



**Land Use and Development Code Update Committee  
Monday, March 14, 2022, 6:00 PM  
Public Meeting Room / Eagle Town Hall  
200 Broadway, Eagle, CO 81631**

*This agenda and the meetings can be viewed at [www.Townofeagle.org](http://www.Townofeagle.org).*

**PUBLIC WIFI - TOEG – townofeagle2019**

**MEETING ACCESS INFORMATION**

This will be an in-person meeting with Zoom access.

Meeting access can be found here: <https://us06web.zoom.us/j/81532261521> | Meeting ID: 815 3226 1521

**6:00 PM - REGULAR MEETING CALLED TO ORDER**

**APPROVAL OF MINUTES**

1. Minutes dated February 7, 2022

**DISCUSSION**

1. Future Land Use Categories and Zone Districts Summary
2. Future agenda items

**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.

*Nikki Davis*

Nikki Davis

Administrative Technician II



**MEETING MINUTES**  
**Land Use and Development Code Update Committee**  
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**MEETING ACCESS INFORMATION**

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

**6:00 PM MEETING CALLED TO ORDER**

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

**COMMITTEE MEMBERS PRESENT**

Scott Turnipseed, Kyle Hoiland, Allison Kent,  
Rick Pylman, Scott Schlosser, Dawn Koenig,  
Jack Albertson

**COMMITTEE MEMBERS ABSENT**

**STAFF**

Jim White – Interim Town Manager  
Chad Phillips – Community Development Director  
Peyton Heitzman – Planner II  
Jessica Lake – Planner I  
Nikki Davis – Administrative Tech II  
Don Elliott – Clarion Associates  
Elizabeth Garvin – Clarion Associates  
Joe Green – Clarion Associates

**APPROVAL OF MINUTES**

1. Minutes dated January 10, 2022

The January 10, 2022 meeting minutes were approved without change.

## **DISCUSSION**

### **1. Innovative Strategies to Promote Affordable Housing**

Elliott presented nine strategies Clarion extracted from a larger list of potential methods created by the Colorado Department of Local Affairs (DOLA). The assortment of strategies is intended to help communities understand their housing needs and ultimately help shape the creation of regulatory policies. Elliott noted there are several things the Town can do but asked what the Town wants to accomplish. The purpose of this meeting was to encourage the discussion around structural changes in governing (as it relates to land use and promoting affordable housing), modifying administrative processes, and generating ideas that support resiliency between the Town and private sector as it relates to affordable housing development.

Clarion will return to the affordable housing discussion during the third installment/module of the draft. DOLA requires that a community pursue 3-4 of these strategies to satisfy grant requirements.

The proposed strategies covered along with Committee input include the following:

- Creating ways to expedite the development review process. “Standards heavy and process light.”
  - Many applications go through Planning Commission and Town Council that are administratively approved in other communities.
  - Upfront requirements and fees that could come at building permit.
  - Utilizing sub-area plans to help the developer produce a general scope of project.
  - A developer can tailor-make a Planned Unit Development (PUD) then negotiate with Council.
- Acquiring or repurposing underutilized commercial property that can be rezoned to include affordable housing units.
  - Mixing residential and commercial is labor intensive on staff.
  - Reviewing Special Use Permits (SUPs) on a case-by-case basis is not effective.
  - There is a need to preserve commercial development because it generates revenue for the Town.
- Permitting multi-family housing as a use by-right in single-family residential areas.
- Establishing standards and classifications of affordable housing development projects.
- Increasing the stock of accessory dwelling units (ADUs).
- Reducing parking requirements for new affordable housing developments.
  - The Town needs a comprehensive parking study and it should examine other towns.
- Inclusionary zoning ordinances that require new developments to reserve a percentage of units as affordable housing.
  - Creating a mix of deed restriction and residency requirements.
- Modifying land use regulations and standards that allow for higher density.

The forthcoming affordable housing assessment will help ReCode Eagle determine an appropriate Area Median Income (AMI) for the Town. Koenig added that Eagle County increased their margin from 80% to 100% to qualify for affordable housing.

Turnipseed if there is a healthy threshold for number of affordable housing units in a community and where Eagle falls in comparison to that. Understanding how close the Town is to meeting that threshold will influence zoning changes. Other ideas presented include residency requirements and developing multiple layers of deed restriction as a means of marginalizing second homeowner wealth. Pylman added that residency requirements help to keep home prices within the wage structure of the community.

Koenig asked how infrastructure will be subsidized.

**Public Comment** opened at 6:58 PM

Tom & Celena Olden, 1864 Eagle Ranch Rd. – The Oldens asked if there is any discussion about reducing property taxes to increase affordable housing. The overall cost of building is driven by cost and availability of land, especially in this community. Committee members suggested a reduction of or creating a tiered system of fees for developers and property owners. However, taxes and fees are not part of the ReCode Eagle process.

Rick Beveridge, 306 Howard St. – Beveridge agreed highlighting that the lack of attainable housing will impact the work force. He suggested that the Town should initiate projects started before LUDC rewrite is done and was supportive of the policy changes around ADUs.

**Public comment closed at 7:15 PM**

## **2. Future agenda items**

The next committee meeting will be March 14, 2022 and in person.

There is a new vacancy on the committee and staff has begun advertising to solicit applications from the community.

## **ADJOURN**

Meeting adjourned at 8:21 PM.



The March meeting discussion will be focused on how to best implement the Town's land use plans through the existing and proposed zone districts and current and updated use permissions in the updated Land Use and Development Code. This packet includes the following materials:

1. Future Land Use Categories by Zone Districts Summary Table
2. Future Land Use Maps from:
  - a. Elevate Eagle
  - b. West Eagle Sub Area Plan
  - c. East Eagle Sub Area Plan
  - d. Eagle River Corridor Plan
3. Town of Eagle Zoning Map (current)
4. Draft Zone District Intent Statements
5. Future Land Use Plan Implementation Table
6. Current Use Tables Reorganized into New Format

The Clarion team will walk the Update Committee through each of these documents, explaining what information the document provides and answering questions. Once we have explored the Town's future land use maps, the proposed current and new zone districts, and the allocation of uses for each district, we will make sure we can answer one (multi-part) question:

**Does the LUDC update provide property owners and Town decision-makers with the right range of zone districts, populated with appropriate uses, to implement the future land use maps?**

Town of Eagle Future Land Use Categories x Zone Districts Summary Table

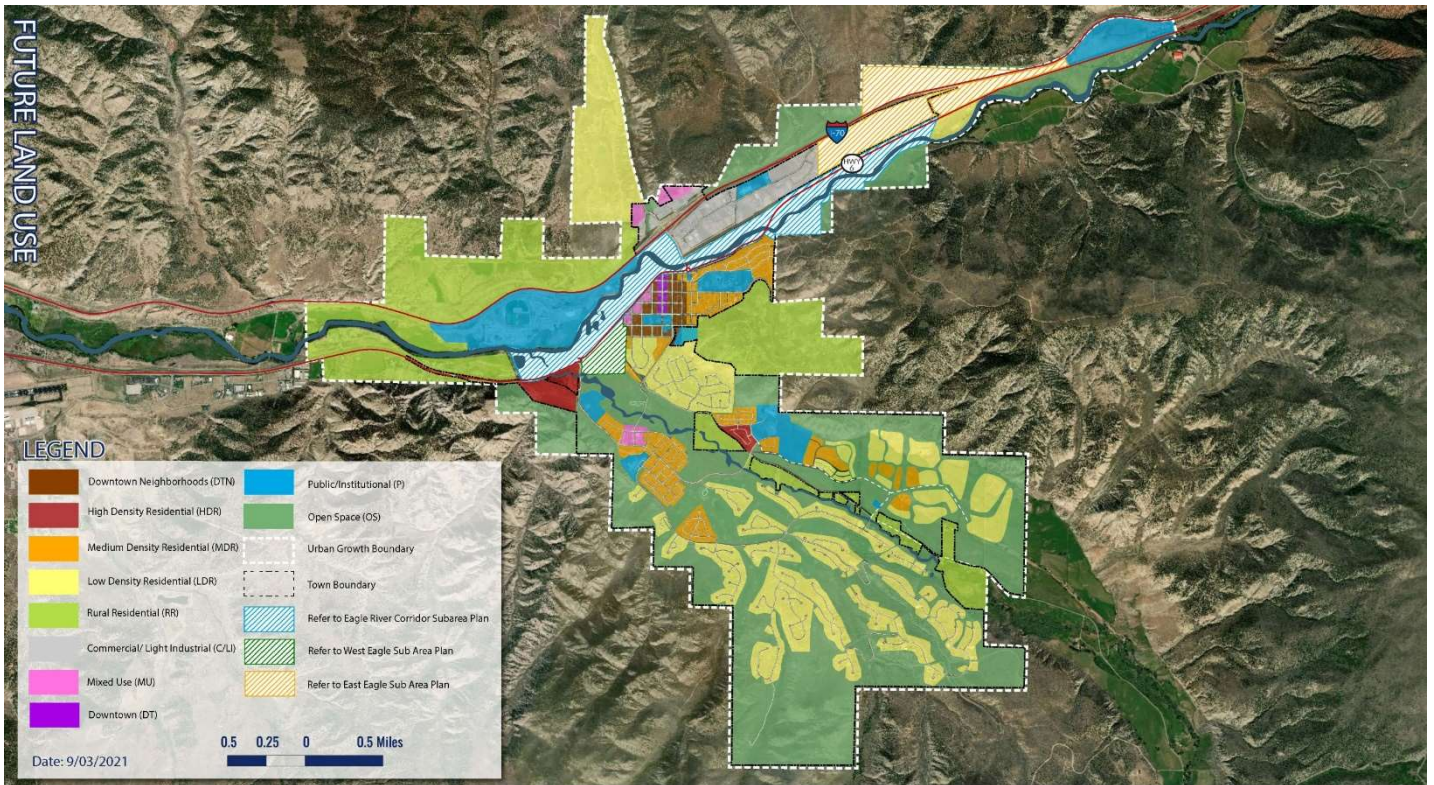
Adopted Comprehensive and Sub Area Plans (available on Town website)

Zone Districts to Implement Future Land Use Category

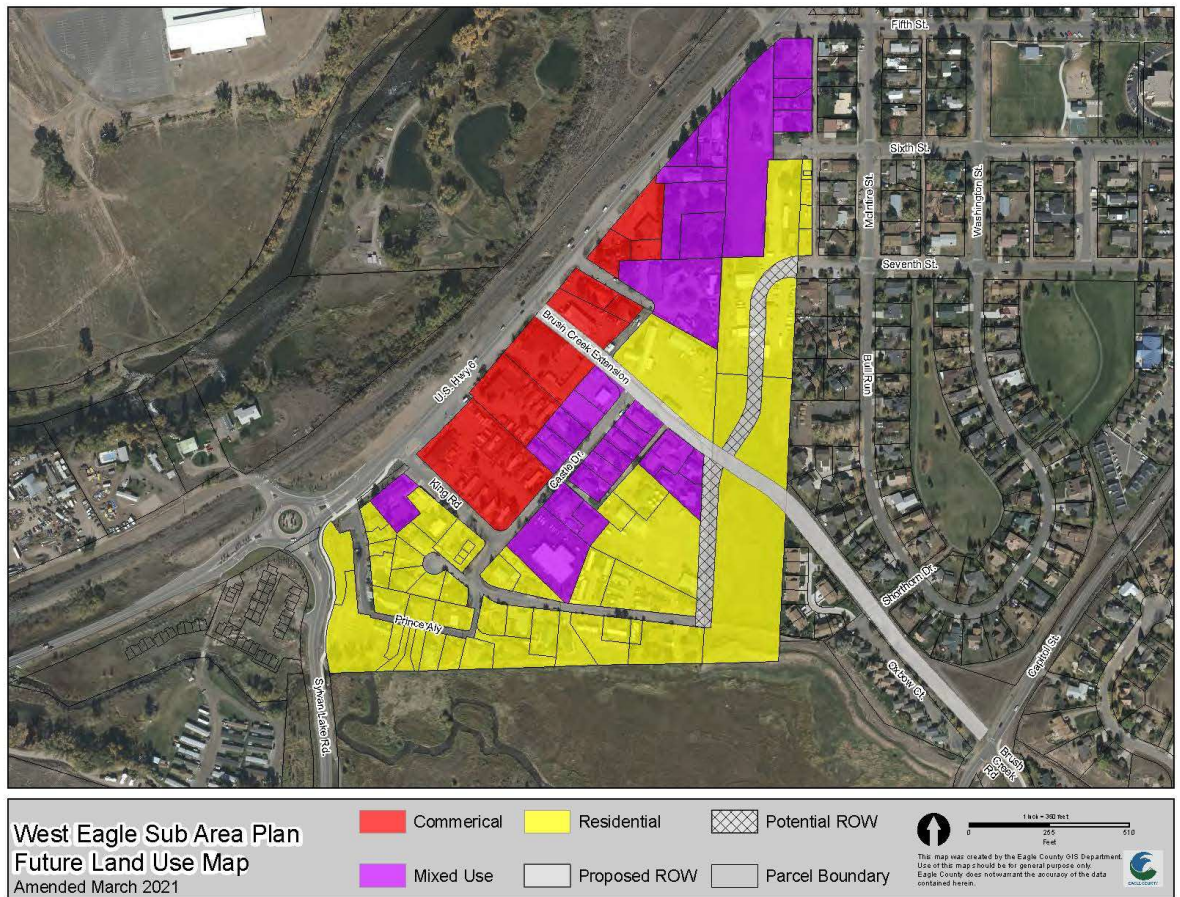
Future Land Use Categories by Plan (colored rows identify categories specific to the plan, grouped by similar development patterns)

Elevate Eagle Comp. Plan	East Eagle Sub Area Plan	West Eagle Sub Area Plan	Eagle River Corridor Plan		Current	New
<b>Rural Residential</b>						
1 du/2 acres				Resource (R)	x	
				Rural Residential (RR)	x	
<b>Low Density Residential</b>						
Up to 4 du/acre				Residential Low Density (Neighborhood Estate N1)	x	
			Cluster Residential			
				Residential Single Family (Neighborhood Traditional, Limited N2)		
<b>Medium Density Residential</b>						
4-6 du/acre		Residential				
			Medium-Density Residential			
				Residential Medium Density (Mixed Residential Traditional NRX1)	x	
				Residential Multifamily (Mixed Residential Multiunit NRX2)	x	
				Public Area (Public and Civic Open Space PC2)	x	
				Public/Civic 2 (allows institutional mixed use)		x
<b>High Density Residential</b>						
10-18 du/acre				Residential Multifamily (Mixed Residential Multiunit NRX2)	x	
				Residential High Density (Mixed Residential, High Density NRX2)	x	
				Public Area (Public and Civic Open Space PC2)	x	
				Commercial Limited (Commercial Mixed-Use CMX1)	x	
<b>Downtown</b>						
				Central Business District	x	
<b>Downtown Neighborhoods</b>						
4-16 du/acre				Residential Low Density (Neighborhood Estate N1)	x	
				Residential Medium Density (Mixed Residential Traditional NRX1)	x	
				Residential Multifamily (Mixed Residential Multiunit NRX2)	x	
				Downtown Neighborhood Mixed-Use (DNMX)		x
				Commercial Limited (Commercial Mixed-Use CMX1)	x	
<b>Mixed-Use</b>						
4-10 du/acre		Mixed-Use				
			Riverside Mixed-Use Transit-Oriented Mixed-Use			
				Commercial Limited (Commercial Mixed-Use CMX1)	x	
				Residential Multifamily (Mixed Residential Multiunit NRX2)	x	
				Public Area (Public and Civic Open Space PC2)	x	
		Commercial				
				Commercial Mixed-Use (CMX2)		x
<b>Commercial/ Light Industrial</b>						
Allow accessory residential	Commercial/ Light Industrial					
Allow employee housing				Commercial Limited (Commercial Mixed-Use CMX1)	x	
				Commercial Mixed-Use (CMX2)		x
				Commercial General (CI1)	x	
				Light Industrial (CI3)	x	
	Interstate Commercial					
				Highway Commercial (CI2)		x
<b>Public/Institutional</b>						
Allow employee housing			Utility Campus			
				Public Area (Public and Civic Open Space PC2)	x	
				Public and Civic Campus (PC1)		x
<b>Open Space</b>						
			Open Space			
				Resource	x	
				Public and Civic Open Space (PC2)		x

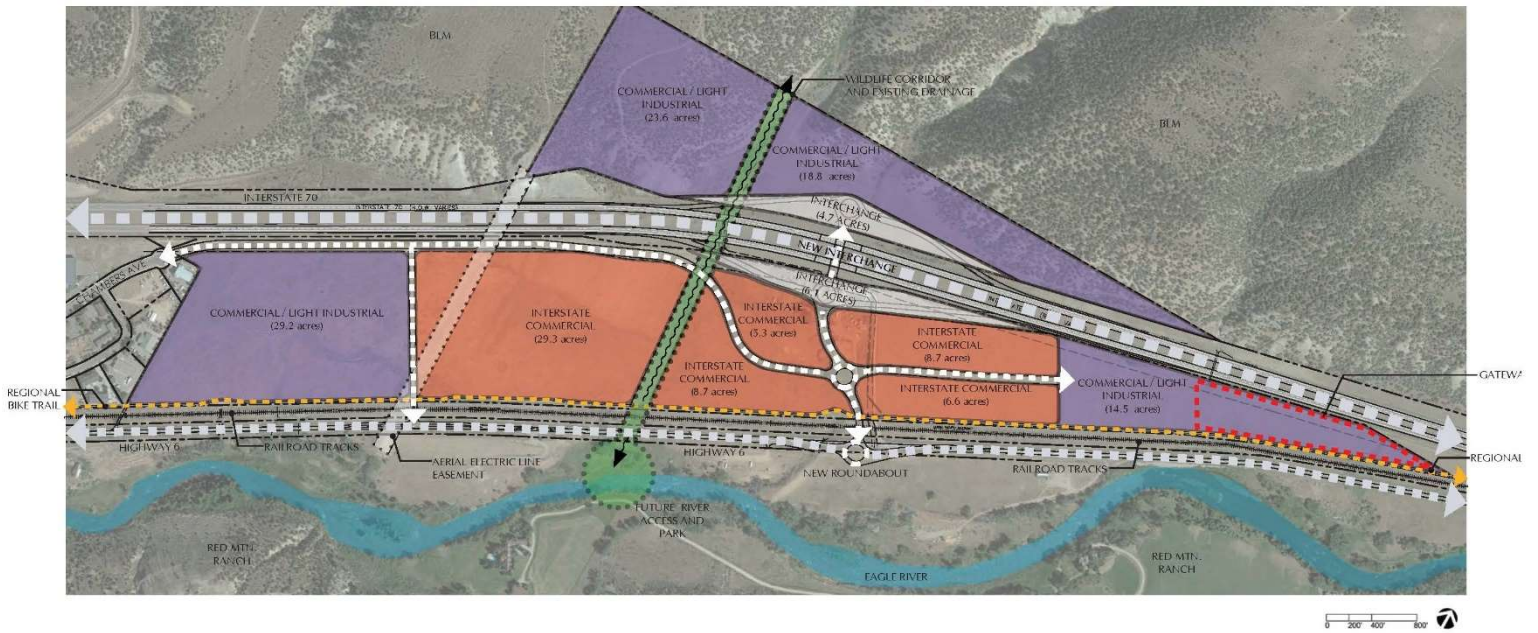
Elevate Eagle Future Land Use Map (2021) (available on [Town website](#))



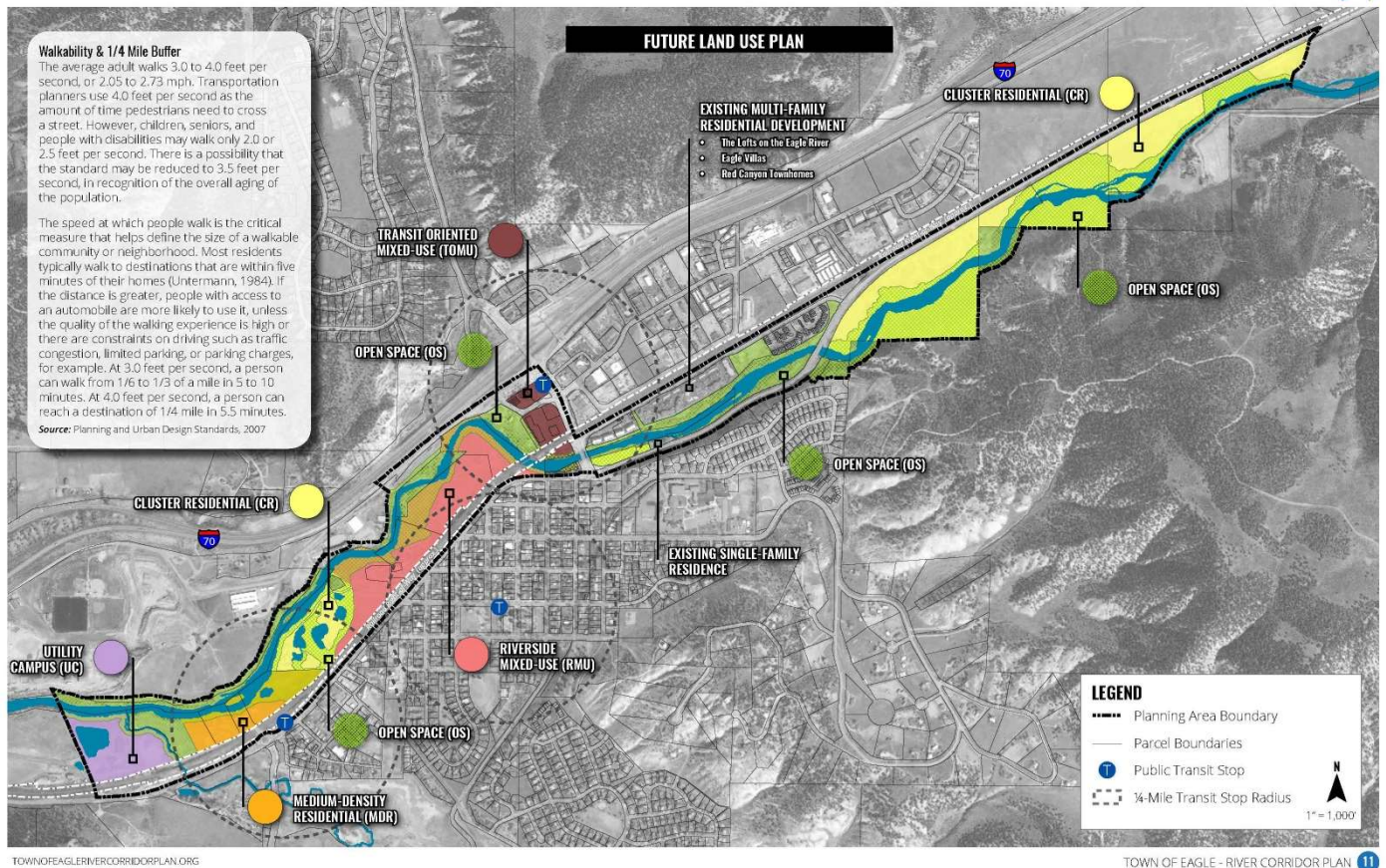
West Eagle Sub Area Plan Future Land Use Map (2021) (available on [Town website](#))

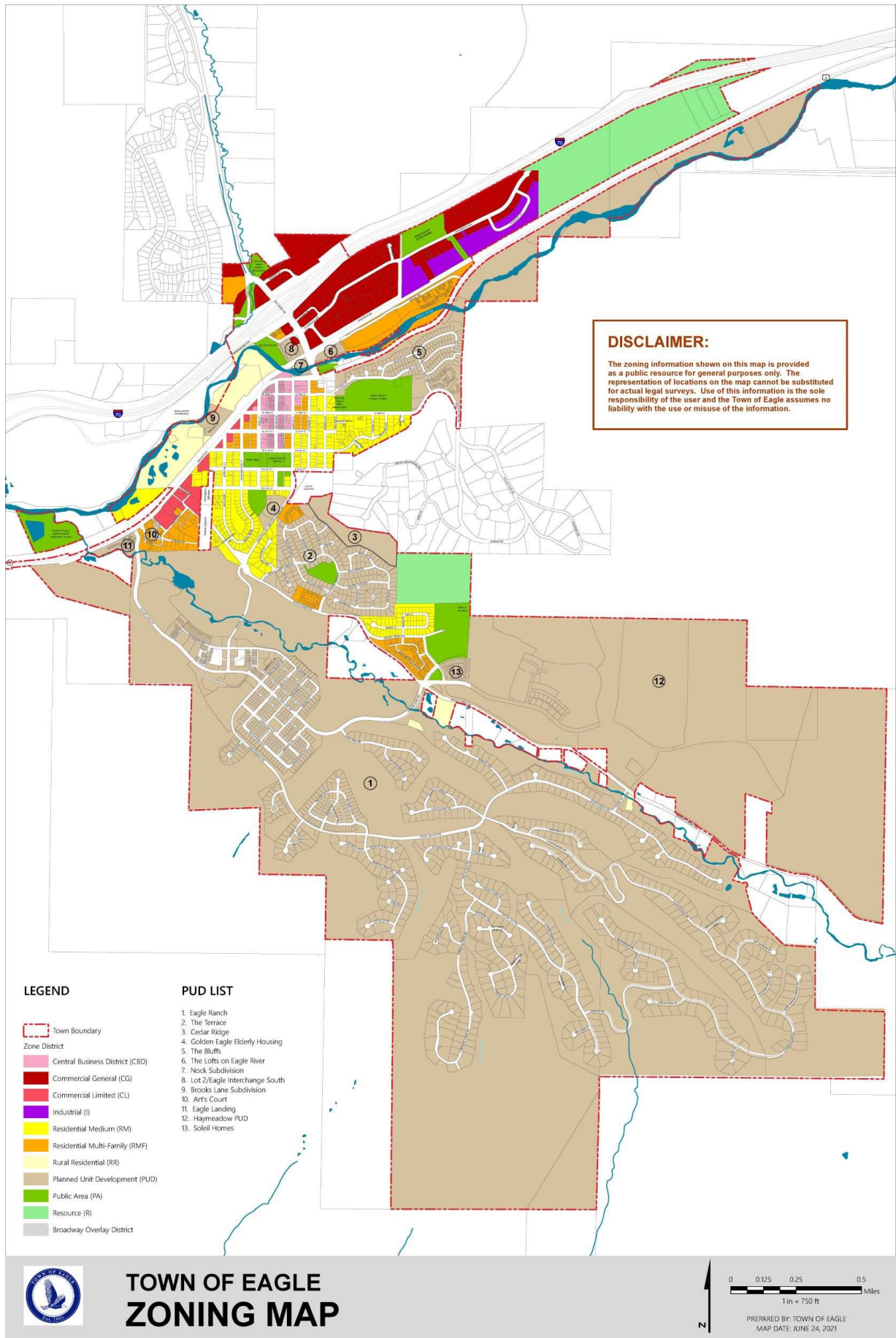


East Eagle Sub Area Plan (2021) (available on [Town website](#))



Eagle River Corridor Plan (2015) (available on [Town website](#))





## Draft Zone District Intent Statements

Neighborhood Districts		
Abbreviation	Zone District Name	Legacy District
N1	Neighborhood Estate	Residential Low Density (RL)
N2	Neighborhood Traditional, Limited	Residential Single Family (R1)
NMH	Neighborhood Manufactured Home	Mobile Home Park (MHP)
NRX1	Mixed Residential Traditional	Residential Medium Density (RM)
NRX2	Mixed Residential Multiunit	Residential Multifamily (RMF)
NRX3	Mixed Residential, High Density	Residential High Density (RH)

### A. Neighborhood Estate(N1)

The Neighborhood Estate (N1) district is intended to provide for low-density single unit development at a range of up to four units per acre, depending on location. N1 is appropriate for existing neighborhoods developed at this scale and can serve as a transition between very low-density rural development patterns and smaller lot, denser residential areas.

### B. Neighborhood Traditional, Limited (N2)

The Neighborhood Traditional, Limited (N2) district is intended to provide for single-unit residential development at a density range up to seven units per acre. N2 is appropriate for existing neighborhoods developed at this scale and can serve as a transition between lower density residential development patterns and smaller lot, denser residential areas.

### C. Neighborhood Manufactured Home (NMH)

The Neighborhood Manufactured Home (NMH) district is intended to provide a means to review and accommodate manufactured and mobile home parks in those areas of the Town where the use will be compatible with existing and indicated future development. The NMH District should permit flexibility in park design to provide a quality living environment for park residents and appropriate buffering to adjoining land uses.

### D. Mixed Residential Traditional (NRX1)

The Mixed Residential Traditional (NRX1) district is intended to provide for a range of housing types at an urban density of up to seven units per acre. NRX1 is appropriate within areas developed at this density and characterized by a predominance of older residential homes and traditional neighborhood development, which typically will include smaller single unit residential lots, a grid street pattern, and alleys. NRX1 is also intended to be applied to new and infill areas of the community which are intended to be developed in a similar pattern. NRX1 is also an appropriate transition between lower density residential development and mixed-use or non-residential development.

**E. Mixed Residential Multiunit (NRX2)**

The NRX2 district is intended for small- and mid-scale multiple-unit homes from 3 to 8 units, in small neighborhood nodes. The buildings are oriented to the streets and designed in walkable blocks.

**F. Mixed Residential, High Density (NRX3)**

The NRX3 district is intended for large-scale multiple-unit homes in larger neighborhood nodes. The buildings may include apartment buildings with more than eight units per structure. The development may have an internal private street system for access throughout the larger node with walkable blocks. Buildings are oriented to the street and parking/garages are located behind the buildings. Covered parking may include rows of canopies or enclosed garages. Common open space, shared recreational facilities, or central gathering spaces are generally provided for residents.

Mixed-Use Districts		
Abbreviation	Zone District Name	Legacy District
NMXD	Neighborhood Mixed-Use: Downtown Neighborhood	new
CMX1	Commercial Mixed-Use 1: Neighborhood Commercial	Commercial Limited (CL)
CMX2	Commercial Mixed-Use 2: Community Commercial	new
CBD	Central Business District	Commercial Business District (CBD)

**A. NMXD**

The NMXD district promotes small scale retail and service uses that are compact, pedestrian-friendly, and connected to Downtown amenities as well as surrounding neighborhoods. NMXD accommodates traditional small lot residential in a highly walkable neighborhood setting. Conversion of some existing residential structures to office and residential uses is permitted where the neighborhood scale and street layout is maintained. The NMXD district provides for neighborhood scale mixed-use development with a more limited mix of uses than other mixed-use districts

**B. CMX1**

The CMX1 district is intended to accommodate a mix of uses located along walkable neighborhood corridors where shops and services are accessible to pedestrians. CMX1 development should include ground story uses focused on daily needs primarily for adjacent neighborhood residents, such as corner stores, personal services, and small restaurants. Upper stories can accommodate residential and/or office uses.

**C. CMX2 (possibly Grand Avenue)**

The CMX2 district, generally located outside of the CBD along major commercial corridors and at community and employment activity centers, is established to encourage the primary

development of auto- and transit-oriented commercial, tourism, and employment uses supplemented by medium to high density residential development located at the interior or to the rear of the site.

**D. CBD**

The CBD district is the downtown mixed-use core of Eagle. The CBD district is intended to continue the existing character and design of the highly walkable downtown commercial area with storefronts on the ground story and upper story residential, lodging, and office uses.

Commercial and Industrial Districts		
Abbreviation	Zone District Name	Legacy District
CI1	General Commercial	General Commercial (CG)
CI2	Highway Commercial	new
CI3	Light Industrial	Industrial (I)

**A. General Commercial (CI1)**

The CI1 district is intended for commercial and tourist uses, including lodging, dining, and recreation facilities and compatible uses, and for heavier commercial uses, low-impact manufacturing uses, and compatible uses.

**B. Highway Commercial (CI2) (possibly East Eagle)**

The CI2 district is intended for heavy commercial, wholesale, warehouse-distribution/flex space facilities, and contractor commercial uses. This district allows outdoor storage and accommodates truck traffic. The CI2 district is intended to be located along corridors where proximity to residential and walkable mixed-use development is limited.

**C. Light Industrial (CI3)**

The Light Industrial (CI3) district is intended to provide for a variety of light, clean manufacturing businesses, including artisan or “maker” spaces, assembly, research and development, and a range of light manufacturing that takes place entirely indoors. This district may include supporting office and commercial uses where appropriate. The CI3 district is intended to be located away from low- and medium- density residential development but can be compatible with adjacent commercial zones. CI3 zoning should provide locations directly accessible to arterial and other transportation systems that can conveniently serve both Town and Eagle County business and industrial centers.

Public and Civic Districts		
Abbreviation	Zone District Name	Legacy District
PC1	Public and Civic Campus	new
PC2	Public and Civic Open Space	Public Area (PA)

**A. Public and Civic Campus (PC1)**

For any use owned and/or operated by a public entity. The PC1 district is intended to be used for small-scale civic and community service campuses with multiple structures and uses, such as religious assembly, medical, public safety facilities, or schools, along with associated structures and uses such as housing, training, or meeting facilities. A maximum of three principal buildings are permitted in a PC1 district.

**B. Public and Civic Open Space (PC2)**

The PC2 district is intended to protect and preserve open spaces that are held in either public or private ownership. PC2 districts may include parks, open spaces, trails, wetlands, floodplains, environmentally sensitive areas, and unique habitats and landscapes. To preserve access to clean air, pure water, natural recreation areas, and scenic natural beauty, the subdivision and development of land is highly restricted in PC2 districts.

Rural and Agricultural Districts		
Abbreviation	Zone District Name	Legacy District
R	Resource	Resource (R)
RR	Rural Residential	Rural Residential (RR)

**A. Resource (R)**

The Resource district is intended for applicability to maintain and protect the natural resources and appropriate existing uses in the undeveloped areas of Town, including agricultural land, water, hillsides and other open spaces, which areas may be available for future development. The R district is intended to be a setting for extremely low-density and very large lot residential development at a density of up to one unit per 35 acres.

**B. Rural Residential (RR)**

The Rural Residential district is intended for the creation of rural-density dwellings, compatible agricultural, and other open space uses, including recreation. The RR district is intended to provide for very low-density, large lot residential development at a density of up to approximately one unit per two acres. The RR district can be located on existing development at this density and designated as a transitional district between Resource development and smaller lot size residential development. Cluster development is permitted in this district to allow for smaller lot sizes in combination with preservation of open space and sensitive lands.

Future Land Use Plan Implementation																	
Plan Classification	Zone District																
	N1	N2	NMH	NRX1	NRX2	NRX3	NMX	CMX1	CMX2	CBD	CI1	CI2	CI3	PC1	PC2	RR	R
Rural Residential															●	●	●
Low Density Residential	●	●													●		
Medium Density Residential				●	●									●	●		
High Density Residential					●	●								●	●		
Downtown						●				●					●		
Downtown Neighborhoods						●	●							●	●		
Mixed-Use								●	●					●	●		
Grand Ave MU									●								
Riverside MU							●	●									
Transit-Oriented MU								●									
Commercial								●	●		●				●		
Interstate Commercial											●	●	●		●		
Commercial/ Light Industrial												●	●		●		
Public/ Institutional														●	●		
Utility Campus															●		
Open Space															●		

**Primary Use Table**

	RL	R1	RM	RMF	RH	MHP	<i>new</i>	CL	<i>new</i>	CBD	CG	<i>new</i>	IND	PA	<i>new</i>	RR	RR
	N1	N2	NRX 1	NRX 2	NRX 3	NMH	NMX D	CMX 1	CMX 2	CBD	CI1	CI2	CI3	PC2	PC1	RR	R
<b>GENERAL USE CATEGORY</b>																	
<b>Subcategory</b>																	
Specific Use																	
<b>RESIDENTIAL</b>																	
<b>Household Living</b>																	
Dwelling Detached, Single Unit	P	P	P	P	P	.										P	P
Dwelling Attached, Two Units	S	.	P	P	P	.										S	S
Dwelling Attached, Mansion House (up to 4																	
Dwelling Attached, Townhouse (3+ units/structure)																	
Dwelling, Multi-Unit Building (3+ units/structure)	.	.	P	P	P	.										.	.
Up to 8 units/structure																	
More than 8 units/structure																	
Dwelling, Multi-Unit High Density	.	.	.	S	.	.	.	.	S	.	.	.	.	.	.	.	.
Manufactured Home	.	.	.	.	.	P	.	.	.	.	.	.	.	.	.	.	.
Mixed-Use Structure, dwelling units second story							S		P	.	.	S					
<b>Group Living</b>																	
Group Home	S	S	S	S	S	.	S	S	S	S	.	P	S	S	S	S	
Nursing Home	S	S	S	S	S	.	S	S	S	S	.	P	S	S	S	S	
Retirement Home or Assisted Living Facility																	
<b>PUBLIC, CIVIC, AND INSTITUTIONAL</b>																	
<b>Assembly, Civic</b>																	
<b>Education</b>																	
<b>Government and Public Safety</b>																	
<b>Health Care and Social Assistance</b>																	
<b>Parks and Recreation</b>																	
<b>Transportation</b>																	
<b>Utilities and Public Services</b>																	
<b>Wireless Communication Facilities</b>																	
<b>COMMERCIAL</b>																	
<b>Amusement and Recreation</b>																	
<b>Animal Sales and Services</b>																	
<b>Assembly, Entertainment and Trade</b>																	
<b>Child Care</b>																	
<b>Commercial Service</b>																	
<b>Eating and Drinking Establishment</b>																	
<b>Financial Services</b>																	
<b>Lodging</b>																	
<b>Marijuana</b>																	
<b>Office</b>																	
<b>Parking, Commercial</b>							S	S	S	S	S	S	S	S	S	S	S
<b>Retail Sales</b>																	
<b>Vehicle Sales and Service, Personal</b>																	
<b>INDUSTRIAL, WHOLESALE, AND STORAGE</b>																	
<b>Alternative Energy Production</b>																	
<b>Industrial and Construction Services</b>																	
<b>Manufacturing, Assembly, or Processing</b>																	
<b>Natural Resource Extraction</b>																	
<b>Warehouse and Storage Services</b>																	
<b>Waste and Salvage</b>																	
<b>AGRICULTURE</b>																	
<b>Agriculture</b>																	
<b>Stable, Commercial</b>	.	.	.	.	.	.										S	S
<b>Urban Agriculture</b>																	