



**Planning & Zoning Commission
Tuesday, April 18, 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

1. This will be an in-person meeting with access via Microsoft Teams. First-time users of Teams will need to download the app.

Microsoft Teams meeting

Join on your computer or mobile app: [Click here to join the meeting](#)

Or call in (audio only): [+1 469-770-0416](tel:+14697700416), [484542231](tel:+1484542231)# United States, Dallas

Phone Conference ID: 484 542 231#

Please Note: All participants must remain muted until they are requested to speak. This will reduce background noise disruptions for all meeting attendees. When it is your turn to speak, you will have three (3) minutes for public comment. For technical difficulties, please email Nikki.Davis@townofeagle.org and we will do our best to assist you.

PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on this agenda can be submitted to the Planning Department at Planning@townofeagle.org and will be included as part of the record.

6:00 PM - REGULAR MEETING CALLED TO ORDER

APPROVAL OF MINUTES *Approval of minutes from the following meeting(s) of the Planning & Zoning Commission.*

1. Minutes dated April 4, 2023

PUBLIC COMMENT

Citizens are invited to comment on any item not on the agenda subject to a public hearing. Please limit your comments to three (3) minutes per person. Those who are speaking are requested to state their name & address for the record.

PRESENTATIONS

1. ReCode Eagle Draft: Use Chart and Zoning Map

COMMUNITY DEVELOPMENT DEPARTMENT AND TOWN COUNCIL UPDATE

Staff update to the Planning & Zoning Commission on recent work, upcoming files and decisions made by Town Council.

1. Department and Town Council Update

OPEN DISCUSSION

ADJOURN

I hereby certify that the above Notice of Meeting was posted by me in the designated location at least 24 hours prior to said meeting.



Nikki Davis
Administrative Technician II



MEETING MINUTES
Planning & Zoning Commission
Tuesday, April 4, 2023, 6:00 PM
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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. 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

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

COMMISSIONERS ABSENT

Keith Klesner

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

APPROVAL OF MINUTES

1. Minutes dated March 21, 2023

The minutes were approved as presented without change.

PUBLIC HEARING

1. Project: Vibrant Health of Colorado Special Use Permit
File #: SU23-01
Applicant: Deanna Woodroffe of Vibrant Health of Colorado
Location: 217 Broadway, Lot C, Unit #14
Staff Contact: Peyton Heitzman
Request: A Special Use Permit for a medical clinic.

Hood opened file # SU23-01.

Staff Presentation

Heitzman presented the file. Vibrant Health of Colorado provides services in several medical specialties. The applicant estimates seeing 5-10 patients daily, 2-3 days per week. Staff reviewed the application against the four standards required for granting a Special Use Permit. In relation to Standard #3, staff did not anticipate the need for any street improvements and no off-street parking will be provided for the use. The current land use code does provide a parking exemption for change in use within an existing building along the Broadway District. Staff determined that Standard #4 was not applicable to the application. Additionally, staff reviewed the application against the land use code's Minimum Use Standards and determined the application was in compliance.

In conclusion, staff recommended approval with one condition.

Q & A

Montag asked for clarity on the clinical operations given the small size of the unit and if there were concerns about parking. Woodroffe explained there is only one employee per day and administrative functions would be managed through their larger Denver-based office. The small office size with limited services was intentional and will be focused on consultations.

Filipowski asked if the space was HIPAA compliant to protect patient confidentiality. Woodroffe replied they are exploring sound-proofing options.

Nutkins asked if the operations include hazardous waste. Woodroffe replied the clinic will provide a small hazardous waste container which she will personally transport regularly to their Denver office.

Public Comment

There was no public comment.

Discussion

The Commission expressed unanimous support for granting the Special Use Permit.

MOTION: FORAL MOTIONED TO RECOMMEND APPROVAL OF THE VIBRANT HEALTH OF COLORADO SPECIAL USE PERMIT, WITH CONDITIONS, BASED ON CONFORMANCE WITH CHAPTERS 4.04 AND 4.05 OF THE LAND USE AND DEVELOPMENT CODE AND THE 2021 ELEVATE EAGLE COMPREHENSIVE PLAN. THE CONDITION OF APPROVAL IS AS FOLLOWS:

1.) THE CLINIC SHALL OBTAIN ANY NECESSARY PERMITS OR APPROVAL FROM OTHER AGENCIES AS REQUIRED.

MOTION WAS SECONDED AND PASSED UNANIMOUSLY.

Hood closed file # SU23-01

OPEN DISCUSSION

No other discussion items.

ADJOURN

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

Meeting adjourned at 6:20 PM.



To: Town of Eagle Planning and Zoning Commission

From: Community Development Department Planning Staff
Chad Phillips, A.I.C.P., Director

Date: April 18, 2023

RE: ReCode Eagle Draft – Specific Discussion Focusing on the Use Chart and Zoning Map

BACKGROUND:

On April 17th, the TOE Planning staff and Clarion Associates released the full working draft of the Land Use and Development Code, AKA ReCode. This working draft is the product of:

- The Elevate Eagle Comprehensive Plan and Sub-area plans,
- Direction from Town Council and the Planning and Zoning Commission (P&Z),
- Direction from the Land Use Code Update Committee,
- Comments gathered from numerous public engagement events,
- Comments from stakeholders and referral agencies,
- Studying examples from other comparable local governments, and
- Comments from staff

While the draft reflects substantial improvement from the existing Title 4 of the Municipal Code, it is still a work in progress. Staff has scheduled time with the P&Z before the hearing on June 2, 2023 (the hearing scheduled for recommendation of the new code) to focus on the list of pending topics. Upcoming dates and topics scheduled for P&Z discussion include:

- April 18 - Use Chart and Zoning Map
- May 2 – Parking Standards and Use Standards
- May 16 – Design Standards and Local Employee Residency (LERP) Standards

It is staff's opinion that the working draft is close to being ready for presentation as an adoption draft. We are requesting the Commission either confirm that the work meets expectations or provide feedback and direction to complete these sections.

ANALYSIS:

USE CHART

The Use Chart has been updated through ReCode. The draft can be found under Attachment A. Major improvements and modifications to the Use Chart include:

1. Identifying land uses that require P&Z approval (Conditional Use Permits) and Administrative approval.
2. Fewer Special Use Permits (that require Council approval).
3. One table that includes the following land use categories (with uses listed alphabetical!):
 - a. Residential,
 - b. Lodging,
 - c. Agriculture,
 - d. Open Space and Recreation,
 - e. Public, Civic, and Institutional, Educational, Healthcare,
 - f. Mixed-Use Commercial,
 - g. Industrial, Wholesale, and Storage,
 - h. Marijuana, and
 - i. Accessory / Temporary
4. Identifies when specific standards apply to specific uses. Such standards are easily accessed with links.
5. All uses in the chart will be defined. Links will be included that access use definitions.
6. Zone Districts are renamed to provide clarity.

Staff and Clarion will be presenting the chart and will answer any questions from P&Z and the public. In addition to any comments that P&Z may have, staff is looking for P&Z to focus on 1) if the level of review is appropriate for listed uses (from *not allowed* to *Special Use Permit*), 2) if the list of uses is appropriate for the Town, and 3) If the new layout increases clarity. Title 4 currently provides two Use Charts, one to cover residential uses and the other to cover nonresidential uses. The existing charts can be accessed through this [LINK](#) for comparison.

ZONE DISTRICT MAP

With the changes to the Town's zone districts, specifically district renaming and adding new districts that support the implementation of the Comprehensive Plan, major amendments to the Official Zone District Map will be necessary with the adoption of ReCode. The Draft Zone District Map can be found in Attachment B. The existing Zone Map can be found in Attachment C. Other than renaming districts, changes to the map include:

1. Eliminating the Central Business District (CBD) and replacing that area with either the Broadway Zone or the Downtown Neighborhood Zone.
2. Changing the lots in the CL District in the West Eagle area (fronting on Grand Ave) to the Commercial Mixed-use 1 (CMU1)
3. Changing the lots in the Residential Multi-Family (RMF) in the West Eagle area (SE or behind those lots that front on Grand Ave) to Commercial Mixed-Use 2 (CMU2)
4. General cleanup

REMAINING PUBLIC OUTREACH AND ADOPTION SCHEDULE

Over the course of the next month and a half, staff will be conducting several outreach events to engage the public and bring awareness to the adoption of the new code. The following graphic presents the public outreach and adoption schedule.



April 2023

S	M	T	W	T	F	S
						1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	★18	19	20	21	22
23	24	25	26	27	28	29

30

★ **Apr. 17 | ReCode Eagle Public Draft Release**

Apr. 18 | Update: *PZC - 6:00pm, Town Hall

Apr. 19 | Coffee & A Convo - 9:00am, Stout House

Apr. 20 | Eagle Chamber Mixer - 5:00pm, El Segundo
(RSVP @ www.eaglechamber.co/events)

Apr. 25 | Update: Town Council - 6:00pm, Town Hall

Apr. 26 | Update: DDA - 1:30pm, Town Hall

Apr. 27 | Update: Eagle Chamber Board - 3:00pm,
Virtual

*PZC: Planning & Zoning Commission

*LUDCUC: Land Use & Development Code Update Committee

May 2023

S	M	T	W	T	F	S
	1	2	★3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	31			

May 1 | Lunch & Learn - 11:30am, Town Hall

(For Agencies Fire, Police, Public Works)

May 1 | *LUDC UC Meeting - 6:00pm, Town Hall

May 2 | Update: OSRAC - 9:00am, Town Hall

May 2 | Update: *PZC - 6:00pm, Town Hall

May 3 | Coffee & A Convo - 9:00am, Yeti's Grind

May 3 | Open House - 4:00pm, BrushCreek Pavilion

★ May 8 | Lunch & Learn - 11:30am, Town Hall

(For Agencies Climate Action Collaborative and Colorado Parks and Wildlife)

May 9 | Update: Town Council - 6:00pm, Town Hall

May 10 | Coffee & A Convo - 9:00am, Color Coffee Roasters

May 12 | 2nd Friday Downtown - 5:00pm, Town Hall

May 15 | Update: EVC - 1:00pm, Town Hall

May 16 | Update: *PZC - 6:00pm, Town Hall

May 23 | Update: Town Council - 6:00pm, Town Hall

June 2023

S	M	T	W	T	F	S
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	★27	28	29	30

June 6 | *PZC Recommendation Hearing
6:00pm, Town Hall

★ June 27 | Town Council Adoption Hearing
6:00pm, Town Hall

ATTACHMENTS:

- A: ReCode Eagle DRAFT Use Chart
- B: DRAFT Zoning Map
- C: Current Zoning Map

Table 4.09-1: Allowed Uses – Town of Eagle																		Govt. and Civic Districts		Use-Specific Standards			
{P} = permitted use {PL} = permitted w/limitations {-} = Not Permitted		{C} = conditional use {S} = special use						Residential Districts			Agriculture Districts			Mixed-Use, Commercial and Industrial Districts									
Use Type		R1	RM	RMF	RH	New	MHP	RL	RR	R	CL	new	CBD	CG	new	New	I	PA	new				
		R1	R2	R3	R4	OTR	MHP	RR1	RR2	R	CMU1	CMU2	BD	CG	CGE	CI	Ind	PC1	PC2				
KEY: P = Permitted / PL = Permitted w/Limitations / C = Conditional Use / S = Special Use / - = Not Permitted																							
RESIDENTIAL USES – PRIMARY																							
Cottage Court		-	-	PL	PL	-	-	-	-	-	-	-	-	-	-	-	-	PL	-	4.09.060.A.			
Dormitory Living / Hostel		-	-	C	C	-	-	-	-	-	-	-	-	S	S	S	-	S	-				
Duplex / Two-Family Dwelling		P	P	P	P	P	-	P	P	P	-	-	-	-	-	-	-	-	-	4.01.010.			
Mansion House (4+ units/structure)		-	PL	PL	PL	PL	-	-	-	-	-	-	-	-	-	-	-	PL	-				
Manufactured Home, Standard or Tiny		-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-				
Multi-Unit Dwelling (3 to 8 units / structure)		-	-	P	P	P	-	-	-	-	C	C	-	-	C	-	-	PL	-				
Multi-Unit Dwelling (8+ units / structure)				P	P						C	C	-	-	C	-	-	-	-				
Single Family Dwelling		P	P	P	P	P	-	P	P	P	-	-	-	-	-	-	-	-	-	4.01.010.			
Townhome (3+ units / structure)		-	P	P	P	P	-	-	-	-	C	C	-	-	C	-	-	PL	-				
LODGING – PRIMARY																							
Bed and Breakfast Facility		PL	PL	PL	-	PL	-	PL	PL	PL	-	-	-	-	-	-	-	-	-	4.09.080.D.1.			
Boutique Hotel (small format)		-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-				
Hotel / Motel (large format)		-	-	-	-	-	-	-	-	-	-	-	-	PL	PL	PL	-	-	-	4.01.010.			
Recreational Vehicle Park / Camping		-	-	-	-	-	-	-	S	C	-	-	-	-	PL	-	-	C	-	4.09.080.D.4.			
Short-Term Rental		PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	-	-	-	-	-	-	4.09.080.D.5.			
Van Life		-	-	-	-	-	-	-	-	-	S	S	-	S	S	S	S	-	-				
AGRICULTURE – PRIMARY																							
Commercial Green House		-	-	-	-	-	-	PL	PL	PL	-	-	-	C	C	C	-	-	-				

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{P} = permitted use {PL} = permitted w/limitations {-} = Not Permitted																					
Use Type			R1	RM	RMF	RH	New	MHP	RL	RR	R	CL	new	CBD	CG	new	New	I	PA	new	
			R1	R2	R3	R4	OTR	MHP	RR1	RR2	R	CMU1	CMU2	BD	CG	CGE	CI	Ind	PC1	PC2	
	KEY: P = Permitted / PL = Permitted w/Limitations / C = Conditional Use / S = Special Use / - = Not Permitted																				
Community Gardens			PL	PL	PL	PL	PL	PL	PL	PL	PL	-	-	-	-	-	-	-	PL	PL	
Farmer’s Market			-	-	-	-	-	-	-	C	PL	-	-	-	-	-	PL	-	PL	PL	
Farm Stand			-	-	PL	PL	PL	PL	PL	PL	PL	PL	PL	-	-	-	-	-	PL	C	
Horse Boarding			-	-	-	-	-	-	PL	PL	PL	-	-	-	-	-	-	-	C	-	
Outfitter Guide			-	-	-	-	-	-	C	C	C	-	-	-	PL	PL	PL	-	-	-	
Ranching / Farming			-	-	-	-	-	-	PL	PL	PL	-	-	-	-	-	-	-	C	-	
Riding Stables			-	-	-	-	-	-	PL	PL	PL	-	-	-	-	-	-	-	-	-	
Solar Farm			-	-	-	-	-	-	-	C	C	-	-	-	C	C	-	C	S	-	
Wind Farm			-	-	-	-	-	-	-	C	C	-	-	-	C	C	-	C	S	-	
OPEN SPACE AND RECREATION – PRIMARY																					
Golf Course			-	-	-	-	-	-	-	-	PL	-	-	-	-	-	-	-	PL	-	
Motor Sports Track			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Parks / Playgrounds			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	
Playfields, includes lighting and/or PA sytem			-	-	-	-	-	-	-	-	C	-	-	-	-	PL	PL	-	C	-	
Preserves / Open Space			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreation Facility, indoors (<6,500 sf)			-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	P	
Recreation Facility, indoors (>6,500 sf)			-	-	-	-	-	-	-	-	-	-	P	-	P	P	P	-	P	-	
Recreation Facility, outdoors			-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	-	
Shooting/Archery Range, indoors			-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	S	-	-	
Shooting/Archery Range, outdoors			-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	S	-	-	

Table 4.09-1: Allowed Uses – Town of Eagle			Residential Districts						Agriculture Districts			Mixed-Use, Commercial and Industrial Districts							Govt. and Civic Districts		Use-Specific Standards
{P} = permitted use use {PL} = permitted w/limitations {-} = Not Permitted																					
Use Type			R1	RM	RMF	RH	New	MHP	RL	RR	R	CL	new	CBD	CG	new	New	I	PA	new	
			R1	R2	R3	R4	OTR	MHP	RR1	RR2	R	CMU1	CMU2	BD	CG	CGE	CI	Ind	PC1	PC2	
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Swimming Pool, outdoor			-	-	-	-	-	-	-	-	C	C	C	-	C	C		-	PL	-	
PUBLIC, CIVIC, INSTITUTIONAL, EDUCATIONAL, HEATHCARE – PRIMARY																					
Assisted Living / Group Home			PL	PL	PL	PL	PL	-	PL	-	-	PL	PL	PL	-	-	-	-	PL	-	
Bus Stop			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Bus/Fleet Maintenance Facility			-	-	-	-	-	-	-	-	-	-	-	-	PL	PL	-	PL	-	-	
Cemetery			-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	S	-	
College / University			-	-	-	-	-	-	-	C	C	-	-	-	S	C	C	-	C	-	
Community Building			C	C	C	C	C	-	C	C	C	P	P	P	PL	PL	PL	-	PL	-	
Daycare Facility (healthcare)			PL	PL	PL	PL	PL	-	PL	-	-	C	C	-	-	-	-	-	C	-	
Emergency Services Station			-	-	-	-	-	-	-	-	PL	-	-	-	PL	PL	PL	PL	PL	-	
Entertainment / Trade Assembly Structure																					
Funeral Home / Crematorium			-	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	
Government / Public Service Offices			-	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	PL	PL	-	
Government / Public Service Operations Yard			-	-	-	-	-	-	-	-	PL	-	-	-	PL	PL	PL	PL	PL	-	
Hospital			-	-	-	-	-	-	-	-	-	-	-	-	S	C	PL	-	PL	-	
Library			P	P	P	P	P	-	P	P	P	P	P	-	-	-	-	-	P	-	
Medical Office			-	-	-	-	-	-	-	-	-	P	P	PL	PL	PL	PL	-	-	-	
Museum			PL	PL	PL	PL	PL	-	PL	PL	PL	P	P	PL	PL	PL	PL	-	PL	-	
Nursing Facility			PL	PL	PL	PL	PL	-	PL	-	-	C	C	-	-	-	-	-	-	-	

Table 4.09-1: Allowed Uses – Town of Eagle			Residential Districts						Agriculture Districts			Mixed-Use, Commercial and Industrial Districts							Govt. and Civic Districts		Use-Specific Standards			
{P} = permitted use																						{C} = conditional use		
{PL} = permitted w/limitations																						{S} = special use		
{-} = Not Permitted																								
Use Type			R1	RM	RMF	RH	New	MHP	RL	RR	R	CL	new	CBD	CG	new	New	I	PA	new				
			R1	R2	R3	R4	OTR	MHP	RR1	RR2	R	CMU1	CMU2	BD	CG	CGE	CI	Ind	PC1	PC2				
	KEY: P = Permitted / PL = Permitted w/Limitations / C = Conditional Use / S = Special Use / - = Not Permitted																							
Outpatient Medical Clinic			-	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	-	PL	-				
Post Office			S	S	S	S	S	-	S	S	S	C	C	-	PL	PL	PL	-	PL	-				
Pre-School / Childcare Center			PL	PL	PL	PL	PL	-	PL	PL	PL	PL	PL	-	-	PL	PL	-	PL	-				
Public / Civic Assembly or Auditorium			-	-	-	-	-	-	-	-	C	PL	PL	PL	PL	PL	PL	-	PL	-				
Regional Transit Station			-	-	-	-	PL	-	-	-	-	PL	PL	PL	PL	PL	PL	-	PL	-				
Religious Assembly / Church			PL	PL	PL	PL	PL	-	PL	PL	PL	PL	PL	PL	PL	PL	PL	-	PL	-				
Research Facility			-	-	-	-	-	-	-	C	C	C	C	C	PL	PL	PL	PL	-	-				
School K-12, public			P	P	P	P	P	-	P	P	P	-	-	-	-	-	-	-	P	-				
School / Trade / Private Academy			-	-	-	-	-	-	-	PL	PL	C	C	S	PL	PL	PL	PL	C	-				
Theater			-	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	-	PL	-				
Urgent Care Facility			-	-	-	-	-	-	-	-	-	C	C	C	PL	PL	PL	C	-	-				
Utility Substation			-	-	-	S	-	-	-	-	-	-	-	-	C	C	C	PL	-	-				
Water Impoundment			-	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	S	-				
MIXED-USE / COMMERCIAL – PRIMARY																								
Auto Repair			-	-	-	-	-	-	-	-	-	C	C	-	PL	PL	-	PL	-	-				
Auto Sales / Rentals			-	-	-	-	-	-	-	-	-	C	C	-	PL	PI	-	PI	-	-				
Bank / Financial Institution			-	-	-	-	-	-	-	-	-	P	P	PL	P	P	P	P	-	-				
Bar / Tavern / Distillery			-	-	-	-	-	-	-	-	-	P	P	P	PL	PL	P	-	-	-				
Boutique Food and Drink (no alcohol)			-	-	-	-	-	-	-	-	-	P	P	P	PL	PL	PL	-	-	-				
Car Wash			-	-	-	-	-	-	-	-	-	PL	C	-	P	P	P	P	-	-				

Table 4.09-1: Allowed Uses – Town of Eagle			Residential Districts						Agriculture Districts			Mixed-Use, Commercial and Industrial Districts							Govt. and Civic Districts		Use-Specific Standards
Use Type			R1	RM	RMF	RH	New	MHP	RL	RR	R	CL	new	CBD	CG	new	New	I	PA	new	
			R1	R2	R3	R4	OTR	MHP	RR1	RR2	R	CMU1	CMU2	BD	CG	CGE	CI	Ind	PC1	PC2	
KEY: P = Permitted / PL = Permitted w/Limitations / C = Conditional Use / S = Special Use / - = Not Permitted																					
Commissary / Commercial Kitchen			-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	
Fast Food			-	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	P	-	-	-	
Gas Station / Traveler’s Convenience			-	-	-	-	-	-	-	-	-	C	C	-	PL	PL	PL	PL	-	-	
General Retail, <10,000 sf, local			-	-	-	-	-	-	-	-	-	P	P	P	PL	PL	PL	-	-	-	
General Retail, >10,000 sf, regional			-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	
Grocery / Supermarket			-	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	-	-	-	
Hardware Store			-	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	-	-	-	
Home Furnishings / Flooring / Fabrics / Appliances			-	-	-	-	-	-	-	-	-	PL	PL	PL	P	P	P	-	-	-	
Kennel Board Facility / Pet Daycare			-	-	-	-	-	-	-	-	-	PL	PL	-	PL	PL	PL	P	-	-	
Landscape / Plant Sales			-	-	-	-	-	-	-	-	-	PL	PL	-	PL	PL	PL	-	-	-	
Liquor Store			-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	
Lumberyard			-	-	-	-	-	-	-	-	-	-	-	-	PL	PL	-	P	-	-	
Mixed-Use Structure			-	-	-	-	-	-	-	-	-	PL	PL	PL	-	-	-	-	-	-	
Mobile Vending			-	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	PL	PL	-	
Motor Sports, repair / sales			-	-	-	-	-	-	-	-	-	?	?	-	PL	PL	-	PL	-	-	
Non-Motor Sports Services / Sales (?)			-	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	PL	-	-	
Outdoor Storage			-	-	-	-	-	-	-	-	-	-	-	-	PL	PL	-	PL	-	-	
Parking Facility, vehicle storage			-	-	-	-	-	-	-	-	-	C	PL	-	PL	PL	PL	PL	-	-	
Personal / Professional Services			-	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	-	-	-	
Professional Office			-	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	-	-	-	
Recreation Services			-	-	-	-	-	-	-	-	-	-	PL	-	PL	PL	PL	-	-	-	

Table 4.09-1: Allowed Uses – Town of Eagle			Residential Districts						Agriculture Districts			Mixed-Use, Commercial and Industrial Districts							Govt. and Civic Districts		Use-Specific Standards
{P} = permitted use {PL} = permitted w/limitations {-} = Not Permitted																					
Use Type			R1	RM	RMF	RH	New	MHP	RL	RR	R	CL	new	CBD	CG	new	New	I	PA	new	
			R1	R2	R3	R4	OTR	MHP	RR1	RR2	R	CMU1	CMU2	BD	CG	CGE	CI	Ind	PC1	PC2	
	KEY: P = Permitted / PL = Permitted w/Limitations / C = Conditional Use / S = Special Use / - = Not Permitted																				
Recycling Drop-off			-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	
Restaurant			-	-	-	-	-	-	-	-	-	P	P	P	PL	PL	PL	-	-	-	
Restore			-	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	PL	-	-	
Self-Storage / Mini-Storage			-	-	-	-	-	-	-	-	-	-	-	-	PL	PL	-	PL	-	-	
Sexually Oriented Business			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	
Veterinarian, office			-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P	-	-	
Veterinarian, outdoor/kennel			-	-	-	-	-	-	-	-	-	PL	PL	-	PL	PL	-	PL	-	-	
MARIJUANA – PRIMARY																					
Marijuana Business, medical retail			-	-	-	-	-	-	-	-	-	-	-	-	S	-		S	-	-	
Marijuana, medical, cultivation by patients and caregivers in residential units			PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	-	PL	-	
Marijuana, medical, cultivation by patients and caregivers in non-residential units			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PL	-	-	
Marijuana, medical retail, optional cultivation premises			-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	-	
Marijuana, medical, infused products manufacturer / retail			-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	-	
Marijuana Business, recreational, retail (excluding testing facilities)			-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	-	
Marijuana, recreational, cultivation for personal use in residential units			PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	-	PL	-	

Table 4.09-1: Allowed Uses – Town of Eagle			Residential Districts						Agriculture Districts			Mixed-Use, Commercial and Industrial Districts							Govt. and Civic Districts		Use-Specific Standards
{P} = permitted use use {PL} = permitted w/limitations {-} = Not Permitted																					
Use Type			R1	RM	RMF	RH	New	MHP	RL	RR	R	CL	new	CBD	CG	new	New	I	PA	new	
			R1	R2	R3	R4	OTR	MHP	RR1	RR2	R	CMU1	CMU2	BD	CG	CGE	CI	Ind	PC1	PC2	
	KEY: P = Permitted / PL = Permitted w/Limitations / C = Conditional Use / S = Special Use / - = Not Permitted																				
Marijuana, recreational, cultivation in nonresidential units in nonresidential districts			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PL	-	-	
Marijuana, recreational, cultivation facility			-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	-	
Marijuana, recreational, infused products manufacturer / retail			-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	-	
Marijuana, recreational, products manufacturing facility			-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	-	
Marijuana, other testing facility			-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	S	-	-	
INDUSTRIAL, WHOLESALE, STORAGE – PRIMARY																					
Asphalt or Concrete Plant			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	
Bulk Storage of Hazardous Materials			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	
Contractor’s Shop / Warehouse, indoors			-	-	-	-	-	-	-	-	-	-	-	-	PL	PL	PL	PL	-	-	
Contractor’s Yard, outdoor storage			-	-	-	-	-	-	-	-	-	-	-	-	PL	PL	-	PL	-	-	
Equipment Rental / Sales			-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	PL	-	-	
Food Processing			-	-	-	-	-	-	-	-	-	-	-	-	PL	PL	PL	PL	-	-	
Machine Shop / Welding / Carpentry, indoors			-	-	-	-	-	-	-	-	-	-	-	-	PL	PL	-	P	-	-	
Manufacturing and Assembly, heavy			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PL	-	-	
Manufacturing and Assembly, light			-	-	-	-	-	-	-	-	-	-	-	-	PL	PL	-	PL			
Mineral Extraction and Processing			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	

Table 4.09-1: Allowed Uses – Town of Eagle			Residential Districts						Agriculture Districts			Mixed-Use, Commercial and Industrial Districts							Govt. and Civic Districts		Use-Specific Standards			
{P} = permitted use {PL} = permitted w/limitations {-} = Not Permitted																						{C} = conditional use {S} = special use		
Use Type																								
			R1	RM	RMF	RH	New	MHP	RL	RR	R	CL	new	CBD	CG	new	New	I	PA	new				
			R1	R2	R3	R4	OTR	MHP	RR1	RR2	R	CMU1	CMU2	BD	CG	CGE	CI	Ind	PC1	PC2				
KEY: P = Permitted / PL = Permitted w/Limitations / C = Conditional Use / S = Special Use / - = Not Permitted																								
Motor Freight Depot / Rail Transfer Yard			-	-	-	-	-	-	-	-	-	-	-	-	S	S	-	S	-	-				
Newspaper Production / Printing			-	-	-	-	-	-	-	-	-	PL	PL	PL	P	P	P	P	-	-				
Salvage / Wrecking Yard			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	PL	-	-				
Sawmill / Forestry Product Processing			-	-	-	-	-	-	-	-	?	-	-	-	S	S	-	PL	-	-				
Sign Shop			-	-	-	-	-	-	-	-	-	?	?	?	PL	PL	PL	PL	-	-				
Wholesale Assembly			-	-	-	-	-	-	-	-	-	C	C	-	PL	PL	-	PL	-	-				
Wholesale Warehouse / Distribution Center			-	-	-	-	-	-	-	-	-	C	C	-	PL	PL	-	PL	-	-				
ACCESSORY / TEMPORARY USES																								
Accessory Detached Structure			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	PL				
Accessory Dwelling Unit (ADU)			PL	PL	PL	PL	PL	-	PL	PL	PL	-	-	-	-	-	-	-	-	-				
Childcare Home (≤ 6 children)			PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	-	PL	PL	-	PL	-				
Drive Thru			-	-	-	-	-	-	-	-	-	PL	PL	-	PL	PL	PL	-	-	-				
Dwelling Unit, accessory to a non-residential use (employee dwelling unit)			-	-	-	-	-	-	-	-	-	-	-	-	PL	PL	PL	-	-	-				
Farmer’s Market			-	-	-	-	-	-	-	C	PL	-	-	-	-	-	PL	-	PL	PL				
Farm Stand			-	-	PL	PL	PL	PL	PL	PL	PL	PL	PL	-	-	-	PL	-	PL	C				
Food Service, accessory to a permitted use			-	-	-	-	-	-	-	-	-	-	--	-	P	P	P	-	-	-				
Green Roof, commercial			-	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	PL	-	-				
Home Occupation			PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	-	PL	-				
Mobile Vending			-	-	-	-	-	-	-	-	-	PL	PL	PL	PL	PL	PL	PL	PL	-				

Table 4.09-1: Allowed Uses – Town of Eagle		Residential Districts						Agriculture Districts			Mixed-Use, Commercial and Industrial Districts							Govt. and Civic Districts		Use-Specific Standards
{P} = permitted use {PL} = permitted w/limitations {-} = Not Permitted																				
Use Type		R1	RM	RMF	RH	New	MHP	RL	RR	R	CL	new	CBD	CG	new	New	I	PA	new	
		R1	R2	R3	R4	OTR	MHP	RR1	RR2	R	CMU1	CMU2	BD	CG	CGE	CI	Ind	PC1	PC2	
	KEY: P = Permitted / PL = Permitted w/Limitations / C = Conditional Use / S = Special Use / - = Not Permitted																			
Model Home, temporary		PL	PL	PL	PL	PL	PL	PL	PL	PL	-	-	-	-	-	-	-	-	-	
Office, accessory to a permitted use		-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	
Outdoor Storage		-	-	-	-	-	-	-	-	-	-	-	-	PL	PL	PL	PL	-	-	
Outdoor Storage of One Recreational Vehicle		P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P	-	
Real Estate Office, temporary		PL	PL	PL	PL	PL	PL	PL	PL	PL	-	-	-	-	-	-	-	-	-	
Retail, accessory to a permitted use		-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	
Shelter, temporary		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	
Showroom, accessory to a permitted use		-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	-	-	
Solar Panel, ground mounted		C	C	C	C	C	C	PL	PL	PL	C	C	C	PL	PL	PL	PL	PL	-	
Solar Panel, roof mounted		PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	-	
Swimming Pool, residential		PL	PL	PL	PL	PL	PL	PL	PL	PL	-	-	-	-	-	-	-	PL	-	
Swimming Pool, public		-	-	-	-	-	-	-	-	-	PL	PL	-	PL	PL	PL	-	PL	-	
Tennis Court, residential		PL	PL	PL	PL	PL	PL	PL	PL	PL	-	-	-	-	-	-	-	PL	-	
Tree Storage / Lot, temporary								P	P	P	P	P	P	P	P	P	-	-	-	
Wind Energy, commercial		-	-	-	-	-	-	-	-	S	C	C	C	C	C	C	C	-	-	
Wind Energy, residential roof mounted		PL	PL	PL	PL	PL	PL	PL	PL	PL	-	-	-	-	-	-	-	PL	-	
Wireless Communication Facility		PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	-	

DRAFT

DISCLAIMER:

The zoning information shown on this map is provided as a public resource for general purposes only. The representation of locations on the map cannot be substituted for actual legal surveys. Use of this information is the sole responsibility of the user and the Town of Eagle assumes no liability with the use or misuse of the information.

LEGEND

Town Boundary

Zone District

- Broadway District (BD)
- Commercial Mixed Use 2 (CMU2)
- Commercial Mixed-Use 1 (CMU1)
- Commercial General (CG)
- Industrial (Ind)
- Commercial General East (CGE)

- Old Town Residential (OTR)
- Residential Medium Density (R2)
- Residential High Density (R4)
- Residential Multi-Family (R3)
- Rural Residential (RR1)
- Planned Unit Development (PUD)

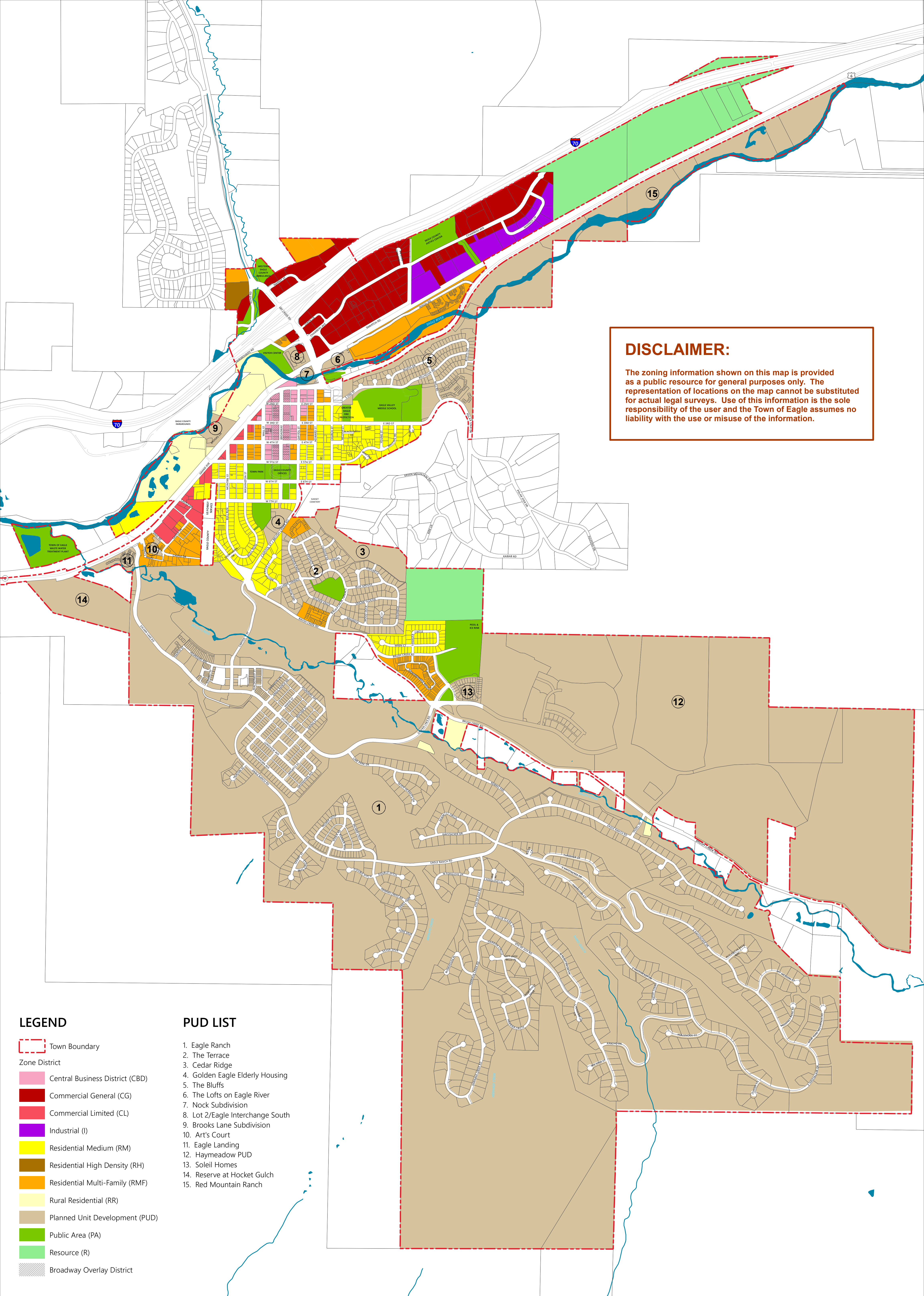
- Public & Civic 1 (PC1)
- Resource (R)
- Public & Civic 2 Open Space

PUD LIST

- Eagle Ranch
- The Terrace
- Cedar Ridge
- Golden Eagle Elderly Housing
- The Bluffs
- The Lofts on Eagle River
- Nock Subdivision
- Lot 2/Eagle Interchange South
- Brooks Lane Subdivision
- Art's Court
- Eagle Landing
- Haymeadow PUD
- Soleil Homes
- Reserve at Hocket Gulch
- Red Mountain Ranch



TOWN OF EAGLE
ZONING MAP



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LEGEND

- Town Boundary
- Zone District
- Central Business District (CBD)
 - Commercial General (CG)
 - Commercial Limited (CL)
 - Industrial (I)
 - Residential Medium (RM)
 - Residential High Density (RH)
 - Residential Multi-Family (RMF)
 - Rural Residential (RR)
 - Planned Unit Development (PUD)
 - Public Area (PA)
 - Resource (R)
 - Broadway Overlay District

PUD LIST

1. Eagle Ranch
2. The Terrace
3. Cedar Ridge
4. Golden Eagle Elderly Housing
5. The Bluffs
6. The Lofts on Eagle River
7. Nock Subdivision
8. Lot 2/Eagle Interchange South
9. Brooks Lane Subdivision
10. Art's Court
11. Eagle Landing
12. Haymeadow PUD
13. Soleil Homes
14. Reserve at Hocket Gulch
15. Red Mountain Ranch



**TOWN OF EAGLE
ZONING MAP**

PREPARED BY: TOWN OF EAGLE
MAP DATE: AUGUST 9, 2022

Page 19 of 23



To: Planning & Zoning Commission
From: Community Development Department
Date: April 18, 2023
Agenda Item: Community Development Department Update

LONG RANGE PLANNING

- **ReCode Eagle – The Land Use and Development Code (LUDC) Update**
 - The Code committee met 4/4/23 to continue discussing design standards and the consolidated draft. Meeting materials can be accessed here: ([LINK](#)). The next Code committee meeting is scheduled for 5/1/23.
 - Town Council and the Planning & Zoning Commission held a joint work session on 4/4/23 for a high-level update and to provide guidance on specific questions from staff & Clarion. Meeting materials can be accessed here: ([LINK](#)).
 - Staff and consultant review is ongoing with the goal to publish the consolidated draft for the community by 4/17/23.
 - The public outreach schedule has been finalized with the following events. Additional details with location and times are now available on the ReCode Eagle project page. On-going advertisement will occur through the Town's social media platforms, Eagle Today, Vail Daily, radio ads on KZYR The Zephyr as well as La Nueva Mix and more.
 - Coffee & A Convo Series: 4/19/23, 5/3/23 and 5/10/23
 - Eagle Chamber's Third Thursday Mixer 4/20/23
 - ReCode Eagle Open House 5/3/23
 - 2nd Friday's Downtown 5/12/23
 - In addition to the above public outreach schedule, staff and Clarion will be reconnecting with various stakeholder groups including local developers & builders, Eagle Chamber, DDA & DBA, EVC, OSRAC, Climate Action Collaborative, Eagle Police Department, Greater Eagle Fire Protection District and Colorado Parks & Wildlife. Town Council and the Planning & Zoning Commission will continue to receive updates throughout their regularly scheduled meetings until adoption.
 - Adoption schedule:
 - Town Council Workshop (tentative): 5/30/23
 - Planning & Zoning Commission Recommendation hearing: 6/6/23
 - Town Council Adoption hearing: 6/27/23
 - As public drafts of sections of the new Code become available, community members can view these resources at www.Townofeagle.org/ReCodeEagle.



LAND USE APPLICATIONS IN PROGRESS

For more information and to access project documents, visit the Town's [Active Land Use Applications Page](#).

- **SS23-01: North Broadway Sketch Review**
 - A review of a Conceptual Plan for a Mixed Use Development on 24.18 acres of land adjacent to the Eale River.
 - Public hearing schedule:
 - Planning & Zoning Commission: 5/2/23
 - Town Council: 5/23/23

OTHER NOTABLE UPDATES

- The Planning & Zoning Commission is invited to the Haymeadow Community Groundbreaking ceremony on 4/19/23 at 12pm. Please remember to RSVP directly through Haymeadow's invitation.
- Staff has successfully hired a new Code Enforcement Specialist, Nick Deering. Nick begins on 5/1/23 and will perform a hybrid role assisting both Eagle Police and Community Development.
- In support of the Comprehensive Affordable Housing Assessment ([CAHA](#)), staff has been collaborating with Community Builders on a toolkit training session for early summer. The training would focus on the CAHA's recommended strategies, both near- and long-term, and how Eagle can begin implementing these tools. Additional details forthcoming and we encourage elected and appointed officials to attend. For more information on Colorado Division of Housing's Toolkit Program, visit the link here: ([LINK](#)).
- Town Council approved the renewal of an Intergovernmental Agreement (IGA) with the Valley Home Store. This critical partnership ensures proper management of the Town's deed restricted inventory to meet the community's growing needs. Read the full IGA here: ([LINK](#))
- Staff presented an Affordable Housing update to Town Council on 4/11/23. Read the full memo here: ([LINK](#))
- In the News! Eagle's housing initiative and project highlights:
 - [435 Eby Creek Apartments in Eagle to welcome residents this fall](#)
 - [Eagle County, Haymeadow developers finalize deal for county-purchased housing at the site](#)
 - [Innovative housing project on Eagle's Third Street a product of collaboration](#)
 - [Eagle County, Habitat for Humanity finalize deal for \\$3.28M grant for 16-unit project in Eagle](#)
 - [Eagle and Habitat for Humanity receive \\$1.1M grant for 3rd Street affordable housing project](#)
 - [Preliminary designs presented for Eagle County's West Eagle Project](#)



MAJOR CONSTRUCTION PROJECTS

Business Name	Location	Status
Second Street Tavern	127 W Second St.	Building permit issued and construction in progress. Interior remodel of existing space and use of outdoor patio is deferred until additional restroom/fixture provided.
Foodsmith	318 Broadway	Building permit issued.
Eagle Fire Station	425 E Third St.	In progress going through inspections. Approximately 65% complete.
Eby Creek Apts.	435 Eby Creek	In progress with all framing substantially complete.
Hockett Gulch Apts.	16186 Hwy 6	Full building permits issued for two of six buildings (Building #2 at 102 Mount Eve and the Clubhouse at 40 Mount Eve). Foundation approved for the fourth of six buildings. *Noteworthy: Foundation-only permits issued for the remaining four buildings.
410 Broadway Project	410 Broadway	In progress with exterior front brick wall covering just completed. Trades contractors currently installing mechanical, electrical, and plumbing systems in walls and ceilings.
City Market Remodel	0103 Market St	Interior work completed. Parking lot improvements (re-configuration) still pending
Eagle River Park Pavilion	200 Fairgrounds Rd	In progress, framing nearly complete. Waiting on steel installation at roof system.
Wanderlust Dog Ranch	45 Eagle Park East	Project completed.
Knapp Ranch	717 Sylvan Lake	Minor kitchen alteration.
Haymeadow	91 Mountain Hope Circle	All plan reviews complete. Issued foundation permits for Buildings A, B, and D.
Habitat for Humanity	Third Street	Pending – formal submittal forthcoming.
Stone Concepts Warehouse	85 Marmot Ln	Pending – formal submittal forthcoming.

The figures below show general activity levels not broken down by permit type (building, electrical, plumbing, mechanical, etc.)

TYPE OF WORK PERFORMED	EOY 2022	YTD 2023
Inspections (n/i Planning, Public Works)	1,308	484
Permits Processed	465	116



TOWN COUNCIL AND PLANNING & ZONING COMMISSION MEETING SCHEDULE:

April 2023
April 18 th (Planning & Zoning Commission) ReCode Eagle Discussion: Use Chart and Zoning Map
April 25 th (Town Council) ReCode Eagle Update: Use Chart and Zoning Map
May 2023
May 2 nd (Planning & Zoning Commission) - SS23-01 North Broadway Subdivision Sketch - ReCode Eagle Discussion: Parking Standards and Use Standards
May 9 th (Town Council) ReCode Eagle Update: Parking Standards and Use Standards
May 16 th (Planning & Zoning Commission) ReCode Eagle Discussion: Design Standards and Local Employee Residency Program (LERP) Standards
May 23 rd (Town Council) - SS23-01 North Broadway Subdivision Sketch - ReCode Eagle Update: Design Standards and Local Employee Residency Program (LERP) Standards
June 2023
June 6 th (Planning & Zoning Commission) ReCode Eagle Recommendation
June 13 th (Town Council) <i>Currently no land use files.</i>
June 20 th (Planning & Zoning Commission) <i>Currently no land use files.</i>
June 27 th (Town Council) ReCode Eagle Adoption