



**Planning & Zoning Commission
Tuesday, January 17, 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](#)

Or call in (audio only): [+1 469-770-0416](tel:+14697700416), [484542231](tel:+1484542231)# 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 January 3, 2023

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: Wanderlust Dog Ranch Special Use Permit
File # SU22-04
Applicant: Jason Hershman of Wanderlust Dog Ranch
Location 45 Eagle Park East Drive & 31 Eagle Park East Drive
Staff Contact: Peyton Heitzman, Planner II

Request: A Special Use Permit to operate a kennel in the Commercial General (CG) zone district.

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, 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

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
Kyle Hoiland, Keith Klesner

COMMISSIONERS ABSENT

Jennifer Filipowski, Jamie Woodworth Foral

STAFF

Chad Phillips – Community Development Dir.
Jessica Lake – Planner (via Teams)
Cliff Simonton – Planner (via Teams)
Peyton Heitzman – Planner
Nikki Davis - Administrative Tech II

APPROVAL OF MINUTES

1. Minutes dated December 20, 2022

The minutes were approved without change.

PUBLIC COMMENT

Hood opened public comment. There was no public comment.

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.

Hood opened file #LURA23-01.

Staff Presentation

Simonton presented this file. An existing pre-development agreement between the landowner and the Town contained time provisions prompting the application of this new, interim zone district. The proposed amendment would affect Sections 4.04.010, 4.04.070, 4.04.090, 4.04.100, and 4.07.080. of the existing Town Code. The Town agreed to apply zoning consistent with the East Eagle Sub-Area Plan (EESAP) to approximately 125 acres of land owned by Eagle Meadows Colorado, LLC on or before Feb. 28, 2023. While the new zone district is being incorporated into the ReCode Eagle process, its finished form will be seen after the new Code is adopted. Furthermore, the Planning & Zoning Commission will see a rezone application in February requesting to apply this zone district to the property.

Simonton explained that the EESAP recommends uses which take advantage of and are congruent with the regional highway interchange. The new district is similar to the Town’s existing Commercial General zone district regarding permitted uses and dimensional requirements, however, accommodates large format retail except for marijuana uses. Simonton added that the design guidelines currently mirror those of the North Interchange area but will be refined through the ReCode Eagle process.

Staff recommended approval of the proposed amendments.

Q & A

Hood asked about the limiting more marijuana businesses in this district. Phillips replied the cap on marijuana retail is based on the Town’s population.

Hood and Nutkins questioned allowing dwelling units as an accessory to a permitted use. This provision has generated multi-family units along Chambers Avenue which was not the intent for the area. Staff replied this use was carried forward from the existing Commercial General standards.

Hood asked to clarify the square footage increase in the new Commercial General East compared to the current Commercial General. Staff replied it differentiates between medium and large-scale retail.

Public Comment

There was no public comment.

Deliberation

The Commission expressed support for approval, highlighting the value in the landowner's ability to market their property and the potential to kickstart development in East Eagle which could unlock significant sales tax generation through large scale retail and industrial development. .

Staff and the Commission discussed whether the 100,000 sf Minimum Lot Area (MLA) was too restrictive for this zone district. Simonton suggested reverting back to 20,000 sf MLA which is what is currently supported by Commercial General standard.

Perkins reminded staff to consider connectivity to the river and a residential area.

Nutkins expressed concerns about the language pertaining to dwelling units.

Hood recommended allowing marijuana uses similar to the Commercial General zone district and to strike residential accessory as a permitted use.

Scott Hunn, the developer representative, added that an intent of the Commercial Industrial zone district was to allow the extension of Chambers Avenue through a mix of smaller lot formations.

MOTION: HOILAND MOTIONED TO RECOMMEND APPROVAL OF THE AMENDMENTS TO TITLE 4 OF THE TOWN OF EAGLE MUNICIPAL CODE AS PRESENTED BY STAFF WITH THE EXCEPTION OF THE DELETION OF THE ACCESSORY HOUSING.

MOTION WAS SECONDED AND APPROVED UNANIMOUSLY.

Hood closed file #LURA23-01.

OPEN DISCUSSION

Hoiland asked if staff had updates on allowing EPA approved wood-burning appliances. Phillips replied staff continues to research this.

Perkins asked for an update on the damaged structure near the Community Garden.

ADJOURN

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

MEETING ADJOURNED AT 6:57 PM.



STAFF REPORT AND CERTIFICATE OF RECOMMENDATION

TO: Planning & Zoning Commission

FROM: Community Development Department

DATE: January 17, 2023

PROJECT: Wanderlust Dog Ranch Special Use Permit

FILE NUMBER: SU22-04

APPLICANT: Mauriello Planning Group representing Jason Hershman of Wanderlust Dog Ranch

LOCATION: 45 Eagle Park East Drive and 31 Eagle Park East Drive

CODE: Chapter 4.04 Zoning
Chapter 4.05 Special Use

ZONING: Commercial General (CG) Zone District

EXHIBITS:

- A: Application and Project Narrative
- B: Site Plan and Building Permit
- C: Wanderlust Dog Ranch Parking and Trip Generation Rate Analysis Eagle, Colorado
- C: Chambers Aerial Map
- D: Site Photos

PUBLIC COMMENT: Staff has received 0 letters of public comment as of January 13, 2023. Letters received after this time will be gathered and entered into the public record at the hearing.

STAFF: Peyton Heitzman, Planner – peyton.heitzman@townofeagle.org

REQUEST: A Special Use Permit for a kennel use.

INTRODUCTION

Jason Hershman of Wanderlust Dog Ranch (Applicant) has applied for a Special Use Permit to operate a kennel out of 45 Eagle Park East Dr and 31 Eagle Park East Dr. Both properties are zoned Commercial General. The Applicant currently operates a dog-day care and kennel at 11 Eagle Park East Dr and 31 Eagle Park East Dr and intends to move operations from 11 Eagle Park East Dr to 45 Eagle Park East Dr.



Wanderlust Dog Ranch has been operating from 11 Eagle Park East Dr since 2017. The operation expanded into 31 Eagle Park East Dr in 2019. At their new location Wanderlust Dog Ranch will be sharing the building with a warehouse and workshop space dedicated to construction uses. These uses will operate in the two units on the west end of the building. In the future, Wanderlust Dog Ranch intends to expand and utilize the entire building.

The image to the right depicts a shared access between 45 Eagle Park East Dr and 827 Chambers Ave. The two parcels used to fall under single ownership. With the sale of 45 Eagle Park East Dr, the lots have been permanently separated with a fenced and locked gate. Parking spaces have replaced what was once shared access between the two properties.



Commercial General is the only zone district in the Town that permits kennels and the use requires a special use permit.

ISSUES FOR DISCUSSION

1. Does the P&Z Commission anticipate any incompatibilities between the kennel use and surrounding uses?
2. Is the proposed use consistent with the Town's goals, policies and plans?

STANDARDS FOR SPECIAL USE PERMIT

Section 4.05.010.A.1.a

STANDARD #1: *The proposed use is consistent with the provisions of this Chapter and with the Town's goals, policies and plans.*

Elevate Eagle Comprehensive Plan (2021 Amendment):

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

Staff Comment: The kennel use is a commercial opportunity that helps meet the dog-care demands of this community.

- *Policy 1-2.8. Encourage continued reinvestment in existing commercial areas.*

Staff Comment: Wanderlust Dog Ranch is appropriately located in a commercial area and the relocation of the facility will help support the commercial use.

Relevant policies from the Interstate 70 Influence Character Area include:

- *Policy 2-7.1. Portions of the I-70 Influence character area are intended to support commercial and industrial uses, exclusive of other uses. Improvements along Chambers Avenue and Market Streets are auto oriented with limited pedestrian amenities.*

Staff Comment: Wanderlust Dog Ranch is an auto oriented commercial use where dog owners drop off their dogs for the day or overnight stays.

STANDARD #2: *The proposed use is compatible with existing and allowed uses surrounding or affected by the proposed use.*

Staff Comment: Staff does not anticipate incompatibilities with the existing or allowed uses in the surrounding area. Existing uses include marijuana dispensaries to the east and west, an auto repair company with an accessory residential apartment to the north, a HVAC supplier to the west, an orthodontics office to the south, a supplier of resort ski equipment and safety fencing to the north, and a glass design and install business to the northeast. Wanderlust Dog Ranch has operated from the same cul-de-sac for several years and staff has not received complaints from the surrounding uses

While staff anticipates noise to come from the kennel use such as barking, the Applicant has taken several measures to mitigate noise and encourage a tranquil environment for the dogs. These efforts are outlined in the application narrative on page 3. Staff has included conditions of approval that best management practices for sanitation and noise control be maintained to promote compatibility with the surrounding uses.

STANDARD #3: *Street Improvements adequate to accommodate traffic volumes generated by the proposed use and provision of safe, convenient access to the use and adequate parking are either in place or will be constructed in conjunction with the proposed use, as approved by the Town.*

Staff Comment: The relocation of the kennel use is not anticipated to generate additional traffic and no street improvements are required at this time. The location can accommodate the vehicle traffic generated from dog pick up and drop off as presented in the traffic study by McDowell Engineering (Attachment C). There is sufficient parking for the dog day care and kennel use. The parking requirement for the dog play/kennel space was calculated at 0.16 spaces per dog based on the Planning & Zoning Commission parking determination on December 20, 2022. The staff report from the meeting can be accessed through this [LINK](#). Parking for the office and reception area, areas intended for public and employee use, was calculated at 1 space per 250 square feet. The warehouse workshop spaces were calculated at 1 space per 1,000 square feet.

Parking calculation per use:

Dog Play/Kennel	0.16 space per dog
Office/Reception Area (1,746sf)	1 space per 250 square feet
Warehouse/workshop (3,120 sf)	1 space per 1,000 square feet

There are 26 parking spaces available between the two properties. At the parking rate of 0.16 per dog, and with Wanderlust Dog Ranch serving 80 dogs, the parking requirement for the dog play/kennel area is 13 spaces. The office reception area requires 7 spaces, and the warehouse/workshop requires 4 spaces.

Parking requirement per use:

Dog Play/Kennel	12.8
Office/Reception Area	7
Warehouse/workshop	3.12
Total Parking Required	23 (round up from 22.92)
Total Parking Provided	26

STANDARD #4: *The special conditions for specific uses, as provided in this section are met.*

Staff Comment: Not applicable. There are no special conditions for this use.

ZONING STANDARDS**Section 4.04.100.J**

Minimum use standards. In all zone districts, except as otherwise specified herein, all uses shall be designed and operated in compliance with the following minimum standards:

Loading and unloading of vehicles shall be conducted on private property and not on any street or alley, except in the CBD, where it may be from a designated loading zone or alley;

No dust, noise, odor, fumes, glare or vibration shall be projected beyond the lot.

Staff Comment: The kennel use appears to comply with the minimum use standards in the Municipal Code. The daily drop off and pick up of dogs will be conducted on private property. The Applicant has provided measure to mitigate noise and odors from projecting beyond the lot. No dust, fumes, glare or vibrations are anticipated with the use.

STAFF RECOMMENDATION

Staff recommends approval with conditions of the Wanderlust Dog Ranch Special Use Permit SU22-04 based on Standards (1), (2) and (3) of Section 4.05.010. of the Municipal Code.

PLANNING AND ZONING COMMISSION POTENTIAL MOTIONS

Below are the Planning and Zoning Commission options related to Special Use Permit SU22-04:

1. Approve the application with no conditions.
2. Approve the application with conditions.
3. Continue (table) the application. (Provide staff and the application detail regarding information needed for a decision).
4. Deny the application. (Cite all Code sections and/or Plan policies that resulted in motion for denial)

FINDINGS OF FACT

1. That the application is in conformance with Chapters 4.04 and 4.05 of the Land Use and Development Code and the 2021 Elevate Eagle Comprehensive Plan.

IF APPROVED, THE P&Z AND COUNCIL MAY CONSIDER THE FOLLOWING SUGGESTED CONDITIONS OF APPROVAL:

1. Best management practices for sanitary control of the kennel facility shall be implemented and maintained for the life of the operation.
2. Best management practices for noise control of the animal boarding facility shall be implemented and maintained for the life of the operation.
3. The kennel use shall maintain all necessary licenses for the life of the operation.
4. Any expansion of the kennel use at 31 Eagle Park East Drive or 45 Eagle Park East Drive shall require an administrative approval.



TOWN OF EAGLE
 COMMUNITY DEVELOPMENT
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LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

ZONING REVIEW	DEVELOPMENT REVIEW	SUBDIVISION REVIEW
☒ Special Use Permit ☐ Zoning Variance ☐ Rezoning ☐ Temporary Use Permit ☐ Amendment to Zone District Regulations ☐ Encroachment Permit ☐ Wireless Communications Facility	☐ Minor Development Permit ☐ Major Development Permit PLANNED UNIT DEVELOPMENT (PUD) REVIEW ☐ PUD Zoning Plan ☐ PUD Development Plan	☐ Concept Plan ☐ Preliminary Plan ☐ Final Plat ☐ Lot Line Adjustment ☐ Condominium / Townhouse ☐ Minor Subdivision

PROJECT NAME Wanderlust Dog Ranch - Special Use Permits

PRESENT ZONE DISTRICT CG **PROPOSED ZONE DISTRICT** _____
 (if applicable)

LOCATION

STREET ADDRESS 45 Eagle Park East Drive and 31 Eagle Park East Drive

PROPERTY DESCRIPTION

SUBDIVISION Eagle Park East **LOT(S)** Parcel 3 and 2 **BLOCK** _____
 (attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE Special Use Permits for a kennel,
minor development plan for minor exterior modifications (if required)

APPLICANT NAME Jason Hershman, Wanderlust Dog Ranch **PHONE** 970-432-8654

ADDRESS _____ **EMAIL** jmherhshman80@gmail.com

OWNER OF RECORD Parcel 3: Peggy Brasington Revocable Trust **PHONE** _____

ADDRESS PO Box 3130 Eagle, CO 81631 **EMAIL** _____

REPRESENTATIVE* Mauriello Planning Group **PHONE** 970-376-3318

ADDRESS PO Box 4777 Eagle, CO 81631 **EMAIL** dominic@mpgvail.com

*A representative must submit an affidavit or power of attorney signed by the property owner of record authorizing the representation.

Parcel 2 Owner of Record: Carson Holdings LLC
 PO Box 4178
 Eagle, CO 81631

APPLICATION SUBMITTAL ITEMS:

The following submittal materials must be submitted in full before the application will be deemed complete (please check all items that are being submitted):

- ☐ Applicable fees and deposits.
- ☐ Project Narrative, describing the project, its compliance with any applicable review criteria, any impacts to the surrounding area, and any other relevant information.
- ☐ Surrounding and interested Property Ownership Report (see project specific checklist for more information).
- ☐ Proof of Ownership (ownership & encumbrance report) for subject property.
- ☐ Site Plan, drawn to scale and depicting the locations and boundaries of existing and proposed lots and structures.
- ☐ Project specific checklist.

FEES AND DEPOSITS:

See Eagle Municipal Code Section 4.03.080

1. Application fees shall be paid in full at the time of the filing of the application and unless paid, the application shall not be deemed complete. All fees are nonrefundable.
2. As described in Eagle Municipal Code § 4.03.080, third-party consultants may be necessary for the review and processing of applications. These costs ("pass-through costs") must be paid by the applicant. If pass-through costs are expected, the applicant must pay a deposit at the time the application is filed. If at any time the deposit does not fully cover the pass-through costs, the applicant must pay another subsequent deposit before the Town will continue processing the application.
3. The Town may withhold the recording of any Subdivision Final Plat or Development Plan or the signing of any Resolution or Ordinance until all pass-through fees are paid in full.
4. Within 30 days of approval or denial of an application, any remaining deposit shall be returned to the applicant. If an application is withdrawn, any remaining deposit shall be returned to the applicant within 60 days.

I have read the application form and certify that the information contained herein is correct and accurate to the best of my knowledge. I understand that it is my responsibility to provide the Town with accurate information related to this application. I UNDERSTAND THAT FILING AN APPLICATION IS NOT A GUARANTEE THAT THE APPLICATION WILL BE APPROVED.

Allison Kent

Signature

11-28-22

Date

FOR OFFICE USE ONLY

DATE RECEIVED _____ BY _____ FILE NUMBER _____
REVIEW FEE _____ DATE PAID _____ RECEIVED BY _____
DATE CERTIFIED COMPLETE _____ BY _____
P&Z HEARING DATE _____ DECISION _____
TC HEARING DATE _____ DECISION _____

WANDERLUST



DOG RANCH



Wanderlust Dog Ranch

Special Use Permit for Kennel

Submitted: December 2022



INTRODUCTION

Description of the Request

Jason Hershman, represented by Mauriello Planning Group, is proposing to relocate the current Wanderlust Dog Ranch dog-care facility from its current location at 11 Eagle Park East Drive to 45 Eagle Park East Drive. The Town of Eagle has previously approved a kennel at 31 Eagle Park East Drive (Building Permit 19TEGL-4899) but this property is included the SUP application so as to consolidate and simplify the review process. A Special Use Permit is required only for the overnight kennel use at both properties. 45 Eagle Park East Drive is owned by Peggy Brasington Revocable Trust who has authorized this application to be submitted. 31 Eagle Park East Drive is owned by Carson Holdings LLC who has also authorized this application to be submitted.

A map of the properties is provided below:



Following the relocation, all Wanderlust Dog Ranch activities will occur at 31 and 45 Eagle Park East Drive. Wanderlust Dog Ranch currently serves approximately 2,600 clients in and around Eagle. The dogs are dropped off and picked up by the owners. The facility includes a retail operation offering supplies desired by the customers. There are indoor and outdoor play areas. When dogs are present for overnight boarding, a staff member is on campus to monitor the dogs.

All dog care and kennel facilities are regulated by the State of Colorado Department of Agriculture. This agency will determine any limits on the number of dogs that can be cared for. All dog caregivers are required to be licensed by this agency and they inspect all facilities and issue permits. They also perform random inspections at least once a year to ensure compliance with all regulations. Because this agency is responsible for regulating the industry, the Town does not require duplicative regulations. The Department of Agriculture requires staff-to-dog ratios for daytime operations, which are 1 staff member per 15 dogs. Wanderlust operations never exceed 15 dogs per 1 employee but often use a lesser dog per staff ratio to give the dogs AND staff a better, more controlled experience. Outdoor space is not a requirement of the license, however, the existing yard will service 45 Eagle Park East Drive and we will have an additional yard between 31 and 45 Eagle Park East Drive.

The following outlines some additional information regarding the operation of the property:

Overnight Operations:

Staff remains on site with the dogs in small groups until 9:00pm before putting them into their overnight accommodations. One person is staffed on-site through the evening in case of emergencies until the morning staff arrives at 6:30am. Dogs are permitted to use the yards in the evening, but groups are smaller and always supervised. The operation remains as it has been for almost 9 years now without a single noise complaint or problem. While there is a near-by residential unit, the intention of this zone district and area is clearly oriented to high intensity commercial and industrial uses, mostly due to its proximity to I-70 and the noise impacts of traffic. Residential uses are accessory to commercial uses, intended to provide housing for employees of these uses, and also require a special use permit review process. Residential uses in this area were not intended to override the need for commercial uses, as is clear from the intent of the CG zone district:

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.

Noise Abatement:

Noise mitigation is done through the use having speakers indoors throughout the facility that drown out any noises from outside that the dogs would be reacting to. At night, classical music is played to calm them and drown out outside noises. While during the day, it is a little more upbeat. When dogs are outside, they are under constant supervision to control the possibility of barking.

Process

The relocation to 45 Eagle Park East requires new special use permit for a kennel. Though the Town of Eagle has already approved the kennel use at 31 Eagle Park East, this application is intended to cover both properties. A kennel is defined as follows:

Kennel means a facility licensed to house dogs, cats or other pet animals where single or multi-day day overnight boarding, including daytime for multi-day boarding, is conducted for a fee or compensation.

The only exterior changes are the removal of an existing door and small deck area (identified above with a rectangular box on the photo above) at 45 Eagle Park East. Due to the limited scope of work, only a special use permit is required.

The applicant has provided plans indicating the proposed interior changes to the property. While the current plans are limited in scope to Units 1, 2, and 3 at 45 Eagle Park East, the Special Use Permit applies to the entirety of the property. If current industrial tenants cancel their leases for Units 4 and 5, the kennel use may be expanded into these areas. All work at 31 Eagle Park East has been approved previously, and the approved building permit plans have been included for reference.



Subject Property: 45 Eagle Park East Drive (above) and
31 Eagle Park East Drive (below)



Parking

The office, reception area, and employee lounge total 1,746 sq. ft. for Wanderlust Dog Ranch. These are the areas that translate to office or public use. Using the calculation for “medical, dental, veterinary office, and service establishment” of 1 space per 250 sq. ft. of floor area used or designed for office or public use, this equates to the need for 7 parking spaces.

On December 20, 2022, the Eagle Planning and Zoning Commission reviewed and approved the off-street parking determination for “dog-care and kennel use” for the property, based on the parking study by McDowell Engineering, which recommended a range of 0.13 to 0.16 parking spaces per dog. This would equate to a need for 12.8 spaces. The total parking requirement is then 20 spaces for Wanderlust. The parking available between the two properties is 26 spaces, in excess of the approved parking determination.

The existing use at 11 Eagle Park Drive East has operated for many years with limited shared parking with the Orthodontics Office next door. This is because dogs are dropped off quickly, with limited need for longer-term parking. There is more than adequate parking between the two sites at 31 and 45 Eagle Park Drive East for employee parking and drop off areas.

The existing uses at 45 Eagle Park Drive in Units 4 and 5 are workshops and warehousing for construction uses. With the remaining excess parking at the property, there is sufficient parking to meet the Eagle Town Code and the demand of the property. It remains the intention of Wanderlust to lease these units for additional dog play area when these units become available. This Special Use Permit covers these spaces if and when Wanderlust expands into these areas.

ZONING ANALYSIS

The following is for information purposes only as there are no exterior modifications that change the building as to affect any of the zoning standards.

Location: 45 Eagle Park East Drive
Parcel Number: 193933202003
Zoning: Commercial General
Lot Size: 0.423 acres / 18,426 sq. ft.

Standards of the CG Zone District	Allowed	Existing	Proposed
Minimum Lot Area	20,000 sq. ft.	18, 426 sq. ft.	18,426 sq. ft.
Minimum Front Yard*	25 ft.	25 ft.	25 ft.
Minimum Side Yard*	> of 12.5 ft. or 1/2 building height	> of 12.5 ft. or 1/2 building height	> of 12.5 ft. or 1/2 building height
Minimum Rear Yard*	25 ft.	25 ft.	25 ft.
Maximum Building Height	35 ft.	< 35 ft.	< 35 ft.
Maximum Building Coverage	50%	22%	22%
Maximum Total Impervious	80%	60%	60%
Maximum Floor Area	150% (27,639 sq. ft.)	8,302 sq. ft.	8,302 sq. ft.

Location: 31 Eagle Park East Drive
Parcel Number: 193933202002
Zoning: Commercial General
Lot Size: 0.426 acres / 18,556 sq. ft.

Standards of the CG Zone District	Allowed	Existing	Proposed
Minimum Lot Area	20,000 sq. ft.	18, 556 sq. ft.	18,556 sq. ft.
Minimum Front Yard*	25 ft.	25 ft.	25 ft.
Minimum Side Yard*	> of 12.5 ft. or 1/2 building height	> of 12.5 ft. or 1/2 building height	> of 12.5 ft. or 1/2 building height

Standards of the CG Zone District	Allowed	Existing	Proposed
Minimum Rear Yard*	25 ft.	25 ft.	25 ft.
Maximum Building Height	35 ft.	25 ft.	25 ft.
Maximum Building Coverage	50%	16%	16%
Maximum Total Impervious	80%	60%	60%
Maximum Floor Area	150% (27,639 sq. ft.)	3,836 sq. ft.	3,836 sq. ft.

SPECIAL USE REVIEW CRITERIA

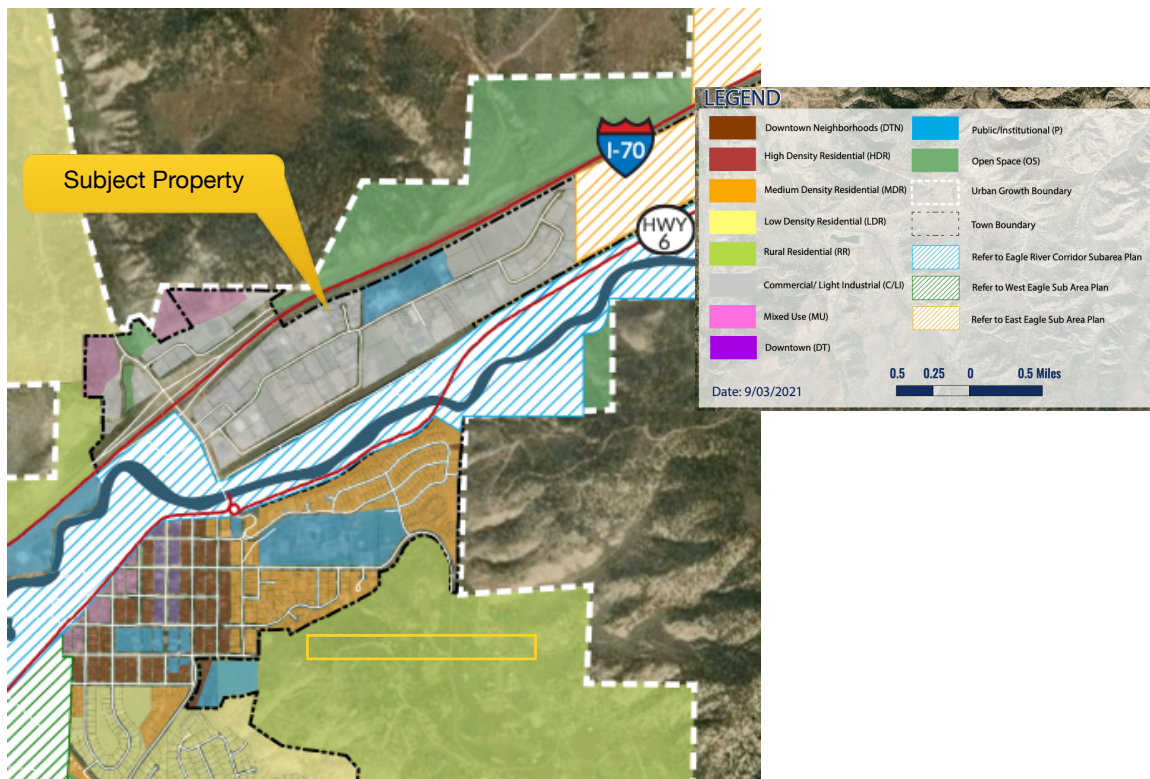
Section 4.05.010 of the Land Use and Development Code provides the criteria for a Special Use Permit review for both the Planning Commission and the Town Board. Each is listed below, along with the applicant's response for compliance with each criteria.

1. The proposed use is consistent with the provisions of this Chapter (Chapter 4.05) and with the Town's goals, policies, and plans, and

Applicant Response:

The Town of Eagle recently adopted Elevate Eagle, a new comprehensive plan providing a road map for future development redevelopment. Elevate Eagle provides land use designations for properties within the Town, identifying appropriate types of uses within each designation.

As indicated on the Future Land Use Map, the subject property is located within the Commercial/Light Industrial land use designation.



The Commercial/Light Industrial land use designation includes most of the Chambers area (excluding the Eagle County Courthouse and Jail) and incorporates the Commercial General and Industrial zoning within this area.

Elevate Eagle recognizes the importance of this economic based of the Town. This area provides commercial services to the entire region and provides significant employment opportunities. Elevate Eagle describes the Commercial/Light Industrial land use designation as follows:

Description:	PRIMARY USES	SECONDARY USES
Centers of high economic base located near regional transportation corridors providing regional commercial services to locals and visitors. These areas support employment in more suburban development patterns, yet provide an intensity of uses to serve the immediate community and the larger region.	Light industrial, manufacturing, services, construction, employment, civic, storage, medical, larger scale lodging facilities.	Larger scale retail, accessory residential and/or employee housing.

Wanderlust provides a beneficial service to may residents, providing high-quality dog care, consistent with this land designation. Serving 2,600 clients with a waiting list of approximately 700 more, Wanderlust's value to the community is immeasurable. This application furthers other Town goals established by Elevate Eagle:

GOAL 1-2. EXPAND AND DIVERSIFY THE TOWN'S ECONOMIC OPPORTUNITIES.

- 1-2.1. *Provide opportunities that increase the likelihood of the Town's citizens to work within Eagle.*
- 1-2.2. *Promote commercial development that fits the desired character of the community and its character areas.*
 - a. *Support businesses and activities that benefit from Eagle's proximity to the I-70 corridor.*
 - b. *Improve signage to draw visitors from Interstate 70 and US Highway 6.*
- 1-2.3. *Support opportunities to expand and diversify the commercial and light industrial base.*
- 1-2.4. *Work to attract and retain businesses that support and enhance Eagle's tourism revenues, while also seeking to build upon entrepreneurship.*
- 1-2.5. *Provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents, and visitors.*
- 1-2.9. *Create a positive business environment that encourages (re)investment and expansion.*
- 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.*

GOAL 2-7. POLICIES FOR THE INTERSTATE 70 INFLUENCE CHARACTER AREA (SHOWN ON MAP): INCLUDING THE MARKET STREET AREA, EBY CREEK ROAD AREA, AND THE CHAMBERS AVENUE AREA.

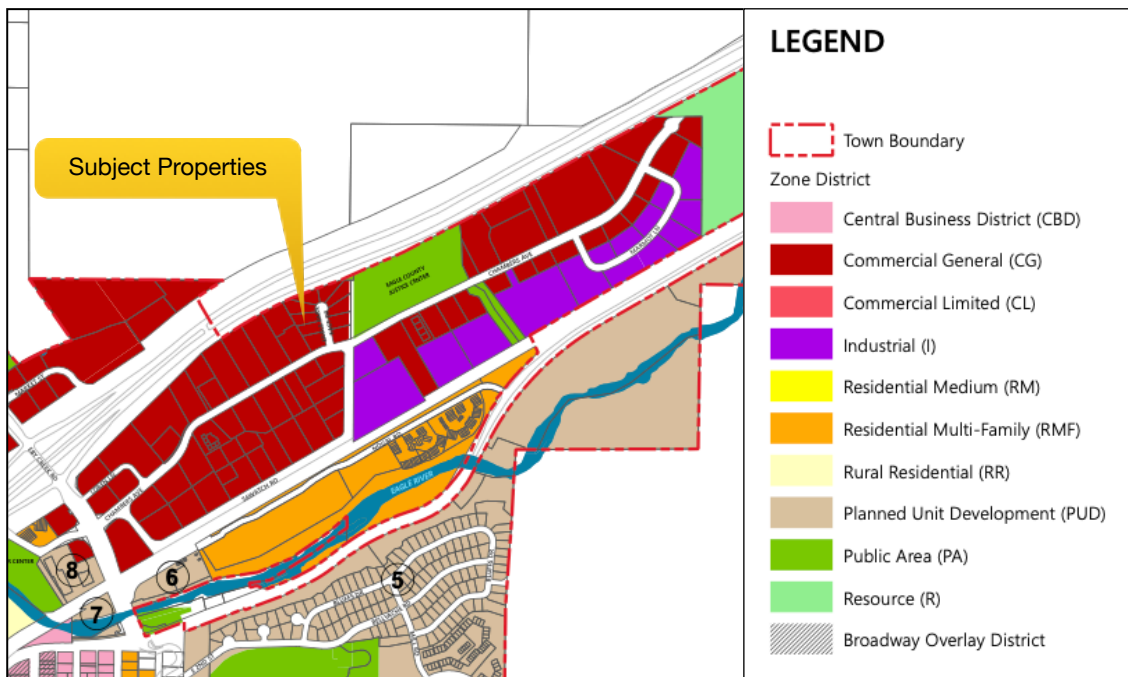
2-7.1. Portions of the I-70 Influence character area are intended to support commercial and industrial uses, exclusive of other uses. Improvements along Chambers Avenue and Market Streets are auto oriented with limited pedestrian amenities.

As indicated in the analysis provided above, the proposed uses are consistent with and in many ways, further the goals and policies as provided in the Elevate Eagle Comprehensive Plan.

2. The proposed use is compatible with the existing and allowed uses surrounding or affected by the proposed use, and

Applicant Response:

The properties are zoned Commercial General, as are all of the surrounding properties as indicated in the Town of Eagle Zoning Map provided below:



The Commercial General District is intended:

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.

Both the permitted and special uses allowed in the Commercial General zone district are in furtherance of this intent. The proposed relocation of the kennel is a commercial facility that provides services primarily to local residents. Eagle, like the rest of Colorado, is a very dog friendly community, and this business provides opportunities for locals to have appropriate dog care when needed. These types of commercial services are

critical to the sustainability of the Town, reducing the need for locals to travel out of town to find such services.

This zone district and this area in particular are appropriate for overnight boarding given the commercial uses in close proximity. Well operated kennel facilities can operate with minimal disruption of the neighboring uses. The existing kennel operation has been operating for years without significant issues or complaints from neighboring businesses. The proposed kennel is compatible with the allowed uses for the surrounding properties. In addition, the proposal will meet all of the development standards of the Commercial General zone district.

The following uses are adjacent to the property:

- Colorado Slab and Tile
- Multiple Automotive repair shops
- R&H Mechanical
- Orthodontics Office
- Professional Building across Chambers Avenue



3. Street improvements adequate to accommodate traffic volumes generated by the proposed use and provision of safe, convenient access to the use and adequate parking are either in place or will be constructed in conjunction with the proposed use, as approved by the Town, and

Applicant Response:

The access to the property is from Eagle Park East Drive. There is little change in traffic volume due to the overnight boarding facility as most of the dogs are likely being cared for during the day as well. There is no need for any roadway improvements due to the addition of overnight boarding of dogs. Adequate parking already exists on the property, in excess of that available at the current location.

4. The special conditions for specific uses, as provided in this Section, are met.

Applicant Response:

There are no special conditions for specific uses listed in Section 4.05.010 of the Land Use and Development Code.

ADJACENT AND WITHIN 300' FT. PROPERTY OWNERS

11 Eagle Park East LLC
PO Box 1897
Edwards, CO 81632-1897

Holeshot Enterprises LLC
PO Box 5467
Eagle, CO 81631-5467

Northgate Eagle LLC
1187 Gore Trl
Edwards, CO 81632-6335

Carson Holdings LLC
PO Box 4178
Eagle, CO 81631-4178

Bradford, Robert
6430 Signal Mountain Road
Beulah, CO 81023-8702

EAGLE COUNTY
PO BOX 850
EAGLE, CO 81631-0850

HILLCARA LLC
PO BOX 99
WOLCOTT, CO 81655-0099

A Storage Place - Alpine LLC
PO Box 9443
Ranch Sante Fe, CA 92067-4443

HOLM, CLAES
PO BOX 5356
VAIL, CO 81658-5356

ABWD PROPERTY HOLDINGS LLC
IN CARE OF MARIA WRIGHT
PO BOX 3840
EAGLE, CO 81631-3840

D & S FAMILY HOLDINGS LLC
PO BOX 3780
EAGLE, CO 81631-0810

POSS, THOMAS R. & CAROL A.
PO BOX 171
EAGLE, CO 81631-0171

RED CANYON ASSOC LLC
PO BOX 1595
EAGLE, CO 81631-1595

BURKI, ULRICH & ROSMARIE
PO BOX 595
EAGLE, CO 81631-0595

SENN, ROBERT J. & KATHERINE E. PAISON
PO BOX 1440
EAGLE, CO 81631-1440

Peggy Brasington Revocable Trust
PO Box 3130
Eagle, cO 81631

WANDERLUST DOG RANCH #2

45 EAGLE PARK EAST DRIVE

EAGLE, COLORADO 81631

PARCEL 3, EAGLE PARK EAST

TOWN OF EAGLE

PARCEL #1939-332-03-003

PERMIT SET-INTERIOR REMODEL

REV. PERMIT #5766

30 November 2022

ARCHITECT

GIES ARCHITECTS, INC.
PO BOX 2185
EAGLE, COLORADO 81631
970-328-9280

CONTRACTOR

CHC MOUNTAIN STRUCTURES
PO BOX 3026
EAGLE, CO 81631
970-328-3040

STRUCTURAL

NA

OWNERS

JASON HERSHAM
WANDERLUST DOG RANCH
PO BOX 5366
EAGLE, CO. 81631

MECHANICAL

SKYLINE MECHANICAL INC
16 ALPINE RANCH RD
GYP SUM, CO 81631
970-524-6809

PLANNING

MAURIELLO PLANNING GROUP
EAGL, CO 81631
970-390-8530

GENERAL CONDITIONS:

- LICENSES AND PERMITS:** ALL WORK SHALL BE PERFORMED UNDER PERMIT FROM ALL GOVERNING AUTHORITIES AND SHALL BE INSPECTED BY THEIR PERSONNEL AND OBSERVED BY THE ARCHITECT.
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- ARCHITECT'S ROLE:** THE ARCHITECT WILL HAVE NO RESPONSIBILITY TO SUPERVISE OR COORDINATE THE CONTRACTOR'S WORK, TO STOP WORK FOR ANY REASON OR TO INSURE CONSTRUCTION SAFETY. HIS SOLE FUNCTION SHALL BE TO ACT AS THE OWNER'S AGENT IN MAKING PERIODIC VISITS, AS SET UP WITH THE OWNER, TO OBSERVE WHETHER THE WORK IS PROCEEDING ACCORDING TO THE PLANS AND SPECIFICATIONS. THE ARCHITECT WISHES TO CONSULT WITH THE CONTRACTOR FREQUENTLY AND PROVIDE WHATEVER ASSISTANCE OR CLARIFICATION MIGHT BE NECESSARY TO KEEP THE JOB PROCEEDING ACCORDING TO SCHEDULE AND PLAN. SHOULD QUESTIONS ARISE, THE CONTRACTOR OR SUBCONTRACTOR MAY CALL THE ARCHITECT DURING NORMAL BUSINESS HOURS AT 970-328-9280.
- SIGNAGE:** CONTRACTOR AND ARCHITECT MAY ERECT A SIGN IDENTIFYING THEMSELVES FOR THE DURATION OF THE PROJECT. THE SIGN MUST BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL REGULATIONS AND SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- DESIGN:** DRAWINGS AND DESIGN CONCEPT ARE PROPERTY OF THE ARCHITECT AND ANY USE OF SUCH DRAWINGS AND CONTENT FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT IS STRICTLY PROHIBITED BY LAW.
- CHANGES:** CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT FROM THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

GENERAL NOTES:

- DO NOT SCALE DRAWINGS!
- ALL GENERAL NOTES & GENERAL CONDITIONS NOTES TO BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS.
- CONTRACTOR REQUIRED TO NOTIFY ARCHITECT OF ALL DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS AND AWAIT CLARIFICATION PRIOR TO COMMENCEMENT.
- CONTRACTOR TO VERIFY ALL UTILITY INFORMATION AT JOB SITE BEFORE COMMENCING CONSTRUCTION.
- REFER TO ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR COORDINATION OF ALL WORK AS REQUIRED TO PREVENT CONFLICTS BETWEEN VARIOUS TRADES DURING CONSTRUCTION.
- ALL WORK TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS AS WELL AS SOILS TEST INFORMATION AND SOILS ENGINEERS RECOMMENDATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AT ALL TIMES.
- PROVIDE FLASHING AND/OR COUNTER FLASHING AND WATERPROOFING AT ALL CONDITIONS WHERE ROOFING ABUTS VERTICAL WALLS AND WATERPROOF ALL FLAT SURFACES AT THE BUILDING PERIMETER (18" MIN).
- PROVIDE WATERPROOF MEMBRANE 8'-0" (MIN) UP THE EAVE OVERHANG AT ALL ROOF CONDITIONS.
- ALL EXPOSED FLASHING AND GUTTERS TO BE COPPER.
- PROVIDE ONE HOUR RATED FLUE CHASES.

DRAWING INDEX	
TLJ	TITLE PAGE
C100	ILC/PARKING PLAN
A100	EXIST. MAIN & UPPER LEVEL PLANS
A101	PROPOSED MAIN LEVEL PLAN
A102	PROPOSED UPPER LEVEL PLAN
A103	DETAILS
E100	EXISTING ELECTRICAL PLANS
E101	PROPOSED ELECTRICAL PLANS
CODE SUMMARY	
CLASS OF WORK: INTERIOR REMODEL TYPE OF CONSTRUCTION: TYPE V-B	
USE AND OCCUPANCY: BUSINESS GROUP-B DOG KENNEL DAY USE ONLY (3,302 SF) MECH'L-EQUIP. RM (149 SF) STAFF BREAK ROOM (124 SF) OFFICE (193 SF) MERCANTILE GROUP-M RETAIL/RECEPTION (814 SF) INDUSTRIAL-WAREHOUSE (3120 SF)	
TOTAL AREA:	8,302 SF
LEVELS: EXISTING 2 STORY	
LOAD OCCUPANCY:	
BUSINESS-B 100 GROSS 5,033 GFA / 100 GROSS+50 PEOPLE MECHANICAL EQUIP. ROOM 300 GROSS 149 GFA /300+2 PEOPLE INDUSTRIAL/WAREHOUSE 500 GROSS 3,120 GFA/500+6 PEOPLE TOTAL OCCUPANCY LOAD: 58 PEOPLE EXISTING BUILDING GROSS FLOOR AREA: MAIN LEVEL: 4,103 SF UPPER LEVEL: 4,199 SF TOTAL EXISTING AREA: 8,302 SF PROPOSED INTERIOR REMODEL GFA: MAIN LEVEL : 2,591 SF UPPER LEVEL: 2,591 SF TOTAL : 5,182 SF	
PARKING REQUIREMENTS: PARKING REQ. FOR WANDERLUST: MEDICAL,DENTAL,VET. OFFICE ONE PER 250 SF OF FLOOR AREA USED OR DESIGNED FOR OFFICE OR PUBLIC USE WANDERLUST AREA FOR OFFICE OR PUBLIC USE=1,131 SF +6,924 SPACES (RECEPTION/ RETAIL/814)/OFFICE/193)/STAFF BREAK RM/124)=1,131 SF) PARKING REQ. FOR REMAINDER OF BUILDING: INDUSTRIAL, MANUFACTURING,WAREHOUSE,WHOLE SALE BUSINESS ONE PER 1,000 SF OF FLOOR AREA USED WORKSHOP/WAREHOUSE: 3,120 SF + 312 SPACES (UNIT #5 IS VACANT, THE AREA HAS BEEN AS STORAGE AS THAT IS IN USE IN UNIT #4, IF UNIT #5 BECOMES OCCUPIED WITH A DIFFERENT USE, THEN NEEDS TO COMPLY WITH THE PARKING REQ. FOR THAT USE. IT IS THE INTENTION OF THE OWNER THAT UNIT #4 AND #5 WILL BE USED FOR DOG PLAY AREA. TOTAL PARKING REQUIRED: 10,44 SPACES TOTAL PARKING PROVIDED: 18 SPACES.	
CODES	
TOWN OF EAGLE CODES:	
2015 IBC-INCLUDING "FIRE RESISTANCE MANUAL" 2015 IBC- CHAPTER 5-CLASSIFICATION OF WORK 1. SECTION 505-ALTERATION-LEVEL 2 2015 IRC-APPENDIX F & G 2015 IMC 2015 IPC 2020 NEC 2015 INT. ENERGY CODE 2015 INT. FUEL GAS	
ZONING SUMMARY	
LOT SIZE: 0.423 ACRES (18,426 SF) ZONING: GENERAL COMMERCIAL-GC EXISTING SITE COVERAGE: 4103 SF (22%) NO CHANGE EXISTING IMPERVIOUS COVERAGE: 11,149 SF(60%) NO CHANGE HEIGHT: 35' MAX, EXISTING BUILDING 25'-0" SET BACK: FRONT: "A" STREET (50') EXISTING BUILDING:64'-0" SIDE:15'-0" EXIST BUILDING NORTH:12'-0", SOUTH: 22'-0" REAR: 15'-0" EXISTING BUILDING 36'-0"	
PLUMBING FIXTURE COUNT 2015 IBC TABLE 2902.1	
BUSINESS "B" WATER CLOSETS (TOILETS): EXISTING: 1 PROPOSED: 0 TOTAL: 2 LAV'S (SINKS): EXISTING: 2 PROPOSED: 0 TOTAL: 2	SHOWERS: EXISTING: 0 PROPOSED: 0 TOTAL: 0 WATER FOUNTAIN: EXISTING: 0 PROPOSED: 0 TOTAL: 0 SERVICE SINK: EXISTING: 1 PROPOSED: 0 TOTAL: 1

Gies Architects

404 BROADWAY
PO BOX 2185
EAGLE, CO 81631-2185
970.328.9280

EMAIL: ROJES@GIESARCHITECTS.COM

SEAL



Wanderlust Dog Ranch
45 Eagle Park E Drive-Eagle, CO 81631

PROJECT TITLE SHEET

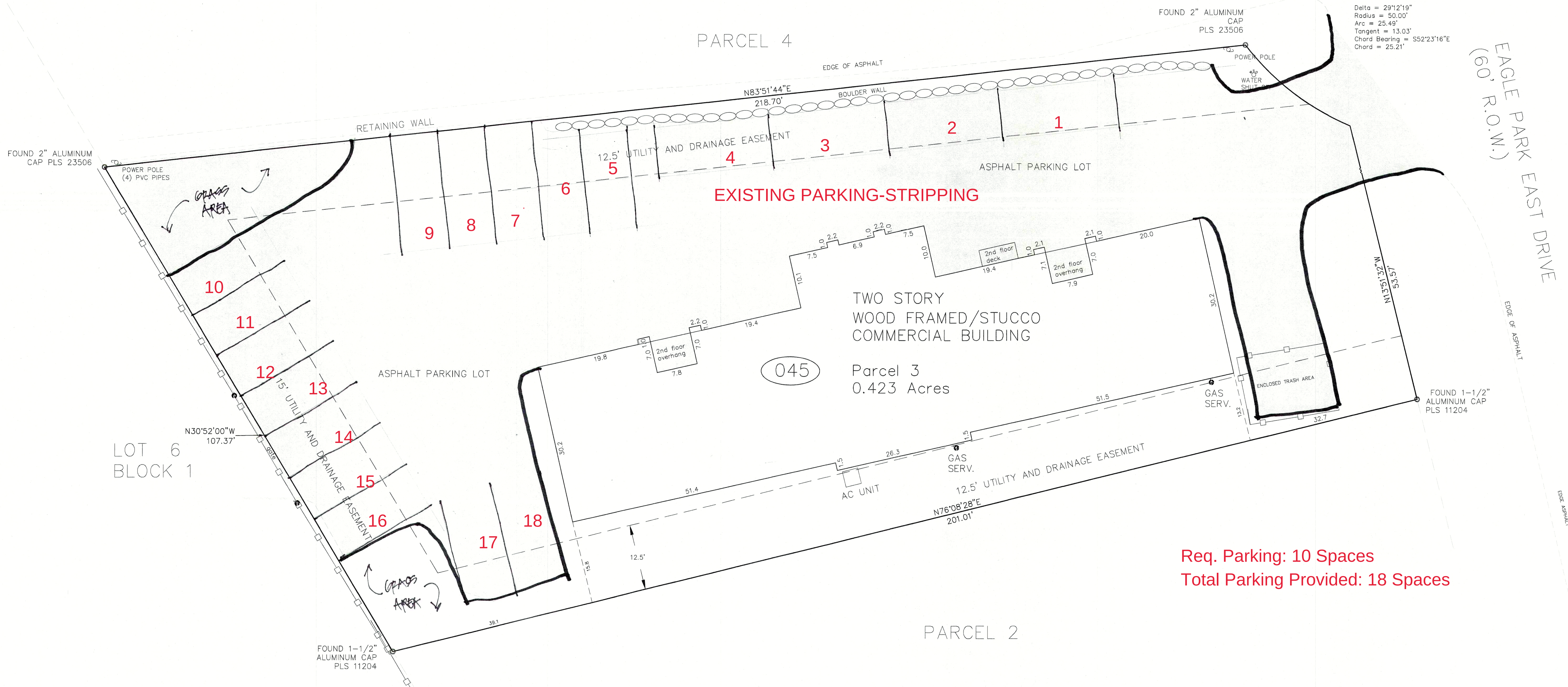
Gies Architects, Inc.
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PROJECT NO.

ISSUE	DATE
DD	31 May 2022
DD#2	12 Oct. 2022
PERMIT	20 Oct. 2022
REV. PERMIT	30 Nov. 2022

T100

IMPROVEMENT LOCATION CERTIFICATE
PARCEL 3, EAGLE PARK EAST
Town of Eagle, County of Eagle, State of Colorado



Req. Parking: 10 Spaces
Total Parking Provided: 18 Spaces

DESCRIPTION
Parcel 3, Eagle Park East, Town of Eagle, according to the Final Plat of Eagle Park East recorded April 18th, 1983, as Reception No. 254242 in the Office of the Clerk and Recorder, Eagle County, State of Colorado.

- NOTES:
- 1) DATE OF SURVEY: May 5, 2022
 - 2) STREET ADDRESS: 045 Eagle Park East Drive
 - 3) Improvements and Apparent Deed Line locations are based upon monuments found at the time of this survey, as shown and described hereon.
 - 4) A Title Commitment was provided by Land Title Guarantee Company with an Effective Date 4/28/2022.

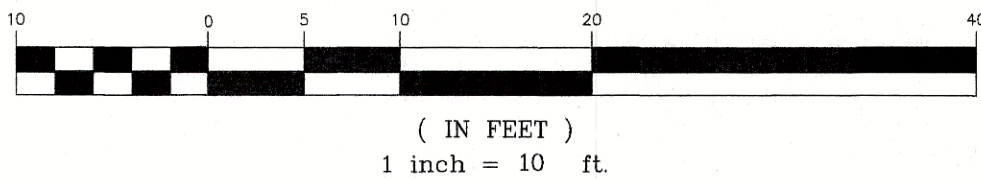
CERTIFICATION
I hereby certify that this Improvement Location Certificate was prepared for Land Title Guarantee Company and Old Republic National Title Insurance Company and that this is NOT a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvements lines.

I further certify that the improvements on the above described parcel on this date, May 5, 2022 except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no APPARENT evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Patrick J. Quenon P.L.S. 37924
Colorado Registered Professional
Land Surveyor



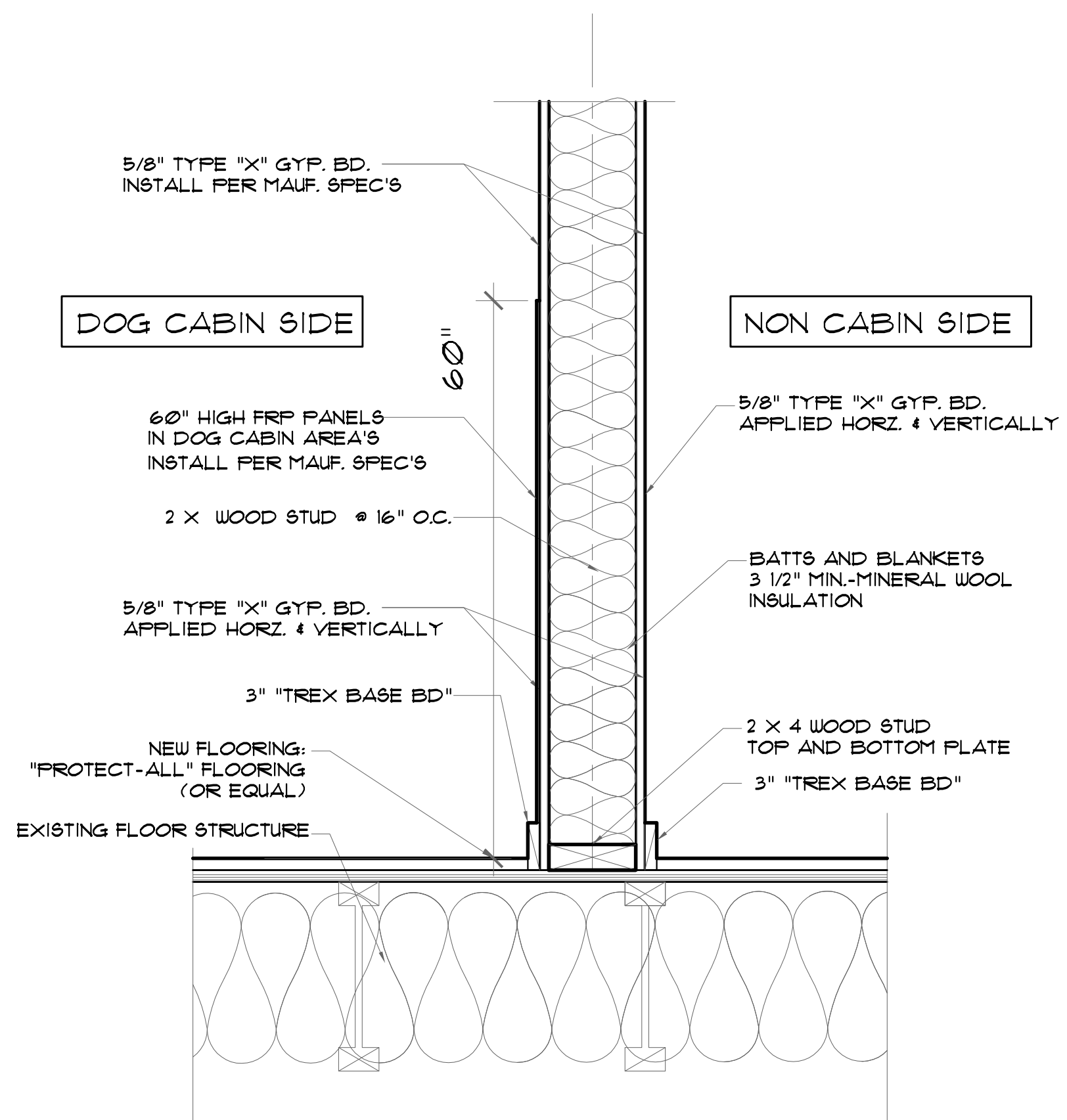
GRAPHIC SCALE



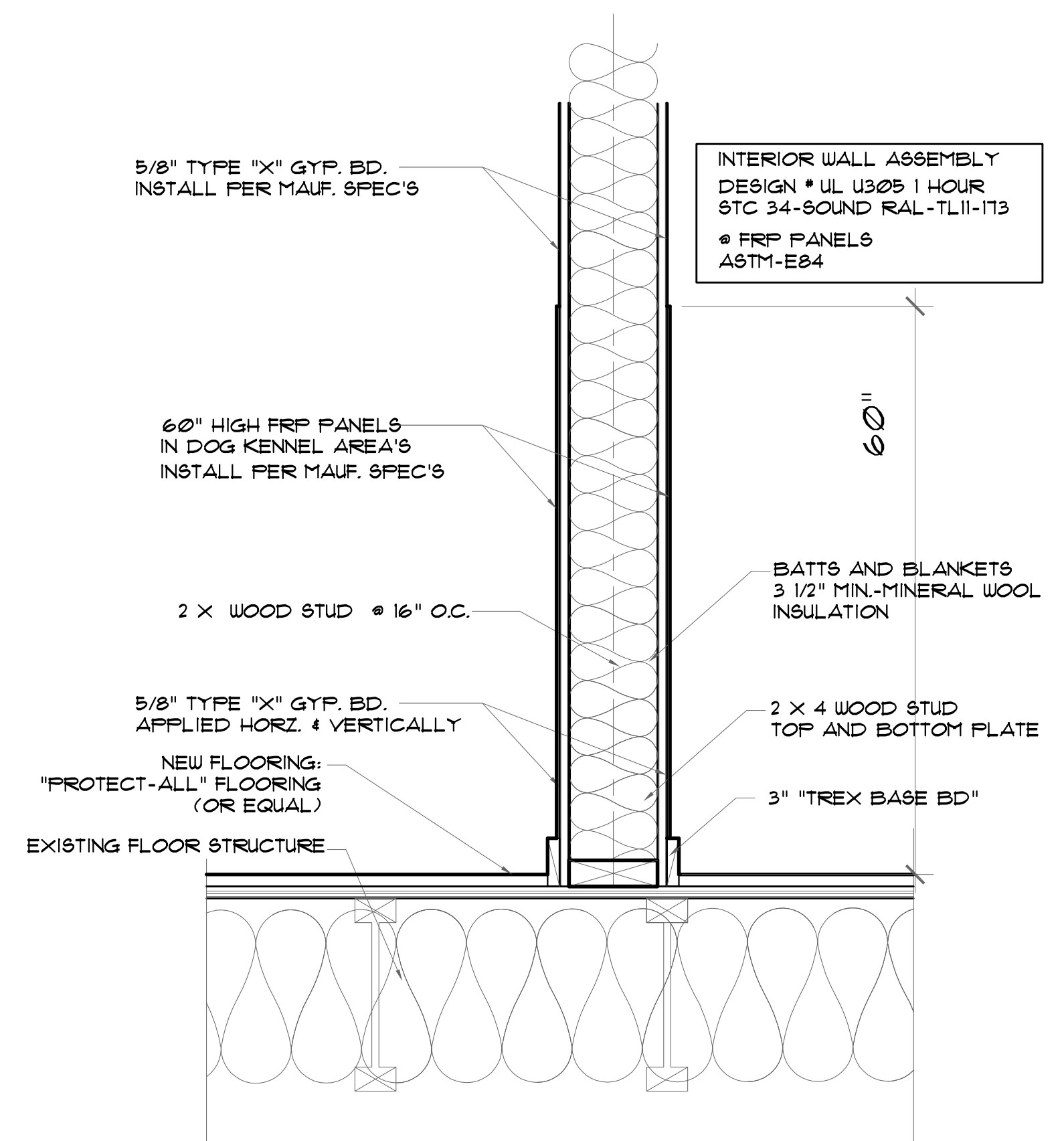
IMPROVEMENT LOCATION CERTIFICATE PARCEL 3 EAGLE PARK EAST Town of Eagle, County of Eagle, State of Colorado	
Quenon Engineering and Surveying, LLC P.O. Box 151, Eagle, Colorado, 81631, (970) 328-5117	
DATE: 5-06-22	DWG: 45_Eagle_Park_E

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

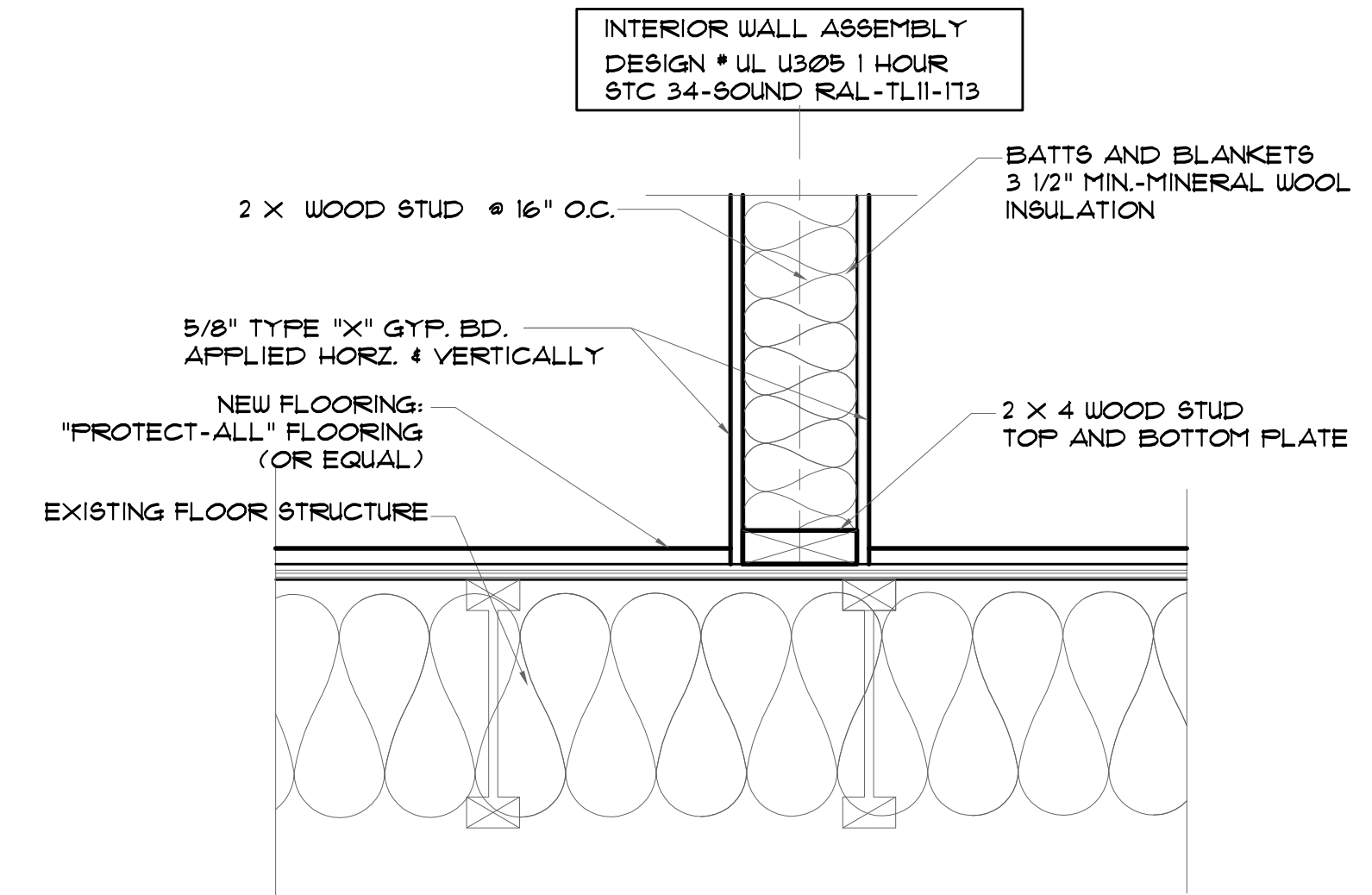




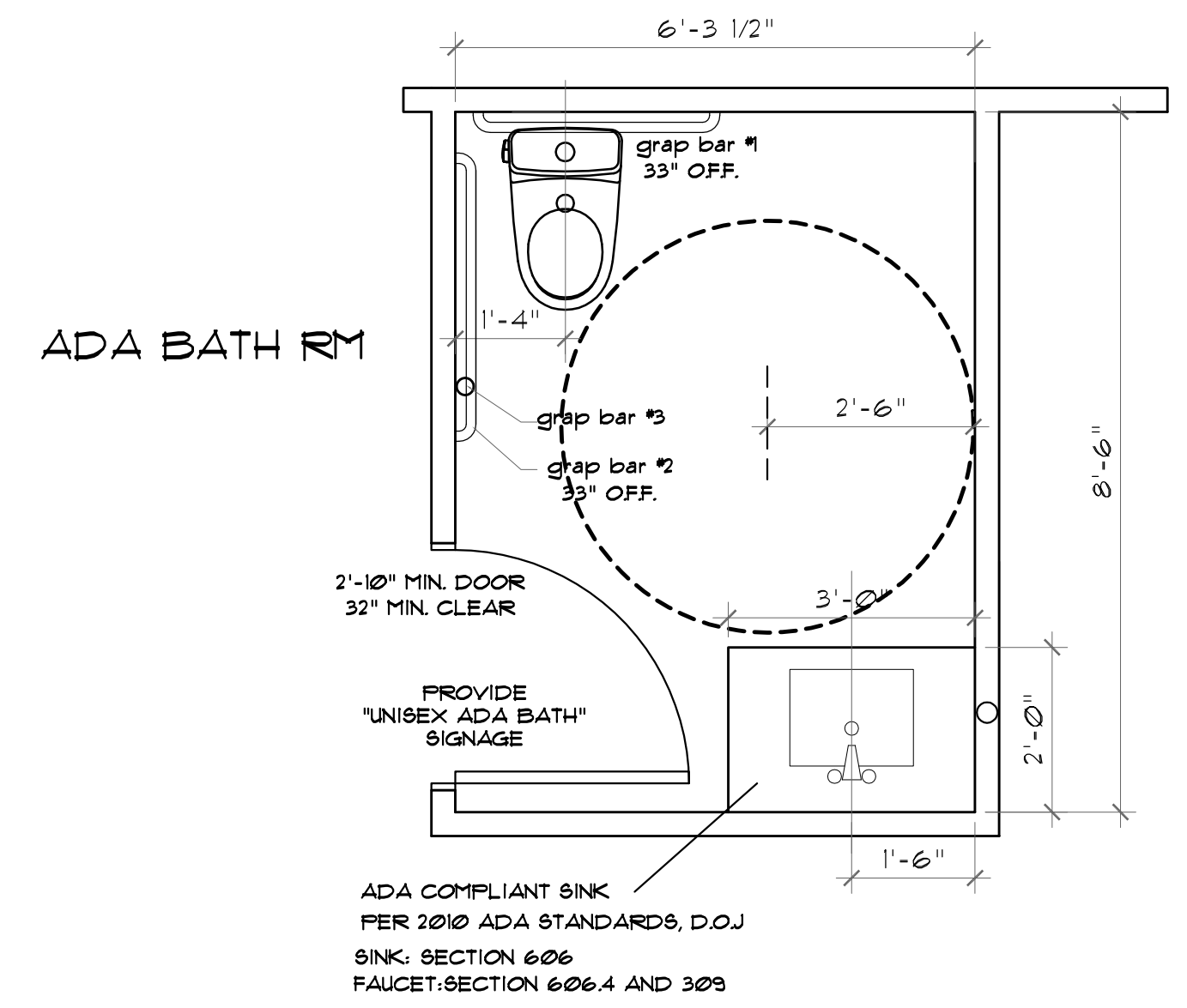
3 INTERIOR FRP WALL ASSEMBLY
SCALE: 1 1/2"=1'-0"



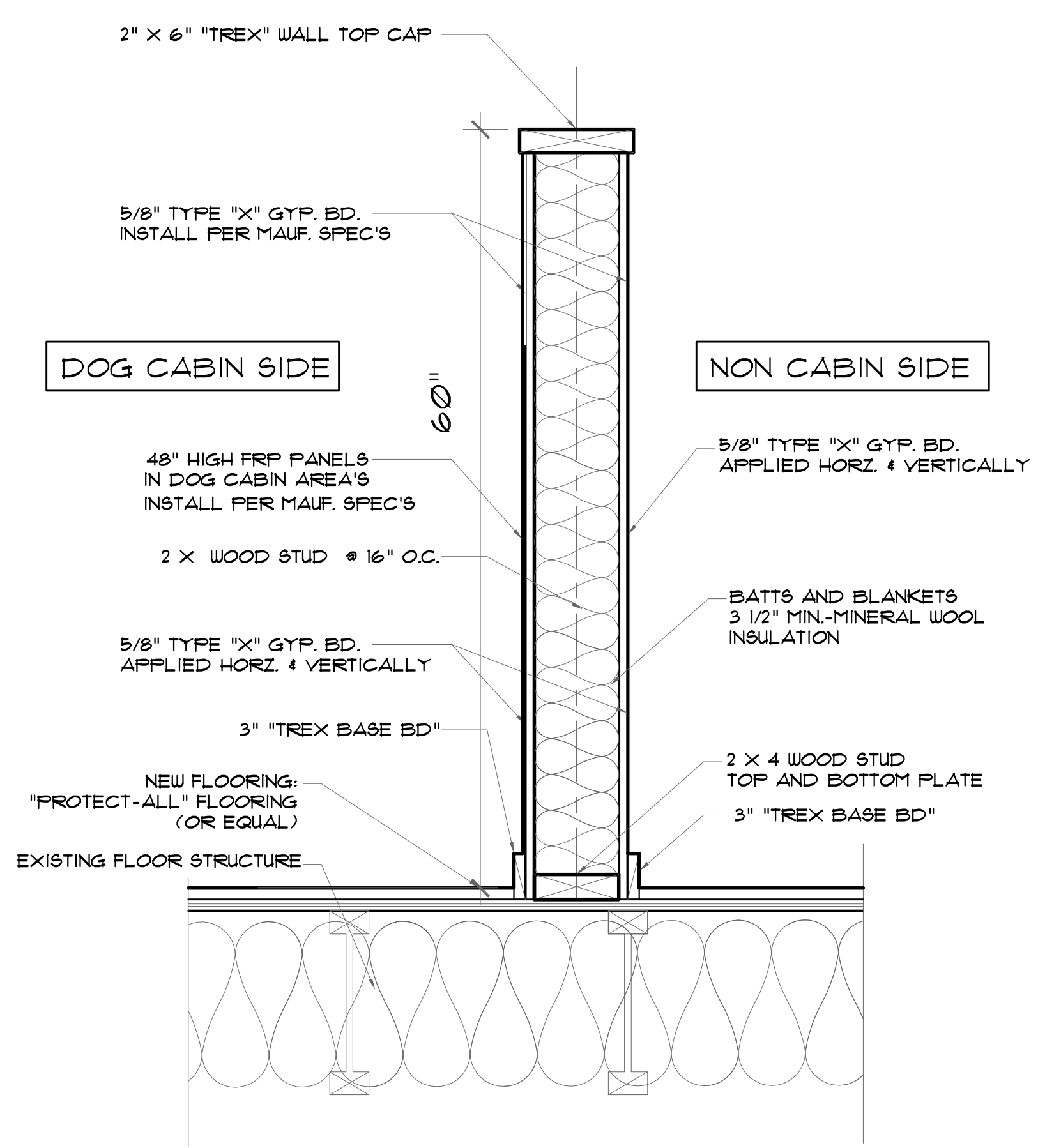
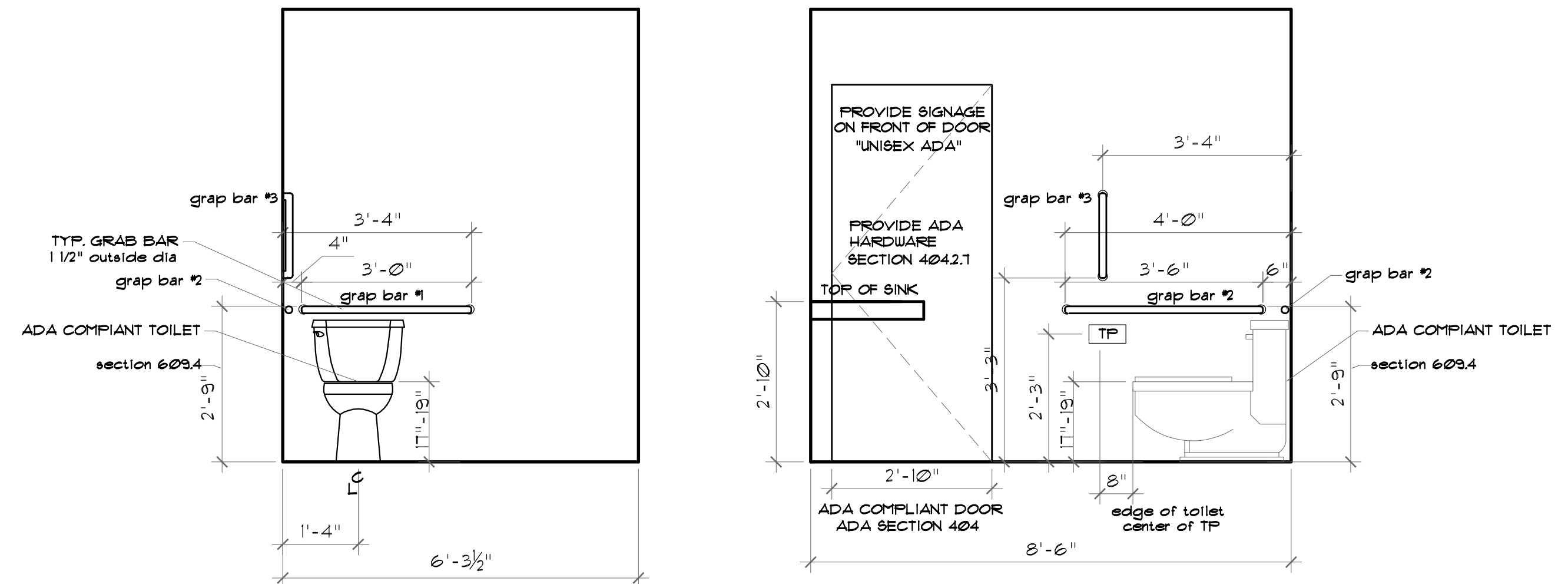
2 INTERIOR FRP WALL ASSEMBLY
SCALE: 1 1/2"=1'-0"



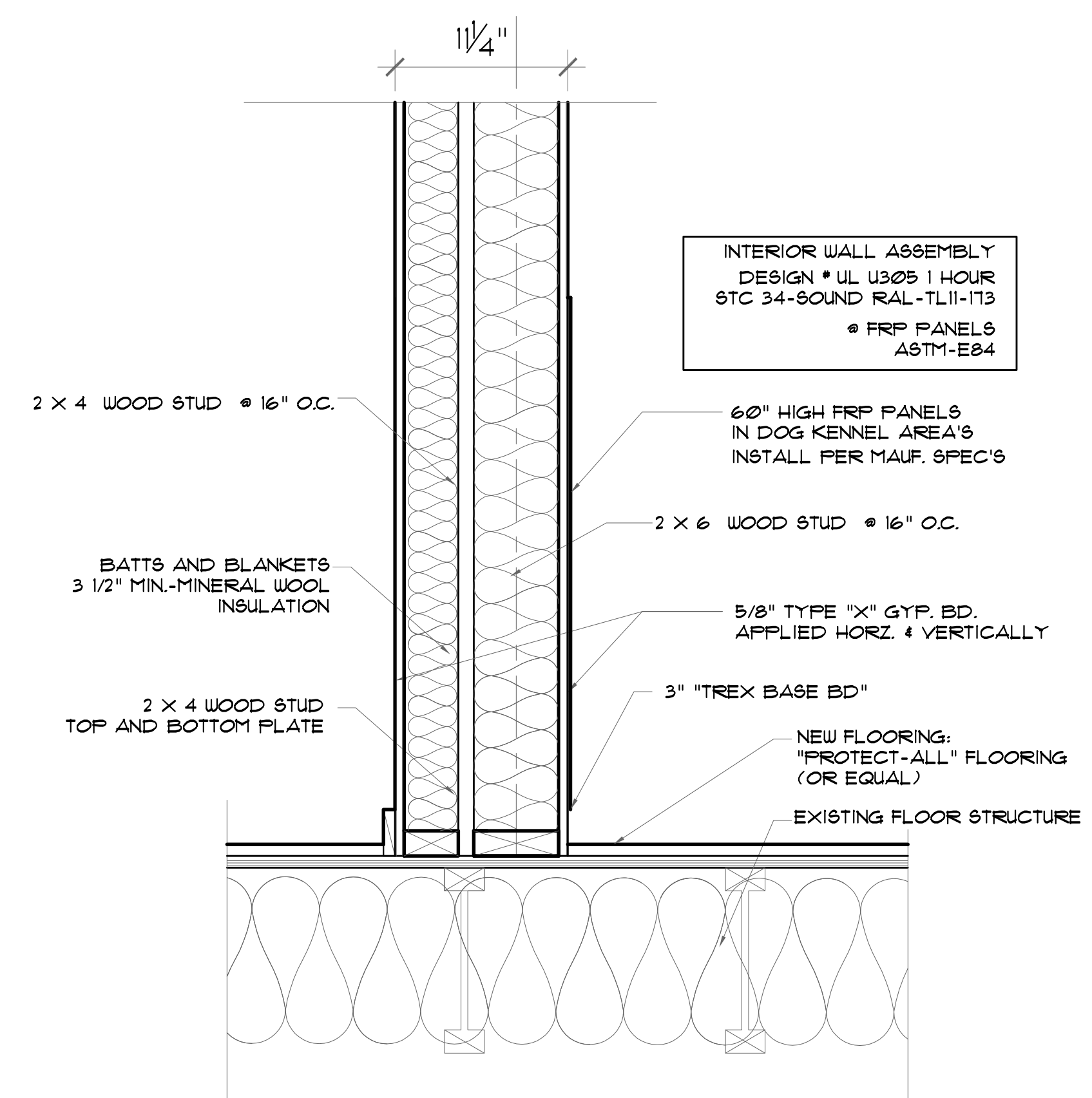
1 INTERIOR WALL ASSEMBLY
SCALE: 1 1/2"=1'-0"



6 ADA BATH LAYOUT
SCALE: 1 1/2"=1'-0"



5 INTERIOR 60" CABIN FRP WALL ASSEMBLY
SCALE: 1 1/2"=1'-0"



4 INTERIOR FIRE RATED PARTY WALL
SCALE: 1 1/2"=1'-0"

PROJECT: Wanderlust Dog Ranch
45 Eagle Park E Drive-Eagle, CO 81631

DRAWING: DETAILS

Gies Architects
404 BROADWAY
PO BOX 2195
97032-8280
EMAIL: RGIES@GIESARCHITECTS.COM

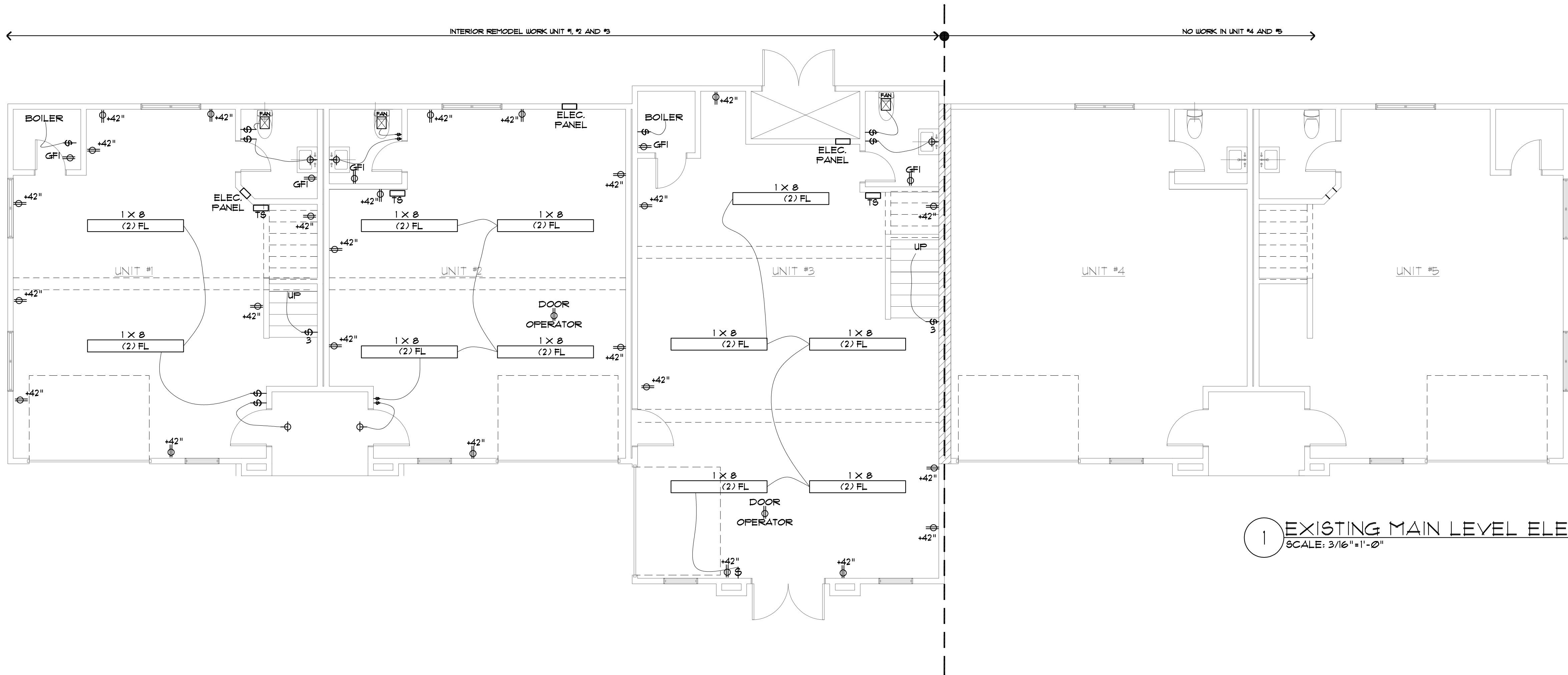
Gies Architects, Inc.
Expressly disclaim any responsibility from any unauthorized use of these plans, drawings, and notes. Any authorization must be in writing. The owner and architect assumes no responsibility for use of incorrect scale. Drawings are not to be scaled. This drawing may have been reproduced at a size different than it was originally drawn. Not to be published-all rights reserved.

PROJECT NO.

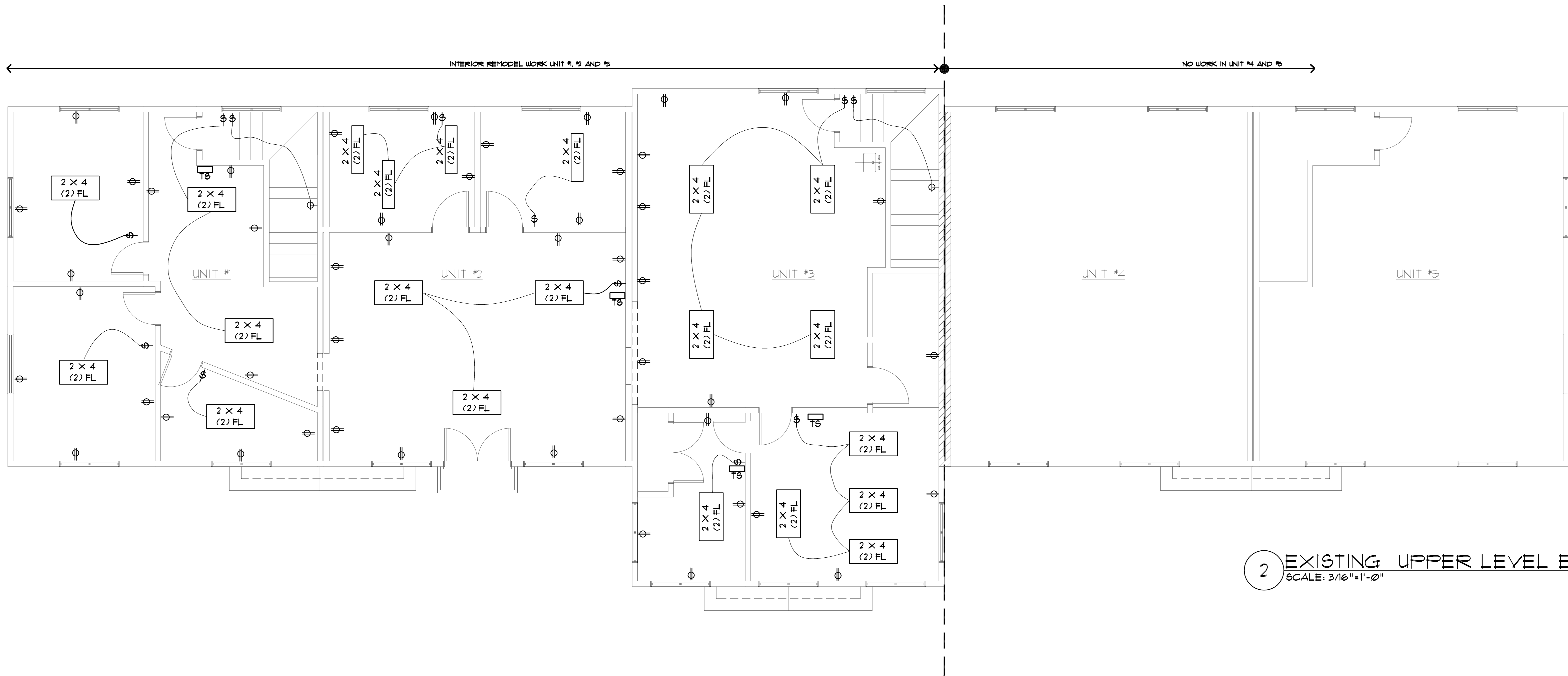
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A103

Page 30 of 57

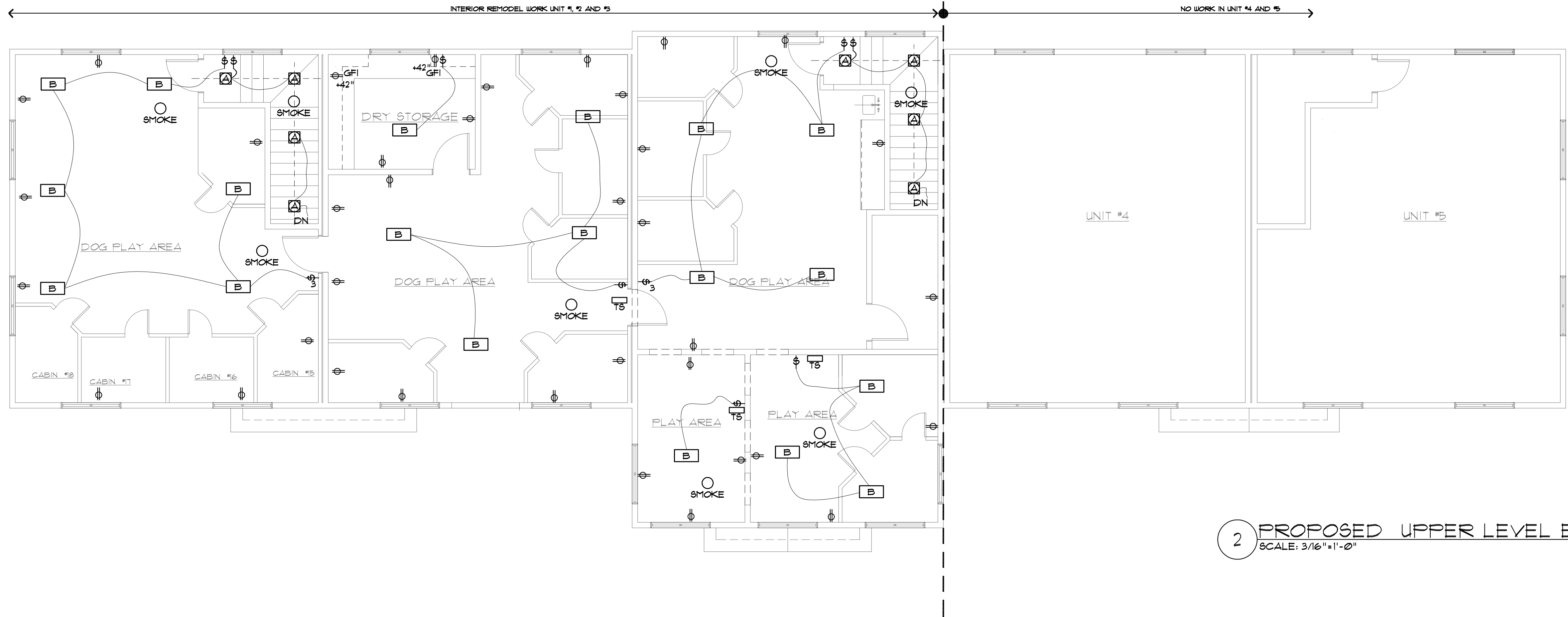


1 EXISTING MAIN LEVEL ELECTRICAL PLAN
SCALE: 3/16"=1'-0"



2 EXISTING UPPER LEVEL ELECTRICAL PLAN
SCALE: 3/16"=1'-0"

PROJECT NO.	
ISSUE	DATE
DD	31 May 2022
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Town of Eagle

Box 609, Eagle, CO 81631

(970) 328-9655

Fax (970) 328-9656

Commercial Remodel C/O

19TEGL-4899

For Inspections: (970) 328-9626

Date Issued: 07/30/2019	Property Owner: CARSON HOLDINGS LLC
Job Site Address: 0031 Eagle Park East, Eagle, CO 81631	Mailing Address: PO BOX 1983 Eagle, CO 81631
Category: Commercial Alteration	Phone:
Permit Type: Commercial Remodel C/O	Email:
Valuation: \$85,000.00	
Description of Work: Reconfigure space for use as dog kennel. New drywall/paint, install new floor coverings, upgrade bathrooms with grab bars and signage. Deferred mechanical submittal per Building Official.	
Subdivision: EAGLE PARK EAST PARCEL 2	Required Setbacks:
Parcel ID: 193933203002	
Filing:	
Lot:	Actual Setbacks:
Block:	
Total Sq Ft:	
Contractors:	Fee Items Amount
Primary Custom House Construction Corporation, (970) 328-3040	Building Permit Fees \$1,047.30
Electric RMK Electric LLC, (970) 331-4931	Building Permit Issue/Transfer Permit \$25.00
	Use Tax \$2,040.00
	Plan Check Fees \$680.75
	Commercial Electrical <\$2000 \$103.50
	Total: \$3,896.55
NOTICE	
The applicant, his agents and employees of, shall comply with all the rules, regulations and requirements of the Town Zoning Regulations and Building Codes governing all aspects of the above proposed work for which the permit is granted. The Town or its agents are authorized to order the immediate cessation of construction at anytime a violation of the codes or regulations appears to have occurred. Violation of any of the codes or regulations applicable may result in the revocation of this permit. Buildings MUST conform with the submitted and approved plans. Any changes of plans or layout must be approved prior to the changes being made. Any change in the use or occupancy must be approved prior to commencement of construction. Construction not commenced within 180 days of permit issuance voids this permit. Cessation of work for periods of 180 continuous days shall also void this permit. Permits are not transferable. Meritage Systems Inc. and the Town of Eagle are not liable for workmanship.	
Signature of Applicant/Date	Building Department Signature/Date

MUST BE POSTED ON JOB SITE

WANDERLUST DOG RANCH

31 EAGLE PARK EAST DRIVE

EAGLE, COLORADO 81631

PARCEL 2, EAGLE PARK WEST

TOWN OF EAGLE

PARCEL #1939-332-03-002

PERMIT SET-INTERIOR REMODEL

08 JULY 2019

ARCHITECT

GIES ARCHITECTS, INC.
PO BOX 2195
EAGLE, COLORADO 81631
970-328-9280

CONTRACTOR

CHC MOUNTAIN STRUCTURES
PO BOX 3026
EAGLE, CO 81631
970-328-3040

STRUCTURAL

NA

OWNERS

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WANDERLUST DOG RANCH
PO BOX 5366
EAGLE, CO. 81631

MECHANICAL

SKYLINE MECHANICAL INC
16 ALPINE RANCH RD
GYP SUM, CO 81631
970-524-6809

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- CHANGES:** OWNER AND CONTRACTOR MAY NEGOTIATE ADDITIONS, DELETIONS, OR REVISIONS TO THE SCOPE OF WORK AND ADJUST THE CONTRACT SUM ACCORDINGLY. A WRITTEN RECORD OF EACH CHANGE SHALL BE KEPT BY CONTRACTOR FOR FINAL ACCOUNTING. THE ARCHITECT WILL BE MAILED A COPY OF ALL CHANGES.

- ARCHITECT'S ROLE:** THE ARCHITECT WILL HAVE NO RESPONSIBILITY TO SUPERVISE OR COORDINATE THE CONTRACTOR'S WORK, TO STOP WORK FOR ANY REASON OR TO INSURE CONSTRUCTION SAFETY. HIS SOLE FUNCTION SHALL BE TO ACT AS THE OWNER'S AGENT IN MAKING PERIODIC VISITS, AS SET UP WITH THE OWNER, TO OBSERVE WHETHER THE WORK IS PROCEEDING ACCORDING TO THE PLANS AND SPECIFICATIONS. THE ARCHITECT WISHES TO CONSULT WITH THE CONTRACTOR FREQUENTLY AND PROVIDE WHATEVER ASSISTANCE OR CLARIFICATION MIGHT BE NECESSARY TO KEEP THE JOB PROCEEDING ACCORDING TO SCHEDULE AND PLAN. SHOULD QUESTIONS ARISE, THE CONTRACTOR OR SUBCONTRACTOR MAY CALL THE ARCHITECT DURING NORMAL BUSINESS HOURS AT 970-328-9280.
- SIGNAGE:** CONTRACTOR AND ARCHITECT MAY ERECT A SIGN IDENTIFYING THEMSELVES FOR THE DURATION OF THE PROJECT. THE SIGN MUST BE IN COMPLIANCE WITH ALL APPLICABLE LOCAL REGULATIONS AND SUBMITTED TO THE ARCHITECT FOR APPROVAL PRIOR TO FABRICATION.
- DESIGN:** DRAWINGS AND DESIGN CONCEPT ARE PROPERTY OF THE ARCHITECT AND ANY USE OF SUCH DRAWINGS AND CONTENT FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT FROM THE ARCHITECT IS STRICTLY PROHIBITED BY LAW.
- CHANGES:** CHANGES MADE FROM THE PLANS WITHOUT THE CONSENT FROM THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.

GENERAL NOTES:

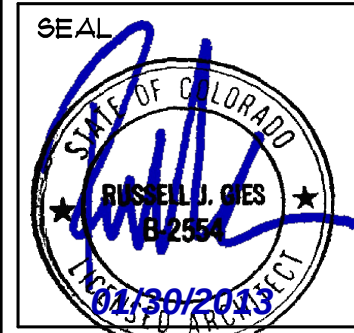
- DO NOT SCALE DRAWINGS!**
- ALL GENERAL NOTES & GENERAL CONDITIONS NOTES TO BE CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS.
- CONTRACTOR REQUIRED TO NOTIFY ARCHITECT OF ALL DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS AND AWAIT CLARIFICATION PRIOR TO COMMENCEMENT.
- CONTRACTOR TO VERIFY ALL UTILITY INFORMATION AT JOB SITE BEFORE COMMENCING CONSTRUCTION.
- REFER TO ALL ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS FOR COORDINATION OF ALL WORK AS REQUIRED TO PREVENT CONFLICTS BETWEEN VARIOUS TRADES DURING CONSTRUCTION.
- ALL WORK TO BE INSTALLED IN ACCORDANCE WITH APPLICABLE BUILDING CODES AND REGULATIONS AS WELL AS SOILS TEST INFORMATION AND SOILS ENGINEERS RECOMMENDATIONS.
- PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AT ALL TIMES.
- PROVIDE FLASHING AND/OR COUNTER FLASHING AND WATERPROOFING AT ALL CONDITIONS WHERE ROOFING ABUTS VERTICAL WALLS AND WATERPROOF ALL FLAT SURFACES AT THE BUILDING PERIMETER (18" MIN.).
- PROVIDE WATERPROOF MEMBRANE 8'-0" (MIN.) UP THE EAVE OVERHANG AT ALL ROOF CONDITIONS.
- ALL EXPOSED FLASHING AND GUTTERS TO BE COPPER.
- PROVIDE ONE HOUR RATED FLUE CHASES.

DRAWING INDEX	
TLI	TITLE PAGE
A100	PROPOSED-EXIST. MAIN LEVEL PLANS
A101	PROPOSED-EXIST. UPPER LEVEL PLANS
A200	DETAIL

CODE SUMMARY
CLASS OF WORK: INTERIOR REMODEL
TYPE OF CONSTRUCTION: TYPE V-B USE AND OCCUPANCY: BUSINESS GROUP-B ANIMAL KENNELS
LOAD OCCUPANCY: BUSINESS-B 100 GROSS 3836 GFA / 100 GROSS=39 PEOPLE
LEVELS: EXISTING 2 STORY
PARKING SPACES REQ.: 1 CAR PER 300 SF 3836 GFA/300= 13 CARS
PARKING PROVIDED: 16 SPACES (10' X 19') HC REQUIRED: 1-25 SPACES+1 HC SPACE 1 HC SPACE (20' X 19')
TOWN OF EAGLE CODES:
2015 IBC-INCLUDING "FIRE RESISTANCE MANUAL" 2015 IEBC- CHAPTER 5-CLASSIFICATION OF WORK 1. SECTION 507-ADDITIONS
2015 IRC-APPENDIX F & G
2015 IMC
2015 IPC
2017 NEC
2015 INT. ENERGY CODE
2015 INT. FUEL GAS

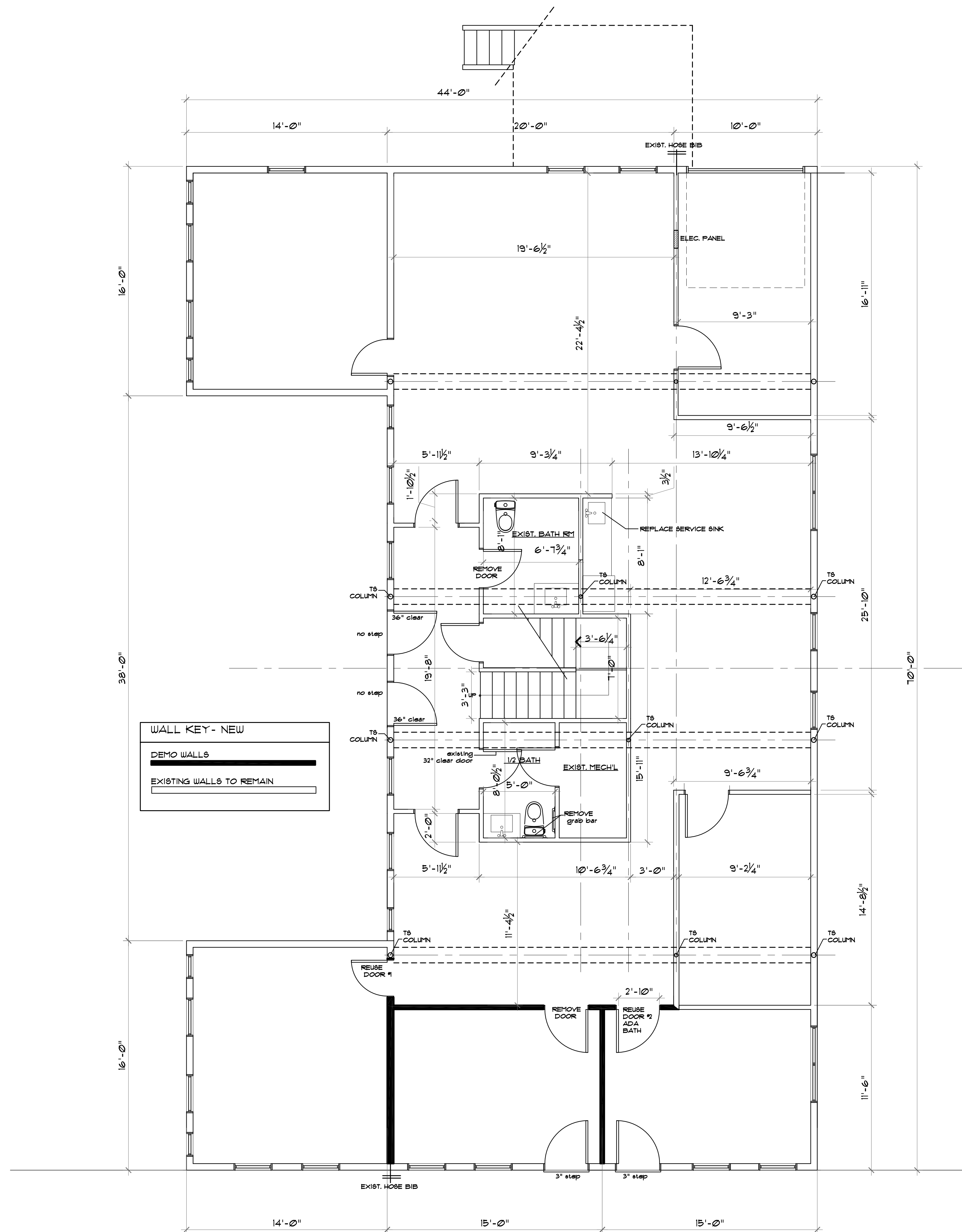
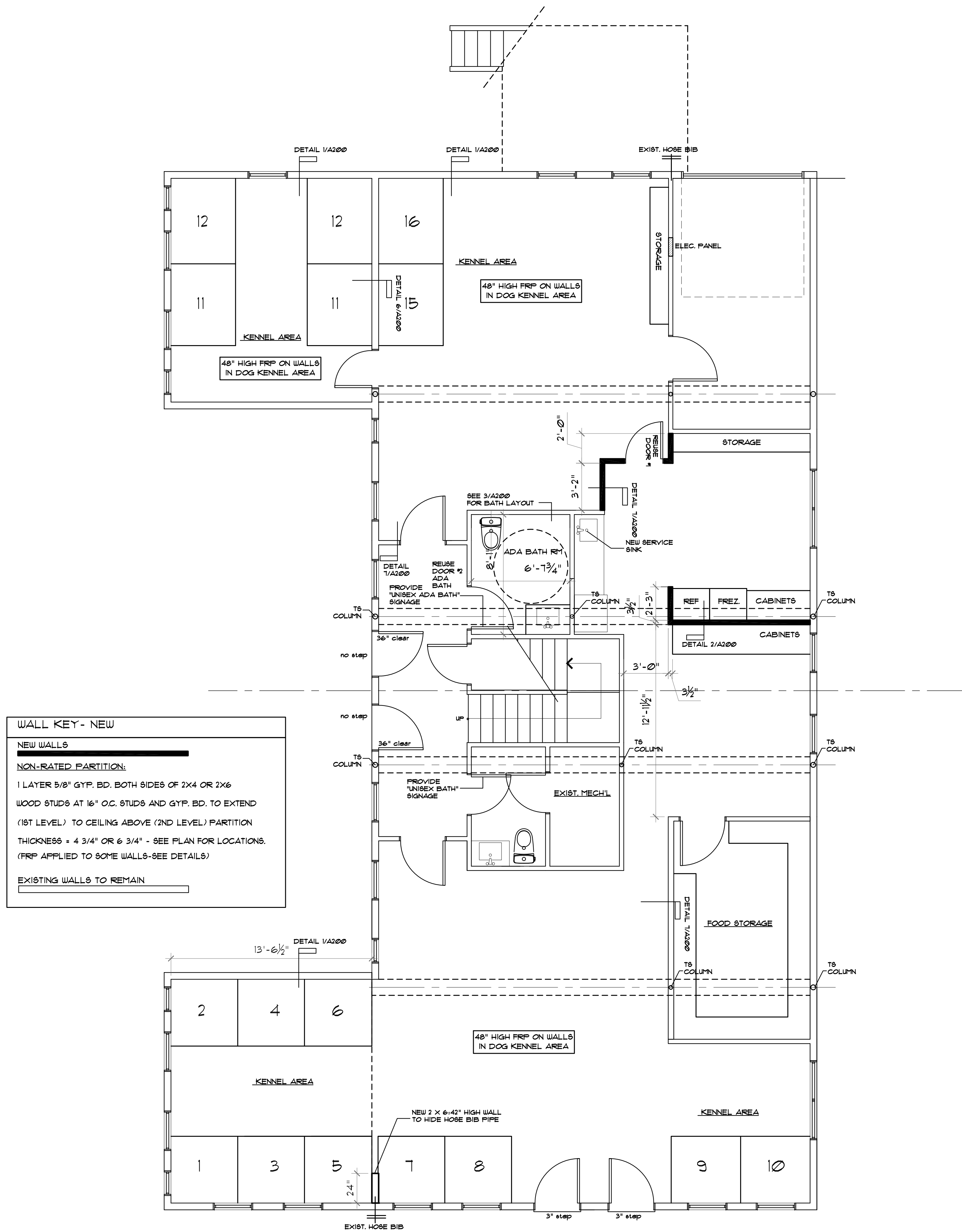
ZONING SUMMARY
LOT SIZE: 0.423 ACRES (18,426 SF)
ZONING: GENERAL COMMERCIAL-GC
EXISTING SITE COVERAGE: 3032 SF (16%) NO CHANGE EXISTING IMPERVIOUS COVERAGE: 11,149 SF(60%) NO CHANGE
SET BACK: FRONT: 14' STREET (50') EXISTING BUILDING: 64'-0" SIDE: 12'-0" EXIST. BUILDING NORTH: 12'-0", SOUTH: 22'-0" REAR: 15'-0" EXISTING BUILDING 56'-0"
HEIGHT: 35' MAX, EXISTING BUILDING 25'-0"

PLUMBING FIXTURE COUNT 2015 IBC TABLE 2902.1	
WATER CLOSETS (TOILETS): EXISTING: 2 (1 ADA COMPLIANT) PROPOSED: 0 TOTAL: 2	
LAVS (SINKS): EXISTING: 3 (1 ADA COMPLIANT) PROPOSED: 0 TOTAL: 3	
SHOWERS: EXISTING: 0 PROPOSED: 0 TOTAL: 0	
WATER FOUNTAIN: EXISTING: 0 PROPOSED: 0 TOTAL: 0	
SERVICE SINK: EXISTING: 1 PROPOSED: 0 TOTAL: 1	



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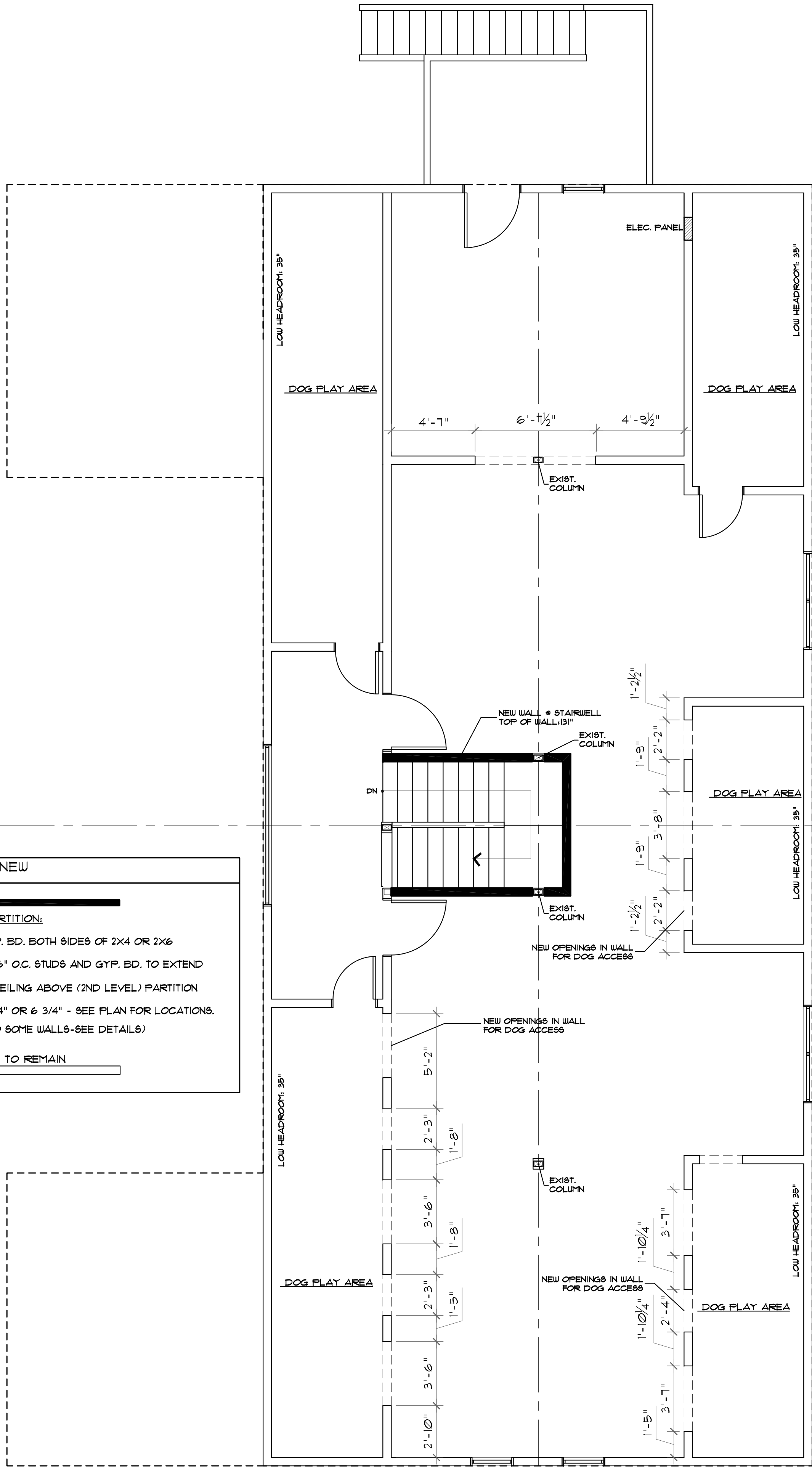
PROJECT NO. 1905	
ISSUE	DATE
PERMIT	08 JULY 2019



WALL KEY- NEW

NEW WALLS
NON-RATED PARTITION:
1 LAYER 5/8" GYP. BD. BOTH SIDES OF 2X4 OR 2X6
WOOD STUDS AT 16" O.C. STUDS AND GYP. BD. TO EXTEND
(1ST LEVEL) TO CEILING ABOVE (2ND LEVEL) PARTITION
THICKNESS = 4 3/4" OR 6 3/4" - SEE PLAN FOR LOCATIONS.
(FRP APPLIED TO SOME WALLS-SEE DETAILS)

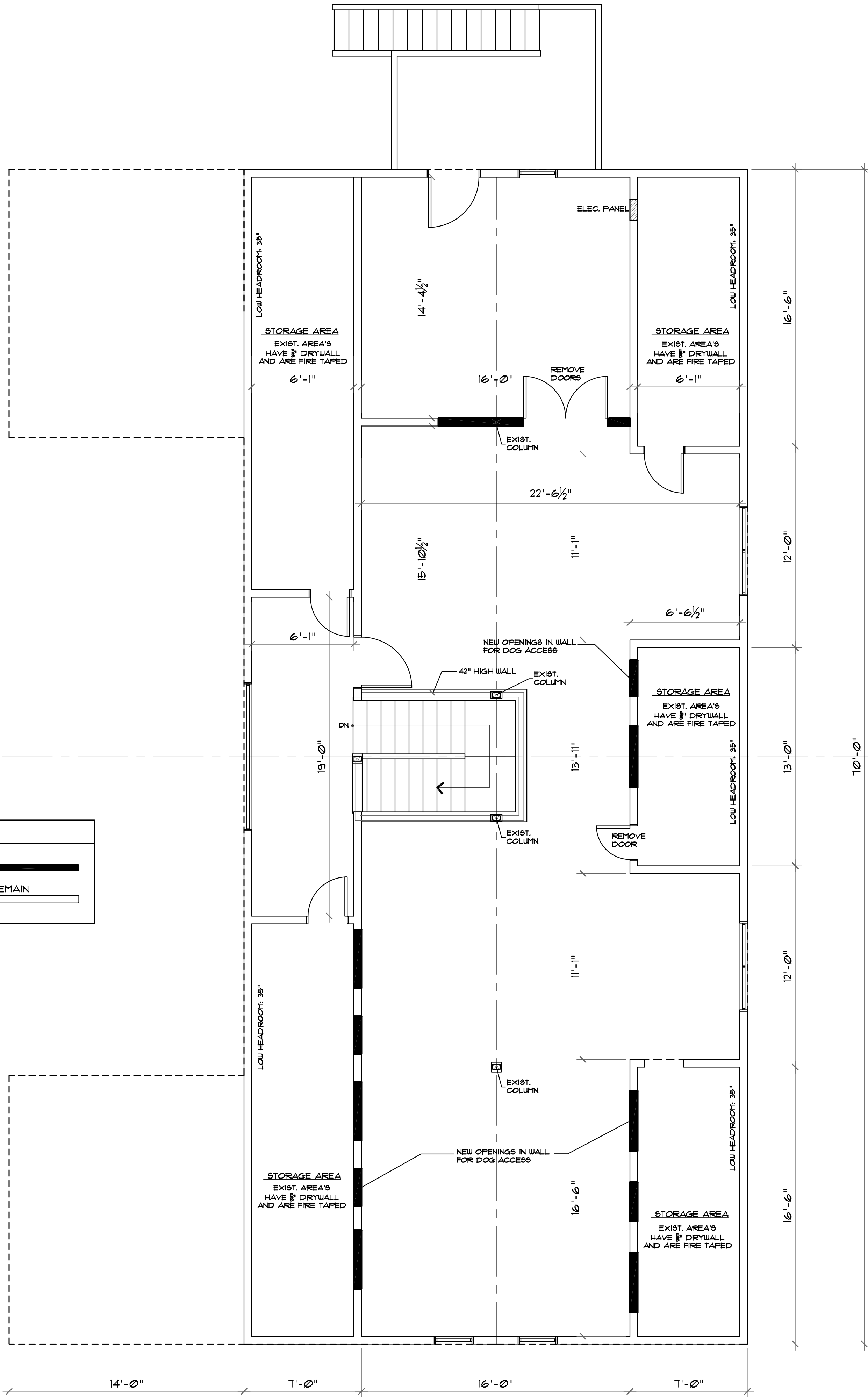
EXISTING WALLS TO REMAIN



1 PROPOSED UPPER LEVEL PLAN
SCALE: 1/4"=1'-0"

WALL KEY- NEW

DEMO WALLS
EXISTING WALLS TO REMAIN



1 EXISTING-DEMO UPPER LEVEL PLAN
SCALE: 1/4"=1'-0"

GA Gies Architects
404 BROADWAY
PO BOX 2105
EAGLE, CO 81631
970.328.9280
EMAIL: DESIGN@GIESARCHITECTS.COM

SEAL
STATE OF COLORADO
RUSSELL GIES
ARCHITECT
041592013
EAGLE, CO

PROJECT:
WANDERLUST DOG RANCH
31 East Park, Parcel 2, Eagle Park West Eagle, CO

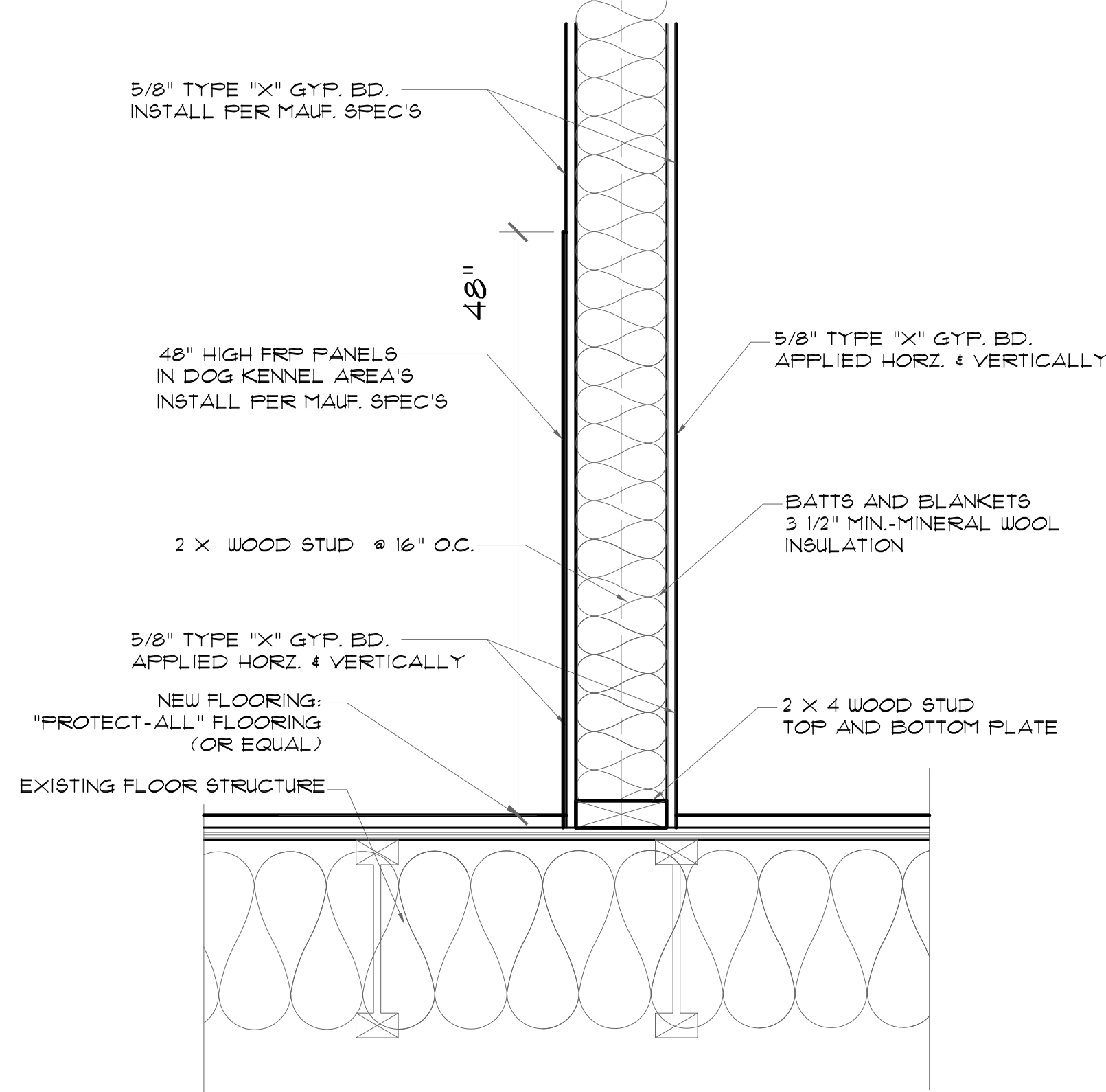
DRAWING:
EXISTING & PROPOSED UPPER LEVEL

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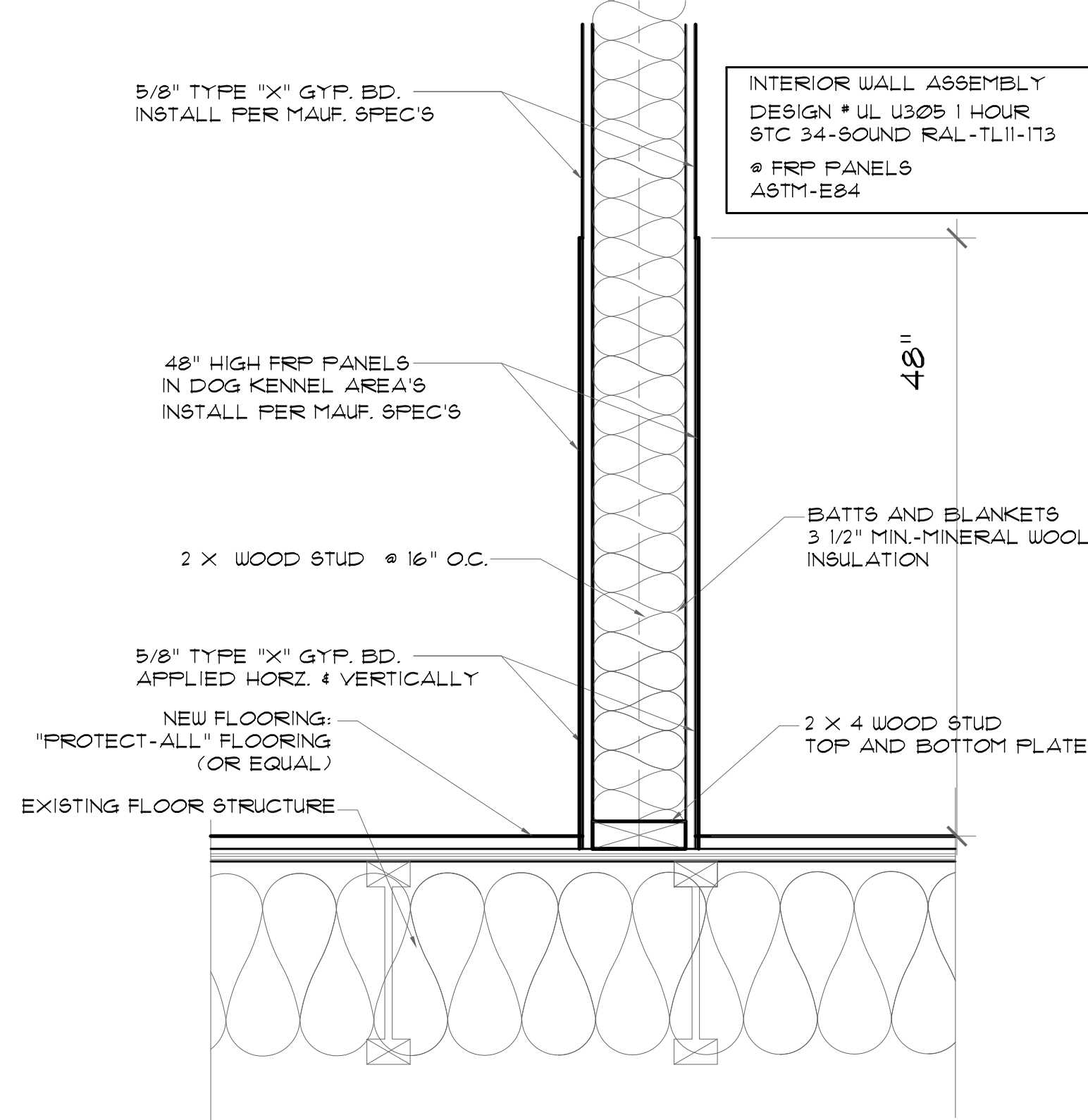
PROJECT NO.
1925

ISSUE	DATE
PERMIT	08 JULY 2019

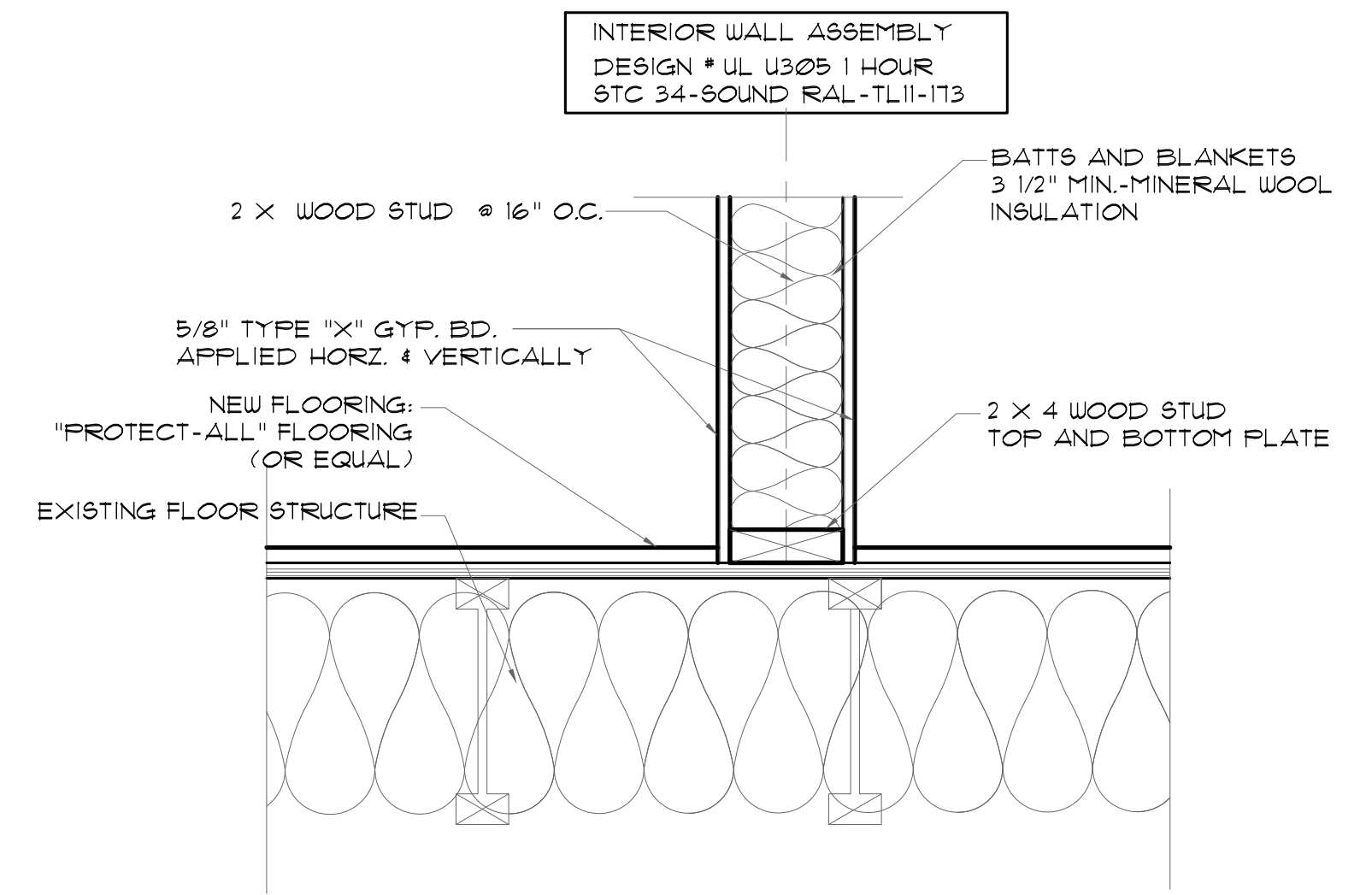
A101



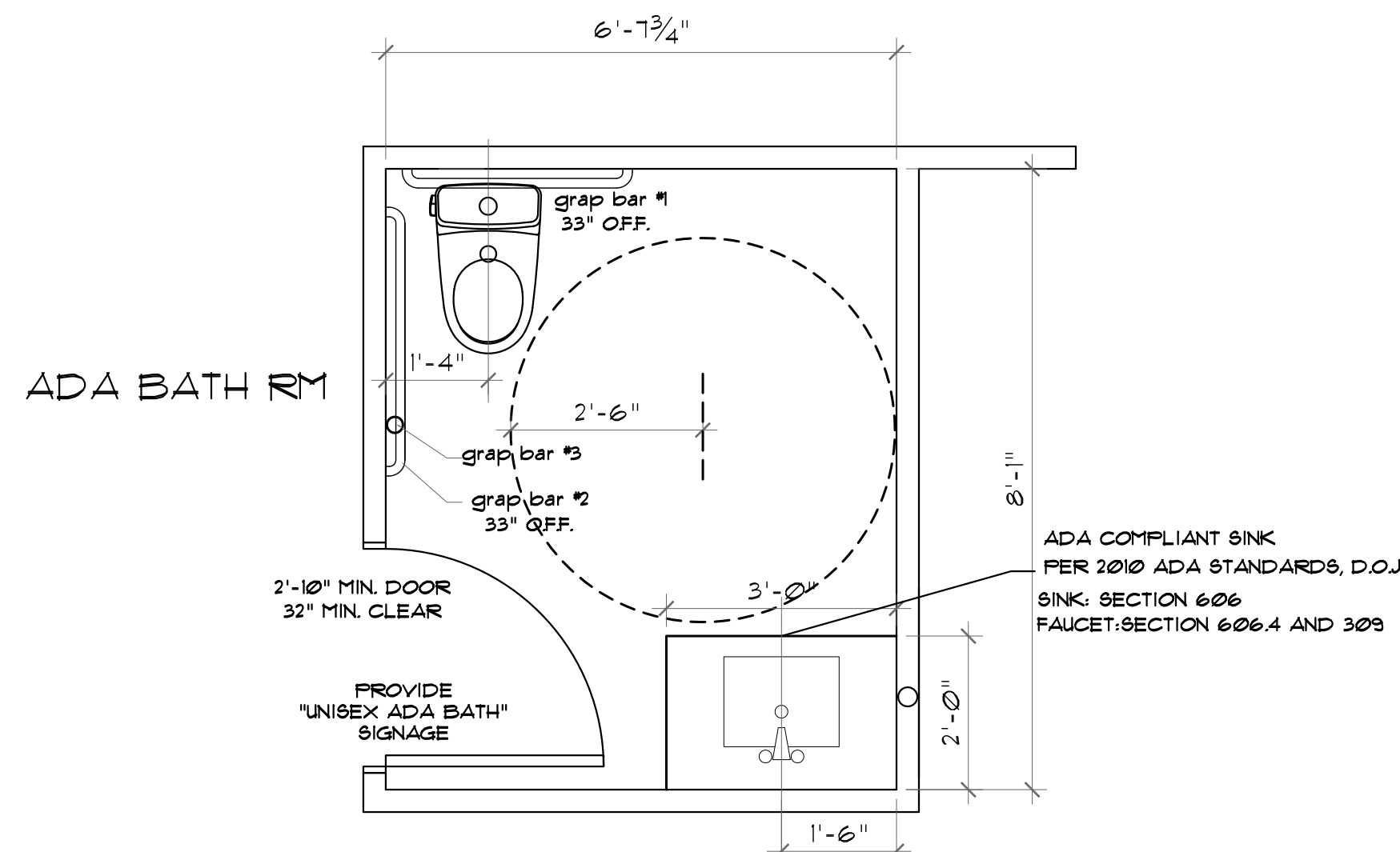
1 INTERIOR FRP WALL ASSEMBLY
SCALE: 1 1/2"=1'-0"



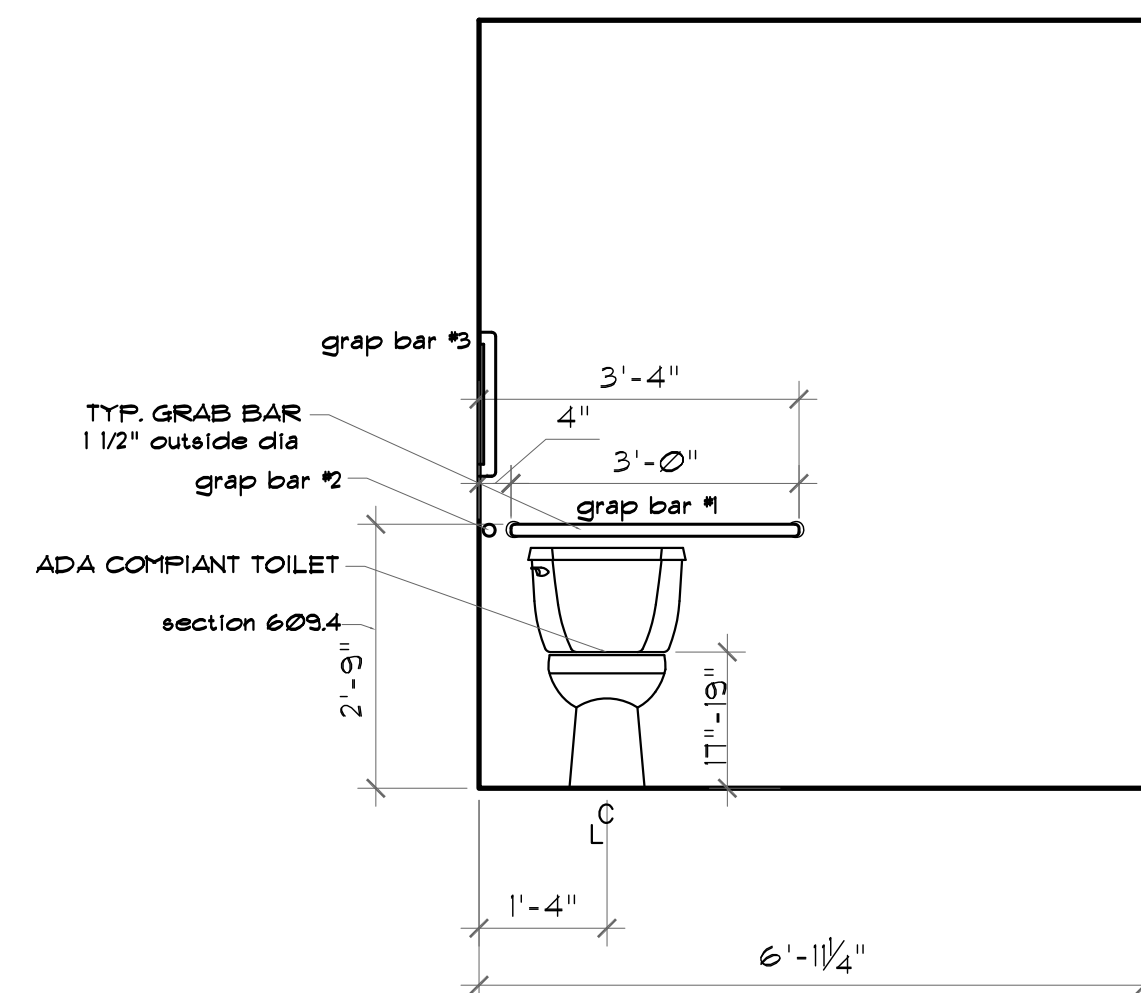
6 INTERIOR FRP WALL ASSEMBLY
SCALE: 1 1/2"=1'-0"



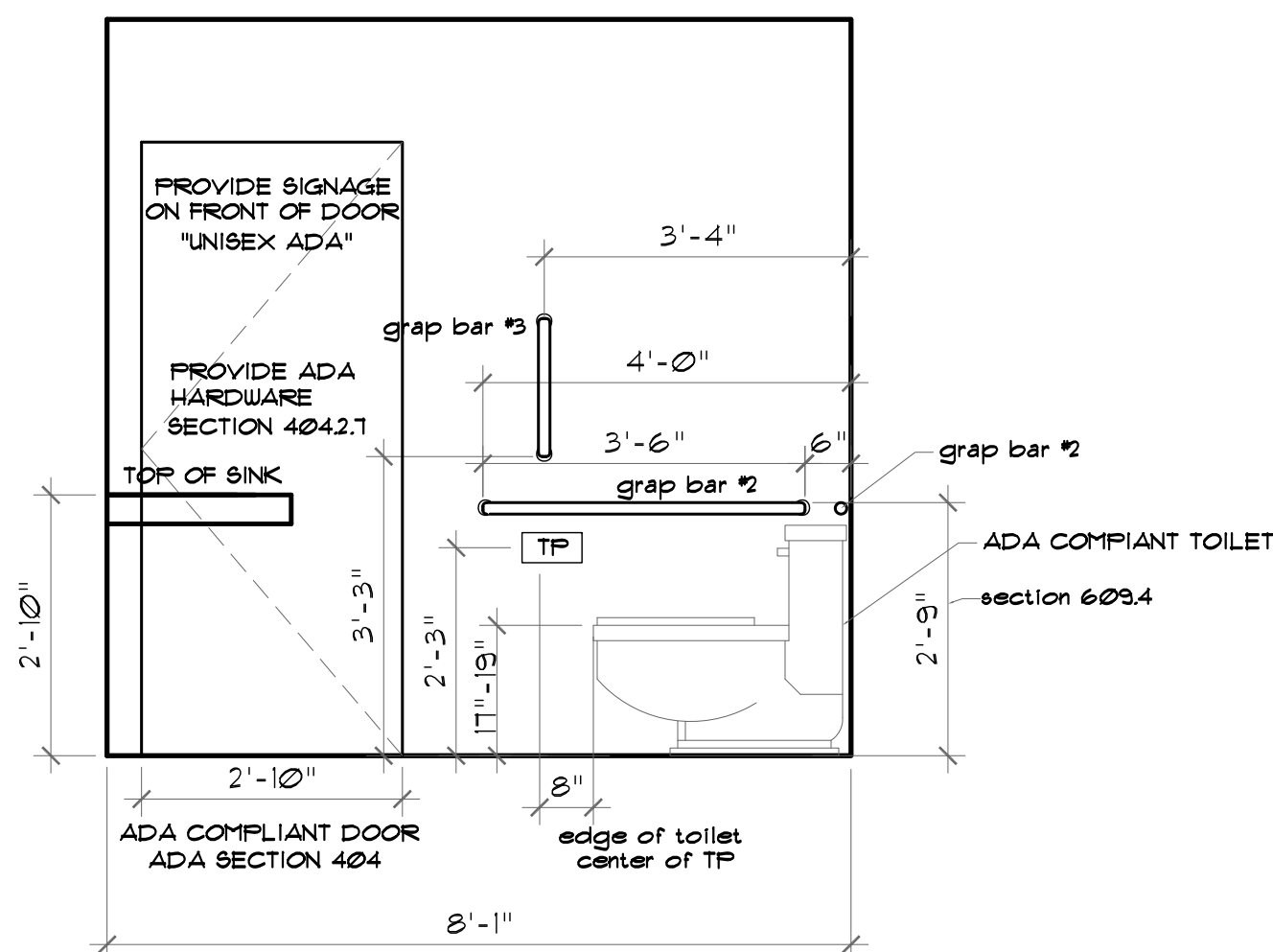
2 INTERIOR WALL ASSEMBLY
SCALE: 1 1/2"=1'-0"



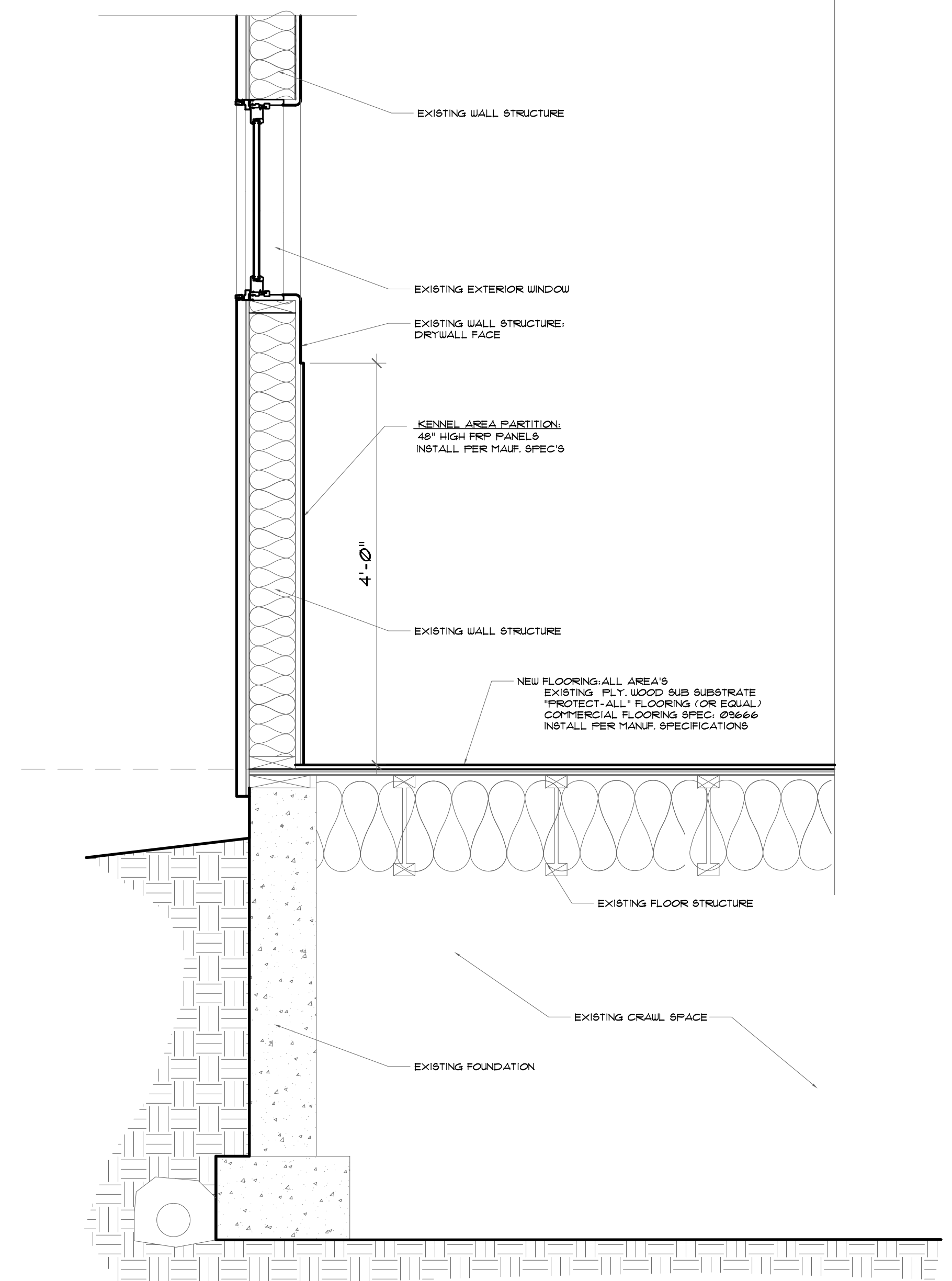
3 PROPOSED ADA BATH PLAN
SCALE: 1/2"=1'-0"



5 PROPOSED ADA BATH ELEVATION
SCALE: 1/2"=1'-0"



4 PROPOSED ADA BATH ELEVATION
SCALE: 1/2"=1'-0"

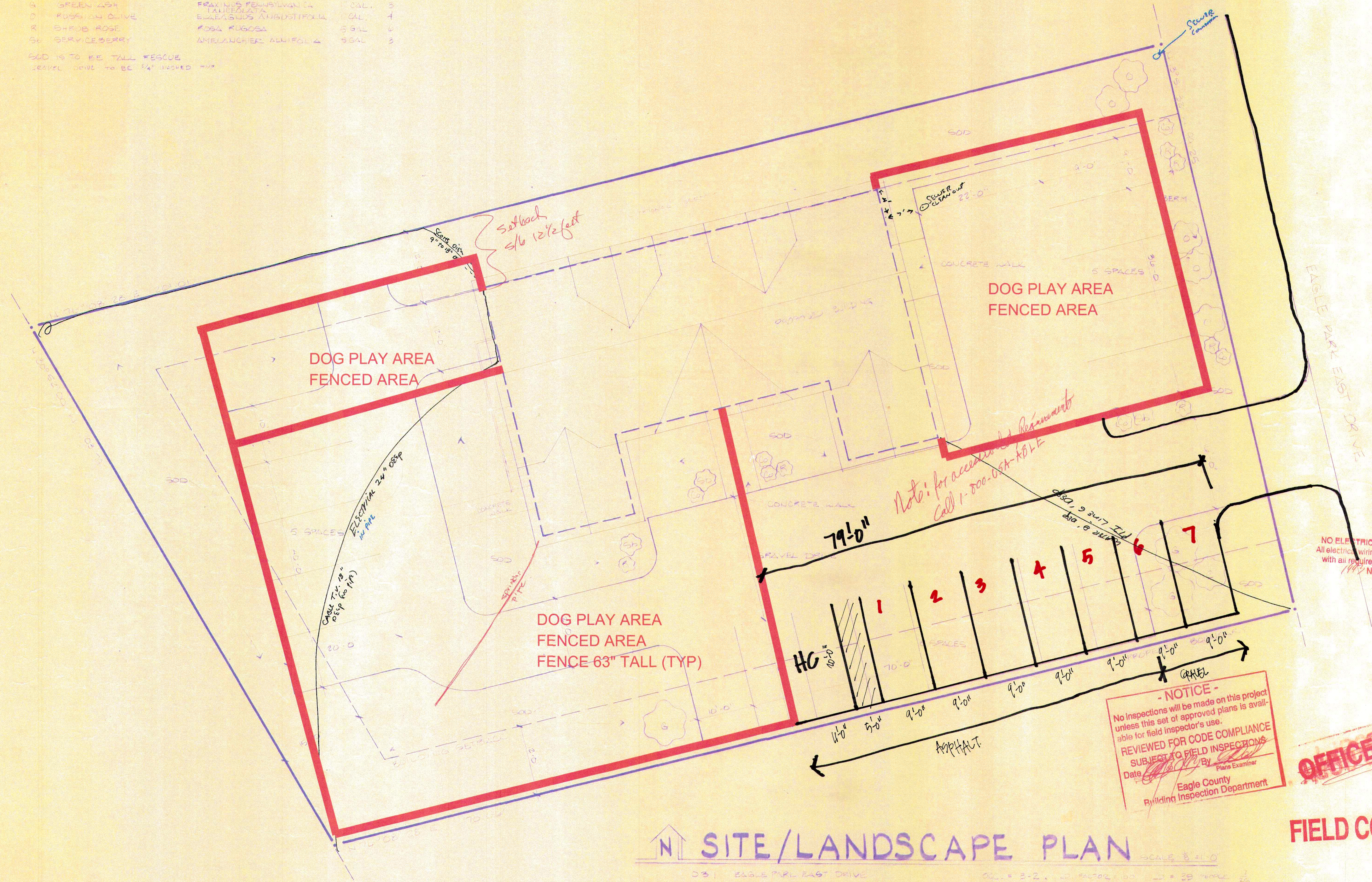


1 KENNEL ROOM WALL SECTIONS
SCALE: 1"=1'-0"

PLANTING MATERIALS (BY NUMBER)

NO.	COMMON NAME	BOTANICAL NAME	SIZE	NO.
1	GRABAPPLE	MALUS DOUGL.	1 GAL.	2
2	PEKING COCKLESHOT	COTONEASTER AGUSTIFOLIA	5 GAL.	3
3	GREEN ASPH.	FRAXINUS PENNSYLVANICA	1 GAL.	4
4	RUSSIAN OLIVE	ELAEAGNUS ANGUSTIFOLIA	1 GAL.	5
5	SHRUB ROSE	ROSA RUBRA	5 GAL.	6
6	SERVICEBERRY	AMELANCHIER ALNIFOLIA	5 GAL.	7

SOD IS TO BE TALL FESCUE
GRAVEL DRIVE TO BE 3/4" INCHES TYP



1 SITE/LANDSCAPE PLAN

031 EAGLE PARK EAST DRIVE
0.13 AC / 18,426 sq ft
COVERAGE 3082 sq ft (16%)
IMPERVIOUS COVERAGE 1,149 sq ft (40%)

031 = 3-2, 10' FACTOR = 10' = 39' 10" 22'
SLOPE TYPE = 10' 10' 10' 10' 10'
TOTAL SPA = 388 sq ft
BLANKS = 300' = 3' 10' 10' 10' 10'

EXISTING PARKING PLAN

17 DEC. 2022

- NOTICE -
No inspections will be made on this project unless this set of approved plans is available for field inspector's use.
REVIEWED FOR CODE COMPLIANCE
SUBJECT TO FIELD INSPECTIONS
Date: 12/15/22 By: [Signature]
Eagle County Building Inspection Department

OFFICE COPY

FIELD COPY

METCALF ARCHAEOLOGICAL CONS.

RICH ARCHITECTURAL DESIGNS
Stephen Richards
Architect

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 $\pm 150\%$ of the range between the 25th and 75th percentiles respectively. Outlier points are also shown outside of these lines.

Figure 1: Occupied Parking Spaces

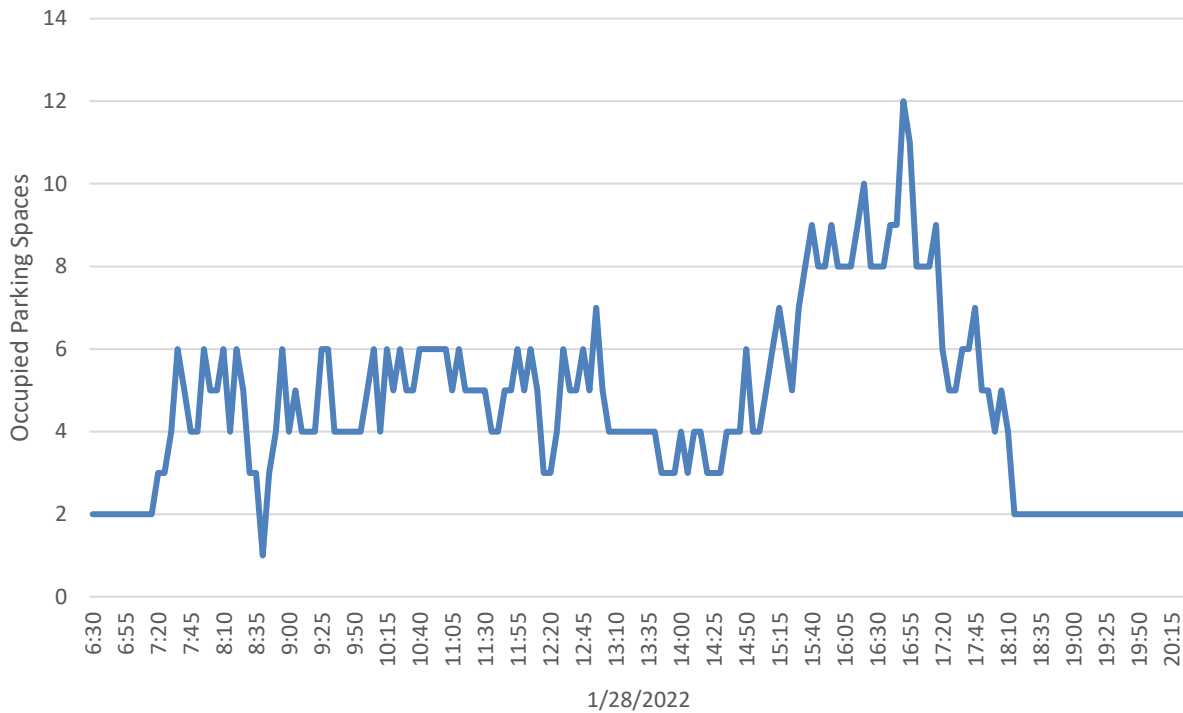


Figure 2: Histogram for Occupied Parking Spaces

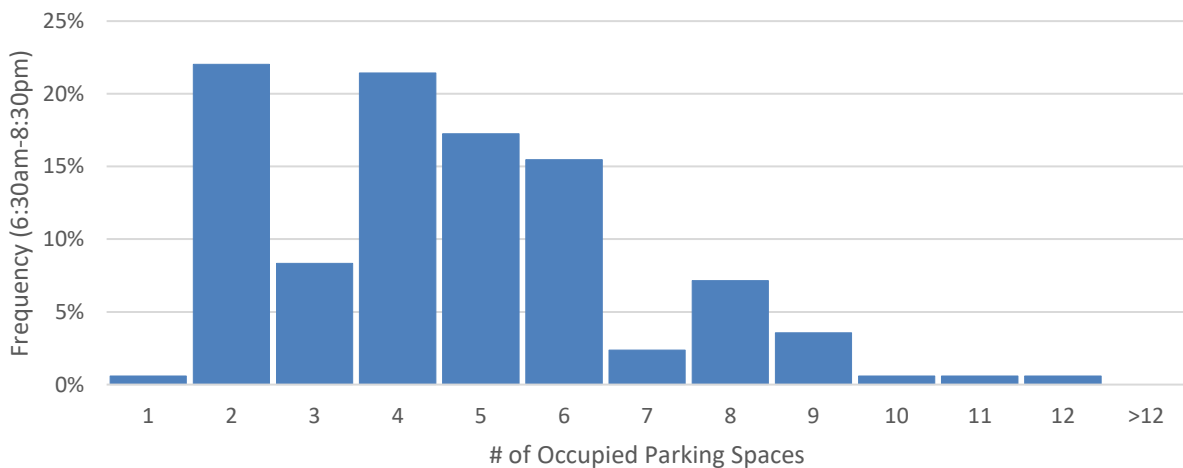
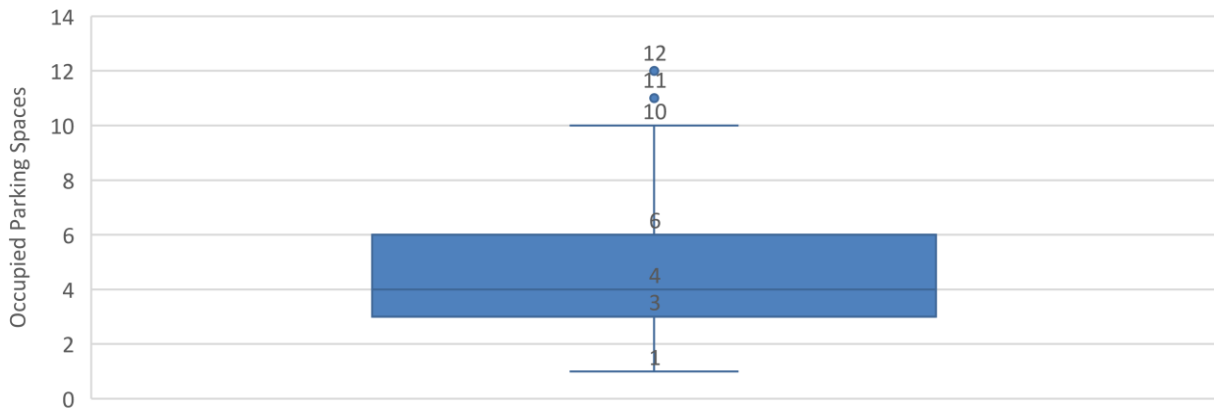


Figure 3: Occupied Parking Spaces Box Plot



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

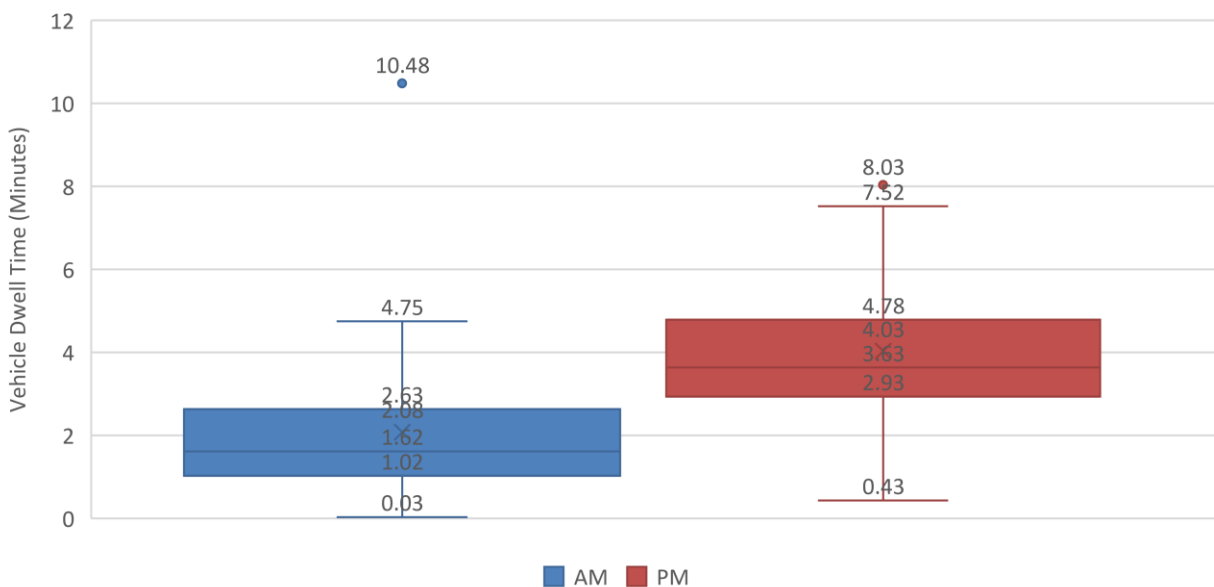


Table 3: Summary of Average Dwell Times

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

Page 4 of 7



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TRANSPORTATION ENGINEERING CONSULTANTS

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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%

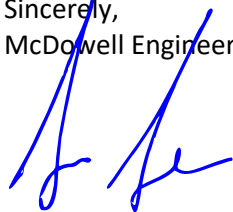
Summary:

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
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8:45	1/28/2022	3
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9:00	1/28/2022	4
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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
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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
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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

Time	Date	Occupancy
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	DEPARTURE	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	DEPARTURE	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	DEPARTURE	Dwell Time



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

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

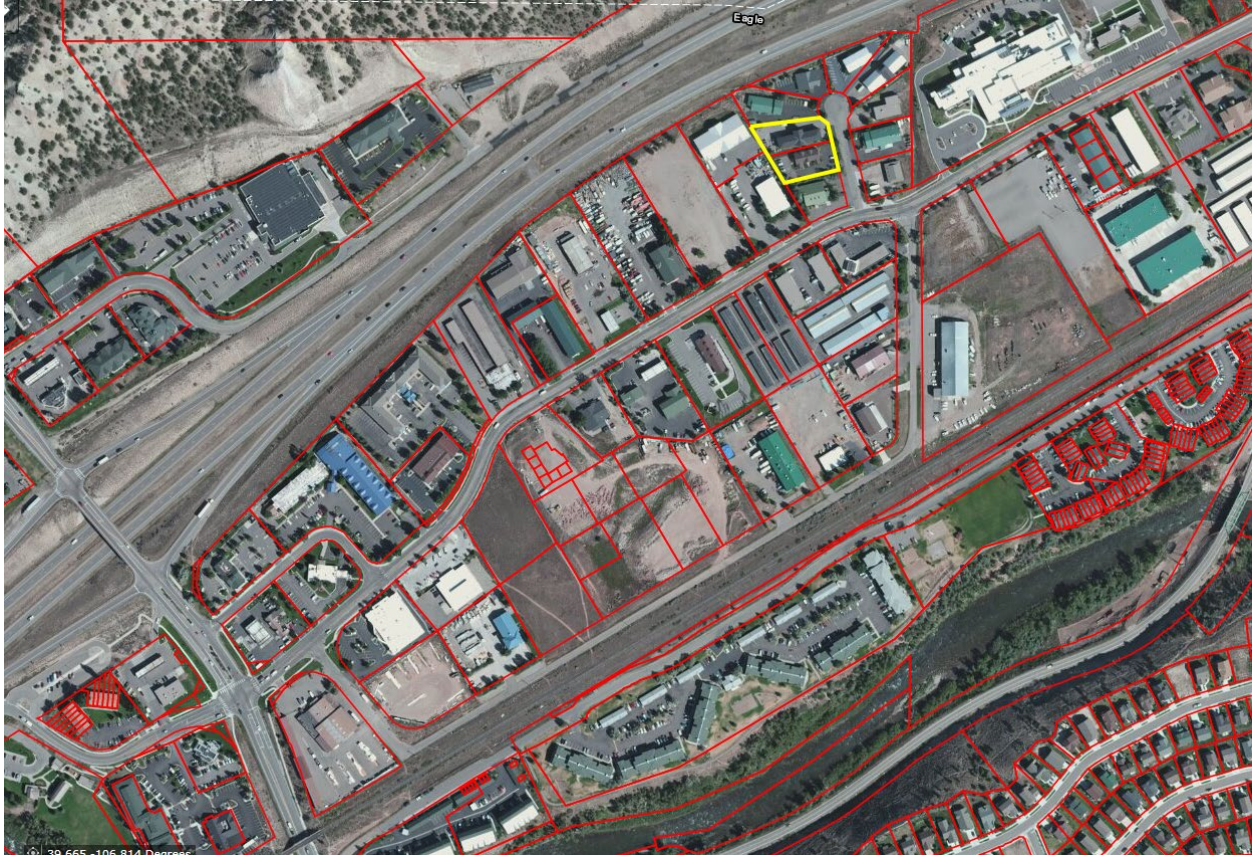
AM Peak	22	23	0	0	45
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PM Peak	22	22	0	0	44
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		Bikes on Road		Total
Time	Volume			
	IN	OUT		
7:00	0	0	0	
7:15	0	0		
7:30	0	0		
7:45	0	0		
8:00	0	0	0	
8:15	0	0		
8:30	0	0		
8:45	0	0		
16:00	0	0	0	
16:15	0	0		
16:30	0	0		
16:45	0	0		
17:00	0	0	0	
17:15	0	0		
17:30	0	0		
17:45	0	0		

AM Peak	0	0	0
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PM Peak	0	0	0
---------	---	---	---



45 Eagle Park East Dr



Closed access between 45 Eagle Park East Dr and 827 Chambers Avenue



31 Eagle Park East Dr – Image pulled from Eagle County GIS



Outdoor dog run at 31 Eagle Park East Dr.



Outdoor dog run at 31 Eagle Park East Dr.



To: Planning & Zoning Commission

From: Community Development Department

Date: January 17, 2023

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 1/23/23.
 - Staff is still underway with reviewing Installment 3: Administration & Procedures.
 - Adoption schedule:
 - Town Council and Planning Commission joint work session: 4/4/2023
 - Planning & Zoning Recommendation hearing: 5/2/2023
 - Town Council Adoption hearing: 5/23/2023
 - 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)**
 - Staff received the draft final report the week of January 9th. Staff review is underway and outstanding amendments will be made prior to the Town Council presentation. Presentation date to be announced.

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**
 - A Major Development Permit application to renovate the existing Haymeadow Cabin including grading and landscaping the surrounding area for an outdoor event space.
 - The reschedule date remains to be determined.
 - Public hearing schedule:
 - Planning & Zoning Commission: ~~11/15/2022~~ Cancelled
 - Town Council: ~~12/13/2022~~ Continued
- **SU22-04: Wanderlust Dog Ranch Special Use Permit**
 - A Special Use Permit application to operate a kennel in the Commercial General (CG) zone district.
 - Public hearing schedule:
 - Planning & Zoning Commission: 1/17/2023
 - Town Council: 1/24/2023



- **LURA23-01: Amendment to Municipal Code**
 - A request to amend Title 4 of the Town Code to include a new Commercial General East District consistent with the Town's ongoing ReCode effort.
 - Public hearing schedule:
 - Town Council: 1/24/2023 (request to table from 1/10/2023)

OTHER NOTABLE UPDATES

- HB21-1271 IHOI Incentives Grant Program
 - Town Council approved Resolution 04-2023 supporting staff's efforts to submit a grant application to fund impact fees and infrastructure expenses for the Habitat/3rd Street affordable housing project.
- HB22-1304 Transformational Housing Grant Program
 - Notice of Funding Availability (NOFA) was released November 2022. Staff has been collaborating on potential project ideas and partnership opportunities in the community, particularly with Eagle County. Staff also met with the regional Division of Housing representative to gain a better understanding of the scoring criteria, discuss ways to remain competitive, and learn about alternative future funding opportunities.
- Planning & Zoning Commission Vacancies
 - As a reminder, two vacancies will be created on 2/28/23 when terms for Commissioners Kyle Hoiland and Charlie Perkins expire. Staff has only received one application from the community. Please continue to share the vacancy opportunities with friends, family, and neighbors!
 - Currently, the application deadline is Friday 2/3/23.

BUILDING DEPARTMENT UPDATE

- We welcome our new Building Inspector, Bethany Vorthmann. Her start date is 1/19/23.
- Staff anticipates adoption of 9x new International Codes by the end of first quarter.

MAJOR CONSTRUCTION PROJECTS

- 435 Eby Creek Apartments: 30-unit apartment building
 - About to begin steel framing.
- 410 Broadway: Mixed-use building on Broadway
 - Sub-contractors have begun installing mechanical, electrical, and plumbing.
- Eagle River Park Pavilion
 - Wood framing has commenced, including the roof.



- 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.
 - First plumbing inspection for one of the multi-family buildings completed. Plumbing installation at the clubhouse imminent.
 - Public Works plans review is still in progress
 - Staff anticipates full permits to be issued by end of first quarter.
- Haymeadow: Residential Multi Family-1 (RMF-1)
 - Plans review has commenced for 7x multi-family buildings.
 - Full permits should be issued by end of first quarter.
- 115 E second Street, Flower Hound at Broadway Station
 - Pending permit issuance for a retail and floral cultivation space.

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 EOY 2022
Inspections (n/i planning/pw)	1,380	1,308
Permits Processed	359	465

TOWN COUNCIL AND PLANNING & ZONING COMMISSION MEETING SCHEDULE:

January 2023
January 17 th (Planning & Zoning Commission) • SU22-04: Wanderlust Dog Ranch Special Use Permit
January 24 th (Town Council) • SU22-04: Wanderlust Dog Ranch Special Use Permit • LURA23-01 Eagle Meadows Commercial General East Zone District (tabled from 1/10/23)
February 2023
February 7 th (Planning & Zoning Commission) • <i>No land use files scheduled at this time.</i>
February 14 th (Town Council) • <i>No land use files scheduled at this time.</i>
February 21 st (Planning & Zoning Commission) • <i>No land use files scheduled at this time.</i>
February 28 th (Town Council) • Staff Recommendation - New Planning & Zoning Commissioners