



**Planning & Zoning Commission  
Tuesday, September 20, 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](http://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# 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](mailto: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](mailto:Planning@townofeagle.org) and will be included as part of the record.

**6:00 PM - REGULAR MEETING CALLED TO ORDER**

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

1. Minutes dated September 6, 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: 1215 Chambers Avenue Outdoor Storage Special Use Permit

File # SU22-05  
Applicant: 1215 Chambers, LLC  
Location 1215 Chambers Avenue  
Staff Contact: Tez Hawkins, Senior Planner  
Request: An application for a Special Use Permit to operate an outdoor storage facility on approximately 5.4 acres of land in the Commercial General (CG) Zone District.

### **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



**MEETING MINUTES**  
**Planning & Zoning Commission**  
**Tuesday, September 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](http://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**

Hood called the meeting to order at 6:07 PM.

**COMMISSIONERS PRESENT**

Matt Hood, Bill Nutkins,  
Jennifer Filipowski, Jamie Woodworth Foral,  
Keith Klesner (via Teams)

**COMMISSIONERS ABSENT**

Kyle Hoiland, Keegan Winkeller, Charlie Perkins

**STAFF**

Chad Phillips – Community Development Director  
Cliff Simonton – Senior Planner  
Jessica Lake – Planner I  
Nikki Davis - Administrative Tech II

**APPROVAL OF MINUTES**

1. Minutes dated August 16, 2022

The minutes were approved without change.

**PUBLIC COMMENT**

Hood opened public comment. There was no public comment.

## **PUBLIC HEARINGS**

1.     Project:       Code Amendment to Section 4.12.040 – Lot Line Adjustment  
      File #:       LURA22-06  
      Applicant:    Town of Eagle  
      Location:     Town of Eagle  
      Staff Contact: Chad Phillips, Community Development Director/Town Planner  
      Request:      For the Planning & Zoning Commission’s review and recommendation on amending Section 4.12.040 of the Land Use and Development Code.

Hood opened file # LURA22-06.

### **Staff Presentation**

Ordinance 13, Series 2022, recently approved in July, made lot line adjustments an easier process by foregoing a hearing. After additional inquiries, staff reconsidered the appropriateness of consolidating up to four lots, also noting there should be a cap.

### **Q & A**

No questions from the Commission.

### **Public Comment**

There was no public comment.

### **Deliberation**

The Commission unanimously agreed to recommend approval.

**MOTION: FILIPOWSKI MOTIONED TO APPROVE THE RECOMMENDATION TO AMEND THE REVIEW AND APPROVAL PROCESS OF SECTION 4.12.040 – LOT LINE ADJUSTMENTS. MOTION WAS SECONDED AND APPROVED UNANIMOUSLY.**

**MOTION PASSES.**

Hood closed file # LURA22-06.

2.     Project:       Code Amendment to Section 4.13.240 – Assurance for Completion of Public Improvements  
      File #:       LURA22-07  
      Applicant:    Town of Eagle  
      Location:     Town of Eagle  
      Staff Contact: Chad Phillips, Community Development Director/Town Planner  
      Request:      For the Planning & Zoning Commission’s review and recommendation on amending Section 412.040 of the Land Use and Development Code.

Hood opened file # LURA22-07.

## **Staff Presentation**

Staff believed this was a necessary amendment ahead of completing ReCode Eagle, especially in anticipation of projects that will need to be processed in the meantime. The existing language does not give the Town or applicant the flexibility, through a development agreement, to customize the timing of establishing certain infrastructure. The new proposed language addresses items such as engineering cost estimates, development agreements, and options for the performance guarantee minimizing the strain of requirements currently in place in order to receive building permit approval.

## **Q & A**

Nutkins asked if staff makes these determinations. Phillips explained that staff requires Council's approval on the development agreement, which would still cover terms for the performance guarantee.

Hood asked if the amendment would strike Section G? Phillips replied, yes. The new language in Section F would cover both existing Sections F & G.

Hood asked if the amendment is removing guidance for users. Phillips replied that users will be referred to language in the subdivision section. Staff believes this will improve flexibility during building permit.

Nutkins asked if staff foresees any conflict with applicants who don't want to pay that money up front. Phillips explained this will guarantee that infrastructure & improvements will be installed.

Klesner asked if there is a problem with cross-referencing sections. Phillips echoed this will be reworked through the code update process.

## **Public Comment**

There was no public comment.

## **Deliberation**

The Commissioners were supportive of staff's request in order to get through current projects, also understanding that the section will still go through the ReCode process. Hood requested to keep the cross-referencing elements.

**MOTION: FILIPOWSKI MOTIONED TO APPROVE THE RECOMMENDATION TO AMEND THE REVIEW AND APPROVAL PROCESS FOR SECTION 4.13.240 – ASSURANCE OF PUBLIC IMPROVEMENTS. MOTION WAS SECONDED AND PASSED UNANIMOUSLY.**

**MOTION PASSES.**

Hood closed file # LURA22-07.

## **OPEN DISCUSSION**

1. Welcome Cliff Simonton, new Senior Planner.

**ADJOURN**

**MOTION: FILIPOWSKI MOTIONED TO ADJOUR. MOTION WAS SECONDED AND PASSED UNANIMOUSLY.**

**MEETING ADJOURNED AT 6:28 PM.**

DRAFT



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**STAFF REPORT AND  
CERTIFICATE OF RECOMMENDATION**

**TO:** Planning & Zoning Commission

**FROM:** Community Development Department

**DATE:** September 20, 2022

**PROJECT:** 1215 Chambers Avenue Outdoor Storage Special Use Permit

**REQUEST:** 1215 Chambers, LLC has submitted an application for a Special Use Permit to operate an outdoor storage facility on approximately 5.4 acres of land in the Commercial General Zone District.

**FILE NUMBER:** SU22-05

**APPLICANT:** 1215 Chambers, LLC

**LOCATION:** 1215 Chambers Avenue.

**CODE:** Chapter 4.04 Zoning  
Chapter 4.05 Zoning Review

**ZONING:** Commercial General

**EXHIBITS:** A: Site Plan  
B: Application and Narrative

**PUBLIC COMMENT:** Staff has not received any public comment as of September 16, 2022.

**STAFF:** Tez Hawkins, Planner

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## INTRODUCTION

1215 Chambers, LLC (the "Applicant") requests a Special Use Permit to operate an outdoor storage facility (the "Proposed SUP") on 5.4 acres of land in the Commercial General Zone District at 1215 Chambers Avenue (the "Property").

The purpose of the storage is to provide inventory overflow space for the electrical supply retailer tenant located east of the Property at 1353 Chambers Avenue; however, materials stored in the Property may not be limited to the electrical supply retailer. The outdoor storage area is proposed as gravel or road base/pervious yard with a screened and locked fence. Access to the outdoor storage is available from existing drive lane on the east at 1353 Chambers Avenue; the drive lane has an existing access easement.

Notice for the outdoor storage facility was sent to adjacent property owners and published in the Vail Daily and Enterprise in accordance with the Town of Eagle's (the "Town") land use development code (the "Code"), [Section 4.03.060. - Public notice](#). Notice of the application was also provided to local and regional referral agencies. Staff has not received any comments from referral agencies or the public as of September 13, 2022.

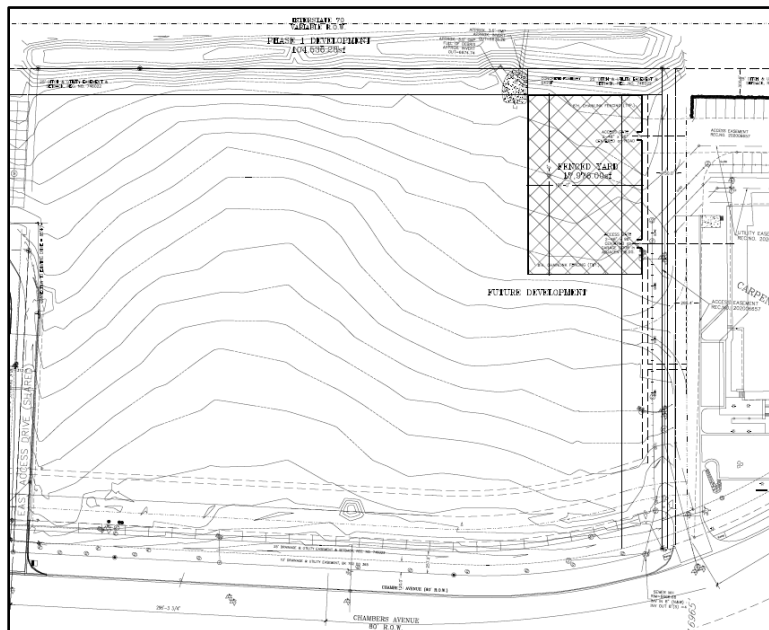


Figure 1. Site Plan

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## ISSUES FOR DISCUSSION

1. Staff did not have any issues arise during the review of this application. However, there are conditions of approval.

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## SUMMARY AND RECOMMENDATION

Staff recommends Approval of Special Use Permit SU22-03 based on Standards 1-4 of Section 4.05.010. of the Municipal Code. Specifically: With the suggested conditions of approval, the Proposed SUP meets the standards of a special use permit, Section 4.05.010.A.1.a, and is consistent with the 2021 Amended Elevate Eagle Comprehensive Plan as explained below.

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## COMPLETE APPLICATION EVALUATION & STANDARDS FOR SPECIAL USE PERMIT

### Section 4.05.010.A.1.a

**STANDARD #1:** *The proposed use is consistent with the provisions of this chapter and with the Town's goals, policies, and plans.*

Staff evaluated the Proposed Special Use for consistency with the goals of the Elevate Eagle Comprehensive Plan (the "Comprehensive Plan") and Section 4.04.100.J.-*Minimum Use Standards* of the Town's Land Use and Development Code (the "Code").

#### The Comprehensive Plan

Staff analyzed the applicable policies of the Comprehensive plan to ensure the Proposed SUP is in conformance.

**Policy 1-2.3.** Support opportunities to expand and diversify the commercial and light industrial base.

**Policy 1-2.10.** Support the retention and expansion of regionally serving commercial and service uses. Protect the light industrial areas from dilution and intrusion by other uses

**Staff Comment: The Proposed SUP supports the commercial operations of the Applicant by allowing a higher inventory of raw materials and products to serve local and regional customers. Additionally, the outdoor storage is consistent with the East Eagle Area's light industrial and commercial uses. Staff finds the Proposed SUP facility meets Policies 1-2.3, and 1-2.10 of the Comprehensive Plan.**

**Policy 2-6.6** Require screening or other enhancements to building facades and outdoor storage areas to improve visual quality.

**Staff Comment: The Applicant is proposing an eight-foot chain-link fence screened by a green mesh; the proposed green mesh fencing is shown in Figure 2. The fence shall be maintained to stay in compliance with Policy 2-6.6. Additionally, per the Code, Chapter 13.15. - Miscellaneous Provisions, any fence over 6' in height requires a building permit. Staff finds that the Proposed SUP meets Policy 2-6.6 of the Comprehensive Plan.**



*Figure 2. Proposed Fence Screening*

**Policy 2-7.6.** Maintain existing commercial and industrial zoning in the Chambers Avenue, Market Street, Sawatch Road, and Marmot Lane areas.

**Staff Comment: The Proposed SUP is a commercial-light industrial land use and maintains the area's existing character. The proposed outdoor storage facility meets Policy 2-7.6 of the Comprehensive Plan.**

**Section 4.04.100.J.- Minimum use standards.** In all zone districts, except as otherwise specified herein, all uses shall be designed and operated in compliance with the following minimum standards:

1. All fabrication, service and repair operations shall be conducted within a building, except in the industrial zone, where such uses may be conducted outside a building if within a fence as set forth in Subsection (J)(2) of this section.

**Staff Comment: The outdoor storage facility will not be used for fabrication, service, and repair. Staff finds the outdoor storage facility meets Section 4.04.100.J.1.**

2. All storage of materials except merchandise displayed for retail sale shall be within a building or in the rear yard and obscured from view from surrounding properties by a fence in conformance with Subsection (H)(6) of this section.

**Staff Comment: The Applicant's proposed visual screening is adequate and is located in the rear yard of the property. The screening should be maintained throughout the life of the outdoor storage facility. Staff finds the proposed outdoor storage facility meets Section 4.04.100.J.2.**

3. Loading and unloading of vehicles shall be conducted on private property, not on any street or alley, except in the CBD, where it may be from a designated loading zone or alley.

**Staff Comment: Loading and unloading of the Applicants materials and supplies take place on the Applicant's property. Materials stored will be transported to and from the outdoor storage via an existing access drive and access easement. Staff finds the proposed outdoor storage facility meets Section 4.04.100.J.3.**

4. No dust, noise, odor, fumes, glare, or vibration shall be projected beyond the lot.

**Staff Comment: Staff does not anticipate the outdoor storage facility to emit dust, odors, fumes, or glare. Noise and vibration are expected by vehicles transporting materials and products to and from the outdoor facility. The noise and vibration produced by the vehicles are expected in the Commercial General and Industrial Zone Districts. The noise and vibration are not anticipated to be a substantial increase from the existing operations of the adjacent properties and the surrounding land uses. Staff finds the Proposed SUP facility meets Section 4.04.100.J.4.**

**STANDARD #2:** The proposed use is compatible with existing and allowed uses surrounding or affected by the proposed Use.

**Staff Comment: The outdoor storage facility is compatible with the surrounding Commercial and Industrial zone districts, and land uses. The surrounding Land uses to the south of the Property are zoned Commercial General and contain similar land uses related to industrial**

fabrication, installation, repair, and storage; the outdoor storage is substantially compatible with these land uses.

There is a residential use on the property to the west at 1115 Chambers Avenue. The Proposed SUP is not expected to cause a disturbance or impacts to residences. The Proposed SUP is approximately 500 feet from the residences.

STANDARD #3: Street improvements adequate to accommodate traffic volumes generated by the proposed use and provision of safe, convenient access to the Use and adequate parking are either in place or will be constructed in conjunction with the proposed Use, as approved by the Town.

**Staff Comment:** The outdoor storage facility is not expected to increase traffic volumes significantly. There is existing access to the Property.

STANDARD #4: The special conditions for specific uses, as provided in this section are met.

**Staff Comment:** All special conditions for the outdoor storage facility are met. These special conditions include Section 4.04.100.J.2. which requires storage of outdoor materials to be visually screened. To ensure that the Property is in conformance with provisions to the Towns regulations, plans, goals, and policies The Proposed SUP shall be valid for five years from the date of approval. If the property is sold or transferred, the permit shall be valid under the conditions provided herein and the proposal provided by the Applicant. Additionally, if the use is abandoned for more than 12 consecutive months, the property shall be returned to its existing state or developed in conformance with the adopted Town Code.

Section 4.05.010.1.b. In granting a special use permit, the Planning Commission and Council shall impose such restrictions on the proposed use as they find necessary to protect the public health, safety and welfare, including, but not limited to, restrictions equal to or more restrictive than requirements of the zone district regulations regarding area, setback, coverage, and height of proposed structures; off-street parking; safety of ingress and egress; physical separation in distance from other uses or buildings; landscaped buffer areas; screening fences; and any other provisions they find necessary. A special use permit may be limited as to duration of not less than three years, location, the party entitled to the benefit thereof, and/or other specifics.

**Staff Comment:** The Planning Commission and Council may find it necessary to impose additional measures to mitigate visual impacts from the 1-70 corridor. This may include more restrictive setbacks, improved visual screening, or revisions to the height of the fencing. The life or duration the of Proposed SUP should be considered when imposing stricter requirements.

Section 4.05.010.1.c. All special uses that attract or produce additional vehicular trips shall pay a street improvement fee in accordance with Section 4.13.220.

**Staff Comment:** The Proposed SUP is not expected to produce any additional vehicular trips. As stated in the project narrative of the application materials, the purpose of the outdoor storage area is to provide inventory overflow space for the electrical supply retailer tenant located east of the Property at 1353 Chambers Avenue. Therefore, additional vehicular trips should not be added and the vehicular trips associated with the outdoor storage area are existing trips generated by adjacent electrical supply retailer.

Section 4.05.010.1.d. All special uses requiring additional fire protection services shall pay a fire protection services impact fee in accordance with [Section 4.13.230](#).

**Staff Comment: The application was distributed to the Fire district, and the district responded with no issues or comments for the Proposed SUP.**

[Section 4.05.010.2. Industrial operations.](#) Every industrial use requiring a special use permit shall be designed to conform with [Section 4.04.100\(L\)](#) and operated so as to have no adverse effect on:

- a. Existing lawful use of water through depletion or pollution of surface run-off, stream flow or groundwater.
- b. Wildlife and domestic animals through creation of hazardous attractions, blockade of migration routes or patterns or other means.

**Staff Comment: The Proposed SUP is not anticipated to have adverse impacts on existing lawful use of water through depletion or pollution of surface run-off, stream flow or groundwater. [Per Section 13.15.010. - Permit requirements guideline](#), The applicant shall apply for a building permit if the fence surrounding the outdoor storage area is taller than six feet. If the Fence is not taller than six feet, then the applicant must apply for a grading permit due to the anticipated grading needed for the Proposed SUP. The building permit or the grading permit will ensure that sediment and erosion control measures are in place for the construction and implementation of the Proposed SUP.**

**Adverse impacts to Wildlife and domestic animals through creation of hazardous attractions, blockade of migration routes or patterns or other means is not anticipated. However, due to the Proposed SUP's proximity to the I-70 corridor and observed wildlife in the area, grading near the I-70 corridor should be coordinated with the Colorado Department of Transportation (CDOT) and the Town. Grading near the I-70 corridor could create unanticipated and undesigned wildlife crossing/migration routes on 1-70, and therefore, could create hazardous wildlife and traffic conflicts.**

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## STAFF RECOMMENDATION

Staff recommends Approval of Special Use Permit SU22-03 based on Standards 1-4 of Section 4.05.010. of the Municipal Code. Specifically:

With the suggested conditions of approval, the outdoor storage facility meets the standards of a special use permit, Section 4.05.010.A.1.a, and is consistent with the 2021 Amended Elevate Eagle Comprehensive Plan.

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## PLANNING AND ZONING COMMISSION POTENTIAL MOTIONS

Below are the Planning and Zoning Commission options related to the Special Use Permit:

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)

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**FINDINGS OF FACT**

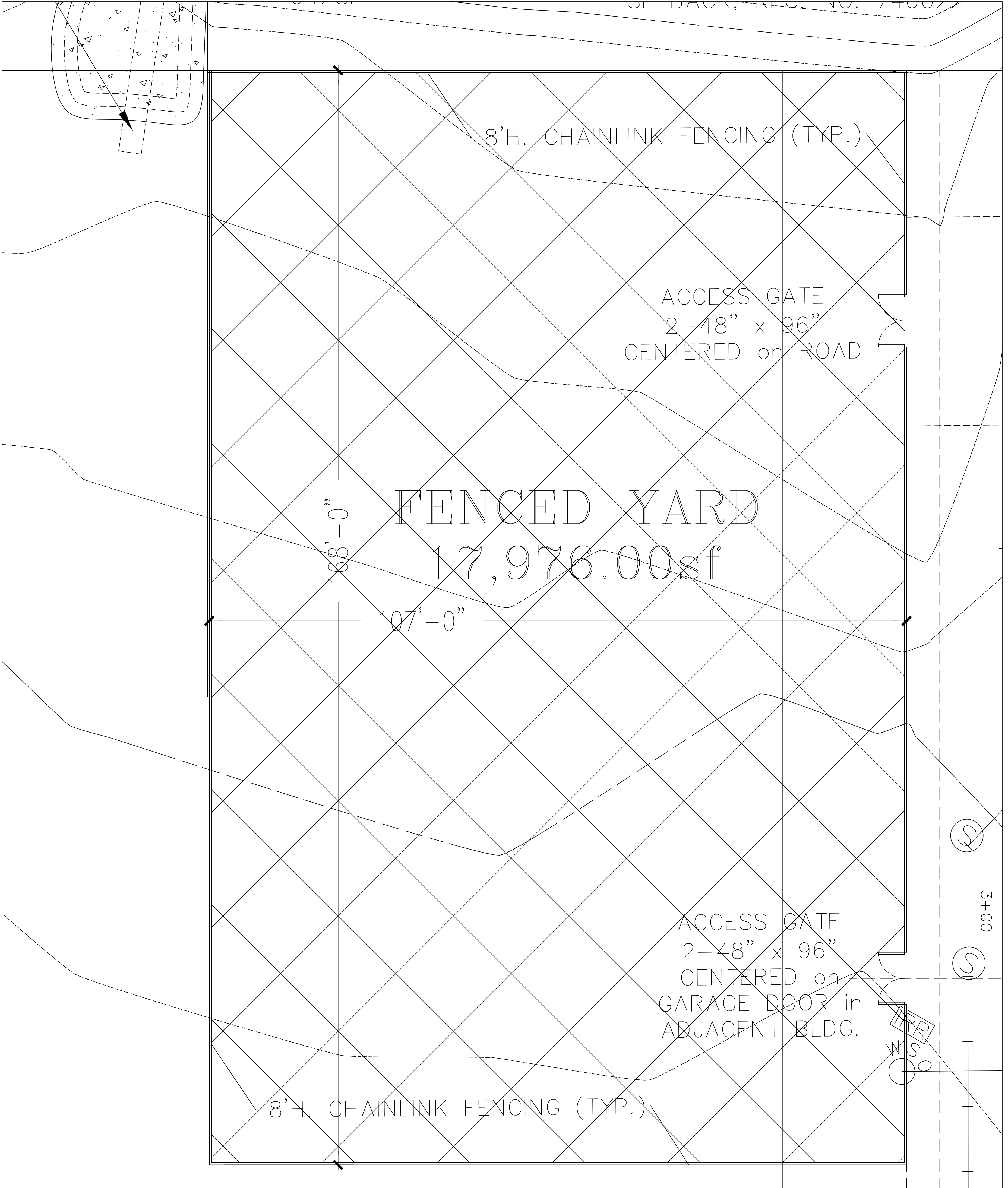
1. With the suggested conditions of approval, the outdoor storage facility meets the standards of a special use permit, Section 4.05.010.A.1.a, and is consistent with the 2021 Amended Elevate Eagle Comprehensive Plan.

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

1. The Proposed SUP outdoor storage facility's approval shall be valid for five years from the approval date. If the property is sold or transferred, the permit shall be valid under the conditions provided herein and the proposal provided by the Applicant. If the use is abandoned for more than 12 consecutive months, the property shall be returned to its existing state or developed in conformance with the adopted Town Code within 90 days of notice.
2. The fence screening shall be as shown in the application and shall be weighted so as not to become a hazard in adverse weather conditions. The Applicant shall be responsible for safely securing the screening. The screening shall be aesthetically maintained at the level that is shown in the application.
3. Prior to commencing any grading north of the property and within the 25-foot Ditch and Utility Easement (Reception No. 746022), the Applicant or its successors shall coordinate with the Town and CDOT to ensure that the grades do not create undesigned wildlife crossings along Interstate 70.
4. Due to the height of the proposed fence being over six feet, the Applicant shall apply for a building permit with the Town prior to grading or erecting the fencing for the Proposed SUP outdoor storage area. If the Fence is not taller than six feet, then the Applicant must apply for a grading permit due to the anticipated grading required to implement the Proposed SUP.





TAS

Sig

**BJORNSON  
DESIGN  
ARCHITECTS, P.C.**

**Sig Bjornson II, AIA**  
EAGLE STUDIO  
254 ROBINS EGG LANE  
WEST EAGLE RANCH  
P.O. BOX 5228  
EAGLE, COLORADO 81631  
970-328-1158 PHONE/FAX  
970-390-5339 CELLULAR  
sb@vail.net

STAMP

PROJECT

**STORAGE YARD**  
  
for ASPECT DEVELOPMENT (MATTHEW BARRY)  
LOT C13, KEMP SUBDIVISION  
1215 CHAMBERS AVENUE  
Town of Eagle, County of Eagle, State of Colorado

ISSUE DATE/REVISIONS

|                      |  |  |  |  |  |
|----------------------|--|--|--|--|--|
| 6/27/2022 FOR PERMIT |  |  |  |  |  |
|----------------------|--|--|--|--|--|

PLAN

**STORAGE  
YARD  
PLANS**

SHEET

**SY1.2**

Page 15 of 22



1115 Chambers Ave., A102 | Eagle, Colorado 81631 | 970.300.1415

6/8/2022

To whom it may concern:

We have a tenant located at 1353 Chambers Ave that needs additional storage space to house their materials. We own the lot directly to the west of their facility (1215 Chambers Ave). We are proposing via this special use permit to create an outdoor storage yard to meet their immediate needs. This would be a simple graded, gravel or road base/pervious yard with a screened and locked fence. This would be accessible from their existing drive lane on the west side of their lot. Below is a screenshot from Eagle County GIS for reference. Also included in this application is a site plan provided by our architect. We anticipate this being a 2–5-year lease for our tenant until we can fully develop the lot.



Thank you for your time and consideration.

Sincerely,

**Kelly Muir**

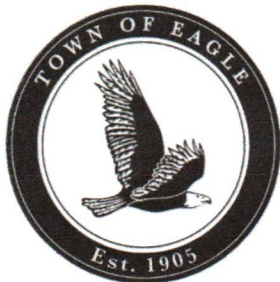
Project Manager



1115 Chambers Ave, Eagle, CO 81631

Email: [kmuir@aspectdevco.com](mailto:kmuir@aspectdevco.com)

Mobile: 970-306-8325



**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                                                                                                                                                                                                                                                          |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Special Use Permit<br><input type="checkbox"/> Zoning Variance<br><input type="checkbox"/> Rezoning<br><input type="checkbox"/> Temporary Use Permit<br><input type="checkbox"/> Amendment to Zone District Regulations<br><input type="checkbox"/> Encroachment Permit | <input type="checkbox"/> Minor Development Permit<br><input type="checkbox"/> Major Development Permit<br><br><b>PLANNED UNIT DEVELOPMENT (PUD) REVIEW</b><br><input type="checkbox"/> PUD Zoning Plan<br><input type="checkbox"/> PUD Development Plan | <input type="checkbox"/> Concept Plan<br><input type="checkbox"/> Preliminary Plan<br><input type="checkbox"/> Final Plat<br><input type="checkbox"/> Lot Line Adjustment<br><input type="checkbox"/> Condominium / Townhouse<br><input type="checkbox"/> Minor Subdivision |

PROJECT NAME Private Outdoor Storage

PRESENT ZONE DISTRICT C.G. PROPOSED ZONE DISTRICT N/A  
(if applicable)

### LOCATION

STREET ADDRESS 1215 Chambers Ave

### PROPERTY DESCRIPTION

SUBDIVISION Kemp LOT(S) C-13 BLOCK \_\_\_\_\_  
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE The tenant of an adjacent property is in need of additional storage space for their business. We are proposing to provide a fenced, screen, locked outdoor storage facility on the corner of our vacant property.

APPLICANT NAME 1215 Chambers, LLC PHONE 970-306-7730

ADDRESS PO Box 5259, Eagle CO 81631 EMAIL \_\_\_\_\_

OWNER OF RECORD \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ EMAIL \_\_\_\_\_

REPRESENTATIVE\* Kelly Muir PHONE 970-306-8325

ADDRESS PO Box 5259, Eagle CO 81631 EMAIL KMuir@Aspectdewco.com

\*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

6/8/22 \_\_\_\_\_  
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 _____  |                   |

## Authorized Representative Affidavit

### AUTHORIZED REPRESENTATIVE

I Matthew Barry HEREBY AFFIRM AND ASSIGN **Kelly Scott Muir** as an authorized representative of [1215 Chambers, LLC] and that I possess the legal authority to make this Affidavit on behalf of myself and the organization for which I am acting.

### CERTIFICATION OF REGISTRATION AND TAX PAYMENT

I FURTHER AFFIRM THAT the organization named above is a Domestic LLC duly registered in accordance with the laws of the State of Colorado and is in good standing. The name and address of its resident agent is:

1215 Chambers, LLC  
PO BOX 5259  
EAGLE, CO 81631-5259

WITNESS

Marsha R. Bjornson  
Signature of Witness

MARSHA R. Bjornson  
Name of Witness & Date

2-10-22

1215 Chambers, LLC

[Signature]  
Signature

2/16/22  
Name & Date



To: Planning & Zoning Commission

From: Community Development Department

Date: September 20, 2022

Agenda Item: Community Development Department Update

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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, 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**
  - The Code committee’s next meeting is scheduled for 9/19/22.
  - The survey results for Installment One and Housing Needs are now available on the project page.
  - As public drafts of sections of the new Code become available, community members can view these resources at [www.Townofeagle.org/ReCodeEagle](http://www.Townofeagle.org/ReCodeEagle).
- **Affordable Housing Assessment Report by Economic & Planning Systems (EPS)**
  - 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.
  - Watch the recorded work session ([LINK](#)) or download the presentation deck ([LINK](#)) for more information.

#### **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**
  - The two 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.
    - PPFP21-01, Preliminary Plan & Final Plat: Seeking approval to subdivide 29.65 acres into three lots and two open space tracts.
  - Public hearing schedule:
    - Town Council Special Meeting: 9/20/22 (Continued from 9/13/22)



- **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
    - Planning & Zoning Commission: 9/20/22
    - Town Council: 10/11/22
- **DR22-04 & PPFP22-01: Habitat for Humanity / 3<sup>rd</sup> Street Housing**
  - A Preliminary Plan and Final Plat to create a 2.2-acre lot and a Major Development Permit for 16 homes (8 duplexes).
  - Public hearing schedule
    - Planning & Zoning Commission: 10/18/22
    - Town Council 11/1/22
- **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.

#### **OTHER COMMUNITY DEVELOPMENT UPDATES**

- Green Team & Town of Eagle Community Events – for more information or to volunteer, contact [Jackie.VanEyll@townofeagle.org](mailto:Jackie.VanEyll@townofeagle.org)
  - 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.



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                     | 887                            |
| Permits Processed             | 359                       | 287                            |

#### **TOWN COUNCIL AND PLANNING & ZONING COMMISSION MEETING SCHEDULE:**

|                                                                                                                                                                                          |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>September 2022</b>                                                                                                                                                                    |
| September 19 <sup>th</sup> (LUDC UC) <ul style="list-style-type: none"> <li>• Agenda forthcoming.</li> </ul>                                                                             |
| September 20 <sup>th</sup> (Town Council Special Meeting) <ul style="list-style-type: none"> <li>• DR21-02 Reserve at Hockett Gulch Major Development Permit</li> </ul>                  |
| September 20 <sup>th</sup> (Planning & Zoning Commission) <ul style="list-style-type: none"> <li>• SU22-05 1215 Chambers Avenue Outdoor Storage Facility Special Use Permit</li> </ul>   |
| September 27 <sup>th</sup> (Town Council) <ul style="list-style-type: none"> <li>• Code Amendment to Section 13.17.040 to Allow the Use of Masonry Heaters</li> </ul>                    |
| <b>October 2022</b>                                                                                                                                                                      |
| October 3 <sup>rd</sup> (LUDC UC) <ul style="list-style-type: none"> <li>• Agenda forthcoming.</li> </ul>                                                                                |
| October 4 <sup>th</sup> (Planning & Zoning Commission) <ul style="list-style-type: none"> <li>• No land use files scheduled at this time.</li> </ul>                                     |
| October 11 <sup>th</sup> (Town Council) <ul style="list-style-type: none"> <li>• SU22-05 1215 Chambers Avenue Outdoor Storage Facility Special Use Permit</li> </ul>                     |
| October 17 <sup>th</sup> (LUDC UC) <ul style="list-style-type: none"> <li>• Agenda forthcoming.</li> </ul>                                                                               |
| October 18 <sup>th</sup> (Planning & Zoning Commission) <ul style="list-style-type: none"> <li>• DR22-04 &amp; PPFP22-01 Habitat for Humanity / 3<sup>rd</sup> Street Housing</li> </ul> |
| October 25 <sup>th</sup> (Town Council) <ul style="list-style-type: none"> <li>• No land use files scheduled at this time.</li> </ul>                                                    |