



MEETING MINUTES
Planning & Zoning Commission
Tuesday, February 21, 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

Hoiland called the meeting to order at 6:02 PM.

COMMISSIONERS PRESENT

Charlie Perkins, Keegan Winkeller
Jamie Woodworth Foral, Kyle Hoiland,
Jennifer Filipowski

COMMISSIONERS ABSENT

Matt Hood, Keith Klesner, Bill Nutkins

STAFF

Chad Phillips – Community Development Dir.
Cliff Simonton – Senior Planner
Peyton Heitzman – Planner II
Nikki Davis - Administrative Tech II

APPROVAL OF MINUTES

1. Minutes dated January 17, 2023

The minutes were approved without change.

PUBLIC COMMENT

Hoiland opened public comment. There was no public comment.

PUBLIC HEARINGS

1. Project: Eagle Meadows Rezone
 File #: RZ23-01
 Applicant: Merv Lapin, Owner
 Location: East of Chambers Avenue between I-70 and US Highway 6, Town of Eagle
 Staff Contact: Cliff Simonton, Senior Planner
 Request: Rezone 124 acres in the East Eagle Area (formerly known as the Eagle River Station PUD) from Resource zoning to Commercial General East zoning.

Hoiland opened file #RZ23-01.

Staff Presentation

Simonton presented this file. The land under consideration was previously the site of Eagle River Station Planned Unit Development (PUD). This property was annexed into the Town of Eagle in 2006, obtained PUD approval in 2009, and later withdrawn in 2015. The PUD approval has since expired reverting zoning back to Resource (R). Five parcels make up the 124 acres.

Town Council has reconsidered the potential for housing in East Eagle if the dwelling units were linked to the commercial uses on this site. Housing should be concentrated along the southern perimeter, adjacent to Highway 6, allowing residents access to open space and the Eagle River.

Simonton expanded on the series of events related to the rezoning request. First in 2021, the Town adopted the East Eagle Sub-Area Plan (EESAP) which envisioned an intensive mixed-use commercial/industrial development. In September 2022, the Town entered into a pre-development agreement with Eagle Meadows Colorado, LLC which stipulated that zoning consistent with the EESAP be applied to the property. Shortly after, staff and Clarion prepared a customized zone district for the area known as Commercial General East (CGE). The Town Code was subsequently updated to include the new CGE zone district.

Presently, the applicant is requesting the Town apply one zone district to the whole property. Staff agreed with this approach because broadened the number of commercial and industrial uses within that category. This does not hinder the Planning Commission or Town Council from adhering to EESAP Future Land Use Map (FLUM) designations.

Simonton noted there are two areas in East Eagle which have not been annexed into the Town yet. The application, as presented, does not include the 'NOT ANNEXED' parcels of land.

Staff reviewed the application against the Municipal Code's four standards for granting a rezone. Staff recommended approval based on meeting Standards (1) and (2) of Section 4.04.030.

Q & A

Filipowski asked if residential tied to commercial is now allowable through this designation. Simonton clarified that Town Council directed staff to provide a specific provision of the zone district which locates residential development on the southern perimeter, near the recreation path. The zone district design standards should also indicate that residential should be located to this proximity and linked to commercial uses. Phillips added that multi-family would be available through the Special Use Permit (SUP) process.

Perkins asked if Colorado Parks and Wildlife (CPW) commented on the wildlife movement corridor. Simonton replied that the Division of Wildlife will be engaged during Site and Development Plan.

Perkins asked about the impacts of the overhead power line. Simonton suggested the aesthetic feature will be examined and that an underground powerline is likely.

Public Comment

There was no public comment.

Deliberation

The Commission expressed unanimous support for recommending approval.

MOTION: FILIPOWSKI MOTIONED TO RECOMMEND APPROVAL OF FILE #RZ23-01, REZONING 124.26 ACRES OF LAND IN EAST EAGLE FROM RESOURCE (R) TO COMMERCIAL GENERAL EAST (CGE), BASED ON THE FOLLOWING FINDINGS: THE APPLICATION MEETS THE REQUIREMENTS OF TITLE 4 OF THE LAND USE AND DEVELOPMENT CODE AND IS IN CONFORMANCE WITH THE 2021 ELEVATE EAGLE COMPREHENSIVE PLAN AND THE 2021 EAST EAGLE SUB-AREA PLAN.

MOTION WAS SECONDED AND PASSED UNANIMOUSLY.

Hoiland closed file #RZ23-01.

COMMUNITY DEVELOPMENT DEPARTMENT AND TOWN COUNCIL UPDATE

No other discussion items.

OPEN DISCUSSION

No other discussion items.

ADJOURN

MOTION: PERKINS MOTIONED TO ADJOURN. MOTION WAS SECONDED AND PASSED UNANIMOUSLY.

MEETING ADJOURNED AT 6:33 PM.