



**MEETING MINUTES**  
**Land Use and Development Code Update Committee**  
**Monday, September 19, 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 6:03PM.

**COMMITTEE MEMBERS PRESENT**

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

**COMMITTEE MEMBERS ABSENT**

None

**STAFF**

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

**APPROVAL OF MINUTES**

1. Minutes dated August 15, 2022

The meeting minutes were approved without change.

**DISCUSSION**

**1. Installment 2: Design Standards and Landscaping**

**Project Timeline:** Adjusted to reflect adoption by late January / early February 2023. This adds about 6 more weeks of drafting to the schedule.

**Site and Structure Standards, contents:**

Structure Design Standards  
Locations-Specific Design Standards  
Screening  
Fences & Walls

**Attached/Multifamily Design Standards:**

- Do we want to attach structural/site standards to attached multifamily development projects? Consider how the building is oriented on the lot, parking location, extra storage, and regulating types/colors/mix of materials on the building. Minimum standards should be established.
- How do we define mountain town architecture that aligns with Eagle's character?
- Does this mean establishing a design review board (DRB)? The Town currently does not have a separate review process apart from utilizing the design guidelines. Turnipseed advocated for a DRB, otherwise staff and the Planning Commission are the only groups responsible for interpreting the standards. Most DRBs are HOA driven and we should also consider Town of Vail's DRB process.
- Consider identifying design priorities and creating standards around those items. The committee had mixed opinions; don't want to dictate too much but also don't want to make the guidelines too broad.
- DRBs are seeing more Denver-based developers in our community and the concept of mountain modern is stretched too much toward modern.
- The code can still attach design standards to use-by-right.
- Consider creating a checklist to make the review process more objective and help quantify the standards. This should also help with time & efficiency.
- If standards are broader, they will have a longer shelf life.

**East Eagle Design Standards:**

- Community members have expressed that they like the design of Basecamp in Frisco and Willits Bend in Basalt.
- There is a distinction between interstate gateway and broader interstate commercial.
- Consider a DRB to enforce stricter design standards identified in the East Eagle Sub Area Plan (EESAP).
- Landscaping – more hardscape instead of greenscape?

**Grand Avenue Design Standards:**

- Consider applying basic design standards to mixed-use. Loosen up the regulations but crank up the design standards in this area.
- This is about controlling change at a slower speed. How do we align the design to how we want the town to look in the future?
- Current design standards for Hwy 6 are not ideal but if we want to get the most out of this land, the Town needs to reassess.
- Encourage development through incentives.

**Landscaping Buffers & Materials:**

- Boundary buffers are frequently negotiated in the current code. Garvin suggested creating three types of buffers commonly used (visual enhancement, filtered screen, and screened separation).
- The committee had mixed opinions, some expressing we don't need a detailed applicability chart. There will likely be specific standards that apply in East Eagle.

- Consider use of water-wise plant materials for redevelopment. Consultants will check back with the Fire District on exemptions. There is a push in Eagle for more fire suppression in new development that will impact enforcement of fire-wise planting.
- Do we focus on water-wise landscaping and forego fire-wise materials? The consultants will prepare recommendations and can address fire-wise with building materials too.
- Consider reducing water tap fees to incentivize new development.
- Reassess landscape design standards for parking lots which are unrealistic. Trees are eventually removed after they've destroyed the lot. There are certain trees that are more ideal than others.

#### **Home Occupation:**

- Eagle County has two levels – home occupation & home business. This sector is problematic for code enforcement.
- Home occupation should be discrete. Consider what the primary & secondary uses are.
- Is there a different sense of scale between single family / multi-family? We may want to break this out into different use categories by zone district.
- Consider creating a list the things that cannot happen in terms of impact. Model enforcement like a nuisance ordinance and make enforcement easy.
- Add measurements, move away from “adversely affecting”.

## **2. Future Agenda Items**

Fall Schedule –

- 10/3: Parking and Loading
- 10/17: Sustainability, Resilience, and Hazards; Planned Development
- 11/7: LERP and other affordable housing updates
- TBD: Administration & Procedures

## **ADJOURN**

Meeting adjourned at 7:55PM.