



MEETING MINUTES
Planning & Zoning Commission
Tuesday, October 5, 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

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

6:00 PM REGULAR MEETING CALLED TO ORDER

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

COMMISSIONERS PRESENT

Matthew Hood, Kyle Hoiland, Bill Nutkins,
Charlie Perkins, Jesse Gregg,
Robert Townsend, Keegan Winkeller (via Zoom)

COMMISSIONERS ABSENT

Lani Webb

STAFF

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

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

1. Minutes dated September 7, 2021

MOTION: COMMISSIONER BILL NUTKINS MOTIONED TO APPROVE THE MINUTES. MOTION WAS SECONDED BY COMMISSIONER KYLE HOILAND AND PASSED WITH A VOTE OF 4 (HOILAND, NUTKINS, PERKINS, WINKELLER) IN FAVOR AND 0 OPPOSED. CHAIR MATTHEW HOOD AND COMMISSIONERS ROBERT TOWNSEND AND JESSE GREGG ABSTAINED.

2. Minutes dated September 21, 2021

MOTION: COMMISSIONER BILL NUTKINS MOTIONED TO APPROVE THE MINUTES. MOTION WAS SECONDED BY COMMISSIONER KYLE HOILAND AND PASSED WITH A VOTE OF 5 (HOOD, HOILAND, NUTKINS, GREGG,

TOWNSEND) IN FAVOR AND 0 OPPOSED. COMMISSIONERS CHARLIE PERKINS AND KEEGAN WINKELLER 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 6:05 PM. There was no public comment.

PUBLIC HEARINGS

1. Project: Updated to Chapter 3 of the Elevate Eagle Comprehensive Plan (2021)
File #: LURA21-04
Staff Contact: Peyton Heitzman, Planner I, Community Development Department
Chad Phillips, Director, Community Development Department
Request: Approval of Resolution 02, Series 2021, "A Resolution of the Planning and Zoning Commission of the Town of Eagle, Colorado Amending the Elevate Eagle Comprehensive Plan."

Staff Presentation

Ms. Heitzman provided a brief presentation reviewing the proposed amendments to the Future Land Use Map (FLUM) and Future Land Use Categories. Ms. Heitzman also presented a new request staff received to modify the Urban Growth Boundary (UGB) to include a portion of 306 Eby Creek Road. The property under consideration is within the I-70 Influence Character Area and would be designated as Mixed-Use.

To conclude, Ms. Heitzman asked the Commission if the I-70 Influence Character Area boundary should be amended to avoid conflict between the residential permitted through the Mixed-Use designation. Ms. Heitzman also asked the Commission to consider if there are unintended consequences with expanding the UGB.

Q & A

Chair Hood asked to clarify what uses would be prohibited by redesignating the land north of I-70 from Commercial/Light Industrial to Mixed-Use. Mr. Phillips commented that the Title 4 update will create the new Mixed-Use zone district, and this will help define commercial uses.

Public Comment

Public Comment opened at 6:25 PM.

Tom Boni, 712 Bull Run – Mr. Boni provided a brief presentation related to his request to expand the UGB. Mr. Boni explained that currently, the UGB follows the property line of 306 Eby Creek Rd. The proposed amendment to the UGB would allow the boundary to cross through the property and follow a ridgeline boundary instead. The amended UGB would include 5 acres of 306 Eby Creek Rd. This change would make the adjacent lot, 295 Rule Rd, more buildable. Furthermore, by expanding Mixed-Use designation into this area, Mr. Boni stated that there is potential to build and increase housing density.

Commissioner Perkins asked if extending the boundary would improve driving accessibility for emergency response vehicles. Mr. Boni replied yes and included that there is also enough land to build recreational facilities.

David Nudell, 210 Mesa Drive – Mr. Nudell submitted public comment regarding 435 Eby Creek Rd, just north of 'The House'. Mr. Nudell asked the Commission to consider designating this area as High Density Residential instead of Mixed-Use given that the uses are not yet defined. He also commented that Commercial will not be visible in this location.

Public Comment closed at 6:35 PM.

Deliberation

Commissioner Gregg asked for clarity regarding limiting residential uses within the I-70 Influence Character Area if the boundary is expanded. Commissioner Nutkins was in favor of excluding the UGB expansion from the Character Area to avoid residential use conflicts.

Commissioner Winkeller highlighted the need to better define Mixed-Use designation.

The Planning Commission was in unanimous agreement to approve the presented amendments.

MOTION: COMMISSIONER KYLE HOILAND MOTIONED TO APPROVE RESOLUTION NO. 02, SERIES 2021, "A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAGLE, COLORADO APPROVING AND ADOPTING THE 2021 AMENDMENT TO THE ELEVATE EAGLE COMPREHENSIVE PLAN," WITH THE FOLLOWING CONDITIONS OF APPROVAL

- A. THE FUTURE LAND USE MAP (EXHIBIT A) SHALL BE AMENDED TO REFLECT CHANGES IN LAND USE CATEGORIES;**
- B. THE "MEDIUM DENSITY RESIDENTIAL" LAND USE CATEGORY SHALL BE AMENDED TO READ AS FOLLOWS: "SMALL LOT, SINGLE-FAMILY UNITS, DUPLEXES/TRIPLEXES, MULTI-FAMILY, AND TOWNHOMES" UNDER THE LAND USE CATEGORY'S PRIMARY USES;**
- C. THE "PUBLIC / INSTITUTIONAL" LAND USE CATEGORIES SHALL BE AMENDED TO INCLUDE "ON-SITE EMPLOYEE HOUSING" AS A SECONDARY USE;**
- D. THE I-70 INFLUENCE CHARACTER AREA BOUNDARY SHALL BE MODIFIED TO EXCLUDE THE FOLLOWING ADDRESSES: 85 POND ROAD, 435 EBY CREEK ROAD, 295 RULE ROAD, AND 306 EBY CREEK ROAD.**

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

Chair Hood closed file LURA21-04.

OPEN DISCUSSION

Commissioner Hoiland asked when the first Land Use and Development Code Update Committee meeting will be. Mr. Phillips replied that this will likely be scheduled for late November, after the election.

Commissioner Perkins asked when we can expect occupancy approval for Broadway Station. Mr. Phillips replied they are starting exterior finishes now.

Chair Hood asked for an update on Hockett Gulch. Mr. Phillips replied they are still grading and relocating gas mains. Also, that the development permit hearing will likely be scheduled in the next couple of weeks.

Staff asked if the Commission could commit to the December 21st regularly scheduled meeting.

ADJOURN

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

MEETING ADJOURNED AT 6:50 PM.

APPROVED:

DATE:



Matthew Hood, Chairman



Nikki Davis, Administrative Tech II