



**Planning & Zoning Commission
Tuesday, August 16, 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 – Eagle Guest

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

1. This will be an in-person meeting with access via Microsoft Teams. First-time users of Teams will need to download the app.

Microsoft Teams meeting

Join on your computer or mobile app: [Click here to join the meeting](#)

Or call in (audio only): [+1 469-770-0416](tel:+14697700416), [484542231#](tel:+1484542231) United States, Dallas

Phone Conference ID: 484 542 231#

Please Note: All participants must remain muted until they are requested to speak. This will reduce background noise disruptions for all meeting attendees. When it is your turn to speak, you will have three (3) minutes for public comment. For technical difficulties, please email Nikki.Davis@townofeagle.org and we will do our best to assist you.

PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on this agenda can be submitted to the Planning Department at Planning@townofeagle.org and will be included as part of the record.

6:00 PM - REGULAR MEETING CALLED TO ORDER

1. Reappointed Member Oath, Matthew Hood
2. New Member Oath, Jamie Woodworth Foral

APPROVAL OF MINUTES *Approval of minutes from the following meeting(s) of the Planning & Zoning Commission.*

1. Minutes dated August 2, 2022

PUBLIC COMMENT

Citizens are invited to comment on any item not on the agenda subject to a public hearing. Please limit your comments to three (3) minutes per person. Those who are speaking are requested to state their name & address for the record.

PUBLIC HEARINGS

1. Project: Minor Subdivision of Haymeadow Lots 9-13 and Tract F
File # MS22-02
Applicant: Brandon Cohen, ABRIKA Properties LLC

Location 1833 Sylvan Lake Rd (Lot 13), 1845 Sylvan Lake Rd (Lot 12), 1869 Sylvan Lake Rd (Lot 11), Tract F, 1871 Sylvan Lake Rd (Lot 10), and 1883 Sylvan Lake Rd (Lot 9)

Staff Contact: Jessica Lake, Planner I

Request: An application for a Minor Subdivision to replat Lots 9-13 and Tract F in Filing 1 of the Haymeadow PUD.

COMMUNITY DEVELOPMENT DEPARTMENT AND TOWN COUNCIL UPDATE

Staff update to the Planning & Zoning Commission on recent work, upcoming files and decisions made by Town Council.

1. Department and Town Council Update

OPEN DISCUSSION

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
Administrative Technician II



OATH

I, Matthew Hood, so solemnly swear that I will support the Constitution and laws of the United States, the Constitution and laws of the State of Colorado, and the Ordinances and Codes of the Town of Eagle, and that I will faithfully perform all duties of the office of Planning and Zoning Commissioner, upon which I am about to enter.

Sworn to this ____ day of _____, 2022.

Signature of Member

ATTEST:

Larry Pardee, Town Manager



OATH

I, Jamie Woodworth Foral, so solemnly swear that I will support the Constitution and laws of the United States, the Constitution and laws of the State of Colorado, and the Ordinances and Codes of the Town of Eagle, and that I will faithfully perform all duties of the office of Planning and Zoning Commissioner, upon which I am about to enter.

Sworn to this ____ day of _____, 2022.

Signature of Member

ATTEST:

Larry Pardee, Town Manager



MEETING MINUTES
Planning & Zoning Commission
Tuesday, August 2, 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 – Eagle Guest

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

This was an in-person meeting with option for the public to attend via Teams.

6:00 PM - REGULAR MEETING CALLED TO ORDER

Hoiland called the meeting to order at 6:02pm.

COMMISSIONERS PRESENT

Kyle Hoiland, Bill Nutkins
Charlie Perkins, Keith Klesner (via Teams)

COMMISSIONERS ABSENT

Matt Hood, Keegan Winkeller,
Jennifer Filipowski

STAFF

Chad Phillips – Community Development Director
Dennis Wike – Town Engineer
Peyton Heitzman – Planner II
Nikki Davis - Administrative Tech II

APPROVAL OF MINUTES

1. Minutes dated July 19, 2022

The minutes were approved without change.

PUBLIC COMMENT

Hoiland opened public comment. There was no public comment.

PUBLIC HEARINGS

1. Project: 435 Eby Creek Apartments Building Height Variance
File #: V22-01
Applicant: Rick Patriacca of SON RAY LLC
Location: 435 Eby Creek Road
Staff Contact: Peyton Heitzman, Planner II
Request: A zoning variance to increase the building height beyond the 35-foot maximum by up to 36 inches.

Hoiland opened file # V22-01.

Staff Presentation

Heitzman presented this file. The maximum building height in the residential multi-family (RMF) zone district is 35 feet to any point on the building. To grant approval, staff weighed the application against the four zoning variance standards identified in the Municipal Code as well as policies from the Elevate Eagle Comprehensive Plan (Comprehensive Plan). When compared to Standard A, staff did not believe the variance impaired the intent of the building height which serves to protect viewsheds, preserve neighborhood character, and provide protection to dwellers. Staff also believed the building design satisfied policies in the Comprehensive Plan which address design standards and protection of open lands and environmentally sensitive areas. Standard B addressed alleviating a hardship. Both staff and the applicant agreed the proposed design maintains the building aesthetic. Furthermore, the additional 36-inch allowance would provide flexibility against unforeseen construction challenges. Lastly, staff agreed that Standards C & D were met due to the exceptional topography and slopes on the site.

Staff recommended approval based on the applicant meeting Standards A-D.

Q & A

No questions from the Commission.

Public Comment

No public comment.

Deliberation

The Commission unanimously agreed to recommend approval.

MOTION: NUTKINS MOTIONED TO RECOMMEND APPROVAL OF FILE # V22-01 WITH NO CONDITIONS BASED ON STANDARDS (1), (2), (3), AND (4) OF SECTION 4.05.020. OF THE MUNICIPAL CODE. MOTION WAS SECONDED AND APPROVED UNANIMOUSLY.

MOTION PASSES.

Hoiland closed file # V22-01.

OPEN DISCUSSION

Staff will make a recommendation to Town Council at the Aug 9th meeting for the new Planning Commission regular member appointment. Staff aims to ensure there is diversity on the Commission.

Perkins asked about repainting the pedestrian cross walk areas on Capitol Street and Founders Ave. Wike confirmed that Public Works has a contractor selected with work beginning next month.

Wike provided an update on the Eby Creek art mural project.

There was discussion about landowners along Grand Avenue maintaining their property. Phillips added that without a Code Enforcement Specialist (CES), the Town is only able to respond to citizen complaints. Patrol would be part of the CES workplan.

There was discussion on the recent Reserve at Hockett Gulch Town Council hearing. The applicant and staff continue to work on meeting the planned unit development's (PUD) open space requirements.

The new Town Manager starts on Aug 15th. Advertisement for another Planner is forthcoming. Staff is flexible, seeking any Planner I – III.

Public Comment

Hoiland re-opened public comment.

Michael Ayre, 406 Wall St – Ayre recently purchased property based on the commercial component and wants more information on the Land Use Code update.

ADJOURN

MOTION: PERKINS MOTIONED TO ADJOUR. MOTION WAS SECONDED AND PASSED UNANIMOUSLY.

MEETING ADJOURNED AT 6:35 PM.



STAFF REPORT AND CERTIFICATE OF RECOMMENDATION

TO: Planning & Zoning Commission

FROM: Jessica Lake, Planner, Community Development Department

DATE: August 16, 2022

PROJECT: Minor Subdivision of Haymeadow Lots 9-13 and Tract F

REQUEST: An application for a Minor Subdivision to replat Lots 9-13 and Tract F in Filing 1 of the Haymeadow PUD.

FILE NUMBER: MS22-02

APPLICANT: Brandon Cohen, ABRIKA Properties, LLC

REPRESENTATIVE: Michael Hood, Range Consulting, LLC

LOCATION: 1833 Sylvan Lake Rd (Lot 13), 1845 Sylvan Lake Rd (Lot 12), 1869 Sylvan Lake Rd (Lot 11), Tract F, 1871 Sylvan Lake Rd (Lot 10), and 1883 Sylvan Lake Rd (Lot 9).

CODE: Chapter 4.12 Subdivision Review
Chapter 4.13 Subdivision Design, Improvements and Dedications
Second Amended PUD Guide for the Haymeadow PUD dated November 9, 2021

ZONING: Planned Unit Development (PUD) Zone District

EXHIBITS:

- A: Application & Project Narrative
- B: Amended Final Plat - Haymeadow Filing 1, Third Amendment, A Resubdivision of Lots 9-13 and Tract F of the Haymeadow Subdivision
- C: Alpine Engineering Plan
- D: Haymeadow Filing 1 Plat (Sheet 6)

PUBLIC COMMENT: Staff has not received any letters of public comment as of August 12, 2022. Letters received after this time will be gathered and entered into the public record at the hearing.

INTRODUCTION

The Haymeadow property is roughly 660 acres and extends south and east from the current intersection of Brush Creek Road and Sylvan Lake Road. Haymeadow was annexed, zoned PUD, and initially platted in 2014. Since the original approvals, the Annexation and Development Agreement and PUD have been amended multiple times, and the Final Plat for Filing 1 has been recorded.



This application represents the third amendment to the Final Plat for Filing 1, which was approved in 2019. Filing 1 created eight single family home lots, five duplex lots and two tracts with drainage easements. During the construction of the infrastructure, the applicant revised the plan in the field and ran utilities to seven single-family lots instead of the five duplex lots on the plat. If approved, this application for a minor subdivision would formally convert the five duplex lots into seven single-family lots.

STANDARDS FOR A MINOR SUBDIVISION

Section 4.12.060. - *An application for a minor subdivision shall follow the review procedures as set forth for lot line adjustment in Section 4.12.040.*

STANDARD #1: *The final subdivision plat conforms to the Town's regulations, goals and policies.*

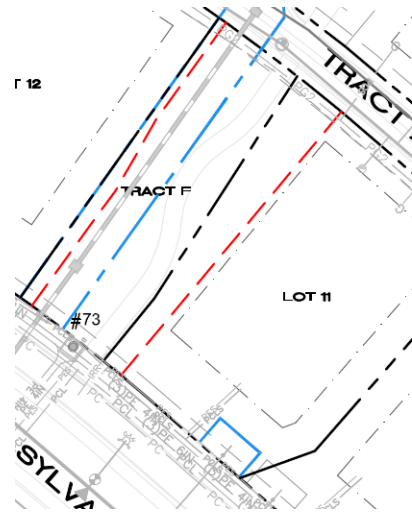
Regulations

Staff Comment: The Municipal Code requires that the application's plat meet all requirements in Section 4.12.020.C. The Final Plat has been reviewed by the Town Engineer, Planning, Town Attorney, and a 3rd party surveyor to ensure the document has been prepared to meet all requirements set forth by the Municipal Code. All comments have been shared with the applicant and addressed in the application. As there may be additional comments that come as a result of the public hearing process, staff has included a condition of approval that any additional technical comments will be addressed prior to recording of the Final Plat.

Each single-family lot contains a utility easement that runs along the front and rear of the property. No utilities are proposed along the side lot lines. The lot line between Lots 10 and 11 curves towards Lot 11 at the front and rear so that the water line easement for Lot 10 falls within the Lot rather than straddling the lot line.

Section 4.13.050.C. Drainage easements. Drainage easements shall be designed to meet the criteria of this section. The minimum width for a drainage easement shall be ten feet. An additional 15 feet shall be required where needed, as determined by the Town Engineer, for vehicular access to maintain the system. No permanent structure shall be located within the easement.

Staff Comment: Tracts D and F are described in Filing 1 as “Common Open Space/Parking” and contain a drainage easement that runs through both Tracts. There are not any proposed changes on Tract D. The lot lines for Tract F are reduced by this re-plat by roughly 10 ft, however the width of the Tract is still well over the 25 ft required by code for vehicular access. The Town Engineer did not express any concerns regarding this size reduction of the drainage easement. This image shows the vacated lot lines for Tract F in red and the new lot lines in black. The size of Tract F was reduced to create a larger Lot 11. The blue designates the specific location of the drainage easement, which is now fully on Tract F.



Goals and Policies

Staff Comment: Staff reviewed the application against the goals and policies in the Elevate Eagle Comprehensive Plan (2021 Amendment). The process of subdividing is not specifically addressed by policies in the Comprehensive Plan. However, there are some policies that relate to this request because of the change of housing type.

Policy 1-1.1 Ensure a healthy mix of housing types and densities (e.g. Single-family, duplex, multifamily, mixed use, and accessory dwelling units) to allow for greater diversity.

Staff Comment: The Haymeadow PUD Guide allows for both single-family and duplex units as a use by right in Neighborhood A1. The Density Control section of the PUD Guide (Section 4) combines single-family and duplex, so the requirement is fulfilled by either unit type. Converting duplex lots to single-family lots is a loss in density, as 10 housing units would be constructed if the plat were to remain as is. However, in the Haymeadow PUD Guide, accessory dwelling units (ADU's) are a use by right to a single-family home, but not permitted with a duplex. If the seven single-families homes proposed all contained ADU's, the density would technically increase to 14 dwelling units. ADU's don't count towards the density limits in the PUD, so after the 88 dwelling units approved in RMF-1 and 2 are constructed and the 15 single-family homes in Filing 1; there are still 734 units to be built throughout the PUD.

In the Elevate Eagle Existing Conditions Appendix, the consultants stated that “The Town of Eagle’s housing stock is dominated by single-family homes with approximately 86% total single-family housing units (attached and detached).” Staff interprets this as including both single-family and duplex in the 86% calculation. The housing study currently being prepared should provide us with additional insight into the exact percentages we have for each housing type, but we don’t have these numbers available to us yet. As previously noted, the conversion requested would create seven single-family homes, each of which is likely to have an accessory dwelling unit

attached to it, instead of building ten duplex units. Whether this change adds to a healthy housing mix or takes away from it is up to interpretation.

STAFF RECOMMENDATION

Staff recommends APPROVAL with Conditions of File #MS22-02 the Haymeadow Minor Subdivision of Lots 9-13 and Tract F based on compliance with Section 4.12.060 of the Municipal Code. Specifically, that the application:

1. Meets the technical criteria for a Final Plat; and
2. The request is supported by goals and policies in the Elevate Eagle Comprehensive Plan.

PLANNING AND ZONING COMMISSION POTENTIAL MOTIONS

Below are the Planning and Zoning Commission options related to a re-subdivision of Haymeadow Lots 9-13 and Tract F, File # MS22-02:

1. Approve the application with no conditions.
2. Approve the application with conditions.
3. Continue (table) the application. (Provide staff and the application detail regarding information needed for a decision).
4. Deny the application. (Cite all Code sections and/or Plan policies that resulted in motion for denial)

SUGGESTED MOTION:

I move to recommend approval of file #MS22-02 the Haymeadow Minor Subdivision of Lots 9-13 and Tract F with the following finding and conditions.

FINDINGS OF FACT

The application meets the requirements for Title 4 of the Land Use and Development Code and supports the Elevate Eagle Comprehensive Plan (2021 Amendment) and the subdivision is not contrary to the approved PUD.

IF APPROVED, THE P&Z COMMISSION MAY CONSIDER THE FOLLOWING SUGGESTED CONDITIONS OF APPROVAL:

1. Within 30 days of approval, the Final Plat shall be revised to reflect any additional technical comments from the Public Hearings, Town Staff, or referral agencies.



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
200 BROADWAY • PO BOX 609 • EAGLE, CO 81631
PHONE: 970-328-9655 • FAX: 970-328-9656
www.townofeagle.org

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

ZONING REVIEW	DEVELOPMENT REVIEW	SUBDIVISION REVIEW
☐ Special Use Permit ☐ Zoning Variance ☐ Rezoning ☐ Temporary Use Permit ☐ Amendment to Zone District Regulations ☐ Encroachment Permit	☐ Minor Development Permit ☐ Major Development Permit PLANNED UNIT DEVELOPMENT (PUD) REVIEW ☐ PUD Zoning Plan ☐ PUD Development Plan	☐ Concept Plan ☐ Preliminary Plan ☐ Final Plat ☐ Lot Line Adjustment ☐ Condominium / Townhouse ☒ Minor Subdivision

PROJECT NAME Haymeadow Filing 1 3rd Amendment

PRESENT ZONE DISTRICT PUD **PROPOSED ZONE DISTRICT** PUD
(if applicable)

LOCATION

STREET ADDRESS multiple, see plat

PROPERTY DESCRIPTION

SUBDIVISION Haymeadow Filing 1 **LOT(S)** _____ **BLOCK** _____
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE see attached project narrative

APPLICANT NAME ABRIKA Properties, LLC **PHONE** 352-854-7753

ADDRESS 8250 SW 27th Ave Ocala FL 34476 **EMAIL** brandon@abrika.com

OWNER OF RECORD same as above **PHONE** _____

ADDRESS _____ **EMAIL** _____

REPRESENTATIVE* Michael Hood **PHONE** 9703314492

ADDRESS Rangeresourcesconsulting@gmail.com **EMAIL** _____

*A representative must submit an affidavit or power of attorney signed by the property owner of record authorizing the representation.

APPLICATION SUBMITTAL ITEMS:

The following submittal materials must be submitted in full before the application will be deemed complete (please check all items that are being submitted):

- ☒ Applicable fees and deposits.
- ☒ Project Narrative, describing the project, its compliance with any applicable review criteria, any impacts to the surrounding area, and any other relevant information.
- ☒ Surrounding and interested Property Ownership Report (see project specific checklist for more information).
- ☒ Proof of Ownership (ownership & encumbrance report) for subject property.
- ☐ Site Plan, drawn to scale and depicting the locations and boundaries of existing and proposed lots and structures.
- ☐ Project specific checklist.

FEES AND DEPOSITS:

See Eagle Municipal Code Section 4.03.080

1. Application fees shall be paid in full at the time of the filing of the application and unless paid, the application shall not be deemed complete. All fees are nonrefundable.
2. As described in Eagle Municipal Code § 4.03.080, third-party consultants may be necessary for the review and processing of applications. These costs ("pass-through costs") must be paid by the applicant. If pass-through costs are expected, the applicant must pay a deposit at the time the application is filed. If at any time the deposit does not fully cover the pass-through costs, the applicant must pay another subsequent deposit before the Town will continue processing the application.
3. The Town may withhold the recording of any Subdivision Final Plat or Development Plan or the signing of any Resolution or Ordinance until all pass-through fees are paid in full.
4. Within 30 days of approval or denial of an application, any remaining deposit shall be returned to the applicant. If an application is withdrawn, any remaining deposit shall be returned to the applicant within 60 days.

I have read the application form and certify that the information contained herein is correct and accurate to the best of my knowledge. I understand that it is my responsibility to provide the Town with accurate information related to this application. I UNDERSTAND THAT FILING AN APPLICATION IS NOT A GUARANTEE THAT THE APPLICATION WILL BE APPROVED.



Signature

6/23/22

Date

FOR OFFICE USE ONLY

DATE RECEIVED _____	BY _____	FILE NUMBER _____
REVIEW FEE _____	DATE PAID _____	RECEIVED BY _____
DATE CERTIFIED COMPLETE _____	BY _____	
P&Z HEARING DATE _____	DECISION _____	
BOT HEARING DATE _____	DECISION _____	



June 23, 2022

Application Narrative

Haymeadow Filing 1, Third Amendment, A Resubdivision of Lots 9-13 and Tract F of the Haymeadow Filing 1.

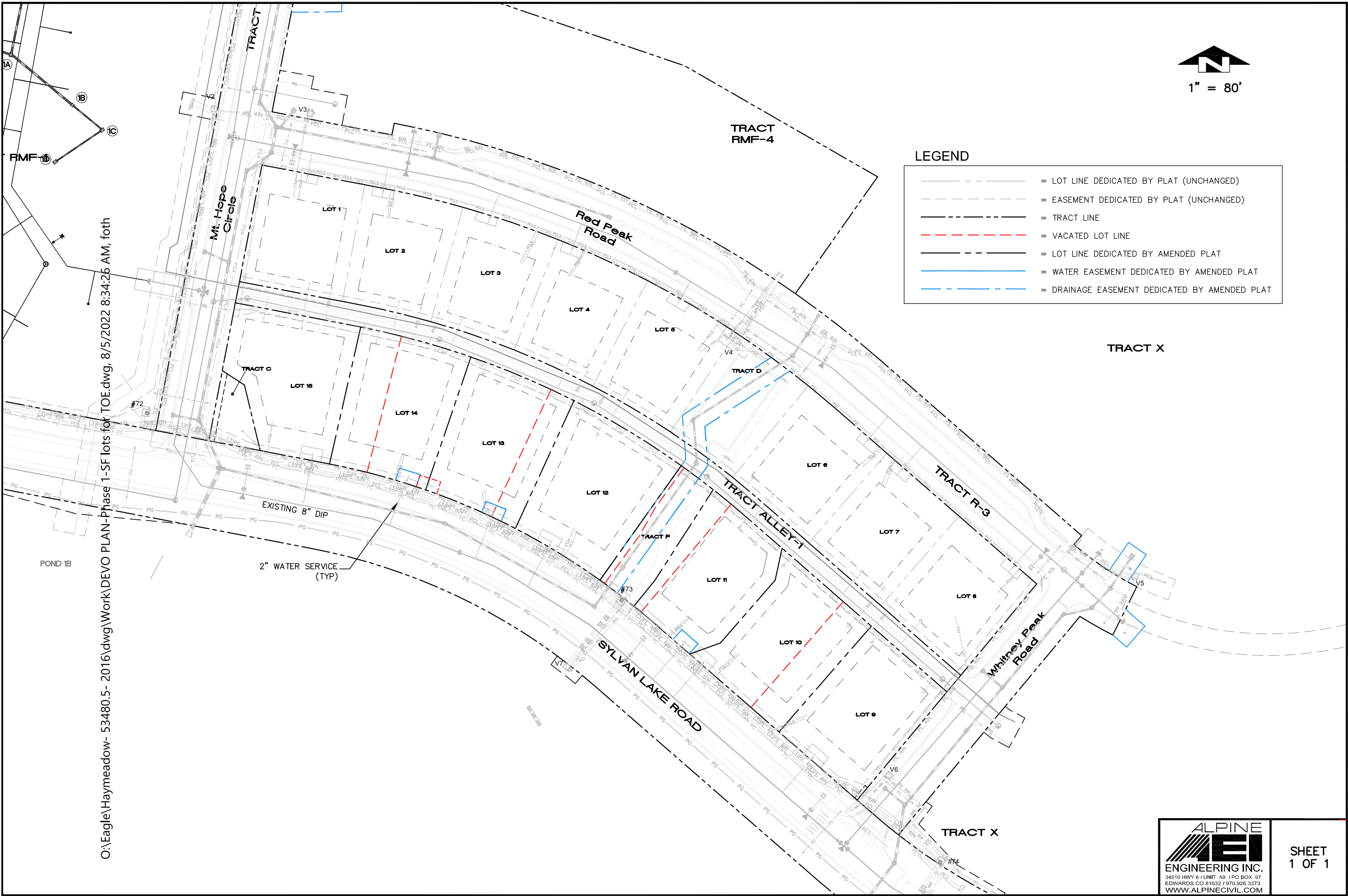
The Haymeadow Filing 1 Final plat was approved by Ordinance #4 of 2019. This initial final plat of Haymeadow defined the project boundary and created open space parcels, school and park land dedication parcels, road rights-of-ways, easements, alleys, common parcels, four multi-family development tracts, eight single family lots and five duplex lots.

This application represents an amendment to the Filing 1 lot layout. This plat requests a conversion of the five duplex lots into seven single family lots. The initial plat detailed five duplex lots and a common parking parcel (Tract F) along Sylvan Lake Road. The lots are served by an alley between Sylvan Lake Road and Red Peak Road.

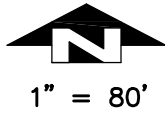
The applicant desires to amend the plan to convert the duplex lots to single family homes. Access to the lots will remain off of the existing alley. Tract F is a common area that provides a pedestrian connection from the alley to Sylvan Lake Road. Tract F has been slightly reconfigured as the lot lines shift but will remain as a common area pedestrian connection as planned.

All Filing 1 infrastructure improvements have been put in place to match. The desire to make this change in lot layout from duplex to single family was realized during infrastructure construction and the water and sewer services were re-designed and installed to meet this revised lot design. This revision was approved and stamped by the Town of Eagle at Revision #4 of Filing 1, access and infrastructure. No new or altered infrastructure construction is required to serve this amended final plat. At final plat for Filing 1, there were no drainage easements plated on the single family or duplex lots. With only revising the lots on the south side of the alley, our desire is to keep the plat consistent with the single family lots on the north side of the alley. All drainage to remain on each individual parcel.

The amended plat remains in overall compliance with the approved Sketch and Preliminary Plans. Those plans were designed and approved to allow flexibility in the location of single family versus duplex lots. The conversion of the five duplex lots to seven single family lots represents an overall reduction in density of three dwelling units in this area. Therefore, there is no increase in utility service demand or traffic numbers.



O:\Eagle\Haymeadow- 53480.5- 2016\dwg\Work\DEVO PLAN-Phase 1-SF lots for TOE.dwg, 8/5/2022 8:34:26 AM, foth

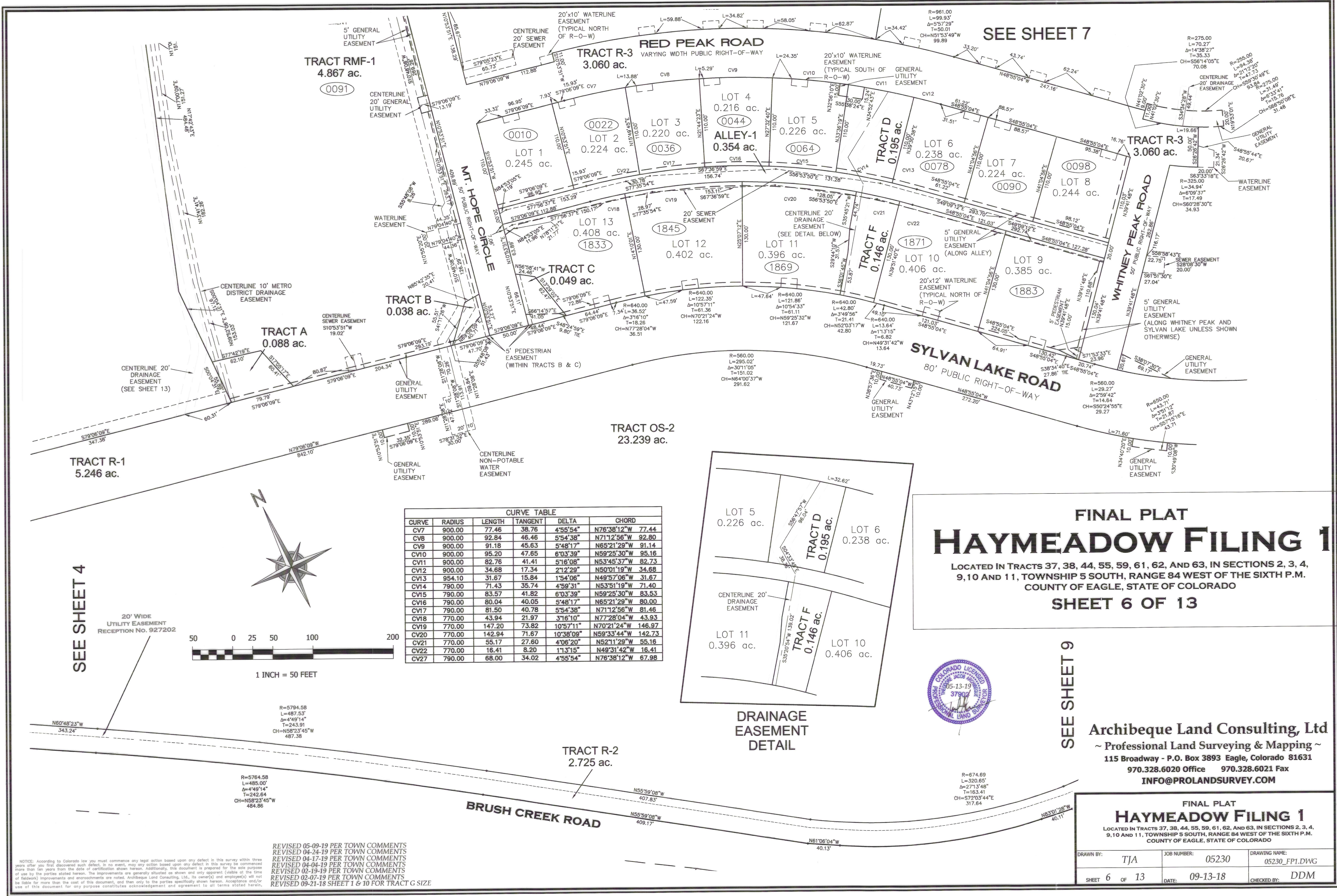


LEGEND

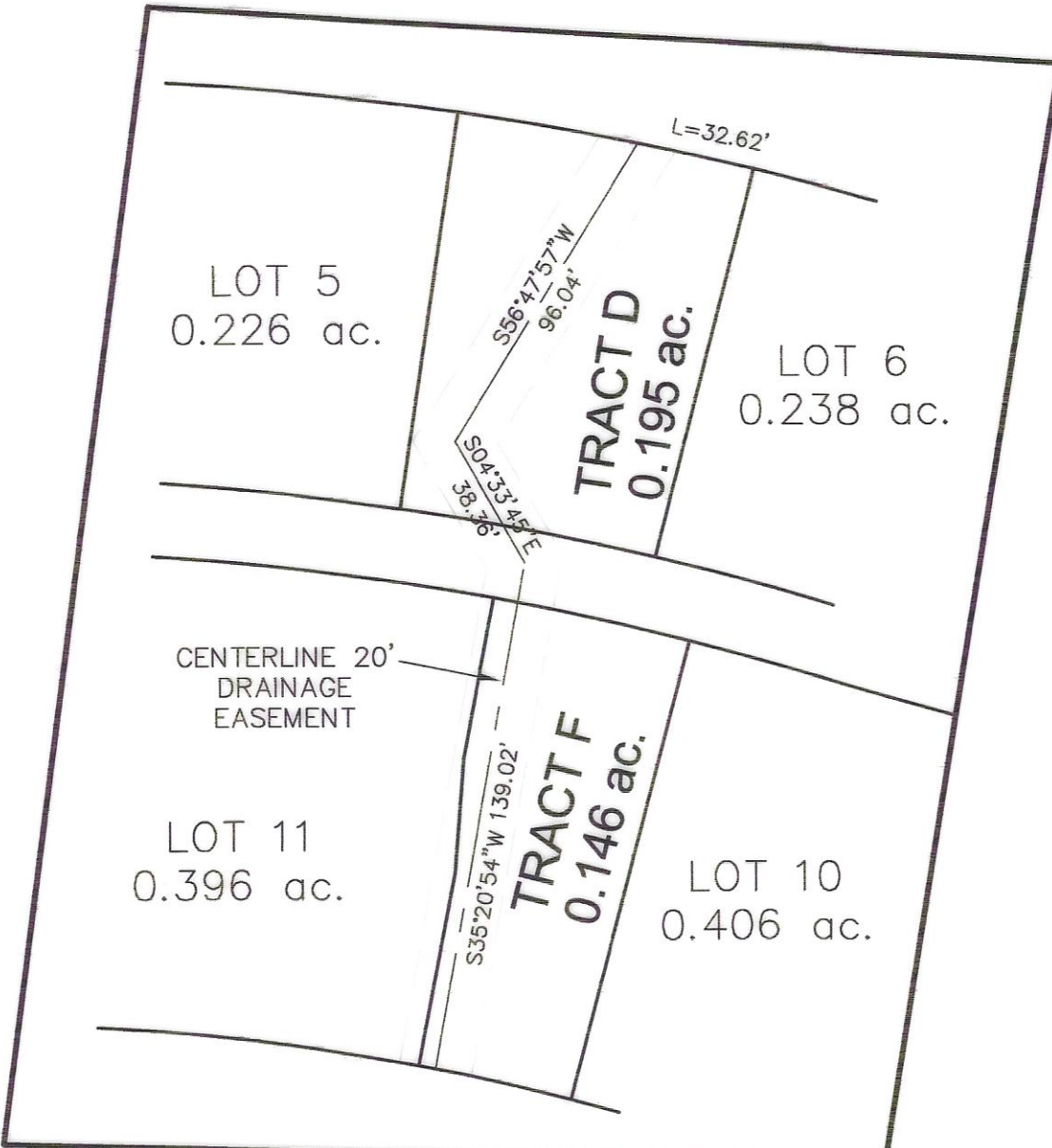
	= LOT LINE DEDICATED BY PLAT (UNCHANGED)
	= EASEMENT DEDICATED BY PLAT (UNCHANGED)
	= TRACT LINE
	= VACATED LOT LINE
	= LOT LINE DEDICATED BY AMENDED PLAT
	= WATER EASEMENT DEDICATED BY AMENDED PLAT
	= DRAINAGE EASEMENT DEDICATED BY AMENDED PLAT

ALPINE
ENGINEERING INC.
34510 HWY 6 / UNIT A9 / PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

SHEET
1 OF 1



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
CV7	900.00	77.46	38.76	4°55'54"	N76°38'12"W 77.44
CV8	900.00	92.84	46.46	5°54'38"	N71°12'56"W 92.80
CV9	900.00	91.18	45.63	5°48'17"	N65°21'29"W 91.14
CV10	900.00	95.20	47.65	6°03'39"	N59°25'30"W 95.16
CV11	900.00	82.76	41.41	5°16'08"	N53°45'37"W 82.73
CV12	900.00	34.68	17.34	2°12'29"	N50°01'19"W 34.68
CV13	954.10	31.67	15.84	1°54'06"	N49°57'06"W 31.67
CV14	790.00	71.43	35.74	4°59'31"	N53°51'19"W 71.40
CV15	790.00	83.57	41.82	6°03'39"	N59°25'30"W 83.53
CV16	790.00	80.04	40.05	5°48'17"	N65°21'29"W 80.00
CV17	790.00	81.50	40.78	5°54'38"	N71°12'56"W 81.46
CV18	770.00	43.94	21.97	3°16'10"	N77°28'04"W 43.93
CV19	770.00	147.20	73.82	10°57'11"	N70°21'24"W 146.97
CV20	770.00	142.94	71.87	10°38'09"	N59°33'44"W 142.73
CV21	770.00	55.17	27.60	4°06'20"	N52°11'29"W 55.16
CV22	770.00	16.41	8.20	1°13'15"	N49°31'42"W 16.41
CV27	790.00	68.00	34.02	4°55'54"	N76°38'12"W 67.98



Archibeque Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~
115 Broadway - P.O. Box 3893 Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax
INFO@PROLANDSURVEY.COM

FINAL PLAT HAYMEADOW FILING 1		
LOCATED IN TRACTS 37, 38, 44, 55, 59, 61, 62, AND 63, IN SECTIONS 2, 3, 4, 9, 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH P.M. COUNTY OF EAGLE, STATE OF COLORADO		
DRAWN BY: TJA	JOB NUMBER: 05230	DRAWING NAME: 05230_FP1.DWG
SHEET 6 OF 13	DATE: 09-13-18	CHECKED BY: DDM

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon. Additionally, this document is prepared for the sole purpose of use by the parties stated hereon. The improvements are generally situated as shown and only apparent (visible at the time of fieldwork) improvements and encroachments are noted. Archibeque Land Consulting, Ltd., its owner(s) and employee(s) will not be liable for more than the cost of this document, and then only to the parties specifically shown hereon. Acceptance and/or use of this document for any purpose constitutes acknowledgement and agreement to all terms stated herein.

REVISED 05-09-19 PER TOWN COMMENTS
REVISED 04-24-19 PER TOWN COMMENTS
REVISED 04-17-19 PER TOWN COMMENTS
REVISED 04-04-19 PER TOWN COMMENTS
REVISED 02-19-19 PER TOWN COMMENTS
REVISED 02-07-19 PER TOWN COMMENTS
REVISED 09-21-18 SHEET 1 & 10 FOR TRACT G SIZE



To: Planning & Zoning Commission

From: Community Development

Date: August 16, 2022

Agenda Item: Community Development Department Update

LONG RANGE PLANNING

- **ReCode Eagle – The Land Use and Development Code (LUDC) Update**
 - Two surveys are now available for Eagle residents to provide feedback and comments: a Housing survey and the ongoing Installment One survey which collects feedback on Downtown Development, Allowed Uses, and Development Patterns. The surveys can be accessed on the ReCode Eagle project page here: ([LINK](#))
 - The Code committee's next meeting is scheduled for 8/15/22 to discuss housing policies.
 - Staff and Clarion have organized a series of public outreach events throughout August. Tune into KZYR 97.7 The Zephyr and KTUN 94.5 La Nueva Mix to hear our new ReCode Eagle radio ads!
 - Coffee & A Convo with Town Staff on Wednesdays; Aug 3,10,17,24
 - Housing Outreach events Aug 10-12 and Aug 15
 - Event locations & times are available on the Town's website here: ([LINK](#))
 - As public drafts of sections of the new Code become available, community members can view these resources at www.Townofeagle.org/ReCodeEagle.
- **Grand Avenue Corridor Study**
 - Zehren & Associates presented an adjusted project cost estimate to Town Council on 8/9/22.
 - Community members can view project details at <https://eaglecolorado.mysocialpinpoint.com/>.
- **Affordable Housing Assessment Report by Economic & Planning Systems (EPS)**
 - EPS presented housing data at the 8/9/22 Town Council meeting. The presentation slides can be accessed here: ([LINK](#)). The recorded presentation to Town Council can be accessed here: ([LINK](#)).
- **Outdoor Recreation Economy (ORE) Project Study**
 - The Vail Valley Partnership (VVP), along with the CU Boulder Office of Outdoor Recreation Economy, is hosting an Outdoor Industry Summit at the Brush Creek Pavilion on 8/22/22. Additional details and registration info can be found here: ([LINK](#))

LAND USE APPLICATIONS IN PROGRESS

For more information and to access project documents, visit the Town's [Active Land Use Applications Page](#).

- **DR21-02, PPFP21-01 & PUDA22-01: Reserve at Hockett Gulch**
 - The three applications are as follow:
 - DR21-02, Major Development Permit: Seeking approval to construct 216 rental units and a clubhouse on 17.2 acres. Forty-five percent (45%) of the units proposed include a



deed restriction requiring local residency.

- PFP21-01, Preliminary Plan & Final Plat: Seeking approval to subdivide 29.65 acres into three lots and two open space tracts.
- Read Vail Daily's coverage from the 7/26/22 Town Council meeting here: ([LINK](#))
- Public hearing schedule:
 - Town Council: 8/23/22 (Continued from 7/26/22)
- **DR22-03 & V22-01: 435 Eby Creek Apartments Major Development Permit**
 - A Major Development Permit to construct a 30-dwelling unit apartment building on 2.804 acres. Three of the proposed units will be subject to the Town's local employee residency requirements.
 - The zoning variance to increase the building height beyond the 35-foot maximum was approved during the 8/2/22 meeting.
 - Town Council reviewed the application on 8/9/22 and continued the file to give the applicant and Town Attorney time to draft the deed restriction for the LERP units.
 - Public hearing schedule:
 - Town Council: 8/23/22 (Continued from 8/9/22)
- **MS22-02: Haymeadow Minor Subdivision of Lots 9-13 and Tract F**
 - An application for a Minor Subdivision to resubdivide Filing 1 Lots 9-13 and Tract F; to convert five duplex lots into seven single family lots.
 - Public hearing schedule:
 - Planning & Zoning Commission: 8/16/22
 - Town Council: 8/23/22
- **SU22-05: 1215 Chambers Avenue Outdoor Storage Facility**
 - A Special Use Permit application to operate an outdoor storage facility in the Commercial General (CG) Zone District.
 - Public hearing schedule: To be announced.
- **DR22-05 & EP22-06: The Vine Restaurant**
 - A Minor Development application and encroachment permit to modify the building and expand the patio at 127 West Second Street.
 - Public hearing schedule: To be announced.
- **DR22-04 & PFP22-01: Habitat for Humanity/3rd Street Housing**
 - A Development Permit, Preliminary Plan, and Final Plat application to create a 2.297-acre parcel at 747 E 3rd Street and construct 16 deed-restricted units (8 duplexes).
 - Application has been submitted and is under completeness review.
 - Public hearing schedule: To be announced.



OTHER COMMUNITY DEVELOPMENT UPDATES

- During the 8/9/22 meeting, the Town Council approved appointments and reappointments to the Planning & Zoning Commission. Matthew Hood was reappointed, Jamie Woodworth Foral was appointed as First Alternate, and Jennifer Filipowski was appointed as a Regular Member (previously First Alternate).
- A proposal for the Eby Creek Art Mural project was presented at the 8/9/22 Town Council meeting. Staff presented the project budget and schedule to Town Council. The staff memo and proposal can be found here: ([LINK](#))

BUILDING DEPARTMENT UPDATE

The figures below show general activity levels not broken down by permit type (building, electrical, plumbing, mechanical, etc.)

TYPE OF WORK PERFORMED	NUMBERS PERFORMED IN 2021	NUMBERS PERFORMED TO-DATE 2022
Inspections (n/i planning/pw)	1,380	664
Permits Processed	359	199

TOWN COUNCIL AND PLANNING & ZONING COMMISSION MEETING SCHEDULE:

July 2022
July 19 th (Planning & Zoning Commission) • DDA Amended Development Plan Approval
July 26 th (Town Council) • Planning & Zoning Commission – Reappointment, Matthew Hood • DDA Amended Development Plan Approval • 435 Eby Creek Apartments Major Development Permit (continued from 7/12/22) • Reserve at Hockett Gulch major Development Permit and Preliminary Plan & Final Plat (continued from 6/28/22)
August 2022
August 2 nd (Planning & Zoning Commission) • 435 Eby Creek Apartments Zoning Variance
August 9 th (Town Council) • EPS Affordable Housing Data Presentation
August 15 th (LUDC UC) • Housing
August 16 th (Planning & Zoning Commission) • Haymeadow Minor Subdivision of Lots 9-13 and Tract F
August 23 rd (Town Council) • Haymeadow Minor Subdivision of Lots 9-13 and Tract F