



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.

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.