



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.