



MEETING MINUTES
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.

PUBLIC WIFI - TOEG – townofeagle2019

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 6:05 PM.

COMMITTEE MEMBERS PRESENT

Kyle Hoiland, Rick Pylman, Scott Schlosser,
Dawn Koenig, Jack Albertson
Allison Kent (via Zoom)

COMMITTEE MEMBERS ABSENT

Scott Turnipseed

STAFF

Chad Phillips – Community Development Director
Peyton Heitzman – Planner II
Jessica Lake – Planner I (via Zoom)
Nikki Davis – Administrative Tech II
Elizabeth Garvin – Clarion Associates
Don Elliott – Clarion Associates (via Zoom)

APPROVAL OF MINUTES

1. Minutes dated February 7, 2022

The February 7, 2022 meeting minutes were approved without change.

DISCUSSION

1. Installment 1: Zone Districts and Uses

Garvin presented an overview of existing land use maps, sub area plans, and current zone districts. First, Clarion focused on aligning the land use planning documents with the zone districts. After review and analysis, Clarion drafted new zone district categories for the Town to consider. The greater intent is to ensure future development in those districts match the Town's needs. The Code Assessment report also provided recommended district line up changes.

One of the main proposed changes revolved around residential districts. Garvin included a detailed table to summarize. She also noted that naming conventions are moving away from 'family' to 'unit'.

Koenig asked why Downtown Residential was categorized under Commercial. Garvin replied the way the draft reads now, it could allow neighborhood-scale commercial uses such as a dry cleaner or nail salon.

Albertson added there has been discussion around first-floor commercial to strengthen the Town's sales tax base; can vacant commercial spaces be filled in with residential? Garvin suggested identifying what districts are strict on first-floor commercial.

Pylman suggested creating a housing zone district such as government deed restricted to support projects like West Eagle. Clarion proposed creating a Civic Campus district that will allow housing, likely by right. Or, establish an affordable housing district with its own development standards and incentives.

Public Comment: Local businesses have expressed interest in donating funds to development projects if business owners can secure work force housing. This is easier to do on public property.

Koenig proposed creating a manufactured home zone designation and to consider allowing these unit types in some of the zone districts.

Lake asked what density is more appropriate in downtown neighborhoods: residential or commercial.

As development sprawls away from Broadway, it would be difficult to make land use uniform because of the varying development goals around town. Elliott noted that multiplying zone districts will complicate the administrative process.

Clarion has created a shell district for Grand Avenue (Commercial Mixed-Use 2 / CMX2) to help with build out. However, at this stage, the Grand Avenue Corridor Study is more of a design plan versus land use.

Albertson had concerns about building scale in the Central Business District. Schlosser expressed the Town has a parking problem downtown and that the Town should consider a space for a parking garage.

Public Comment: The main intent of downtown is to promote density. Downtown is the heartbeat of the community and we need to preserve its character. Garvin stated that historic preservation standards will likely be drafted into the districts to minimize overlays.

Public Comment: We need to listen to other community leaders who are pushing for increased building height as a means to increase housing stock. Koenig asked if the Fire District has equipment to service taller buildings.

The committee discussed tiny home standards and if they could be considered an accessory dwelling unit.

Last, Clarion is reviewing the Use Tables. A main initiative is to minimize the number of projects that require special use review. Elliott suggested implementing a Send Up (by staff) / Call Up (by Planning Commission or Town Council) administrative process which can be subject to appeal.

2. Future agenda items

The next committee meeting will be April 11, 2022.

New committee candidates will be presented to Town Council at the March 22nd meeting.

The committee will begin brainstorming public outreach efforts targeted for late April or early May.

ADJOURN

Meeting adjourned at 8:00 PM.