



MINUTES
Planning & Zoning Commission
Tuesday, June 15, 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 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

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