Planning & Zoning Commission
Tuesday, December 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

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,,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 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 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 December 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 Project: 101 Ping Lane Subdivision Sketch Plan - WITHDRAWN
   File # SS22-01
   Applicant: Ryan Tobin and Mark Wilcox on behalf of Elmington Capitol Group

	Location	101 Ping Lane
	Staff Contact:	Cliff Simonton, Senior Planner
	Request:	An application for a Subdivision Sketch Plan for a mixed-use Planned Unit Development (PUD) between Grand Avenue and the Eagle River north of Broadway.
2.	Project:	Off-street Parking Requirement for Dog-care and Kennel Use
	File #	N/A
	Applicant:	Jason Hershmann
	Location	45 Eagle Park East Drive and 31 Eagle Park East Drive
	Staff Contact:	Peyton Heitzman, Planner II
	Request:	For the Planning & Zoning Commission to determine the off-street parking requirement for a dog-care and kennel facility.

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, December 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

Hoiland called the meeting to order at 6:02 PM.

COMMISSIONERS PRESENT
Bill Nutkins, Kyle Hoiland
Jamie Woodworth Foral,
Keith Klesner, Charlie Perkins,
Jennifer Filipowski (via Teams)

COMMISSIONERS ABSENT
Matt Hood, Keegan Winkeller

STAFF
Chad Phillips – Community Development Dir. (via Teams)
Dennis Wike – Town Engineer
Jessica Lake – Planner I
Cliff Simonton – Senior Planner
Tez Hawkins – Senior Planner (via Teams)
Nikki Davis - Administrative Tech II

APPROVAL OF MINUTES

1. Minutes dated October 18, 2022

The minutes were approved without change.

PUBLIC COMMENT

Hoiland opened public comment. There was no public comment.

DRAFT

PUBLIC HEARINGS

1. Project: 1200 Capitol Minor Development Permit
   File #: DR22-07
   Applicant: Brad Hagedorn, Gold Dust Capital Partners, LLC
   Location: 1200 Capitol Street
   Staff Contact: Jessica Lake, Planner I
   Requests: Application for a Minor Development Permit to construct a mixed-use building, including 1,222 sf. of retail/office space and 11,175 sf. of residential.

Hoiland opened file #DR22-07.

Staff Presentation

Lake presented this file. The proposed development is within the Eagle Ranch Planned Unit Development (PUD). There will be a Development Agreement with the Town which will outline terms for public improvements, water rights dedication, and various impact fees. Staff reviewed the project against the Elevate Eagle Comprehensive Plan (Comp Plan) and determined it supported policies related a healthy mix of housing types & density; creating a balanced mix of housing and supporting local business; increasing density near Downtown; and adhering to high quality design standards.

Staff proposed two conditions of approval. The applicant shall 1.) provide a lighting plan which requires approval from the Eagle Ranch Design Review Board (DRB); and 2.) obtain a right-of-way (ROW) permit for any road or sidewalk closures prior to building permit issuance.

Staff recommended approval with conditions.

Q & A

Klesner asked if the lighting plan is dark sky compliant. Lake replied the DRB has their own lighting standards which the applicant will need to satisfy.

Nutkins asked if Village Market will develop. Lake replied that Village Market still owns that property, but their development approvals have expired. Nutkins also asked for clarification on the parking count. Lake noted that Eagle Ranch has different parking standards compared to the Town. Eagle Ranch also conducted a parking analysis during their 6th PUD amendment.

Eagle Ranch also has their own sign regulations.

Applicant Presentation

Brad Hagedorn provided a brief history on their family company - Gold Dust Capital Partners. Jesse Hagedorn presented the architectural specifications. The applicants noted the project has already secured Eagle Ranch DRB approvals and that public improvements in the ROW are minimal; much of the utilities are already established. This project will provide 16 housing units to the Eagle Ranch Commercial Core.

Q & A

DRAFT

Perkins asked how wide the gap is between their building and the Fulford building. Jesse verified there will be a sidewalk between the buildings and will connect to the parking lot.

Perkins asked what the snow management plan is. Wike replied that loaders will haul out excess snow when snow storage becomes limited.

Nutkins asked why the parking plan does not consider the movie theater; parking will become problematic with increased residential use. Lake explained the theater does not generate traffic at the same times as surrounding businesses, an assumption which has been carried forward through all six PUD amendments. Lake added that the Eagle Ranch Association is responsible for managing these parking spaces. Jesse Hagedorn noted the overflow parking behind the former 7 Hermits restaurant.

Public Comment

Kim Fritzler, 1143 Capitol Street – Speaking of behalf of her clients, Ms. Fritzler asked the developers about window orientation on the upper floors. Her clients own a residential unit in the adjacent building above the Land Title office. Ms. Fritzler asked if the developers would consider an alternative design to minimize tenants looking directly into their neighbors' units.

Jesse Hagedorn replied their units will look into neighboring residential units. However, the alley between the buildings is 9.5 ft. wide.

Public comment closed at 6:27 PM.

Deliberation

Feedback from the Commission indicated support of the project. The proposed housing mix is desirable and contributes to Eagle's housing stock. Additionally, the Commission agreed this is the right place for this type of density/infill development and conforms with nearby uses. Klesner highlighted the electric and sustainable building efforts.

Brad Hagedorn stated the first floor will be permanent offices for their firm, Gold Dust Capital.

MOTION: NUTKINS MOTIONED TO APPROVE THE 1200 CAPITOL STREET MINOR DEVELOPMENT PERMIT, FILE # DR22-07, WITH THE FOLLOWING FINDINGS OF FACT AND CONDITIONS:

FINDINGS OF FACT:

1. **THE APPLICATION FOR FILE #DR22-07 MEETS THE REQUIREMENTS FOR TITLE 4 OF THE MUNICIPAL CODE, THE PUD GUIDE AND SUBSTANTIALLY SUPPORTS THE ELEVATE EAGLE COMPREHENSIVE PLAN (2021 AMENDMENT).**

CONDITIONS OF APPROVAL:

1. **THE APPLICANT SHALL SUBMIT A LIGHTING PLAN, WHICH INCLUDES FINAL DRB APPROVAL, WITH THE BUILDING PERMIT APPLICATION.**
2. **PRIOR TO BUILDING PERMIT ISSUANCE, THE APPLICANT SHALL APPLY FOR AND OBTAIN A RIGHT OF WAY PERMIT FROM PUBLIC WORKS FOR ANY ROAD OR SIDEWALK CLOSURES DURING CONSTRUCTION.**

MOTION WAS SECONDED AND PASSED UNANIMOUSLY.

Hoiland closed file #DR22-07.

OPEN DISCUSSION

Terms for Charlie Perkins and Kyle Hoiland expire on February 28, 2023, creating two vacancies on the Commission. Staff will prepare advertisements to solicit new applications.

There was discussion about the exterior improvements occurring at 201 Broadway. Any improvements on Broadway must either be maintenance or renovation. The latter requires a public hearing with the Planning & Zoning Commission, however; the owners are only performing maintenance work.

Nutkins added that developers are asking about developable land between the railroad track and the Eagle River. Since the railroad no longer allows grade-level crossing, Nutkins asked if the Town would consider partnering on a bridge. Phillips explained those crossings are approved by Public Utilities Commission (PUC), not the railroad. It is difficult to get a new or updated crossing. The River Corridor Plan shows a conceptual bridge but there is no guidance about a partnership with the Town. Wike added that the railroad wants to trade, i.e., grant a new crossing in exchange for the closure of another. Establishing public or private crossings take significant time and resources to process.

ADJOURN

MOTION: KLESNER MOTIONED TO ADJOURN. THE MOTION WAS SECONDED AND PASSED UNANIMOUSLY.

MEETING ADJOURNED AT 6:38 PM.

DRAFT

To: Town of Eagle Planning and Zoning Commission

From: Cliff Simonton, Senior Planner
Town of Eagle Community Development

Date: December 20, 2022

Agenda Item: File SS22-01, 101 Ping Lane, Request for Application Withdrawal

---

REQUEST:
The applicant, Elmington Capitol Group, has requested File SS22-01 be withdrawn from consideration, pending additional refinement. Please see attached letter dated December 9, 2022.

BACKGROUND:
On October 6 the Town of Eagle received an application for a Subdivision Sketch Plan for the property located at 101 Ping Lane. Finding the application incomplete, the Town asked for additional information. The revised application submitted on November 7 was determined complete, and submitted plans were made available to internal departments and external agencies with a request for referral response. A referral period of three weeks commenced, and all responses received were forwarded to the applicant. Upon review of comments received, the applicant has asked that the file be withdrawn, pending further adjustment and refinement.

ANALYSIS:
A number of significant issues were identified regarding conformance of plans submitted to review criteria for development on this specific site. Staff agrees that a revised approach addressing all referral comments received will improve the Plan's conformance to functional, environmental and aesthetic expectations as detailed in the Town's Municipal Code, the Elevate Eagle Comprehensive Plan and the Eagle River Corridor Sub-area Plan.

COMMUNITY INPUT:
None

BUDGET / STAFF IMPACT:
None

STRATEGIC PLAN ALIGNMENT / STANDARDS ACHIEVED:
None

RECOMMENDED ACTION OR PROPOSED MOTION:
The file SS22-01 has been withdrawn. No specific action is required from the Planning and Zoning Commission.

ATTACHMENTS:

- Letter requesting withdrawal of File SS22-01

ELMINGTON

December 9, 2022

Cliff Simonton, AICP
Senior Planner
TOWN OF EAGLE
200 Broadway
PO Box 609, Eagle CO 81631

RE: SS22-01 101 Ping Lane

Mr. Simonton,

Elmington Capital is in receipt of the recent comments from our referral process under the Sketch Up review SS22-01 101 Ping Lane and would like to withdraw our application to allow for further refinement and collaboration with the Town of Eagle and stakeholder group prior to submitting our formal PUD.

Please accept this email and signature from both Elmington Capital and Michael Clark as requested for the withdrawal and we will look forward to working toward responding to the comments.

Ryan Tobin, Applicant

Ryan Tobin

Michael Clark, Estate of Everett Leroy Case

Michael Clark

To: Planning & Zoning Commission

From: Peyton Heitzman, Planner, Community Development Department

Date: December 20, 2022

Agenda Item: Planning Commission off-street parking determination for dog-care and kennel use.

REQUEST:
For the Planning & Zoning (P&Z) Commission to determine the off-street parking requirement for a dog-care and kennel facility at 45 Eagle Park East Drive and 31 Eagle Park East Drive.

INTRODUCTION:
The Municipal Code (Code) provides minimum parking requirements to ensure safe and convenient off-street parking and to avoid congestion in the streets. While the Code provides a specific parking calculation for a variety of uses, it does not account for every use within Town limits. When a use is not listed in the parking regulations, and there is no comparable use to determine the minimum parking count, the Code has the P&Z Commission determine the off-street parking requirements.

A parking determination is needed for Wanderlust Dog Ranch, a dog-care facility and kennel, currently operating at 11 Eagle Park East Drive and 31 Eagle Park East Drive. Wanderlust Dog Ranch plans to move operations from 11 Eagle Park East Drive to 45 Eagle Park East Drive and continue operating out of 31 Eagle Park East Drive. Staff is required to verify sufficient parking when the use of an existing building or space is changed to a different use. Since the Code does not provide a parking calculation or comparable use for the dog-care facility and/or kennel operation, staff is requesting the P&Z Commission approve a parking calculation for the new location as required in Section 4.07.140.C.5. (LINK).

The dog-care facility is a use-by-right and the kennel use requires a Special Use Permit (SUP). Wanderlust Dog Ranch has submitted an application for a SUP for the kennel. The purpose of tonight's discussion is solely to determine the parking need generated from the dog-care and kennel facility, not the merits of the SUP.

ANALYSIS:
To calculate the parking needs for Wanderlust Dog Ranch, staff has reviewed the parking needs for the reception area and office space differently from the area designated for dog play and boarding. The rooms used by employees and the public is comparable to an existing use category in the parking standards called 'Medical, dental, veterinary office, service establishment', calculated at one space per 250 square feet of floor area. The remaining use of the facility is for dog play and boarding. The dog play/boarding area does not have a comparable use in the Code and is the primary consideration for tonight's determination.

The Code provides the P&Z Commission with the following criteria to determine the off-street parking need: the similarity of the use to those uses listed herein, the zone district of the property, the need for off-street parking in the area where the property is located, the nature and extent of the use of the property by the public, the number of employees who will work on the subject property, and the use capacity.

Wanderlust Dog Ranch hired McDowell Engineering to conduct a parking and trip generation rate analysis for their current locations. The analysis is provided as an attachment so the P&Z Commission can review the methodology and recommendation for calculating the parking need for a dog-care and kennel facility. The recommendation is based on on-site data and the observed need for serving approximately 80 dogs, which is the number of dogs currently served by Wanderlust Dog Ranch.

The analysis recommends calculating the parking requirement on a per dog basis at a rate of 0.13 to 0.16 parking spaces per dog. Per the analysis, the "parking rate of 0.16 parking spaces per dog can be calculated based upon the maximum spaces occupied at the existing Wanderlust facility." The 0.13 parking rate removes the statistical outliers from the study such as cars that parked an abnormal amount of time. At the more restrictive rate, the facility (45 Eagle Park East Drive and 31 Eagle Park East Drive) will be required to provide 12.8 parking spaces for 80 dogs at the 0.16 rate plus 7 parking spaces for the reception area and offices, totaling 20 spaces.

Staff supports the recommended parking rate of 0.16 spaces per dog as a calculation to determine parking needs for the use. While the proposed location of the use (45 Eagle Park East Drive) is different from the location observed in the analysis (11 Eagle Park East Drive), both locations are zoned Commercial General and are located within the same cul-de-sac on Eagle Park East Drive. The nature and extent of the use, the number of employees, and the use capacity will remain largely the same with the relocation to 45 Eagle Park East Drive. There will be sufficient parking at the properties to accommodate the parking needs of the dog-care/kennel use.

Staff researched other communities to see if there was a typical parking rate to apply to dog-care and kennel uses. None of seven municipal codes provide parking calculations for a dog-care use. Carbondale, Fort Collins, Loveland and Glenwood Springs had parking requirements for kennels at a rate of 1 space for every 500 to 1,000 square feet. If these rates were applied to Wanderlust Dog Ranch, including the

reception and office spaces at both locations, the parking requirement for the facility would range from 11 to 21 parking spaces, comparable to the parking required by McDowell Engineering's analysis.

COMMUNITY INPUT:
None. The Code does not require public noticing for a Planning Commission parking determination.

RECOMMENDED ACTION OR PROPOSED MOTION:
I move to approve the parking determination of 0.16 space per dog for the dog-care and kennel use at 45 Eagle Park East Drive and 31 Eagle Park East Drive.

ATTACHMENTS:

- Wanderlust Dog Ranch Parking and Trip Generation Rate Analysis Eagle, Colorado

Jason Hershmann
Wanderlust Dog Ranch
011 Eagle Park East Drive
Eagle, CO 81631

February 16, 2022

Re: Wanderlust Dog Ranch Parking and Trip Generation Rate Analysis
Eagle, Colorado

Purpose:

This memorandum was developed to give a recommendation for the parking and trip generation rates for a dog care facility located in Eagle Colorado. The recommendation is based upon examination of the following methodologies, and an analysis of onsite collected data.

- Institute of Transportation Engineers' (ITE) parking demand data
- ITE Trip Generation data

Facility Description:

The Wanderlust Dog Ranch is a dog care facility that offers daycamps and overnight (kennel) operations for dogs. Typically, customers drop off their four-legged friends in the morning hours for the day camps and pick them up in the afternoon/evening. Daycamp drop-offs must be before 10am, and overnight drop-offs cannot occur until after noon. The facility hours of operation are Monday through Friday from 7:30am to 6pm, and on Saturday and Sunday from 9am to 5pm.

National Parking Rate:

The Institute of Transportation Engineers' *Parking Generation Manual*[1] is a commonly used reference for the determination of parking demand for a given land use. The 5th Edition of the *Parking Generation Manual* contains over 1,700 study sites for approximately 120 various land uses. The land uses are categorized by their type. Upon inspection of these land uses, there is not a land use within the database that characterizes Wanderlust's operations. As a result, the data and associated land uses provided within the *Parking Generation Manual* cannot be used to estimate parking and trip generation rates for the Wanderlust facility.

Observed Local Parking Rate:

As stated in the *Parking Generation Manual*, "The quality and quantity of parking demand data vary significantly by land use code. The *Parking Generation Manual* should be considered only the beginning point of information to be used in estimating parking demand. Local conditions and area type can influence parking demand. The wide array of data in the manual blends many site conditions and may not

[1] *Parking Generation Manual*, 5th Edition, Institute of Transportation Engineers, 2019

best reflect a particular local condition. Therefore, a survey of a site in a comparable local condition should always be considered as one potential means to estimate parking demand."

Therefore, local data provides the best representation of parking for the Wanderlust facility.

Data Collection:

On site parking counts were collected on Friday, January 28, 2022, between the hours of 6:30am and 8:30pm. A video camera was positioned to capture the parking lot. Data was summarized for the following categories:

- An inventory of the parking lot's occupied parking spaces
- Vehicle dwell time calculations for the above mentioned 2-hour AM and PM windows
- Inbound and outbound vehicle trips for 2 hours in the morning (7am-9am) and 2 hours in the evening (4pm-6pm) to determine the peak hour of operations

All data summaries are available in the **Appendix** of the memorandum. Additionally, all 14 hours of video are available online at the link provided in the **Appendix**.

On the observation day, January 28, 2022, the Wanderlust facility had a total of 47 daycamp dogs and 29 overnight dogs for a total of 76 dogs at the facility. The permitted capacity of the Wanderlust facility is 80 dogs. Therefore, the facility was operating at 95% of full capacity on the observation day. **Table 1** summarizes the observation date and the 2021 averages as reported by the Wanderlust facility.

Table 1: Summary of Facility Capacity

Time	Daycamp Dogs	Overnight Dogs	Total Dogs	% of Capacity (80 Dogs Max.)
January 28, 2022 (Observation Date)	47	29	76	95%
2021 Averages	40.8	26.5	67.3	84%

Data Summary:

Occupied Parking Spaces

The number of parking spaces was inventoried during the entire observation period. Results and summaries of the parking data are shown in **Table 2**.

Table 2: Summary of Parking Count Data

Item	Morning Observation (6:30AM-12:00PM)	Evening Observation (12:00PM-8:30PM)
Minimum Parking Occupancy	1 Vehicle	2 Vehicles
Maximum Parking Occupancy	6 Vehicles	12 Vehicles
Average Parking Occupancy	4.3 Vehicles	4.8 Vehicles

Figure 1 shows the occupied parking spaces plotted over the course of the observed day. **Figure 2** shows the same data in a histogram format, indicating the relative frequency of occupied parking spaces that occurred during the observation period. **Figure 3** shows the same data in a box plot. Box plots show that 25th percentile value on the bottom of the box, and the 75th percentile value on the top of the box. The top and bottom lines ("whiskers") represent ±150% of the range between the 25th and 75th percentiles respectively. Outlier points are also shown outside of these lines.

Figure 1: Occupied Parking Spaces

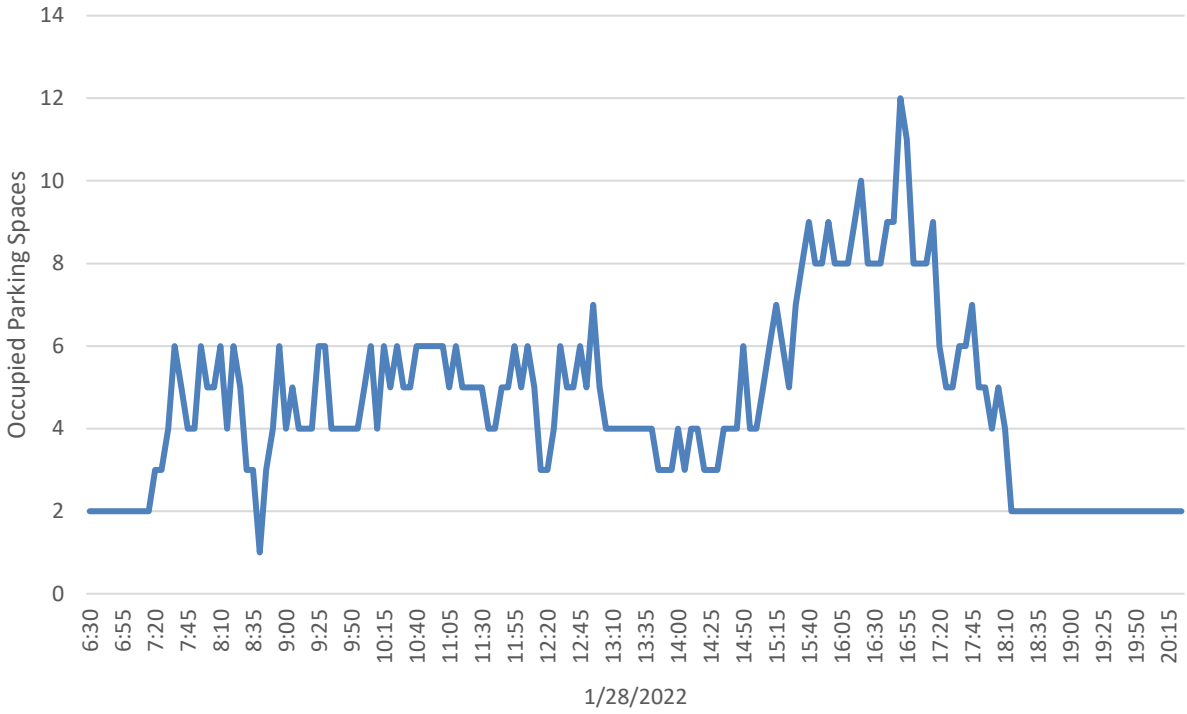


Figure 2: Histogram for Occupied Parking Spaces

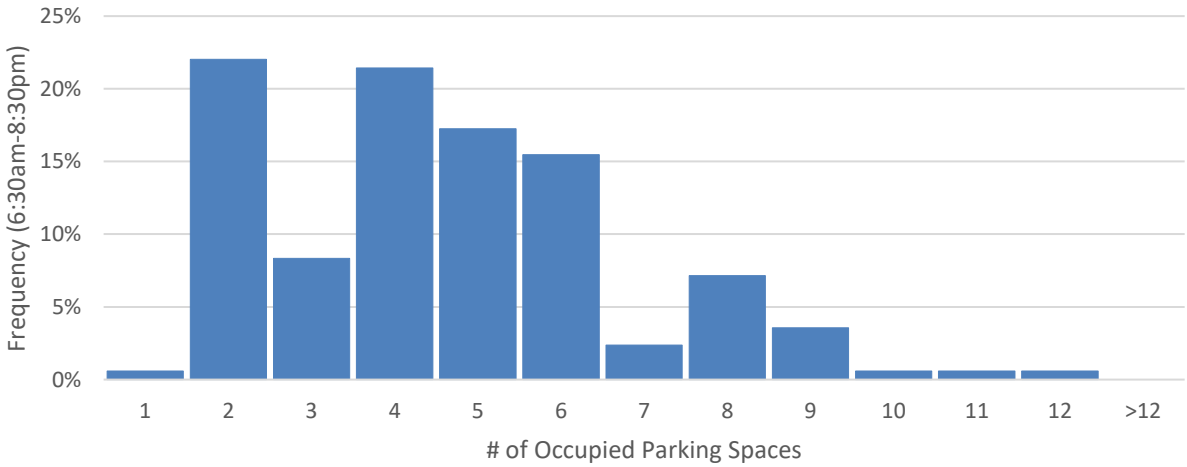
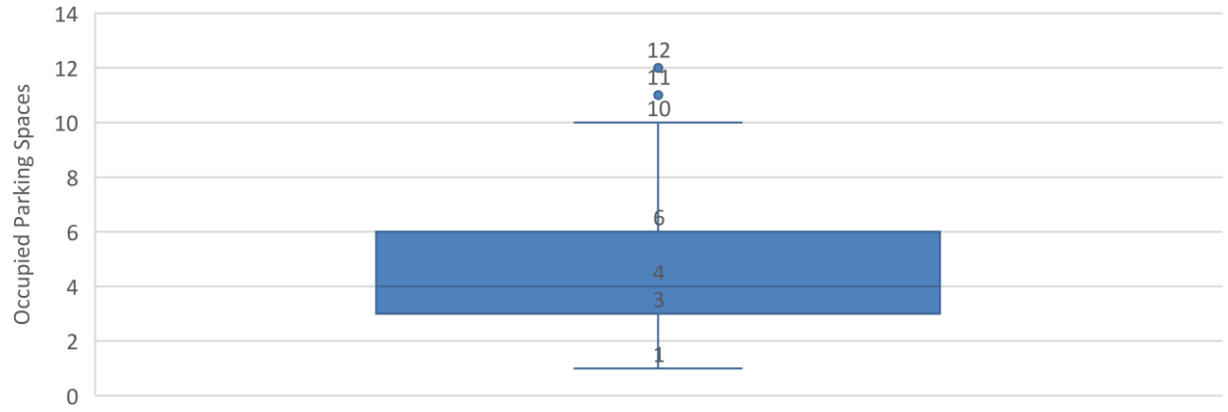


Figure 3: Occupied Parking Spaces Box Plot



Dwell Times

Dwell times for vehicles in the parking lot were also calculated for two hours in both the morning and evening peak drop off and pick up times. The data was screened, and long-term parked vehicles (employee vehicles) were removed from the dataset. **Figure 4** shows a box plot of the dwell times, and **Table 3** summarizes the average dwell times for the morning and evening vehicles.

Figure 4: Dwell Time Box Plot

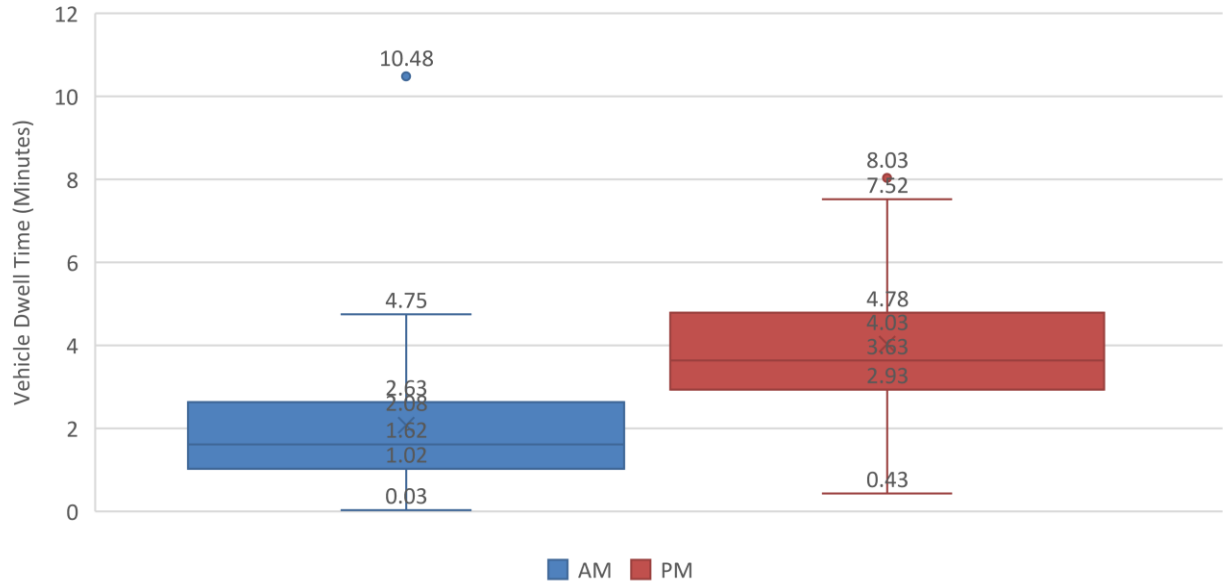


Table 3: Summary of Average Dwell Times

Time	Average Dwell Time (Minutes)
AM Summary(7am-9am)	2.08
PM Summary (4pm-6pm)	4.03

Inbound and Outbound Vehicle Trips

Table 4 summarizes the peak hour operations for inbound and outbound vehicle trips.

Table 4: Summary of Inbound and Outbound Vehicle Trips

Time	Inbound Traffic (vehicles per hour)	Outbound Traffic (vehicles per hour)	Total Traffic Generated (vehicles per hour)
AM Peak (7:30am-8:30am)	22	23	45
PM Peak (4:45pm-5:45pm)	22	22	44

Proposed Parking Rate:

A parking rate of **0.16** parking spaces per dog can be calculated based upon the maximum spaces occupied at the Wanderlust facility. Applying the same calculation using the removal of statistical outliers (per **Figure 3**) gives a parking rate of **0.13** parking spaces per dog. **Table 5** summarizes these calculations:

Table 5: Proposed Parking Rate Calculations

Method	Occupied Parking Spaces	# of Dogs at facility	Parking Rate (parking spaces per dog)
Using Maximum Observed Parking	12	76	**0.16**
Using Observed Parking with Outliers Removed	10	76	**0.13**

Therefore, a range of **0.13 to 0.16** is recommended for a parking rate based upon the observed data from operations at the Wanderlust facility.

Proposed Trip Generation Rate:

Similar to the *Parking Generation Manual's* directive to choose an appropriate land use code, *the ITE Trip Generation Manual, 11th Edition*[2] does not have an appropriate land use code for the Wanderlust facility. Therefore, trip generation rates and directional distributions have been calculated by using the observed AM and PM peak hour counts and dividing by the number of dogs at the Wanderlust facility. **Table 6** shows the trip generation rates, and **Table 7** shows the directional distribution.

[2] Trip Generation Manual, 11th Edition, Institute of Transportation Engineers, 2021

Table 6: Trip Generation Rates

Time	Total Traffic Generated (vehicles per hour or day)	# of Dogs at facility	Trip Generation Rate
AM Peak	45	76	0.59
PM Peak	44	76	0.58

Table 7: Directional Distribution for use with Trip Generation Rates

Time	Inbound Directional Distribution	Outbound Directional Distribution
AM Peak	48%	52%
PM Peak	50%	50%

Summary:

Based upon the observed data, a parking generation rate between **0.13** and **0.16** parking spaces per dog is recommended.

A trip generation rate of **0.59** for the morning peak, and **0.58** for the evening peak. The units are vph per dog. Directional distributions of 48%/52% (inbound/outbound) and 50%/50% are recommended for the morning and evening peaks respectively.

Please call if you would like any additional information or have any questions regarding this matter.

Sincerely,
McDowell Engineering, LLC

Greg Schroeder, PE
Traffic Engineer

Enc: On Site Parking Data Videos (downloadable web link)
On Site Parking Data from January 28, 2022

Videos from the data collection on Friday, January 28, 2022

There are a total of fourteen videos, each approximately 1 hour long. Videos are available at the following links for downloading:

https://drive.google.com/drive/folders/10YCw0qXMQngky8TS0zQUi_no8Z9gbXXj?usp=sharing

OR

https://bit.ly/20220128WanderlustVideo

QR Code for Videos:

Parking Lot Occupancy

Time	Date	Occupancy
6:30	1/28/2022	2
6:35	1/28/2022	2
6:40	1/28/2022	2
6:45	1/28/2022	2
6:50	1/28/2022	2
6:55	1/28/2022	2
7:00	1/28/2022	2
7:05	1/28/2022	2
7:10	1/28/2022	2
7:15	1/28/2022	2
7:20	1/28/2022	3
7:25	1/28/2022	3
7:30	1/28/2022	4
7:35	1/28/2022	6
7:40	1/28/2022	5
7:45	1/28/2022	4
7:50	1/28/2022	4
7:55	1/28/2022	6
8:00	1/28/2022	5
8:05	1/28/2022	5
8:10	1/28/2022	6
8:15	1/28/2022	4
8:20	1/28/2022	6
8:25	1/28/2022	5
8:30	1/28/2022	3
8:35	1/28/2022	3
8:40	1/28/2022	1
8:45	1/28/2022	3
8:50	1/28/2022	4
8:55	1/28/2022	6
9:00	1/28/2022	4
9:05	1/28/2022	5
9:10	1/28/2022	4
9:15	1/28/2022	4
9:20	1/28/2022	4
9:25	1/28/2022	6
9:30	1/28/2022	6
9:35	1/28/2022	4
9:40	1/28/2022	4
9:45	1/28/2022	4
9:50	1/28/2022	4
9:55	1/28/2022	4
10:00	1/28/2022	5

Time	Date	Occupancy
10:05	1/28/2022	6
10:10	1/28/2022	4
10:15	1/28/2022	6
10:20	1/28/2022	5
10:25	1/28/2022	6
10:30	1/28/2022	5
10:35	1/28/2022	5
10:40	1/28/2022	6
10:45	1/28/2022	6
10:50	1/28/2022	6
10:55	1/28/2022	6
11:00	1/28/2022	6
11:05	1/28/2022	5
11:10	1/28/2022	6
11:15	1/28/2022	5
11:20	1/28/2022	5
11:25	1/28/2022	5
11:30	1/28/2022	5
11:35	1/28/2022	4
11:40	1/28/2022	4
11:45	1/28/2022	5
11:50	1/28/2022	5
11:55	1/28/2022	6
12:00	1/28/2022	5
12:05	1/28/2022	6
12:10	1/28/2022	5
12:15	1/28/2022	3
12:20	1/28/2022	3
12:25	1/28/2022	4
12:30	1/28/2022	6
12:35	1/28/2022	5
12:40	1/28/2022	5
12:45	1/28/2022	6
12:50	1/28/2022	5
12:55	1/28/2022	7
13:00	1/28/2022	5
13:05	1/28/2022	4
13:10	1/28/2022	4
13:15	1/28/2022	4
13:20	1/28/2022	4
13:25	1/28/2022	4
13:30	1/28/2022	4
13:35	1/28/2022	4

Parking Lot Occupancy

Time	Date	Occupancy
13:40	1/28/2022	4
13:45	1/28/2022	3
13:50	1/28/2022	3
13:55	1/28/2022	3
14:00	1/28/2022	4
14:05	1/28/2022	3
14:10	1/28/2022	4
14:15	1/28/2022	4
14:20	1/28/2022	3
14:25	1/28/2022	3
14:30	1/28/2022	3
14:35	1/28/2022	4
14:40	1/28/2022	4
14:45	1/28/2022	4
14:50	1/28/2022	6
14:55	1/28/2022	4
15:00	1/28/2022	4
15:05	1/28/2022	5
15:10	1/28/2022	6
15:15	1/28/2022	7
15:20	1/28/2022	6
15:25	1/28/2022	5
15:30	1/28/2022	7
15:35	1/28/2022	8
15:40	1/28/2022	9
15:45	1/28/2022	8
15:50	1/28/2022	8
15:55	1/28/2022	9
16:00	1/28/2022	8
16:05	1/28/2022	8
16:10	1/28/2022	8
16:15	1/28/2022	9
16:20	1/28/2022	10
16:25	1/28/2022	8
16:30	1/28/2022	8
16:35	1/28/2022	8
16:40	1/28/2022	9
16:45	1/28/2022	9
16:50	1/28/2022	12
16:55	1/28/2022	11
17:00	1/28/2022	8
17:05	1/28/2022	8
17:10	1/28/2022	8
17:15	1/28/2022	9
17:20	1/28/2022	6
17:25	1/28/2022	5
17:30	1/28/2022	5
17:35	1/28/2022	6
17:40	1/28/2022	6
17:45	1/28/2022	7
17:50	1/28/2022	5
17:55	1/28/2022	5
18:00	1/28/2022	4
18:05	1/28/2022	5
18:10	1/28/2022	4
18:15	1/28/2022	2
18:20	1/28/2022	2
18:25	1/28/2022	2
18:30	1/28/2022	2
18:35	1/28/2022	2
18:40	1/28/2022	2
18:45	1/28/2022	2
18:50	1/28/2022	2
18:55	1/28/2022	2
19:00	1/28/2022	2
19:05	1/28/2022	2
19:10	1/28/2022	2
19:15	1/28/2022	2
19:20	1/28/2022	2
19:25	1/28/2022	2
19:30	1/28/2022	2
19:35	1/28/2022	2
19:40	1/28/2022	2
19:45	1/28/2022	2
19:50	1/28/2022	2
19:55	1/28/2022	2
20:00	1/28/2022	2
20:05	1/28/2022	2
20:10	1/28/2022	2
20:15	1/28/2022	2
20:20	1/28/2022	2
20:25	1/28/2022	2

Location: EAGLE PARK EAST DR
Date: 1/28/2022
Count Duration: 4 HRS
Site Code: 1

	EAGLE PARK EAST DR		
Parking Space	**ARRIVAL**	**DEPATURE**	**Dwell Time**
2	START OF SURVEY	END OF SURVEY	-
1	START OF SURVEY	8:29:11	-
10	07:18:34	07:29:03	0:10:29
7	07:26:27	END OF SURVEY	-
6	07:26:34	END OF SURVEY	-
13	07:26:50	07:29:24	0:02:34
13	07:30:41	07:31:47	0:01:06
10	07:33:39	07:37:42	0:04:03
13	07:33:55	07:35:08	0:01:13
10	07:38:15	07:38:17	0:00:02
10	07:40:02	07:41:46	0:01:44
13	07:40:29	07:42:06	0:01:37
13	07:46:13	07:47:59	0:01:46
10	07:54:25	07:55:04	0:00:39
9	07:54:55	07:56:32	0:01:37
11	07:57:28	07:58:25	0:00:57
13	07:57:50	07:59:06	0:01:16
10	07:58:14	07:59:25	0:01:11
15	07:58:56	08:00:31	0:01:35
11	08:04:41	08:05:16	0:00:35
10	08:06:36	08:08:25	0:01:49
7	08:07:09	08:09:51	0:02:42
11	08:08:24	08:11:48	0:03:24
10	08:10:30	08:12:25	0:01:55
11	08:17:30	08:20:43	0:03:13
10	08:18:48	08:19:43	0:00:55
9	08:19:36	08:21:41	0:02:05
11	08:24:43	08:26:43	0:02:00
10	08:31:53	08:32:32	0:00:39
14	08:41:06	END OF SURVEY	-
4	08:41:21	END OF SURVEY	-
10	08:47:38	08:52:23	0:04:45
11	08:50:34	08:51:04	0:00:30
10	08:54:05	08:56:48	0:02:43
1	08:54:17	END OF SURVEY	-
11	08:54:21	08:55:30	0:01:09

	EAGLE PARK EAST DR		
Parking Space	ARRIVAL	DEPATURE	Dwell Time
1	START OF SURVEY	END OF SURVEY	-
2	START OF SURVEY	END OF SURVEY	-
3	START OF SURVEY	END OF SURVEY	-
4	START OF SURVEY	END OF SURVEY	-
5	START OF SURVEY	16:55:49	-
6	START OF SURVEY	17:17:38	-
11	16:16:52	16:19:49	0:02:57
10	16:18:03	16:22:06	0:04:03
10	16:39:29	16:42:29	0:03:00
9	16:42:06	16:46:04	0:03:58
10	16:46:45	16:51:15	0:04:30
13	16:46:59	16:48:35	0:01:36
12	16:47:50	16:55:21	0:07:31
9	16:48:30	16:56:32	0:08:02
7	16:48:57	16:53:44	0:04:47
10	16:52:19	16:57:05	0:04:46
11	16:56:50	16:57:16	0:00:26
7	16:59:30	17:06:35	0:07:05
12	17:05:49	17:11:56	0:06:07
15	17:10:18	17:13:36	0:03:18
10	17:11:43	17:14:58	0:03:15
12	17:13:14	17:15:45	0:02:31
10	17:19:06	17:22:33	0:03:27
12	17:30:42	17:34:19	0:03:37
10	17:31:58	17:37:18	0:05:20
12	17:39:03	17:41:59	0:02:56
10	17:39:55	17:46:17	0:06:22
11	17:41:20	17:44:58	0:03:38
13	17:41:49	17:45:31	0:03:42
16	17:48:16	17:51:03	0:02:47
10	17:48:30	17:51:02	0:02:32
7	17:50:07	17:52:58	0:02:51
10	17:51:36	17:55:16	0:03:40

	EAGLE PARK EAST DR		
Parking Space	ARRIVAL	DEPATURE	Dwell Time

Location: EAGLE PARK EAST DR
Count Direction: IN / OUT
Date: Friday, January 28, 2022
Count Duration: 4 HRS
Site Code: 1

Time	Light Vehicles Volume IN	Light Vehicles Volume OUT	Heavy Vehicles Volume IN	Heavy Vehicles Volume OUT	Total	Total
7:00	0	0	0	0		
7:15	4	2	0	0	31	
7:30	6	6	0	0		45
7:45	7	6	0	0		
8:00	5	6	0	0		
8:15	4	5	0	0	35	
8:30	4	2	0	0		
8:45	5	4	0	0		
16:00	0	0	0	0		
16:15	3	3	0	0	30	
16:30	4	3	0	0		
16:45	8	9	0	0		44
17:00	4	3	0	0		
17:15	2	5	0	0	38	
17:30	8	5	0	0		
17:45	4	7	0	0		
AM Peak	**22**	**23**	**0**	**0**	**45**	
PM Peak	**22**	**22**	**0**	**0**	**44**	

Time	Bikes on Road Volume IN	Bikes on Road Volume OUT	Total
7:00	0	0	
7:15	0	0	0
7:30	0	0	
7:45	0	0	
8:00	0	0	
8:15	0	0	0
8:30	0	0	
8:45	0	0	
16:00	0	0	
16:15	0	0	0
16:30	0	0	
16:45	0	0	
17:00	0	0	
17:15	0	0	0
17:30	0	0	
17:45	0	0	
AM Peak	**0**	**0**	**0**
PM Peak	**0**	**0**	**0**

To: Planning & Zoning Commission

From: Community Development Department

Date: December 20, 2022

Agenda Item: Community Development Department Update

LONG RANGE PLANNING

- **ReCode Eagle – The Land Use and Development Code (LUDC) Update**
  - The Code committee's next meeting is scheduled for 1/23/2023.
  - Anticipated next steps include:
    - Staff draft of Installment 2, Development Standards: mid-December thru mid-January
    - LUDC UC review of Installment 3, Administration: early January
    - LUDC UC review of Installment 2, Development Standards: mid-January
    - Staff and LUDC UC review of Consolidated Draft: mid-February
  - 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)**
  - Preparation of the CAHA final report is still in progress. Staff is anticipating a draft by the end of December and the final deliverables in early 2023.

LAND USE APPLICATIONS IN PROGRESS

For more information and to access project documents, visit the Town's Active Land Use Applications Page.

- **DR22-06: Haymeadow Cabin Major Development Permit**
  - An application for a Major Development Permit to renovate the existing Haymeadow Cabin including grading and landscaping the surrounding area for an outdoor event space.
  - Per the applicant's request, the application will be rescheduled to a date to be determined.
  - Public hearing schedule:
    - Planning & Zoning Commission: ~~11/15/2022~~ Cancelled
    - Town Council: ~~12/13/2022~~ Continued

- **SS22-01: 101 Ping Lane Subdivision Sketch Plan - WITHDRAWN**
  - A Subdivision Sketch Plan for a mixed-use Planned Unit Development (PUD) between Grand Avenue and the Eagle River north of Broadway.
  - Public hearing schedule:
    - Planning & Zoning Commission: ~~12/20/2022~~
    - Town Council: ~~1/4/2023~~

- **SU22-04: Wanderlust Dog Ranch Special Use Permit**
    - An application for a Special Use Permit to operate a kennel in the Commercial General (CG) zone district.
    - Public hearing dates:
        - Planning & Zoning Commission: 1/17/2023
        - Town Council: 1/24/2023

- **LURA23-01: Code Amendment – Section 4.04.010. Establishment of districts.**
    - A request to amend Title 4 of the Town Code to include a new Interstate Commercial zone district consistent with the Town's ongoing ReCode effort.
    - Public hearing dates:
        - Planning & Zoning Commission: 1/3/2023
        - Town Council 1/10/2023

OTHER NOTABLE UPDATES

- Recent Town Council approvals:
    - 11/8/22: Approval of the following Resolutions:
        - Resolution 82-2022; A Major Development Permit, Preliminary Plan, and Final Plat and the associated development agreement for the Habitat/3rd Street Housing project. Conditions of approval were modified during the hearing and undergoing final review.
        - Resolution 83-2022: Amends the Haymeadow Metropolitan District Service Plan by increasing the debt ceiling from $35 million to $87 million.

    - 12/13/22: Approval of the following Resolutions:
        - Resolution 86-2022; Expresses Town of Eagle's commitment to work with Eagle County communities to implement the 2021 International Energy Conservation Code (IECC).
        - Resolution 89-2022; A Development Agreement for the construction of a mixed-use building at 1200 Capitol Street.
        - Resolution 90-2022; Approves the first amendment to the Pre-Development Agreement with Eagle Meadows.
        - Resolution 91-2022; Approves a Developer Commitment for Haymeadow.
        - Resolution 92-2022; Approves the 4th amendment to the Haymeadow Annexation and Development Agreement.
        - Resolution 94-2022; Approves a Professional Services Agreement with EPS to conduct an economic development plan study in 2023.
        - Resolution 95-2022; Approves a contract for the Eby Creek Art Mural Project at Chambers Avenue and a construction agreement with Patriacca Construction, Inc.

- 1271 IHOI Incentives Grant pre-application meeting, 11/30/22.
    - Staff and representatives from Habitat for Humanity Vail Valley attended a virtual call with Colorado Department of Local Affairs (DOLA) to discuss the Habitat / 3rd Street Housing project grant application to identify issues or unanswered questions. Staff will propose a Resolution requesting Town Council's support in early 2023.
    - The grant application window for the first round of funding is open between mid-December through mid-January.

- Planning & Zoning Commission Vacancies
    - Two vacancies will be created on 2/28/23 when terms for Commissioners Kyle Hoiland and Charlie Perkins expire. Staff will be preparing advertisement to solicit applications from the community.
    - The DOLA Planning 101 training will be postponed until March / April 2023 to include new Commissioners.

- Staff and members of Town committees participated in the *Ethics, Liability & Best Practices for Appointed Officials* training on 11/9/22, facilitated by CIRSA (Colorado Intergovernmental Risk Sharing Agency). The recorded session can be watched here: (**LINK**) and training materials can be accessed here: (**LINK**).

BUILDING DEPARTMENT UPDATE

- Interviews are underway for the Building Inspector position. Staff is aiming to have this position filled by mid-January.

- The Building Department anticipates that adoption of the 2021 editions of the International Codes (I-Codes) and the 2020 National Electric Code (NEC) will occur in February 2023. The I-Codes and the NEC are published every three years and the Town is currently aligned under the 2015 editions along with the 2017 National Electric Code. While both codes are published every three years, they are unfortunately not in sync and are offset by one year.

  Of great interest is the 2021 International Energy Conservation Code which increases energy efficiency by 9% above the current code. Also, the Town of Eagle is an active participant in the Eagle County Cohort task force which includes multiple agencies throughout the county who have assembled to promote regional uniformity in the adoption of the 2021 Energy Code. The over-arching goal is to develop above-code performance measures that promote energy conservation and allow for the reduction of fossil fuels. The final meeting for the group was on 11/15/2022 and final draft amendments will be available shortly thereafter.

  In summary, adoption of the 2021 I-Codes and 2020 NEC is anticipated in or around February 2023. New permit applications and guidelines will be rolled out concurrently with the code adoptions which will streamline the permitting process and enhance our customer service delivery.

MAJOR CONSTRUCTION PROJECTS

- 435 Eby Creek Apartments: 30-unit apartment building
  - Building permit issued in October. Most of the foundation has been poured and framing is anticipated to begin in January.
- 775 Sawatch Road: Expansion of Western Slope Laundry
  - Pending Fire Department, Engineering, and Planning approvals.
- 410 Broadway: Mixed-use building on Broadway
  - Framing and window installment are nearly complete. Sub-contractors will be installing mechanical, electrical, and plumbing beginning in January.
- Eagle River Park Pavilion
  - Building permit issued in October. Construction schedule still pending.
- Reserve at Hockett Gulch: Phase 1a (Grading, Access, Clubhouse, Apartment Buildings)
  - Plans review for the 6x full building permits is underway; 5x-multi family unit buildings and the clubhouse.
- 404 Broadway, Vail Valley Wellness
  - Building permit applications submitted for interior tenant finish. Operations are changing from office to clinical use.
- 1143 Capitol Street, Social Oak
  - TCO has been issued. Final CO pending installation of exterior signage and ADA compliance.
- 425 E 3rd Street, Greater Eagle Fire Protection District (GEFPD)
  - Permit issued for interior remodel.

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	1265
Permits Processed	359	469

TOWN COUNCIL AND PLANNING & ZONING COMMISSION MEETING SCHEDULE:

December 2022
December 20th (Planning & Zoning Commission) • 101 Ping Lane Subdivision Sketch Plan – Withdrawn • Standards for Kennel parking
December 27th (Town Council) • *Meeting Cancelled*
January 2023
January 3rd (Planning & Zoning Commission) • LURA23-01: Code Amendment – Section 4.04.010. Establishment of districts
January 3rd (Town Council Work Session) • Mountain Recreation & Eagle Pool, Joint Meeting
January 10th (Town Council) • LURA23-01: Code Amendment – Section 4.04.010. Establishment of districts
January 17th (Planning & Zoning Commission) • SU22-04: Wanderlust Dog Ranch Special Use Permit
January 24th (Town Council) • SU22-04: Wanderlust Dog Ranch Special Use Permit