



**Planning and Zoning Commission
Meeting Minutes
May 7, 2019**

PRESENT

Jason Cowles, Chair
Stephen Richards
Charlie Perkins
Jesse Gregg
Brent McFall
Matthew Hood
Bill Nutkins

STAFF

Carrie McCool-Interim Town Planner
Colton Berck- Planner I
Dawn Koenig- Admin Technician

ABSENT

Kyle Hoiland

This meeting was recorded. The following is a condensed version of the proceedings written by Dawn Koenig.

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission held in the Eagle Town Hall was called to order by Jason Cowles at 6:30p.m.

APPROVAL OF MINUTES

Commissioner Richards made a motion to approve the minutes of the March 19th, 2019 meeting. Commissioner Nutkins seconded. McFall abstained as he was not present at the meeting. All others present voted in favor. The motion passed.

PUBLIC COMMENT

Celena Olden 1864 Eagle Ranch Road said that she is a member of the retail business community. She stated that she has concerns about mobile vending businesses and the zoning issues that these types of businesses may create. She stated that brick and mortar businesses pay commercial property taxes each year. Brick and mortar businesses pay increased expenses for utilities as well, she stated. Olden stated that she is making a significant investment in order to be in business in this community. When the mobile businesses are allowed to park on public right of way and do business, they do not pay into any of these

levels of taxation, Olden noted. She stated that it is inequitable competition. She said there needs to be some consideration of equalization. She suggested that retail business perhaps do not pay commercial property tax. She said that this comes down to a zoning issue. Brick and mortar businesses provide jobs and give back to the community in other ways that mobile vendors do not, Olden said.

Commissioner McFall stated that he is the Planning Commission Liaison for the Land Use Code update committee and would be happy to bring her concerns to the committee to see if they could be taken into consideration in the process of updating the Land Use Code.

LAND USE FILES

CT19-01 Sylvan Lake Building Condo Plat

Commissioner Cowles opened file CT19-01 an application for a condominium plat to divide an existing commercial building into six separate condominium units.

STAFF REPORT AND PRESENTATIONS

Planner I Colton Berck introduced project representative Rick Pylman and gave a brief overview of the file. He mentioned that staff has not received formal public comments, however there have been some misinformed posts observed on social media where members of the public assumed this was a request to convert commercial space to residential use. Berck said he has been able to address those concerns when he has received any phone calls regarding the inaccurate information.

He presented the standards of approval and sections of the guiding documents that support approval. He stated that staff is recommending approval of the file with the following conditions:

1. Minor errors or omissions on the plat identified by the Town Engineering and Public Works Departments, Town Attorney, and the Town's 3rd Party Surveyor require correction prior to filing.
2. The title and references of "preliminary plat" shall be removed.
3. Land use summary shall be revised to include square footages per unit.

Q & A

Perkins asked if this change impacts parking requirements or how adequate parking is calculated. Beck said that it does not.

PUBLIC COMMENT

None.

DELIBERATION

McFall motioned to approve file CT19-01 with the staff recommended conditions. Hood seconded. All voted in favor and the motion passed.

TOWN BOARD OF TRUSTEE UPDATE

Haymeadow received approval for the first subdivision filing. The Red Mountain Ranch and Reserve at Hockett Gulch files are still going through the approval process.

COMMUNITY DEVELOPMENT DEPARTMENT UPDATE

Interviews for the Director position was last Monday. Elevate Eagle pop ups took place last week to get community feedback on the Community Plan rewrite. Berck state that there is a photo contest happening on the Elevate Eagle website.

Berck said that the Town hosted a water efficiency workshop on May 1st. Berck said he attended the growing water smart conference in Keystone at the end of April which was focused on integrating planning with water conservation.

ADJOURN

Commissioner Nutkins made a motion to adjourn and Commissioner Richards seconded. All voted in favor. The meeting adjourned at 6:49PM.

5/21/19
Date



Jason Cowles - Planning and Zoning Commission Chair

5.21.19
Date



Dawn Koenig- Admin Technician

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