



**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](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**

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.

## **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 6<sup>th</sup> 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**

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.**