



MEETING MINUTES
Planning & Zoning Commission
Tuesday, March 7, 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

Hood called the meeting to order.

1. New Member Oath, Keith Montag (Regular Member)
2. New Member Oath, Weston Arbogast (Alternate)
3. Appointment of Vice Chairman – Tabled to March 21, 2023 meeting
4. Appointment of Land Use Code Update Committee Liaison

MOTION: NUTKINS MOTIONED TO KEEP FORMER PLANNING COMMISSIONER KYLE HOILAND AS THE LAND USE CODE UPDATE COMMITTEE LIAISON FOR THE PLANNING & ZONING COMMISSION.

MOTION WAS SECONDED AND APPROVED UNANIMOUSLY.

COMMISSIONERS PRESENT

Matt Hood, Bill Nutkins,
Jennifer Filipowski, Keith Montag,
Weston Arbogast,
Jamie Woodworth Foral (via Teams)

STAFF

Chad Phillips – Community Development Dir.
Cliff Simonton – Senior Planner
Peyton Heitzman – Planner II
Dennis Wike – Town Engineer

COMMISSIONERS ABSENT

Keegan Winkeller, Keith Klesner

APPROVAL OF MINUTES

1. Minutes dated February 21, 2023

The minutes were approved as presented without change.

PUBLIC COMMENT

Hood opened public comment. There was no public comment.

PUBLIC HEARINGS

1. Project: Code Amendment – Amendment to Chapter 4.04
File #: LURA23-02
Applicant: Town of Eagle
Location: Town of Eagle
Staff Contact: Peyton Heitzman, Planner II
Request: To amend uses permitted in the Residential Single-Family (R1) zone district.

Hood opened file #LURA23-02.

Staff Presentation

Heitzman presented this file. The request is to allow duplexes and multi-family as a use by right within the Residential Single Family (R1) zone district. Staff noted there are no other impacts to other general zoning requirements. While an R1 zone district is not part of the Town's current zoning map, it is a recognized zone district in the Municipal Code. This amendment would further support community's efforts to increase affordable housing policies. The method of density increases was also supported by the recently completed Comprehensive Affordable Housing Assessment (CAHA).

Staff recommended the Commission approve the recommendation to amend Chapter 4.04.

Q & A

Nutkins asked why not eliminate R1 instead. Heitzman responded it can be discussed through ReCode but recommended keeping it. The Town must demonstrate efforts toward increasing affordable housing opportunities by adopting qualifying strategies identified by the State. This effort is linked to a grant application.

Hood asked if this amendment is being considered for any PUDs in town. Heitzman verified this amendment would not impact Planned Unit Development (PUD) guidelines at this time.

Montag asked if Clarion has provided input on the requested code amendment. Heitzman responded that Clarion has provided an initial draft and was also waiting for specific recommendations from the CAHA. Montag added that staff might consider a special use permit process to ensure all the criteria are met within a multi-family zone district.

Public Comment

There was no public comment.

Deliberation

Hood expressed the Town needs increased density and flexibility in the straight zoned areas of Eagle to spur redevelopment and ensure a vibrant downtown.

The Commission was supportive of waiting for Clarion's presentation to further discuss the matter.

MOTION: FILIPOWSKI MOTIONED TO APPROVE THE RECOMMENDATION TO AMEND CHAPTER 4.04 AS PROVIDED IN ORDINANCE 2, SERIES 2023 BASED ON CONSISTENCY WITH THE TOWN'S GOALS, POLICIES, AND PLANS.

MOTION WAS SECONDED AND PASSED UNANIMOUSLY.

Hood closed file #LURA23-02.

OPEN DISCUSSION

Phillips provided an update on the department's future hearing schedule, anticipated applications, the Code Enforcement Specialist position, and construction progress at Reserve at Hockett Gulch.

ADJOURN

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