



MEETING MINUTES
Land Use and Development Code Update Committee
Monday, August 15, 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

Hoiland called the meeting to order at 6:00PM.

COMMITTEE MEMBERS PRESENT

Dawn Koenig, Kyle Hoiland, Scott Turnipseed,
Rick Beveridge, Rick Pylman,
Scott Schlosser (via Teams),
Allison Kent (via Teams)

COMMITTEE MEMBERS ABSENT

Jack Albertson

STAFF

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

APPROVAL OF MINUTES

1. Minutes dated June 6, 2022

The meeting minutes were approved without change.

DISCUSSION

1. Housing Study & Housing Update

Comprehensive Affordable Housing Assessment (CAHA) high level data overview.

- Housing Gap – Can EPS get newer data beyond 2019?

- Value in targeting ownership. To address need (Home Price Affordability by Wage) \$275,000-500,000. 180% AMI is a great challenge for homeownership.
- Single family homes with ADUs can help with this gap, we may see more multi-generational families in this format. There is also a need for hotel beds. Local hotels have turned into long-term stays or seasonal employee housing. This is also concerning for our economy.
- Home prices seem low, as it relates to affordability. This illustrates how much these professionals can spend on purchasing a home.
- 144 ADU's in Eagle seems inaccurate. This was sourced from the Town's utility billing system. May consider querying from County Assessor's Office. There are also more deed restricted units in the Town; homes that were already deed restricted before LERP.
- Can the Town do more projects with Habitat for Humanity? This would be a policy or activity pursued by the Town, not a regulation built into the Code.

DOLA Strategies –

The state is taking it up to 140% AMI or possibly higher, to define “affordable”. With EPS's study, we will need to define “affordable” for Eagle.

- Tiny homes – small lots with the small homes; down to 3,500 sf. Limited allowance of tiny homes.
- Detached but two units on lot (duplex but detached). At what point does an ADU become a duplex on the lot? Can an ADU be defined by ownership? More acceptable/manageable if defined by ownership – duplexes can be sold separately.
- Would people on large lots considering subdividing and selling? Yes.
 - Build two dwellings on one lot? Could still subdivide. This activity would be limited to downtown/old Eagle.
 - ADU limitations (850 sf) would go away. What about parking?
 - ADUs need to be permitted in mixed use
- Conservation zone district – mostly talking about tearing down substandard housing. Not much of it and otherwise substandard.
- Convert single family to multifamily – more than 2. Need minimum square footage.
- Building code trigger to commercial – 3+ triggers fire code. Upgrading costs associated with conversion for 3+ units.
- RVs as temporary housing – Sept. proposal from Dave and Matt's Vans to start conversation. Enforcement could be a challenge.
 - RV Park to TOE – not necessarily affordable. Need an affordable housing RV Park. It's happening, how are we going to deal with it?
 - Silt has an example of a tiny home park – land for rent.
- Uses allowed in single family zoning – at least duplex allowed as use by right.
- Density bonus for affordability – difficult if the Town hasn't defined affordable housing. Affordable or workforce housing? Negotiations for resident occupied (RO) over LERP requirement.
- Additional density for more LERP? Not under current requirements in LERP. Do we increase square footage with increased density or allow units to have smaller square footage. Still unaffordable – needs to be unrelated to AMI. Vail has moved to basic RO and away from AMI. Encourage supply to bring down costs.
- Strategy 6 – Allow affordable housing as allow by right in any zone district? Not a good fit for East Eagle.

Community survey responses -

- STR restrictions – enforcement can be really challenging but can possibly be addressed through registration.

- Do we want to discuss this as a community to determine if STRs are a problem? Capping the number of STRs in a community has been an unpopular approach. An ownership requirement is palatable for Council.

Eagle Specific Issues -

- More residential on Chambers? Residential on Chambers will not be adopted by Council – concern housing will take away commercial opportunities.
- East Eagle – follow guidance from subarea plan.

2. Administration and Procedures Preview

- Intent is to consolidate in one section.
- Increase types of reviews that are approved by staff and supported with Bump-Up/Call-Up procedures. Switch to objective review criteria.
- Two Main categories: Permits & Administrative Approvals and Specific Procedures. Council would be interested in expediting approval processes.

3. Future Agenda Items

The committee is in favor of doing 2 meetings in September and 2 meetings in October to stay on schedule.

ADJOURN

Meeting adjourned at 8:00PM.