



MEETING MINUTES
Land Use and Development Code Update Committee
Monday, June 6, 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

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

6:00 PM MEETING CALLED TO ORDER

Chair Hoiland called the meeting to order at 6:04 PM.

COMMITTEE MEMBERS PRESENT

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

COMMITTEE MEMBERS ABSENT

Scott Turnipseed, Rick Pylman

STAFF

Chad Phillips – Community Development Director
Peyton Heitzman – Planner II
Jessica Lake – Planner I
Nikki Davis – Administrative Tech II
Elizabeth Garvin – Clarion Associates

APPROVAL OF MINUTES

1. Minutes dated May 9, 2022

The meeting minutes were approved without change.

DISCUSSION

1. ReCode Eagle Project Update

Clarion prepared a recording of the Installment One draft and was shared with the Code Committee ahead of this meeting. Public engagement efforts to bring Installment One to the community included a series of stakeholder meetings and outreach events June 6-8 around town. “How do we get more housing” was a common question from community members.

2. ReCode Eagle Installment One Overview

To reorient the committee, Garvin reviewed primary commendations from the Code Assessment. The recommendations included working on mixed-use districts for future development, strengthening community placemaking without relying on planned unit developments (PUDs), assessing a wide range of affordable housing options, creating regulations that can accommodate change over time, updating community design, and thinking about development outside of downtown that doesn't compete with downtown businesses. The Code Assessment identified other community priorities including downtown redevelopment and infill, sustainability, and working on urban agriculture regulations.

Installment One included a draft revised zoning map along with a table of proposed zone districts, both new and existing. These districts would help implement future land use classifications derived from multiple long-range planning documents: Elevate Eagle Comprehensive Plan, Eagle River Corridor Plan, West Eagle Sub Area Plan, and East Eagle Sub Area Plan. Garvin noted that the Code Update will not affect areas of Eagle zoned as PUD. The draft also featured updated graphics to improve orientation and highlight critical information, revised zone district dimensional standards, and updated uses and use-specific standards. Garvin highlighted the biggest goal in the latter section is to move more projects from special use review to administrative review. This means creating predictable standards for many uses.

Garvin concluded by summarizing the next steps required to firm up zone districts and use standards in the new Code. She also included an updated project timeline. Forthcoming is an Installment One community survey.

Committee Feedback

- How will zoning changes affect lot consolidation? Consider the Town's old historic lots and neighborhood protection.
- Timing of development can impact adjacent property owners or create uncertainty for the developer.
- Obtain community feedback on manufactured/modular homes; where do they fit into the community. This is an example of affordable housing.
- Suggestion of reworking the Use Table key for improved user interpretation.
- Discussion on establishing a cap to limit the number of short-term rentals (STR) so as not to change the character of neighborhoods. There was a question as to whether accessory dwelling units (ADUs) can be used as STRs. The committee suggested collecting community feedback on both STRs and ADUs. There should be regulatory consistency between the Town and Eagle Ranch.
- Discussion on allowing single family homes in the Central Business District (CBD). Some members were in support while others suggested only in some parts of the CBD.
- Ground floor commercial should be limited to Broadway.

Public Comment

Jamie Harrison, 797 Fourth of July Rd. – The surveys don't include the voice of people who want to move here. This is a well-run meeting. Thank you to the Code Committee, this is tedious work.

Bryan Woods, 212 E. Third – Current downtown zoning is a mess. The Grand Ave Corridor Study provides multiple access points. Do not split zoning across the street; instead, think contiguous sections.

Eric Eves, 17500 Hwy 6 – Applauds the Code Committee and is impressed by the in-depth work that has been dedicated to this. Would it make sense to allow some workforce residential on the 2nd and 3rd stories of buildings in East Eagle? And/or treating that set up as a special use permit. This could work well in East Eagle in the future.

3. Future Agenda Items

The next committee meeting is scheduled for July 11, 2022.

ADJOURN

Meeting adjourned at 8:00PM.