



**MEETING MINUTES**  
**Land Use and Development Code Update Committee**  
**Monday, March 6, 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](http://www.Townofeagle.org).*

**PUBLIC WIFI – Eagle Guest**

**MEETING ACCESS INFORMATION**

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

**6:00 PM MEETING CALLED TO ORDER**

Schlosser nominated Beveridge as acting Chairman. Hoiland arrived shortly after. Hoiland resumed Chairman and called the meeting to order at 6:08 PM.

**COMMITTEE MEMBERS PRESENT**

Rick Beveridge, Scott Schlosser,  
Dawn Koenig, Rick Pylman,  
Allison Kent

**COMMITTEE MEMBERS ABSENT**

Kyle Hoiland, Jack Albertson,  
Scott Turnipseed

**STAFF**

Chad Phillips – Com Dev Director  
Peyton Heitzman – Planner II  
Cliff Simonton – Senior Planner  
Tez Hawkins – Planning Consultant (via Teams)  
Elizabeth Garvin – Clarion Associates

**APPROVAL OF MINUTES**

1. Minutes dated December 12, 2022

The minutes were approved as presented.

## OVERVIEW

### 1. Adoption Process and Schedule:

The revised adoption schedule is as follows:

- 4/4 – Joint Town Council and Planning & Zoning Commission work session
- 4/14 – Release consolidated draft to the public
- Adoption dates are being pushed back from May to June (Planning & Zoning Commission recommendation hearing 6/6 and Town Council final adoption 6/27).
- Need to provide Public Works an opportunity to review the draft.
- A Lunch & Learn format will be scheduled to connect with review agencies, i.e., Fire District.
- Staff will provide the Code Committee with the finalized public outreach schedule.

### 2. Installment 2: Site Layout and Structure Design Standards

- The approach to change design standards includes providing more clarity, remove subjectivity, keep to basic form with option to develop a design review board (DRB) in the future and more specific architectural standards.
- Discussed the land use code's reference to long range planning documents. This reliance could become problematic if the plans change or are removed.
- Discussed improved image content throughout. Images help provide examples or context, though staff should avoid pictures of "bad examples" or people's homes. Consider the number of photos in Elevate Eagle.
- On the topic of materials – Regulate side facing street but not a problem for side facing alley/not visible to the public.
  - Should the code include stucco? Considered materials which are durable and common in our area.
  - Should stucco be limited to residential buildings? Example at bowling alley.
  - Allow varnished metal material. Look at modular panel materials and update materials list.
  - Prohibit vinyl siding.
  - Roofing – check on fire resistance treated singles \*\*check with Fire District.
- On the topic of color of materials, take examples from peer communities.
  - Trend – white buildings with black trim – good look.
  - Instead of "brighter colors" put "other colors"
- Residential – remove the standards that limit residential. Keep commercial in certain areas of town.
  - Question for Town Council and P&Z: How many standards for residential and throughout town? Figure out preferred approach.
  - Consider a separate guidelines document to help direct design rather than require in standards.
  - Clearly exempt or apply to single family/duplex? Regulate residential (i.e., no flat roofs/low angle shed room, some fenestration), limit to old eagle (most residential regulated under Planned Unit Developments (PUDs)). A modern design sells. Establish compatibility and contextual standards to fit the neighborhood.
- Fences and landscape walls.
  - Chain link? Where to allow?
  - Wildlife friendly fencing – need to cross reference.
  - Height/wildlife vs privacy – where to apply fencing restrictions geared towards wildlife, like what can be seen in The Terrace. Haymeadow fence height limits 42".
  - Include details on what materials are allowed.
  - Retaining walls - explain what retaining walls shouldn't be.

- Sidewalks – both on public and private property (flag for Public Works review).
  - Would like to see the Town address sidewalk. Applicable based on topography. Sidewalk reviewed on case-by-case basis.
  - Community needs a sidewalk plan to help with regulation.
  - When do standards kick in redevelopment?
  - How to avoid creating impediments for future sidewalks? Consult Planning & Zoning Commission and Town Council?
  - The section on Circulation (F.5) move to mixed use standards and now limits maneuvering in the right-of-way (ROW). Tailor for residential too. (Flag for Public Works review).
- Architectural design. The draft removes overlay standards but may not be too general. Specific standards may help avoid PUDs. Can character be achieved without architectural design? What triggers a project into a PUD? Draft needs to reincorporate geographic standards.
  - Variation – good to see difference between units? Clear separation between units rather than three units with the appearance of one.
  - Fire – not external design feature (consult Building Official)
  - Building orientation – allow skew for homes to be built on slope or orientation to sun. Remove 3. *Building orientation – limited by setbacks.*
  - Mix of housing types – anti monotony standard.
  - Remove 2. *Mix of Housing.* Was this intended to apply to LERP?

### 3. Future Agenda Items

Ended on page 10 of the draft. Code Committee is responsible for reviewing the rest of the section and providing comments to staff by 3/20.

Next meeting in a couple of weeks, date TBA.

### **ADJOURN**

Meeting adjourned at 8:00 PM.