



MINUTES
Planning & Zoning Commission
Tuesday, December 15, 2020
6:00 PM

Virtual on Zoom

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

- Virtual Meeting Procedure
- Public comments can be made when the Chair opens the public comment. Please prompt through Zoom to raise your hand and you will be called on when it is your turn.
- All public attendees will be muted during the meeting, unless the Chair or meeting facilitator invites them to speak live during the meeting.
- Meetings are recorded and will be published on the Town's web page.
- For technical difficulties, please email peyton.heizman@townofeagle.org and we will do our best to assist you.

6:00 PM - REGULAR MEETING CALLED TO ORDER

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

COMMISSIONERS PRESENT

Jesse Gregg, Matthew Hood, Kyle Hoiland, Bob Townsend, Keegan Winkeller, Charlie Perkins, Lani Webb, Bill Nutkins

STAFF

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

COMMISSIONERS ABSENT

APPROVAL OF MINUTES *Approval of the minutes from the September 15, 2020 meeting of the Planning and Zoning commission.*

Minutes dated September 15, 2020

1. Commissioner Gregg requested on page 66 on 2.3.1b change reservation to “preservation.” Commissioner Hoiland asked to revise the Eagle Comprehensive Plan adaption motion from the September 15, 2020 as it was the duplicate motion listed from the minutes.

MOTION: COMMISSIONER BOB TOWNSEND MOTIONED TO APPROVE THE MINUTES. MOTION WAS SECONDED BY COMMISSIONER JESSE GREGG AND PASSED WITH A VOTE OF 4 (HOOD, GREGG, TOWNSEND, HOILAND, NUTKINS) IN FAVOR, 1 ABSTAINED (PERKINS) AND 0 OPPOSED.

PUBLIC COMMENT *Citizens are invited to comment on any item not on the Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person.*

Commissioner Hood opened public comment at 6:02. There was no public comment.

Commissioner Webb joined at 6:03pm

PUBLIC HEARINGS

1.	Project: Amendment to the Elevate Eagle Comprehensive Plan File #: LURA20-03 Applicant: Town of Eagle Location: Town of Eagle Staff Contact: Chad Phillips, Community Development Director/Town Planner Request: Approval of Resolution 02, Series 2020 A Resolution of the Planning and Zoning Commission of the Town of Eagle, Colorado approving the amendment to the Elevate Eagle Comprehensive Plan, as ratified by the Town Council of the Town of Eagle, CO. a. Resolution 02, Series 2020, A Resolution of the Planning and Zoning Commission of the Town of Eagle, Colorado Amending the Elevate Eagle Comprehensive Plan
	STAFF PRESENTATION Mr. Phillips presented the update Elevate Eagle Comprehensive Plan from the Town Council meeting on December 8th, 2020. On December 8, 2020 Town Council held a public hearing to ratify the adopted 2020 Elevate Eagle Comprehensive Plan. Council ratified the plan with two conditions of approval to adjust the approximate densities in both the Medium Density and Downtown Neighborhoods. The change in densities would allow for 4-plexes to be built on ¼ acre size lots.

Q&A

Chair Hood asked about the two items that were on the condition for approval, if they had been included on the document. Mr. Phillips responded that yes, it was added. The intent is to allow a 4-plex on a 1/4-acre lot. Councilman Jessen addressed that he wanted to alleviate any hurdles that could get in the way of this discussion during the code amendment. Chair Hood did not see any issues with this. There were no other questions from the Commission.

PUBLIC COMMENT

Public Comment opened at 6:45pm.

Chair Hood closed public comment at 6:59pm.

MOTION: COMMISSIONER BILL NUTKINS MOVED TO APPROVE RESOLUTION NO. 02, SERIES 2020 A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAGLE, COLORADO AMENDING THE ELEVATE EAGLE COMPREHENSIVE PLAN TO ADD THE FOLLOWING CONDITIONS OF APPROVAL, AS RATIFIED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO:

K. MODIFY MEDIUM DENSITY RESIDENTIAL APPROXIMATE DENSITY FROM 4-10 DU/ACRE TO 4-16 DU/ACRE.

L. MODIFY DOWNTOWN NEIGHBORHOOD APPROXIMATE DENSITY FROM 4-10 DU/ACRE TO 4-16 DU/ACRE.

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

COMMUNITY DEVELOPMENT DEPARTMENT UPDATE *Staff update to the Planning & Zoning Commission on recent work and upcoming files.*

1. Community Development Monthly Department Update dated December 11, 2020

Commissioner Holiand asked about the location of the West Eagle Housing Project. Staff responded that the location is the land owned by the County and the Forest Service land north of that parcel. This area will be the Brush Creek road extension.

The Haymeadow Amendment has been submitted but no meeting has been scheduled at this time. The file is currently under review. There are no dates set for the hearing. The final plat will be scheduled soon.

Commissioner Nutkins asked for an update on 446 Washington St. Staff responded that the applicant is proceeding with the project without the variance they were denied earlier in the year. The applicant found a conforming location for their project. The Commissioner asked that based on the email received, are the

neighbors still fighting this? Staff informed that there was a CORA request associated with this, however they have not heard since.

Commissioner Perkins asked if there was any news on the Highway 6 corridor study. Staff responded that they are getting their baseline information taken care of, specific to historic background. Mr. Phillips is going to get a copy of the PowerPoint staff used to inform the team and include it in the next update.

OPEN DISCUSSION

Chair Hood asked about the River Blocks. Staff was present at the walkthrough on December 11, 2020 for the river blocks. There is a timeline in the staff update. Staff is going to have to get this approval from the US Army Corps. They are hoping these blocks can extend the summer season. Colorado Parks and Wildlife had objection which is why there are additional steps that are required. The plan is to have the river blocks installed in July or August.

ADJOURN

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

Matthew Hood, Chair

Angie Kyle, Administrative Tech II