



MEETING MINUTES
Planning & Zoning Commission
Tuesday, April 4, 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. 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.