



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.
- 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

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.

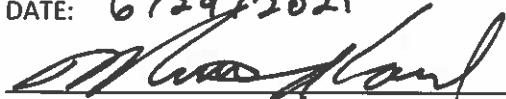
ADJOURN

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: 6/29/2021



Matthew Hood, Chairman



Nikki Davis, Administrative Tech II