



MEETING MINUTES
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 - TOEE – ((TOEEWireless))

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

1. This was an in-person meeting with access for the public to attend via Zoom.

6:00 PM – SPECIAL MEETING CALLED TO ORDER

Chair Hood called the meeting to order at 6:02 PM.

COMMISSIONERS PRESENT

Matthew Hood, Jesse Gregg,
Robert Townsend, Charlie Perkins,
Lani Webb, Bill Nutkins

COMMISSIONERS ABSENT

Kyle Hoiland, Keegan Winkeller

STAFF

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

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

1. Minutes dated June 15, 2021

MOTION: COMMISSIONER CHARLIE PERKINS MOTIONED TO APPROVE THE MINUTES. MOTION WAS SECONDED BY COMMISSIONER JESSE GREGG AND PASSED WITH A VOTE OF 6 (HOOD, GREGG, TOWNSEND, PERKINS, WEBB, NUTKINS) IN FAVOR 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 three (3) minutes per person. Those who are speaking are requested to state their name & address for the record.*

Public comment opened at 6:04 PM. There was no public comment.

WORK SESSION

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.

STAFF PRESENTATION

Peyton Heitzman presented this file, first by providing an image of the Future Land Use Map (FLUM) and the proposed changes. The specific areas under consideration are as follows:

1. **Land North of I-70:** Currently designated as Commercial Light Industrial. Staff is proposing to redesignate this area as High Density Residential instead. Staff reviewed this proposal against the Comprehensive Plan (Comp Plan) and concluded that while it supports goals for a healthy mix of housing types and densities, the change conflicts with policies specific to the I-70 Influence Character Area. These policies limit residential development to allow only workforce housing and commercial uses.
2. **Haymeadow:** Staff received a request to expand Medium Density Residential which was reviewed against the Haymaker Trailhead Master Plan. Staff found no conflicts with policies in the Comp Plan but acknowledged that the change would encroach on the conceptual PUD's Town Recreation and School Site. Although this area is not planned for a specific recreational use at this time, the change to the FLUM could limit opportunities for non-residential/public institutional uses in the future.
3. **School Parcel:** The landowners have requested to change a portion of the Public/Institutional land use to Medium Density Residential. This change supports the Comp Plan's policy for a health mix of housing types and densities.
4. **Property near Cemetery:** Staff is requesting to change the designation from Public Institutional to Downtown Neighborhood. The property is currently used as Residential and was likely a missed error when the FLUM was adopted.
5. **East Eagle Sub Area (EESAP):** Staff is requesting to update the FLUM to reflect changes in the EESAP planning boundary and avoid two amendments to Chapter 3.

Following this, Ms. Heitzman shifted topics to discuss changes to Future Land Use Categories. The specific use categories under consideration are as follows:

1. **Medium Density Residential:** Staff is requesting to modify the language under Primary Uses so as not to limit the multi-family option to just townhomes.
2. **Public/Institutional:** Staff is requesting to add Employee Housing as a Secondary Use to stimulate workforce housing.

To conclude, Ms. Heitzman offered a series of discussion questions for the Commission which focused on appropriateness, balance, and considering consequences of the proposed changes.

QUESTIONS FROM THE COMMISSION

Commissioner Nutkins requested clarification on the specific Commercial/Light Industrial areas being considered for designation change.

The Commissioners asked about amendments to the upcoming PUD application. Chad Phillips replied that the proposed amendments are only applicable to the Future Land Use Map.

Commissioner Gregg asked about 'The House' operating under a Special Use Permit. Mr. Phillips confirmed that under the current zoning, this property is zoned as high-density multi-family, which is a special use. Commissioner Gregg also asked to verify the size of the Haymeadow parcel under consideration to which Mr. Phillips replied, roughly 6.5 acres.

Chair Hood asked if the Public/Institutional site was already a use of the Town. Mr. Phillips replied that it will be discussed during the application hearing though posed the question, "Is this an appropriate location for Medium Density Residential?"

Commissioner Gregg asked how accessory/secondary use for employee housing is defined for Public/Institutional. Mr. Phillips replied it is defined in Title 4.

Chair Hood asked about the revised definition for Medium Density Residential and if there is a separate definition for multi-family. Commissioner Nutkins asked if this new definition will create potential future conflict.

PUBLIC COMMENT

Terry Quinn, 123 West Fourth St. – Mr. Quinn has lived in Eagle since the 1970's voiced concerns about employee housing. He is concerned that Eagle will become too crowded and lose its current charm and value, a community for middle class families. Additionally, he believes the employee housing will be filled with employees who work up valley, such as in Vail or Beaver Creek.

Tambi Katiéb, (address not stated) – Mr. Katieb commented that there should be tighter restrictions around secondary uses geared toward employee housing in Public/Institutional areas. Eagle shouldn't be responsible for solving the Valley's housing crisis.

Public comment closed at 6:33 PM.

DELIBERATION

Commissioner Nutkins commented that we would need to create stricter definitions for housing projects within Public/Institutional areas.

Commissioner Townsend commented that having flexibility in the language is a positive with long range planning. He also asked if there are potential conflicts between the big picture versus stricter definition.

Chair Hood commented that employee housing on Public/Institutional lots should be reserved for people living and working in Eagle.

Commissioners Nutkins and Gregg agreed on creating clearer definition of the uses.

Commissioner Perkins highlighted the importance of flexibility in future land use definitions to provide options for developers.

Following deliberation, the Commission reviewed staff's discussion questions:

Question 1: Are the proposed changes to the FLUM appropriate and better serve the community?

Question 2: Does the change from Commercial/Light Industrial to High Density Residential north of I-70 exceed what is considered to be an acceptable amount of residential for the area?

Question 3: Is Mixed Use a more appropriate land use for the properties north of I-70?

Question 4: Is the expansion of the MDR in the Haymeadow Development appropriate for this site?

Question 5: Should the Public/Institutional land use category include employee housing as a secondary use?

Question 6: Are there unintended consequences to the proposed changes?

The Commission was supportive of redesignating the land north of I-70 to High Density Residential or Mixed Use because the topography makes it largely undesirable for commercial access. Commissioner Gregg commented that Mixed Use may be more appropriate in an effort to preserve commercial lands on Market Street, an important development area to maintain as identified in the Comp Plan. The Commission strongly supported this idea.

Haymeadow's request received mixed opinions. The Commission, with the exception of Commissioner Perkins, believes the 6.5 acres under consideration should remain reserved for school and recreational use and that there is already enough residential density within Haymeadow for future development.

Next, the Commission discussed a similar request regarding the middle school parcel and dedicating a small piece of the land to employee housing. Most of the Commission was reluctant to support this minor change compared to greater amendments on the FLUM, especially as the Commission considers broader impacts and the challenges of mixed zoning on one parcel. Perhaps the more effective approach to this request is through amendments in the land use categories language.

Lastly, the requests to redesignate the property near the cemetery from Public Institutional to Downtown Neighborhood as well as expanding the boundary for the East Eagle Sub Area were unanimously supported.

To close the discussion items, Commissioner Gregg highlighted the importance of defining accessory employee housing within Public/Institutional areas. This topic is the most undefined and potentially challenging to execute. Staff asked to clarify if accessory employee housing should be defined as workforce housing or on-site housing. The Commission explained their preference to avoid employee housing that is significantly removed from the employing organization or commercial area.

Richard Karsh, 142 Soleil Circle – Mr. Karsh commented that he would prefer to see Medium Density Residential and expanding the influence of Mountain Recreation within Haymeadow.

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

Commissioner Nutkins inquired about any progress for an art mural wall to serve as screening around Alpine Lumber. Dennis Wike commented that Public Works has been exploring budget, materials, and design concepts. Commissioner Nutkins also requested for Code Enforcement follow up in the interim.

Commissioner Perkins asked if there is an opportunity for the Railroad to refurbish and upgrade the bridge on Eby Creek Road.

Mr. Wike volunteered to provide a future update on rapid blocks installation.

Commissioner Gregg asked when features at the River Park are going to be completed. Mr. Wike commented it will be discussed as Public Works finalizes budget season.

ADJOURN

MOTION: COMMISSIONER BILL NUTKINS MOTIONED TO ADJOURN. MOTION WAS SECONDED BY COMMISSIONER JESSE GREGG AND PASSED WITH A VOTE OF 5 (HOOD, GREGG, TOWNSEND, PERKINS, NUTKINS).

MEETING ADJOURNED AT 7:30 PM.

APPROVED:

DATE:



Matthew Hood, Chairman



Nikki Davis, Administrative Tech II