



**Planning & Zoning Commission
Tuesday, August 31, 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 - TOEG – townofeagle2019

6:00 PM - REGULAR MEETING CALLED TO ORDER

1. This will be an in-person meeting with access for the public 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 is 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.

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

1. Minutes dated June 15, 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.

WORKSESSION

1. Project: Update to Chapter 3 of the Elevate Eagle Comprehensive Plan (2021)
File #: LURA21-04
Applicant: Town of Eagle
Location: Town of Eagle and Unincorporated Eagle County within the Town's Urban Growth Boundary
Staff Contact: Peyton Heitzman, Planner I
Request: For feedback and direction regarding proposed changes to the Future Land Use Map and Land Use Categories in the Elevate Eagle Comprehensive Plan.

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, June 15, 2021
6:00 PM

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

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PUBLIC WIFI - TOEE – ((TOEEWireless))

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

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6:00 PM – REGULAR MEETING CALLED TO ORDER

Meeting called to order at 6:15 PM.

COMMISSIONERS PRESENT

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

STAFF

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

COMMISSIONERS ABSENT

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

1. Minutes dated May 18, 2021

MOTION: COMMISSIONER BILL NUTKINS MOTIONED TO APPROVE THE MINUTES. MOTION WAS SECONDED BY COMMISSIONER CHARLIE PERKINS AND PASSED WITH A VOTE OF 6 (HOOD, PERKINS, HOILAND, NUTKINS, TOWNSEND, WINKELLER) IN FAVOR AND 0 OPPOSED. COMMISSIONER JESSE GREGG 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. Those who are speaking are requested to state their name & address for the record.*

Public comment opened at 6:18 PM. There was no public comment.

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
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 LURA21-03 indefinitely.

CONSULTANT PRESENTATION

Caroline Schoeller from Zehren and Associates began the presentations by providing an overview of the East Eagle Area. As requested by Council, a new diagram which illustrated adjacent properties to the north and east of the East Eagle Area was included in the presentation. It is worth noting that portions of these adjacent properties are not viable for development.

Next, Ms. Scholler reviewed the preferred concept diagrams dated June 1, 2021 and shared feedback from Council. Council's comments included omitting the temporary use area, keeping the highway interchange, adding more commercial/light industrial in place of residential, and to include a mixed use designation which could include residential use. Based on those requests, Zehren produced a second rendition of the preferred concept diagram dated June 8, 2021. This diagram featured more commercial/light industrial, a mixed use area that replaced residential, and a modified collector road. After receiving further comment from RED Development, Zehren produced a third rendition of the preferred concept diagram which is what the Commission reviewed at this meeting. The diagram illustrated a lengthy frontage road running from west to east intended to encourage businesses to position their storefronts towards I-70 for a more attractive and inviting look. Another notable change was the addition of more interstate commercial beyond RED's parcel to the east.

In addition to reviewing the third rendition of the preferred concept diagram, Ms. Schoeller also asked the Commission for comments and ideas on the remaining, undetermined 17 acres to the east of the East Eagle Area.

QUESTIONS FROM THE COMMISSION

Commissioner Hoiland asked if this was the plan Town Council preferred despite opposition from the developer. Mr. Phillips confirmed that the plan was updated to reflect Town Council's direction.

Chair Hood asked staff to confirm if the final diagram showed further reduction of residential density. Mr. Phillips confirmed that while the residential component was replaced by mixed use, the districts are the same. The intent is to define residential within the mixed use and commercial/light industrial areas.

Commissioner Perkins asked to clarify the blue area on the last slide. Ms. Schoeller confirmed it as undefined though Mr. Phillips highlighted that as part of the Elevate Eagle Comprehensive Plan, the area east of RED's parcel is designated as commercial/light industrial.

Chair Hood asked if we are creating potential conflict between the Sub Area Plan and the Comprehensive Plan based on existing land designations. Mr. Phillips agreed though commented that Community Development will be amending the future land use map (FLUM) to remove conflicts found after adoption. Next, Chair Hood asked about the Future River Access and Park and if it was a portion of the Sub Area map. Mr. Phillips confirmed that land is part of Red Mountain Ranch but has been included in the concept maps to support discussion of trails and open space areas.

Commissioner Perkins asked about land use restrictions due to the existing overhead powerlines and if open space could be a potential use in that area. Mr. Phillips replied that the general definition prohibits structures that could inhibit the owner from having unlimited access to that easement. As for open space, those are anticipated to be incorporated into the plan through the regular planning process.

Commissioner Gregg noted a second drainage system to the west.

Commissioner Nutkins also asked about the aerial electrical line easement and if this could be moved in future development with a building permit. Mr. Phillips replied yes, the plan is anticipating and offers flexibility for these types of future changes.

Commissioner Perkins asked if the interchange would be designed as overhead, an underpass or undetermined. Mr. Phillips replied it is undetermined but anticipates that it will look similar to Eby Creek.

STAFF PRESENTATION

Mr. Phillips began by referencing the current zone district map to express that the Town has limited future ability to annex and rezone errors that may result from imbalanced zoning and development. Furthermore, between Haymeadow, Reserve at Hockett Gulch, and Red Mountain Ranch the Town has approved 1,500 units which has the potential to increase our community by roughly 4,300 people. Next, Mr. Phillips called attention to the importance of determining design elements, aesthetics, architecture and landscaping now as we work through the plan.

Peyton Heitzman then provided a timeline summarizing the plan process and levels of public engagement leading up to the most current iteration of the land use diagram. The dates for the Planning & Zoning Commission adoption as well as Town Council's ratification are undetermined at this time. Regarding public participation, Ms. Heitzman provided survey results for big picture items such as design standards, landscaping and architectural style. A total of 50 people participated through the online survey. This number excludes results from the live polling conducted during the Commission's work session.

QUESTIONS FROM THE COMMISSION

Commissioner Hoiland asked if Council unanimously asked to change the zoning. Mr. Phillips replied that the diagram was changed based on consent amongst Council.

Commissioner Perkins asked if any hotel or lodging developers have approached staff or the Town to be a part of this development and Mr. Phillips replied, no.

Chair Hood posed a few housing questions stemming from Council's direction to reduce residential portions of the plan. He asked what our housing demand is; are the approved units the type of housing we need; and what does the current housing study say regarding Town needs? Mr. Phillips stated that Council's decision was mainly founded on the pre-approved 1,500 housing units. Additionally, executing a sub area plan typically takes about 20 years, however, it is recommended to receive a periodical update every 5 years.

Commissioner Perkins commented on how industrial commercial properties increase tax revenues compared to residential properties.

PUBLIC COMMENT

Public comment opened at 6:57 PM.

Patrick Adler – 9836 N 60th Place, Paradise Valley, AZ

Mr. Adler is a development consultant representing the landowner. He addressed a variety of topics and questions heard throughout the public hearing. First, Mr. Adler commented that the interchange has been designed with a roadway above the collector road; next, the aerial powerlines are likely unmoveable for future development; and lastly, with the surge of e-commerce, tax laws have changed to now benefit where the consumer is rather than where the distributor is.

As part of the latter comment, Mr. Adler highlighted the positive, revenue-generating effects residents have on businesses. This is why the applicant was adamant about incorporating the residential component on the originally proposed plan that illustrated 50% residential and 50% employment opportunities. Furthermore, Mr. Adler disagreed with Council's direction because there are few alternative locations to build high-density housing. Next, Mr. Adler commented that the Town does have other opportunities for growth with the 31 acres outside of RED's parcel. He affirmed that many land-locked communities around the country still demonstrate growth through redevelopment provided they are desirable communities that offer a high quality of life for its residents.

Following this, Mr. Adler stated that RED submitted only two changes to the conceptual diagram which were extending the collector road that ran along I-70 and converting the western interstate commercial

to commercial/light industrial. Mr. Adler also emphasized that despite their desire for a large residential district, their plan would incorporate a variety of housing projects.

To conclude his comments, Mr. Adler shared examples of real-world businesses and their respective acreage that could be viable within the approved interstate commercial districts. Reworking those districts would allow RED to expand the commercial/light industrial areas.

Public comment closed at 7:08 PM.

OPEN DISCUSSION

After reviewing the proposed changes to the conceptual diagram, the Commission expressed a need for continued analysis and reexamination. The Commission was hesitant to follow Council's direction to eliminate the residential district and replace it with mixed use and more commercial/light industrial. There were concerns about oversaturating East Eagle with commercial only to produce more empty store fronts, a problem the Town is already facing. While there is a common desire to maintain flexibility with the plan, the Commission requested additional material such as a traffic impact study and statistical data to help identify and justify the appropriate mix of densities and what types of residential products fit this area. Despite having 1,500 units already approved, the Commission posed the question of whether it is enough to solve a valley-wide housing crisis. Moreover, how can we incentivize dining, lodging and entertainment businesses to operate in Eagle?

The Commission was satisfied and supportive of other components of the revised map, including the extension of the collector road and the potential for more desirable restaurants along the interstate commercial districts.

Brett Heron with RED Development stated that the owner has an interest to commission a study to quantify the Town's growth trends and the correlating demand for commercial businesses based on those projections. The Commission expressed a desire to gather this information however requested that staff consult with Council to determine execution and review costs.

The Commission suggested a joint work session with Council.

Following open discussion, the Commission reviewed and provided feedback on EESAP goal and policy topics.

MOTION: COMMISSIONER KYLE HOILAND MOTIONED TO CONTINUE THE ADOPTION OF THE EAST EAGLE SUB AREA PLAN INDEFINITELY. MOTION WAS SECONDED BY COMMISSIONER BILL NUTKINS AND PASSED WITH A VOTE OF 7 (HOOD, GREGG, HOILAND, NUTKINS, TOWNSEND, PERKINS, WEBB) 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

ADJOURN

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

MEETING ADJOURNED AT 8:30 PM.

APPROVED:

DATE:

Matthew Hood, Chairman

Nikki Davis, Administrative Tech II



To: Planning & Zoning Commission

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

Date: August 31, 2021

Agenda Item: Public work session regarding an amendment to Chapter 3 of the Elevate Eagle Comprehensive Plan including an update to the Future Land Use Map and Land Use Categories.

REQUEST: Staff is requesting feedback and direction regarding proposed changes to the Future Land Use Map (FLUM) and Land Use Categories in the Elevate Eagle Comprehensive Plan (Comprehensive Plan).

INTRODUCTION: In December 2020, the Town of Eagle adopted the Comprehensive Plan. Less than a year after adoption, an amendment to Chapter 3 is being brought before the Planning & Zoning Commission (Commission). This amendment will allow the Comprehensive Plan to better meet the needs of the community. The Comprehensive Plan is a dynamic document that should be re-evaluated and updated on a regular basis.

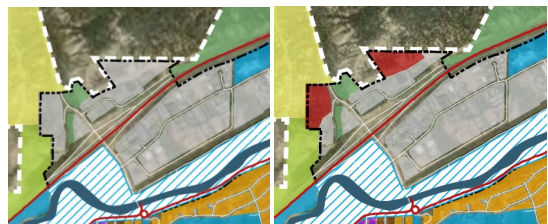
The purpose of this update is to modify elements of Chapter 3 which focuses on future land uses within the Town of Eagle. The amendment includes modifying land use boundaries on the FLUM and amending allowed uses in two of the future land use categories. Many of the proposed changes are at the request of a property owner, developer, or staff. Staff is seeking public comment and direction from the Commission.

ANALYSIS: The first part of this analysis will focus on the Future Land Use Map and where the Goals and Policies of the Comprehensive Plan support or challenge the proposed changes. The second part of the analysis will look at changes to land use categories. Future Land Use Categories in the Comprehensive Plan provide an overview of the general character and development goals of the different land use designations.

Future Land Use Map (FLUM)

North of I-70

Under this amendment, three properties north of I-70 are proposing a change from Commercial / Light Industrial to High Density Residential (HDR). Staff has received numerous requests to change the future land use for these properties. Unlike other properties on Market Street and Eby Creek Road, these three lots have limited visibility from the street, leading to concerns that these properties may not be commercially viable. One of the properties, 85 Pond Road, already operates a high-density residential apartment complex. The increase in residential for these areas are supported by policy 1-1.1 in the Comprehensive Plan to *ensure a healthy mix of housing types and densities (e.g. single-family, duplex,*



multi-family, mixed-use and accessory dwelling units) to allow for greater diversity. However, the proposed changes may conflict with area-specific policies in the I-70 Influence Character Area which can be found on page 52 of the Comprehensive Plan ([LINK](#)). These goals include:

- *2-7.2. Workforce housing that directly supports on-site commercial or light industrial uses is considered an acceptable amount of residential in these districts.*

Staff comment: The proposed change to HDR will not result in workforce housing that supports the on-site commercial uses in the Character area. The Commission may want to consider whether or not the residential use in the area should be limited to work-force housing. If the Commission decides that the residential use, beyond the limitation of workforce housing, is appropriate for the area, the most appropriate future land use for the area should be discussed. HDR is the proposed land use, however, the Mixed Use (MU) land use may be an option that is more similar to the existing future land use. The MU land use allows for both commercial and residential uses.

If the Commission agrees with the change in land use, the boundary of the Character Area may need to be modified since the new land uses still conflicts with the policies in the I-70 Influence Character Area.

- *2-7.6. Maintain existing commercial and industrial zoning in the Chambers Avenue, Market Street, Sawatch Road, and Marmot Lane areas.*

Staff comment: The proposed changes to replace HDR with Commercial/Light industrial will reduce commercial zoning along Market Street.

As the Commission considers modifying the FLUM to add HDR, residential amenities should be considered as they relate to policies in the Comprehensive Plan. Relevant policies are copied below.

- *5-1.4. Promote the development of compact neighborhoods in close proximity to public transit options, and allowing increased residential, retail, and mixed-use densities in areas close to transit stops.*

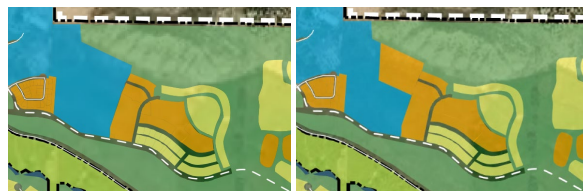
Staff comment: The properties are within half a mile of the public transit stop on Eby Creek Road.

- *5-3.2. Ensure efficient multimodal connectivity between all residential areas and public destinations.*

Staff comment: The bridge across I-70 provides pedestrian and bike access north of the highway. Public improvements will likely be needed to ensure each property has safe access to the path on the south side of Market Street.

Haymeadow

Abrika, the property owners and developers of Haymeadow, are requesting to modify the boundaries of the Public / Institutional land use designation by expanding the Medium Density Residential (MDR) land use on the FLUM. The increase in residential land use is supported by the Comprehensive Plan's goal to promote a wide range of attainable housing opportunities. The change supports an increase of land designated for housing. The proposed land use, MDR, allows for *single-family units, duplexes/triplexes, and*



multi-family townhomes. This change could lead to opportunities for a mix of housing types, supporting Policy 1-1.1 of the Comprehensive Plan.

- *1-1.1. Ensure a healthy mix of housing types and densities (e.g. single-family, duplex, multi-family, mixed-use and accessory dwelling units) to allow for greater diversity.*

Abrika has submitted an application to amend the Haymeadow PUD. Public hearings for this file have been scheduled. For purposes of this discussion, the Commission should review the merits/challenges of the proposed changes to the FLUM, not the application to amend the Haymeadow PUD.

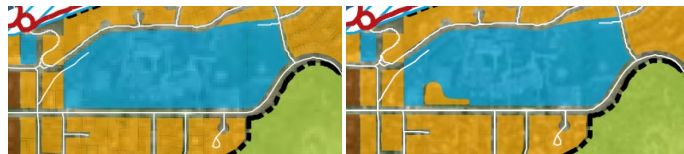
The area proposed for MDR is located on Town of Eagle / School District property. The Comprehensive Plan provides numerous policies that encourage the enhancement and preservation of recreation and open space. Staff reviewed the Haymaker Trailhead Master Plan (2020) against the proposed change. The increased MDR does not impact the Master Plan and therefore is not in conflict with the following policies.

- *3-4.2. Maintain existing public land boundaries, unless the public benefits realized by a land trade or exchange clearly outweigh any negative impacts.*
- *4-1.5. Protect lands of high conservation or recreation value as open space.*

There are no plans available for the future school site in the Haymeadow PUD. It is unclear how the change to the FLUM will support or challenge other policies within the Comprehensive Plan as they relate to recreation, open space, viewshed, etc.

School Parcel

The Eagle County School District has expressed an interest in changing the FLUM boundaries at 61 Mill Road. The request is to replace a section of land designated as Public / Institutional with MDR. Similar to the Haymeadow change, this change could lead to opportunities for various housing types, supporting Policy 1-



1.1 of the Comprehensive Plan to *ensure a healthy mix of housing types and densities (e.g. single-family, duplex, multi-family, mixed-use and accessory dwelling units) to allow for greater diversity.*

Property near Cemetery

Since the adoption of the Comprehensive Plan and the FLUM, staff has noticed a parcel that may have mistakenly been designated as Public Institutional in the FLUM. The property contains a single-family home and the intent to continue the residential use will likely remain in the future. The property address is 220 E Sixth Street. This change has been shared with the property owners who have not provided comments at this time. This change is not addressed in any of the Comprehensive Plan's goals or policies.



East Eagle Sub Area Plan (EESAP)

As the Commission is well aware, the Town is in the process of creating an East Eagle Sub Area Plan (EESAP) for land to the furthest northeast area of Town. The EESAP is identified in the FLUM with white and orange stripes. Through the planning process for the EESAP, the planning area has expanded beyond the land designated as East Eagle in the existing version of the FLUM.



Through this amendment to Chapter 3, staff is recommending a change to the FLUM so it aligns with the draft EESAP.

Future Land Use Categories

This amendment to the Comprehensive Plan is also proposing text changes to the MDR and Public / Institutional Future Land Use Categories. These land use categories can be found on pages 36 and 43 in the Comprehensive Plan.

Medium Density Residential

Staff is proposing to change the text in the MDR category under Primary Uses. The text currently reads, “Small lot, single-family units, duplexes/triplexes, and multi-family townhomes”. If approved, the modified text would read, “Small lot, single-family units, duplexes/triplexes, multi-family, and townhomes”. This change would allow other multi-family housing options in the MDR that are not strictly townhomes. This change allows for a healthy mix of housing types, supporting Policy 1-1.1 from the Comprehensive Plan.

- *1-1.1. Ensure a healthy mix of housing types and densities (e.g. single-family, duplex, multi-family, mixed-use and accessory dwelling units) to allow for greater diversity.*

Public Institutional

This amendment is proposing to add an additional use to the Public / Institutional land use category. Currently, Accessory Uses is the only listed secondary use. This amendment would add Employee Housing as a secondary use for Public / Institutional. Adding Employee Housing as a secondary use to the Public / Institutional land use category supports Town policies to support workforce housing and increase opportunities for Town’s citizens to work within Eagle. The supporting Comprehensive Plan policies are listed below.

- *1-1.3. Stimulate the creation of workforce housing through town policies, incentives, and regulatory procedures. Collaborate with community partners and the private sector to expand the reach of Eagle’s workforce housings efforts.*
- *1-2.1. Provide opportunities that increase the likelihood of the Town’s citizens to work within Eagle.*

Questions for Discussion:

- Are the proposed changes to the FLUM appropriate and better serve the community?
- Does the change from Commercial/Light Industrial to HDR north of I-70 exceed what is considered to be an acceptable amount of residential for the area?
- Should the Public/Institutional land use category include employee housing as a secondary use?
- Are there unintended consequences to the proposed changes?

PUBLIC INPUT: Staff has published notice of the work sessions and the public hearings in the local newspapers and mailed notification to property owners 250' of any parcel that may be affected through this amendment to Chapter 3. Staff has received two comments from the public as of August 27, 2021.

Staff has also received questions from two community members. Staff has fielded questions on future land use designations vs zoning and how the proposed changes may or may not affect nearby properties.

PROCESS SCHEDULE:

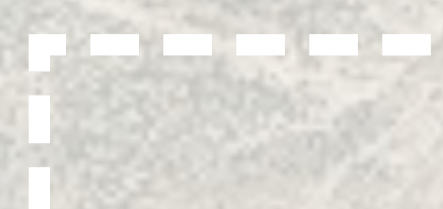
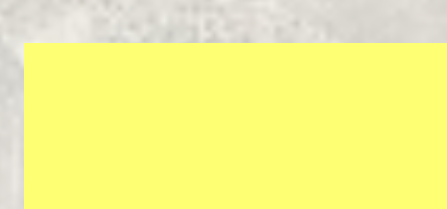
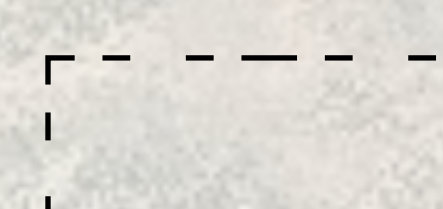
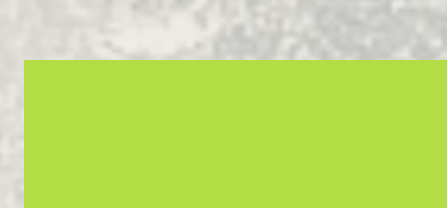
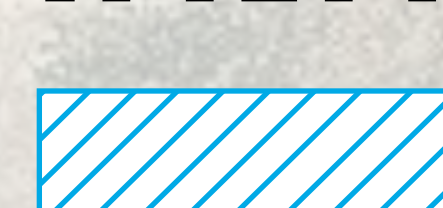
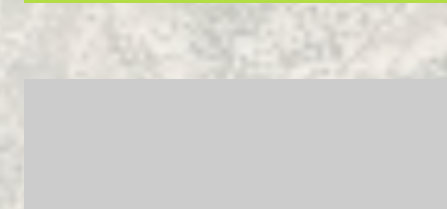
August 31 st	Planning and Zoning Commission Work Session
September 14 th	Town Council Public Discussion
October 5 th	Planning and Zoning Commission Adoption
October 26 th	Town Council Ratification

ATTACHMENTS:

- Future Land Use Map (Updated)
- Future Land Use Designations (Updated)
- Public Comment
- Elevate Eagle Comprehensive Plan (2020) ([LINK](#))

FUTURE LAND USE

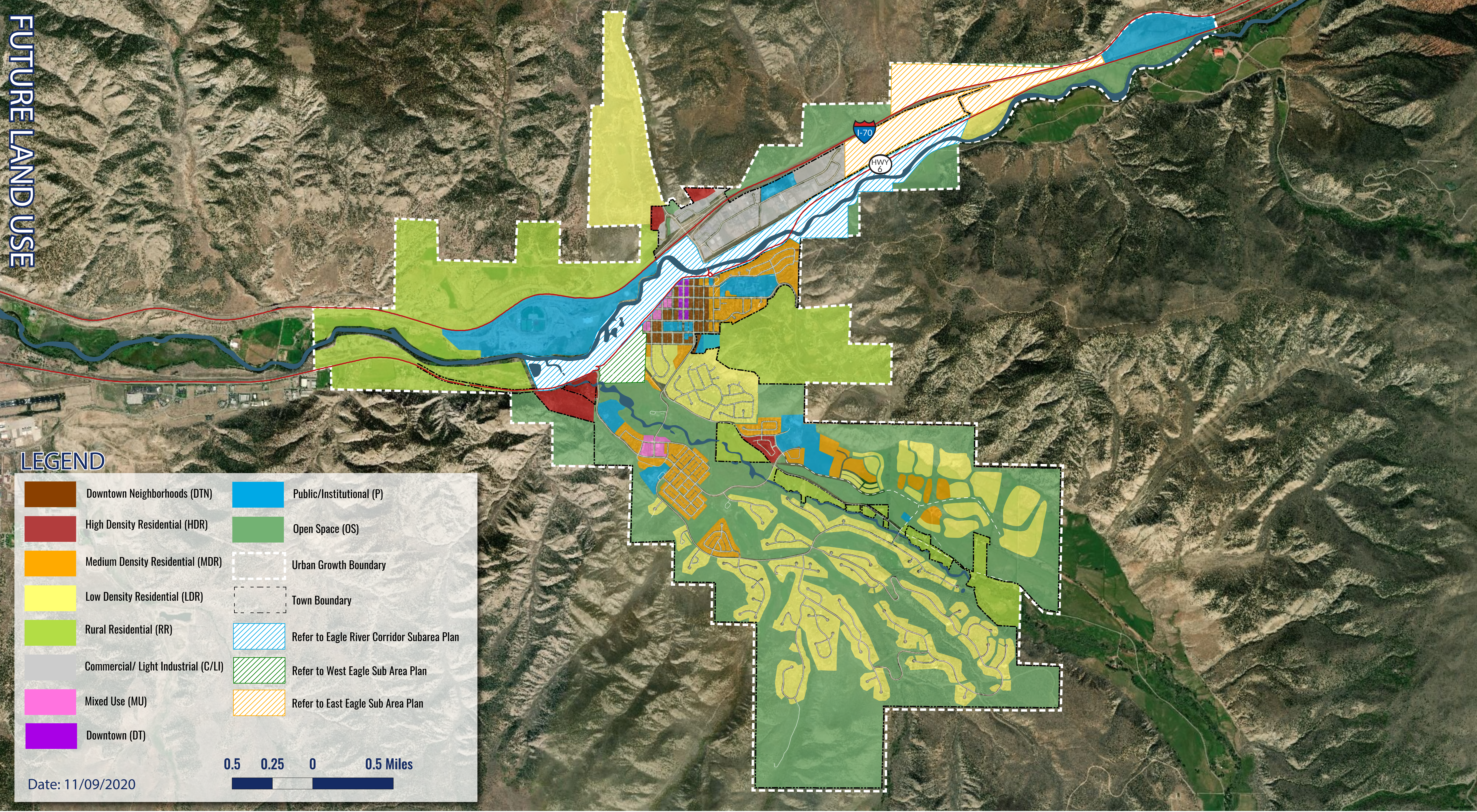
LEGEND

	Downtown Neighborhoods (DTN)		Public/Institutional (P)
	High Density Residential (HDR)		Open Space (OS)
	Medium Density Residential (MDR)		Urban Growth Boundary
	Low Density Residential (LDR)		Town Boundary
	Rural Residential (RR)		Refer to Eagle River Corridor Subarea Plan
	Commercial/ Light Industrial (C/LI)		Refer to West Eagle Sub Area Plan
	Mixed Use (MU)		Refer to East Eagle Sub Area Plan
	Downtown (DT)		

0.5 0.25 0 0.5 Miles



Date: 11/09/2020



Future Land Use Categories

Below is a table outlining which zoning designations are most appropriate for each Future Land Use Category, and each category is further described on the following pages and includes: an overview of the general character, features, and amenities; desired primary and secondary uses; examples of representative development types and forms within Eagle, and connections to the surrounding area.

LAND USE	ALLOWED ZONES
<i>Correlates with existing zoning categories as of January 2020</i>	
RURAL RESIDENTIAL	R – Resource RR - Rural Residential PUD - Planned Urban Development
LOW DENSITY HOUSING	RL - Residential Low Density PUD - Planned Urban Development
MEDIUM DENSITY HOUSING	RM - Residential Medium Density RMF – Residential Multi-Family P – Public Area PUD - Planned Urban Development
HIGH DENSITY HOUSING	RMF – Residential Multi-Family RH – Residential High Density P – Public Area CL – Commercial Limited
COMMERCIAL/ LIGHT INDUSTRIAL	CG - Commercial General CL - Commercial Limited I - Industrial
MIXED USE	CL - Commercial Limited P – Public Area PUD - Planned Urban Development RMF - Residential Multi-Family
DOWNTOWN	CBD - Central Business District
DOWNTOWN NEIGHBORHOOD	CL - Commercial Limited RL - Residential Low Density RM – Residential Medium Density RMF – Residential Multi-Family
PUBLIC/INSTITUTIONAL	PA - Public Area
OPEN SPACE	R – Resource

MEDIUM DENSITY RESIDENTIAL



Description:

Single and multi-family neighborhoods built on a traditional development pattern, served by a highly connected street pattern, and interspersed with schools, public facilities, walkable neighborhood amenities, parks, and trails.

PRIMARY USES

Small lot, single-family units, duplexes/ triplexes, **multi-family, and townhomes.**

SECONDARY USES

Public uses, neighborhood and community parks.

APPROXIMATE DENSITY

4 - 16 DU/Acre

PUBLIC/INSTITUTIONAL



Description:

The Public/Institutional category identified civic uses, such as schools, government buildings, and public service and recreation facilities, within varied settings, including Downtown, along the Eagle River, and within and adjacent to neighborhoods.

PRIMARY USES

Public and civic uses, including recreational facilities, public services, schools, healthcare, and governmental offices.

SECONDARY USES

Accessory Uses,
Employee Housing

Thomas M. Boni
PO Box 3625
Eagle Colorado, 81631
tomboni3030@gmail.com
970-366-1435

July 28, 2021

Re: Lot 1, Eagle Interchange East, and acreage to the West

Dear Chad,

Thanks for meeting with us yesterday regarding the potential to construct residential multi family on this property immediately to the north of City Market. Based on the meeting we understand the Town is initiating an Amendment to its Comprehensive Plan.

We request that this amendment consider revisions to the Future Growth Boundary for the above referenced property all of which is adjacent to current Town of Eagle Municipal Boundary and to change/apply a Future Land Use Designation for this property that would facilitate a Zone Change Application to Multi Family Residential.

We appreciate your cooperation to consider this request in this amendment process and look forward to presenting you with additional material to assist the Town in evaluating why this application furthers the goals and objectives on the Comprehensive Plan and achieves a public benefit.

Sincerely,

Tom Boni
Land Planner

Cc: Mike Dantas

8/5/2021

To: The Town of Eagle Planning Commission and Town Council

Re: **Update to Chapter 3 of the Elevate Eagle Comprehensive Plan (2021)**

Project Name: Elevate Eagle Comprehensive Plan Chapter 3 Update (2021)

File Number: LURA21-04

From: PITW LLC, by Daniel Spitzer, Manager

To Whom it may concern,

PITW LLC is the owner of 435 Eby Creek Road, legally known as Perry Subdivision Lot 3. This lot, under the Future Land Use Map and Plan update referenced above, is recommended for a change from commercial use to high density residential use.

As the manager of PITW LLC, I wanted to express my support of this change.

Please feel free to reach out to me with any questions in this regard.

Sincerely,

A handwritten signature in black ink that reads "Daniel Spitzer". The signature is fluid and cursive, with the first name "Daniel" being larger and more prominent than the last name "Spitzer".

Daniel Spitzer, Manager, PITW LLC

Dan@spitzerfamily.com

818-216-9573

Peyton Heitzman

From: Peyton Heitzman
Sent: Monday, August 16, 2021 3:07 PM
To: Rae Sanders
Cc: Bob Sanders Husband
Subject: RE: Letter Dated Aug 4th 2021

Hi Rae,

To clarify, the August 31st meeting will be to discuss the update to the Comprehensive Plan and the Future Land Use Map (FLUM). One of the proposed changes to the FLUM involves property within the Haymeadow development. The Planning & Zoning Commission will not be discussing the application to amend the Haymeadow PUD at this meeting. The Commission will only be discussing the merits / challenges for changing the land use designation from Public / Institutional to Medium Density Residential.

Separately, Haymeadow has submitted a new application to amend the PUD. This application is not the same as the application denied this spring. Public hearings for the new application will be held in September/October. You should receive public notice for these public hearings at the end of this month or early September.

I hope this helps. I'm happy to jump on a call if you still have any questions.

Best regards,

Peyton Heitzman

Planner I

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9619

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: Rae Sanders <raepsanders@gmail.com>
Sent: Monday, August 16, 2021 10:27 AM
To: Peyton Heitzman <peyton.heizman@townofeagle.org>
Cc: Bob Sanders Husband <bobsanders9@yahoo.com>
Subject: Re: Letter Dated Aug 4th 2021

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Peyton thanks so much for replying to us.

There has been so much going on with the Haymeadow swap it is hard to wrap our head around it and how it impacts our home.

If I have read your email correctly Brandon Cohen has reached out to the TOE and to the zoning and planning commission. This PUD would have been submitted because the last PUD was rejected.
We will be at the meeting the end of August.
Thanks
Again,
Rae

On Mon, Aug 16, 2021, 9:36 AM Peyton Heitzman <peyton.heizman@townofeagle.org> wrote:

Hi Rae,

Thank you for reaching out. There are proposed changes to the Future Land Use Map within the Town's Comprehensive Plan. Those changes can be found through this [LINK](#). For comparison, the current Future Land Use Map can be found on page 30 through this [LINK](#). Based on your address, you probably received the letter in regards to a proposed change to the future land use at Haymeadow. The developers of Haymeadow are requesting to expand the Medium Density Residential land use designation. This request is in coordination with a recently submitted PUD amendment application that is available on the Town's Active Land Use Applications webpage accessed through this [LINK](#).

Let me know if you have any other questions. Thanks!

Best regards,

Peyton Heitzman

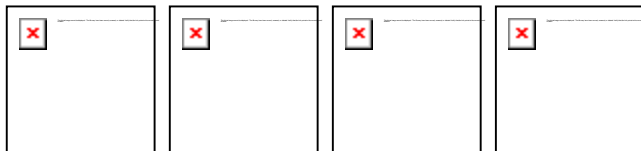
Planner I

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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: Rae Sanders <raepsanders@gmail.com>

Sent: Thursday, August 12, 2021 1:53 PM

To: Peyton Heitzman <peyton.heizman@townofeagle.org>; Bob Sanders Husband <bobsanders9@yahoo.com>

Subject: Letter Dated Aug 4th 2021

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.

Hello Peyton,

I received a letter from TOE because I am a homeowner within 250' of a parcel subject to a modified future land use category. After looking through the over 140 pages on the site I am still not clear on what someone is trying to change within 250' of our home.

My husband and I own a home at 158 Soleil Circle, could you please share with us exactly what might change that would affect our home and property?

Thanks so much,

All the best,

Rae Sanders

Peyton Heitzman

From: Suprena Crawford <csuprena@hotmail.com>
Sent: Wednesday, August 18, 2021 11:48 AM
To: Peyton Heitzman
Subject: Re: LURA21-04 Elevate Eagle Comprehensive Plan Chapter 3 Update 2021

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.

Great, thank you for the explanation.

From: Peyton Heitzman <peyton.heizman@townofeagle.org>
Sent: Wednesday, August 18, 2021 11:02 AM
To: Suprena Crawford <csuprena@hotmail.com>
Subject: RE: LURA21-04 Elevate Eagle Comprehensive Plan Chapter 3 Update 2021

Hi Suprena,

Thank you for your email. The Comprehensive Plan update will not impact existing zoning, it will only make changes to land use designations in the Future Land Use Map within the Comprehensive Plan. The Future Land Use Map shows how the community would like to use land in the future. This map, along with the policies outlined in the Comprehensive Plan, will be used to support future land use applications.

You can find the proposed changes to the Future Land Use Map through this [LINK](#). For comparison, the current Future Land Use Map can be found on page 30 through this [LINK](#). Based on your address, you probably received the letter in regards to a proposed change to the future land use at 61 Mill Rd, the school district parcel.

Let me know if you have any other questions regarding the update. Thanks!

Best regards,

Peyton Heitzman

Planner I

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9619

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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: Suprena Crawford <csuprena@hotmail.com>
Sent: Tuesday, August 17, 2021 4:19 PM
To: Peyton Heitzman <peyton.heizman@townofeagle.org>
Subject: LURA21-04 Elevate Eagle Comprehensive Plan Chapter 3 Update 2021

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.

Hi Peyton,

We received a letter of notice about the new plan with changes. I'm trying to make sense of the plan, is it just zoning changes that would be affecting our property? Address is 349 Runyon Ct. If so what is it currently zoned as?

Thanks,
Suprena



To: Planning and Zoning Commission

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

Date: August 31, 2021

Agenda Item: Community Development Department Update

LONG RANGE PLANNING

- **The Land Use and Development Code Update**
 - Project kick-off meetings were held August 17-18. Clarion Associates met with a variety of staff members, Town Council, Planning and Zoning Commission Chairperson and returning members of the Land Use Code Update Committee.
 - Initial requests for sign code and list of specific code amendment items have been submitted.
 - Staff is accepting new applications for the Land Use Code Update Committee until September 3rd.
- **Elevate Eagle Comprehensive Plan**
 - Details on the proposed Future Land Use Map (FLUM) amendments are available in the August 31st meeting packet. Anticipated timeline of events includes the following:
 - August 31 – Planning Commission Public Discussion
 - September 14 – Town Council Public Discussion
 - October 5 – Planning Commission Adoption
 - October 26 – Town Council Ratification
- **Grand Avenue Corridor Study**
 - Project is now in Phase 2 (April 2021 – October 2021) which has a greater focus on conceptual planning.
 - Phase 2 Design Charette was held July 15-20.
- **East Eagle Sub Area Plan (RED Development parcel)**
 - Continuing to revise concept plan and draft plan based on public feedback.
 - Council and Planning Commission joint work session scheduled for September 7th.
- **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 8/27, temporarily on hold due to workload.



- **Community Core and Archiving Files**
 - Planning staff continues to import land use files into Community Core (current primary use is for building permits). This work will be ongoing for the foreseeable future.

LAND USE APPLICATIONS IN PROGRESS

Pre-Application Meetings

- (2) pre-application meetings were held between July and August.

Planning Active Applications

- **Reserve at Hockett Gulch**
 - A Subdivision and Major Development Permit application. Staff received a new application in July, completeness review issued and awaiting resubmittal.
 - Staff has received partial submission for Preliminary Plan/Final Plat and Major Development permit applications.
 - Received early grading permit application and approved by staff.
- **Brush Creek Road Extension**
 - Design/construction plans have been submitted to Town Engineer and the approval deadline was May 14th.
 - Public Works to work with Town Attorney, Town Manager and Council on drafting of approvals.
 - No new information to report as of 8/27.
- **Haymeadow**
 - PUDA21-02 Haymeadow PUD Major Amendment
 - Received new application in July, under staff review.
 - September 21 – Planning Commission Public Hearing
 - October 12 – Town Council Public Hearing
- **PUDA21-01 Eagle Ranch 6th PUD Amendment**
 - Application received, ongoing completeness review.
 - Staff has requested a traffic impact study.
- **DR21-01 Sinclair Station**
 - Applicant submitted updated plans with grading and drainage details. Under staff review.

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.

- July 2021 - (18) inquiries received
- August 2021 – (6) inquiries received so far



Code Enforcement

- New Code Enforcement Specialist: **Adrian Loera**
- Planning staff has (6) active code enforcement cases.
- Building staff has (3) active code enforcement cases.
- Public Works has (3) active code enforcement cases.

TOWN COUNCIL and PLANNING & ZONING COMMISSION MEETING SCHEDULE:

September 2021
September 7 th (Planning & Zoning Commission) • Council and Planning Commission joint work session – East Eagle Sub Area Plan (EESAP).
September 14 th (Town Council) • Amendments to Chapter 3, Future Land Use Map (FLUM), of the Comprehensive Plan. • Community Development Department Update.
September 21 st (Planning & Zoning Commission) • Haymeadow PUD Amendment. • Community Development and Council Update.
September 28 th (Town Council) • No files scheduled at this time.
October 2021
October 5 th (Planning & Zoning Commission) • Adoption Hearing: Amendments to Chapter 3, Future Land Use Map (FLUM), of the Comprehensive Plan.
October 12 th (Town Council) • Haymeadow PUD Amendment. • Community Development Department Update.
October 19 th (Planning & Zoning Commission) • No files scheduled at this time. • Community Development and Council Update.
October 26 th (Town Council) • Ratification Hearing: Amendments to Chapter 3, Future Land Use Map (FLUM), of the Comprehensive Plan.

BUILDING DEPARTMENT UPDATE: *Major Construction Projects Under Review and Oversight*

- **Broadway Station: Mixed Use/Multi-Family**
 - Re-assessing building entrance for proper accessibility grade, awaiting revised plans. Anticipated approval in the Fall of 2021.
- **Talon Flats: Mixed Use/Multi-Family**
 - Required public improvement construction underway. General Contractor to phase inspection approvals for units on each story in the coming weeks. Target for Occupancy is October 2021.



TYPE OF WORK PERFORMED	NUMBERS PERFORMED IN 2020	NUMBERS PERFORMED TO-DATE 2021
Inspections (n/i planning/pw)	1,970	625
Building Permits Processed	498	132

TOWN COUNCIL UPDATE:

June 22, 2021: Town Council Meeting

No land use files were presented during this meeting.

July 13, 2021: Town Council Meeting

Land Use Decisions

- Council approved performance guarantee release:
 - Two10 Freestone
 - Chambers Lofts / R&H Mechanical

July 27, 2021: Town Council Meeting

Land Use Decisions:

- PUDA21-02 Haymeadow PUD Major Amendment
 - Council signed the Memorandum of Understanding (MOU) with Abrika Properties, LLC to proceed forward with their application that includes swapping a portion of Tract E for Tract X, in Haymeadow Filing No. 1 for public facilities.
- LURA21-03 East Eagle Sub Area Plan Public Discussion