



Economic Vitality Committee
Monday, September 19, 2022, 1:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO

This agenda and the meetings can be viewed at www.Townofeagle.org.

PUBLIC WIFI – Eagle Guest

MEETING ACCESS

- a This will be an in-person meeting with optional access via Teams.

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,,809767680#](#) United States, Dallas

Phone Conference ID: 809 767 680#

CALL TO ORDER AND ROLL CALL - 1:00 PM

DISCUSSION & APPROVAL OF MINUTES

- a August 15, 2022 Minutes - Review of Action Items
- b Approval of Minutes

COMMUNITY DEVELOPMENT UPDATE

- a Community Development Council Report

MEMBER & COMMITTEE UPDATE

- a Reports from each sub-committee

BUSINESS & DISCUSSION ITEMS

- a Community Builders Draft Scope - Economic Recovery Dashboard
- b Reporting to Town Council

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.



Jenny Rakow, CMC
Town Clerk



MEETING MINUTES
Economic Vitality Committee
Monday, August 15, 2022, 1:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO

This agenda and the meetings can be viewed at www.Townofeagle.org.

PUBLIC WIFI – Eagle Guest

CALL TO ORDER AND ROLL CALL - 1:00 PM

Present: Daly, Lally, Brubeck, Eves, Taylor, Sunday, Morgan, Phillips, White, Pardee, Rakow

Absent: Schroeder, Kostick, Gaboury

Members introduced themselves to the new Town Manager Larry Pardee.

APPROVAL OF MINUTES

Motion: Brubeck motioned to approve the minutes, the motion was seconded and passed unanimously.

a July 18, 2022 Minutes

COMMUNITY DEVELOPMENT UPDATE

a Hockett Gulch, Haymeadow, Grand Ave. Study

Chad Phillips provided an update on these projects. Chad also noted that Comm Dev updates are included with the council packet updates at the first meeting of every month.

Also updated on the Eagle County affordable housing project of 150-160 units. The design team is close to submitting the application to the town. The annexation agreement is also expected soon.

Comm Dev is working on filling three vacancies for planners and code enforcement specialist.

The Eby Creek Road 30-unit apartment complex is expected to have approval next week.

With regard to the Case property extension of Broadway, staff is anticipating a sketch plan and subdivision application soon. Discussion took place regarding access and railroad right of way. Brief discussion about the Eagle River Corridor Plan as it relates to this property.

With regard to the Grand Avenue Study, the final update was given at the last council meeting and focused on previous cost estimates and reducing those costs.

Committee comments: Discussion in public is that projects like Hockett Gulch are being slowed by the Town of Eagle process. This committee will discuss the issue Eagle has which is its negative reputation amongst developers. A subcommittee will focus on that issue and what can be done about it. Members are hoping ReCode Eagle solves a lot of these roadblocks with the development process. Chad provided that the town is on schedule

to have the ReCode done for 2023.

- b ReCode Eagle: Eagle's "affordable" housing needs (EPS presentation to Council August 9th)
Committee comments: There will be another work session with the Town Council on September 6th. Chad provided that the consultants will work together for land use code updates as it relates to housing.

Committee comments: would like to see more diverse outreach. Chad updated the members on the outreach planned and being done.

BUSINESS AND DISCUSSION ITEMS

- a Committee Member Rule Review
Jim White, Larry Pardee, and Jenny Rakow provided an overview of the requirements of the committee and an overview of open meeting rules.

Jim White offered CIRSA board training and would like to include all committees at the training.
- b Dashboard Update Community Builders
Chair Daly presented an update on this item. Kari Schroeder is currently working on it. They met last week, and they have a new proposal for this project. Kari will then bring it to the committee and we will ask the town council for approval to spend money on this project for the economic data dashboard. Forecasting was requested as an option for the dashboard.
- c Recap EVC Work Session August 11th
Chair Daly thanked everyone who attended.
- d Priorities for EVC – discussed as part of sub committees.
- e Next Steps with CU Boulder ORE Study
Reminder of the Outdoor Industry Strategy Summit at the Brush Creek Pavilion on August 22nd.
- f Second Quarter Sales Tax Report
Jenny Rakow presented sales tax. Committee would like to examine the sales tax further.

MEMBER & COMMITTEE UPDATE

- a Form new Sub Committees with purpose and members.
Chair Daly provided everyone with a copy of the structure for sub-committees presented by David Gaboury.

Chair Daly suggested forming committees of two+ to address priorities and topics important to the committee and requested volunteers for the suggested committees.

Discussion took place on how to form the committees and the number of members.

Preliminary proposed committees are as follows:

SUB-COMMITTEES PROPOSED

1. **Grand Avenue & Eagle River Corridor Future:**
 - PUC Crossings (Public Utilities Commission); follow-up Grand Ave. Study/Master Plan,
 - Intergovernmental coordination (Eagle, Gypsum, Eagle County)
 - Kari, Kevin, Yuri
2. **Eagle Open for Business with Optimal Workforce and Diverse Housing:**
 - ReCode Eagle finalized and implemented

- Why developments stall, the Town's reputation
- Housing diversity, workforce needs
 - Christina, Eric, Mick

3. Existing & Future Business Growth (Businesses Thrive):

- Business Retention (existing businesses, support growth, tax incentives, etc.)
- Branding/Marketing (attracting new businesses, with needed incentives)
- Outdoor Recreation/Innovation District (study by CU Boulder)
- Western Slope Entrepreneurs/Startup Colorado
 - Kevin, Eric, Melissa

4. Economic Data Dashboard and Community Builders' involvement

- Dashboard content
- Quarterly reporting
- Town Council reporting
 - Kari, Mick, Yuri

Chair Daly requested that members decide who will lead the sub-committees, to come up with the purpose and a plan.

OTHER BUSINESS

a Reporting to Town Council

Reporting to Council will be tabled until the next meeting.

Nick Sunday reminded members of the Town Council housing work session on September 6th.

Kevin Brubeck announced to members there will be a political forum on Thursday the 18th at the Eagle County Building.

Jim White invited EVC members to the police chief meet and greet on August 29th from 5:30 to 7:30 p.m. at Town Hall.

ADJOURN

Motion: Eves motioned to adjourn, the motion was seconded and passed unanimously.

COMMUNITY DEVELOPMENT

August 2022

Town of Eagle and the Community Development Office welcome Clifford “Cliff” Simonton as Senior Planner! Cliff joins the Town most recently from Cordillera as the Community Planning Manager with a focus on architectural design review. Before joining the metropolitan district, Cliff held various positions at Eagle County for nearly 20 years specializing not only in land-use but also in developing the open space program, long-range planning, and code enforcement. Among his other professional achievements, Cliff has worked in project management, competitive ski coaching, and served as an educator at his alma mater Battle Mountain High School.

LONG RANGE PLANNING

- **ReCode Eagle – The Land Use and Development Code (LUDC) Update**
 - o The Code committee’s next meeting is scheduled for 9/19/22.
 - o As public drafts of sections of the new Code become available, community members can view these resources at www.Townofeagle.org/ReCodeEagle.
- **Comprehensive Affordable Housing Assessment (CAHA) by Economic & Planning Systems (EPS)**
 - o EPS held an Affordable Housing Workshop with staff and Town Council on 9/6/22. The group discussed the findings from the [CAHA](#) and considered strategies and recommendations to encourage affordable housing within the Town.
 - o Watch the recorded work session ([LINK](#)) or download the presentation deck ([LINK](#)) for the latest data.

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: Reserve at Hockett Gulch**
 - o The two applications are as follows:
 - 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.
 - PPFP21-01, Preliminary Plan & Final Plat: Seeking approval to subdivide 29.65 acres into three lots and two open space tracts.
 - o Public hearing schedule:
 - Town Council: 9/13/22 (Continued from 8/23/22)
- **SU22-05: 1215 Chambers Avenue Outdoor Storage Facility**
 - o A Special Use Permit application to operate an outdoor storage facility in the Commercial General (CG) Zone District.
 - o Public hearing schedule
 - Planning & Zoning Commission: 9/20/22
 - Town Council: 10/11/22
- **DR22-05 & EP22-06: The Vine Restaurant**
 - o A Minor Development application and encroachment permit to modify the building and expand the patio at 127 West Second Street.
 - o Public hearing schedule: To be announced.
- **DR22-04 & PPFP22-01: Habitat for Humanity / 3rd Street Housing**
 - o A Preliminary Plan and Final Plat to create a 2.2-acre lot and a Major Development Permit for 16 homes (8 duplexes).
 - o Public hearing schedule: To be announced.

OTHER NOTABLE UPDATES

- Green Team & Town of Eagle Community Events – for more information or to volunteer, contact Jackie.VanEyll@townofeagle.org
 - Saturday, Sept 10, 2022: Annual Eagle River Cleanup
 - Saturday, Sept 24, 2022: Hard to Recycle Items & Community Cleanup
- Mountain Towns 2030 – Climate Solutions Summit: Sept 20-22, 2022
 - The MT2030 Climate Solutions Summit is the annual gathering of key stakeholders from mountain and outdoor resort communities, working together to implement bold ideas to meet the zero-carbon commitment.
 - Mayor Scott Turnipseed, Councilmember Geoff Grimmer, and Green Team Lead Jackie VanEyll will be attending. Geoff will present on topics such as the Town's Net Zero by 2030 goal (NZ2030), greenhouse gases (GHG) inventory, [Drawdown](#) best practices, and how the Palmer Fund intends to fill gaps to best support the Town.
- American Planning Association, Colorado Chapter Annual Conference: Sept 28-30, 2022
 - Chad Phillips will be presenting on a panel accompanied by Don Elliott (Clarion Associates, Director) and Lesli Kunkle Ellis (Larimer County, Community Development Director). *Take this job and love it! Tips for happier and more engaged managers and employees.*

BUILDING DEPARTMENT UPDATE

Eddie Wilson and Jackie VanEyll are serving on the Eagle County Code Cohort which is working on the adoption of the 2021 International Energy Conservation Code (IECC) and amendments for communities in Eagle County. The kickoff meeting for this group will be Tuesday, Sept 13, 2022

435 Eby Creek Apartment – 30-unit apartment building

- Building permit under review

775 Sawatch Road – Expansion of Western Slop Laundry

- Building permit under review

410 Broadway – Mixed use building on Broadway

- Construction underway

Eagle River Park Pavilion

- Building permit under review

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	854
Permits Processed	359	272

TOWN COUNCIL AND PLANNING & ZONING COMMISSION MEETING SCHEDULE:

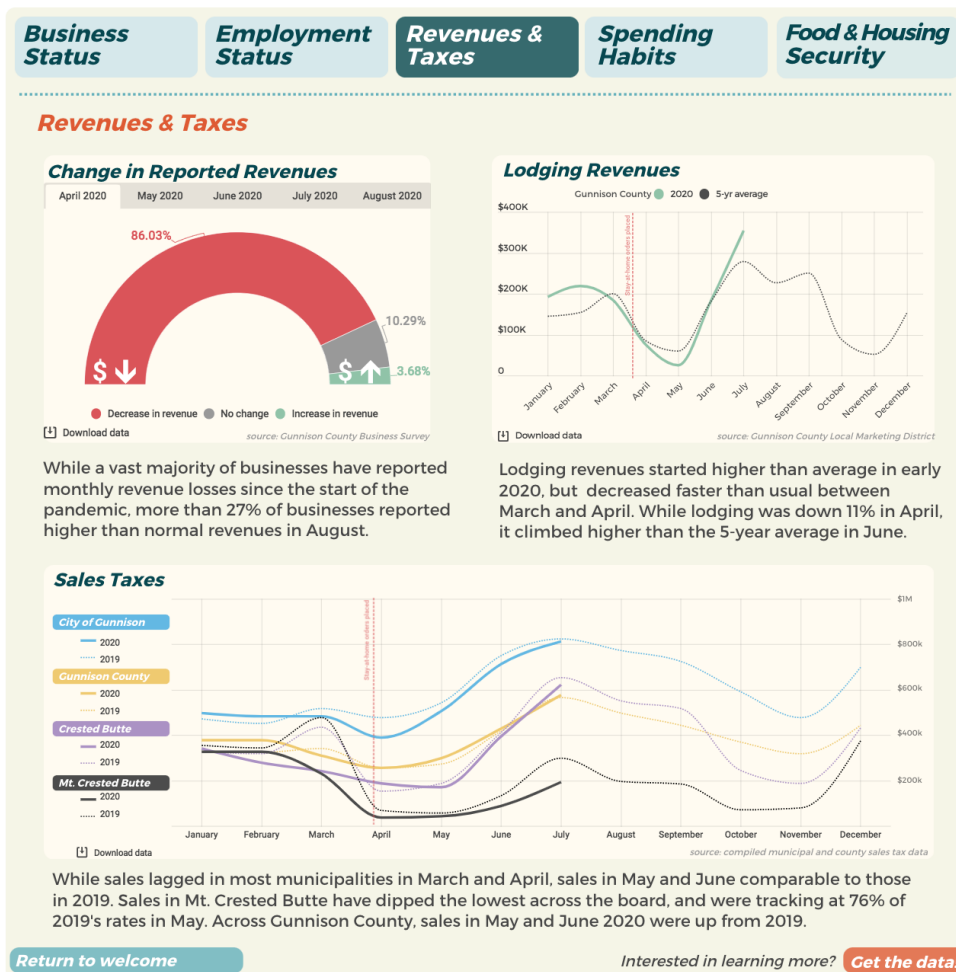
September 2022
September 13 th (Town Council) • LURA22-07 Code Amendment to Section 4.13.240 – Assurance for Completion of Public Improvements • LURA22-06 Code Amendment to Section 4.12.040 – Lot Line Adjustment • DR21-02 Major Development Permit for Reserve at Hockett Gulch (Continued from 8/23/22)
September 20 th (Planning & Zoning Commission) • SU22-05 1215 Chambers Avenue Outdoor Storage Facility Special Use Permit
September 19 th (LUDC UC) • Agenda forthcoming.
September 27 th (Town Council) • Code Amendment to Section 13.17.040 to Allow the Use of Masonry Heaters
October 2022
October 3 rd (LUDC UC) • Agenda forthcoming.
October 4 th (Planning & Zoning Commission) • <i>No land use files scheduled at this time.</i>
October 11 th (Town Council) • SU22-05 1215 Chambers Avenue Outdoor Storage Facility Special Use Permit
October 17 th (LUDC UC) • Agenda forthcoming.
October 18 th (Planning & Zoning Commission) • <i>No land use files scheduled at this time.</i>
October 25 th (Town Council) • <i>No land use files scheduled at this time.</i>

In the context of economic volatility of pandemic recovery, recession concerns, and housing affordability, it is now as important than ever for local governments to measure, monitor, and make publicly available to the community timely information about key economic trends and issues. Especially when regularly updated with recent information that compares and contrasts current economic data with past years, an online Economic Recovery Dashboard can provide a powerful tool for communities to both inform the wider public, and assist local leaders conduct better informed dialogue and decision-making.

Community Builders proposes to assist the Town of Eagle with the development, hosting, and maintenance of an online Economic Recovery Dashboard to help local leaders and community members better understand key issues and track progress on Eagle's path to economic recovery and resilience. Based on our understanding of desired data tracking, the dashboard would include both existing local data as well as newly created data from regularly recurring community surveys.

The following draft scope outlines a scope and budget for developing a dashboard. Community Builders proposes to work with the Town of Eagle staff, Economic Vitality Commission, and other key stakeholders to refine a list of meaningful data points to track. For a rough scale, the dashboard is expected to contain up to 5 key data visuals across four categories, with basic concept and layout based on the Gunnison Valley Economic Recovery Dashboard pictured below.

Gunnison Valley Economic Recovery Dashboard



<< The Gunnison Valley Economic Recovery Dashboard

For scale, the Gunnison dashboard contains 7 pages and 16 visualizations (three visuals on one page pictured to the left). For simplicity, ease of use, and budget, Community Builders proposes the Town of Eagle Dashboard to contain 4 pages, with up to 5 data visuals.

Dashboard with Recurring Survey

Develop and maintain an interactive, online dashboard displaying available local data and community survey data.

The Dashboard will rely on both already-available local data and newly-created data from a customized, regularly recurring monthly community survey. Especially during such volatile times for local economies, readily available data may not be adequate for painting an accurate picture of local economic trends and issues. This survey would be designed to be short, easy to complete, and designed around key economic questions that local leaders would like to better understand and track.

Community Builders will work with Town Staff to develop a survey and system that is easily replicable on a quarterly basis. Town Staff will be responsible for all survey outreach and promotion, as well as for delivering collected data to Community Builders. Community Builders will analyze collected data and update the dashboard.

Tasks & Deliverables:

1. Concept development

To develop the Dashboard, Community Builders would work closely with Town of Eagle staff and commissioners to develop a list of appropriate and pertinent metrics to collect, with consideration for the interval at which data is likely to exhibit meaningful change. These metrics might include;

- Already existing tax, unemployment, human services, real estate, or other existing and accessible local data as included in the Option 1 Dashboard
- Business operating status, opinions on the pace of reopening, reasons for changing spending habits, or other key data points that may be collected through local surveys.

Timeline: October 2022

Deliverables: Brief concept development memo

2. Survey development & launch

Community Builders will work with Town Staff and other key stakeholders to develop community survey language as well as a survey delivery system that will collect sound and usable data. The survey will be distributed by the Town and partners each month, and may also be used to collect data and community input for use beyond the dashboard.

Timeline: Development: October - November 2022 // Launch: December 2022

Deliverables: Draft survey language, guided review process, finalized survey

3. Dashboard development & launch

Community Builders will develop a draft online dashboard that may be shared privately with Town Staff and other key stakeholders for review. After edits and adjustments, Community Builders will provide Town Staff with an embed code to host the dashboard on the Town website. Later back-end updates made to the dashboard by Community Builders will then automatically update on the Town's website.

Timeline: Development: November - December 2022 // Launch: January 2022

Deliverables: Draft dashboard, guided review process, finalized dashboard with embed code

4. Dashboard Quarterly Maintenance

Each quarter, Community Builders will update the dashboard's data and captions. While Community Builders will access publicly available data for monthly updates (BLS data, or data made available on other websites), it will be the Town's responsibility to supply and locally-accessible data (sales taxes, sales taxes by industry, local real estate data from a Realtor partner, data from local human services organizations, etc). The Town will also be encouraged to work with Community Builders to review updated captions. A caption-less option may also be developed to decrease required Town capacity.

The Town will also be responsible for doing outreach and promotion for quarterly surveys, and for delivering collected

data to Community Builders.

Timeline: Quarterly

Deliverables: Updated dashboard data-visuals and captions using data provided by Town Staff

Add-Work Services Option

Should the Town wish to make major revisions to the dashboard, such as building and adding new data-visuals, new pages, or making significant changes to any survey system requiring assistance from CB, the Town may elect to add an add-work budget option to the contract, agreeing to compensate Community Builders for agreed upon additional work beyond the scope at a fixed hourly rate.

Budget Range

We anticipate finalizing the budget during the Concept development task, as the list of indicators and understanding of the balance of ready-available data and local data collection is finalized. As general guidance, we anticipate a budget in the range of \$6,000-\$8000 for Tasks 1 through 3 and about \$1600-\$2400 per quarter for on-going maintenance.