



MEETING MINUTES
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

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

6:00 PM - REGULAR MEETING CALLED TO ORDER & ROLL CALL

Nutkins called the meeting to order at 6:00 PM.

In the absence of Hood (Chairman) and Hoiland (Vice Chairman), Perkins motioned to nominate Nutkins as interim Chairman for the meeting. Motion was second by Winkeller and approved unanimously.

COMMISSIONERS PRESENT

Bill Nutkins, Charlie Perkins, Keegan Winkeller
Jamie Woodworth Foral,
Keith Klesner (via Teams),
Jennifer Filipowski (via Teams)

COMMISSIONERS ABSENT

Matt Hood, Kyle Hoiland

STAFF

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

APPROVAL OF MINUTES

1. Minutes dated January 3, 2023

The minutes were approved without change.

PUBLIC COMMENT

Nutkins opened public comment. There was no public comment.

PUBLIC HEARINGS

1. Project: Wanderlust Dog Ranch
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.

Nutkins opened file #SU22-04.

Staff Presentation

Heitzman presented this file. Wanderlust currently operates out of 11 and 31 Eagle Park East Drive. The applicant intends to transfer operations from 11 to 45 Eagle Park East Drive while operations at 31 Eagle Park East Drive will continue as is. All locations are within the same cul-de-sac. Wanderlust serves an estimated 80 dogs per day. If granted the Special Use Permit (SUP), the applicant will move into an existing building at the property, occupying only a portion of that building for the near-term.

Staff evaluated the application against the Town's Municipal Code, specifically 1.) four standards related to granting a Special Use Permit; and 2.) zoning minimum use standards. Staff determined the application was in compliance with both sections.

Staff recommended approval with four conditions.

Applicant Presentation

Allyson Kent, applicant representative from Mauriello Planning group, was present to answer questions.

Public Comment

There was no public comment.

Deliberation

Klesner asked for clarity on the SUP approval process for 11 and 31 Eagle Park East Drive. Kent explained in 2017, the Town's Municipal Code did not include 'kennel' as a use, though they were able to obtain approval for 11 Eagle Park East Drive by means of a similar use. Following that approval, 'kennel' was added as a permitted use through SUP in the Commercial General zone district. In 2019, staff extended the SUP approval to include both 11 and 31 Eagle Park East Drive. Approval of file # SU22-04 will grant a SUP for both 31 and 45 Eagle Park East Drive.

The Commission expressed unanimous support to recommend approval.

MOTION: PERKINS MOTIONED TO RECOMMEND APPROVAL OF FILE # SU22-04, WANDERLUST DOG RANCH SPECIAL USE PERMIT, BASED ON STANDARDS (1), (2), AND (3) OF SECTION 4.05.010. OF THE MUNICIPAL CODE AND WITH THE FOLLOWING CONDITIONS:

- 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.

MOTION WAS SECONDED AND APPROVED UNANIMOUSLY.

Nutkins closed file #SU22-04.

COMMUNITY DEVELOPMENT DEPARTMENT AND TOWN COUNCIL UPDATE

There was discussion about the Grand Avenue Grill drive aisle and how it has reduced their parking space count. Staff added no building permits were issued for that expansion and will require follow up to determine if any violations exist.

Staff provided an update on the ReCode adoption timeline and anticipated meetings with the Planning Commission.

OPEN DISCUSSION

No other discussion items.

ADJOURN

MOTION: WINKELLER MOTIONED TO ADJOURN. MOTION WAS SECONDED AND APPROVED UNANIMOUSLY.

MEETING ADJOURNED AT 6:22 PM.