



MEETING MINUTES
Land Use and Development Code Update Committee
Monday, April 11, 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 6:00 PM.

COMMITTEE MEMBERS PRESENT

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

COMMITTEE MEMBERS ABSENT

Scott Turnipseed

STAFF

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

APPROVAL OF MINUTES

1. Minutes dated March 14, 2022

The March 14, 2022 meeting minutes were approved without change.

DISCUSSION

Clarion provided a schedule update. The next meeting will be on May 9th and will cover sustainability, hazards, and landscaping. Hoiland volunteered to schedule a guest speaker from the Greater Eagle Fire Protection District. Next, we are aiming for June 7th to review Installment 1 with Town Council and the June 6th committee meeting will include an overview of the document.

1. Parking

- The East Eagle Sub Area Plan (EESAP) speaks to consolidating parking lots. Legally, it is difficult to require this from property owners but there are ways to incentivize and negotiate.
- Parking Regulations
 - Where in the code is the most appropriate location for parking standards and how do we format the information. Typically, there is a specific Parking chapter while Parking Landscaping falls within the Landscaping chapter.
 - Concern about EESAP policy 8.1 directing parking to be located at the rear of a building. Group discussed location and in East Eagle agreed location of parking should be between access road and the building. Discussion on aesthetic from I-70 vs. other roads passing along East Eagle (Hwy 6/future access road).
- 2017 Walker Parking Study
 - Agreement to not require studies with shared parking/change in use. Simplify requirements with a chart.
 - Disagreement with bullet #2 “Changes to off-street parking requirements”. Existing requirements (parking counts) too onerous.
 - Concern that reducing the number of off-street parking downtown will make the Parking Fee In-Lieu program less effective. Less parking spaces = less fee in-lieu collected by Town.
 - Concern the parking count for a residential development is too much. Discussed that garage space is counted towards the parking requirements but is often used as storage instead.
 - Assess parking standards of peer communities to determine effective minimum standards.
- Parking Survey / Comparison to Peer Communities
 - Some were in favor of administration reductions in parking (for list of reasons like bike discount, land hardship, etc.). Tradeoff for parking, not simply giving it away.
 - Reduction for affordable housing. Parking is a huge cost factor and can be an incentive to developers. The group was generally not in favor of reduced parking for affordable housing so that tenants and property owners have adequate parking space. Nogal Road – parking problem as result of not having enough spaces or overcrowding in individual units?
 - Parking congestion on Broadway likely to occur between 5-8 pm when residents are coming home, and people are coming downtown to eat. Also concern with snow plowing/snow storage.
 - Steamboat Springs’ parking regulations have been designed with the intent of changing residents’ behavior and encouraging people to walk/take public transportation into town.
 - In favor of on-street credit to include in overall count.
 - In favor of requiring bike racks for new development.
 - Have parking spaces be roughed in for future Electric Vehicle (EV) station installment.

- Allow tandem parking to help with affordable housing.
- Yes to reduced parking in mixed-use/pedestrian oriented areas.

2. Lighting

- Dark sky continues to be a priority. The standards should consider bounce back (ex. School District). Require Dark Sky compliant fixtures.
- Importance of striking a balance between safety and dark sky compliance.
- Energy efficiency is another factor; outdoor lighting is a big consumer of energy. The group discussed the energy effects of color lighting.
- Consider standards that are easy to enforce and use. Consider area we live in which has significant grade changes (it can be difficult not to see light source aka bulb).

3. Future agenda items

Staff and Clarion are aiming for June to schedule public outreach events. At the next meeting, we can discuss ideas of how to connect with the community. Albertson suggested prioritizing outreach to the Downtown residents and committees such as the EVC and DDA.

We will increase efforts to make project materials (future flyers and the website) bilingual.

ADJOURN

Meeting adjourned at 7:50 PM.