



MEETING MINUTES
Land Use and Development Code Update Committee
Monday, February 7, 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.

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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.