



MINUTES
Planning & Zoning Commission
Tuesday, May 4, 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.
- PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on this agenda can be submitted to Jenny Rakow, Town Clerk, 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

Commissioner Gregg called the meeting to order at 6:03pm.

COMMISSIONERS PRESENT

Jesse Gregg, Kyle Hoiland,
Lani Webb, Keegan Winkeller

COMMISSIONERS ABSENT

Matthew Hood, Robert Townsend,
Bill Nutkins, Charlie Perkins

STAFF

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

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

1. Minutes dated April 20, 2021

MOTION: COMMISSIONER KYLE HOILAND MOTIONED TO APPROVE THE MINUTES. MOTION WAS SECONDED BY COMMISSIONER JESSE GREGG AND PASSED WITH A VOTE OF 2 (GREGG, HOILAND) IN FAVOR AND 0 OPPOSED. COMMISSIONERS LANI WEBB AND KEEGAN WINKELLER 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 6:05pm. No public comment.

PLANNING & ZONING COMMISSION WORK SESSION – EAST EAGLE SUB AREA PLAN (EESAP)

1. Presentation by Zehren & Associates

Pedro Campos began his presentation by re-summarizing the 95-acre parcel, describing its scale compared to existing Chambers Avenue, noting the land's boundaries, and describing the concept for a future highway interchange which would include a small piece of land north of I-70. Two existing features on the parcel worth noting include a drainage system and some overhead lines, all of which run north to south. Next, the presentation showed a variety of diagrams illustrating how the land could be subdivided. Based on feedback received from the March 31st EESAP open house, Mr. Campos provided the two preferred models of conceptual land use: one configuration with the new highway interchange and the alternative configuration illustrating the uses before the highway interchange. With regards to land use, both models are centered on a mix of three primary uses: commercial/light industrial, residential, with the exclusion of single-family homes, and interstate commercial. The land designed for the interchange would remain as temporary use in the interim until the infrastructure can be built. Following this, the presentation showed a variety of commercial and institutional buildings in Eagle to describe the existing building precedents throughout the Town. Lastly, the presentation offered a sampling of different multi-family home precedents, both regional and out-of-state, that could be desirable in this area.

2. Presentation by Community Development

Chad Phillips began by providing additional context around EESAP and how this project is categorized under the Elevate Eagle Comprehensive Plan. Like the Comprehensive Plan, the EESAP project will be used to help both the Planning and Zoning Commission and Town Council to make land use decisions, create policies, and push forward action items required for this area. Mr. Phillips then shifted to explain how there is minimal room left for the Town to grow given the existing boundaries. Because of this, the community must be strategic in how we plan the remaining vacant parcels. With the rapid growth our Town is experiencing, now is the time to ask our community what we want future development to look like in terms of densities, types of land uses and aesthetics.

Next, staff asked for the Commission's feedback to expand upon the following goals, action items and land use designations -

GOALS: Flexibility on the plan but represents the community's vision; address traffic circulation/congestion; avoid creating another Town Center; establish appropriate types of residential homes; and establish a notable Eastern Gateway.

ACTION ITEMS: Explore funding opportunities for developing the I-70 interchange; incorporate design standards into the updated land use code; establish appropriate access points on Highway 6 by coordinating with Red Mountain Ranch (RMR) and Colorado Department of Transportation (CDOT).

LAND USE DESIGNATIONS: After assessing the two models, including pros and cons, staff said they prefer the conceptual diagram without the temporary use area based on the potential negative ramifications of repurposing the land in the future and possibly having to remove a community amenity. An example of this is the BMX track originally intended to be a temporary fixture but has now become a permanent amenity in the Town. Staff then reviewed the written descriptions of each land use category. They include the following:

- *Interim/Temporary Use Area* – Minor changes made to include other examples of suitable temporary uses.
- *Interstate Commercial* – The west Glenwood interchange in Glenwood Meadows was used as a model for a community with more than one interchange and the types of businesses seen within that area.
- *Commercial/Light Industrial* – Includes uses common to those that exist on Chambers Avenue. This category allows for multi-family housing through the Special Use Permit process and is capped at 10% of the total land utilized.
- *Residential* – Represents about 50% of the total area on the future land use map. Staff is proposing a minimum density of 10 dwelling units per acre which will not include single family dwellings.

Staff also presented new data from the recent 2021 Community Survey including desired businesses and how residents perceive finding adequate, affordable housing in Eagle.

Mr. Phillips concluded the presentation by discussing examples of conceptual design aesthetics and architectural styles. Because Eagle is surrounded by a variety of environments, he asked what we want our Town's style and landscape to look like. Local and regional influences include ranching, alpine forest, and high desert. Other discussion topics to continue to consider include a train depot, open space & parks, and a better-defined Eastern Gateway.

3. Presentation by Trinity RED Eagle Development

Carolynne White provided some brief remarks to the Commission. First, the property owner is in general support of and believes the plan being presented provides a good framework, mix of uses, and general vision that will ensure long-term success. The key is to maintain general and flexible planning for the market to respond over time. Ms. White highlighted some essential items to focus on including the internal circulation of the collector road, the definition of land use categories and their intended uses, and the variety of product types in the residential areas. Lastly, Ms. White commented that there is not a specific development plan available yet where they can provide specific details. This is a plan document designed to be high-level, general, and visionary.

4. Q & A

Commissioner Winkeller commented that he does not see very many changes to the plan. In the previous meeting, we discussed the interchange's location and how it relates to being an attractive Eastern Gateway to the Town.

Commissioner Hoiland commented that at the last meeting, the Commission wasn't trying to define the plan, mainly that they were gathering input and feedback, leaving the project open ended. Commissioner Hoiland echoed Ms.

White's sentiments about staying flexible on the design concept because the market will dictate what happens to the development.

Dennis Wike commented that the proposed I-70 interchange location cannot be moved. The chosen location, which is one of two potential options, was identified based on a series of lengthy environmental and traffic studies many years ago. Moving the location would require new studies and would be a costly endeavor.

Commissioner Hoiland asked if the interchange should be developed first, or if we can connect Chambers Avenue to Highway 6 as a traffic relief point once development begins. Commissioner Webb agreed saying that the interchange should happen more immediately. She stated that we need to understand that as the Town's population grows, the Town will eventually need another interchange and we should focus on designing this the way we want as it aligns with the community's vision.

Commissioner Gregg asked if the land use designations are part of the current code. He asked what land use regulations and standards will be required for future development applications. Mr. Phillips commented that we are trying to keep a broad direction at this point in the project. Commissioner Gregg then asked about the goal to incorporate more open space and if that will be a requirement. Mr. Phillips commented that under the current regulations this topic is addressed in the subdivision phase. He also stated that we could make this an action item in the plan if the zoning regulations don't adequately address this topic. Commissioner Gregg commented that he would like to see a connection from this parcel to the future river park under Highway 6. He believes this would add value to the plan.

Commissioner Hoiland asked if wildlife corridors are required in this area plan. Mr. Phillips commented it would be part of the development phase when considering proposals. Brian Wodrich from Colorado Parks and Wildlife (CPW) commented that the existing drainage ditch on the property serves as an under-highway wildlife passage zone. He also commented this is a concentrated area for deer and elk, but the main concern is preserving the riparian zones. CPW could provide recommendations for the future river park.

Mr. Campos acknowledged that there is an easement for the regional trail which significantly contributes to the open space element of this plan.

6. Public Participation – Polling

1. Do you live in the Town of Eagle?
2. Are you happy with the appearance of the Town driving west on I-70?
3. What should visitor's first impression be driving into Town?
4. Does the diagram show the right amount of Interstate Commercial (similar to West Glenwood)?
5. Does the diagram show the right amount of Commercial/Light Industrial (similar to Chambers Ave.)?
6. Does the diagram show the right amount of Residential?
7. Is the proposed density (10 Dwelling Unit/acre) appropriate?
8. Should multi-family be allowed in the Commercial/Light Industrial land use (current description allows up to 10% for multi-family)?
9. Should the multi-family residential in the commercial light industrial land use be stand alone or limited to live/work?
10. Should projects with secondary residential uses be allowed in the interstate commercial land use?
11. How important are design standards for this area?
12. – 16. Should the commercial areas look like Picture #1 or Picture #2? Or both? (examples provided)
17. – 19. Should the residential areas look like Picture #1 or Picture #2? Or both? (examples provided)
20. Should xeriscape be a required landscape element for this area?
21. Which landscape type best reflects the greater Eagle area? (examples provided)

22. Should the architectural style within the Town of Eagle be uniform throughout or mixed?
23. What would you prefer the Town of Eagle's architectural style to be?

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 7:40pm. No public comment.

7. PZ Discussion and Direction to Staff

Commissioner Winkeller began by sharing mixed feelings towards the proposed interchange and its purpose to serve as an Eastern Gateway. He acknowledged the studies and resources already spent with designating this spot and that we may not have a choice to move it. Ultimately, the design and aesthetic elements will be extremely important to highlight the gateway. Next, Commissioner Winkeller asked if we can see this in context with RMR to determine if this plan offers the appropriate amount of land use designations compared to neighboring communities. Mr. Phillips replied that the land for RMR was divided into 5 pieces, becoming denser westward. The two western-most parcels have been designated for multi-family development. Eric Eves confirmed this layout as correct.

Commissioner Hoiland commented that this is a well-balanced plan and likes the proposed layout of everything. He restated that we should not limit design standards and keep the plan as flexible as possible.

Commissioner Gregg commented that after hearing the numbers on forthcoming residential projects, he prefers to see less residential but perhaps at a higher density than the proposed minimum of 10 units per acre to conserve the future commercial area and provide an extension of Chambers Avenue. He asked if it make sense to use more interstate commercial. Next, Commissioner Gregg commented that he envisions this area as becoming an extension of the recreation brand the Town promotes. He would like to see more recreation and entertainment-type businesses. Within this area there are a few key parcels that could have an iconic feature to represent the Town well. Overall, the design guidelines should be of high standards. Lastly, Commissioner Gregg restated that there should be a pedestrian connection underneath Highway 6 to access the future river park and that the wildlife corridor should be included.

Commissioner Hoiland asked if the proposed zoning allows for a grocery store or pawn shops? Mr. Phillips replied that it is not yet defined, it is very generic and mostly defined as 'retail' at this stage of the plan.

Commissioner Webb asked if there were any indication of what kind of stores we would allow in that area? Mr. Phillips replied it is not yet defined. Once zoning is approved and established, this would dictate the type of uses and business allowed in this area.

Commissioner Hoiland asked about temporary usage. Mr. Phillips commented that there is not a defined zone district for temporary use, and these are mostly accomplished through the PUD process that indicates a timeline for end of use.

Commissioner Webb asked if there is a limit to the size of stores that would be allowed. Mr. Phillips commented the Town could guide the stores with existing zoning, but since zoning is being amended, we could include size as a condition of approval. An option could be to create an East Eagle Commercial Zone District.

Commissioner Gregg voiced concern around the temporary uses unintentionally becoming the gateway to Eagle until the interchange is built. However, if there is appropriate screening, the current definition and potential uses should be fine. Commissioner Winkeller suggested creating a landscape park in the interim.

Carolynne White included several comments. First, it is not legally appropriate to impose a condition of development approval around building the interchange on a plan document such as the one being reviewed. Next, Ms. White wanted to reconfirm that it is a minimum of 10 dwelling units per acre as it pertained to some of the polling questions. Lastly, Ms. White commented on minimizing design standards on this plan as we are just talking about the overall guiding vision.

Commissioner Gregg asked why we are excluding single-family and minimizing diversity of housing types. Mr. Phillips connected this to the 1,500 approved but not yet constructed residential units that are scheduled to be built in developments such as Haymeadow and RMR. Additionally, there are still many single-family homesites available in Eagle Ranch.

Commissioner Hoiland restated that we need another traffic relief point in Eagle and that this should be considered as a priority.

OPEN DISCUSSION

No other items discussed.

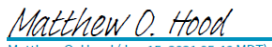
ADJOURN

MOTION: COMMISSIONER KYLE HOILAND MOTIONED TO ADJOURN. MOTION WAS SECONDED BY COMMISSIONER KEEGAN WINKELLER AND PASSED WITH A VOTE OF 4 (GREGG, HOILAND, WEBB, WINKELLER) IN FAVOR AND 0 OPPOSED.

MEETING ADJOURNED AT 8:05 PM.

APPROVED:

DATE:


Matthew O. Hood (Jun 15, 2021 05:46 MDT)

Matthew Hood, Chairman



Nikki Davis, Administrative Tech II