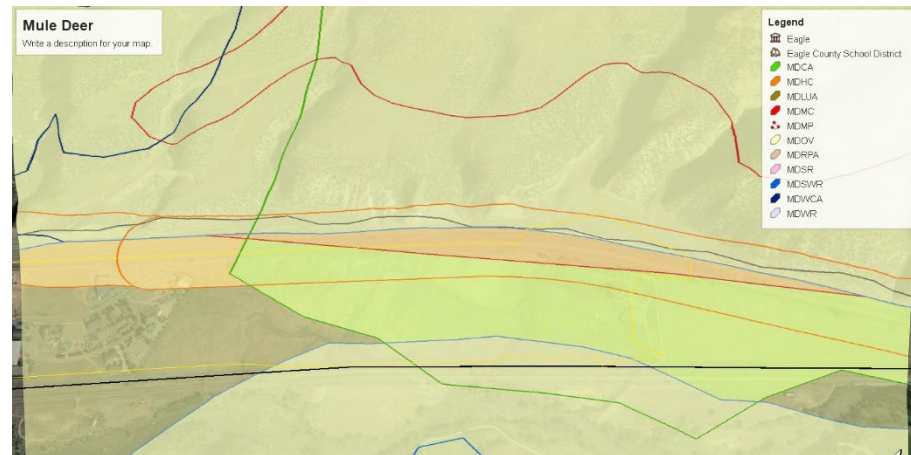
The Mule Deer population are also active in East Eagle. Mule Deer use a significant portion of the property as a concentration area and the southern portion as a winter range.

Wildlife utilizes the underpass at mile marker(s) 147 and 150. The community recognizes that development of East Eagle will disrupt wildlife movement through the property, however efforts can be made to minimize any negative impacts.

The EESAP incorporates wildlife friendly policies to mitigate adverse impacts to wildlife throughout several stages of development.



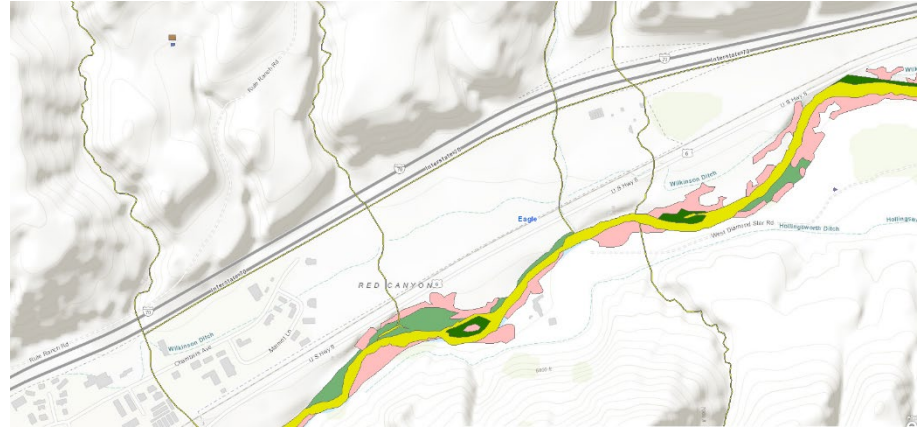
A map of Elk movement from CPW: [Colorado Parks & Wildlife - Google Earth \(KMZ\) Species Maps \(state.co.us\)](#)



Map of Mule Deer movement. Source: CPW [Colorado Parks & Wildlife - Google Earth \(KMZ\) Species Maps \(state.co.us\)](#)

Water Resources

Eagle River is south of East Eagle across Highway 6. Mapping provided by the Colorado Wetland Inventory depicts riparian zones and other water resources. While East Eagle has three streams feeding into the water sources to the south, there are no riparian zones within the planning area.



[Colorado Wetland Inventory \(arcgis.com\)](https://arcgis.com)

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. 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. During the

summer, visitors come to the area for access to camping, hiking, mountain biking, fly fishing, rafting, river surfing, etc.

In addition to serving the visitors of the area, East Eagle's commercial and industrial uses 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 was 55,070 as of 2019; 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 include the 2020 Elevate Eagle Comprehensive Plan and the 2018 Eagle County Housing Study.

2020 Elevate Eagle Comprehensive Plan

The 2020 Elevate Eagle Comprehensive Plan (Comprehensive Plan) is the primary document used by the Town of Eagle to guide future growth and development.

The Comprehensive Plan identified Eagle Character Areas to provide guidance to specific tracts of land with unique characters. The East Gateway Character Area is included in the East Eagle planning area. East Eagle is located to the east of the I-70 Influence Character Area.

The Comprehensive Plan provides policies for the community's gateways. These same policies inform and support the EESAP. These policies are summarized below:

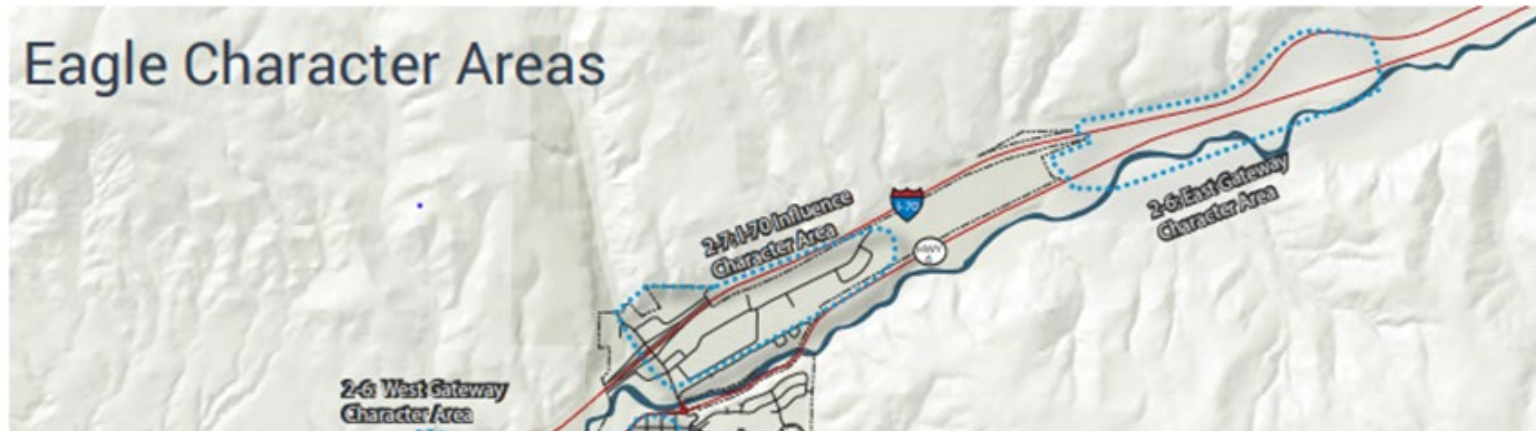
- Support the installation and maintenance of attractive, well-managed landscaping at the gateways.
- Provide and maintain landscape screening or other enhancements to improve visual quality.
- Ensure that new development in these areas includes architectural elements and treatments consistent and compatible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

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

Though the I-70 Influence Character Area is not included in the East Eagle planning area, policies from the Character Area are relevant to the overarching goals for East Eagle. Relevant policies are summarized below:

- 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.



2018 Eagle County Housing Study (relevant takeaways) (Insert narrative)

- 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 attribute local households consider – underscoring the need to integrate housing efforts in comprehensive
- 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.
- 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.

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.

- 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

The goals and policies in this section support and advance the Town's vision for East Eagle. Goals articulate a desired ideal and a value to pursue. Supporting strategies are specific policies and action items (under Implementation) that provide a means of implementation for each goal.

- 1) Goal: The EESAP shall provide direction for future land use development but shall also include flexibility to accommodate minor modifications that address community or market changes.
 - 1.1. Land use categories shown on the FLUM may be slightly enlarged or reduced if it is deemed by the Town that such modification is otherwise in conformance with the goals and policies of the EESAP and the Comprehensive Plan.
 - 1.2. While future development should be in conformance with the EESAP goals, policies, and the Future Land Use Map, the Town will only support development within the Urban Growth Area after annexation.
- 2) Goal: Within the planning area, transportation infrastructure shall be located and sized to achieve excellent circulation, avoid congestion, and promote visual qualities.
 - 2.1. Streets should provide for free-flowing circulation and allow for access to Chambers Avenue, Highway 6, and I-70.
 - 2.2. Streets that access commercial property should be wide enough to accommodate large semi-trucks.
 - 2.3. Commercial lots should accommodate onsite deliveries and large semi-trucks and trailers without impacting public rights-of-way.
 - 2.4. New development should include elements that address current and future public transportation such as busses, multi-use trails, and trains/rail.
 - 2.5. Ensure adequate access to and appropriate mobility options within the Town.
 - a) Locate high traffic generating land uses close to collector and arterial roadways and transit centers.
 - 2.6. Where feasible, the EESAP area should include a frontage road along I-70.
 - 2.7. Encourage connection from Chambers Avenue to Highway 6 in the early phases of development prior to adding uses to the extension of Chambers.
 - 2.8. To the greatest extent practicable, new development should provide convenient multi-modal access to the Central Business District.
- 3) Goal: To help support Broadway Street and Capitol Street businesses, avoid the creation of a new town center.

- 3.1. Promote commercial development that fits the desired character of the community and focuses on businesses that rely on vehicular rather than pedestrian access.
 - 3.2. Pedestrian amenities should focus on utilizing the ECO Trail and access to Broadway Street rather than creating a walkable shopping area within the EESAP.
 - 3.3. The EESAP area should provide lots that can accommodate mid-size to large-size retailers.
 - 3.4. Landscaping should be utilized to insulate residential/mixed-use areas from incompatible uses such as heavy commercial activity, interstate, or train impacts.
- 4) Goal: The EESAP area shall contribute to the Town's outdoor/active lifestyle by encouraging recreation and tourism-based opportunities.
- 4.1. Larger scale commercial recreation uses and businesses should be encouraged.
 - 4.2. Continue to utilize, and build on, the Eagle Outside brand to promote the Town as a year-round destination.
- 5) Goal: To ensure an appropriate mix of residential, commercial, and industrial development throughout the Town, residential development should be limited in the EESAP area.
- 5.1. Residential projects in the EESAP area should not include detached single-family dwellings but should include higher density residential housing types.
 - 5.2. Support mixed-use workforce housing that is integrated within the mixed-use and commercial/light industrial areas.
 - 5.3. Amenities commonly found in residential neighborhoods should be incorporated into any area where significant residential is included.
 - 5.4. Promote residential development that fits the desired character of the community.
- 6) Goal: The EESAP area shall provide open spaces that benefit trail users, wildlife, and provide quality visual buffers adjacent to development.
- 6.1. Provide opportunities for recreational amenities to support local businesses, employees, residents, and visitors.
 - 6.2. Ensure residents have access to recreation amenities.
 - a) Support efforts to enhance and expand parks, trails, and recreation amenities.
 - b) Require new development to provide adequate parks, trails, other recreational facilities, and connections to pedestrian/bicycle-oriented amenities such as the River Access and Park proposed for the Red Mountain Ranch Development.
- 7) Goal: Protect and preserve wildlife habitat, movement corridors, and other sensitive lands.
- 7.1. New development should mitigate impacts to the natural environment and native species.

- 7.2. Remove unnecessary fencing, minimize the use of fencing where possible, and if fencing is necessary, encourage the use of wildlife-friendly fencing according to Colorado Parks and Wildlife standards.
 - 7.3. Vegetation screening should be used to buffer the wildlife movement corridor from future development.
 - 7.4. Cluster development where possible to preserve open space for wildlife movement.
 - 7.5. New development should be phased to limit disturbance.
 - 7.6. Encourage and support wildlife mitigation plans approved by Colorado Parks and Wildlife.
 - 7.7. Locate parks to take advantage of wildlife areas.
 - ADD BEAR PROOF TRASH POLICY – if not in elevate eagle
- 8) Goal: New development in the EESAP area supports environmental and sustainability efforts.
- 8.1. Enhance or create a tree canopy in new development areas or existing urban areas where tree cover is lacking. Tree species should be drought-resistant and consistent with the Town's high desert landscape.
 - 8.2. Promote energy efficient designs and building codes that encourage energy conscious lifestyles and reduce overall energy consumption. Encourage all construction efforts to utilize green building practices.
 - 8.3. Xeriscaping is highly encouraged.
- 9) Goal: The EESAP area will include adequate parking areas located and buffered to avoid visual blights as seen from I-70 and Highway 6.
- 9.1. Parking should be encouraged to be located to the rear of buildings with buildings situated closer to the street frontage.
 - 9.2. Parking lots should provide sufficient landscaping for shade coverage.
 - 9.3. Developments that provide residential units shall avoid dependence on on-street parking for residents and their guests.
- 10) Goal: Provide opportunities for the expansion of commercial and light industrial uses.
- 10.1. Balance residential development in mixed-use areas to support business opportunities.
 - 10.2. Avoid "strip" commercial development along Highway 6. Use clusters of compact development set back from the highway where practicable.
- 11) Goal: Enhance the community's identity and quality of life by promoting the Town's visual character.
- 11.1. New development should support design elements that reflect the western slope mountain town appearance (historic mountain west/mountain modern)

- 11.2. Discourage proposals that include architectural styles inconsistent with that of Colorado's Western Slope mountain towns and high desert.
- 11.3. Strongly encourage new development to include native, drought-resistant landscaping species and/or xeriscaping.

12) Goal: Create a quality, welcoming Eastern Gateway that reflects the image of the Town.

- 12.1. Enhance the Eastern Gateway through landscaping, streetscape character, and design aesthetics.
- 12.2. The gateway design elements should integrate features associated with the Colorado's Western Slope Mountains/high desert and may include items that reflect active outdoor recreation.
- 12.3. The area between the frontage road and I-70 should include landscape buffers to support the aesthetics of the area.
- 12.4. Locate entryway features at the future I-70 interchange and at the EESAP land furthest east between I-70 and Highway 6.
- 12.5. Ensure that the rear of buildings are not the dominant features for development abutting and as seen from I-70.

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. Residential uses are limited and will mainly include employee units located above street level.
- **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 eastern 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. Residential uses are limited and will mainly include employee units located above street level.
- **Mixed Use.** The category should be a balance between commercial and residential uses. This land use designation is intended to allow for service commercial uses such as small-scale manufacturing and assembly, mid-scale retail and office, small scale commercial, repair businesses, along with residential opportunities in appropriate locations. Residential uses shall be permitted as a use by right above street level. Commercial uses should be located at street level and residential uses and office uses on upper floors. Live/work situations are appropriate for this land use. This land use is not intended to be a new town center.

Conceptual Design Direction

While a goal of the EEASP is to provide flexibility to the planning area, feedback received from the elected and appointed officials as well as the general public, is the importance of the aesthetics of East Eagle. This section of the EESAP summarizes the direction given during public engagement, as well as supporting policies from relevant planning documents, such as the Comprehensive Plan. Additional information on the public engagement efforts can be found in Appendix A of the plan.

Landscaping

- I-70 landscape buffer.
 - A strong landscape buffer should be incorporated along I-70 and at the planned eastern interchange, in order to screen commercial and industrial uses, reduce noise impact of the interstate and provide a visually appealing eastern gateway to visitors and residents.
- Massing to visually screen commercial and industrial buildings.
 - Types of trees include evergreen and trees appropriate for Colorado environment.
 - Xeriscape landscaping should be utilized whenever possible.
 - High desert landscaping is most reflective of Eagle and should be incorporated into any landscape design for commercial or residential applications.



Eastern Gateway - (I-70 Eastern Interchange Portion)

Direction from this portion of the plan came directly from the public (through public meetings and surveys). The Eastern Gateway Character Area is defined in the Elevate Eagle Comprehensive Plan and is further east of East Eagle. However, several policies are applicable to development in East Eagle, including the following elements:

- 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.

Utilize xeriscape and high desert landscaping to create a notable Eastern Gateway area to the Town, drawing on elements of the existing Eby Creek Rd highway interchange.

Create a strong landscape buffer between businesses and I-70 to enhance the appearance of Town for interstate travelers, visitors and residents.



Aesthetics Character

Eagle is an eclectic mix of architectural styles and residents prefer a mix of styles throughout Town and our various neighborhoods. In the East Eagle area of Town, the architectural style should be reflective of the Town's Outdoor Recreation Brand and should pay tribute to the Historic Mountain West as well as incorporate a Mountain Modern aesthetic where appropriate.

Streetscape Character

A mix of trees and shrubs should be incorporated into the streetscape in East Eagle. Evergreen trees or large shrubs should be limited to the I-70 buffer zone and as screening for commercial uses. Low rocks, grasses and flowers should be utilized along streets and roadways. Streets and roadways should be constructed to handle large semi-trucks and trailers (and other vehicles with large turning radius).

Implementation

Action Items

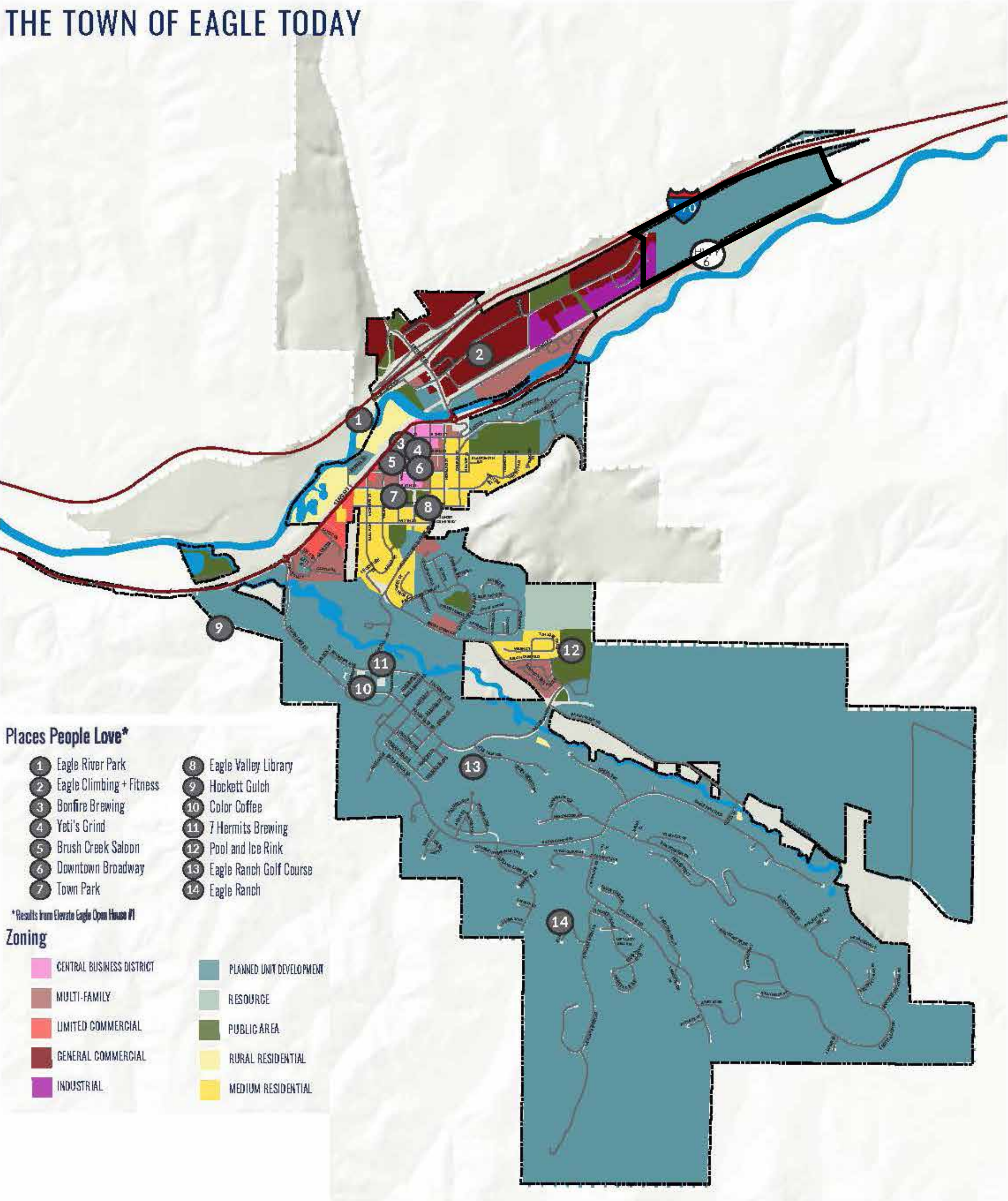
This section provides a list of action items. Action items provide the Town and community partners specific steps to implement the goals and policies provided in the East Eagle Subarea Plan. Implementation of action items can take time, necessitating regular, even annual, re-assessment and re-prioritization of these action items.

	ACTION	TIME FRAME	RESPONSIBILITY
	Town and staff will regularly review goals and policies to ensure alignment with goals and policies from the Elevate Eagle Comprehensive Plan		
	Explore funding/partnership opportunities for development of the I-70 interchange.		
	Obtain traffic study to understand circulation and traffic patterns to be generated by new development in East Eagle.		
	Consider most recent housing studies and residential land use approvals when considering the appropriate type of residential dwellings for East Eagle.		
	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.		
	Through the updated land use code avoid inappropriate uses that would result in a new town center.		
	Explore PIF options to have new development pay its own way.		
	Explore the opportunity for a pedestrian connection under Hwy 6 to the future river access & park.		

	Adopt CPW best practices in land use code update to mitigate adverse impacts to wildlife.		
	Feasibility study of wildlife overpass to help facilitate wildlife movement across I-70.		
	Review ECO trail location throughout development to ensure connectivity and public safety.		
	Inform future residences and businesses about cohabitating with wildlife.		

East Eagle Subarea Plan

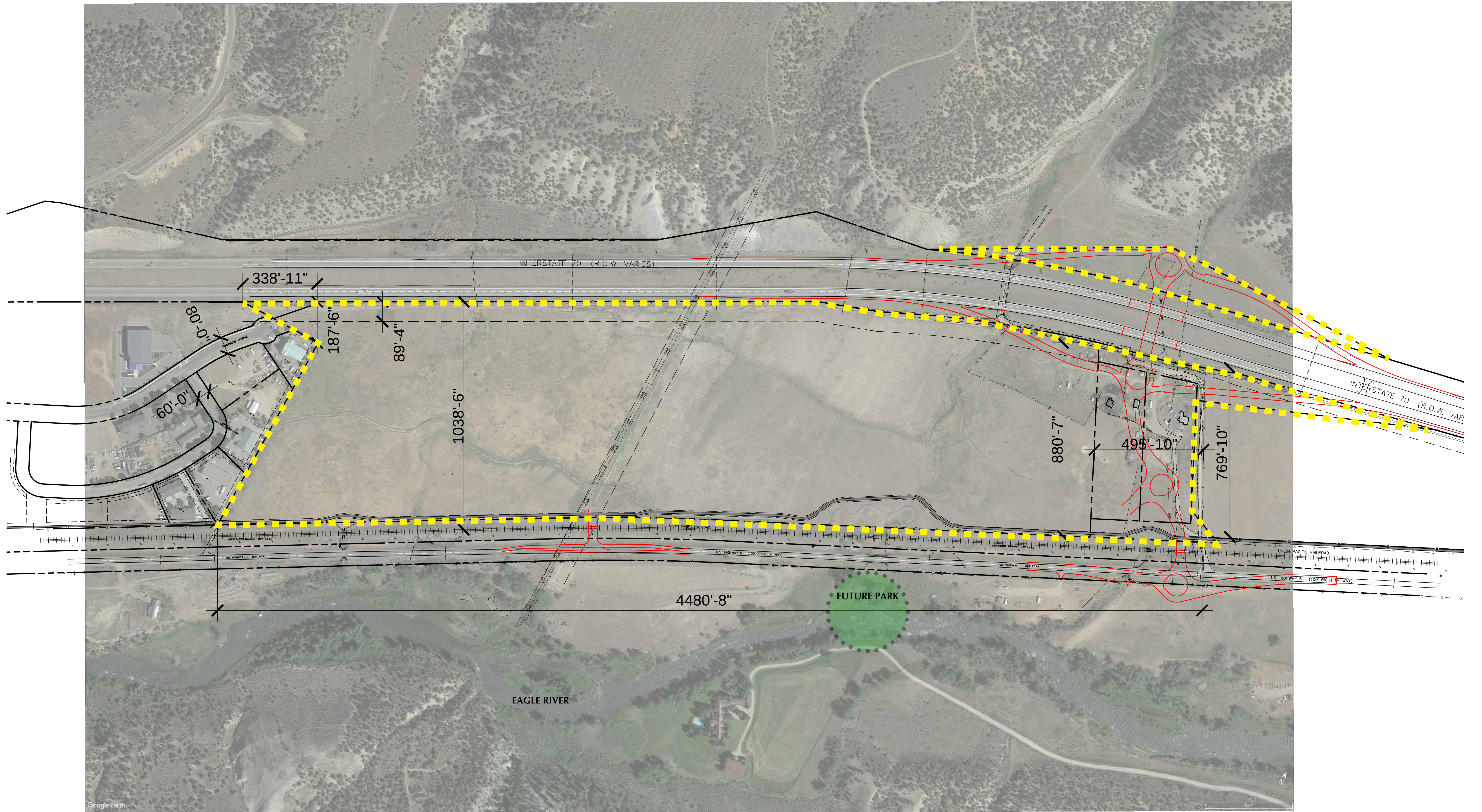
Town Council Meeting



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

Prepared for the Town of Eagle

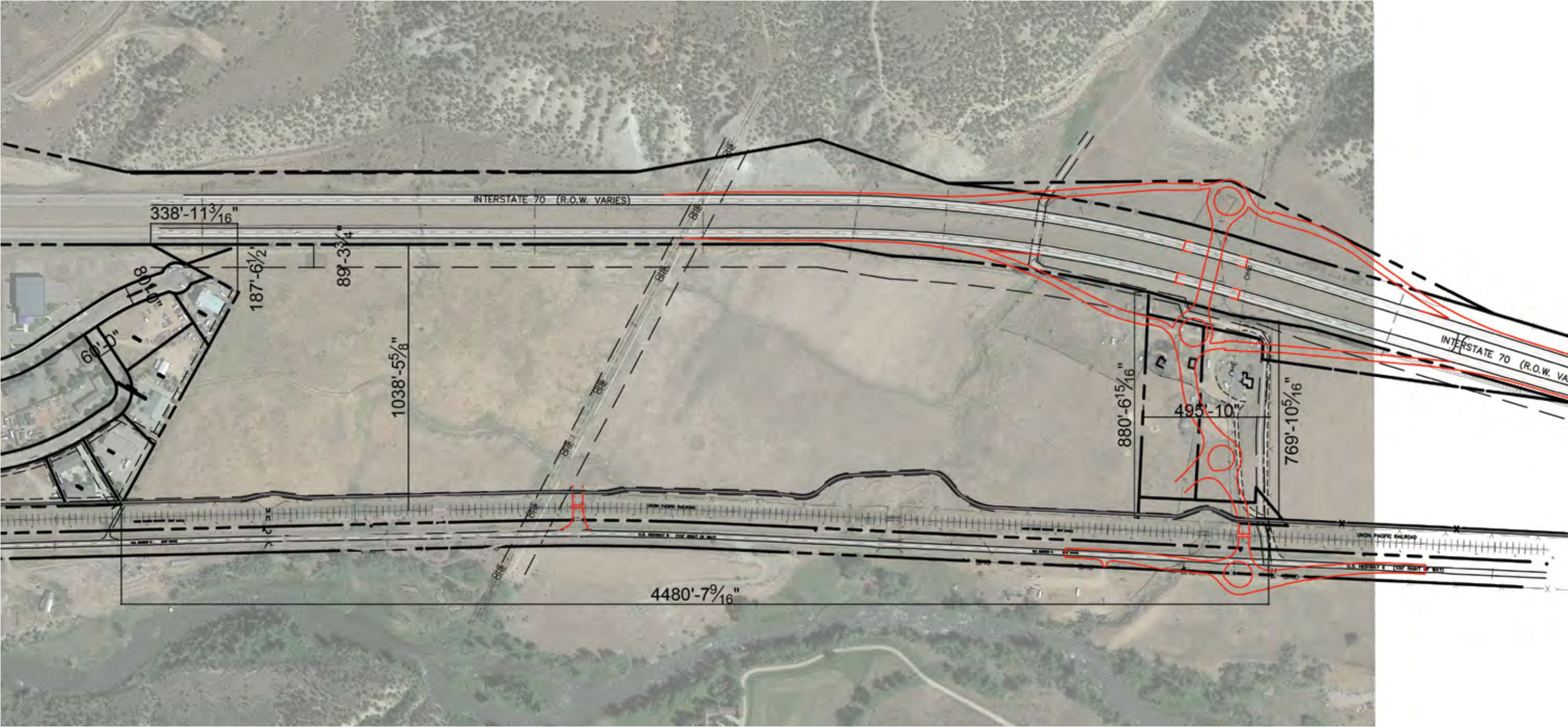
By Zehren and Associates
June 8, 2021



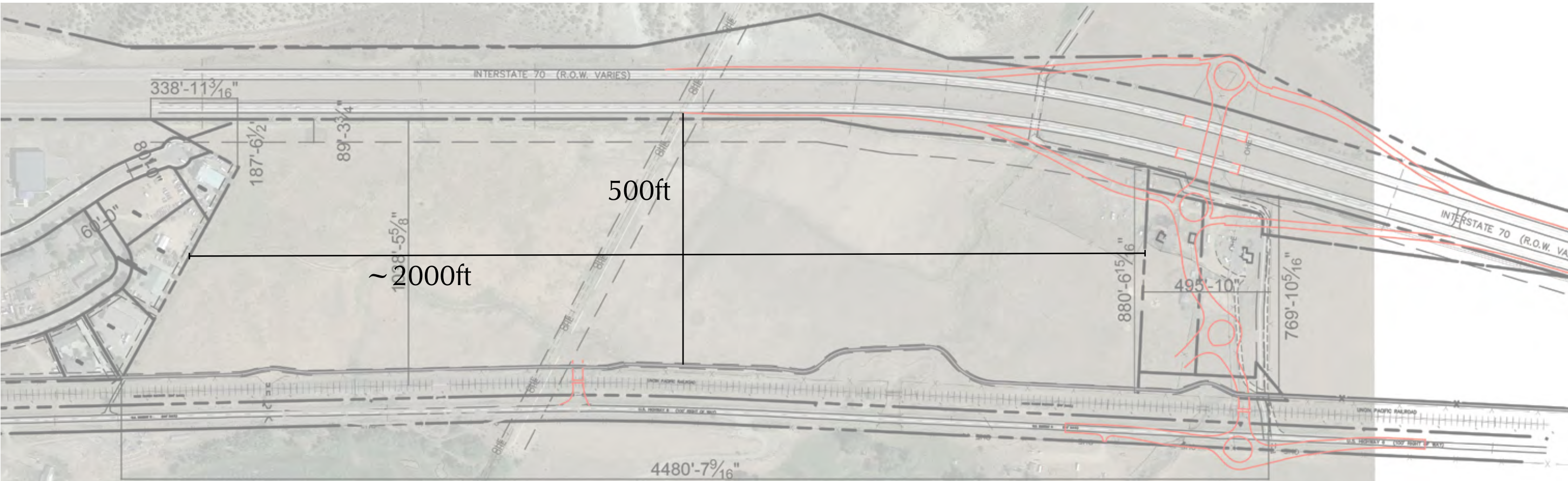
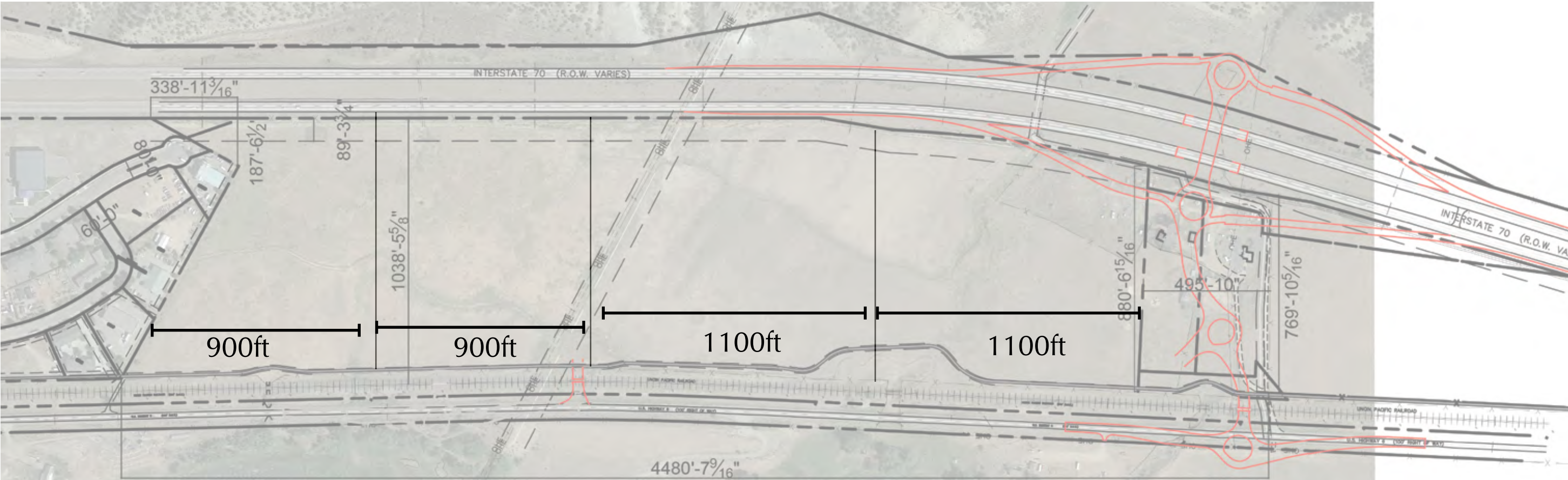


Site Map 1:400 scale

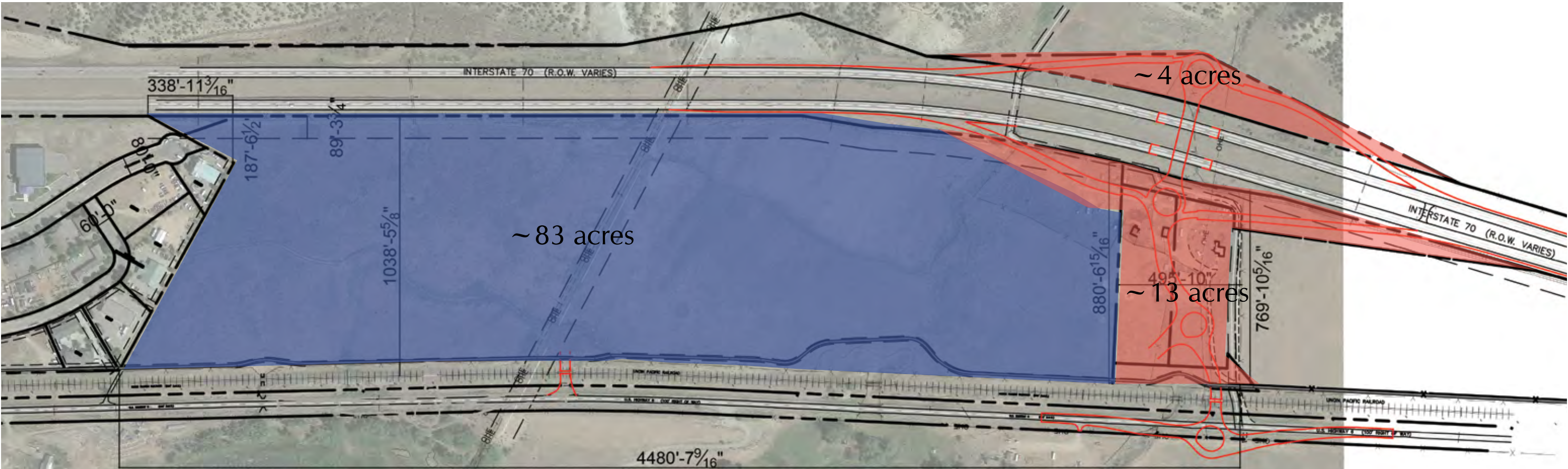
1 Acre



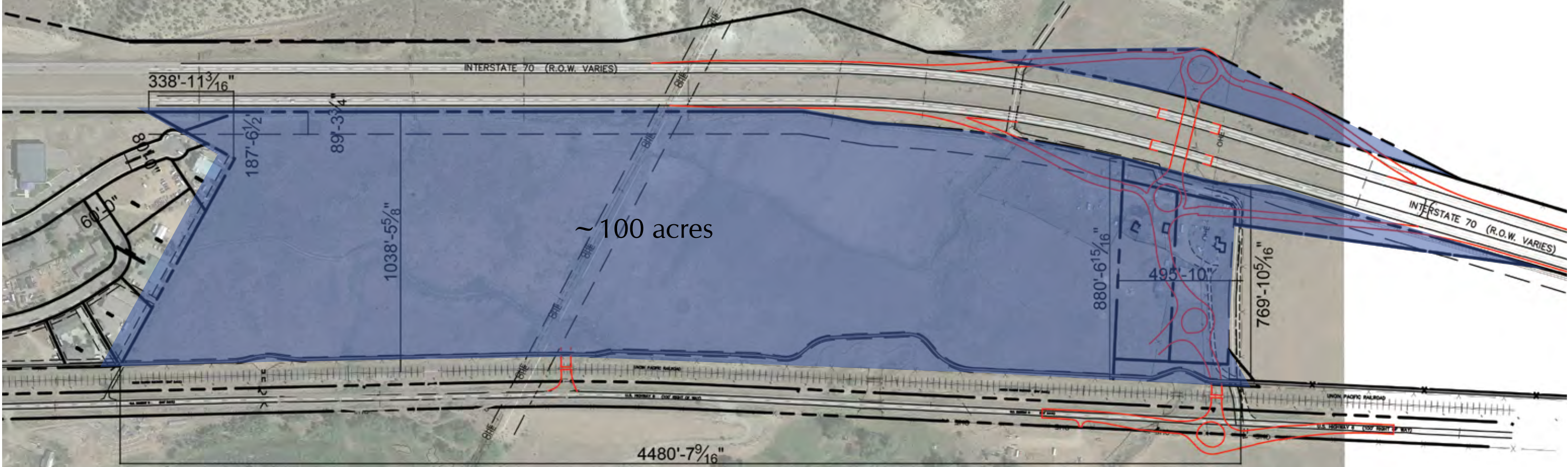
4 Segments



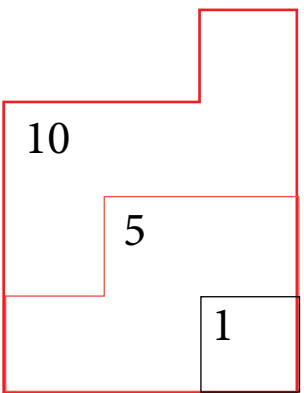
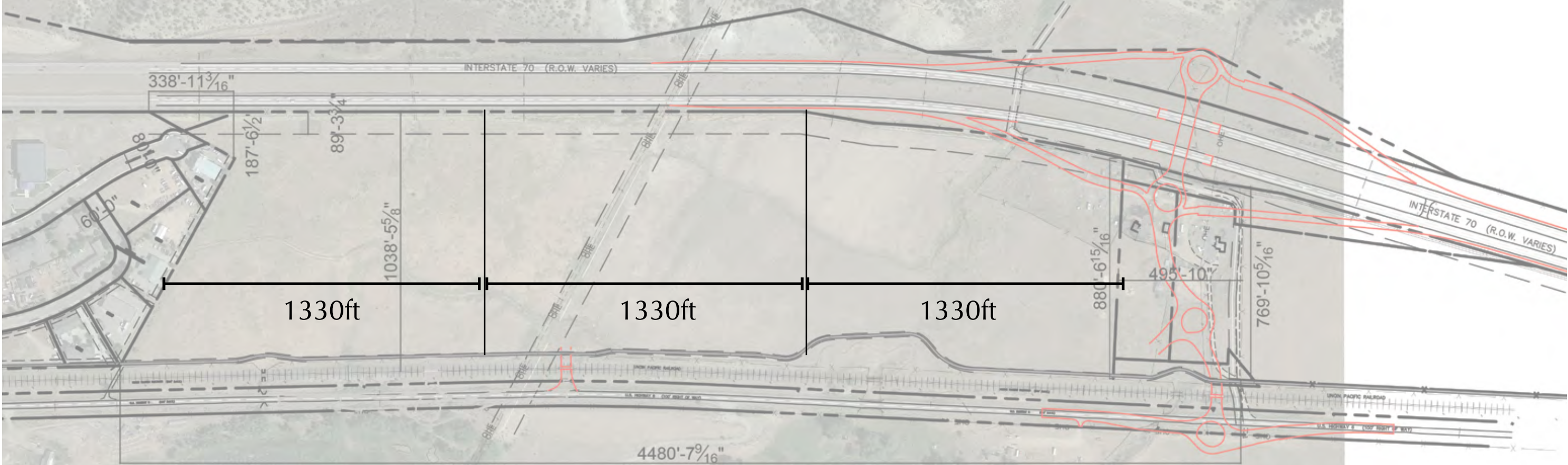
Area With Highway Interchange



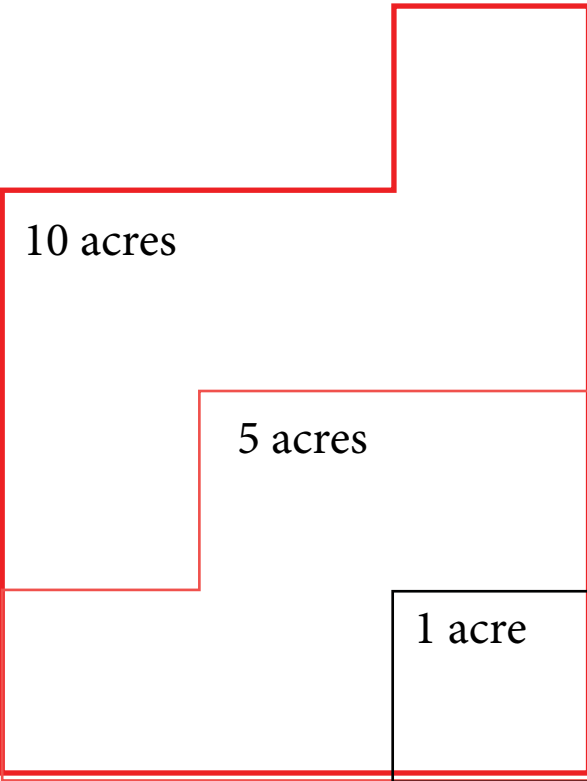
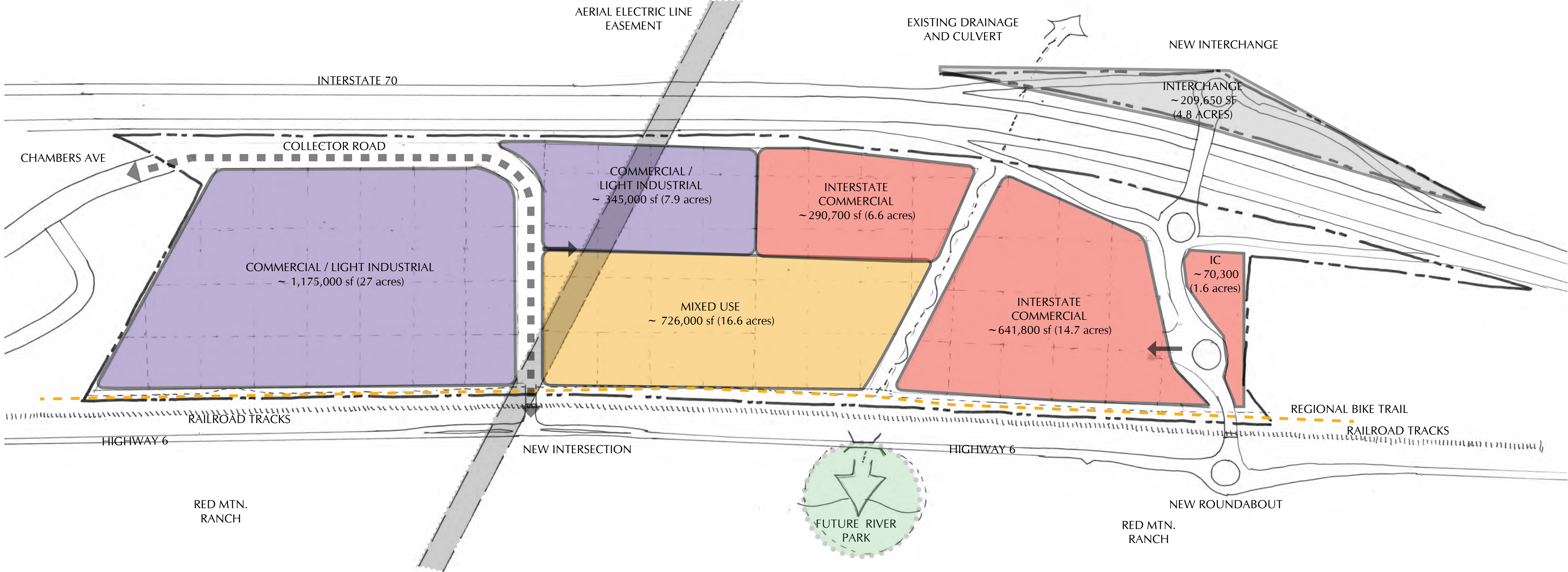
Area Without Highway Interchange



3 Segments



Conceptual Land Use Diagram
Preferred Concept With New 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



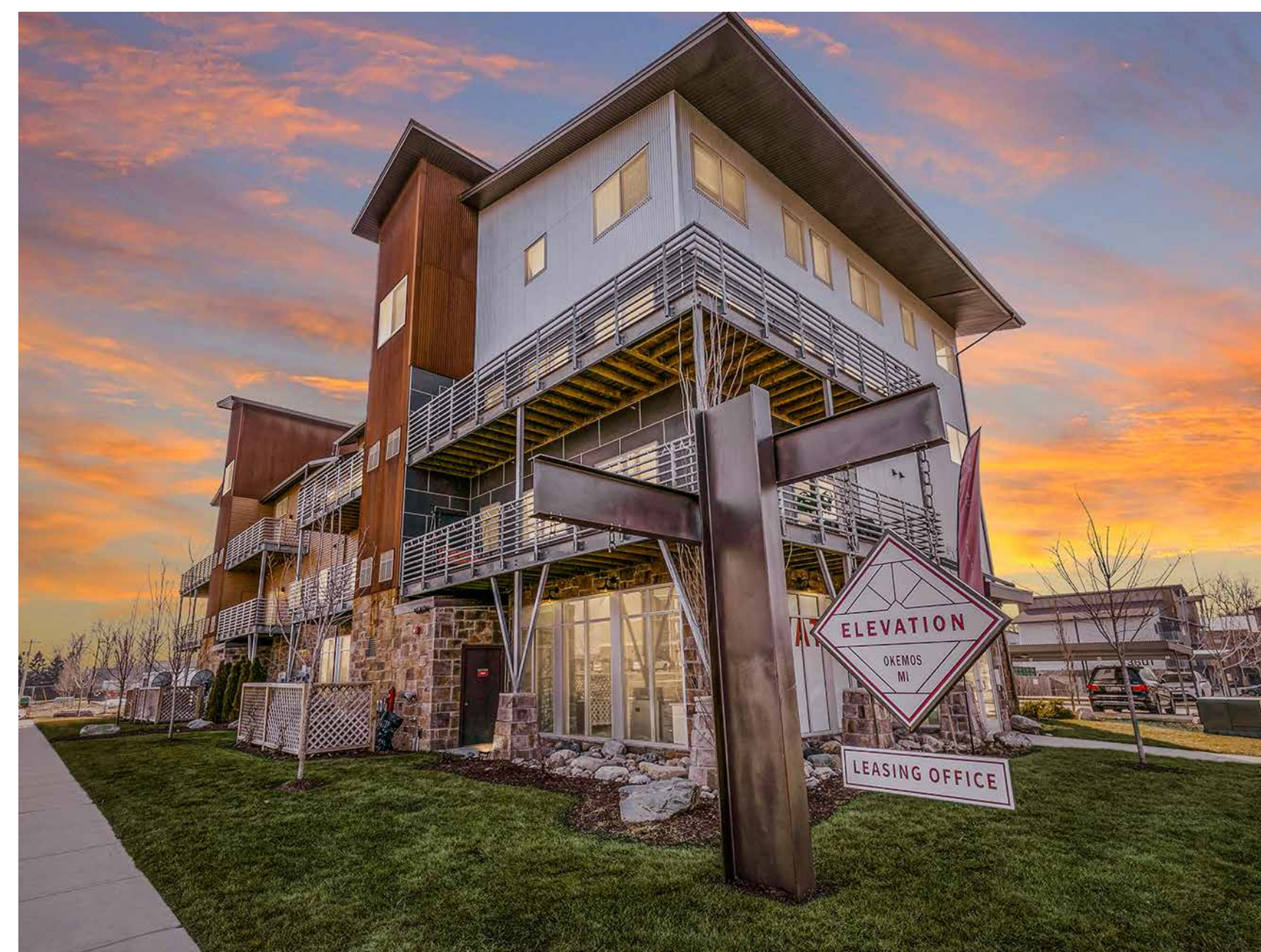
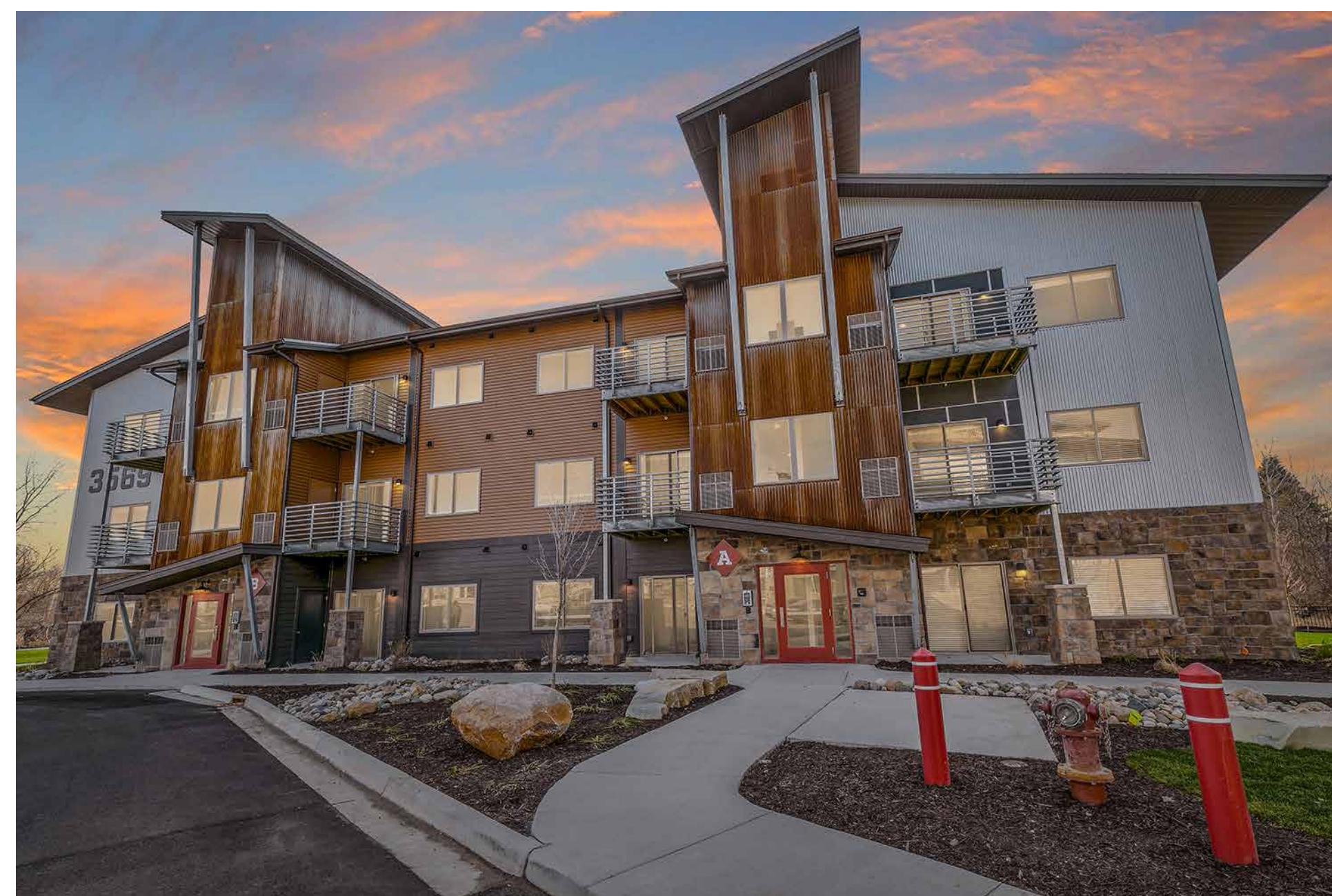
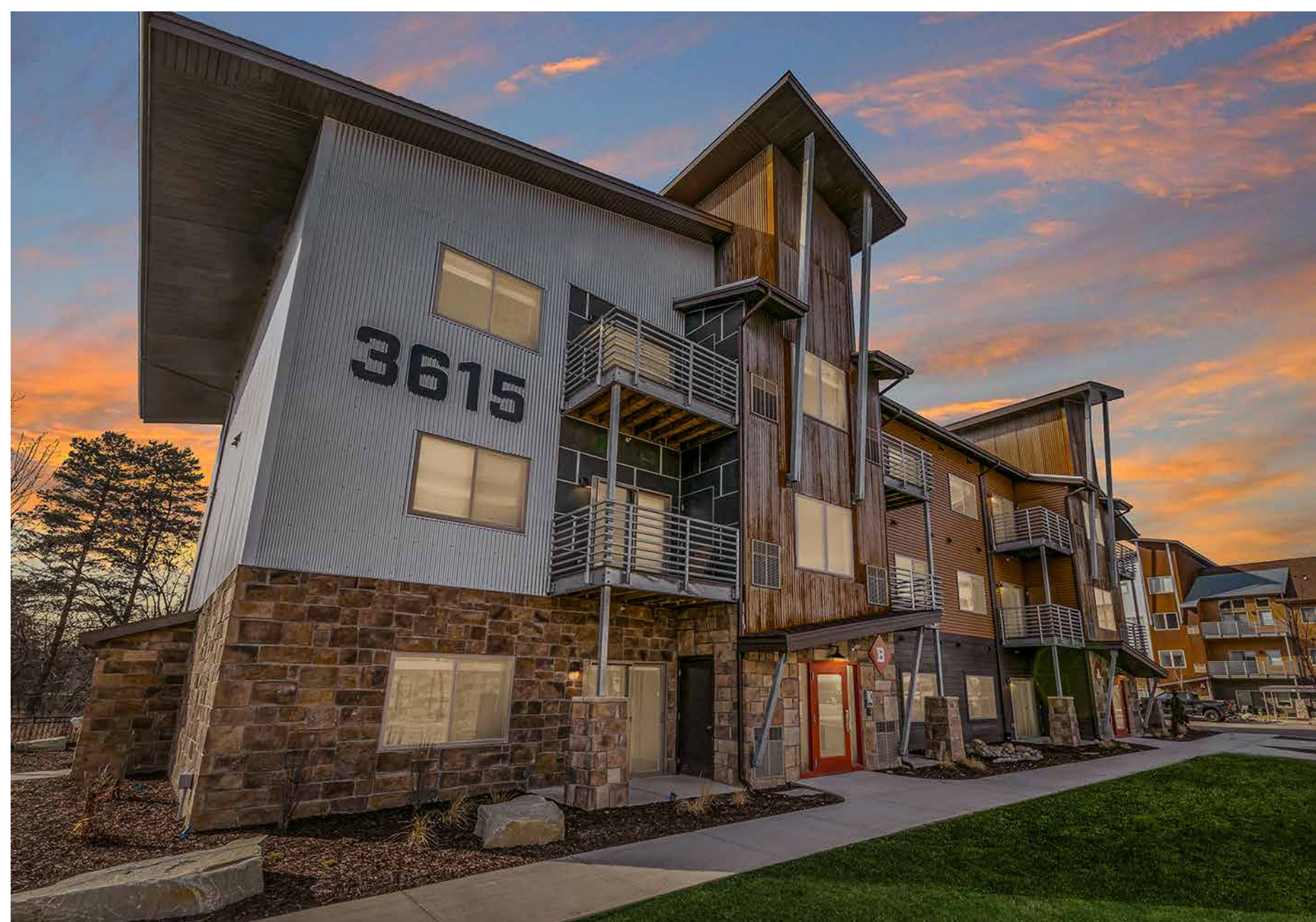
Eagle Landing, Eagle



Gambel St. Townhomes, Eagle



Chamonix, Vail



Elevation - Okemos, MI



Grow Community - Bainbridge Island, WA



Pitchfork - Crested Butte, CO

Piedmont - Avon, CO



To: Planning and Zoning Commission

From: Chad Philips, Director, Community Development Department
Peyton Heitzman, Planner I, Community Development Department
Nikki Davis, Administrative Technician II, Community Development Department

Date: June 15, 2021

Agenda Item: Community Development Department Update

COMMUNITY DEVELOPMENT DEPARTMENT UPDATE:

Land Use Code Update / Comprehensive Plan

- **The Land Use and Development Code update**
 - The consultant selection committee has selected Clarion Associates.
 - Public Service Agreement (PSA) was signed on June 8th.
- **Elevate Eagle Comprehensive Plan**
 - Appendix A revisions – we will be reaching out to Eagle County Housing and DOLA for updated housing data. No new information to report as of 6/11, temporarily on hold due to workload.
 - FLUM updates to reflect zoning map. No new information to report as of 6/11, temporarily on hold due to workload.

Long Range Planning

- **Grand Avenue Corridor Study**
 - Project is now in Phase 2 (April 2021 – October 2021) which has a greater focus on conceptual planning.
 - Town Council work session was held on June 1st.
- **East Eagle Sub Area Plan (RED Development parcel)**
 - Continuing to revise concept plan and draft plan based on public feedback.
 - Town Council work session was held on June 1st.
 - Town Council discussion and public hearing was held on June 8th.
- **SolSmart (Bronze Solar Designation) – CommDev lead project**
 - Baseline zoning assessment has been completed.
 - Permit Tech will take on a lead role as project launches. No new information to report as of 6/11, temporarily on hold due to workload.
- **Community Core Software**
 - Planning staff is working on migrating land use files to the Community Core software (current primary use is for building permits). This work will be ongoing for the foreseeable future.



A **Planner of the Day** schedule has been implemented to field zoning questions from the community. A variety of these inquiries require on-going conversations with staff.

- May 2021 - **(11)** inquiries received
- June 2021 – **(10)** inquiries received so far

Code Enforcement

- Planning staff has (2) active code enforcement case.
- Building staff has (1) active code enforcement cases.

APPLICATIONS IN PROGRESS

Pre-Application Meetings

- No pre-application meetings were held in May.

Planning Active Applications

- **Red Mountain Ranch**
 - Landowners working with 1) CDOT on Hwy 6 access and 2) water system engineering.
 - No new information to report as of 6/11.
- **Reserve at Hockett Gulch**
 - Pre-application meeting for Subdivision and Major Development Permit was held in April.
 - Preliminary questions from developer include excel/decel lanes on Sylvan Lake Rd and Hwy 6, type of toilet facility at trailhead, raw water irrigation, fees, etc.
 - Carrie McCool will be the lead planner for this application, Jess will assist as the staff contact. Public Works would like to use Mac Hall for technical review.
 - Application is expected mid to late summer. No new information to report as of 6/11.
- **Brush Creek Road Extension**
 - Design/construction plans have been submitted to Town Engineer and the approval deadline was May 14th.
 - Staff to work with CDOT (potential need to raze building to accommodate road and 10' path).
 - Public Works to work with Town Attorney, Town Manager and Council on drafting of approvals.
 - No new information to report as of 6/11.
- **Haymeadow**
 - S20-01 Amended Final Plat
 - Waiting on mylars to record final plat – extension granted to tax abatement of agricultural parcels until August 2021.
 - PUDA20-01 PUD Amendment
 - Council approved Cabin request on May 11th.
 - Project close-out – recording of ordinance, development agreement, PUD Guide, and Development Plan.



- **SU21-02 629 Sawatch Special Use Permit**
 - Fence to be completed by June 1, 2021.
 - Owner is requesting to move the driveway entrance. Reviewing with Public Works.
- **SU21-03 113 E. Fourth Street Veterinary Clinic**
 - Approved by Council, resolution has been sent to applicant.
 - Staff received an encroachment permit – undergoing review and referral process.
- **AN21-01 1819 Brush Creek Road Annexation**
 - Council approved on June 8th. Staff needs to record official documents.
- **PUDA21-01 Eagle Ranch PUD Amendment**
 - Application received – completeness review phase underway.
 - Parking study and water rights analysis underway.
- **PUDM21-01 ER Minor Amendment for 1028 Hernage Creek Rd**
 - Application was approved on June 2nd.
 - Community Core will be updated with approval information, awaiting building permit application.

TOWN COUNCIL and PLANNING & ZONING COMMISSION MEETING SCHEDULE:

June 2021
June 15 th (Planning & Zoning Commission) • Adoption Hearing: East Eagle Sub Area Plan (EESAP) • Department & Council Update
June 22 nd (Town Council) • Two10 Freestone – performance guarantee release • Chambers Lofts – performance guarantee release
July 2021
July 6 th (Planning & Zoning Commission) • No files scheduled at this time
July 13 th (Town Council) • Ratification Hearing: East Eagle Sub Area Plan (EESAP) • Comm Dev Department Update
July 20 th (Planning & Zoning Commission) • No files scheduled at this time • Department & Council Update
July 27 th (Town Council) • No files scheduled at this time



BUILDING DEPARTMENT UPDATE:

Major Construction Projects Under Review and Oversight

- **Broadway Station Mixed Use/Multi-Family**
 - Elevator permit received from NWCCOG in March. Pre-drywall inspection completed and the trusses have been added to the top floor. No new construction changes as of 6/11.
- **Talon Flats Mixed Use/Multi-Family**
 - Plumbing rough inspection (excluding roof drains) completed, electrical and mechanical rough inspections completed. PV System PR on hold, waiting for AOR/EOR information. We received a new mechanical permit application for A/C units. No new construction changes as of 6/11.

TYPE OF WORK PERFORMED	NUMBERS PERFORMED IN 2020	NUMBERS PERFORMED TO-DATE 2021
Inspections (n/i planning/pw)	1,970	348
Building Permits Processed	498	70

TOWN COUNCIL UPDATE:

May 25, 2021: Town Council Meeting

Land Use Decisions:

- AN20-02 Base Camp Eagle Annexation:
 - Staff presented, Brian Wodrich with CPW answered questions about wildlife implications, the Colby's presented, Tambi Katieb presented. Public comment was received, after public comment the applicant responded to what had been heard.
 - Motion was made to approve, no second, motion failed.
- PUDA20-01 Haymeadow PUD Amendment Cabin Request
 - Cabin was approved with a vote of 7-0.
- LURA21-03 East Eagle Sub Area Plan Public Discussion (rescheduled for June 8th)

June 8, 2021: Town Council Meeting

Land Use Decisions:

- AN21-01 1819 Brush Creek Road Annexation:
 - Staff presented, applicant asked if she could answer any questions, Council deliberated and application was approved.
- LURA21-03 East Eagle Sub Area Plan Public Discussion
 - Staff asked for clarification on residential and mixed-use.
 - Council confirmed that stand-alone residential should be removed from the plan and a mixed-use land use category added.
 - Council asked for three land use categories: Interstate Commercial, Commercial/Light Industrial, and Mixed-Use.