



MEETING MINUTES
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.

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 6:00 PM.

COMMISSIONERS PRESENT

Matt Hood, Bill Nutkins, Kyle Hoiland
Jamie Woodworth Foral, Keith Klesner,
Keegan Winkeller, Charlie Perkins

COMMISSIONERS ABSENT

Jennifer Filipowski

STAFF

Chad Phillips – Community Development Director
Dennis Wike – Town Engineer
Cliff Simonton – Senior Planner
Tez Hawkins – Senior Planner
Nikki Davis - Administrative Tech II

APPROVAL OF MINUTES

1. Minutes dated September 6, 2022

The minutes were approved without change.

PUBLIC COMMENT

Hood opened public comment. There was no public comment.

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.

Hood opened file # SU22-05.

Hood added that he has done a lot of work for the applicant, though is not involved with this project. Hood did not recuse himself from the meeting.

Staff Presentation

Hawkins presented this file. The outdoor storage site is approximately 17,978 sq.ft. and would store electrical supply materials, but not limited to. There is an existing access easement from the property east of this site. A 6–8-foot-tall fence lined with green mesh will serve as contiguous screening around the property.

The Municipal Code identifies four standards for granting Special Use Permit approval. Staff's review determined the application meets the four standards leading to a recommendation of approval with conditions.

Q & A

Perkins asked if the approval includes language of what cannot be stored at this site. The applicant replied their current intent is to lease the space to a tenant who occupies the adjacent warehouse.

Perkins also inquired about a lighting plan. The applicant replied the tenant has no intention of operating outside normal business hours and a lighting plan has not been established.

Public Comment

There was no public comment.

Deliberation

The Commission expressed unanimous support for recommending approval.

MOTION: KLESNER MOTIONED TO APPROVE FILE # SU22-05, 1215 CHAMBERS AVENUE SPECIAL USE PERMIT, WITH STAFF'S RECOMMENDED CONDITIONS BASED ON STANDARDS 1-4 OF SECTION 4.05.010. OF THE MUNICIPAL CODE. THE RECOMMENDED CONDITIONS ARE AS FOLLOW:

- 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 UNDESIGNATED 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.

THE MOTION WAS SECONDED AND PASSED UNANIMOUSLY.

MOTION PASSES.

Hood closed file # SU22-05.

COMMUNITY DEVELOPMENT DEPARTMENT AND TOWN COUNCIL UPDATE

The Reserve at Hockett Gulch Development Agreement was approved at 9/20/22 Town Council Special Meeting. Grading could start any time although the development team has not submitted for building permit. Before going vertical, access from Sylvan Lake Road must be established. Additionally, any wood being used for construction must be inspected and satisfy the Fire Marshall's standards.

OPEN DISCUSSION

The recent Haymeadow article published in the Vail Daily had incorrect information. Staff is working on processing an application for the Haymeadow cabin parcel.

Staff is anticipating for the completed development code to be adopted in late January/early February 2023.

ADJOURN

MOTION: PERKINS MOTIONED TO ADJOURN. MOTION WAS SECONDED AND PASSED UNANIMOUSLY.

MEETING ADJOURNED AT 6:21 PM.