



**Planning & Zoning Commission
Tuesday, January 3, 2023, 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](#)

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Phone Conference ID: 122 048 615#

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 20, 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: Amendment to Municipal Code - Commercial General East District
File #: LURA23-01
Applicant: Town of Eagle
Location: Town of Eagle
Staff Contact: Cliff Simonton, Senior Planner

Request: Amend Title 4 of Town Code to include new Commercial General East District, consistent with the Town's ongoing ReCode effort.

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.

A handwritten signature in blue ink, appearing to read "Nikki Davis".

Nikki Davis
Administrative Technician II



MEETING MINUTES
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

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,
Charlie Perkins, Keegan Winkeller
Jamie Woodworth Foral (via Teams)

COMMISSIONERS ABSENT

Kyle Hoiland, Jennifer Filipowski,
Keith Klesner

STAFF

Chad Phillips – Community Development Dir.
Dennis Wike – Town Engineer
Peyton Heitzman – Planner II
Cliff Simonton – Senior Planner
Nikki Davis - Administrative Tech II

APPROVAL OF MINUTES

1. Minutes dated December 6, 2022

The minutes were approved without change.

PUBLIC COMMENT

Hood opened public comment. There was no public comment.

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.

Hood opened file #SS22-01.

The applicants will submit a new application.

Hood closed file #SS22-01.

2. Project: Off-street Parking Requirements 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
Requests: For the Planning & Zoning Commission to determine the off-street parking requirement for a dog-care and kennel facility.

Staff Presentation

Heitzman presented this file. Wanderlust Dog Ranch currently operates at 11 Eagle Park East and 31 Eagle Park East, however, operations at 11 Eagle Park East will be moving to 45 Eagle Park East. Staff considered the operations as two parts: 1.) reception area and offices; and 2.) dog boarding/play area. While the Code offers parking standards for the reception/office area, staff needed guidance regarding the dog boarding/play area since that use is not explicitly identified in the Code.

McDowell Engineering conducted a parking and trip generation rate analysis using data from existing operations, data from the busiest 2-hour period in the AM and PM, and vehicle activity (trips, length of time parked, occupied parking spaces). McDowell recommended a parking rate of 0.13 to 0.16 spaces/dog.

Staff also gathered community comparisons related to kennel parking requirements. Calculations determined both 45 and 31 Eagle East Park East Drive provide adequate parking spaces. Staff also reviewed six criteria to determine off-street parking needs.

Staff recommended approving a parking calculation of 0.16 spaces per dog for both 31 and 45 Eagle Park East Drive.

Q & A

Hood asked if the parking determination is specific to this site. Heitzman replied based on the criteria in the Code, it would be specific to this site.

Hood asked why staff selected 0.16 for the parking calculation and if it is restrictive on top of the office parking requirements. Heitzman explained that the 0.13 calculation considers outlying variables while the 0.16 considers worst case scenario. Allison Kent, the applicant representative, noted the owner would prefer the less restrictive calculation, however, they are not concerned given that they meet the parking requirements at either level.

From McDowell's analysis, Winkeller questioned the maximum parking occupancy in the evenings at only 12 spaces.

Nutkins asked if the Town of Avon has any kennel standards, i.e., for Walking the Dog. Staff reviewed their standards, but Town of Avon does not have standards specific to kennel use.

Public Comment

There was no public comment.

Deliberation

No other comments.

MOTION: WINKELLER MOTIONED 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.

MOTION WAS SECONDED AND PASSED UNANIMOUSLY.

COMMUNITY DEVELOPMENT AND TOWN COUNCIL UPDATE

Community Development is working with the Police Department to restructure the Code Enforcement position in 2023.

Eagle County Housing and Development Authority approved two Conditional Commitment letters to purchase 43 multi-family units in Haymeadow, which will be deed restricted, and provide funds for the Habitat/3rd Street Project.

With the revised ReCode Eagle schedule, staff anticipates the adoption draft will be ready in May or early June 2023. Since Kyle Hoiland is stepping down from the Planning Commission, do we consider assigning a new liaison?

OPEN DISCUSSION

No other discussion items.

ADJOURN

MOTION: Nutkins motioned to adjourn. Motion was seconded and passed unanimously.

MEETING ADJOURNED AT 6:22 PM.



To: Planning & Zoning Commission

From: Chad Phillips, Director, Community Development Department
Cliff Simonton, Senior Planner, Community Development Department

Date: January 3, 2023

Agenda Item: File LURA23-01, Amend Sections 4.04.010, 4.04.070, 4.04.090, 4.04.100, and 4.07.080, inserting information creating a new zone district, **Commercial General East**, in the Town's municipal code

REQUEST:

Staff is requesting an amendment to sections 4.04.010, 4.04.070, 4.04.090, 4.04.100, and 4.07.080 of the municipal code, inserting a new zone district into the code titled **Commercial General East**. This amendment is necessary to meet the requirements of a pre-development agreement ("agreement") between the Town of Eagle and Eagle Meadows Colorado LLC, the owner of lands east of Chambers Avenue, which requires a rezoning of said properties on or before February 28, 2023. The Town presently does not have a zone district consistent with the purposes and intents of the East Eagle Sub-Area Plan, and so the insertion of a new customized district is necessary. Fortunately, the recode project has generated a preliminary draft of a Commercial General East district, although it is has not yet been fully vetted.

The requested amendment includes:

1. Modification to Section 4.04.010, *Establishment of Districts*, which provides a list of the Town's zone districts and brief explanation of each. The new zone district will be added to this list.
2. Modification to Section 4.04.070, *Schedule of uses permitted in non-residential zone districts*, which is a table that lists the various land uses that are allowed by right, allowed by special review, or that are not allowed in each of the town's non-residential zone districts. A column will be added to this table for the new zone district. A new use, "large format retail", will be added to the table as well, consistent with the purposes and intents of the East Eagle Sub-Area Plan.
3. Modification to Section 4.04.090, *Schedule of requirements in non-residential zone districts*, which details dimensional limitations like lot size, setbacks, building heights, lot coverage, etc. this section will refer the reader to a new Section 4.04.095 inserted just for the **Commercial General East** district, as the new code will introduce a different format for the delivery of this information.
4. Modification to Section 4.04.100 *Supplementary Regulations and Standards*
5. Modification to Section 4.07.090 *North Interchange and East Eagle Area Design Standards*, providing preliminary guidelines for the East Eagle Area.

Please see proposed amendments for each section attached to this report. As a technical matter, the Town Council resolution approving this amendment will indicate the "repeal and replacement" of each affected section of the code. As a final step, and again to meet the requirements of the agreement, the rezoning of the property from Resource to East Eagle Commercial General will be considered by the

Planning and Zoning Commission at their meeting of February 7, 2023, and by the Town Council at their meeting of February 21, 2023.

BACKGROUND:

On September 27, 2022, Town Council passed resolution 80, Series 2022, which approved a pre-development agreement between the Town and Eagle Meadows Colorado LLC (“owner”). The target property was the site of the now-expired Eagle River Station PUD. Expiration of the PUD resulted in the reversion of the property to Resource zoning. The agreement lays out responsibilities for the Town and the owner in advance of any land use applications for the property. One of the Town’s responsibilities is the assignment of zoning to the land by February 28, 2023.

The Town is presently working with Clarion to update its entire municipal code, which will include new zone districts specifically created for the East Eagle character area. Originally scheduled to be completed this year, the code update project has been delayed, with completion and adoption now scheduled for May or June of 2023. The owner has insisted that new zoning be applied by the date specified in the agreement, however, and so it is necessary to insert a new zone district as consistent as possible with the purposes and intents of the East Eagle Sub-Area Plan into the Town’s existing code.

ANALYSIS:

The district proposed for insertion has been developed by Clarion to specifically address the vision of the East Eagle Sub-Area Plan. That Plan calls for uses on lands adjacent to Chambers to be more industrial in nature and uses further east to accommodate commercial activity suitable for direct access from Interstate 70, including large format retail establishments. The area’s prominence as the eastern gateway to the town is a strong consideration of the Plan; thus the need for design standards that address scale, form, character, landscaping and other visual impacts. Staff has determined that the zone district drafted adequately covers the range of these expectations, with the understanding that it may be further refined between now and the adoption of the new code.

This code amendment is solely for the purpose of meeting the deadline established by the pre-development agreement. It is not intended to serve as an opportunity to analyze details of the new Commercial General East district, which has not yet been fully reviewed or vetted. Importantly, the insertion of this new zone district does not negate opportunities for further refinement of the uses allowed, special uses allowed, development standards, dimensional limitations, or associated design guidelines of the new district. The owner has been advised and accepts the risk of future adjustments to the new district as the recode project continues through the review and approval process.

Code amendments must be consistent with the Town’s goals, policies, and Plans. This amendment is consistent with the following policies of the Elevate Eagle Comprehensive Plan:

Policy 1-2.2. Promote commercial development that fits the desired character of the community and its character areas.

Staff Comment To the degree that meeting the requirements of the pre-development agreement fosters positive land use and design outcomes in the East Eagle Character Area, this objective will be met. The Commercial General East zone district has been and will be specifically drafted to fit the character of the Eagle community, and to serve as the basis for unique character development in the East Eagle Character area.

Policy 1-2.3. Support opportunities to expand and diversify the commercial and light industrial

base.

Staff Comment The new district supports general commercial uses and includes uses unique to Eagle like large format retail establishments. The diversification of the town's commercial and light industrial base should result.

Policy 1-2.10. Support the retention and expansion of regionally serving commercial and service uses. Protect the light industrial areas from dilution and intrusion by other uses.

Staff Comment The range of commercial uses allowed by the Commercial General East zone district, including large format retail, can serve to expand *regionally oriented commercial and service uses*.

Policy 2-3.2. Preserve and enhance each of Eagle's unique character areas (i.e. Downtown; the Chambers Avenue Area; Market Street; Eagle Ranch Commercial Core; Eagle River Corridor; US Highway 6/Grand Avenue Corridor; the Western and Eastern Gateway Areas; and the Brush Creek Area).

Staff Comment While not yet applied to any lands, the availability of the Commercial General East zone district in the municipal code an important step towards meeting development goals for lands east of Chambers Avenue, consistent with the pre-development agreement and the East Eagle Sub-Area Plan.

Conformance with the East Eagle Sub-Area Plan will be evaluated as part of the anticipated rezoning application process.

COMMUNITY INPUT:

None.

BUDGET / STAFF IMPACT:

None.

RECOMMENDED MOTION:

I move to recommend approval of the amendments to Title 4 of the Town of Eagle Municipal Code as presented in the staff report dated January 3, 2023.

ATTACHMENTS:

Draft Amendments to Title 4



Town of Eagle

Land Use & Development Code Update

Draft amendments to create the Commercial
General East (CGE) Zone District

December 2022

Commercial General East Zone District

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Establishment of the Commercial General East District

The following amendments to the Town of Eagle LUDC are made to establish the Commercial General East (CGE) district.

1. Section 4.04.010 Table of Zone Districts

The table of zone districts is amended as follows:

CG	Commercial General—For commercial and tourist uses, including lodging, dining, and recreation facilities and compatible uses, and for heavier commercial uses, low-impact manufacturing uses, and compatible uses.
CGE	Commercial General East —For commercial and tourist uses, including lodging, dining, and recreation facilities and compatible uses, and for heavier commercial activities and compatible uses on properties located within the East Eagle Sub Area Plan.
I	Industrial—For a wide range of industrial uses and compatible uses.

2. Section 4.04.070 Schedule of Uses Permitted in Nonresidential Districts

The Schedule of uses permitted in nonresidential zone districts is amended as follows:

ZONING DISTRICT	CBD	CL	CG	CGE	PA	I
Key: P = Use by Right S = Special Use * = Not Permitted Use						
USE						
Retail establishment, except mobile home and vehicular services	P	P	P	<u>P</u>	*	S
Service establishment, except vehicular service	P	P	P	<u>P</u>	*	S
Restaurant	P	P	P	<u>P</u>	*	*
Tavern	P	P	P	<u>P</u>	*	*
Office	P	P	P	<u>P</u>	P	*
Lodging, extended stay	*	*	S	<u>S</u>	*	*
Lodging, temporary	P	P	P	<u>P</u>	*	*
Dwelling units - above street level	P	S	*	<u>*</u>	S	*
High density, multifamily dwelling ¹	S	*	*	<u>*</u>	*	*

ZONING DISTRICT	CBD	CL	CG	CGE	PA	I
Key: P = Use by Right S = Special Use * = Not Permitted Use						
USE						
Park, playground, greenbelt	P	P	P	P	P	P
Indoor recreation or theater	S	S	S	S	S	*
Public building, auditorium, or other public assembly	S	S	S	S	S	*
Church, child care facility, school	S	S	S	S	P	*
Hospital, clinic, nursing home, group home	S	S	S	S	P	*
Commercial parking lot or garage	S	S	S	S	S	S
Vehicular and mobile home service, sales and rental	S	S	S	S	S	S
Contractor's yard	*	*	S	S	*	S
Shop for blacksmith, cabinetry, glazing, machining, off-set printing, publishing, and sheet metal	S	S	P	P	*	P
Utility substation	*	S	S	S	*	S
Water impoundment	*	*	S	S	S	S
Taxidermy shop	*	S	S	S	*	S
Dry cleaning plant	S	S	S	S	*	S
Gasoline sales	S	P	P	P	*	S
Automobile salvage yard	*	*	*	*	*	P
Manufacturing, assembly, processing, packaging or preparation of articles or merchandise	*	*	S	S	*	P
One single dwelling unit - accessory to a use permitted	*	*	S	S	*	S
Restaurant - accessory to use permitted	*	*	*	*	P	P
Office - accessory to use permitted	*	*	*	*	*	P
Veterinary clinic	S	S	S	S	*	S
Extraction and processing of minerals, rocks, sand, gravel, and other earth products	*	*	*	*	*	S
Storage of explosives	*	*	*	*	*	S
Sawmill or wood milling facility	*	*	*	*	*	S
Recreational vehicle park	*	*	S	S	*	*

ZONING DISTRICT	CBD	CL	CG	CGE	PA	I
Key: P = Use by Right S = Special Use * = Not Permitted Use						
USE						
Railroad transfer yard, Motor freight depot	*	*	S	*	*	S
Petroleum products bulk plant	*	*	S	S	*	S
Theater	P	P	P	P	P	P
Shooting range	S	S	S	S	S	S
Mobile home	*	*	*	*	*	*
Outside storage	*	S	S	S	S	P
Self-service storage facility	*	*	*	*	*	S
Wholesale or distribution establishment, except mobile home and vehicular sales	S	S	P	P	*	P
Retail, except mobile home and vehicular Accessory to a principal permitted use	P	P	P	P	*	P
Service establishment, except vehicular service—accessory to a principal permitted use	P	P	P	P	*	P
Sexually oriented businesses	*	*	*	*	*	S
Medical marijuana business ²	*	*	S	*	*	S
Retail marijuana cultivation facility ⁴	*	*	S	*	*	S
Marijuana testing facility ⁵	*	*	S	*	*	S
Cultivation of medical marijuana by patients and caregivers in non-residential units (commercial or industrial spaces) ³	*	*	*	*	*	P
Cultivation of medical marijuana by patients and caregivers in residential dwelling units (permitted within non-residential zone districts) ³	P	P	P	*	P	P
Retail marijuana business (excluding retail marijuana testing facilities)	*	*	S ⁴	*	*	S ⁴
Cultivation of marijuana for personal use in residential units	P ⁵	P ⁵	P ⁵	*	P ⁵	P ⁵
Cultivation of marijuana for personal use in non-residential units or structures	*	*	*	*	*	P ⁶
Medical marijuana infused products manufacturer ²	*	*	S	*	*	S

ZONING DISTRICT	CBD	CL	CG	CGE	PA	I
Key: P = Use by Right S = Special Use * = Not Permitted Use						
USE						
Optional medical cultivation premises ²	*	*	S	*	*	S
Retail marijuana store ⁴	*	*	S	*	*	S
Retail marijuana products manufacturing facility ⁴	*	*	S	*	*	S
Kennel	*	*	S	*	*	*
KEY: ¹ Pursuant to Section 4.05.010.A.3.b ² Medical marijuana businesses allowed only on identified commercial general and industrial zoned properties. Please refer to attached map at the end of this section labeled Exhibit A. Refer to Section 4.04.100(P) concerning supplementary regulations and standards for medical marijuana businesses. ³ See Section 4.04.100(R) concerning supplementary regulations and standards for the cultivation of medical marijuana by patients and primary caregivers in non-residential zone districts. ⁴ Retail marijuana businesses allowed only on identified commercial general and industrial zoned properties. Refer to map at the end of this section labeled Exhibit A. Refer to Section 4.04.100(U) for supplementary regulations and standards for retail marijuana businesses. ⁵ Marijuana testing facilities allowed only on identified commercial general and industrial zoned properties along Chambers Avenue. Refer to map at the end of this section labeled Exhibit A. Refer to Section 4.04.100(V) for supplementary regulations and standards for marijuana testing facilities. ⁶ See Section 4.04.100(T) concerning supplementary regulations and standards for the cultivation of marijuana for personal use in non-residential units or structures in non-residential zone districts.				CBD = Central Business District CL = Commercial Limited CG = Commercial General PA = Public Area I = Industrial		

3. Section 4.04.090 Schedule of Requirements in Nonresidential Districts

Amend the Schedule of requirements in nonresidential districts as follows:

NON-RESIDENTIAL DISTRICTS TABLE										
ZD	MLA	MLA/DU	MFY	MSY	MRY*	MBH	MLC*	MFA	MUO/DU	
CBD	3,125 sf		0'	0'	25'	35'	Building 80%; all other impervious 20%	240%		
CL	7,500 sf		L	25'	Greater of 12.5' or ½ building height	25'	35'	Building 50%; all other impervious 20%	100%	
			C	25'						
			A	50'						
CG/ CGE	CG 20,000 sf CGE 100,000 sf		L	25'	Greater of 12.5' or ½ building height	com-com	25'	35'	Building 50%; all other impervious 30%	150%
			C	25'		com-ind	25'			
			A	50'		com-res	75'			
I	20,000 sf		L	25'	Greater of 12.5' or ½ building height	ind-ind	25'	35'	Building 50%; all other impervious 30%	150%
			C	25'		ind-com	25'			
			A	50'		ind-res	75'			
PA	7,500 sf		L	25'	Greater of 12.5' or ½ building height	25'	35'	Building 50%; all other impervious 20%	150%	
			C	25'						
			A	50'						

4. Section 4.04.100 Supplementary Regulations and Standards

A. Amend Section 4.04.100.O as follows:

Extended stay temporary lodging facilities. All extended stay temporary lodging facilities permitted in the Commercial General (CG) or Commercial General East (CGE) Zone Districts shall comply with the following requirements

5. Section 4.07.080 North Interchange and East Eagle Area Design Standards

Amend the North Interchange Area design standards as follows:

A. **General provisions.**

1. The North Interchange and East Eagle Area contains the following zone districts as per this Title:

a. Commercial General "for commercial and tourist uses including lodging, dining, and recreation facilities and compatible uses, and for heavier commercial uses, low-impact manufacturing uses, and compatible uses."

a-b. Commercial General East "for commercial and tourist uses including lodging, dining, and recreation facilities and compatible uses, and for heavier commercial activities and compatible uses on properties located within the East Eagle Sub Area Plan."

b-c. Public Area "for any use owned and/or operated by a public entity."

2. The North Interchange and East Eagle Area incorporates privately owned, commercially zoned land north of the I-70 interchange, and in between the I-70 corridor and US Highway 6 east of Chambers Avenue. This area is completely separated physically and visually from the developed Town. Because of its isolated location, development on these lands would have less of an impact to the community, if treated sensitively, than if these uses occurred downtown. Because larger commercial parcels with municipal service infrastructure are available, there will be considerable pressure for development activity. It is very possible that this area will develop completely independent of other trends in the Town, and be more influenced by county and regional market forces. Commercial activity may, over time, compete with downtown Eagle as the commercial center of the area. Because of its likely development with commercial activities featuring high volumes of user traffic, master planning of large parcels should be strongly encouraged. Careful consideration to the layout of curb cuts along existing public roads should be given. To the extent possible, the preservation of large pieces of indigenous landscape and plant materials should be an important objective. Like the Chambers Avenue Area, architectural design should feature indigenous building materials, styles and details.

B. **Goals and objectives.**

The goals and objectives of this section are:

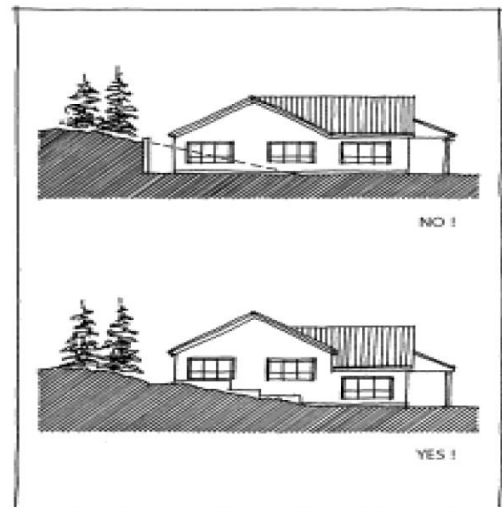
1. Improve the overall appearance of the I-70 corridor by enforcing architectural and landscape standards on development that abuts the interstate right-of-way.
2. Promote coordinated physical organization by enforcing setbacks and requiring landscaped buffers similar to those seen in the Chambers Avenue Area.
3. Encourage high quality individual development by creating a palette of materials and architectural details, which reflect the traditional building styles of the region.

C. Building setbacks.

1. Setback from Eby Creek Road, the I-70 right of way and the I-70 frontage road is 25 feet.
2. Setbacks from property lines other than those abutting the Eby Creek Road shall be as required under this Title.

D. Building mass/form/orientation.

1. With the exception of large format retail developments, buildings shall be similar in size to those found in a rural mountain community. Traditionally, the largest buildings in the vicinity are those found in ranch complexes. The central form of the buildings is usually simple and rectangular, having secondary gable and shed roofed wings. Porches shall project from the central form and be covered by a separate roof. Roofs that are similar to those of traditional ranch buildings, such as simple gable and shed forms, are appropriate. This incremental add-on approach creates visual interest and scale. Roof pitches, trim, and entrance locations also help to inform and influence the overall aesthetic of a building.
2. The siting of any new building should respond to existing site features. Removal of existing native plant material should be limited to areas essential for site development. Excessive excavation of hillsides should not be permitted. All cut and fill slopes should be stabilized, contoured to blend with existing, undisturbed terrain, and revegetated using plant material similar to that found on undisturbed land in the immediate vicinity. Slopes greater than 2:1 are not permitted.

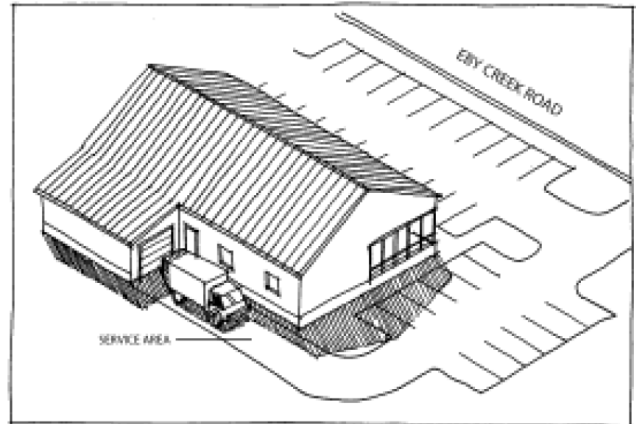


E. Architectural details.

1. Overall, the appearance of buildings in these areas shall be of a style similar to that seen in Colorado West Slope mountain towns. Facades that face public rights-of-way, including the I-70 corridor, shall include variation in the wall plane. Facades that are greater than 100 feet in length shall include spatial definition in the form of wall projections and/or recesses which must have a depth of at least three percent of the length of the facade. Projections and/or recesses must occupy at least 20 percent of the length of the facade. Group items such as windows to create an interesting composition; these type of features provide visual interest to the pedestrian, reduce monolithic appearance, and add local character to development. Facade projections,

recesses, windows, and entrances should be integral parts of the building and must not be superficially applied trim, graphics, or paint.

2. Provide variation in roof lines and forms. Mansard roofs are not traditionally seen in the region and are prohibited. If total building size exceeds a 10,000 square foot floorplate, flat roofs with a surrounding parapet wall are permitted provided that no mechanical equipment is visible and that the roof is aesthetically pleasing and fits into the Town. For buildings with a floorplate of from 5,000 square feet to 10,000 square feet, a multiple roof treatment is encouraged; flat roofs are not permitted. Minimum roof pitch to be 5:12 for all buildings less than 10,000 square feet.
3. Loading docks and service areas must be located to the sides and/or rear of the building, unless the parcel abuts the I-70 corridor. If the building abuts the I-70 corridor, all services and loading areas must be located to the sides of the building, which do not face the Eby Creek Road or I-70.



F. Building materials.

1. Building materials shall be used for all major surfaces that are similar to those employed historically. Segmented, horizontal siding as traditionally seen on wood and wood-clad ranch buildings is appropriate; maximum overlap dimension shall be eight inches. Stone masonry is appropriate when used as a foundation material; however, stone cladding over large portions of a surface is not a documented historical use and is inappropriate. Concrete block must be split-faced and all windows and entrances on such buildings must have added trim. Modular panel materials are not allowed. All facade materials shall have low reflectivity.
2. Pitched roof material shall be wood or asphalt shingles or standing rib seam sheet metal-matte finish.

G. Public Spaces

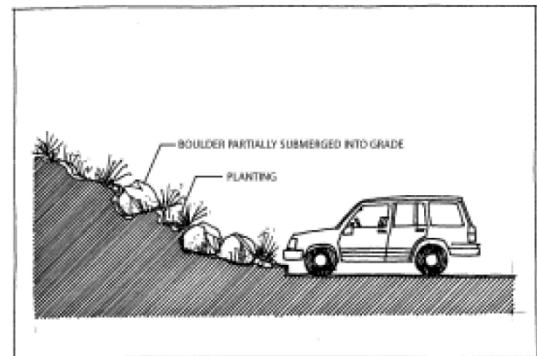
Mixed-use and nonresidential sites shall contribute to the establishment or enhancement of community and public spaces by providing at least two of the following:

1. Patio seating area
2. Pedestrian plaza with benches
3. Transportation center (when appropriate based on transit planning)
4. Window shopping walkways
5. Outdoor play area
6. Art feature
7. Sales sheds/areas/facilities for local farmers' market

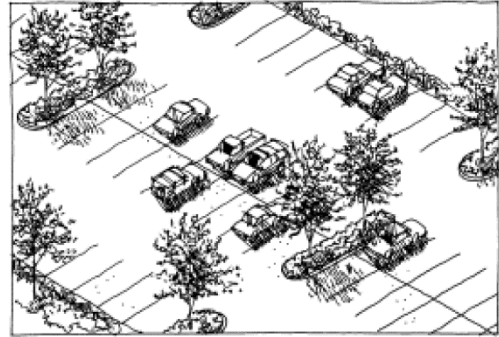
8. Architectural feature reflective of rural mountain design

H. Landscape/sidewalks/furnishings/screening.

1. Where practicable, all commercial destinations shall provide safe and convenient pedestrian connection to the Eagle County Regional Trail system as well as other nearby commercial sites. Sidewalks shall be detached from curb and gutter a minimum distance of five feet to accommodate a planting strip between the curb and sidewalk. Sidewalks linking the pedestrian system of the block to the building are required.
2. Buildings that abut the I-70 corridor shall have a minimum 15 foot landscaped buffer paralleling the property line in addition to the landscaping of the interstate right-of-way. One tree is required to be planted in such buffer for every 25 linear feet of property line. A minimum of one-third of all required trees shall be evergreen, and shall be placed 20 feet on center minimum and 25 feet on center maximum, in groups of three or five. Shrub massing shall be used in conjunction with tree plantings. Selected shrubs shall have a minimum mature height of eight feet. Refer to detailed plant list in Section 4.07.020(D).
3. Formal, irrigated landscape treatment shall not abut native, undisturbed ground without edge treatment. Edge transition shall be in the form of a defined grade break, drainage swale, building wall, mulched and planted bed, or pavement.
4. Retaining walls may be necessary in grade changes and should be concrete with a sandblast finish or keyed brick. Where grade and space allow, boulders may be used. The design and layout of the boulder wall should be such that the base course of the boulders are partly submerged into finish grade. Where appropriate, pockets in-between boulders should be planted to achieve a natural appearance. Retaining wall systems should be consistent from parcel to parcel.

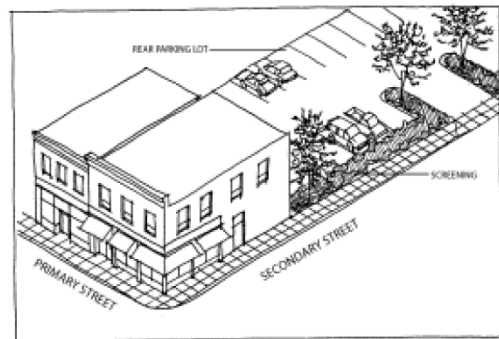


5. Opaque fencing shall be restricted to side and rear yards. Fencing is not allowed between the front building facade and the primary street. Fencing materials shall be wood, masonry, or split face concrete block. Chainlink may be used for demonstrated security purposes only and must be vinyl-coated black or green and used in conjunction with plant material that is tightly spaced to create a visual screen. Chainlink fencing shall be restricted to rear yards, except when rear yards abut the I-70 corridor.



I. Parking.

1. In the East Eagle Area, large parking lots facing the I-70 corridor or the I-70 frontage road are not permitted. Limited parking lots are permitted abutting the I-70 right-of-way with substantial landscape screening.
2. For parking lots with ten or more parking spaces, one deciduous shade tree shall be required to be planted in the interior of the lot for every ten parking stalls. All required shade trees shall be located within curbed, planted medians and/or islands to provide spatial definition and shade within paved areas.
3. Parking lots with 50 or more spaces shall also be divided into subsections of no more than 25 spaces with landscape divider strips placed between the sections.
4. Landscaped areas within parking lots or along the perimeter of the property must be protected from vehicular traffic through the use of concrete curbs, extruded asphalt, or other approved permanent barriers. Periodic curb cuts to allow stormwater infiltration are permitted.
5. No paving shall be permitted within four feet of the center of a tree.
6. All parking lots adjacent to primary and secondary streets shall be screened using plant material and/or fencing.
7. Commercial parcels that front Eby Creek Road should have no more than 50 percent of all required parking located in between the property line abutting the public right-of-way and the building face. The remaining parking stalls should be located to the sides or rear of the proposed building. Limited parking lots are permitted abutting the I-70 right-of-way with substantial landscape screening.



J. Signs.

1. All freestanding signs shall be monument style (grounded) and integrated with the site plan and planting plan.
2. Lighting of signs during the period a commercial enterprise is open for business and for up to one hour following the close of business shall be permitted.

3. Buildings that contain more than one business shall have a coordinated sign plan for the building and property.
4. Properties that Adjoin the I-70 Right-of-Way 
 - a. No sign shall be located in a rear yard except on properties that adjoin the I-70 right-of-way. These properties shall be allowed one flat wall sign in the rear yard of up to 30 square feet per tenant in addition to other allowed signs.
 - b. For properties fronting Eby Creek Road, each wall sign, projecting sign, or freestanding sign shall have a maximum sign area of 80 square feet and a maximum height of 15 feet.

K. Outdoor Uses

1. Areas for outdoor storage, truck parking, trash collection or compaction, loading, or other such uses shall not be visible from public or private rights-of-way.
2. No areas for outdoor storage, trash collection or compaction, loading, or other such uses shall be located within 20 feet of any public or street, public sidewalk, or internal pedestrian way.
3. Except for the purpose of normal loading and unloading operations, no trailers, semi-trailers and trucks, truck-tractors or outdoor containers shall be stored on site. Trucks, trailers and outdoor containers shall only be located in designated loading and unloading areas that are completely screened from adjacent streets or properties for the duration that they are on the site.
4. Exterior display areas shall be permitted only where clearly depicted on the approved development plan. All exterior display areas shall be permanently defined and screened with walls and/or fences. Materials, colors and design of screening walls and/or fences shall conform to those used as predominant materials and colors of the building. If outdoor display areas are to be covered, then the covering shall conform to those used as predominant materials and colors on the building. All exterior display areas shall be separated from motor vehicle routes by a minimum distance of 10 feet measured from the edge of the right-of-way, and a physical barrier visible to drivers and pedestrians. Display areas on building aprons must maintain a minimum walkway width of 10 feet between the display items and any vehicle drives.
5. Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash dumpsters, trash compaction, and other service functions shall be incorporated into the overall design of the building and the landscaping so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets, and no attention is attracted to the functions by the use of screening materials that are different from or inferior to the principal materials of the building and landscape.

L. Ongoing Maintenance

1. All mixed-use and nonresidential sites, whether occupied or not, shall be regularly maintained so they are not allowed to fall into a state of disrepair or neglect; and shall consistently present a neat and orderly appearance to the general public as well as adjacent and nearby tenants and property owners.

2. All large retail establishments (footprint of 50,000 square feet or larger) shall submit with their development application a maintenance plan for normal repairs and upkeep of the property, including but not limited to maintenance of the building, parking lot and parking lot surface, landscaping, signage and elimination of "ghost signage," and ongoing use of the property, including but not limited to the parking lot.

6. Section 4.11.030: PUD Standards and Requirements

Amend Section 4.11.030.2.a.iii as follows:

- iii. C/PUD: permitted and special uses as set forth in Chapter 4.04 for the CBD, CL₁, CG, and CGE zone districts, plus other uses which the Planning Commission and Town Council find to be compatible;