



**Planning & Zoning Commission
Tuesday, June 20, 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, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 278 737 685 73 | Passcode: TychH8

Or call in (audio only)

[+1 469-770-0416,,68224046#](#) United States, Dallas

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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 - May 16, 2023
2. Minutes - June 6, 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.

PUBLIC HEARING

1. Project: Alpine Lumber Shed Minor Development Permit
File # DR23-02
Applicant: Rob Scott of Alpine Lumber
Location 111 Chambers Avenue
Staff Contact: Peyton Heitzman, Planner II
Request: A Minor Development Permit with design variances to construct a shed adjacent to Eby Creek Road.

PRESENTATIONS

1. Recommendation of Adoption of the Amended Town of Eagle Zoning Map and ReCode Work Session on Landscaping Requirements and the Use Chart

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, May 16, 2023, 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631

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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 at 6:00 PM.

COMMISSIONERS PRESENT

Keith Montag, Matt Hood,
Jamie Woodworth Foral,
Jennifer Filipowski

COMMISSIONERS ABSENT

Keith Klesner,
Keegan Winkeller, Weston Arbogast,
Bill Nutkins

STAFF

Chad Phillips – Community Development Director (via
Teams)

Cliff Simonton – Senior Planner

Peyton Heitzman – Planner II

Jessica Lake – Planner II

Dennis Wike – Town Engineer

Don Elliott – Clarion (via Teams)

APPROVAL OF MINUTES

1. Minutes dated May 2, 2023

The minutes were approved as presented.

PUBLIC COMMENT

There was no public comment.

PRESENTATION

1. ReCode Eagle Draft: Design Standards and Local Employee Residency Program (LERP)

Clarion Presentation

Don Elliott from Clarion Associates presented the focused topics for the night, LERP and then Design Standards. Elliott described the next steps and notified the Commission that the June 6th meeting will be the adoption draft. Because of the size of the document, the Commissioners requested the adoption draft earlier, by either May 19th or May 26th at the absolute latest.

Focus Topic: Local Employee Residency Program (LERP)

Elliott took the Commission through the highlights in the current LERP standards, including that new development with 10 or more units (for sale or rental) are required to provide 10% of their units as affordable. In the current standards, the initial sale price is capped between 90-100% AMI.

Elliott highlighted the specific updates/revisions to the LERP standards:

- Clarification of standards to apply to for sale and for rent units.
- An increase in the number or percentage of deed restricted units.
- Options for restrictions based on Average Median Income (AMI) and resident/employee occupancy (RO).
- Options to satisfy requirement-flexibility for the location of LERP restricted units, fee in lieu, land dedication.
- Incentives and Adjustments – ex. Height bonus, fee reduction, reduced open space dedication.

Questions for Discussion from Clarion:

- 1) Should developers provide both affordable AND local employee units?
- 2) Should local employee units be market rate OR affordable?
- 3) Should the Town be able to adjust these requirements on a project-specific basis? If so, what criteria should be considered?
- 4) Should averaging be calculated across: affordable units only, or affordable and local employee units? It wouldn't make sense to average on both RO and affordable units. Commissioners like this option, but not on both and worry that while SF averaging would provide more flexibility, it's also potentially overly complex to administer.

Commissioner Montag noted his agreement with updating the LERP, to provide clarity and to limit further negotiations. Montag asked *Who is responsible for the enforcement of rentals?* Phillips responded that enforcement is done by the Valley Home Store, who the Town is contracted with and have specific qualification standards around resident occupied units.

Chairman Hood inquired about the definition of employee resident? *How can we add this to the LERP if we don't define a local employee?* Woodworth-Foral wants to know if remote workers are included in this group, they should be because they stay locally in Eagle during the day and contribute to the local economy. Or are these units meant for people who work at the coffee shop or the grocery store, or the local retail store? Should RO units be price capped in any way?

Chairman Hood stated that this won't quite get us to where the housing study says we need to be, but it's a good place to start. If we find we are falling farther behind we can look to revise again. Commissioner Filipowski *Is later even an option though?* Based on the urban growth boundary, we don't have much available land left to expand into.

The Commissioners liked the idea of adding another line to the chart for 30% of 20 units or more, that would be split equally between affordable and RO. RO definition should include a requirement that the units be opened up to Town of

Eagle residents/employees for the first 30 days and if they don't rent or sell then the units can be opened up to residents/employees of Eagle County after the first 30-day period is completed.

The Commissioners expressed that they do not have any concerns regarding the options to satisfy LERP requirements.

Elliott described that Incentives and adjustments include fee reduction and at 100% affordability a developer could potentially get alternative dimensional adjustments for incentives. Elliott noted that Colorado law requires that some sort of offset or reduction of standards be provided to applicants when there is a requirement for housing. There are a variety of adjustments that have been proposed. The Commissioners are concerned that a 4th story in the Broadway District and CMU-2 (Grand Ave) would change the character of Eagle. If the 4th story included a step back, some Commissioners might be more in favor, but there is not a clear consensus on this item. Filiposki is more open to this density bonus on Grand Ave than on Broadway. Chair Hood doesn't think that a 4th story, even for LERP, fits with what we have heard back from the community in terms of maintaining our character. It was suggested that maybe the adjustments shouldn't be carte blanche and more clarity could be provided, so that there isn't room for negotiations and changing interpretations. The height increase could maybe only apply to CMU-2.

Focus Topic: Design Standards

Elliott presented changes that have been incorporated into ReCode so far are:

- Objective standards will remain in the LUDC subject to edits.
- Broadway-specific standards re-included.

Elliott also informed the Commission of the changes that will be included in the Adoption Draft (per the April 4th discussion), including:

- Enhanced cross-references for applicant information.
- Generally applicable requirements (materials, roofs, circulation) moved into more specific standards, ie: multifamily or mixed-use.
- External appearances menus scaled to different development types.

It was clarified that ribbed sheet metal should be at least allowed as a secondary material in the Adoption draft. Texture 111 will stay on the prohibited list. This should be updated in the adoption draft.

Commissioners did not express a lot of interest in forming a Design Review Board (DRB) and asked staff how they felt about being a DRB. Staff responded that the design standards currently proposed do not add a lot of additional burden onto staff during the review process. It's possible that modifications could be made to this section if the burden on staff is too great or if there is still too much subjectivity.

Focus Topic: Building Height

Staff presented the proposed definition (way to measure building height) and suggestions made through public input. Considerations included examples from up-valley. Staff expressed a desire to keep the definition as simple and clear as possible, and that the proposal was in keeping with Town character and simple to explain and enforce. If the proposed didn't do enough to address steep slopes, a variance could be applied for. Chair Hood has concerns that the building height revision will make the measurement more restrictive for a sloped roof, and that the high point on a structure could still be a midpoint. Overall, the Commission was in favor of staff's proposal with the adjustment made by Chair Hood.

Q & A

No additional questions.

DEPARTMENT UPDATE

No comments or questions.

OPEN DISCUSSION

No additional discussion items.

ADJOURN

MOTION: FILIPOWSKI MOTIONED TO ADJOURN. MOTION WAS SECONDED AND APPROVED UNANIMOUSLY.

Meeting adjourned at 7:49 PM.



MEETING MINUTES
Planning & Zoning Commission
Tuesday, June 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.

PUBLIC WIFI – Eagle Guest

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

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

6:00 PM - REGULAR MEETING CALLED TO ORDER & ROLL CALL

Chair Hood called the meeting to order at 6:00 PM.

COMMISSIONERS PRESENT

Keith Montag, Jennifer Filipowski
Matthew Hood, Keegan Winkeller
Weston Arbogast
Keith Klesner (via teams)

COMMISSIONERS ABSENT

Bill Nutkins

STAFF

Chad Phillips – Community Development Director
Cliff Simonton – Senior Planner
Peyton Heitzman – Planner II
Jessica Lake – Planner II
Dennis Wike – Town Engineer

PUBLIC COMMENT

There was no public comment.

PUBLIC HEARINGS

1. Project: ReCode Eagle – Town of Eagle Updated Land Use and Development Code – Public Recommendation Hearing
File #: LURA21-02
Applicant: Town of Eagle
Location: Town of Eagle
Staff Contact: Chad Phillips, Community Development Director/Town Planner
Request: To table the adoption of the updated Land Use and Development Code to July 18, 2023 Planning

& Zoning Commission meeting.

Hood opened File # LURA23-02.

Chad Phillips explained that the meeting was noticed as the recommendation hearing for ReCode but that the hearing needed to be postponed due to delays in drafting.

Consultant Presentation

Elizabeth Garvin with Clarion Associates provided a presentation on the Commercial Interstate (CI) District, the Local Employee Residency Program (LERP) standards, Design Standards, the Use Table, Standards applicable to all uses, and Short Term Rentals (STRs).

CI Zone District

Garvin shared that the version of the CI District presented in April did not reflect the gateway/landscape standards that were added to the CI District in the meeting packet. The main changes were to the intent statement. Garvin requested feedback on feedback including the maximum footprint and the location of parking within the zone district.

Matt Hood stated surprise that the parking was only located in the side and rear of properties in the CI District. Hood further shared the walkability of the CI District should not be a focus. Phillips shared that the intent of the East Eagle Sub Area Plan (EESAP) was to limit visibility of parking from the highway and interstate. Commissioners agreed that aesthetics were important but commercial viability was important for the area. Hood asked where the CI District would be located in the East Eagle area and how far the zone district would extend down the highway.

The Commissioners reviewed the draft zoning map to better understand the proposed location of the CI District. Hood shared concern that businesses in the CI District would compete with the town's downtown. Winkeller stated the East Eagle area would want to attract businesses with parking needs like gas stations. Phillips discussed the vision for medium and big box store in the CI District.

The Commissioners ask questions about whether parking to the rear and side would give an uninviting appearance. Jennifer Filipowski stated uncertainty about the listed uses for the CI District in the use chart.

Hood shared that walkability may not be a priority of the area since the uses would primarily be accessible by vehicle, rather than pedestrian traffic. Arbogast suggested allowing minimum front yard parking to avoid the look of a "sea of parking" while still providing an inviting appearance for vehicles.

Hood shared that the Eastern Gateway in the EESAP focuses on aesthetic appearance and importance of landscaping. Hood requested to have the parking location standard removed from the CI District. Additionally, Hood stated the need for landscape buffers.

Filipowski shared that she would prefer to limit the visibility of vehicles in the CI District. Providing Vail as an example of where parking to the rear leads to a more inviting and aesthetic appearance for vehicular traffic. Winkeller shared that the visible parking would allow for an appearance of convenience for traffic coming off I-70.

Arbogast questioned the difference and intent of the Commercial General East (CGE) District vs the CI District. Winkeller shared the gateway overlay created a distinction between the two zone districts. Winkeller added the visibility of parking would be important for wayfinding for travelers coming off the highway. Hood shared the CI lacked the allowance for industrial uses that are listed within the CGE. Overall, the Commissioners agreed with the need for retail in the area.

Garvin shared the East Frisco exit as an example that mostly limits parking to the rear of the building while still creating an inviting look for vehicles. Phillips read the CI District land use description from the EESAP and shared that the Frisco example supports the EESAP policies. Phillips shared the zone districts follow lot lines which does not fully align with the land use designations in EESAP where land use designations do not follow lot lines.

Arbogast expressed an interest in limiting parking but not eliminating the allowance for parking between the structures and the highway. Keith Montag shared the need for entryway aesthetics and that limited parking as a beneficial element. The Commissioners agreed that there needed to be greater quality and quantity of screening in CI District over the CGE District.

LERP

Garvin shared the changes to the LERP standards that resulted from discussions with the Land Use Development Code Update Committee, the Planning & Zoning Commission, and Town Council. Hood asked if Town Council's guidance was incorporated into the draft LERP standards, which Garvin confirmed were incorporated.

Design Standards

Garvin shared changes to the design standards with the goal of objectivity and that there would be a new design package submission for staff to review with ReCode.

Standards Applicable to All Uses

Garvin provided an overview of the new section, Standards Applicable to All Uses, within the Code. Phillips shared that Routt County has used a similar list since 2005, and that the general standards would take care of most challenges of incompatibility with new applications. Phillips provided an overview of changes to the use chart that utilized the following: Permitted ("P"), Minor Permit - without notice ("M"), Administrative ("A"), Conditional ("C"), and Special Use ("S").

Phillips shared that "M" staff approvals did not require public notice but asked that the Planning Commission identify any "A" that may need to receive Planning Commission approval or administrative approvals with public notice. Garvin stated that notices for administrative approvals were already included in the most recent draft of ReCode.

Hood asked for clarification on the approval bodies for each of the approvals including P, A, C and S. Hood shared that he likes the 'Significant Negative Impacts' use standard that applies to all standards. Hood asked if the identification of negative impacts be the trigger for public notice so neighbors can weigh in on an administrative approval. Filipowski asked what would happen to an application if a negative impact was identified or if the negative impact would trigger another step in the process.

Phillips shared that the negative impact would likely result in a condition of approval. Hood clarified that staff would be responsible for mitigating negative impacts with conditions of approval. Hood shared a concern with a lack of noticing for an impact such as noise. An example provided by Hood was the Basecamp application where concerns around noise were raised by neighbors. Hood shared concern that conditions may seem reasonable to both staff and the Planning Commission but may not be reasonable to neighbors. Winkeller shared that uses with significant negative impacts should be changed from administrative approval to Conditional approval. Hood expressed interest in providing the community with the opportunity to give feedback on applications that could impact neighboring properties. Montag questioned the workload the additional noticing would put on staff and the statutory requirements around public noticing.

Winkeller shared that a childcare center is an example of a use currently listed as an administrative approval that could generate neighborhood opposition. Filipowski asked if there would be a public hearing with administrative approvals; staff clarified that public hearings would only be required of Cs and Ss. Phillips shared that the requirement for noticing an administrative approval could be identified in the land use table. Garvin shared that many communities are providing informational notices to projects where noticing had not been required in the past. The Commission determined that, with the noticing required in ReCode, the Planning Commission had homework to determine the appropriate level of approval for each of the uses in the use chart. Montag asked when feedback would be due, Phillips shared that the use table would be discussed again in two weeks at the June 20th meeting.

Short-Term Rentals

Garvin shared the draft STR standards that were developed from Town Council feedback. Garvin shared that the 2% cap was the start of a greater conversation that came from a recommendation in the Housing Assessment. Garvin asked for the Planning Commission's recommendation. Winkeller asked if PUDs would be included in the overall cap or if PUDs were excluded, causing a disproportionate amount of STRs in certain areas of town, which should be considered in the standards.

Filipowski questioned the full-time owner-occupied unit exemption and that Accessory Dwelling Units (ADU's) should not be exempt from the STR cap in the standards. The Commission asked how many units were within the Town of Eagle. There was discussion that the 2% cap would limit the allowance of STRs but also allow for the growth of STRs proportionate to population growth in the community.

Project Schedule

Phillips shared the new adoption schedule with the Planning Commission recommendation on July 18th and Town Council approval on August 8th. Phillips stated that the Planning Commission would have three weeks to review the adoption draft which will be provided to the Commission by June 26th. Phillips shared the process for managing public comment after the release of the public draft and that public comment will be forwarded to the Planning & Zoning Commission. Montag asked if there were any themes in public comment or if they reflected a range of topics. Garvin shared some of the topics from public comment.

Hood opened the meeting for public comment.

Public Comment

Lorette Diversey, 624 McIntire Street, Eagle, CO – asked about the East Eagle interchange and retail proposed for the area. Diversey shared there was a need for an interchange between Eagle and Gypsum. Received

message of conservation but community continuing to develop. Diversey asked if there would be a new public notice for the new adoption schedule. Phillips shared that the hearing would be rescheduled to a specific date, so no letters would be sent out. Diversey asked several development-related questions such as parking on Broadway.

Hood closed public comment.

MOTION: FILIPOWSKI MOTIONED TO RECOMMEND CONTINUANCE OF THE ADOPTION OF RECODE. MOTION WAS SECONDED AND PASSED UNANIMOUSLY.

Hood closed File # LURA23-02.

OPEN DISCUSSION

Hood mentioned the donor appreciation event at the River Park on June 7th at 5pm that the Planning & Zoning Commission was invited to attend.

ADJOURN

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

Meeting adjourned at 7:45 PM.



**STAFF REPORT AND
CERTIFICATE OF RECOMMENDATION**

TO: Planning & Zoning Commission

FROM: Community Development Department

DATE: June 20, 2023

PROJECT: Alpine Lumber Shed

FILE NUMBER: DR23-02

APPLICANT: Rob Scott of Alpine Lumber

LOCATION: 111 E. Chambers Avenue

CODE: Chapter 4.04 Zoning
Chapter 4.06 Development Review
Chapter 4.07 Development Standards
Chapter 4.13 Subdivision Design, Improvements and Dedications

ZONING: Commercial General (CG) Zone District

EXHIBITS: A: Application Form
B: Project Narrative
C: Development Plan
D: Aerial Map
E: Site Photos

PUBLIC COMMENT: Staff has received 0 letters of public comment as of June 16, 2023. Letters received after this time will be gathered and entered into the public record at the hearing.

STAFF: Peyton Heitzman, Planner – peyton.heiztman@townofeagle.org

REQUEST: A Minor Development Permit with design variances to construct a shed adjacent to Eby Creek Road.

INTRODUCTION

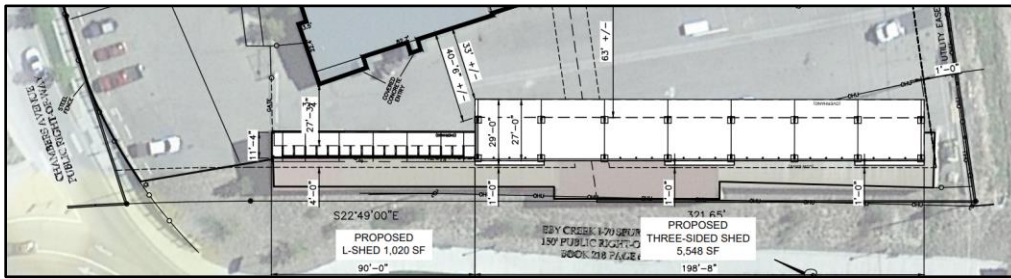
Rob Scott of Alpine Lumber Company (“Applicant”) is requesting a Minor Development Permit with design variances to construct a shed adjacent to Eby Creek Road. The property is in the Commercial General (“CG”) Zone District. The proposed shed will replace an existing shed that is located in the same area on the lot and dates back to the 1970’s. The Applicant intends to demolish and replace the existing shed.

Alpine Lumber is located at 111 E. Chambers Avenue at the corner of Eby Creek Road and Chambers, operating on a 2.014-acre lot. The property is adjacent to three town streets: Eby Creek Road to the west, Chambers Avenue to the north, and Sawatch Road to the east. The southern property line is adjacent to the Union Pacific rail line. There are two access points to the property, both are located off Sawatch Road.



The shed is currently used for the retail and storage of lumber products; this use will continue with the new structure. Surrounding uses include a gas station to the north, a commercial complex with a variety of commercial uses to the northeast, and a restaurant and bank on the west side of Eby Creek Road.

The size of the new shed will be 6,338 square feet, which is 1,369 square feet smaller than the existing structure. The current structure is located on a general utilities’ easement that borders the western side and rear property lines. Through the new design, the Applicant intends to move the shed 15 feet towards the interior of the lot and off the easement. The graphic below provides an aerial view of the property with an overlay of the proposed shed. The new shed is shown in an off-white color.



Through the review process for this application, staff found a need for a zoning variance. Both the existing and proposed development exceed the allowable lot coverage for the CG Zone District. Zoning variances are separate applications that require public notice specific to the application type. Since the public notice in the initial application did not identify the need for a zoning variance, staff is requesting the file be continued to July 18, 2023, to meet the procedural requirements outlined in the Municipal Code (“Code”). An analysis of the zoning variance will be provided in the July 18th staff report.

ISSUES FOR DISCUSSION

1. Do the requested design variances meet the criteria outlined in Section 4.07.160 of the Code?
2. Does the architectural design for the shed provide enough visual interest without meeting the projection/recess depth requirement for the Chambers Avenue Area?

STANDARDS FOR DEVELOPMENT PERMIT

STANDARD #1: *The proposed development complies with the Town’s regulations, goals and policies.*

Town of Eagle Regulations

Staff reviewed the development application against the relevant Town regulations in Title 4 of the Municipal Code (“Code”). Applicable chapters from the Code include:

- 1) Chapter 4.04: Zoning
- 2) Chapter 4.06: Development Review
- 3) Chapter 4.07: Development Standards
- 4) Chapter 4.14: Assurance of Adequate Public Facilities (PFIR)
- 5) Chapter 4.13: Subdivision Design, Improvements and Dedications

Italicized text are standards copied from the Municipal Code.

CHAPTER 4.04. – ZONING

Schedule of requirements in nonresidential districts - Section 4.04.090.

RM ZONE DISTRICT REQUIREMENTS							
	MLA	MFY	MSY	MRV	MBH	MLC*	MFA
REQUIRED	20,000 sf	25'	Greater of 12.5' or ½ bldg height	25'	35'	Building 50%; all other impervious 30%	150%
PROPOSED	87,729.84 sf	>25'	15'	15'	30' 5"	Building 26.5%; all other ~65%	26.5%

KEY:	MLA = Minimum lot area. MFY = Minimum front yard. MSY = Minimum side yard.	MRY = Minimum rear yard. MBH = Maximum building height. MLC = Maximum lot coverage. MFA = Maximum floor area.
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Staff Comment: While the proposal meets the majority of Commercial General (CG) zone district requirements, the lot coverage proposed exceeds what is permitted in the district. As previously mentioned, the Applicant is requesting a zoning variance to address lot coverage which will be presented at the July 18, 2023, Planning & Zoning Commission meeting.

CHAPTER 4.07. - DEVELOPMENT STANDARDS

Lighting Standards - Section 4.07.010.

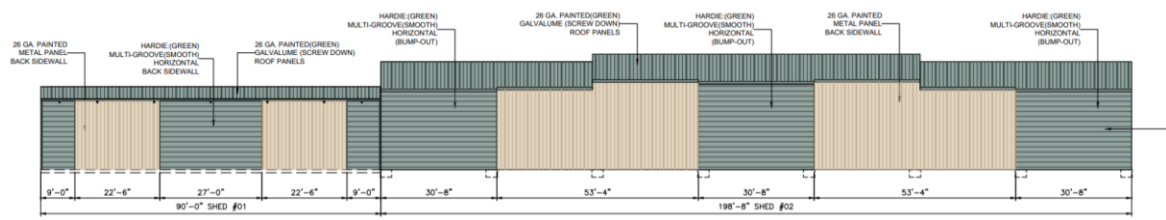
Staff Comment: There are no exterior light fixtures proposed for the structure.

Landscape Standards - Section 4.07.010.

Staff Comment: The Applicant has requested a delayed submittal for the landscape plan. Staff suggests the landscape plan be required prior to building permit issuance as a condition of approval. Additionally, the condition of approval requires the applicant to coordinate the landscape materials with the existing landscape design created for the art mural project along Eby Creek Road. Prior to issuing building permit, Staff will need to verify compliance with the relevant standards in Section 4.07.020 of the Code.

General Architectural Standards and Chambers Avenue Area - Section 4.07.040. and Section 4.07.070

Staff reviewed the application against the General Architectural Standards that apply to all development and the Chambers Avenue Area design standards. The analysis of both sets of standards is combined below.



General.

The architectural design plan shall demonstrate how the following items have been addressed in the location of buildings and design of the development: orientation, sun, views, natural light, shadows and ventilation for inhabitants, prevailing winds, slopes, existing and future drainage patterns, snow shedding, existing landscaping, pedestrian circulation, and compatibility with scale.

Staff Comment: The existing shed was built up against the property's sideyard property line. The redevelopment of the shed will result in a slightly new location with the new shed setback 15 feet off the utility easement that borders the western side and rear lot lines. By moving the shed further into the lot, the Applicant will allow for greater access to the easement and for additional landscaping along the portion of the property that faces Eby Creek Road.

Building height.

The maximum height allowed is 35 feet to any point on the building. On a gable, hip, or gambrel roof, any selected reference point on the roof surface that sits directly above the interior of the building must be measured from existing grade to the average distance between the eaves and the apex of the roof. If the selected reference point is outside of the building footprint (such as eaves and overhangs), then the height measurement is from the existing or proposed finished grade, whichever is more restrictive.

Staff Comment: The shed roof provides a variety of heights and, at the greatest point, provides a height of 30' 5", well below the 35' limit.

Architectural detail.

Building mass/form/orientation.

Building mass, form, length, and height shall be designed to provide variety and visual interest, maintaining a scale appropriate to surroundings. Building styles that are traditionally used within the Town and in rural settings (such as two-story, false fronts and ranch buildings) shall be used as examples for new construction and renovations. Appropriate styles and form vary within the Town; refer to specific area design standards for appropriate building types.

(Chambers) Buildings shall be similar in size to those found in a rural mountain community. Traditionally, the largest buildings in the vicinity are those found in ranch complexes. The central form of the buildings is usually simple and rectangular, having secondary gable and shed roofed wings. Porches shall project from the central form and be covered by a separate roof. Roofs that are similar to those of traditional ranch buildings, such as simple gable and shed forms, are appropriate. This incremental add-on approach creates visual interest and scale. Roof pitches, trim, window size and placement, and entrance locations also help to delineate the architectural character of a building.

Staff Comment: The applicant has utilized several design techniques to provide variety and visual interest including varying roof heights, a mix of colors and materials, building projections and recessions, and the use of vertical and horizontal siding. The proposed shed is of a simple, rectangular form with a shed roof, following the building styles traditionally used within the Town. Porches and windows are not included with the architectural design.

Building entrances shall be visible and accessible from the pedestrian right-of-way along the building's primary street. The front facade of buildings shall orient towards the street; the front building facade containing the primary entry way shall parallel the street.

Staff Comment: Staff believe this standard does not apply to the shed and is intended for the primary building on the lot. Having the primary entry way parallel to the street allows for the public to easily identify the entrance of the building. The shed is not intended for public use, and private access to the shed will take place on the east side of the structure. This standard has been met for the primary building.

All mechanical equipment (either on roofs or at ground level), service areas, storage areas, loading docks, and trash receptacles shall be screened from public view.

Staff Comment: There is no mechanical equipment proposed for the shed. The location and orientation of the shed shields the storage areas and loading docks from the public view.

Architectural detail.

(Chambers) Facades that face public rights-of-way, including the I-70 corridor, shall include variation in the wall plane. Facades that are greater than 100 feet in length shall include spatial definition in the form of wall projections and/or recesses which must have a depth of at least three percent of the length of the facade. Projections and/or recessions must occupy at least 20 percent of the length of the facade. Group items such as windows to create an interesting composition; these type of features provide visual interest to the pedestrian, reduce monolithic appearance, and add local character to development. Facade projections, recesses, windows and entrances should be integral parts of the building and must not be superficially applied trim, graphics, or paint.

Staff Comment: The proposed design includes a variation of wall planes with projections and recessions of more than 20% of the length of the façade. The Applicant is requesting a design variance from the depth of the projections/recesses which are required to be at least 3% the length of the façade. The analysis for this design variance is provided later in the staff report. There is no superficially applied trim, graphics, or paint.

Provide variation in roof lines and forms. Mansard roofs are not traditionally seen in the region and are prohibited. For buildings with a floorplate of from 5,000 square feet to 10,000 square feet, a multiple roof treatment is encouraged; flat roofs are not permitted. Minimum roof pitch to be 5:12 for all buildings less than 10,000 square feet.

Staff Comment: The size of the new shed is 6,388 square feet. The proposal shows a shed roof with varying roof lines to add visual interest to the overall design. While the code requires a minimum roof pitch of 5:12, the Applicant is requesting a design variance for a roof pitch of 3:12 for consistency with the primary building on the lot.

Loading docks and service areas must be located to the sides and/or rear of building, unless the building abuts the I-70 corridor.

Staff Comment: The loading docks for the lumber are located to the rear of the property.

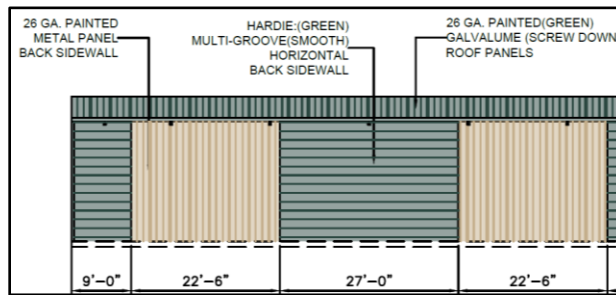
Building materials.

Building materials should be sympathetic and harmonious with the natural setting of Eagle. Traditional materials used in construction of buildings in rural mountain communities are wood, stone, stucco, and brick masonry. A variety of materials should be employed within the building facade. Stone or masonry delineating the building foundation is encouraged. Facade and roof colors shall have subtle, neutral, or earth tone colors. Muted colors are encouraged. The use of high intensity colors, metallic colors, black, or fluorescent colors is prohibited.

(Chambers) Building materials shall be used for all major surfaces that are similar to those employed historically. Segmented, horizontal siding as traditionally seen on wood and wood-clad ranch buildings is appropriate. Horizontal, segmented siding material to be wood, vinyl, or aluminum; maximum overlap dimension shall be eight inches. Stone masonry is appropriate when used as a foundation material; however, stone cladding over large portions of a surface is not a documented historical use and is inappropriate. Concrete block must be split-faced and all windows and entrances on such buildings must have added trim. Modular panel materials, such as Texture 111 and ribbed sheet metal, are not allowed. All facade materials shall have low reflectivity. Pitched roof materials shall be wood or asphalt shingles, or standing rib seam sheet metal-matte finish.

Staff Comment: Staff finds the proposed light yellow and green colors to be neutral and earth tone, meeting the color standards in the Code. The proposal employs two materials, one is vertical metal panel siding and the other is horizontal Hardie, however, the Applicant is considering using a wood composite (shown in the image to the right) instead of the Hardie material. The roof is made of panel sheet metal. Staff is working with the Applicant on modifying the roof design to include a matte finish. There will be an update on this standard at the Tuesday meeting.





Building trim and accent areas may feature brighter, complementing colors, including primary colors, but plastic materials and neon tubing is unacceptable for building trim or accent areas. Plastic light raceways are prohibited.

Staff Comment: No plastic materials, neon tubing, or plastic light raceways are proposed.

Plastics.

Major components, including roofs, walls, fascia and exterior trim of a principal structure shall not be of plastic. Plastic may be allowed for smaller components such as skylights, outdoor seating and similar items. The use of plastics shall be discouraged unless it is demonstrated that the proposed material is the best alternative for the particular component.

Staff Comment: No plastic material is proposed for the building façade.

Utility connection.

Underground utility connection is encouraged. Where the connection meets the building, risers, utility meters, panel boxes, etc., are encouraged to be covered with the same or compatible material as the siding material unless expressly prohibited by utility company regulations.

Staff Comment: There are no utility connections needed for the new shed.

Trash receptacles.

Areas for trash receptacles shall be designed so that the receptacle, as much as possible, cannot be viewed from the street or yard. Access to the receptacles must be provided to allow easy ingress and egress by trash hauling vehicles.

Staff Comment: There is no trash receptacle on the property. Alpine Lumber owns the adjacent property to the east where a trash receptacle is shared between both properties.

Development Impact Report - Section 4.07.100.

Staff Comment: The Applicant has completed the Development Impact Checklist asserting no significant impact from development. Staff agrees with the Applicant's analysis that no Development Impact Report is required.

Parking Standards - Section 4.07.140.

Number of Parking Spaces Required.

The following tables provide the parking requirements for the primary building on the lot and the new shed.

Primary Building

Use	Spaces required	Square footage	Parking required per sf
Retail/Office	1 space per 300 sf	5,350	17.8
Storage	1 space per 1,000 sf	11,525	11.5

Proposed Shed

Use	Spaces required	Square footage	Parking required per sf
Storage	1 space per 1,000 sf	6,388	6.4

Total parking required = 36 spaces (rounded up)

A minimum of one parking space for the disabled shall be provided for each nonresidential use which requires a minimum of 15 parking spaces. For such uses requiring more than 15 spaces, one space designed for the disabled shall be provided for each additional 40 spaces. Such spaces shall be located as close as possible to a major entrance of a building or use. Such spaces shall be a minimum of 12 feet in width, unless located parallel to a sidewalk, in which case they shall be a minimum of nine feet in width. Parallel spaces shall be a minimum of 24 feet in length. All parking spaces for the disabled shall be designated by means of a permanent identification sign.

Staff Comment: The existing shed will be replaced with a smaller shed that is 1,369 square feet less than the existing. The parking requirement for both the primary building and the proposed shed total 36 spaces. The overall parking count is currently 43 spaces, with two dedicated handicapped parking spaces. The handicapped designations do not currently include identification signage. Staff will include a condition of approval that signage be provided. The on-site parking exceeds the requirements of the Code.

Size.

Each off-street parking space shall cover an area not less than nine feet wide and 19 feet long. All parallel parking spaces shall be a minimum of 22 feet in length.

Staff Comment: The specific parking dimensions are unknown since the paint delineating each space has faded over time. The Applicant intend to repaint the parking lot after constructing the new shed. Staff have included a condition of approval requiring that the re-painting of parking spaces meet the dimensional requirements in the Code.

Location of parking spaces.

For multifamily dwellings with more than five dwelling units and all nonresidential uses parking spaces may be located within a 200-foot radius of the subject property, measured from any point on the property.

Staff Comment: All parking spaces are located on-site.

Design of parking areas and access.

Each access way between a public street and the parking area shall be not less than 15 feet nor more than 35 feet wide at the intersection of the access way with the public street.

Staff Comment: The width of the accessways along Sawatch Road are 15 and 16 feet wide, well below the 35' maximum.

Access from any parking area with four or more parking spaces onto a local street shall be designed to permit user vehicles to enter and exit unrestricted in forward drive.

Staff Comment: There are 17 parking spaces on the east side of the primary building that are accessed off Sawatch Road, a local street, and may not be fully accessible in forward drive as shown in the images below. There is a design variance associated with this standard.



Access ways on the same lot frontage shall be separated by a minimum curb length of 30 feet. For lots of 100 to 200 feet of frontage, the minimum length of curb separation shall be increased by one foot for every five feet of property length beyond 100 feet.

Staff Comment: The street frontage is approximately 200', requiring a curb separation of 50' between the two access ways. The access ways are separated by a curb length of greater than 80 feet, meeting this code requirement.

The intersection of an access way with a public street shall be located not closer than 15 feet to a side lot line, except that a common access way to two adjacent properties with combined width not exceeding 35 feet may be provided at the common lot line.

Staff Comment: This standard is difficult to measure since there is a curved connection where the front lot line and side lot line meet on the northern end of the property. However, staff finds the intersection of the access way and the public street exceeds 15 feet from the closest side lot line.

Chambers – Parking.

For parking lots with ten or more parking spaces, one deciduous shade tree shall be required to be planted in the interior of the lot for every ten spaces. All required shade trees shall be located within curbed, planted medians and/or islands to provide spatial definition and shade within paved areas.

Staff Comment: There are 17 parking spaces along the eastern side of the property and 16 parking spaces to the north side of the property without a parking island to separate the spaces. The Applicant is requesting a design variance from this standard.

All parking lots adjacent to primary and secondary streets shall be screened using plant material and/or fencing.

Staff Comment: The portion of the parking lot that is adjacent to Chambers Avenue is partially screened by transparent black fencing. There are also trees in the right-of-way that provide screening from the road. The parking along Sawatch Road does not provide screening other than a landscaped peninsula at the corner of the building. The Applicant is requesting a design variance from this standard.



The is limited screening along Sawatch Road. Chambers Avenue provides a row of trees and a transparent fence.

Commercial parcels that front Chambers Avenue should have no more than 50 percent of all required parking located between the property line abutting the public right-of-way and the building face. The remaining parking stalls are to be located to the sides or rear of the proposed building. Parking lots are not permitted abutting the I-70 right-of-way.

Staff Comment: Of the 43 parking spaces provided, 26 spaces are located between the property line abutting the public right-of-way and the primary building. The Applicant is requesting a design variance from this standard.

Street Improvement Fee, Fire Protection Impact Fee, and Public Safety Impact Fee – Sections 4.07.120., 4.07.130., and 4.07.170.

Staff Comment: This development is not subject to the impact fees since the overall building footprint, and impact, will be reduced with the replacement of the shed.

Fire protection standards.

Any development which is located more than three driving miles from the nearest actual or to be constructed fire station shall have approved, built-in, automatic fire protection systems installed and maintained in all improvements (occupancies).

Staff Comment: The development is approximately half a mile from the nearest fire station.

Design Variance - Section 4.07.160.

Staff Comment: There are several design variances associated with this application that are outlined in the table below.

Requirement	Variance
Parking islands are required for every 10 parking spaces (Section 4.07.070.B.7.a)	There are 17 parking spaces in a row along Sawatch Road and 16 consecutive parking spaces along the northern portion of the parking lot.
The Town landscape standards require a 15' landscape buffer for all yards adjacent to primary and secondary streets (Section 4.07.020.B.3.a).	Reduced front yard landscape buffer on street frontages (Chambers Avenue and Sawatch Road).
Parking lots adjacent to primary and secondary streets shall be screened with plant material or fencing (Section 4.07.070.B.7.b).	Parking spaces on the east end of the property are accessed off Sawatch Road without screening from the adjacent street.

• Design of parking areas. Parking areas with 4+ spaces accessed from a local street must permit vehicles to enter and exist in forward drive (Section 4.07.140.L.c)	• 17 parking spaces accessing the local street in backwards drive.
• Minimum roof pitch required in the Chamber Avenue Area is 5:12 (Section 4.07.070.B.4.b).	• The Applicant is requesting a reduced 3:12 roof pitch.
• The Code requires projections/recesses have a depth of at least 3% of the length of the façade (Section 4.07.070.B.4.a). The shed is 198' 8" long and would require the depth of projections/recesses to be approximately 6'.	• The proposal requests minimal projections at 1'.

STANDARD #1: A design variance may be granted if *there exists on the property in question exceptional topographical, soil, or other subsurface condition, or other extraordinary conditions peculiar to the site, existing buildings, or lot configuration, such that strict application of the regulation from which the variance is requested would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the applicant;*

STANDARD #2: *or that the public good would be better served by granted the variance.*

Staff Comment:

Landscape Buffer

The landscape buffer meets Standard #1 for a design variance. The existing lot configuration of the property creates peculiar and exceptional practical difficulties upon the applicant. The addition of a 15' landscape buffer off Chambers Avenue and Sawatch Road would result in a significant loss of parking spaces, which would have to be re-created elsewhere on the property. This change to the lot configuration would impact business operations and the overall functionality of the site.

Parking Lot Screening

To achieve parking lot screening along Sawatch Road, an access drive may need to be added to the parking spaces that are accessed directly off Sawatch Road. Due to the amount of space between the property line and building, this is not a possibility. The addition of screening would impact access to the parking spaces and potentially the number of parking spaces serving the business.

Parking Islands

The addition of parking islands would reduce the overall parking count and result in unanticipated improvements based on existing, nonconforming lot configuration, and site design. Achieving conformance with all design standards is the intent of Title 4 and only enforced on existing development when development applications are submitted for redevelopment. It is unclear to staff that requiring parking islands would result in 'exceptional practical difficulties to or exceptional and undue hardship upon the applicant'. For this design variance, staff recommends a condition of approval that the development conforms to the Code's parking standards within a set timeframe or before another development permit be issued for the property.

Parking Access

This parking access standard meets criteria #1 for a design variance. While there is space between the eastern parking spaces and Sawatch Road, the amount of space does not allow for access to the parking spaces from forward drive. Due to the lot configuration and amount of space between the property line and building, meeting this standard would likely cause exceptional practical difficulties at this time. If the primary structure were redeveloped, there may be a better opportunity for code conformance.

Roof Pitch

The reduced roof pitch meets the first and second standard for a design variance by achieving better alignment with the general provisions of the Chambers Avenue Area found in Section 4.07.070.A.4 and 5 that states, "Because of the importance of these areas, the overall objectives for development and design guidelines here should be to encourage an overall continuity of commercial and industrial parcel development, to present a favorable image of the community when viewed both along I-70 and from within the areas, and to encourage long-term, quality private investment activity" and "Overall, parcel development should be planned to fit in rather than stand alone." The reduced roof pitch is consistent with the existing primary building on the lot, providing a complimentary, rather than contrasting, look with existing development in the area. The Applicant is also using a similar color scheme for the shed to further create the look of a cohesive development within the lot, rather than two separate, disjointed structures.

Projections/Recesses

The reduced depth of the projections/recesses meet Standard #1 for a design variance. By moving the shed towards the interior of the lot by 15' and reducing the width of the shed to preserve access through the lot, the amount of usable storage has already been reduced. The Applicant shared that, by reducing the width of the shed further for the purposes of projections and recesses, the standard creates an undue hardship for the development by limiting the size and usability of the shed and its ability to serve the business.

CHAPTER 4.14 - ASSURANCE OF ADEQUATE PUBLIC FACILITIES (PFIR)

Staff Comment: A PFIR report was not required for this application since the replacement of the shed does not result in the creation of new commercial facilities that could materially impact existing public facilities, per the applicability section.

CHAPTER 4.13 - SUBDIVISION DESIGN, IMPROVEMENTS AND DEDICATIONS

Drainage.

Every development plan and preliminary subdivision plan shall include a drainage plan.

Staff Comment: Staff has included a condition of approval requiring the applicant submit a drainage plan prior to issuance of the building permit and subject to approval by the Town Engineer.

Erosion control.

In order to ensure that natural drainage patterns are preserved and protected from increased water flows, to keep any disturbance in natural vegetation and soil cover to a minimum, to prevent increased degradation of rivers and streams, to ensure that fugitive dust from development is minimal, and to ensure that erosion is controlled and slopes are properly stabilized and revegetated, every development permit application shall include an erosion and sediment control plan, and if necessary, a slope stabilization and revegetation plan in accordance with the requirements contained in Section 4.13.060.

Staff Comment: Staff have included a condition of approval requiring the applicant submit an erosion control plan prior to issuance of the building permit and subject to approval by the Town Engineer.

Easements.

Encroachments within easements prohibited. Unless otherwise permitted by the Public Works Director, no person shall construct improvements, deposit materials, or alter the existing ground elevation within an easement dedicated to the Town which could in any way impair the Town's or other service provider's use of such easement. Encroachments that do not alter the existing grade and ground elevation and that do not in any manner restrict vehicular access to and along the dedicated easement shall not require an easement encroachment permit; provided, however, neither the Town nor any service provider shall be responsible for damage to surface encroachments such as landscaping resulting from use of such easements for their intended purpose.

Staff Comment: Through the proposal, the Applicant is working to eliminate an existing encroachment within the easement along the western property line. The new shed will move 15' towards the interior of the lot, allowing for new access to the easement.

Town of Eagle Goals and Policies

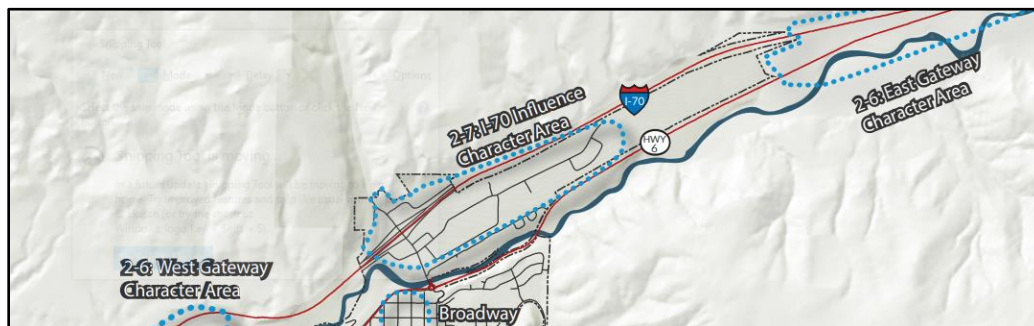
Staff Comment: Staff has provided an analysis of the project against relevant policies from the 2021 Amended Elevate Eagle Comprehensive Plan below.

Policy 1-2.2. Promote commercial development that fits the desired character of the community and its character areas.

a. Support businesses and activities that benefit from Eagle's proximity to the I-70 corridor.

Policy 1-2.3. Support opportunities to expand and diversify the commercial and light industrial base.

Policy 1-2.8. Encourage continued reinvestment in existing commercial areas.



Eagle Character Areas Map

Policy 2-7.1. Portions of the I-70 Influence character area are intended to support commercial and industrial uses, exclusive of other uses. Improvements along Chambers Avenue and Market Streets are auto oriented with limited pedestrian amenities.

Staff Comment: The replacement of the existing shed, which is has deteriorated over the years, represents continued reinvestment in a commercial area in Town. The property is within the Interstate 70 Influence Character Area in Elevate Eagle and the use of the property aligns with the Future Land Use Map and policies within the Comprehensive Plan.

STAFF RECOMMENDATION

Staff recommends continuing the Minor Development Permit with design variance, File #DR23-02, to July 18, 2023.

All conditions of approval will be included in the July 18, 2023 staff report.

RECOMMENDED MOTION

I move to continue the Alpine Lumber Shed Minor Development Permit, File # DR23-02, to July 18, 2023.



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
200 BROADWAY • PO BOX 609 • EAGLE, CO 81631
PHONE: 970-328-9655 • FAX: 970-328-9656
www.townofeagle.org

LAND USE & DEVELOPMENT PERMIT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

ZONING REVIEW ☐ Special Use Permit ☐ Zoning Variance ☐ Rezoning ☐ Temporary Use Permit ☐ Amendment to Zone District Regulations	DEVELOPMENT REVIEW ☒ Minor Development Review ☐ Major Development Review	SUBDIVISION OR PLANNED UNIT DEVELOPMENT REVIEW ☐ Concept Plan ☐ Preliminary Plan ☐ Final Plat ☐ Lot Line Adjustment ☐ Condominium / Townhouse ☐ Minor Subdivision ☐ P.U.D. Zoning Plan
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PROJECT NAME Alpine Lumber Shed

PRESENT ZONE DISTRICT _____ PROPOSED ZONE DISTRICT _____
(if applicable)

LOCATION

STREET ADDRESS 111 E. Chambers Ave

PROPERTY DESCRIPTION

SUBDIVISION Eby Creek LOT(S) 607 BLOCK 1
(attach legal description if not part of a subdivision)

DESCRIPTION / PURPOSE Replace old lumber shed running along Eby Creek road with new.

APPLICANT NAME Alpine Lumber PHONE 970-328-6937

ADDRESS 111 E. Chambers Ave EMAIL cscott@alpinelumber.com

OWNER OF RECORD Alpine Lumber PHONE _____

ADDRESS 10170 Church Ranch way Suite 390 EMAIL _____

REPRESENTATIVE _____ PHONE _____

ADDRESS _____ EMAIL _____

The above information is correct and accurate to the best of my knowledge.

Signature [Signature] Date 1/30/2023

In addition to the Application Fee payable at time of Land Use Application, costs related to public notices, postage, Town Attorney Fees and any related outside consultant fees required to review the application shall be billed to the applicant.

FOR OFFICE USE ONLY	
DATE RECEIVED _____	BY _____
REVIEW FEE _____	DATE PAID _____
DATE CERTIFIED COMPLETE _____	BY _____
P&Z HEARING DATE _____	DECISION _____
TBOT HEARING DATE _____	DECISION _____

DEVELOPMENT IMPACT CHECKLIST

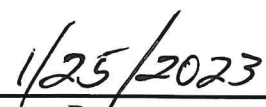
Pursuant to Section 4.07.030, each applicant for Development Review is required to fill out the following checklist to ensure that complete information is available to the Planning & Zoning Commission and Town Board on potential environmental, socioeconomic, and utility impacts of the proposed development. For each potential impact, as listed below, the applicant must check one column stating that the project "will," "could possibly," or "will not" affect the environment either during construction or on a continuing basis.

W = Will CP = Could Possibly WN = Will Not

W	CP	WN	
		X	1. By altering an ecological unit or land form, such as a ridgeline, saddle, draw, ravine, hillside, cliff, slope, creek, marsh, watercourse, or other natural land form feature;
		X	2. By directly or indirectly affecting a wildlife habitat, feeding, or nesting ground;
		X	3. By substantially altering or removing native grasses, trees, shrubs, or other vegetative cover;
		X	4. By affecting the appearance or character of a significant scenic area or resource, or involving buildings or other structures that are of a size, bulk, or scale that would be in marked contrast to natural or existing cultural features;
		X	5. By potentially resulting in avalanche, landslide, siltation, settlement, flood, or other land-form change of hazard to health and safety;
		X	6. By discharging toxic or thermally abnormal substance or involving use of herbicides or pesticides, or emitting smoke, gas, steam, dust, or other particulate matter;
		X	7. By involving any process which results in odor that may be objectionable or damaging;
		X	8. By requiring any waste treatment, cooling, or settlement pond, or requiring transportation of solid or liquid wastes to a treatment or disposal site;
		X	9. By discharging significant volumes of solid or liquid wastes;
		X	10. By increasing the demand on existing or planned sewage disposal, storm drainage, water distribution system, streets, or other utility systems to a level which is likely to cause an adverse impact on the environment;
		X	11. By involving any process which generates noise that may be offensive or damaging;
		X	12. By either displacing significant numbers of people or resulting in a significant increase in population;
		X	13. By pre-empting a site which is desirable for recreational uses or planned open space;
		X	14. By altering local traffic patterns or causing an increase in traffic volume or transit service need;
		X	15. By substantially affecting the revenues or expenditures of the Town government;
		X	16. By being a part of a larger project which, at any future stage, may involve any of the impacts listed above.

I certify that the above information is correct and accurate to the best of my knowledge.


Applicant Signature


Date

*For any item that is checked "Will" or "Could Possibly", the Town Planner can request a Development Impact Report addressing those areas. This report may need to include additional information from the applicant or additional studies to be conducted by third party experts at the cost of the applicant.



10170 Church Ranch Way
Suite 350
Westminster, Colorado 80021
303-451-8001
FAX 303-451-5232

01/30/2023

Application Narrative

We are looking to replace the existing lumber shed that runs parallel to Eby Creek Road. This new shed will create a clean and inviting look to the corner of Chambers and Eby Creek Road. Along with the art mural the town is placing on this stretch of Eby creek, the corner will be dramatically upgraded.

Our intention is to build the new shed to have continuity with the existing retail building and warehouse. That being said the guideline states buildings less than 5000sq.ft. should have a 5/12 pitch. Our feeling is this steep of a roof line will look out of place next to the existing building. We are proposing a 3/12 pitch on the new shed to align visually. We are also proposing the use of vertical metal siding in areas to keep the visual theme of the existing building along with using Hardi or similar siding boards applied horizontally in other areas. Pictures of the existing building will be provided.

The existing shed currently sits seven feet inside the utility easement. We will build the new shed to adhere to the easement guideline creating better access for utilities and the art murals to be maintained. There will be no additional utilities needed for our shed. Landscaping will be added to the vacated easement area per Holy Cross and town guidelines. Relocation of the new shed will not impact water consumption, traffic or the number of parking spots for the business. We will not be running electricity to the shed.

Sincerely,

Robert Scott, General Manager



10170 Church Ranch Way
Suite 350
Westminster, Colorado 80021
303-451-8001
FAX 303-451-5232



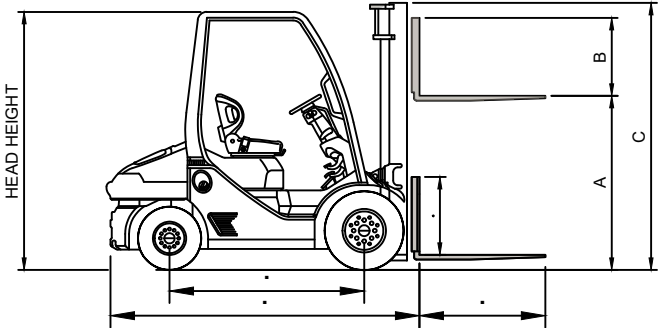
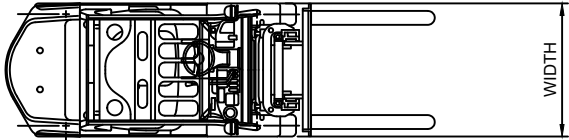
ALPINE LUMBER CO.
EAGLE, CO
PROJECT DESCRIPTION: L-SHED, THREE-SIDED SHED





FORKLIFT DESCRIPTIONS

MODEL	"A"	"B"	"C"
TOYOTA	199.5"	54"	.
.	.	.	.



PRELIMINARY REVIEW



PROJECT NAME:
ALPINE LUMBER CO.
EAGLE, CO

SHEET DESCRIPTION:
COVER SHEET



DARNELL CONSTRUCTION

WE BUILD SOLUTIONS

A Division of WTD Holdings, Inc.
2255 Justin Trail | Alpharetta, GA 30004
(PH) 800.353.0892 (FAX) 770.569.9944
www.CT-Darnell.com | www.Sunbelt-Rack.com

PROJECT NUMBER:
Q22-17153

SALESPERSON:
2

STRC #:
SHEET NO:
CS

SCALE: AS NOTED

REV.	DATE	DESCRIPTION	DRFTHKID	ENG
00	11/08/22	PRELIMINARY	FETZ	
01	01/19/2023	REVISED	EXAR	
02	01/25/2023	REVISED	EXAR	
03	01/27/2023	REVISED	EXAR	
04	03/01/2023	REVISED	EXAR	
05	04/24/2023	REVISED	EXAR	

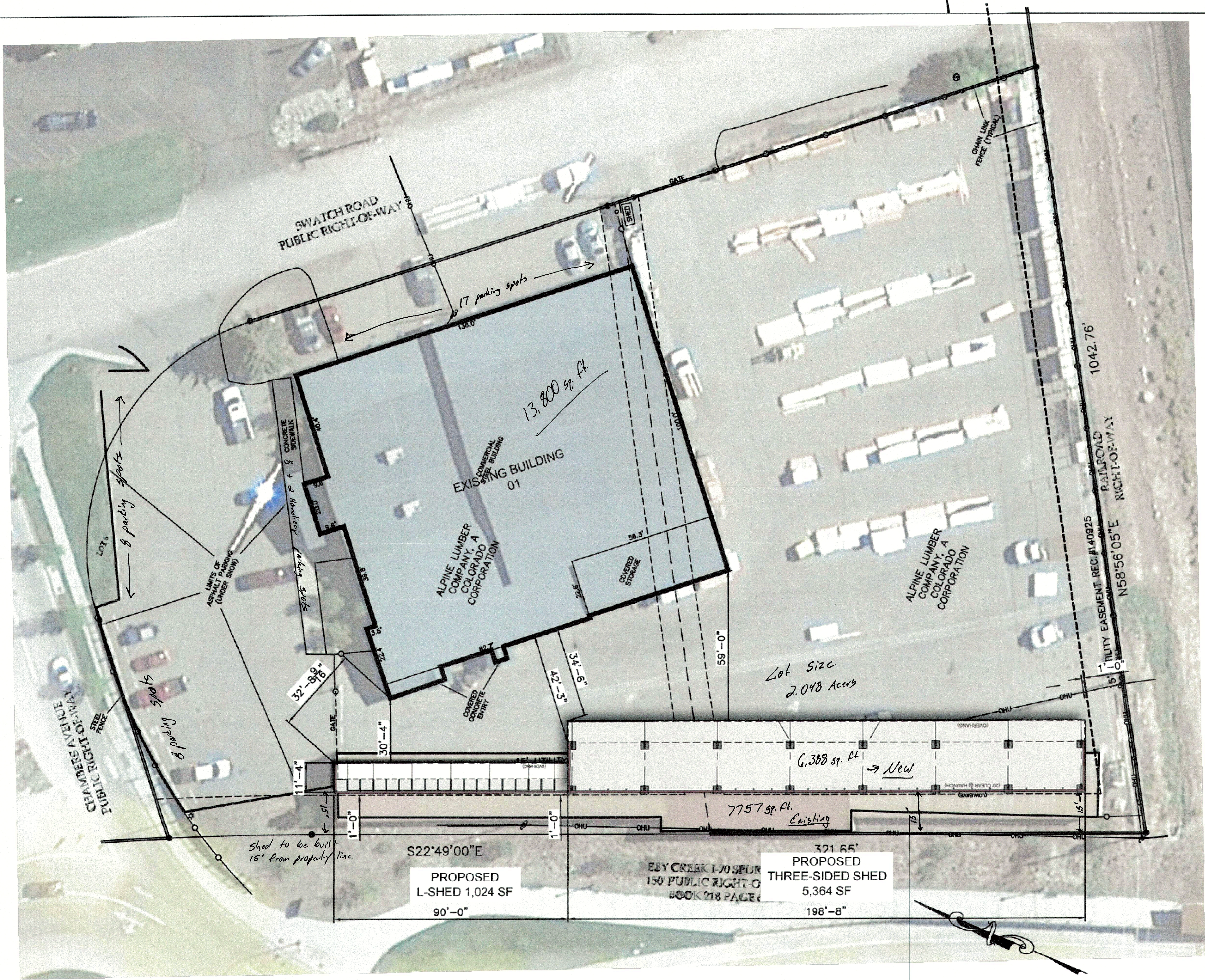
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PLOT DATE: 5/17/2023 11:34 AM

100 EXISTING SITE LAYOUT - DEMO PLAN
C100 SCALE: 1" = 20'-0"



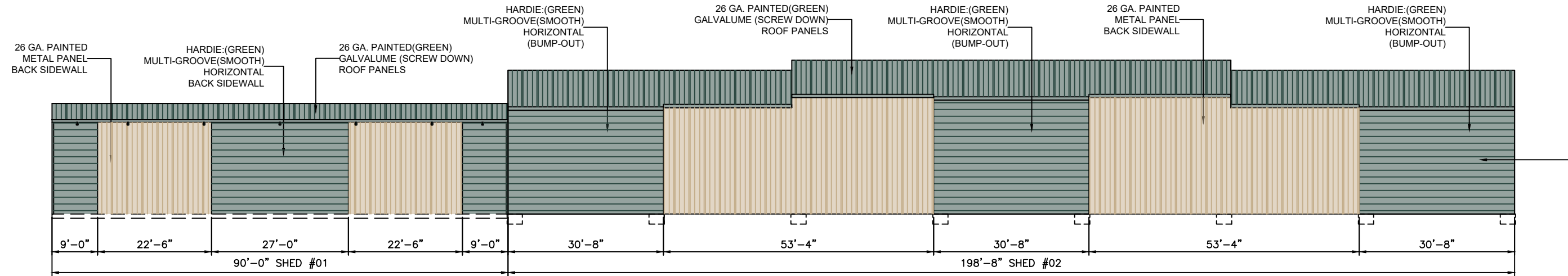
PROJECT NAME: ALPINE LUMBER CO. EAGLE, CO		 CT DARNELL CONSTRUCTION WE BUILD SOLUTIONS	A Division of WTD Holdings, Inc. 2255 Justin Trail Alpharetta, GA 30004 (PH) 800.353.0892 (FAX) 770.569.9944 www.CT-Darnell.com www.Sunbelt-Rack.com	PRELIMINARY REVIEW	REV.	DATE	DESCRIPTION	DRFTCHKD ENG
SHEET DESCRIPTION: EXISTING SITE LAYOUT - DEMO PLAN					00	11/08/22	PRELIMINARY	FETZ
SHEET FILE NO: D22-17153-00-C100-v06					01	01/19/2023	REVISED	EXAR
STRC #: 00	SHEET NO: C100		PROJECT NUMBER: Q22-17153		SALESPERSON: CLINT		© Copyright: 2021 by WTD Holdings, Inc. All rights reserved. This document is property of WTD Holdings, Inc. It is to be used only for the specific project referred to or identified herein and is not to be used on other projects, in whole or in part, except by the express written agreement of WTD Holdings, Inc.	
SCALE: AS NOTED								



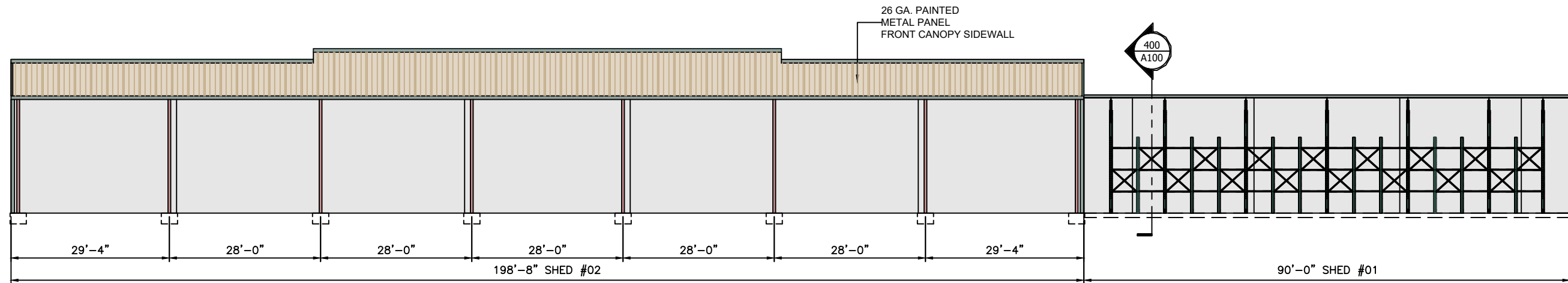
Parking spots:
Front Lot 24 spaces + 2 handicapped
Side Lot 17 spaces

100 SITE LAYOT PLAN - PROPOSED
C200 SCALE: 1" = 20'-0"

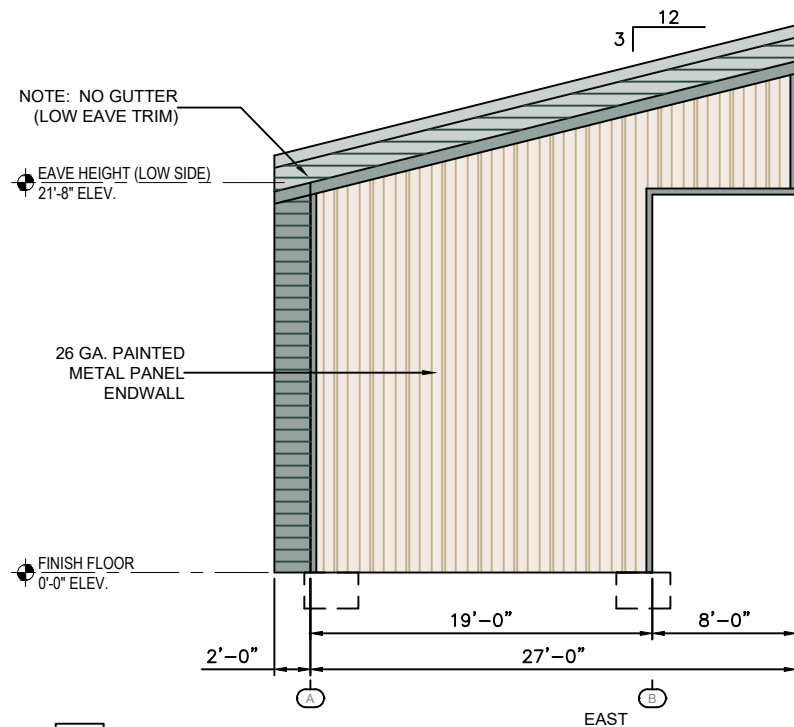
PROJECT NAME: ALPINE LUMBER CO. EAGLE, CO		PRELIMINARY REVIEW		REV.	DATE	DESCRIPTION	DRAFT/CHKD	ENG
SHEET DESCRIPTION: SITE LAYOUT PLAN - PROPOSED		SCALE: AS NOTED		00	11/08/22	PRELIMINARY	FETZ	
				01	01/19/2023	REVISED	EXAR	
SHEET FILE NO: D22-17153-00-C200-v03		PROJECT NUMBER: Q22-17153		SALESPERSON: CLINT				
						© Copyright 2021 by WTD Holdings, Inc. All rights reserved. This document is property of WTD Holdings, Inc. It is to be used only for the specific project referred to or identified herein and is not to be used on other projects, in whole or in part, except by the express written agreement of WTD Holdings, Inc.		
						PLOT DATE: 2/10/2023 8:25 AM		



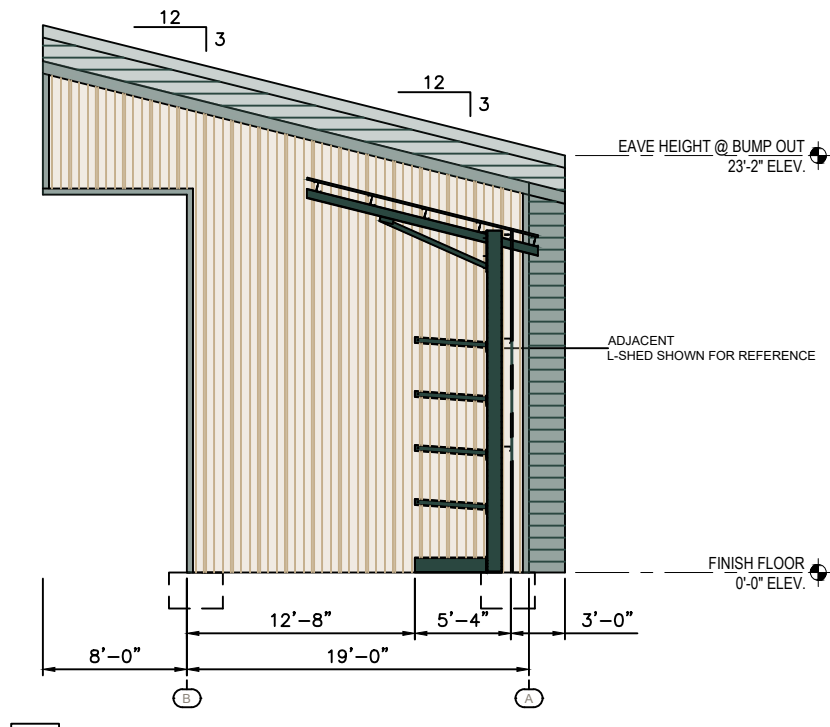
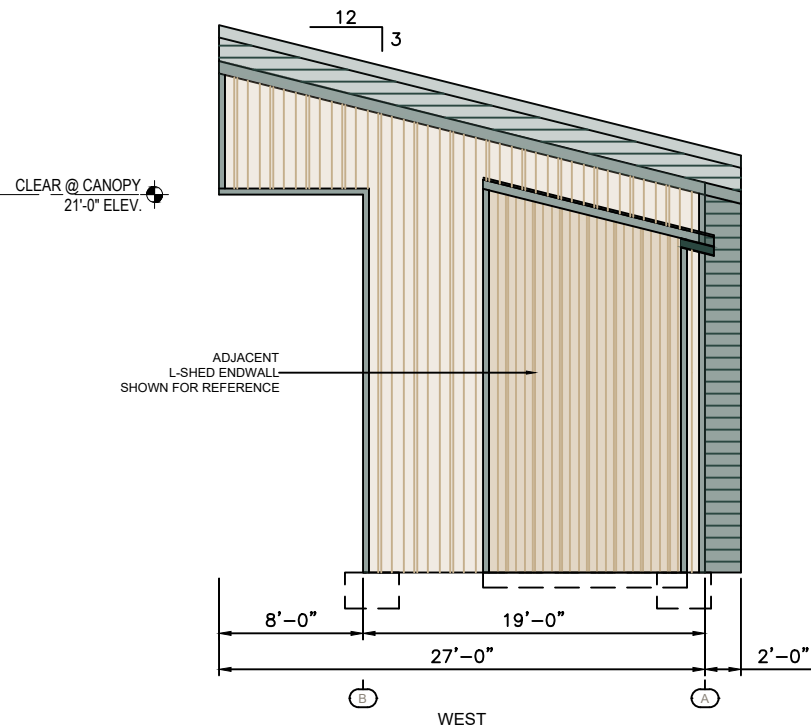
100 BACK SIDE ELEVATION - SOUTH
A100 SCALE: 3/32" = 1'-0"



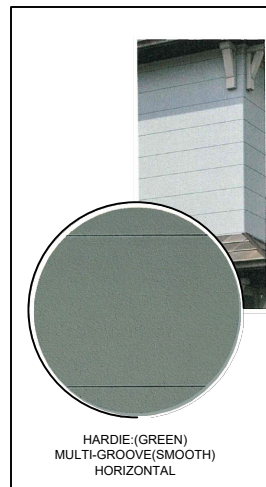
200 FRONT SIDE ELEVATION - NORTH
A100 SCALE: 3/32" = 1'-0"



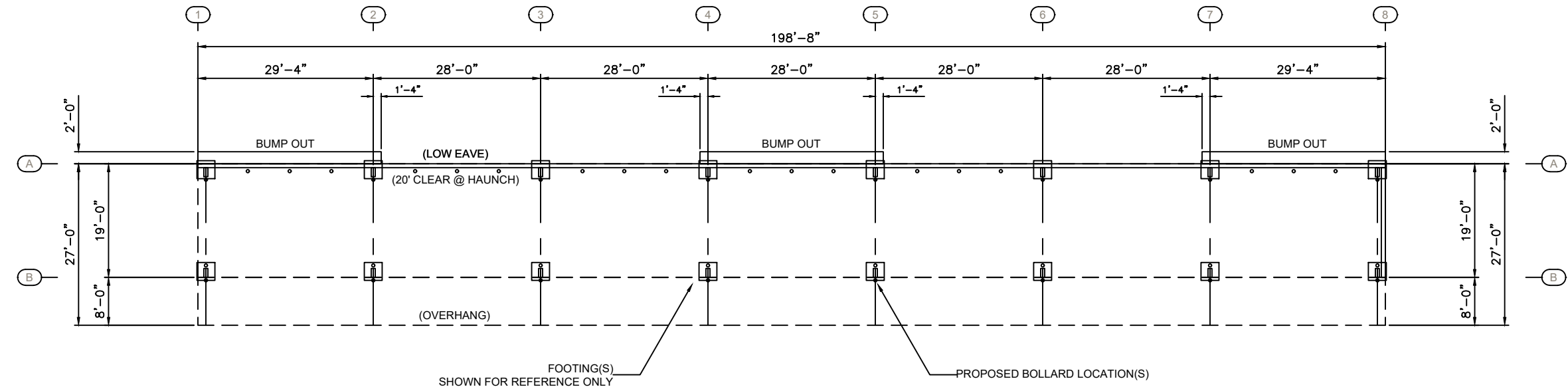
300 END ELEVATION(S)
A100 SCALE: 3/16" = 1'-0"



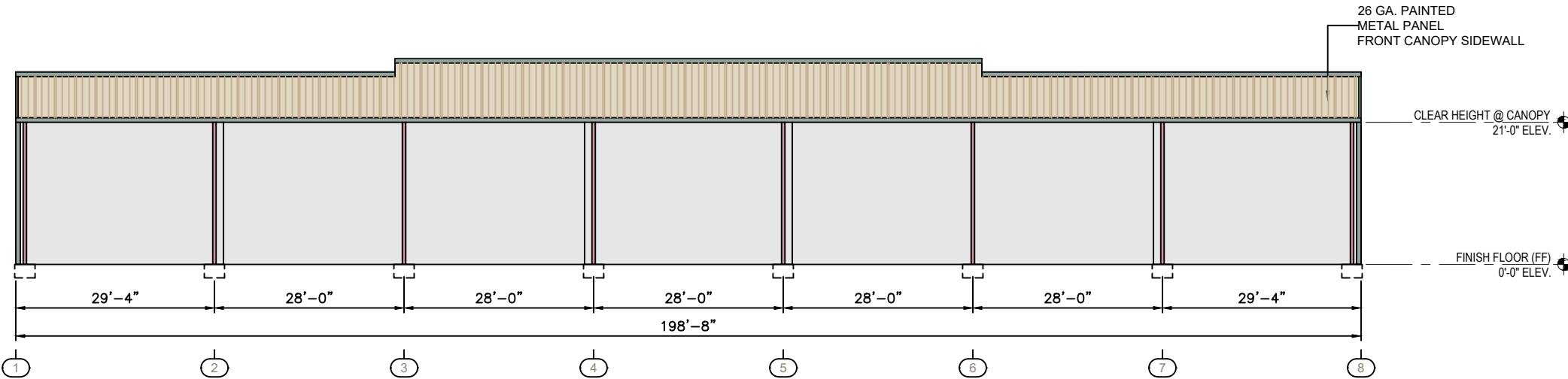
400 CROSS SECTION
A100 SCALE: 3/16" = 1'-0"



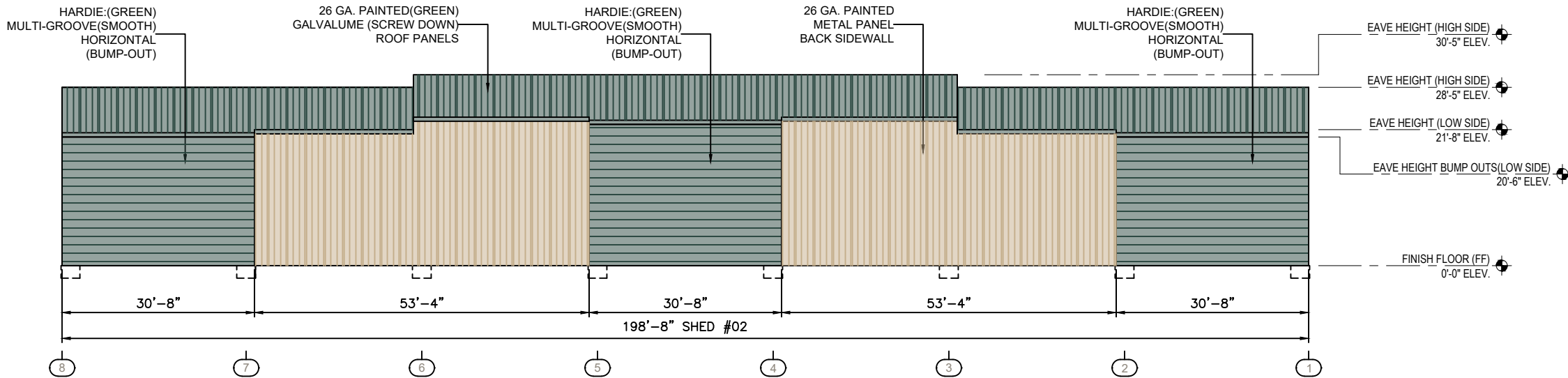
PROJECT NAME: ALPINE LUMBER CO. EAGLE, CO		SHEET DESCRIPTION: SHED LAYOUT PLAN VIEW & ELEVATION(S)		SHEET FILE NO: D22-17153-00-A100-v06		PROJECT NUMBER: Q22-17153		SALESPERSON: CLINT		PRELIMINARY REVIEW		REV. DATE DESCRIPTION REVISED REVISED		DRFTHK ENG	
STRC #:		SHEET NO: A100		SCALE: AS NOTED		05 04/24/2023		06 05/17/2023		EXAR EXAR		05 04/24/2023		06 05/17/2023	
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100 PLAN VIEW
S100 SCALE: 3/32" = 1'-0"



200 FRONT SIDEWALL ELEVATION
S100 SCALE: 3/32" = 1'-0"



300 BACK SIDEWALL ELEVATION
S100 SCALE: 3/32" = 1'-0"

REV.	DATE	DESCRIPTION	DRFTCHKD	ENG
00	11/08/22	PRELIMINARY	FETZ	
02	01/25/2023	REVISED	EXAR	
03	01/27/2023	REVISED	EXAR	
04	04/24/2023	REVISED	EXAR	
05	04/24/2023	REVISED	EXAR	
06	05/17/2023	REVISED	EXAR	

PRELIMINARY REVIEW



PROJECT NAME:
ALPINE LUMBER CO.
EAGLE, CO

STRC #:
02

SCALE:

SHEET DESCRIPTION:
3-SIDED SHED
PLANVIEW & SIDE ELEVATION(S)

SHEET NO:
S100

AS NOTED

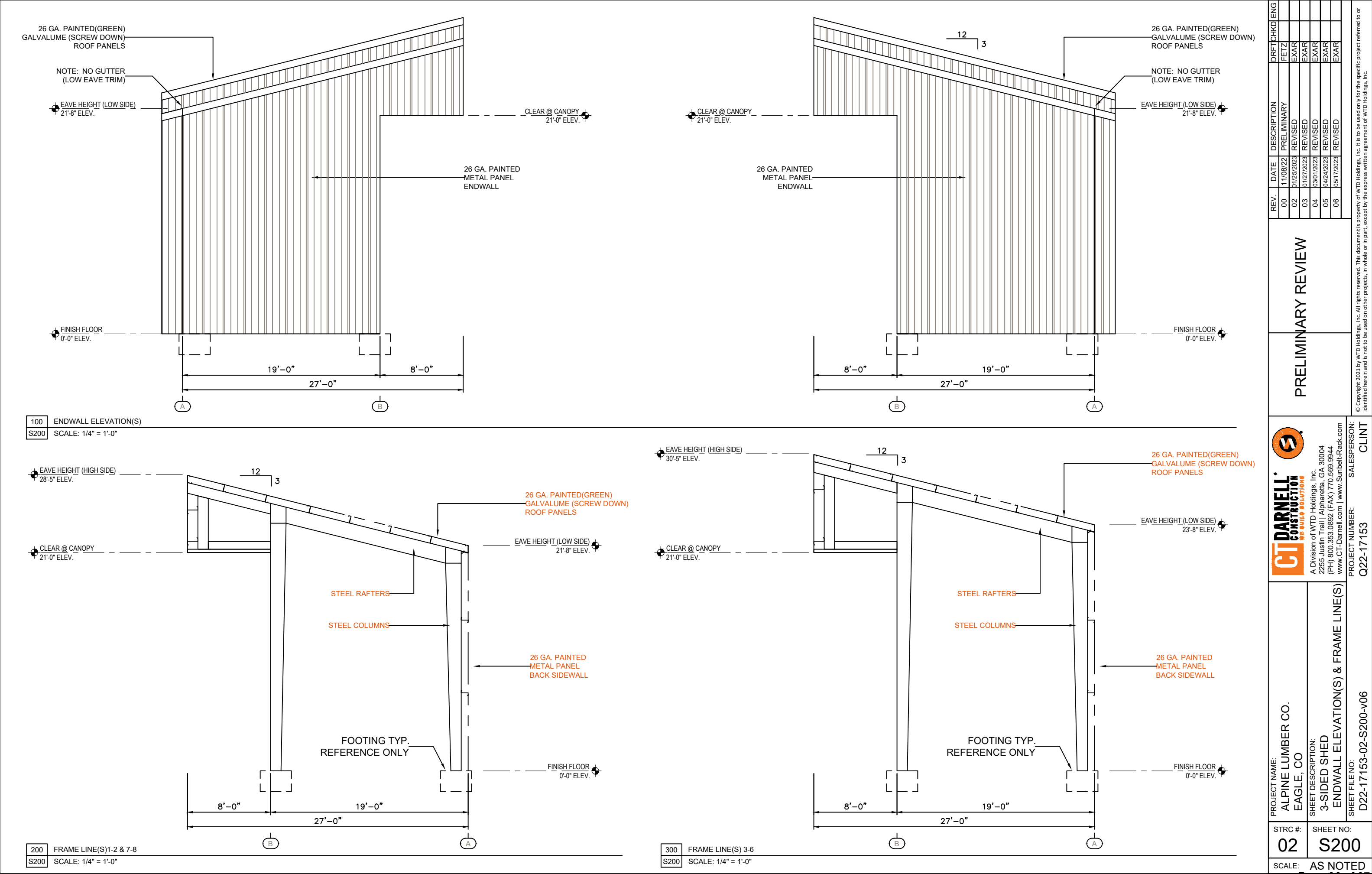
PROJECT NUMBER:
Q22-17153

SALESPERSON:
CLINT

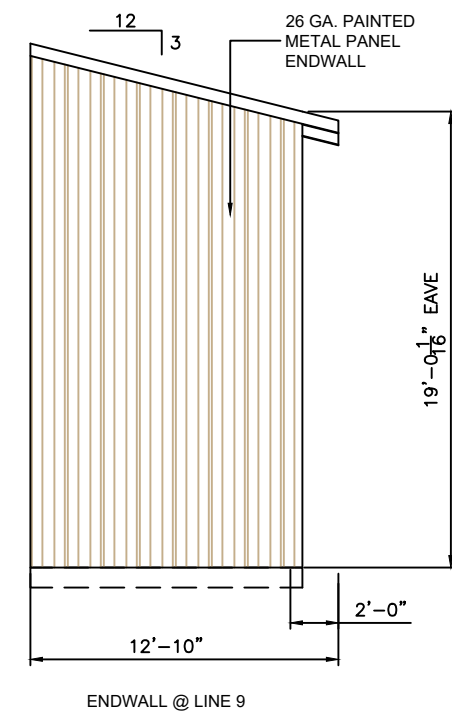
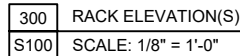
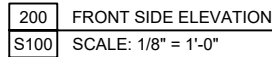
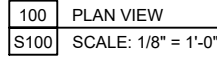
SHEET FILE NO:
D22-17153-02-S100-v06

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PLOT DATE: 5/17/2023 11:34 AM



PROJECT NAME: ALPINE LUMBER CO. EAGLE, CO		SHEET DESCRIPTION: 3-SIDED SHED ENDWALL ELEVATION(S) & FRAME LINE(S)		PROJECT NUMBER: D22-17153-02-S200-v06		SALESPERSON: CLINT		PRELIMINARY REVIEW		REV.	DATE	DESCRIPTION	DRFT	CHKD	ENG
										00	11/08/22	PRELIMINARY	FETZ		
										02	01/25/2023	REVISED	EXAR		
										03	01/27/2023	REVISED	EXAR		
										04	03/01/2023	REVISED	EXAR		
										05	04/24/2023	REVISED	EXAR		
										06	05/17/2023	REVISED	EXAR		
STRC #:		SHEET NO:		SCALE:		AS NOTED		© Copyright 2021 by WTD Holdings, Inc. All rights reserved. This document is property of WTD Holdings, Inc. It is to be used only for the specific project referred to or identified herein and is not to be used on other projects, in whole or in part, except by the express written agreement of WTD Holdings, Inc.							
02		S200						PLOT DATE: 5/17/2023 11:34 AM							

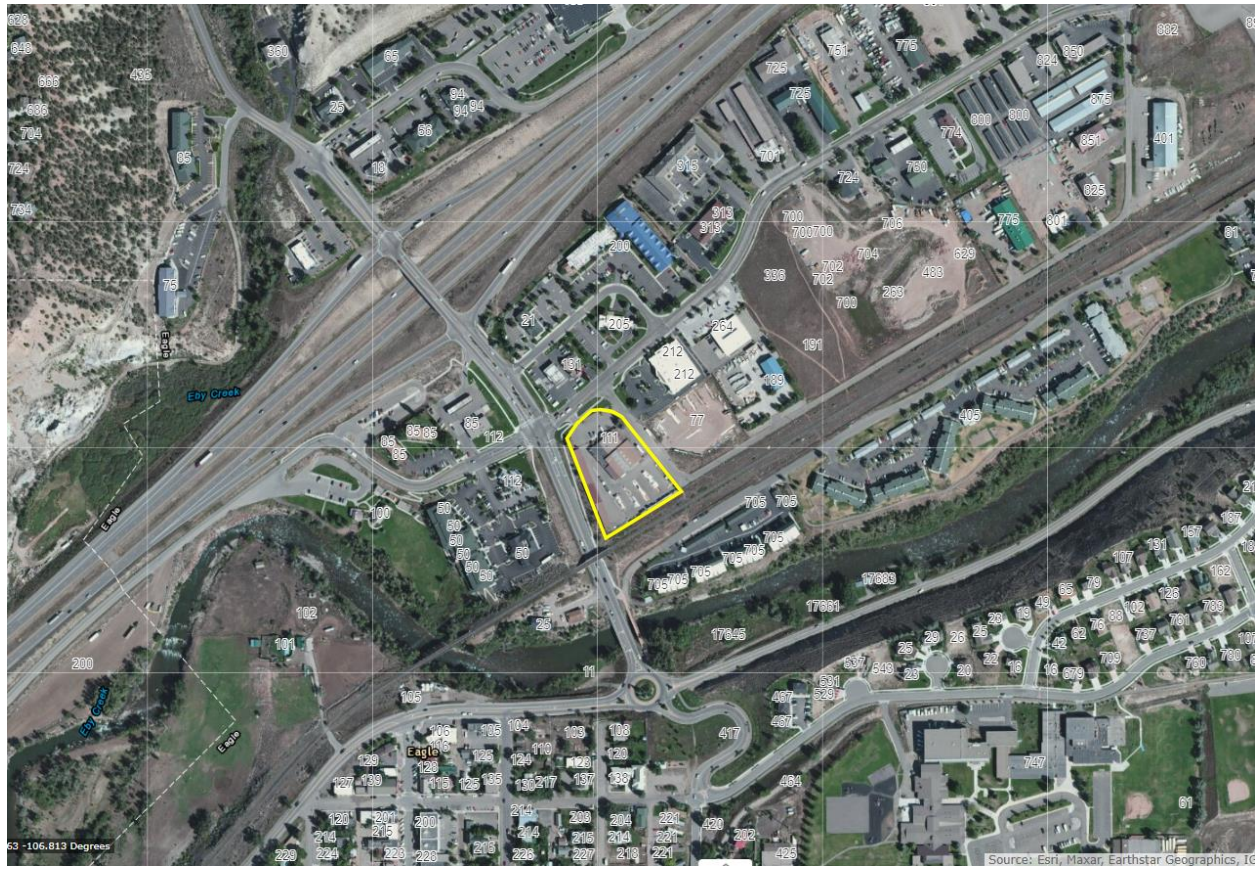


STRC #:	SHEET NO:
03	S100
SCALE:	AS NOTED

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PROJECT NUMBER: Q22-17153

SHEET FILE NO:
D22-17153-03-S100-v06



Site Photos





Primary Building















To: Town of Eagle Planning and Zoning Commission

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

Date: June 20, 2023

RE: 1) Recommendation of Adoption of the Amended Town of Eagle Zoning Map
2) ReCode Work Session focusing on Landscaping Requirements and the Use Chart

As the review and approval process for ReCode enters into the final months, staff and Clarion continue to make refinements to the working draft. Opportunities for P&Z, Council, and the public to review and comment are scheduled until early August. The hearing schedule and other important dates are as follows:

- June 20th P&Z Commission - topic-specific review and table recommendation of Zoning Map
- June 27th – Adoption draft to be released to public
- June 27th – Town Council topic-specific review and table adoption of ReCode and Zone Map
- July 11th – Town Council topic-related review (if needed)
- July 18th - P&Z Commission hearing to recommend approval of ReCode and Zone Map
- August 8th – Town Council approval of ReCode and Zone Map

Topic-specific review for this agenda include P&Z's review and comment, and public comment on the 1) Zoning Map, 2) Uses by Zone District Chart, and 3) the landscaping requirements.

ZONING MAP

With the substantial changes proposed in the Town of Eagle Land Use and Development Code update "ReCode" (Title 4 of the Municipal Code), changes to the adopted Town of Eagle Official Zoning Map are in order. Modifications to the existing map fit into the following categories:

- Change of Zone District monikers,
- Inclusion of new mixed-use (CMU) and Commercial Interchange (CI) districts,
- Elimination of the Central Business District and replace with a combination of the Broadway (BD), Commercial Mixed-Use 1 (CMU1), and Old Town Residential (OTR) districts.

These recommended changes reflect:

- Public comment received through the ReCode process,
- Support/implementation of the Comprehensive and Sub-Area plans, and

- New additions to the draft ReCode.

These recommended changes *do not* reflect:

- Parcel-specific rezonings and modifications that have not been considered by staff as compliant with the standards for rezoning. Such standards are as follows:

Section 4.05.030. - Rezoning. (from the existing Land Use and Development Code)

A. Conditions for rezoning.

The Town Council may amend the number, shape, or boundaries of any zone district, removing any property from one zone district and adding it to another zone district, only after recommendation of the Planning Commission. A rezoning may be granted where the findings are made:

- 1. That the rezoning is compatible with surrounding land uses, and is consistent with the Town's goals, policies and plans;*
- 2. That the land to be rezoned was previously zoned in error or the existing zoning is inconsistent with the Town's goals, policies and plans;*
- 3. That the area for which rezoning is requested has changed substantially such that the proposed rezoning better meets the needs of the community; or*
- 4. That the rezoning is incidental to a comprehensive revision of the Town's zoning map which recognizes a change in conditions and is consistent with the Town's goals, policies and plans.*

As part of the process for updating/amending the Official Zone Map, staff send over 200 notices to landowners who are potentially impacted the most by the new map. Recipients of this notice are mainly located South of Grand Avenue in the West Eagle area, the East Eagle interchange area, and Old Town areas surrounding Broadway. While P&Z has seen some of these changes in the past, this will be the first opportunity to review the updated map and take public comment from neighbors who were notified.

While this agenda item was originally scheduled for the recommendation of adoption, staff would like to take this opportunity to review the map one more time prior to the new recommendation hearing date of July 18, 2023. Staff has included a suggested motion to table the recommendation (below).

USE CHART

At the June 6th P&Z meeting, staff presented the most recent version of the Uses by Zone District Chart. This version included changes that involved removing the "PL" category and replacing it with "A" Administrative Permit (with required public notice) and "M" Minor/Administrative Permit (that doesn't require notice). Staff asked that P&Z review this chart and provide comments on or before June 20th. Focus will be the appropriate level of permit review for the land uses listed.

LANDSCAPING

Staff and Clarion continue to make refinements to the landscaping section of ReCode. This draft includes the following addition/modifications:

- Moved Landscaping out of the Development Standards section, so that it applies to any property needing a permit in the Town,
- Added a Maintenance section to ensure that property owners are maintaining required

landscaping overtime,

- Required the use of low-water, drought-tolerant, adaptive plants, fire-wise plants where possible, and plant materials that are suitable for the local environment,
- Wildfire protection standards have been included. (Staff is requesting direction on whether to make these mandatory or just as general guidelines),
- Moved Clear Vision Area language into landscaping,
- Included location specific standards for properties along the 1-70 corridor to promote denser landscape screening along the interstate,
- Minimum standards allow for maximum design flexibility,
- Additional flexibility in parking landscaping standards,
- Screening is now consolidated in one primary place and include standards for recycling and waste collection, RV storage, and personal property, and
- Fence standards have also been consolidated into one primary location.

Please review the document and provide feedback.

RECOMMENDED MOTION:

I move to table the consideration of recommending adoption of the new Zone District Map to July 18, 2023.

ATTACHMENTS:

- Uses by Zone District Chart
- Landscaping Section
- Draft Zoning Map

Table 4.9-1: Primary Use Table

	Residential Districts					Rural and Agriculture Districts			Mixed-Use, Commercial and Industrial Districts							Govt. and Civic Districts		
New Zone Districts	R1	R2	R3	R4	OTR	RR1	RR2	R	CMU1	CMU2	BD	CG	CGE	CI	IND	PC1	PC2	Use-Specific Standards
KEY: P = Permitted / M = Minor Permit (no notice) / A = Administrative Permit / C = Conditional Use / S = Special Use / - = Not Permitted																		
RESIDENTIAL USES (Use category description Sec. 4.9.20B)																		
Cottage Court	-	A	A	A	A	-	-	-	A	-	-	-	-	-	-	A	-	4.9.60A
Dormitory Living / Hostel	-	-	C	C	-	-	-	-	-	-	-	S	S	S	-	S	-	
Duplex / Two-Family Dwelling	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	
Mansion House (4+ units/structure)	-	P	P	P	P	-	-	-	P	-	-	-	-	-	-	A	-	
Manufactured Home, Standard or Tiny	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	4.9.60D
Manufactured Home Park	-	S	S	S	S	-	-	-	-	-	-	-	-	-	-	S	-	
Mixed-Use Structure									A	A	A							4.9.60C
Multi-Unit Dwelling (3 to 8 units / structure)	-	-	P	P	P	-	-	-	P	C	-	-	C	-	-	A	-	
Multi-Unit Dwelling (8+ units / structure)	-	-	P	P	-	-	-	-	-	C	-	-	C	-	-	-	-	
Single Family Dwelling	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	
Townhome (3+ units / structure)	-	P	P	P	P	-	-	-	P	C	-	-	C	-	-	P	-	
LODGING (Use category description Sec. 4.9.20D)																		
Bed and Breakfast Facility	A	A	A	-	A	A	A	A	A	-	-	-	-	-	-	-	-	4.9.80D.1
Boutique Hotel (small format)	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Hotel / Motel (large format)	-	-	-	-	-	-	-	-	-	-	-	A	A	A	-	-	-	
Recreational Vehicle Park / Camping	-	-	-	-	-	-	S	C	-	-	-	-	A	-	-	C	-	4.9.80D.2, 4.9.80D.4
Short-Term Rental	A	A	A	A	A	A	A	A	A	A	A	-	-	-	-	-	-	4.9.80D.5
Van Life	-	-	-	-	-	-	-	-	-	S	-	S	S	S	S	-	-	
AGRICULTURE (Use category description Sec. 4.9.20F)																		
Commercial Green House	-	-	-	-	-	M	M	M	-	-	-	C	C	C	-	-	-	
Community Gardens	A	A	A	A	A	M	M	M	A	-	-	-	-	-	-	A	A	4.9.110A
Farmer’s Market	-	-	-	-	-	-	C	M	-	-	-	-	-	A	-	A	A	4.9.110B
Farm Stand	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	P	C	
Horse Boarding	-	-	-	-	-	M	M	M	-	-	-	-	-	-	-	C	-	
Outfitter Guide	-	-	-	-	-	C	C	C	-	-	-	A	A	A	-	-	-	
Ranching / Farming	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	C	-	
Riding Stables	-	-	-	-	-	M	M	M	-	-	-	-	-	-	-	-	-	
Solar Farm	-	-	-	-	-	-	C	C	-	-	-	C	C	-	C	S	-	
Wind Farm	-	-	-	-	-	-	C	C	-	-	-	C	C	-	C	S	-	
OPEN SPACE AND RECREATION (Use category description Sec. 4.9.20C)																		
Golf Course	-	-	-	-	-	-	-	C	-	-	-	-	-	-	-	C	-	
Motor Sports Track	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Parks / Playgrounds	A	A	A	A	A	P	P	P	P	P	P	P	P	P	P	P	-	
Playfields, includes lighting and/or PA system	-	-	-	-	-	-	-	C	-	-	-	-	A	A	-	C	-	
Preserves / Open Space	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	-	
Recreation Facility, indoors (>6,500 sf)	-	-	-	-	-	-	-	-	-	P	-	P	P	P	-	P	-	
Recreation Facility, outdoors	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	P	-	
Shooting/Archery Range, indoors	-	-	-	-	-	-	-	-	-	-	-	S	S	-	S	-	-	
Swimming Pool, outdoor, public	-	-	-	-	-	-	-	A	-	-	-	-	-	-	-	A	-	
PUBLIC, CIVIC, INSTITUTIONAL, EDUCATIONAL, HEATHCARE (Use category description Sec. 4.9.20C)																		
Assisted Living / Group Home	A	A	A	A	A	A	-	-	A	A	A	-	-	-	-	A	-	4.9.60B, 4.9.70A
Bus Stop	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Bus/Fleet Maintenance Facility	-	-	-	-	-	-	-	-	-	-	-	A	A	-	A	-	-	
Cemetery	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	S	-	
College / University	-	-	-	-	-	-	C	C	-	-	-	S	C	C	-	C	-	
Community Building / Civic Assembly	C	C	C	C	C	C	C	C	A	P	P	A	A	A	-	A	-	
Emergency Services Station	-	-	-	-	-	-	-	A	-	-	-	A	A	A	A	A	-	
Funeral Home / Crematorium	-	-	-	-	-	-	-	-	-	-	-	C	C	C	C	-	-	
Government / Public Service Offices	-	-	-	-	-	-	-	-	A	A	A	A	A	A	A	P	P	4.9.70A
Government / Public Service Operations Yard	-	-	-	-	-	-	-	A	-	-	-	A	A	A	A	A	-	
Hospital	-	-	-	-	-	-	-	-	-	-	-	S	S	S	-	S	-	4.9.70C
Library	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	P	-	
Medical Office	-	-	-	-	-	-	-	-	A	P	A	A	A	A	-	-	-	
Museum	A	A	A	A	A	A	A	A	A	P	A	A	A	A	-	A	-	
Nursing Facility	A	A	A	A	A	A	-	-	-	C	-	-	-	-	-	-	-	
Outpatient Medical Clinic	-	-	-	-	-	-	-	-	-	A	A	A	A	A	-	A	-	
Post Office	S	S	S	S	S	S	S	S	C	C	-	A	A	A	-	A	-	
Pre-School / Childcare Center	A	A	A	A	A	A	A	A	A	A	-	-	A	A	-	A	-	4.9.80B
Public / Civic Assembly or Auditorium	-	-	-	-	-	-	-	-	A	A	A	A	A	A	-	A	-	
Regional Transit Station	-	-	-	-	-	-	-	-	-	A	A	A	A	A	-	A	-	
Religious Assembly / Church	A	A	A	A	A	A	A	A	A	A	A	A	A	A	-	A	-	4.9.70F

Table 4.9-1: Primary Use Table

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KEY: P = Permitted / M = Minor Permit (no notice) / A = Administrative Permit / C = Conditional Use / S = Special Use / - = Not Permitted																		
Research Facility	-	-	-	-	-	-	C	C	-	C	C	A	A	A	A	-	-	
School K-12, public	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	P	-	
School / Trade / Private Academy	-	C	C	C	C	C	C	C	C	C	-	A	A	A	A	C	-	
Urgent Care Facility	-	-	-	-	-	-	-	-	-	C	-	A	A	A	C	-	-	
Utility Substation	-	-	-	S	-	-	-	-	-	-	-	C	C	C	A	-	-	4.9.70E
Water Impoundment	-	-	-	-	-	-	-	S	-	-	-	-	-	-	-	S	-	
MIXED-USE / COMMERCIAL (Use category description Sec. 4.9.20D)																		
Auto Repair	-	-	-	-	-	-	-	-	-	C	-	A	A	-	A	-	-	
Auto Sales / Rentals	-	-	-	-	-	-	-	-	-	C	-	A	A	-	A	-	-	
Bank / Financial Institution	-	-	-	-	-	-	-	-	M	P	M	P	P	P	P	-	-	
Bar / Tavern / Distillery	-	-	-	-	-	-	-	-	A	P	P	A	A	P	-	-	-	
Boutique Food and Drink (no alcohol)	-	-	-	-	-	-	-	-	M	P	P	M	M	M	-	-	-	
Car Wash	-	-	-	-	-	-	-	-	-	C	-	P	P	P	P	-	-	
Commissary / Commercial Kitchen	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	
Fast Food	-	-	-	-	-	-	-	-	-	A	A	A	A	P	-	-	-	
Gas Station / Traveler’s Convenience	-	-	-	-	-	-	-	-	-	C	-	M	M	M	M	-	-	4.9.90H
General Retail, <10,000 sf, local	-	-	-	-	-	-	-	-	A	P	P	A	A	A	-	-	-	
General Retail, >10,000 sf, regional	-	-	-	-	-	-	-	-	-	-	-	S	S	P	-	-	-	
Grocery / Supermarket	-	-	-	-	-	-	-	-	-	A	A	A	P	P	-	-	-	
Hardware Store	-	-	-	-	-	-	-	-	-	M	A	A	P	P	-	-	-	
Home Furnishings / Flooring / Fabrics / Appliances	-	-	-	-	-	-	-	-	-	M	A	P	P	P	-	-	-	
Kennel Board Facility / Pet Daycare	-	-	-	-	-	-	-	-	-	C	-	A	A	A	P	-	-	4.9.80A
Landscape / Plant Sales	-	-	-	-	-	-	-	-	A	A	-	A	A	A	-	-	-	
Liquor Store	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	
Lumberyard	-	-	-	-	-	-	-	-	-	-	-	M	M	C	P	-	-	
Mobile Vending	-	-	-	-	-	-	-	-	M	M	M	M	M	M	M	M	-	
Motor Sports, repair / sales	-	-	-	-	-	-	-	-	-	C	-	A	A	-	A	-	-	
Non-Motor Sports Services / Sales (?)	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	
Outdoor Storage	-	-	-	-	-	-	-	-	-	-	-	A	A	-	A	-	-	4.9.100C.2
Parking Facility	-	-	-	-	-	-	-	-	C	A	C	A	A	A	A	-	-	
Personal / Professional Services	-	-	-	-	-	-	-	-	P	A	P	P	P	A	-	-	-	
Professional Office	-	-	-	-	-	-	-	-	P	P	P	P	P	A	-	-	-	
Recreation Services	-	-	-	-	-	-	-	-	-	A	-	A	A	A	-	-	-	
Recycling Drop-off	-	-	-	-	-	-	-	-	-	-	-	A	A	-	P	-	-	
Restaurant	-	-	-	-	-	-	-	-	P	P	P	A	A	A	-	-	-	
Restore / Thrift / Antique / Second Hand Retail	-	-	-	-	-	-	-	-	A	A	A	A	A	A	A	-	-	
Self-Storage / Mini-Storage	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	-	-	4.9.80C.1
Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	-	-	
Theater	-	-	-	-	-	-	-	-	-	A	A	A	A	A	-	A	-	
Veterinarian, office	-	-	-	-	-	-	-	-	P	P	P	P	P	-	P	-	-	
Veterinarian, outdoor/kennel	-	-	-	-	-	-	-	-	-	C	-	A	A	-	P	-	-	
INDUSTRIAL, WHOLESALE, STORAGE (Use category description Sec. 4.9.20E)																		
Asphalt or Concrete Plant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	
Bulk Storage of Hazardous Materials	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	
Contractor’s Shop / Warehouse, indoors	-	-	-	-	-	-	-	-	-	-	-	A	A	A	A	-	-	
Contractor’s Yard, outdoor storage	-	-	-	-	-	-	-	-	-	-	-	A	A	-	A	-	-	
Equipment Rental / Sales	-	-	-	-	-	-	-	-	-	-	-	C	C	-	A	-	-	
Food Processing	-	-	-	-	-	-	-	-	-	-	-	A	A	A	A	-	-	
Machine Shop / Welding / Carpentry, indoors	-	-	-	-	-	-	-	-	-	-	-	A	A	-	P	-	-	
Manufacturing and Assembly, heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	
Manufacturing and Assembly, light	-	-	-	-	-	-	-	-	-	-	-	A	A	-	A			
Mineral Extraction and Processing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	
Motor Freight Depot / Rail Transfer Yard	-	-	-	-	-	-	-	-	-	-	-	S	S	-	S	-	-	
Newspaper Production / Printing	-	-	-	-	-	-	-	-	-	-	-	P	C	S	P	-	-	
Salvage / Wrecking Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	A	-	-	
Sawmill / Forestry Product Processing	-	-	-	-	-	-	-	A	-	-	-	S	S	-	A	-	-	
Sign Shop	-	-	-	-	-	-	-	-	P	A	A	P	A	-	A	-	-	
Wholesale Assembly	-	-	-	-	-	-	-	-	*	-	-	A	A	-	A	-	-	
Wholesale Warehouse / Distribution Center	-	-	-	-	-	-	-	-	-	-	-	A	A	-	A	-	-	4.9.100C

Chapter 4.11 Landscaping and Buffering Standards¹

4.11.10 PURPOSE

The purpose of this chapter is to ensure that new landscaping and the retention of existing vegetation are integral parts of all development and that they contribute added high quality to development, retain and increase property values, conserve water resources, mitigate against wildfire and improve the environmental and aesthetic character of Eagle. It is also the intent of this chapter to provide flexible requirements that encourage and allow for creativity in landscape design. The landscape standards will:

- A. Minimizing noise, air, water, and visual pollution.
- B. Reducing the amount of reflected glare and heat absorbed in and around developments.
- C. Break up the visual impact of large expanses of parking lots.
- D. Reducing and managing plant materials that can contribute to wildfire hazards.
- E. Providing screening from wind and dust.
- F. Require the use of xeriscaping and drought-tolerant native and naturalized plantings.
- G. Reduce the overall per capita use of water in the Town.
- H. Promote the utilization of storm water detention as an irrigation source.
- I. Ensure that climate appropriate landscaping is an integral part of the site design and development process.

4.11.20 APPLICABILITY

All projects requiring a development plan application, administrative review, a use permit (Special or Conditional), or a building permit and any landscape improvements shall meet the landscaping requirements of this chapter.

4.11.30 GENERAL REQUIREMENTS FOR ALL LANDSCAPING

A. Landscape Plan Required

A landscape plan shall be submitted for all developments as determined under Applicability. Plant materials shall be installed prior to issuance of a Certificate of Occupancy, unless the Director approves a temporary delay of installation until the planting season with a required Performance Guarantee. The applicant shall provide landscape, irrigation, and grading plans. Landscape Plans shall include the following information:

1. Property lines and dimensions.
2. Existing and finished grade.
3. North arrow and both graphic and written scales.
4. Name of applicant and landscape consultant, if any.

¹ Current Section 4.07.020, updated and revised to meet modern landscaping standards.

5. A legend indicating all proposed plan materials with common and botanical names, indication of drought tolerant plants, sizes, maximum spacing, caliper size and quantities.
6. Method of irrigation.
7. Location of all plant material, other landscape features (including without limitation wetlands, water bodies, rock outcroppings, detention areas, retaining walls) and buildings and paved areas (both existing and proposed).
8. Impervious surface calculation for all impervious areas including without limitation buildings, patios, decks, and driveways.
9. Ground surfaces and materials by types, such as paving, sod, mulch, edger, seed mixes, shrub and flower beds, etc., shall be clearly indicated.
10. Clearly labeled locations and calculations for amounts for all of the required landscape vegetation, including the percentage of drought tolerant plantings and any required parking area landscaping.
11. Identify which existing trees will remain on the property and how they will be protected from damage during construction.
12. Identify the location(s) of all snow storage areas in relation to proposed landscaped areas and parking.
13. Identify construction debris storage and staging areas, unless submitting a separate construction plan.
14. Additional information may be required by the Town on a case-by-case basis if such information is deemed necessary to determine compliance with the provisions of this LUDC.

B. Landscape Materials

Low-water, drought-tolerant, adaptive plants shall be used for all new landscaping. It is strongly encouraged to use fire-wise plants wherever possible. Materials shall be suitable for the local climate. The Town recommends utilizing the low-water/drought-tolerant/fire-wise plant materials lists available through the CSU Extension Office. Applicants who propose to use plants materials that are not on a CSU list must provide information describing how the plant types proposed are low-water, drought-tolerant, and FireWise.

1. Turf Grass

The use of Kentucky Bluegrass is prohibited. Turf grass shall be a high-altitude, drought-tolerant product. Turf grass is not permitted on slopes greater than 20%.

The use of turf grass shall be limited as follows:

Table 4.11-1: Use of Turf Grass By Zone District	
Residential Low and Medium	2,500 square feet per dwelling unit
Residential High	Limited to private open space areas
Mixed-Use	Limited to private open space areas
Commercial and Industrial	No turf grass allowed
Public	Allowed
Rural	5,000 square feet per dwelling unit

2. Minimum Plant Specifications

All plant materials installed to meet the requirements of this LUDC shall meet the following minimum size requirements:

- a. Trees: minimum caliper of 3 inches.
- b. Shrubs: minimum of five gallons.

C. Wildfire Protection

Applicants may provide either a wildfire protection buffer or choose landscaping materials that help create a defensible space, as provided below.

1. Landscaping Defensible Space (Firewise) Guidelines

These are general voluntary guidelines intended to provide property owners and tenants with direction as to best practices for defensible space.

- a. Trees and shrubs nearest to primary structures should be widely spaced with lower heights than those farther away.
- b. Plant in small, irregular clusters or islands. Avoid planning in large masses.
- c. Use decorative rock, gravel, and steppingstones pathways to break up the continuity of vegetation and fuels.
- d. Incorporate a diversity of plant types and species to minimize loss from pests and disease.
- e. Use of organic or inorganic mulches to conserve moisture and reduce weed growth are recommended. Avoid large continuous mulched areas.
- f. Optimal landscaping clearance from structure:
 - i. Grass – 5' from structure
 - ii. Shrubs – 5' from structure
 - iii. Trees – 10' from structure

2. Wildfire Protection Buffer

a. Applicability

- i. All new residential and mixed-use construction shall comply with the requirements of this section.
- ii. Residential redevelopment shall comply as required in Section 4.17.120.D. Redevelopment Applicability or Adjustment of Standards Determination.

b. Safety Zone

- i. FireWise plants are allowed within the safety zone.
- ii. Planting of non-Firewise plants shall comply with the following:
 - (a) No hazardous brush or trees (i.e., junipers or conifers) shall be allowed within 15 feet of any habitable structure.
 - (b) Conifers or other similarly combustible plants shall not be planted under soffit vents.

- (c) The applicant may request fire official approval to maintain existing small shrubbery or trees in areas not exceeding 100 square feet in size and no more than 15 linear feet in any direction that encroach into the 15-foot wildfire protection buffer. Existing landscaping areas that are retained shall be separated by clear areas of at least 10 feet or more of noncombustible materials or grass that is regularly mowed.
- (d) Propane tanks shall be located outside of the safety zone and placed on a gravel or concrete pad.
- (e) Firewood shall be stored at least 15 feet from the exterior wall of a habitable structure unless it has a fire-retardant cover or is stored in a shed.

c. Branches and Limbs

- i. The limbs of large trees shall not overlap another tree and dead limbs shall be pruned to a height of 10 feet above the ground. Tree clusters may be allowed if the fire official determines that sufficient clear area is provided.
- ii. Tree branches shall not extend over or under the roof or eaves, and shall not be within 15 feet of a deck or similar combustible projection, wood burning appliance, or chimney.

d. Landscape Design

Landscape design shall comply with the following FireWise landscape guidelines:

- i. Plants nearest a habitable structure and in the safety zone shall be more widely spaced and smaller than those farther away.
- ii. Planting areas shall be designed as small, irregular clusters and islands, not large masses.
- iii. The continuity of the vegetation shall be broken up with decorative rock, gravel, and steppingstone pathways.
- iv. A variety of plant types and species shall be incorporated into the landscaping to help ensure plant health by reducing insects and diseases.
- v. Mulch shall be applied to conserve moisture and reduce weed growth. Mulch can be organic (wood chips or small bark pieces) or inorganic (gravel or rock). Pine bark, thick layers of pine needles, or other materials that can easily carry fire are prohibited.

e. Maintenance

Persons owning, leasing, or otherwise maintaining structures covered by provisions of this LUDC are responsible for proper maintenance of the Safety Zone, including modifying or removing flammable vegetation and keeping leaves, needles, and other dead vegetative material from accumulating on roofs of structures.

D. Site Triangle / Clear Vision Area

No walls/fences, buildings, trees, shrubs, or other obstructions to view in excess of 24 inches in height shall be placed on any corner lot within a triangular area formed by the curb line and a line connecting them at points 10-feet from the intersection of the curb lines. Plantings in this area should be selected for natural growth patterns that would not require maintenance to meet this requirement.

E. Streetscape Landscaping

Except in the Broadway District, a landscape area shall be established along all streets between public right-of-way and any buildings, parking lots, loading areas, storage areas, screening walls or fences, or other improvements in association with any use, in accordance with the following:

Table 4.11-2: Minimum Width of Landscape Area	
Adjacent To	Width (Feet)
I-70	15
Any other street	10

1. Necessary driveways and maneuvering areas for parking lots may be put in these areas with the approval of the Director. Parking spaces are not allowed in this area.
2. The required landscaped areas shall be planted at the rate of one tree per 25 sf for all streets in the required landscaped area.
 - a. These landscape areas shall be designed in a manner that takes into account existing patterns of surrounding development and the existing landscape.
 - b. A minimum of 50 percent of required street frontage landscape areas shall be covered with cultivated landscaping and maintained.
 - c. Ground cover shall consist of low-water, drought-tolerant, adaptive plants.

F. Right-of-Way Landscaping Responsibility

1. Landscaping allowed in the public right-of-way shall be a maximum height of 24 inches. Trees may be allowed if branches are trimmed up to a minimum of eight feet above ground level. The allowance of street trees or trees in the right-of-way is at the discretion of the Public Works Director.
2. To the maximum extent practicable, landscaping plans shall be coordinated with the placement of utilities to avoid conflicts with above and below ground utilities and overhead light fixtures. Landscaping is required as identified in this chapter, but placement may vary to avoid unnecessary conflict.
3. Landscaping within the public right-of-way shall consist of low-water, drought-tolerant, adaptive plants. Turf grass is prohibited.

G. Maintenance

1. Landscaped areas shall be well-maintained, safe, clean and attractive at all times. Maintenance shall include without limitation the following:
 - a. Landscaped areas shall be kept free of trash, litter, weeds, and other such materials or plants not a part of the landscape.
 - b. All plant material shall be maintained in a healthy and growing condition and shall be replaced with plant material of similar variety and size (size not to be smaller than the minimum required by this LUDC at the time of replacement) if diseased, damaged, destroyed, or removed within 45 days of installation, or by an agreed-upon date if seasonal conditions prohibit replacement within the 45-day period.

- c. Fruit-bearing trees shall be picked and pruned as needed during the fruiting season to avoid attracting wild animals.
 - d. In the event of drought and water rationing, focus on maintaining plants closest to your residence or business.
 - e. Turf shall be mowed to 4 inches or less, except in riparian areas or water setbacks.
 - f. Outdoor irrigation fixtures shall be water use efficient fixtures and watering shall be limited to an amount sufficient to keep plant material alive and healthy.
 - g. Abutting landscaped areas lying between public right-of-way lines and the property shall be maintained unless such streets or landscaped areas are expressly designated to be maintained by a designated governmental authority.
- 2. It is the duty of any property owner or occupant to control noxious weeds, as defined by the CSU Extension Office, which aggressively invade native plant communities or are carriers of detrimental insects, diseases, or parasites and it is unlawful to permit such noxious weeds to grow.
 - 3. The maintenance of landscaping in the public right-of-way in all zoning districts shall be the responsibility of the adjacent property owner, whether an individual, corporation, or homeowner's association.

H. Revegetation of Disturbed Native Land

This section is applicable only to areas that have undisturbed native land on the property and back up to Town open space or BLM lands (and therefore would not apply to former or current agricultural lands). Development activities should only disturb, clear, or grade the area necessary for construction.

- 1. All areas disturbed by grading or construction, not being formally landscaped, shall be mulched and revegetated with native seeding or other native plant materials. All seeded areas shall receive seeding mulch in order to promote growth and increase soil contact. A minimum of three inches of topsoil shall be installed utilizing existing stockpiled topsoil from the site, when possible. Seeded areas in excess of 3:1 (horizontal: vertical) slope (33 percent) shall receive biodegradable erosion control blankets, to reduce potential for damage from heavy, concentrated storm-water runoff.
- 2. Keep vehicles and construction equipment out of undisturbed areas to preserve the natural ground cover and vegetation.
- 3. Following construction, stockpiled topsoil should be uniformly redistributed to a depth of three inches.
- 4. Topsoil shall consist of adequate and fully composted organic material.

4.11.40 LOCATION SPECIFIC STANDARDS

A. I-70 Corridor Buffer

1. Applicability

The following standards shall apply to parcels that abut the I-70 corridor. For new uses that required additional landscaping under this section, the requirements of this section apply. General landscaping maintenance requirements apply to all parcels in the I-70 corridor.

2. Buffer Requirements

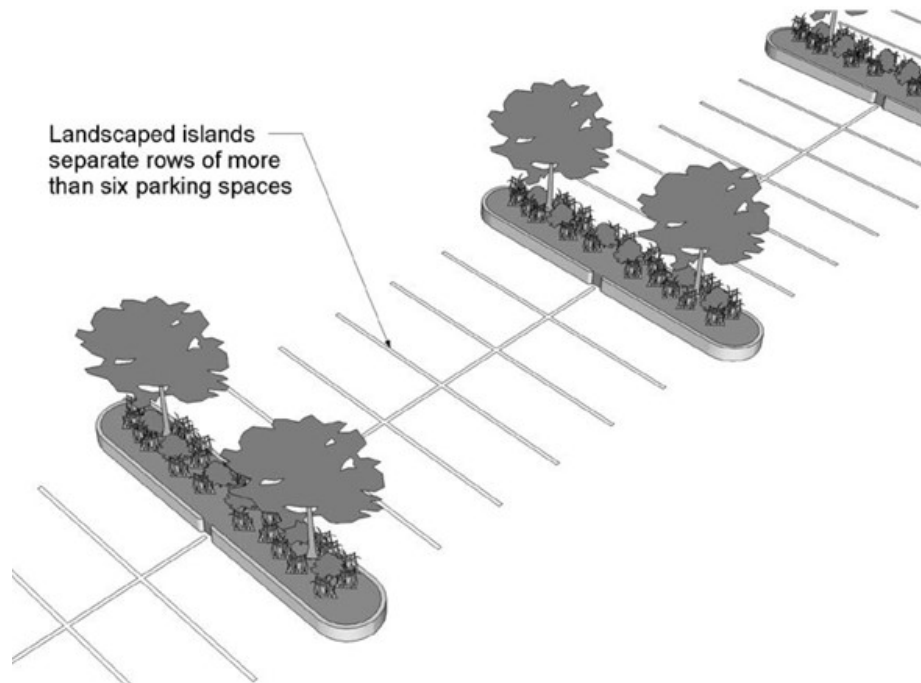
- a. A minimum 15-foot-wide landscape buffer paralleling the property line shared with the interstate right-of-way shall be provided, as well as along any public or private streets that front the interstate right-of-way.
- b. A minimum of one tree shall be planted in the buffer for every 25 linear feet of property line or street frontage.
- c. Tree species, groupings and height at maturity shall be sufficient to screen outdoor uses on the property from views from vehicles traveling in either direction on I-70.
- d. Shrub massing shall be used in conjunction with tree plantings. Selected shrubs shall have a minimum mature height of eight feet.
- e. Fencing may be required in conjunction with required landscape minimums for more intense outdoor uses.

4.11.50 PARKING LOT LANDSCAPING

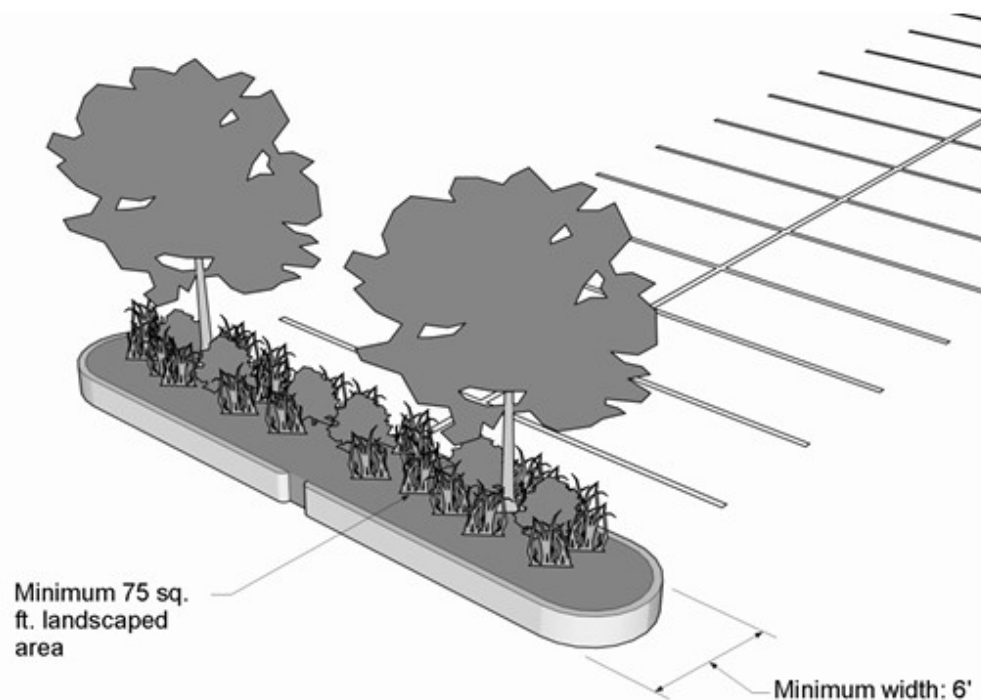
A. Landscaped Islands or Rain Gardens Required

1. In all districts, landscaped islands, rain gardens, or a combination of the two shall be provided in parking areas along the ends of parking rows, adjacent to lot lines, and used to define the location and pattern of primary internal access drives.
2. Landscape islands and/or rain gardens shall be used to separate rows of more than 10 parking spaces in all zone districts except the Broadway District.²

² June 16: Update image to show islands for every 10 spaces.



3. Parking lot landscaped islands or rain gardens shall be a minimum of six feet wide and contain a minimum of 75 square feet of landscaped area.



4. Parking lot planting islands and rain gardens shall contain a minimum of one tree for every 10 parking spaces in nonresidential uses, and one tree per every 6 spaces in residential uses, exclusive of perimeter landscaping and street trees.
5. All parking lots serving nonresidential uses shall be separated from adjacent residential zoning districts or uses by a minimum six-foot high fence, wall, or landscaping approved by the Director.
6. The landscape islands or rain garden may be required to use raised borders, at the discretion of the Director.

B. Parking Lot Drainage Design

1. Where appropriate and approved by the Town, the use of porous pavement or specially designed brick or block should be considered to increase percolation and on-site water retention for plant material, replenish groundwater, and reduce stormwater runoff volumes.
2. Drainage from parking lots shall not cross public sidewalks, be released onto adjacent property, or be released into natural watercourses without suitable treatment. Long curb sections shall have curb cuts or catch basin grates at frequent intervals to minimize the volume of storm water being carried. The surface of landscape islands and divider strips may be concave to help channel surface water runoff. The following drainage options are permitted within parking lot landscape areas, subject to design approval from Public Works:
 - a. Rain gardens.
 - b. Bio-swales.
 - c. Drainage inlets.
3. Dirt or gravel parking lots, such as those allowed for campgrounds or certain special events venues, are exempt from Parking Lot Drainage Design.

C. Parking Lot Snow Storage

1. One parking space for every ten parking spaces shall be designated as a snow storage area and comply with the following:
 - a. Must be a paved surface with proper drainage, preferably located at the low end of the parking lot drainage system.
 - b. Shall be located so as not to interfere with the safe movement of pedestrians and traffic, and shall not be within clear vision areas at entrance/exit points and road intersections.
 - c. Plowed snow shall not be placed on landscaped areas but may be placed in a required perimeter buffer or parking lot interior landscape area that contains plant materials and other surface treatments that are tolerant of ice melting chemicals and that can withstand the weight of the snow.
 - d. During abundant snowfall years, property owner is responsible for removing snow that is in excess of required snow storage areas.
2. A property owner may allow parking in a snow storage area during any snow season where the owner provides the Director with an executed agreement to have all snow removed from the site after any snow event that produces more than one inch of snow in a 12-hour period.
3. New seasonal uses are not subject to the parking lot snow storage requirements.

4.11.60 SCREENING

A. Purpose

The purpose of screening standards is to completely hide stored materials from view of persons standing on the ground outside the storage area. If no particular location is specified, the standards shall be interpreted as based on the vantage point of a person standing on the ground 50-feet from the screening device on any side.

B. Screening Requirements

1. Screening of Mechanical Equipment

All mechanical equipment, either ground-mounted or located on a rooftop, shall be screened from the view of a person standing on the property line on the far side of an adjacent public street. Individual screening of rooftop mechanical equipment is prohibited. Units shall either be grouped together “penthouse style” or screened with a parapet wall the entire length of the building. Such a parapet wall shall be designed to be integral to the overall architecture of the building.

2. Parking Lot Screening

Perimeter screening buffers shall be a minimum of five feet wide or a combination of fencing and a two-foot-wide buffer may be used. Screening shall be sufficient to screen views into parking lots from public rights-of-way.

3. Storage, Recycling and Waste Collection, and Loading Areas

- a. Storage, recycling, and waste collection, and loading areas shall be located at least 20-feet from any public street, public sidewalk, or building with a residential use. Placement of storage, recycling, and solid waste collection, and loading areas shall be sited so as not to interfere with vehicular visibility or circulation.
- b. Storage, waste collection, loading areas, and other service functions shall be incorporated into the overall design of the building and landscaping so that the acoustic impacts of these functions are contained to the maximum extent feasible, and so that such features are fully screened and out of view from public streets. Screening materials for solid waste collection and loading areas shall be of the same and of equal quality as the materials used for the primary building and landscaping.
- c. All waste collection or storage areas for multi-family projects and nonresidential projects shall be maintained within a structure on the property or enclosed by a six-foot solid material that is constructed using similar materials to the primary building(s) on the site. The enclosed trash storage areas are allowed within the setback so long as the enclosure is not covered, and the fences or wall meet the allowed fence height. Trash storage areas immediately adjacent to public alleys may be allowed without screening.

4. Storage of Recreational Vehicle

The storage of a recreational vehicle, including campers, motor homes, trailers, snowmobiles, boats, or similar vehicles (whether motorized or not), may be stored on private property but not on the designated driveway, provided that the recreational vehicle is buffered from view with a solid fence at least six feet in height or dense shrubbery of equal height from all adjacent residential properties. The storage of recreational vehicles is not permitted in any required front

yard. Recreational vehicles stored inside or in rear yards shall not create secondary driveways or ruts or paths through landscaping to access storage areas.

5. Storage of Other Personal Property

The storage of personal property in a front yard is prohibited. Storage of personal property in a side or rear yard for a period of more than 15 or more consecutive days shall be screened by a solid wood fence or wall, the height of which shall be consistent with the requirements of the zone district within which the property is located. The fence also shall comply with all other materials, maintenance, and other height requirements of this section. Typical outdoor items such as patio furniture or children's play structures do require screening.

C. Screening Materials

1. Screening walls or fences shall be constructed from durable materials suited to Eagle's climate and that will require low maintenance. All screening devices shall be constructed of materials and in a manner that creates a completely opaque screen through which it is not possible to see any portion or silhouette of the items being screened. Unless otherwise specified, acceptable materials for screening may include:
 - a. Masonry walls with stucco or other acceptable finish or constructed from masonry units with a stone or wood pattern or finish.
 - b. Rock or stone walls.
 - c. Wooden fences constructed from pressure treated wood or native wood or any materials which can withstand exposure to the weather, and which are approved by the Direction shall be acceptable.
 - d. Plant materials appropriate for screening such as trees or shrubs commonly used in hedging.
2. Other materials may be approved by the Director, based on durability and suitability within the neighborhood.
3. Vinyl is not an approved screening material.

D. Height

No materials, with the exclusion of vehicles, stored within an outdoor storage area or behind a screening fence, wall, or hedging shall be stacked or stored in a way that exceeds the height of the screening walls, fence, or structure.

E. Maintenance

1. All walls, fences, or hedging shall be maintained in good condition.
2. Any walls, fences, or hedging used to enclose outdoor storage areas shall require a building permit and construction details shall be reviewed for compliance with the criteria in this section.

4.11.70 FENCING

A. Maximum Fence Heights

1. Generally Applicable Standards

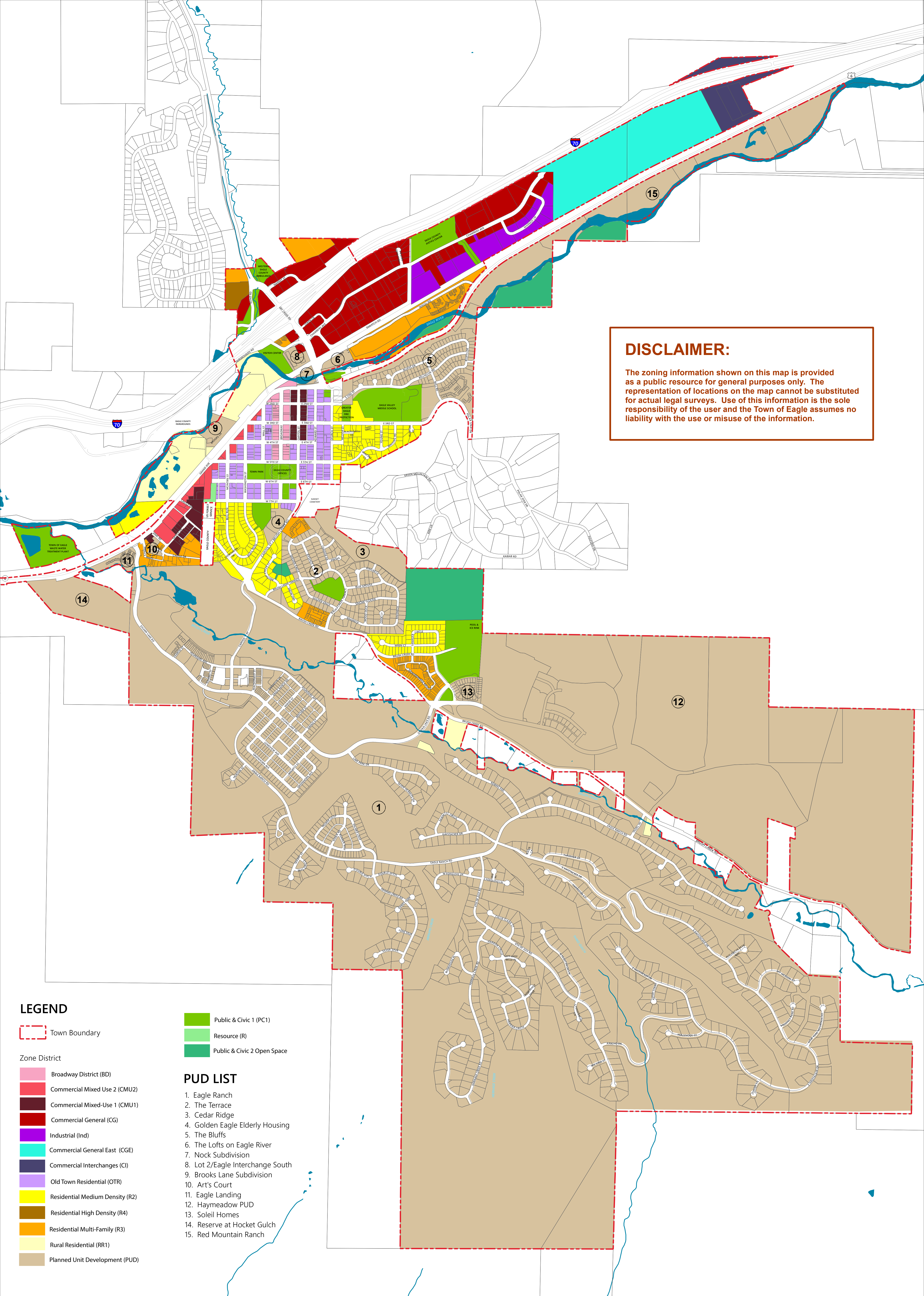
- a. **Sec. Error! Reference source not found.** clear vision areas must be maintained, and fencing may be required to be reduced to comply.

- b. A building permit is required for any fence over six feet high.
- c. Fencing within or adjacent to wildlife habitat or wildlife movement corridors shall be limited to 42 inches. Both wildlife habitat and wildlife movement corridor fencing as well as fencing associated with agricultural uses in the Agricultural and Rural zone districts shall adhere to the recommendations of Colorado Parks & Wildlife described in “Fencing with Wildlife in Mind” or successor publication.
(<https://cpw.state.co.us/Documents/LandWater/PrivateLandPrograms/FencingWithWildlifeInMind.pdf>)

2. Maximum Height by Zone District

Fences shall comply with the following height maximums:

Table 4.11-3: Maximum Fence Heights				
	Residential Districts			Nonresidential Districts
	Interior Lot	Corner Lot	Through Lot [1]	
Front Yard	42 in	42 in	42 in	42 in
Side Yard	6 ft	6 ft	6 ft	8 ft
Rear Yard	6 ft	6 ft	42 in	8 ft
Street side yard in front ½ lot		42 in	42 in	8 ft
Notes: [1] Fence heights for through lots and street side yards adjacent to an arterial street may be eight feet in rear yard if no access is provided and eight feet on rear half or side yard.				



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)
- Commercial Interchanges (CI)
- 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**

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



To: Planning & Zoning Commission
From: Community Development Department
Date: June 20, 2023
Agenda Item: Community Development Department Update

LONG RANGE PLANNING

- **ReCode Eagle – The Land Use and Development Code (LUDC) Update**
 - The full Public Comment Draft of ReCode was shared with the community on 4/17/23 and can be accessed through this link: [ReCode-Eagle-LUDC-Update Public-Comment-Version \(townofeagle.org\)](https://www.townofeagle.org/ReCode-Eagle-LUDC-Update-Public-Comment-Version).
 - Staff has been collecting public comment and incorporating it into the Code.
 - At the end of June, staff will be releasing the Adoption Draft, as well as a list of general changes that have been made between the Public Comment Draft and the Adoption Draft.
- **Adoption schedule:**
 - Planning & Zoning Commission Recommendation hearing: 6/6/23 (tabled until 7/18/2023)
 - Town Council Adoption hearing: 6/27/23 (ReCode & Zone Map to be tabled to August 8th, but agenda time will be utilized for discussion and public comment on Zone Map)
- **Publication schedule:**
 - Adoption draft to staff (from Clarion) end of day 6/20/2023
 - Adoption draft published to Town website approximately 6/27/2023
- **Other ReCode dates:**
 - PZ hearing 6/20/2023
 - Table zoning map to 7/18/2023
 - Landscaping / Zone Map
 - TC hearing 7/11/2023
 - Use Standards & Chart / STR's / Landscaping

LAND USE APPLICATIONS IN PROGRESS

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

- **DR23-02: Alpine Lumber Shed**
 - A Minor Development Permit to replace an existing lumber shed along Eby Creek Rd with a new shed.
 - Public hearing schedule:
 - Planning & Zoning Commission: 6/20/2023



OTHER NOTABLE UPDATES

- Planning has posted our Planning & Zoning Commission vacancy on the Town’s website and advertised in Eagle Today, Vail Daily, and on social media. The application deadline is June 23rd and we hope to bring a recommendation before Town Council on the July 11th meeting. PLEASE HELP US TO GET THE WORD OUT AND FILL THIS IMPORTANT POSITION!
- Denise Cardoza will transfer from the HR Admin Tech II to our CommDev team on June 20th, filling Nikki’s position. We are so excited to have Denise joining our team!

TOWN COUNCIL AND PLANNING & ZONING COMMISSION MEETING SCHEDULE:

June 2023
June 6 th (Planning & Zoning Commission) • ReCode Eagle Recommendation Hearing – continued to July 18th ○ Reviewed LERP updates from Council, Design Standards, CI Zone District, Use Standards.
June 13 th (Town Council) • <i>No land use files.</i>
June 20 th (Planning & Zoning Commission) • Alpine Lumber Minor Development Permit • ReCode Review • Zone Map recommendation – continue to July 18th
June 27 th (Town Council) • ReCode Eagle Adoption Hearing – continue to date specific in August ○ ReCode Discussion Topics - TBD • Zone Map Adoption Hearing – continue to date specific in August
July 2023
July 4 th (Planning & Zoning Commission) – Town Hall closed for the 4 th of July
July 11 th (Town Council) • Planning Commission Appointment
July 18 th (Planning & Zoning Commission) • ReCode Recommendation Hearing (tabled from 6/6) • Zone Map Recommendation (tabled from 6/20)
July 25 th (Town Council) • <i>Currently no land use files.</i>