



MEETING MINUTES
Planning & Zoning Commission
Tuesday, March 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

Hood called the meeting to order at 6:01 PM.

1. Appointment of Vice Chairman

MOTION – KLESNER MOTIONED TO NOMINATE WINKELLER AS VICE CHAIRMAN. MOTION WAS SECONDED AND PASSED WITH 5 IN FAVOR (MONTAG, KLESNER, WINKELLER, FORAL, HOOD) AND 0 OPPOSED.

Filipowski arrived at 6:10 PM.

COMMISSIONERS PRESENT

Keith Montag, Keith Klesner,
Keegan Winkeller, Jamie Woodworth Foral
Jennifer Filipowski,
Matt Hood (via Teams)

COMMISSIONERS ABSENT

Weston Arbogast, Bill Nutkins

STAFF

Chad Phillips – Community Development Director
Cliff Simonton – Senior Planner
Peyton Heitzman – Planner II
Jessica Lake – Planner II
Dennis Wike – Town Engineer
Nikki Davis – Admin Tech
Don Elliott - Clarion (via Teams)
Elizabeth Garvin – Clarion (via Teams)

APPROVAL OF MINUTES

1. Minutes dated March 7, 2023

The minutes were approved as presented without change.

PRESENTATION

1. ReCode Eagle Update

Clarion Presentation

The primary project goals are as follow: implement Town plans; create complete and consistent regulations; address local priorities; and create a user-friendly code.

The Land Use and Development Code (LUDC) has been reorganized and structured into three sections: what uses are permitted on a property, standards for permitted uses and the Town's administrative procedures as well as evaluation criteria. Elliott noted the new LUDC is longer due to an increase in objective language and an expanded Definitions section.

Major change categories include:

- Housing: Outlines a broader range of housing types per zone district; mixed-use with residential; reduction of lot restrictions.
- Improve base district line-up to create alternatives to PUDs: PUDs are still available; however, PUDs take a long time to negotiate, are not cost-effective and limit application of future standards. The Town zoning map will reflect zone district updates. Changes will include new district boundaries, refining the Central Business District (CBD), and identifying boundaries of the Downtown Neighborhood.
- Create objective development standards; optional language removed and only mandatory standards remain. Open-ended instructions are replaced with criteria.
- Inclusion of sustainability and resilience standards.
- Infill & Redevelopment: Provides options for smaller lot sizes with tailored development standards and parking reductions. New LUDC addresses administrative adjustments.
- Fix the Development Review Process: Allow more administrative review and approvals and establish start-to-finish instructions for application review. Process changes can be seen in areas including the PUD process and development review. Clarion has also introduced a new Conditional Use Permit in addition to a 'bump up/call up' provision for administrative decisions.
- Updates for user-friendliness: The Supplemental Standards section has been eliminated and organized into applicable topics. The new LUDC also includes improved graphics, tables, and flow charts.

The full LUDC review process is underway at the staff level. Staff aims to release the public draft the week of April 17, 2023. Through the rest of April and into early May, the LUDC Update Committee, the Planning & Zoning Commission and Town Council will receive status updates. Following final reviews by the Planning & Zoning Commission and Town Council, staff anticipates the adoption process to begin mid-June.

Elliott added that a general safety net is setting a postponed effective date, generally 60-90 days after the new LUDC is adopted. This allows staff and the consultants to make final amendments and fix errors.

Q & A

Winkeller asked what the expectation is for the April 4th joint work session. Phillips replied that it will be a time for both groups to focus on select areas and major topics.

Filipowski asked if there are processes in place to ensure the old LUDC is purged to minimize confusion. Phillips replied that the purge will begin immediately and staff will be actively making changes.

Klesner asked where the most current Administrative Procedures section can be found. Phillips replied the draft is not up to date, but Clarion agreed to fast track this section for the Commission to preview ahead of the April 4th joint work session.

COMMUNITY DEVELOPMENT DEPARTMENT & TOWN COUNCIL UPDATE

Building Code update is underway. Hood suggested a 3 - 6-month grace period before enforcing the new Code.

Haymeadow building permits review for Phase 1 construction (76 units, 7 buildings) is still underway. More updates are forthcoming but there are some fee issues that need to be resolved by Council. Haymeadow does not have building permits yet and they not actively under construction.

OPEN DISCUSSION

No other discussion items.

ADJOURN

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

Meeting adjourned at 6:58 PM.