



MEETING MINUTES
Land Use and Development Code Update Committee
Monday, November 7, 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

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.

COMMITTEE MEMBERS PRESENT

Kyle Hoiland, Jack Albertson,
Rick Beveridge, Scott Schlosser,
Scott Turnipseed, Allison Kent (via Teams)

STAFF

Jessica Lake – Planner I
Peyton Heitzman – Planner II
Cliff Simonton – Senior Planner
Elizabeth Garvin – Clarion Associates (via Teams)

COMMITTEE MEMBERS ABSENT

Dawn Koenig, Rick Pylman

APPROVAL OF MINUTES

1. Minutes dated October 17, 2022

There were no objections to the minutes.

DISCUSSION

1. Planned Unit Development (PUD)

- Vesting now or at time of preliminary plan approval – unique to Reserve at Hockett Gulch.
- Community benefit needed with future PUD approvals. Types of benefits discussed include:
 - protecting environmentally sensitive land

- viewshed
- under sustainability umbrella
- tree preservation
- Affordable Housing – Link to LERP
- Bring CAP into community benefit – trip reduction to increase pedestrian movement
- Existing code draft – greater mixed use/mixed density with PUD approval. Hold off until we see whole code.
- Discussion on if PUDs should be limited to a large lot and what qualifies for PUD zoning. Need to find the right minimum size.
- Where would future properties possibly receive PUD zoning?
 - East Eagle
 - Eagle River Corridor Plan
- Redevelopment of old neighborhoods can be difficult under base zoning, and PUDs can be a useful tool for redevelopment.
- PUDs can be difficult to administer if they are poorly written, vague, and leave plenty of room for interpretation.
- With ReCode, standards are being loosened to avoid the need for PUDs in certain development instances.
- Consider converting existing PUDs to base zone districts. Ex. Bluffs
- The process for PUD amendments can be challenging and some PUDs have grown out of their PUD districts. ReCode to provide pathway for straight zoning.
- ReCode to simplify the PUD amendment process.
- Consider small lot infill PUD.
- Keep allowance/option to include benefits.
- Red Mountain Ranch – allowed for preservation / cluster development and is a good example of community benefit.

2. Historic Preservation

- If we want historic designation, the Town needs to offer more than just a tax incentive.
- Consider making designation voluntary; could impact resale value.
- Scattered ‘modern design’ impact on character such as:
 - Frisco neighborhood
 - Edwards/Avon – not a lot of history
 - Historic structures can be expensive to renovate
- Incentive with designation, need to educate the public on the incentives.
- What’s the upside to the property owner?
- How does it get enforced? - Wrap enforcement into regulations.
- Impact with Building Code? May clash with preserving historic character of buildings
- Clarion to follow up on incentives.

3. Future Agenda Items:

- Next meeting is scheduled for December 12th.
- Timing of adoption: code draft by end of January and adoption in spring 2023.

ADJOURN

Meeting adjourned at 7:24 PM.