



MEETING MINUTES
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

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 6:02 PM.

COMMISSIONERS PRESENT

Keith Montag, Keith Klesner,
Keegan Winkeller, Weston Arbogast
Jennifer Filipowski,
Matt Hood, Bill Nutkins,
Jamie Woodworth Foral

COMMISSIONERS ABSENT

None

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
Elizabeth Garvin – Clarion (via Teams)

APPROVAL OF MINUTES

1. Minutes dated April 4, 2023

The minutes were approved as presented.

PUBLIC COMMENT

There was no public comment.

PRESENTATION

1. ReCode Eagle Draft: Use Chart and Zoning Map

Clarion Presentation

The public comment draft went live the morning of April 18, 2023. Staff and Clarion are nearly 90% complete with the code revisions. One of the main goals is to finalize the new zoning map to be adopted simultaneously with the new code. The Use Table is organized with large land use categories. Within the land use categories, there is a listing of common uses the Town is asked to approve. Within the table, there will be active links that direct readers to the use-specific standards. Another goal is to define each use within the Use Table. Notably, some of the zone districts have been renamed.

Use Table comments:

Van Life – The Commission thought this use required more research and was not a priority for staff to pursue. Clarion will pull this out and address later, although it may be worth considering entry-level standards. This use seems to have a low probability of approval. Consider inviting stakeholders to participate and inform. Enforcement will be time consuming.

Recreational Vehicle Park/Camping – Majority of the Commission indicated this use should be a 'C' or 'S' in East Eagle.

Zone District Map comments:

Broadway District – Consider more flexibility rather than confining commercial development to just Broadway. What about a mixed-use designation to flank Wall St. and Capitol. See more multi-family on Capitol.

Potentially affected property owners will have an opportunity to express their opinions in the public process.

Nutkins asked when the East Eagle gateway will be added to the zoning map.

West Eagle comments:

There is an active land use file within West Eagle, therefore comments were minimal.

Public Comment (Downtown)

Bryan Woods, 212 E Third Street – Consider more flexibility in the Land Use Code; there is a reason businesses have successfully developed along Capitol St; Downtown is going to grow in this direction. Woods suggested allowing mixed-use buildings in this area. The Downtown Development Authority might be negatively impacted as their funding relies on TIF generation within their District boundary. Also, consider how to best utilize or redevelop standards lots in Old Eagle.

Dawn Koenig 328 Capitol St – Advocated for preserving manufactured homes as a form of affordable housing in town. There is limited business activity on the 300 block; commercial uses can remain as non-conforming. Koenig was in favor of seeing an expansion of Broadway versus mixed-use. Limiting the Commercial use to Broadway will create vibrancy in the downtown district. Next, Koenig requested that ReCode address the different piece-meal zoning in West Eagle. There is a lot of manufactured housing on Castle Drive with some classified as a mobile home park.

Public Comment (East Eagle)

Nick Turner, 388 Ring Neck – There is a major elk migration corridor in East Eagle but more housing should be considered in that area to make an impact in the community.

Turner expressed that the group consider what makes Eagle Special and let the community design what they want. For example, establish nice trails along the river and secure easements from future developers. This is not just for recreation but to allow for the river to change.

COMMUNITY DEVELOPMENT DEPARTMENT & TOWN COUNCIL UPDATE

No other discussion items.

OPEN DISCUSSION

No other discussion items.

ADJOURN

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

Meeting adjourned at 7:45 PM.