



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 Project: 101 Ping Lane Subdivision Sketch Plan – WITHDRAWN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.