



**MEETING MINUTES**  
**Land Use and Development Code Update Committee**  
**Monday, October 17, 2022, 6:00 PM**  
**Public Meeting Room / Eagle Town Hall**  
**200 Broadway, Eagle, CO 81631**

*This agenda and the meetings can be viewed at [www.Townofeagle.org](http://www.Townofeagle.org).*

**PUBLIC WIFI – Eagle Guest**

**MEETING ACCESS INFORMATION**

This was an in-person meeting with access for the public to attend via Teams.

**6:00 PM MEETING CALLED TO ORDER**

Hoiland called the meeting to order at 6:05PM.

**COMMITTEE MEMBERS PRESENT**

Dawn Koenig, Kyle Hoiland, Jack Albertson,  
Rick Pylman, Allison Kent, Rick Beveridge,  
Scott Schlosser (via Teams)

**COMMITTEE MEMBERS ABSENT**

Scott Turnipseed

**STAFF**

Chad Phillips – Community Development Director (via Teams)  
Jessica Lake – Planner I  
Peyton Heitzman – Planner II  
Cliff Simonton – Senior Planner  
Nikki Davis – Administrative Tech II  
Tez Hawkins – Senior Planner (via Teams)  
Elizabeth Garvin – Clarion Associates

**APPROVAL OF MINUTES**

1. Minutes dated September 19, 2022

There were no objections to the minutes.

## **DISCUSSION**

### **1. Installment 2**

#### **Parking and Loading:**

- There is an immediate need for parking enforcement and educating property owners about encroachment/right-of-way parking. Increased signage may be effective for residents.
- Currently, there is little to no funding coming from the existing parking fee in-lieu program to pay for improvements. No new projects have triggered this. The fee is reserved for improvements of existing parking spaces, it is not earmarked for a future lot or garage.
- There are varying times of the day/days of the week when there is limited parking along Broadway.
- Previous development projects received parking variances. Future developers should be held to the parking standards or pay the fee in lieu. Currently, the only exemption applies to businesses in the Central Business/Broadway District undergoing a change in use.
- When does parking truly become a problem? Staff has determined this number from 2021 Downtown parking study.
- Ensure parking standards are not a barrier to affordable housing development.
- Consider how we are counting parking spaces. Many property owners opt to park elsewhere because their garage is used as storage.
- Consider enforcing on-street parking limits and the impacts of snow plowing.
- Do we need Council's feedback on the existing enforcement policies given the challenge of retaining a Code Enforcement officer?

#### **Subdivision Standards:**

- Current approach is simply cleaning up and modernizing the language.
- Public Works should be involved in this draft. Subdivision approvals heavily impact the development of infrastructure and utilities.
- Consider subdivision standards and language when working with Old Town Eagle lots. Language and process interpretation has been challenging for both staff and the applicant in the past.

#### **Sustainability and Resilience / Natural Resources and Hazards:**

- Consider NWCCOG (Northwest Colorado Council of Governments) waterbody buffer system standards and post-construction stormwater and urban runoff standards.
- There is a need to create measurable standards when referring to natural and environmentally sensitive lands.
- Consider tree requirements and types of trees in landscaping standards.
- Eagle County allows for EPA (Environmental Protection Agency) certified wood burning fireplaces. Can the Town move in this direction?
- Solar regulations will be written to allow, not require, accessory installations.
- Consider encouraging/incentivizing solar accessories on larger commercial structures, in specific zone districts.
- Do regulations for electric vehicle charging stations belong in the building code? Should the developer be responsible for constructing the structure only then wiring comes later, at the owner's expense?
- Consider increasing the size standards for recycling, compost, and trash bins for new multifamily developments. Or establishing a more centralized waste center.
- Consider water resiliency and stormwater management as reflected on the Development Impact Report.
- Consider standards for wildlife-proof waste bins.

## **2. Future Agenda Items:**

- November 7<sup>th</sup> meeting: Planned Unit Development
- Draft of Administration and Procedures forthcoming in January 2023.

## **ADJOURN**

Meeting adjourned at 7:42 PM.