



**Planning & Zoning Commission
Tuesday, September 5, 2023, 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631**

This agenda and the meetings can be viewed at www.Townofeagle.org.

PUBLIC WIFI – Eagle Guest

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

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

Microsoft Teams meeting

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

Or call in (audio only): [+1 469-770-0416](tel:+14697700416), 524046260#

Phone Conference ID: 524 046 260#

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 Denise.Cardoza@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. July 18, 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 HEARINGS

1. Project: 882 Chambers Ave.
File # DR23-05
Applicant: Mike Mootz, Owner
Location 882 Chambers Avenue
Staff Contact: Cliff Simonton, Senior Planner

Request: A Minor Development Permit to construct the shop buildings with attendant parking and landscaping on a 1.125 acre lot on Chambers Ave.

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. August 2023 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.

Denise Cardoza

Denise Cardoza
Administrative Technician II



MEETING MINUTES
Planning & Zoning Commission
July 18, 2023, 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631

This agenda and the meetings can be viewed at www.Townofeagle.org.

PUBLIC WIFI – Eagle Guest

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

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

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

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

COMMISSIONERS PRESENT

Matthew Hood, Keegan Winkeller
Weston Arbogast, Keith Klesner
Bill Nutkins

COMMISSIONERS ABSENT

Jennifer Filipowski, Keith Montag

STAFF

Chad Phillips – Community Development Director
Cliff Simonton – Senior Planner
Peyton Heitzman – Planner II
Jessica Lake – Planner II
Dennis Wike – Town Engineer
Denise Cardoza – Com Dev admin
Don Elliott – Clarion
Elizabeth Garvin – Clarion (Remote)

APPROVAL OF MINUTES

1. Minutes dated June 20, 2023

The minutes were approved as presented.

PUBLIC COMMENT

There was no public comment.

Public Hearings

1. Project: Alpine Lumber Shed Minor Development Permit and Zoning Variance
File # DR23-02 & V23-01 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 replace an existing shed along Eby Creek Road with a new shed and a Zoning Variance for increased impervious surface coverage beyond what is allowed in the Commercial General zone district.

Staff Presentation-

Staff presented the application to the Planning Commission and reviewed the design and zoning variance requests. Proposed materials for the new shed include a brown metal roof and wood composite siding. The existing easement that the shed was on will be landscaped once the shed is relocated. Landscaping plans are still in development and staff included a condition of approval to review and approve those administratively.

Staff requests conditional approval and that landscaping plans be submitted prior to the building permit issuance as the current plan will add an additional 15 feet of landscaping.

Staff finds the development permit meets town regulations, with conditions and with design variances.

Staff reviewed the Zoning Variance standards.

Staff reviewed the required maximum lot coverage in the CG Zone district which is 50% building coverage: all other impervious at 30%. The proposed zoning variance has the building coverage at 26.5%; all other impervious at 65%. The current property exceeds this lot requirement as a whole and with the relocation of the shed this property will become more in compliance with the Town Standards. Roughly 1,369 feet of landscaping will be added.

Staff reviewed the requirements for a variance and the intent of the variance regulation. Remarked on drainage pattern and the reduced runoff. Staff finds the general aesthetic of the site will not be impaired with the granting of this variance. The applicant will move the shed to the interior of the lot without making significant changes to the size or efficiency of the shed and the overall lot configuration.

Staff recommends approval with condition for the Minor Development permit along with their zoning variance based on standards A, B and C, and based on compliance with the Municipal code and conformance with the goals and policies in the 2021 Elevate Eagle Comprehensive Plan.

Staff recommends approval of the applicant's Zoning Variance based on Standards (a), (b) and (c) of section 4.05.020 of the Municipal Code.

Discussion Questions:

Does P&Z agree with Staff on both the design variances and the zoning variance?

Chairman Hood: Called for questions from the commission for staff or applicant. There were no questions.

Public Comment

There was no public comment.

Deliberation and Discussion

Commissioner Montag agreed that standards a, b, and c are met. Agrees with Staff and appreciated the thorough review of the application.

Commissioner Nutkins commented on existing conditions and the consideration that it should be included in the current development.

Commissioners Winkeller, Arbogast and Hartman agreed with staff's recommendation.

Chair Hood also agreed with staff's recommendation. Chair Hood thanked staff for incorporating feedback the Commission gave during the previous meeting. Expressed appreciation for staff's analysis of the code and application of the variances.

MOTION Commissioner Winkeller made a motion to approve the Alpine Lumber Shed Minor Development Permit, file #DR23-02, with the finding of facts and conditions included in staff's recommendations.

Commissioner Montag: Second

All in favor: none opposed.

Motion carries

File # 23-12 and #23-01 - Closed

PUBLIC HEARING

2. Project: Recommendation Hearing for the Adoption of the Amended Land Use and Development Code (ReCode) and the Amended Town of Eagle Zoning Map
File # LURA21-02
Applicant: Town of Eagle
Location Town of Eagle
Staff Contact: Chad Phillips, Community Development Director/Town Planner
Request: Recommendation for the Adoption of the Amended Land Use and Development Code (ReCode) and the Amended Town of Eagle Zoning Map

Staff Presentation

Elizabeth Garvin Representative from Clarion – Presented via Teams

Garvin reviewed previous presentations which included:

- Project Goals
- Public outreach
- LUDC Organization
- Major Change Categories
- Housing Accommodations
- Base District Line-Up and alternative to PUD's
- Zoning Map Updates
- Creating Objective Development Standards
- Addressing Sustainability and Resilience
- Infill and Redevelopment
- Fix the Development Review Process

- Updates for User-Friendliness

Proposed Edits

- 1976 LUDC Applicability Clarification
 - Displayed table 4.01-1 LUDC Applicability to Multi-family Application Processes
- Old Town Residential Unit Type Edits
 - Recommended removing the lot assembly requirement and restricting size to 3 multifamily units
 - Limiting the maximum building footprint to 3,000 square feet
- Old Town Residential Dimensional Standards
 - Removed the “up to 8 units” from Table 4.03-10: OTR Lot and Dimensional Standards
- Primary Use Table edits
 - Displayed Table 4.09-1
 - Limit the residential uses in the OTR District:
 - No More Than 3 Units per structure
- CMU Development changes
 - Clarified Short Term rentals to correctly reflect its status as Permitted use
 - Lot and Dimensional Standards
- Additional Edits
 - Effective date: 60 days from adoption
 - 4.12.040.I Solar Ready Code
 - 4.12.060 Vehicle Parking Exceptions and Reductions
 - 4.16.020.D. Exempt from Sign Regulations

Chad Philips then discussed changes that have been prompted by direction from Town Council. Reviewed existing zone map in comparison to the proposed zoning map. Discussed Setbacks, specifically the proposed side yard 5' setback in the OTR district. Discussed Washington street and Howard St. as examples for acceptable side yards. The suggested proposed front and rear setbacks are acceptable but opens discussion on the side yard setbacks currently set at 12.5'. Philips noted that comparable towns have setbacks from 5' to 15'. Lot coverage of 70% and the height restriction maximum of 35' both remain the same. Philips also discussed Capitol Street, which is proposed as CMU1 on the updated zoning map.

Discussion Questions:

- Should the interior/ side yard setbacks in the OTR be 5', 10' or other?
- Should the setbacks in CMU1 be the same as Broadway reduced from 5' to 0'?
- Instead of a density cap should other development standards be used to determine how a building fits into the CMU1, such as height, setbacks, maximum lot coverage and other design standards?

Questions for staff:

Commissioner Arbogast confirmed that the OTR districts residential density has been changed to a maximum of three units on a lot. Additionally, a new line has been added to the zoning table. CMU1 now defaults to their own dimensional standards for residential.

Commissioner Klesner requested clarification on Neighborhood Protection Standards.

Chair Hood reviewed the Neighborhood Protection Standards in 4.04.030 – Generally applicable Mixed-Use Standards.

Commissioner Klesner confirmed that the Neighborhood Protection Standards are in place to provide a seamless transition between residential uses and business uses in a mixed-use district such as CMU1.

Chair Hood requested clarification on the OTR and CMU-1 zones in comparison to previous uses for those areas. Previously the comp plan contained a Downtown Neighborhood District and allowed zones of Commercial Limited, Residential Low Density, Residential Medium Density and Residential Multi-family. The proposed code is in alignment with the Comprehensive Plan.

Chair Hood requested clarification on where to find the correlating zone for Residential Multifamily and where it would fit in the proposed plan.

Chad Phillips noted that looking at each of those land use categories in the comp plan there isn't a good fit with the way CMU1 is evolving on Capital St. That's one of the reasons why the staff report included that description of the Downtown area. Although the future land use map doesn't show this, it's just one line over one block. And so, if the conclusion of the PZ was that it's just a bump out of the Downtown district then that opens the CMU1 to more of a Broadway feel with a residential emphasis and a residential cap that's appropriate or don't put a cap and just use the design parameters to govern the size of the structure.

Chairman Hood asked how does the OTR category address the other three zones except for the residential low density that is allowed in that zone. The comp plan recommends that Commercial limited, Residential Low Density, Residential Medium Density and Multi-family be potential zones for that area, we seem to be saying we are doing mostly low-density residential and how is that supported by the plan?

Chad Phillips – stated that there is a little bit of a disconnect because those zones are existing and not proposed. The OTR district was created in order to follow the comp plan.

Commissioner Arbogast requesting confirmation from Chad on utilizing CMU1 as an extension of Broadway and as a buffer of density between Downtown Broadway as it extends into the OTR. Requests clarification on the purpose for CMU1 and what is being decided in regard to the purpose of CMU1.

Chad Phillips confirmed that CMU1 is the combination of infill and redevelopment areas of Old Town where more density in closer proximity to Broadway is appropriate.

Commissioner Arbogast commented on the CMU1 mainly affecting Capital Street and areas of West Eagle that are included within that district. Requested clarification on how the CMU1 in West Eagle and on Broadway support each other.

Chad Phillips – stated that compliance is based on the future zoning as identified in the Comprehensive Plan and the West Eagle Sub Area Plan and staff reviewed these plans and determined that CMU1 is appropriate based on overall conformance with those plans.

Commissioner Arbogast –noted that both areas in Capital St. and West Eagle are a mix of residential and commercial with minimal multi-family units. Is the idea to increase density with multifamily units in the areas zoned for the CMU1? Is increasing density in the DDA and DBA and getting more people living in these districts the goal? Is CMU1 set to give the option to encourage growth and maintain single-family homes?

Chad Phillips answered that yes it acknowledges the existing condition while giving the opportunity to develop more multifamily units.

Commissioner Hartman requesting clarity on delineation of CMU 1 on 4th Street and existing commercial in OTR. What would happen to those few non-residential uses?

Chad Phillips responded that legal non-conforming will be allowed to continue.

Commissioner Hartman asked why is CMU1 limited to only 3 blocks on Capitol Street?

Chad Phillips responded that the proposed code is honoring the existing conditions and not wanting to extend into existing single-family neighborhoods and honoring the existing status while planning for what Eagle would like to see in the future.

Chairman Hood requested clarification on the DBA and where it extends to.

Bryan Woods (public) answered that the DBA extends to both sides of Broadway and the west side of Capital from Grand Ave. to 5th.

Commissioner Arbogast asked will the DBA be adjusted to the new zoning map?

Chad Phillips responded that would be up to the DBA to determine.

Commissioner Nutkins requested clarification on existing non-conforming structures.

Chad Phillips confirmed that existing non-conforming structures will keep their status unless redeveloped.

PUBLIC COMMENT

Lori Diversey – Eagle – Requested clarification on in-lieu fees. Expressed disapproval of in lieu fees because the fees are not used to directly improve the community. Expressed concern over 5' side setbacks in OTR, requests that it be changed to 10'. Requested clarification regarding the number of primary use multi-unit dwellings in the OTR. Prefers a 3,000sf as opposed to the proposed 1750sf lot sizes for new builds. Requested clarity on corner lot setbacks and specifics regarding commercial businesses being allowed in the OTR.

Dan Leary - 204 W 3rd St. – Requested clarification on the ability to combine more than 2 lots in OTC. Not in favor of 5' setbacks because of the interference with sun and the view. Expressed concerns over 35' high buildings next to solar panels and how that would impact solar panels. Believes there is current legislature regarding buildings and solar panels. In favor of fee in lieu – requesting clarification on giving people the right to not park on their properties and giving them the option to fee in lieu. Expressed concern over the lack of parking and how it is unfavorable and unfair to current residents.

Robyn Spain - Old Town Eagle – Requested confirmation that the smallest lot in the OTR will be 6,250'. Requests clarification on how many structures are allowed on a lot? Expressed concern over parking. Comments that the town will make money and residents will lose and suggested underground parking.

Tony Powell - 419 Washington – Expressed concern over setbacks and height of large buildings. Requested to make setbacks relative to building height. Appreciates 3 units per lot change. Requests clarification on the comprehensive plan's suggestion of 4-16 units per acre a little with 2700 feet per unit. Requesting clarification on getting 2-3 units on a two-lot property with a lot max 6250.

Chris Barbella - 236 Capital St. - Expressed support of CMU1 being extended to Capital St. and additional density in Downtown to help Downtown operations. Requests the same setbacks that are currently in use on Broadway to be

extended to the CMU1 district to assist with the blending of the community and the use of Broadway. Approves of the size of buildings with 70% coverage instead of a density cap on the CMU1.

Vig Banard - 2044 Eagle Ranch Rd. – In favor of current changes for the Zone Map, especially the CMU1. He expressed the need for higher density in the area to support the businesses on Broadway.

Bryan Woods 212 E 3rd – Resident of the proposed CMU1 expressed support for the new increased density standards and the setbacks in the CMU1 to be consistent with those on Broadway. Requested a setback maximum as built to lot requirements may not be appropriate. Requested flexibility in the code that would allow the CMU1 to adopt the setback of either the OTR or the Broadway standards.

Todd Morrison - 127 7 Hermits – In order for things to become affordable we need density. Expressed concern over parking in lieu because it adds a hardship to developers. Prefers underground parking. Expressed appreciation for open mindedness to expanding residential units into Downtown. Supports keeping Old Town more residential.

Dawn Koenig - 328 Capital – Expressed concerns for ADU setbacks set at 2.5' and will change to 5' under the proposed zoning changes and the restrictions it this would cause. Current owners should get more than what they have now; utilization should be the same. Concerns over infrastructure and capital improvements plan. Expressed concern about required access from the alleyways.

Kathy Heicher 641 Wall St. – Requested a sub area master plan in the OTR district instead of rezoning.

Chuck Weber 328 Capitol St. Online Comment- If there is so little commercial demand that blocks of Wall St. can be eliminated from the CBD, why would you then add sections of Capitol St. to the CM1? The three and four hundred blocks of Capitol are fully functioning residential with Garduno's as the exception. I think the east side of the three hundred block of Capitol St. should remain OTR. Thank you.

Public Comment closed

Discussion

Chad Phillips responded to the concerns expressed during public comment:

- Parking fee in lieu program is an option to developers within the area that encompasses Grand to 5th to Howard St. The goal is if developments can't fit parking into their property, they may improve the dirt shoulders and make it more closely resemble the diagonal parking on Broadway. The parking fee is set to over \$23,000 per spot.
- Multi-family dwelling Following council lead we have removed the "8 units per lot maximum" and the current lot maximum is set to three units in one structure with one structure per lot.

Chair Hood then requested clarity on the combination of lots.

Chad Phillips responded that the lot requirement has been removed. We no longer need the lot consolidation. Currently it is no more than three units on a lot contained within one structure. Philips directed residents to the land use chart for more information and reviewed how to read the Land Use chart.

- Solar access – research shows that it is not actually a setback issue, more of a solar easement issue. We can't tell you that you can't have trees and trees can be just as impactful to solar panel access. Evaluate that further beyond the setback issue.

- Don Elliott (Clarion Rep) – Voluntary streamline permitting for solar has passed, very few municipalities have passed it because it gets so complicated.

Chairman Hood Opens Commission Discussion

Commissioner Arbogast asked if there is a cap in terms of residential density for the CMU1?

Phillips responded that currently in the CMU1, there is no a density cap, there is no threshold or maximum.

Commissioner Arbogast asked if the 8 unit maximum has changed in CMU -1? Chad Phillips answered that no it has not.

Don Elliott (Clarion Rep) stated that artificial density forces buildings to make larger and more expensive units, which directly ties to forcing housing prices up. Elliott would be very leery about applying an artificial cap.

Commissioner Nutkins expressed concerns about the lack of a density cap due to a large number of residents and the services needed to support those residents, not just square footage. Concerns over putting ourselves in a poor position because we run out of services.

Chair Hood –asked what about infrastructure concerns if we need to build 20 units? Who pays for that? Do we have the infrastructure on Capital to support additional density?

Don Elliott (Clarion Rep) responded that it varies and based on what is on your capital improvement plan already. The Town is not obligated to approve what you cannot service. Service needs will change as capacity changes.

Commissioner Arbogast expressed concerns about the 10' setbacks in the OTR and the ability to build ADU with a 10' setbacks. Gave the example of a 25' lot with a 10' setback and the lack of space to build. Commented that CMU1 should have shorter setbacks and the OTR, which consists of more single/duplex units should have higher setbacks. Requested clarification on what would happen if someone wanted to build on a 25'lot with 10' setback?

Chad Phillips responded that they would have to go through the variance process to build on a 25' wide lot that had 10' setbacks.

Chair Hood asked if step setbacks would be appropriate?

Commissioner Nutkins commented that 12.5 or half the height of the building would be very typical.

Commissioner Winkeller is in support of 5' side yard setbacks to make lots more buildable.

Commissioner Klesner expressed concerns over OTR and the community's desire to keep it traditional. Recommends more space between neighbors and if building multi story to have a larger setback.

Commissioner Winkeller expressed concerns over narrow lots and the inability to develop with a larger side yard setback.

Chair Hood reminded the Commission that the limit is 3 units per lot. Expressed previous concerns with the OTR and the lack of density. CMU1 has fixed that a bit. The idea is to support redevelopment and bring vibrancy to Broadway and allow for the OTR to redevelop organically.

Commissioner Klesner expressed concern over the combination of lots and setbacks for space between density.

Commissioner Nutkins commented on the need for setbacks regarding fire mitigation. Discussed the need for setbacks for residential neighborhoods like OTR.

Commissioner Winkeller stated that Eagle Ranch changed from 7.5' side yard to a 5' setback to allow for more density. Don Elliott (Clarion Rep) commented that we see higher buildings with larger setbacks and usually start at 35'. For buildings under 35 there is just a number associated with the setback.

Commissioner Nutkins commented that CMU1 setbacks should be the same as Broadway to encourage multi-family. The only way to encourage density is to have similar setbacks as Broadway.

Chair Hood noted that building to 0' line is the minimum. Agrees for maximum flexibility for CMU1.

Commissioner Nutkins responded that this is a good balance in keeping businesses to stay and a good transition to have density CMU1. The CMU1 should have smaller setbacks.

Commissioner Arbogast reminded the Commission that their decisions on CMU1 also affect West Eagle. 0' for a side yard will also affect West Eagle.

Commissioner Nutkins responded that the affected area will span over a small section of West Eagle in the transition area between Grand Ave to residential.

Commissioner Arbogast requested clarification on the "5-20' zone" clause. Elizabeth Garvin (Clarion Rep) clarified this clause is there to ensure that a building is set at least between minimum 5' to a maximum of 20' from the lot line to provide more individuality and "eclectic style" when building. Corner lots will have this option on both sides on both sides. 65% of the front of a building must be within that build-to zone.

Commissioner Arbogast then noted that it is a 0' setback in the front for Broadway, but it would be 5'-20' build-to for CMU1.

Chair Hood stated that if CMU1 redevelops they have to build to Broadway standards. I think we should keep bigger side setbacks in CMU1.

Commissioner Klesner brought the conversation back to the OTR side setbacks. Some communities have 5' and some have 10' setbacks. Steamboat has 10' setbacks. When we think about the lots on the OTR, there are just the 2 single wide lots. Restate that if we are not going to do a stair step then we should respect OT Eagle and give them a 10' setback.

Commissioner Arbogast recognizes that the OTR is mainly single-family homes and acknowledges that redeveloping would become more difficult. Requests clarity on the Variance process. Chair Hood responded that variance are case by case and no one variance approval can set a precedent for other variance requests. Commissioner Arbogast clarified that whether side setbacks are 5' or 10', there will be requests for variances either way.

Chair Hood called for a motion.

MOTION: COMMISSIONER ARBOGAST

Motioned to recommend approval of the ReCode Eagle Land Use and Development Code, Adoption Draft Version, dated June 2023, with the list of changes as presented in the July 18, 2023, staff memo with the Planning and Zoning Commission's modifications. Based on the finding of fact that the Adoption Draft of the ReCode Eagle Land Use and Development Code, Adoption Draft Version, dated June 2023, as amended, is in substantial conformance with the Town of Eagle Comprehensive Plan.

COMMISSIONER NUTKINS – Second

Modification #1 - increase the side yard setback in the OTR District to 10'.

Modification #2 – reduce the side yard setbacks in the CMU1 to 0' to match Broadway.

Modification #3 – remove density cap standards within the CMU1, but keep height limit, setbacks, maximum lot coverage and other design standards to determine site structures.

Modification #4 - Include setbacks for accessory structures within CMU1 district to match the OTR accessory setbacks.

All in favor; passed unanimously.

Motion Carries – Seven (7) Commissioners recommended adoption of ReCode Eagle, two (2) Commissioners were absent.

MOTION COMMISSIONER NUTKINS – Motioned to recommend approval of the Town of Eagle Official Zone District Map as presented. Based on the finding of fact that the proposed Town of Eagle Zone District Map is in substantial conformance with the Town of Eagle Comprehensive Plan.

COMMISSIONER MONTAG – SECOND

All in favor; passed unanimously.

Motion Carries – Seven (7) Commissioners recommended approval of the Town of Eagle Official Zone District Map, two (2) Commissioners were absent.

Chair Hood – Closed file #LURA21-02.

DEPARTMENT UPDATE

- Introduced Laura Hartman to Planning and Zoning Commission
- Chad Phillips expressed thanks to the Commission for their continued direction on the ReCode project.

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

Meeting adjourned at 8:13 PM



**STAFF REPORT AND
CERTIFICATE OF RECOMMENDATION**

TO: Planning & Zoning Commission

FROM: Community Development Department

DATE: September 5, 2023

PROJECT: C&C Plumbing and Mechanical Shop Buildings

FILE NUMBER: DR23-05

APPLICANT: Mike Mootz, Owner

LOCATION: 882 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: Industrial (I) Zone District

EXHIBITS: A: Application Form/Project Narrative
C: Site Plan Set
D: Elevations and Exterior
E: Lighting Plan
F: Site Photos

PUBLIC COMMENT: No comments have been received as of August 31, 2023. Letters received after this time will be gathered and entered into the public record at the hearing.

STAFF: Cliff Simonton, Planner – cliff.simonton@townofeagle.org

REQUEST: A Minor Development Permit to construct two shop buildings with attendant parking and landscaping on a 1.125 acre lot on Chambers Ave.

INTRODUCTION

Mike Mootz (“Applicant”) owns C&C Plumbing and Mechanical and is requesting a Minor Development Permit to construct two shop and warehouse buildings on a presently vacant 1.125-acre lot located at 882 Chambers Avenue. The property is Lot 1 of the Gallegos Industrial Subdivision which was approved by the Town in January of 1994. The location is somewhat unique as it is the only lot with Industrial Zoning that fronts on Chambers Avenue (most other lots on Chambers are Commercial General). It is a corner lot, bounded to the west by Sawatch Road.

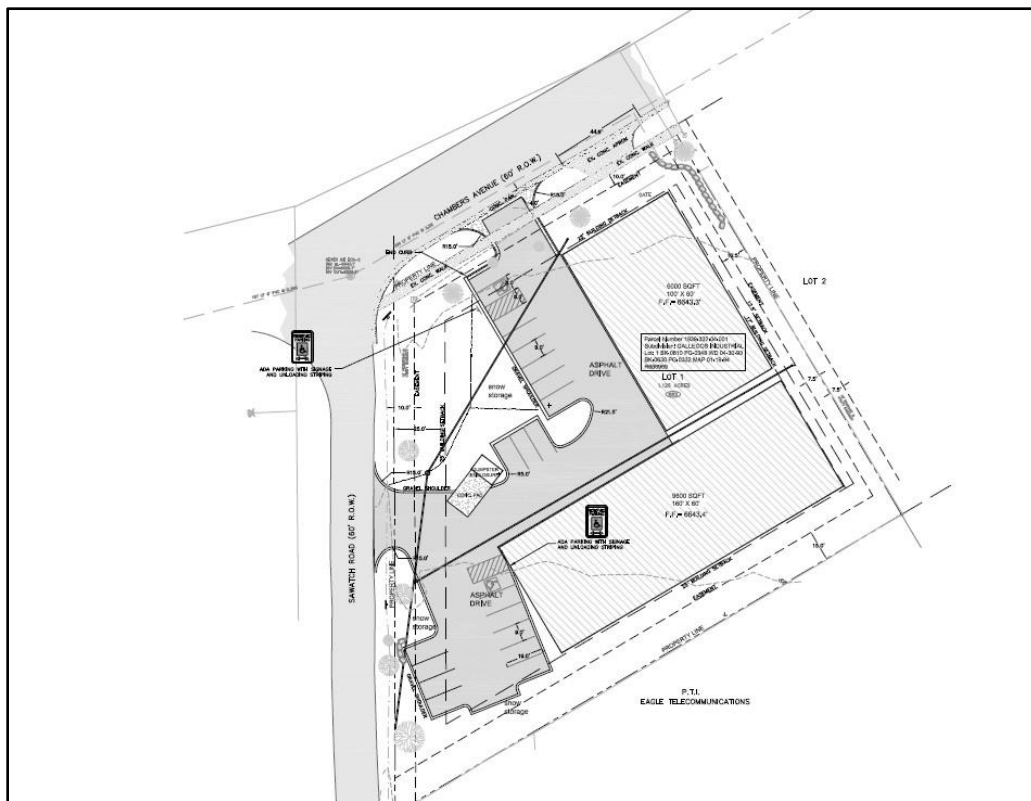
As proposed, Building A will be a 9600 square foot structure located along the southern lot line with its primary entrance facing west, and Building B will be 6000 square feet in size constructed adjacent to the eastern lot line with its primary entrance facing north. Building A will house warehousing, storage, sales and distribution activities for Rio Grande Masonry, a long-time local company, and Building B will house shop, warehousing and storage space for C&C Plumbing and Mechanical, which has similarly operated in the Valley for over 25 years. Each building will have office and staff support space; all activities will be conducted indoors.

The property at 882 Chambers is flat with few features other than a previously constructed shallow berm that fronts both Chambers and Sawatch. Topography falls generally to the south. Lot 1 is bordered to the east by Lot 2 of Gallegos Industrial Subdivision which is zoned Commercial General (CG) and presently supports vehicle storage. South of the property is an unpatted 5 acre parcel zoned Industrial (I) that supports a 23,000 square foot warehouse facility owned by CenturyTel. Across Chambers Ave. to the north is the western parking lot for the Eagle County Justice Center (zoned Public and Civic), and across Sawatch to the west are two fully developed properties in the Commercial General zone district. An impact report has been submitted as part of the application indicating that the proposed improvements for Lot 1 should not interfere with or impact operations on any adjacent property.



The site plan on the following page indicates the placement of buildings and the arrangement of access, parking and impervious and pervious areas for the new development, with Building A to the south and Building B to the east. Vehicles will enter from Chambers and exit onto Sawatch. Parking will be provided in two lots of 10 cars each, one located on the west side of Building B and the other located on the west side of Building A. Two ADA parking spaces are proposed, one for each structure. Landscaping will include

trees and shrubs along both Chambers and Sawatch; mature existing trees to the south along Sawatch will be preserved to the greatest extent possible. Parking areas will be additionally screened with new landscaping, as will the eastern side of Building B. Drive lanes and parking areas will be paved with asphalt and the trash enclosure indicated near Building A will be placed on a concrete pad. Curb and gutter will border all travel surfaces and parking areas.

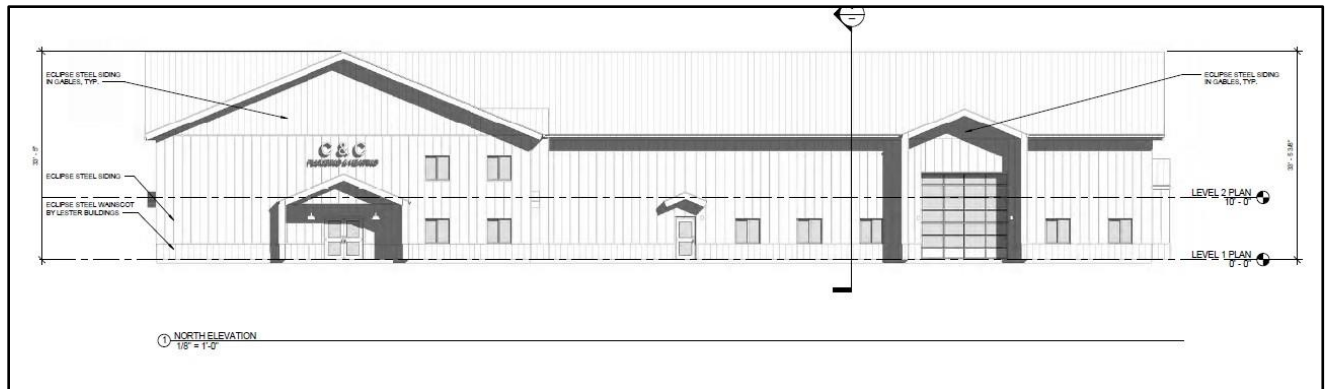


Site Plan for 882 Chambers Avenue

Buildings will cover approximately 32% of the property, and parking and driveways will cover an additional 25%. Total impervious surface will be 57%, with slopes carrying stormwater runoff to the drainage swale along Sawatch, which flows south. The heavier lines on the site plan above indicate piping that will convey storm water runoff from points around the buildings to the drainage swale. Per code, corner lots have two front yards, but just one rear yard, as selected by the Applicant. That yard is to the south, the other “rear” yard on the eastern side is allowed to conform to side yard setback requirements.

The proposed buildings will be two stories tall with a proposed height of 33.5 feet. Gable roofs will be pitched at 5:12. The siding will be a non-reflective metal product made by Eclipse Roof Systems which simulates vertical board and batten (a similar siding product covers the Alpine Lumber building located at 111 Chambers). The siding will be grey with a black wainscot below the lower sill level of the first story windows; the roof is proposed as a white standing seam metal. Signage is indicated to be mounted to the structure wall, and a monument sign is proposed for a location on the street. As governed by Code, all signs will be reviewed under separate sign applications.

An extended framed primary entry for Building B will be centered on its north side facing Chambers, and a similar primary entrance feature will be located on the west side of Building A. Large garage doors that will be visible from both Chambers Avenue and Sawatch Road will be framed by shallow extended walls supporting gabled roof forms. Secondary entrance doors spaced around both structures will be protected by smaller gable roofs.



Elevation looking from the north (Chambers Avenue). The “L” layout is not evident - Building A on the right side of the drawing is offset 100 feet to the rear of the entrance façade for Building B, which is on the left

Lighting will be provided by three parking lot fixtures mounted on 15-foot poles, hooded fixtures on either side of the primary entrances, and wall mounted sconces at all secondary door entrances. Landscaping will include organic and inorganic surface coverings, with trees and shrubs planted around buildings, along roads and in front of parking areas.

No zoning or design variances are being requested.

ISSUES FOR DISCUSSION

No items have been identified that require discussion.

STANDARDS FOR DEVELOPMENT PERMIT

Pursuant to Section 4.06.060, Minor Development Permits are subject to review and approval by the Planning and Zoning Commission, who will base their decision on the proposals conformance to applicable 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 4.07: Development Standards
- 3) Chapter 4.13: Subdivision Design, Improvements and Dedications
- 4) Chapter 4.14: Assurance of Adequate Public Facilities (PFIR)

CHAPTER 4.04. – ZONING

Section 4.04.070 - Schedule of Uses Permitted in Non-Residential Zone Districts for the Industrial Zone District.

The proposed uses, which include shop space, storage, wholesale and distribution activities, retail sales, and offices accessory-to-uses-permitted are all listed as uses by right (“P” for Permitted) in the Industrial Zone District. The Minor Development Permit confirms intended uses, and assures improvements and structures that are appropriately “fit” and designed for the property.

Section 4.04.090 - Dimensional Standards for Nonresidential Districts

INDUSTRIAL ZONE DISTRICT REQUIREMENTS							
	MLA	MFY	MSY	MRY	MBH	MLC*	MFA
STANDARD	20,000 sf	25'	Greater of 12.5' or ½ bldg height 17 feet required	25'	35'	Building 50%; all other impervious 30%	150%
PROPOSED	49,005 sf	25'	17'	26'	33' 5"	Building 32%; all other impervious 25%	35%
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.			

Staff Comment: As a corner lot, this property has two front yards, one on Chambers and one on Sawatch. The rear yard for this project was selected by the Applicant as the southern lot line. The side yard was selected to be on the east; the side yard setback is 17 feet due to a proposed building height of 33.5 feet. All dimensional standards will be met by the proposed design.

Section 4.04.100 L Supplementary Regulations, Industrial Use Standards

The Code provides supplemental standards for industrial uses intended to prevent impacts from sound, vibration, smoke, particulate matter, heat, glare radiation or fumes. The code also addresses the storage of combustible liquids on site, and waste materials that may be hazardous or that may attract pests.

Staff Comment: All activities associated with the proposed development will be conducted indoors, minimizing potential impacts from sound, vibration, heat, radiation or glare. No smoke or particulate matter will be released. No outdoor storage of materials or fuels or waste products is proposed, and no polluted water will be produced or discharged.

CHAPTER 4.07. - DEVELOPMENT STANDARDS

Section 4.07.020. - Landscape Standards

All yards adjacent to primary and secondary streets shall be landscaped. Plant material for landscape areas shall be suitable for use in the local climate, and shall include deciduous, coniferous, and ornamental trees, shrubs, perennials, bulbs, and seed or sodded lawn. The planting plan shall provide combinations of plant material with differing heights and densities, contributing to the overall uniform appearance of the neighborhood. On lots larger than one-half acre and in mobile home parks and subdivisions, a landscaped buffer shall abut the entire length of the front property line except for approved driveway accesses. The width of the landscaped buffer shall be not less than 15 feet. All landscape areas shall be irrigated using an underground automatic system. Trees may be grouped at species appropriate spacing or spaced evenly along roadways. Shrubs and perennials shall be spaced to achieve massing, depending on anticipated mature size.

Groundcovers, including sod and seed, shall be planted at a rate to achieve full coverage and mowed to a maximum height of six inches. All plant beds shall be mulched to an appropriate depth to retain moisture and reduce dust. Mulch shall be organic; rock and gravel mulch is not allowed. No more than two driveway cuts per lot, each a maximum of 35 feet wide, shall be allowed unless specifically approved by the Planning Commission during the development review.

Clear vision areas shall be maintained on the corners of all property at the intersection of two streets or a street and a railroad. A clear vision area shall contain no planting, fence, wall, structure, or temporary or permanent obstruction, including parking, exceeding 2½ feet in height, measured from the established street centerline grade.

In parking areas with ten or more parking spaces, landscaped islands or peninsulas shall be used to reduce the visual impact and assist in defining on-site traffic movement. Such landscaped areas shall be curbed to prevent vehicles from intruding on them. Industrial lots that abut commercial lots will be required to provide a landscaped and fenced buffer.

Staff Comment: A landscape plan has been provided, and landscaping proposed meets the spirit and intent of the code. Approximately 40% or 19,000 square feet of the property will be treated with landscape materials. The existing low berm in the front yard buffer along Sawatch Road and at the intersection of Sawatch and Chambers will be retained; the berm that exists along Chambers will be modified to accommodate the new driveway entrance. Buffer widths along roads will be at or greater than the required 15 feet, the sidewalk along Chambers will be retained and connected through the new driveway entrance. Existing plant material along Sawatch Road south of the proposed exit will be preserved to the greatest degree possible.

Front yard buffer areas along Chambers and Sawatch will be treated with an organic surface mulch to stabilize soils while reducing maintenance needs and water consumption. With similar intent, surfaces on the backsides of Buildings A and B will be covered with crushed gravel. A clear vision area at the intersection Chambers Avenue and Sawatch Road will be left without plants to assure adequate visibility for drivers. Other surfaces will be revegetated with a native seed mix, and hydromulch will be utilized to stabilize the soil during the grow in period. Trees and shrubs are proposed in both a random pattern and uniform spacing around the parking areas and in front of the two buildings. Curb and gutter throughout will protect planted areas from cars.

A fence already exists between Lot 1 and Lot 2 to the east, which is zoned Commercial General. Landscaping is proposed in addition to the fence along the back (eastern) side of Building B.

Proposed plants include Mountain Ash, Blue Spruce, Rocky Mountain Birch, Sand Cherry, and Mountain Snowberry. A small area in front of the parking spaces for Building B will be covered with sod. Permanent underground irrigation is proposed for all planted areas. An as-built irrigation plan should be submitted to the Town Engineer prior to the granting of a certificate of occupancy.

Section 4.07.010. - Lighting Standards

Town of Eagle lighting standards are intended to provide quality lighting sensitive to the Town's mountain environment and to sustain a pristine nighttime sky by controlling glare and minimizing light pollution beyond property lines. Proper shielding of light fixtures is required to eliminate glare at normal viewing angles.

Staff Comment: A lighting Plan has been submitted, indicating 13 sconce fixtures located at exterior doors of the buildings, two steel dome lights at each of the primary building entrances, and three parking lot fixtures mounted on 15-foot poles. All lights will be directed downward and fixtures cutoff to hide light sources. Lights on poles in the parking lot are directed towards the buildings and not towards the street or adjacent properties. Shielding, wattage and footcandle standards will be met; no façade lighting is proposed. Fixture information sheets have been provided, and plan sheet E4.0 indicates the position of all exterior lights and the approximate coverage of ground illumination. Lighting for signs will be considered under a future separate sign permit.

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

Staff reviewed the application against the General Architectural Standards that apply to all development, and the Chambers Avenue Commercial General and Industrial Area design standards.



Elevation with colors concept. The building form on the left is the narrow end of Building B, which forms the eastern leg of an "L" shaped layout.

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 layout of buildings is a simple "L" pattern, with the interior of the L facing west and north. The property is relatively flat, draining to the south. Roof eaves will be guttered, and runoff will be collected and directed via open channel and buried pipe to a drain outlet in the lower southwest corner of the property. Snow will shed onto asphalt surfaces adjacent to parking areas, and onto graveled areas on the back sides of the buildings. Door entrances will be protected from shedding snow with gable roof structures. Numerous doors and windows will provide natural light and opportunities for interior ventilation. Building entrances are immediately adjacent to parking areas, which include spaces devoted to handicap parking. The scale of the two-story structures and the proposed exterior finishes are similar to and compatible with other buildings in the Town's Industrial Zone district.

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.

Staff Comment: The proposed shop buildings are each 33.5 feet high at the gable ridge (apex), and well within the stated standard.

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: Simple rectangular buildings are proposed with gable roof forms. The applicant has incorporated several design features to provide variety and visual interest including a simulation vertical board and batten siding, building projections around main entrances and garage doors, smaller gable roofs at each secondary entrance, and a contrasting wainscot around the base of the structure.

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: There is a pedestrian sidewalk along Chambers Avenue that will be retained. The primary entrance for Building B will face and be parallel to Chambers Avenue, and the primary entrance for Building A will face Sawatch Road.

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: Mechanical equipment will be minimal and screened or located on the back side of the buildings. The site's trash receptacle will be enclosed in a structure with exterior finishes that match the finishes of the two primary structures.

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 façade for Building B that faces Sawatch Road is 100 feet in length, and is broken by walls that project three feet on either side of a central large garage door. Windows and smaller secondary doors with gable roofs also break the plane of this façade. While Building A is longer, much of it is hidden from view by Building B, with only 100 feet of its north facing wall visible from Chambers Avenue. This wall is similarly broken by wall projections on either side of a central large garage door which is covered by a gable roof form. Windows and smaller secondary doors with gable roofs break the plane of Building A's north facing façade. The buildings will be clad in metal siding designed to replicate vertical board and batten siding, and 24" roof overhangs will cast shadows throughout the day. Additionally, a wainscot in contrasting dark color will surround the base of both structures.

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: A simple gable roof form is proposed for both buildings, incorporating a 5:12 roof pitch. Large garage door entrances on both buildings will be covered by separate gable roofs covering wall extensions that frame each door, adding interest to the overall form. Each building will have a projecting primary entrance feature covered with a secondary gable roof form. Exit doors located around the building perimeters will each have a small gable roof.

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: A loading dock or exterior service area is not proposed as a part of this project.

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: Metal siding is proposed, using product manufactured by Eclipse Roofing Systems. The material profile is flat with raised ribs intended to replicate vertical board and batten siding. Siding color will be grey, with a black wainscot below the lower window levels. A white standing seam metal roof is proposed for both buildings. All materials will have low reflectivity.



Proposed siding material

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.



Sample of the proposed siding material

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: The property to be developed is in an approved subdivision and all utilities are available at or near the property boundary. All utility connections will be underground, as indicated on the plan sheets. Utility risers, meters and panel boxes should be indicated on plans submitted for building permit and should be located and/or screened from public view to the greatest extent possible.

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: A trash enclosure is proposed that will hide the trash receptacle from public view. The enclosure will be located adjacent to the driveway and will be easy to access by trash trucks. The exterior of the enclosure will match the exterior finishes of the buildings.

Section 4.07.100 - Development Impact Report

Every development permit application and preliminary subdivision plan shall include a preliminary statement of whether the proposed project will, will not, or could possibly affect the environment, either during construction or on a continuing basis.

Staff Comment: The Applicant has completed the Development Impact Checklist, which indicates no significant impact from development. Staff agrees with the assertion of no significant impact.

Section 4.07.140. - Parking Standards

Number of Parking Spaces Required.

Uses within the proposed structure that drive parking requirements include office space, storage, warehouse, and wholesale and distribution activities. There are spaces within both structures that do not generate parking requirements, like restrooms, mechanical rooms, entryways, hallways, stairwells, and employee breakrooms. The following tables provide the parking requirements for the two proposed buildings.

Building B

Use	Spaces required	Square footage	Parking required
Office	1 space per 300 sf	600	2 spaces
Wholesale/ Distribution	1 space per 1,000 sf	4180	4.2 spaces
Storage	1 space per 1,000 sf	1418	1.5 spaces

Building A

Use	Spaces required	Square footage	Parking required
Office	1 space per 300 sf	667	2.2 spaces
Wholesale/Distribution	1 space per 1,000 sf	4033	4 spaces
Storage	1 space per 1,000 sf	4033	4 spaces

Total parking required = 18 spaces (rounded up) Total parking proposed = 20 spaces

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. 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. All parking areas serving nonresidential buildings which contain more than 10 spaces or have more than 3000 square feet of parking area shall have parking areas surfaced with asphalt or concrete.

Staff Comment: Eighteen parking spaces are required for the two buildings, and 20 are proposed. Parking will be straight in, with spaces 9 feet wide and 19 feet deep. Two dedicated handicapped parking spaces with ground identification and signage are in that mix, located near the primary entrances to the buildings. The ADA spaces are 17 feet wide and 19 feet deep. All travel surfaces and parking areas will be paved with asphalt. Parking as proposed meets the requirements of the Code.

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. 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. The intersection of an access way with a public street shall be located not closer than 15 feet to a side lot line. 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. All parking lots adjacent to primary and secondary streets shall be screened using plant material and/or fencing.

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.

Staff Comment: Access entrances, one from Chambers Avenue and the other from Sawatch Road (the exit), will be approximately 22 feet wide. The access points are no closer than 70 feet to a side property line. Vehicles will enter and exit parking areas in forward drive, and parking areas will be screened from the adjacent roadways with landscaping trees and shrubs. Although each proposed lot holds 10 cars, there are no more than 7 contiguous parking spaces in either. Planting a tree internal to the lot is not practical

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

The Street Improvement Fee is \$194.00 /1000 square feet 15,600 sq ft /1000 x \$194.00 = **\$3026.40.**

For Public Safety the fee is \$.33/square foot 15,600 x \$.33 = **\$5148.**

Fire protection standards.

Staff Comment: The development is approximately one mile driving distance from the nearest fire station, and is not subject to this standard.

Drainage.

Staff Comment: The applicant has provided plans for drainage, indicated on the Grading Plan (sheet C2.0), with associated construction details covered on sheets C5.0 and C5.1. The Town Engineer has reviewed these plans and provided comment, to which the Applicant has responded with adjustments and corrections. Details for site drainage must be approved by the Town Engineer as part of the building permit review.

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.

Easements.

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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: Platted easements are indicated along the property lines for Lot 1. Site and development plans have been reviewed by the Town Engineer, and no issue with easements requiring an adjustment to plans or additional approval for encroachment has been identified.

CHAPTER 4.14 - ASSURANCE OF ADEQUATE PUBLIC FACILITIES (PFIR)

Staff Comment: This chapter does not apply to the development proposed at 882 Chambers as it will not materially impact existing public facilities. From the Code, and for purposes of this chapter, the following has been deemed to not materially impact existing public facilities:

[2] Nonresidential developments containing 12 or less equivalent residential units (EQRs) on one or more contiguous parcels of land held under the same or substantially the same ownership.

Town of Eagle Goals and Policies

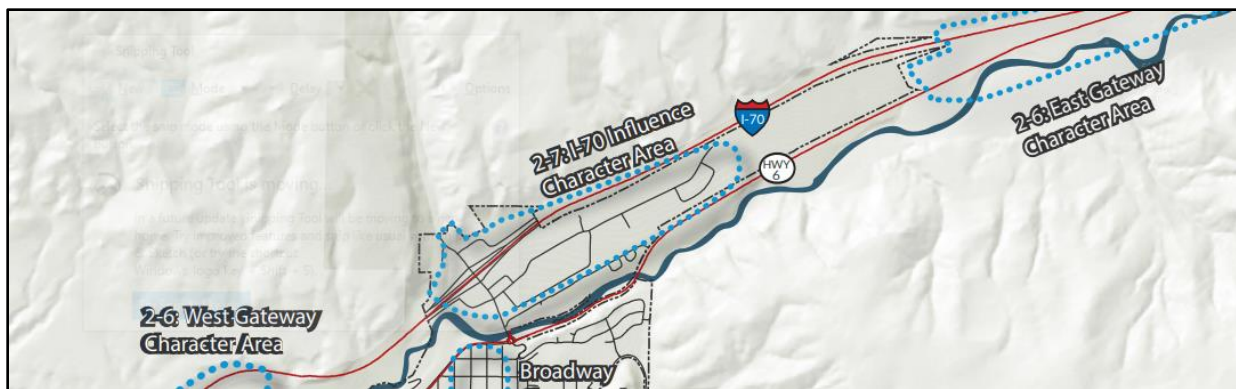
Staff Comment: Staff has provided an analysis of the project against relevant policies from the 2021 Elevate Eagle Comprehensive Plan below.

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 proposed improvements represent significant investment in an established commercial/industrial area of Town, and diversify the Town's industrial and commercial base. The property is within the

Interstate 70 Influence Character Area, and the proposed use of the property as a contractor's shop and warehouse aligns with the Future Land Use Map and policies of the Elevate Eagle Comprehensive Plan.

STAFF RECOMMENDATION

Staff recommends approval with conditions of the 882 Chambers Avenue C&C Plumbing and Mechanical Minor Development Permit, File #DR23-05, based on compliance with the Municipal Code and the goals and policies of the 2021 Elevate Eagle Comprehensive Plan.

RECOMMENDED MOTION

I move to **approve** the Minor Development Permit for C&C Plumbing and Mechanical, File #DR23-05, with the following findings of fact:

FINDINGS OF FACT

Minor Development Permit

1. That the application for DR23-05 meets the requirements of Title 4 of the Municipal Code and substantially supports the 2021 Elevate Eagle Comprehensive Plan.
-

IF APPROVED, THE P&Z AND COUNCIL MAY CONSIDER THE FOLLOWING SUGGESTED CONDITIONS OF APPROVAL:

Minor Development Permit

1. Street Improvement, Fire Protection and Public Safety fees must be paid prior to the issuance of this Minor Development Permit.
2. An erosion control plan shall be approved by the Town Engineer prior to issuance of the building permit.
3. A site drainage plan shall be approved by the Town Engineer prior to issuance of the building permit.
4. Prior to TCO, the Applicant shall deliver an as-built drawing of the installed irrigation system to the Town Engineer.

882 CHAMBERS AVENUE
EAGLE, CO 81631

MINOR DEVELOPMENT
PERMIT SUBMITTAL PACKAGE

PREPARED AND SUBMITTED BY:
MICHAEL MOOTZ
(970) 331-4180



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
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LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

ZONING REVIEW	DEVELOPMENT REVIEW	SUBDIVISION REVIEW
☐ Special Use Permit ☐ Zoning Variance ☐ Rezoning ☐ Temporary Use Permit ☐ Amendment to Zone District Regulations ☐ Encroachment Permit ☐ Wireless Communications Facility	☒ Minor Development Permit ☐ Major Development Permit PLANNED UNIT DEVELOPMENT (PUD) REVIEW ☐ PUD Zoning Plan ☐ PUD Development Plan	☐ Concept Plan ☐ Preliminary Plan ☐ Final Plat ☐ Lot Line Adjustment ☐ Condominium / Townhouse ☐ Minor Subdivision

PROJECT NAME 882 Chambers

PRESENT ZONE DISTRICT Industrial Zone District **PROPOSED ZONE DISTRICT** N/A
(if applicable)

LOCATION

STREET ADDRESS 882 Chambers Avenue, Eagle, Colorado 81631

PROPERTY DESCRIPTION

SUBDIVISION Gallegos Industrial Subdivision **LOT(S)** 1 **BLOCK** N/A
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE The purpose of this application is to propose two new buildings to be built on the Gallegos Industrial Subdivision, Lot 1. Said buildings are slated to host two local Vail Valley businesses. Within this application you will find all required documentation noting the use of said buildings, along with their overall aesthetics and how they are intended to fit in with the community on Chambers Avenue.

APPLICANT NAME Michael Mootz **PHONE** (970) 331-4180

ADDRESS PO Box 365, Wolcott, CO 81655 **EMAIL** mike.mootz@candcpm.com

OWNER OF RECORD Hillcara LLC **PHONE** (970) 766-4442

ADDRESS PO Box 99, Wolcott, CO 81655 **EMAIL** dan.white@gallegoscorp.com

REPRESENTATIVE* Dan White **PHONE** (970) 766-4442

ADDRESS PO Box 99, Wolcott, CO 81655 **EMAIL** dan.white@gallegoscorp.com

*A representative must submit an affidavit or power of attorney signed by the property owner of record authorizing the representation.

The following submittal materials must be submitted in full before the application will be deemed complete (please check all items that are being submitted):

- FEES AND DEPOSITS:**

See Eagle Municipal Code Section 4.03.080

1. Application fees shall be paid in full at the time of the filing of the application and unless paid, the application shall not be deemed complete. All fees are nonrefundable.
2. As described in Eagle Municipal Code § 4.03.080, third-party consultants may be necessary for the review and processing of applications. These costs ("pass-through costs") must be paid by the applicant. If pass-through costs are expected, the applicant must pay a deposit at the time the application is filed. If at any time the deposit does not fully cover the pass-through costs, the applicant must pay another subsequent deposit before the Town will continue processing the application.
3. The Town may withhold the recording of any Subdivision Final Plat or Development Plan or the signing of any Resolution or Ordinance until all pass-through fees are paid in full.
4. Within 30 days of approval or denial of an application, any remaining deposit shall be returned to the applicant. If an application is withdrawn, any remaining deposit shall be returned to the applicant within 60 days.

I have read the application form and certify that the information contained herein is correct and accurate to the best of my knowledge. I understand that it is my responsibility to provide the Town with accurate information related to this application. I UNDERSTAND THAT FILING AN APPLICATION IS NOT A GUARANTEE THAT THE APPLICATION WILL BE APPROVED.

Michael Mootz
Signature

8 JULY, 2023
Date

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

A Statement of Compatibility

882 Chambers Avenue, Eagle, CO 81631

The industrial lot at 882 Chambers Avenue in Eagle, CO was recently purchased by longtime local Mike Mootz of C&C Plumbing and Mechanical to provide a new home for his business along with his new commercial tenant, Rio Grande. The lot will be comprised of two buildings: One building totaling 9600SF, known as building A, and the second building totaling 6000SF, known as building B. The buildings, made up of primarily warehouse space with small offices, along with their additional impervious materials plan to take up 75% or less of the lot square footage and are proposed to meet the design standards set for the area.

Building A will host Rio Grande which has been providing masonry supplies for over 100 years, while Building B will host C&C Plumbing and Mechanical, which has been servicing the Vail Valley for over 25 years. Both local businesses mentioned have been supplying essential services to the Vail Valley and in turn servicing the needs of both commercial and residential buildings alike, providing the Vail Valley with invaluable service to its businesses and residents.

The proposed buildings are designed to fit in with the overall aesthetic of Chambers Avenue and the Town of Eagle. They will not only complement the existing businesses around them but will also help to hide the dilapidated building on the lot to the south of 882, thus improving the experience for tourism by enhancing the overall look and feel of the area. In efforts to add architectural interest and enhanced exterior curb appeal, the garage doors, man doors and main entrances of each building will each host a 3' gable roof.

The areas of the property not hosting warehouse space will be carefully manicured to fit all town requirements, including parking and curb appeal. The new landscape will be home to (5) Mountain Ash shade trees, (2) CO Blue Spruce evergreens, (4) Rocky Mountain Birch Ornamental Trees, (13) Purple Leaf Sand Cherry shrubs, and (9) Mountain Snowberry shrubs, while keeping existing shrubs and removing those in bad health or in the way of the existing civil plan. Said trees and shrubbery will be placed throughout the property as requested among crushed gravel, organic mulch and sod. Please see the landscape plan for detailed placement.

The property will be well lit with (3) pole-based lighting, (13) incandescent downlight sconces, and (4) steel dome lights at entrances. Please see the lighting plan and lighting spec sheets for details regarding placement and fixture specifications meeting town requirements.

As for the building exteriors, we have sourced a special type of steel, referred to as "Eclipse" from Lester Builds which provides a faux board and batten look. We plan to install a wainscot base in black along the bottom of each building, affix the faces of the buildings with

pewter gray, accent the entrances and garages of each building with wood planks, and have selected bone white for the roof color. For a thorough understanding of the visual aesthetics, and materials being proposed, please refer to the elevations provided in this set along with Exhibit A.

Transportation for both businesses combined will have a minimal impact on the volume of traffic on Chambers Avenue, as the number of vehicles coming/going is es>mated to be roughly 20-30 vehicles per business day. Vehicles will enter the premises from Chambers Avenue and exit the premises on Sawatch Road. Regarding parking while on site, each building has been designed with its own designated parking area. Please refer to the Civil Plan for details.

Both buildings will be located on a town lot which will have the benefit of using the Town of Eagle Public Works water and sewer services. Additionally, each building will be equipped with fire and smoke alarms throughout. According to section 4.07.055 the buildings are not required to have a sprinkler system as they are under 12,000SF.

As a valuable member and business of the community, I, Mike Mootz, along with C&C Plumbing and Mechanical will continue in our efforts to be a favorable image of the community as we plant down our new roots in the Town of Eagle, Colorado. I thank you for your time and consideration of the newly proposed buildings and invite you to reach out with any questions.

Sincerely,

A handwritten signature in black ink that reads "Michael Mootz". The signature is written in a cursive, flowing style.

Michael Mootz

Owner, C&C Plumbing and Mechanical



-  DENOTES CONIFEROUS TREE W/ APPROX. 1.0' TRUNK DIAMETER
-  DENOTES DECIDUOUS TREE W/ APPROX. 0.5' TRUNK DIAMETER
-  DENOTES DECIDUOUS TREE W/ APPROX. 1.0' TRUNK DIAMETER
-  DENOTES DECIDUOUS TREE W/ APPROX. 1.5' TRUNK DIAMETER



- 1) DATE OF SURVEY: 2/14/2023.
- 2) SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR AMENDED PLATS, EASEMENTS OF RECORD (OTHER THAN PLATTED), ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- 3) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOUR FIRST DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 4) BEARINGS AND DISTANCES ALONG PROPERTY LINES SHOWN HEREON ARE AS SHOWN ON THE SUBDIVISION PLAT ONLY. A BOUNDARY SURVEY WOULD BE NECESSARY TO DETERMINE THE TRUE DIMENSIONS OF THE LOT AND SETBACKS, WHICH MAY VARY FROM THE PLATTED DIMENSIONS.
- 5) THIS SURVEY AND THE INFORMATION CONTAINED HEREON IS THE PROPERTY OF EAGLE VALLEY SURVEYING, INC. AND IS INTENDED FOR THE SOLE USE OF THE ORIGINAL CLIENT ONLY. ANY USE OF OR TRANSFER TO OTHERS IS PROHIBITED.
- 6) BASIS OF PROPERTY LINE LOCATION: MONUMENTS FOUND MARKING THE SOUTH CORNER LOT 2 & NORTH CORNER PARCEL A, EAGLE INDUSTRIAL AND COMM. PARK.
- 7) BASIS OF ELEVATION: SEWER MH 7.3 INVERT EL=6621.9', ALONG SOUTH LINE OF LOT 2, GALLEGO'S INDUSTRIAL SUBDIVISION.
- 8) BUILDING SETBACK INFORMATION IS NOT PLATTED. PRIOR TO ANY DESIGN OR CONSTRUCTION IMPROVEMENTS ON THIS PROPERTY, TOWN OF EAGLE SHOULD BE CONTACTED FOR CORRECT BUILDING SETBACK INFORMATION.
- 9) 1' CONTOUR INTERVAL.
- 10) 1.0" OF SNOW ON LOT AT TIME OF SURVEY; SOME FEATURES MAY EXIST BENEATH SNOW THAT ARE NOT SHOWN ON THIS DRAWING.

SURVEYOR'S CERTIFICATE
I, Michael J. Post, a Professional Land Surveyor registered under the laws of the State of Colorado, do hereby certify that this topographic survey was made by me and under my supervision, and that the survey is accurate and correct to the best of my knowledge.

Michael J. Post

Colorado P.L.S. 30116

POST 30116

Date: 2/22/2023



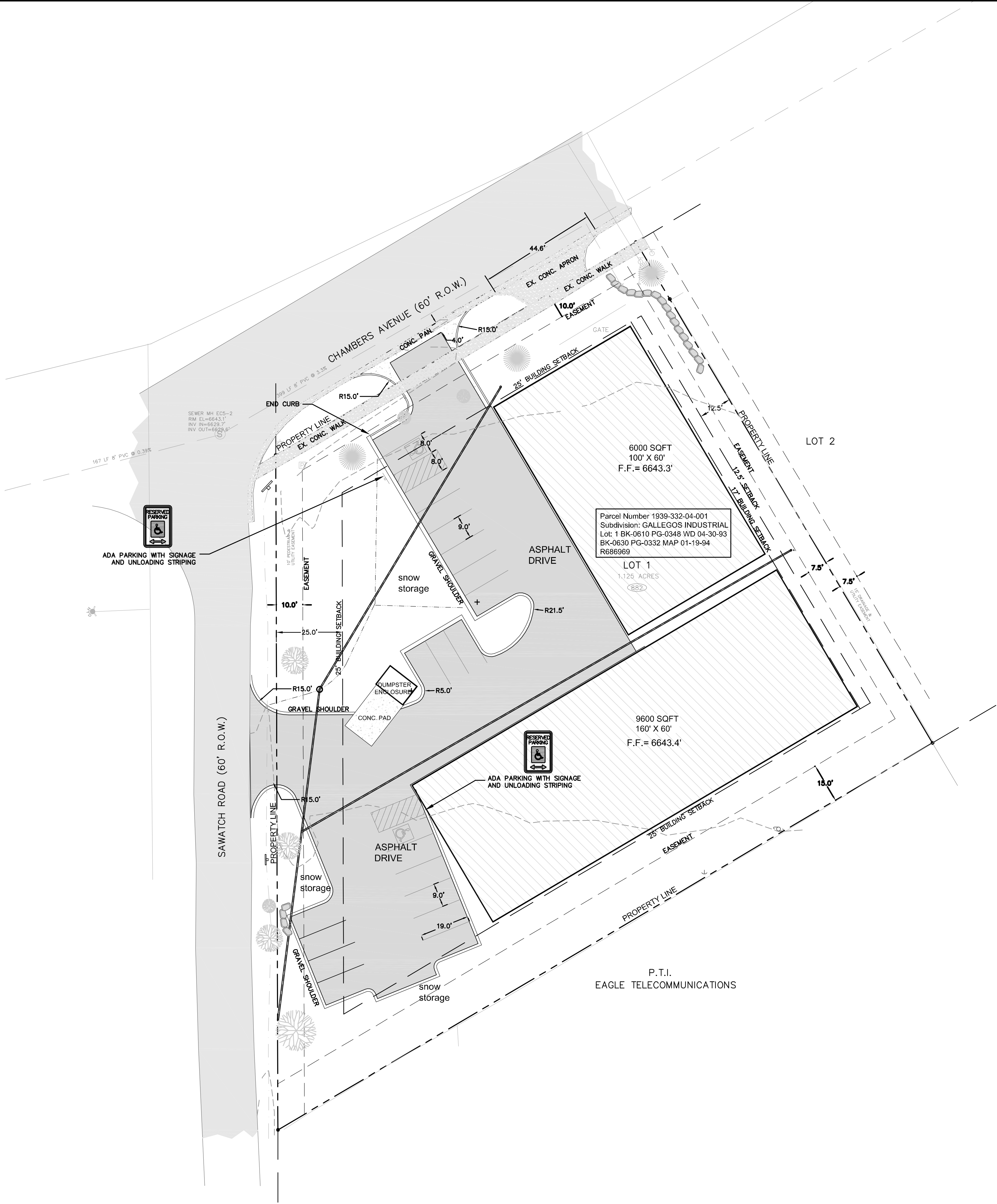
TOPOGRAPHIC SURVEY
LOT 1
GALLEGOS INDUSTRIAL SUBDIVISION
TOWN OF EAGLE, STATE OF COLORADO

JOB No. 3829

THE WASHINGTON POST

41199 HIGHWAY 6 & 24, EAGLE-VAIL
P.O. BOX 1230
EDWARDS, CO. 81632
(970)949-1406

3829-T-2023	DATE: 2-2023
DRN. BY: M. POST	PAGE: 1 OF 1

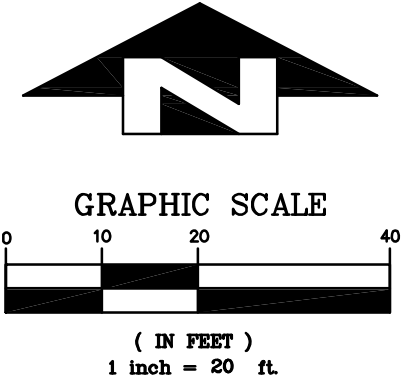


LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EASEMENT
- PROPOSED CONTOUR
- PROPOSED GRADING, SLOPE/SPOT
- EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT

GRADE TO DRAIN AWAY FROM
BUILDING IN ALL AREAS

TOPOGRAPHIC INFORMATION WAS
PROVIDED BY EAGLE VALLEY
SURVEYING



ALPINE ENGINEERING INC.
34510 HWY 6 / UNIT A9 / PO BOX 97
EDWARDS CO 81622 / 970.286.3373
WWW.ALPINECIVIL.COM



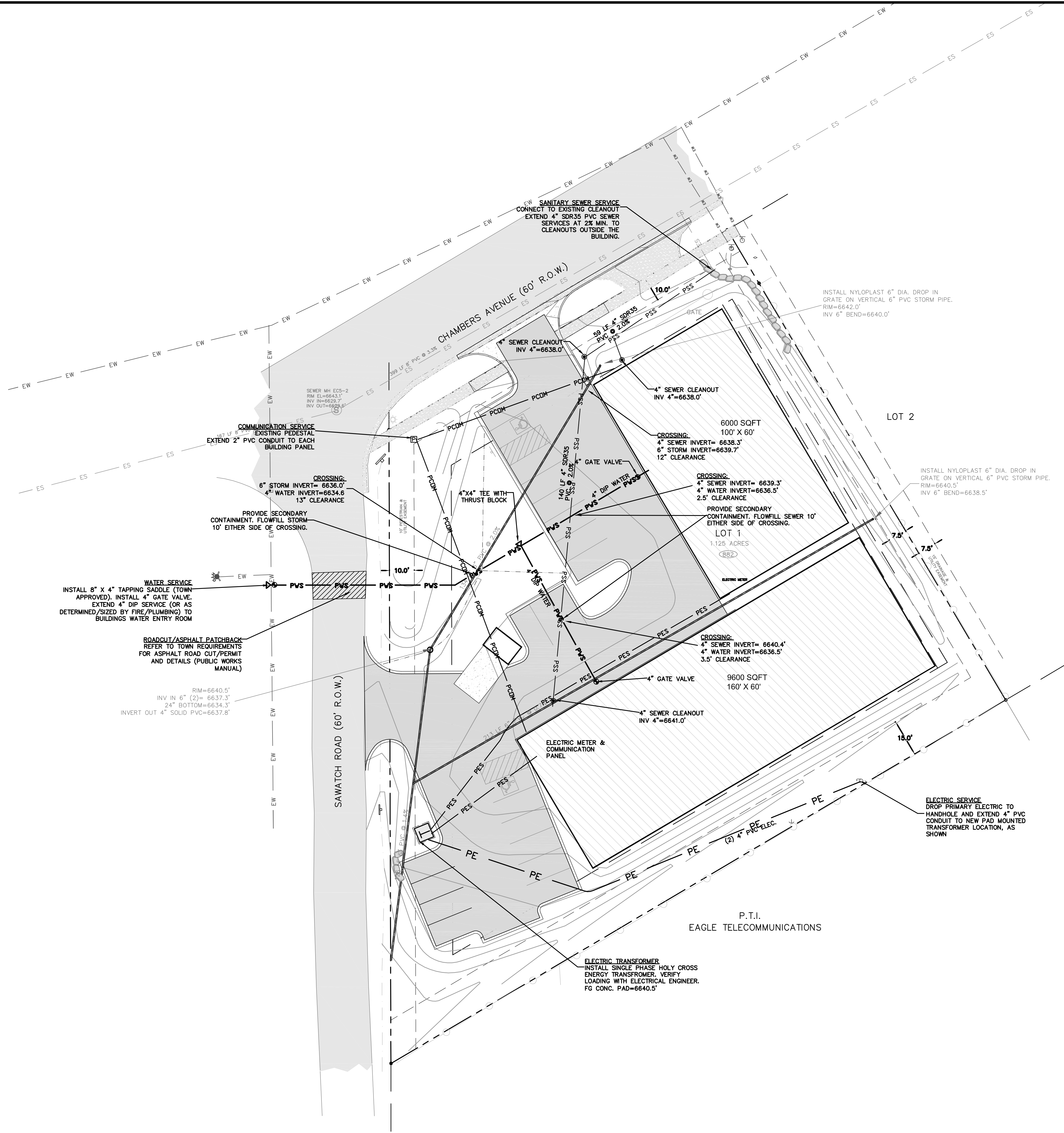
882 CHAMBERS AVENUE

C&C PLUMBING AND MECHANICAL

SITE PLAN

DESIGNED	DRAWN	CHECKED	JOB NO.	DATE	NO.	DATE	REVISIONS	BY
MCW	TSL, MCW	MCW	--	03/01/2023			PERMIT SUBMITTAL	MCW
							RESPONSE TO TOWN	MCW
							RESPONSE TO TOWN	

SHEET
C1.0

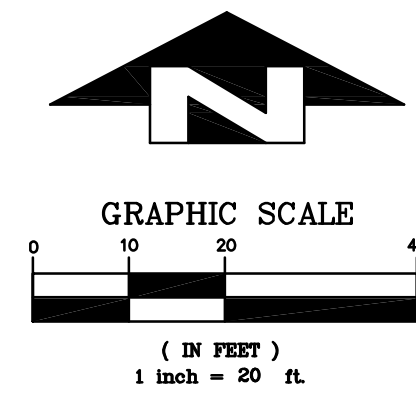


LEGEND

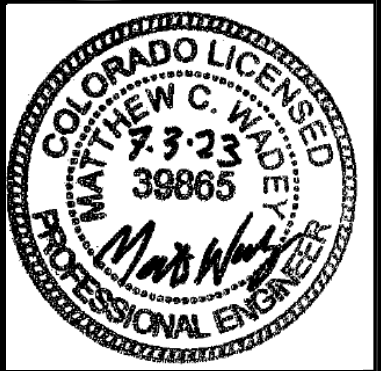
---	PROPERTY LINE
- - - -	EXISTING CONTOUR
---	EASEMENT
---	PROPOSED CONTOUR
1.5%	PROPOSED GRADING, SLOPE/SPOT
1.5%	EXISTING GRADING, SLOPE/SPOT
---	PROPOSED STORM SEWER
---	PROPOSED BOULDER RETAINING
---	PROPOSED CONCRETE/ASPHALT

REFER TO TOWN OF EAGLES
PUBLIC WORKS MANUAL FOR
ALL WATER, SEWER, ROADWAY
CONSTRUCTION

TOPOGRAPHIC INFORMATION WAS
PROVIDED BY EAGLE VALLEY
SURVEYING



ALPINE ENGINEERING INC.
34510 HWY 6 UNIT A9 PO BOX 97
EDWARDS CO 81632-1702/263373
WWW.ALPINECIVIL.COM



882 CHAMBERS AVENUE

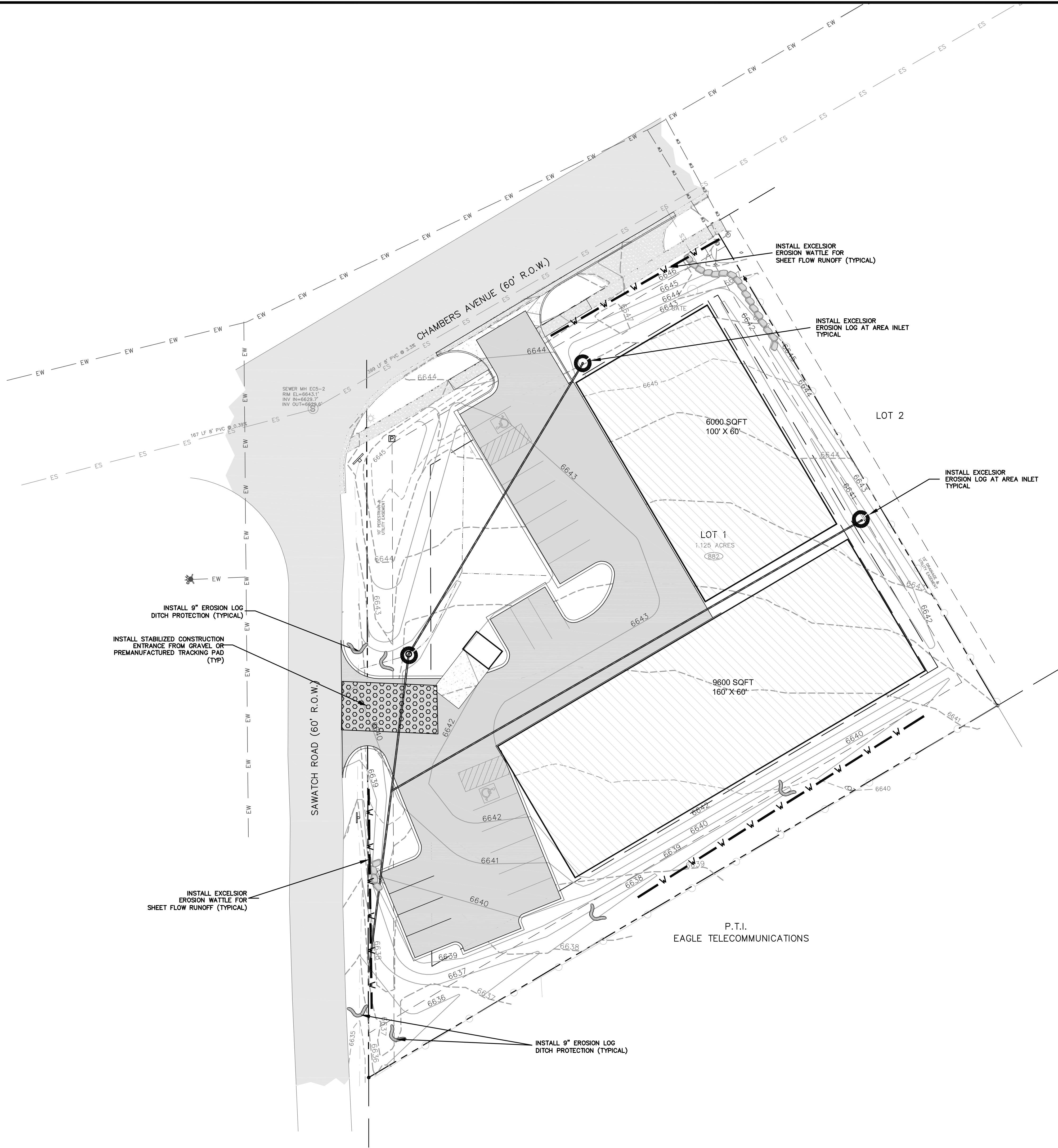
C&C PLUMBING AND MECHANICAL

UTILITY PLAN

DESIGNED	DRAWN	CHECKED	JOB NO.	DATE
MCW	TSL, MCW	MCW	--	03/01/2023

NO.	DATE	REVISIONS	BY
	07/03/2023	PERMIT SUBMITTAL	MCW
	07/21/2023	RESPONSE TO TOWN	MCW
	08/18/2023	RESPONSE TO TOWN	

SHEET
C3.0



LEGEND

PROPERTY LINE

PROPOSED STORM SEWER

DITCH EROSION LOG

INLET PROTECTION

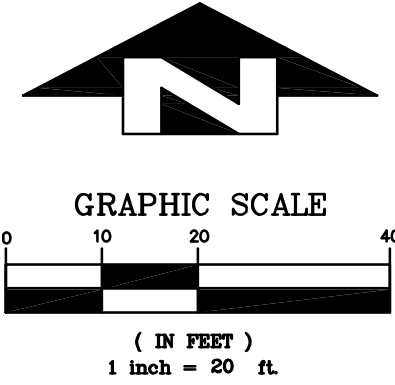
EROSION LOG AT INLET

EROSION LOG WATTLES

DISTURBANCE/FENCING

EROSION BLANKET

TOPOGRAPHIC INFORMATION WAS PROVIDED BY EAGLE VALLEY SURVEYING



- GENERAL NOTES FOR SEDIMENT CONTROL
1. INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND AS NEEDED TO PREVENT SEDIMENT FROM DISCHARGING OFF-SITE.
 2. ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
 3. SEDIMENT CONTROL MEASURES MAY REQUIRE FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO ENSURE THAT THEIR INTENDED PURPOSE IS ACCOMPLISHED.
 4. INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS SO THAT EFFECTIVE SEDIMENT CONTROL CAN BE ACHIEVED DURING THE ENTIRE CONSTRUCTION PERIOD.
 5. THE TERM "REVEGETATION" ON THIS PLAN MEANS THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF FERTILIZER IN ACCORDANCE WITH APPLICABLE TOWN ENGINEERING DESIGN STANDARDS AND SPECIFICATIONS.
 6. REMOVAL AND CLEANUP OF ANY SEDIMENT THAT LEAVES THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR

- FUGITIVE DUST CONTROL
- THE CONTRACTOR IS RESPONSIBLE TO CONTROL FUGITIVE DUST AND TO INCORPORATE THE FOLLOWING:
1. ALL UNPAVED ROADS AND OTHER DISTURBED AREAS ON SITE SHALL BE WATERED TO MINIMIZE FUGITIVE DUST.
 2. HAUL ROADS SHALL BE TREATED WITH MAGNESIUM CHLORIDE IF WATER IS NOT CONTROLLING THE DUST.
 3. ALL DISTURBED SURFACE AREAS SHALL BE REVEGETATED OR SURFACED PER THE LANDSCAPE PLAN AS SOON AS POSSIBLE.
 4. MUD AND DIRT CARRYOUT ONTO PAVED SURFACES SHALL BE PREVENTED. ANY MUD AND DIRT CARRYOUT ONTO PAVED SURFACES SHALL BE CLEANED UP DAILY.

REVEGETATE WITH TOWN OF EAGLE APPROVED NATIVE SEED MIX. INSTALL TOPSOIL, AMENDMENTS, FERTILIZER, SEED, MULCH AND TACKIFIER. UTILIZE HYDROMULCH TO STABILIZE SOIL.

CONTRACTOR SHALL DEVELOP A MEANS AND METHODS TO CONTROL SEDIMENT DURING CONSTRUCTION TO ASSURE THAT NO SEDIMENT IS DISCHARGED OFF-SITE.

ALPINE ENGINEERING INC.
34510 HWY 6 / UNIT A9 P.O. BOX 97
EDWARDS CO 81632 / 970.286.3373
WWW.ALPINECIVIL.COM

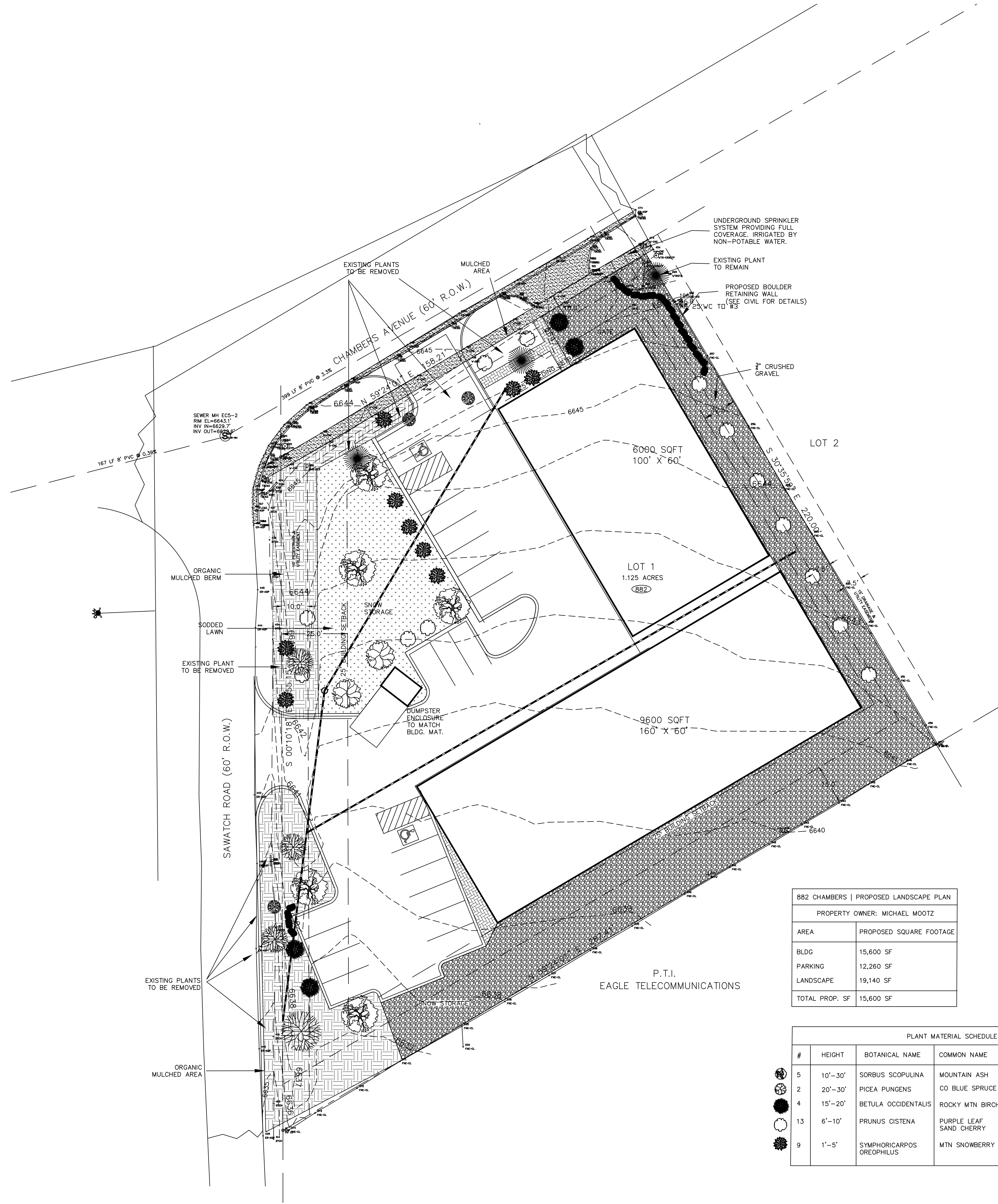
COLORADO LICENSED
7323
39865
Matthew C. Wadley
PROFESSIONAL ENGINEER

882 CHAMBERS AVENUE
C&C PLUMBING AND MECHANICAL

EROSION CONTROL PLAN

DESIGNED	DRAWN	CHECKED	JOB NO.	DATE
MCW	TSL, MCW	MCW	--	03/01/2023
NO.	DATE	REVISIONS	BY	
	07/03/2023	PERMIT SUBMITTAL	MCW	
	07/21/2023	RESPONSE TO TOWN	MCW	
	08/18/2023	RESPONSE TO TOWN		

SHEET
C4.0



GRADE TO DRAIN AWAY FROM
BUILDING IN ALL AREAS

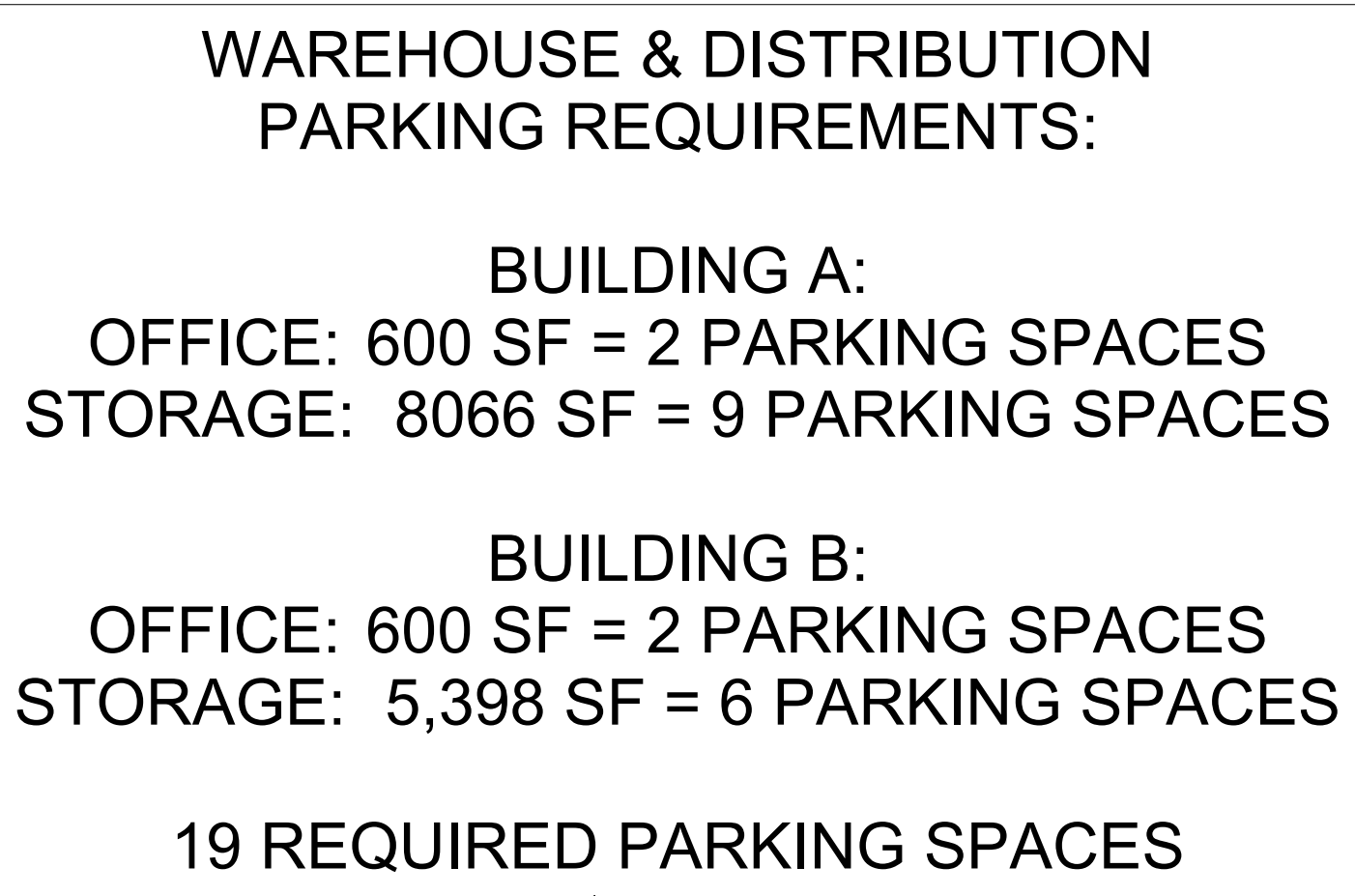
TOPOGRAPHIC INFORMATION WAS
PROVIDED BY EAGLE VALLEY
SURVEYING

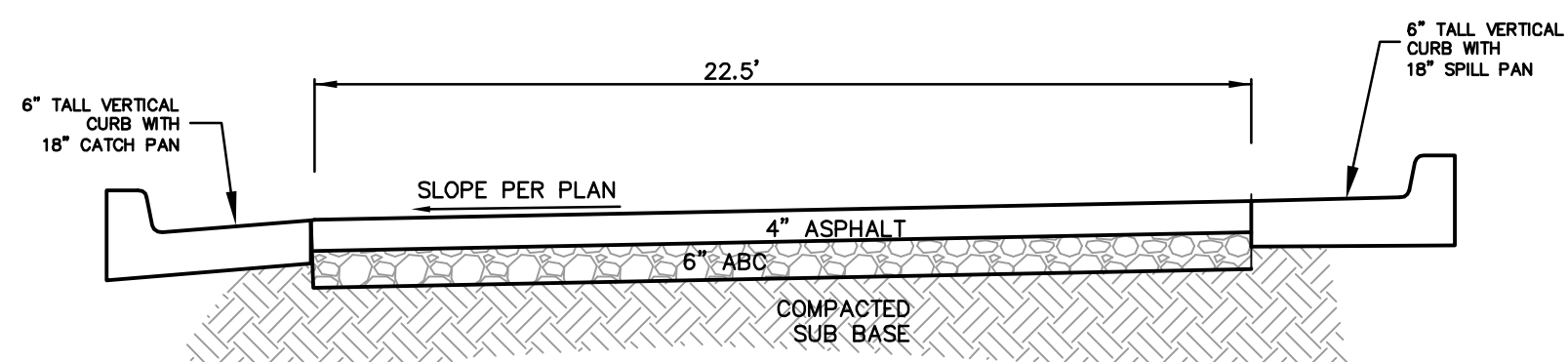


GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

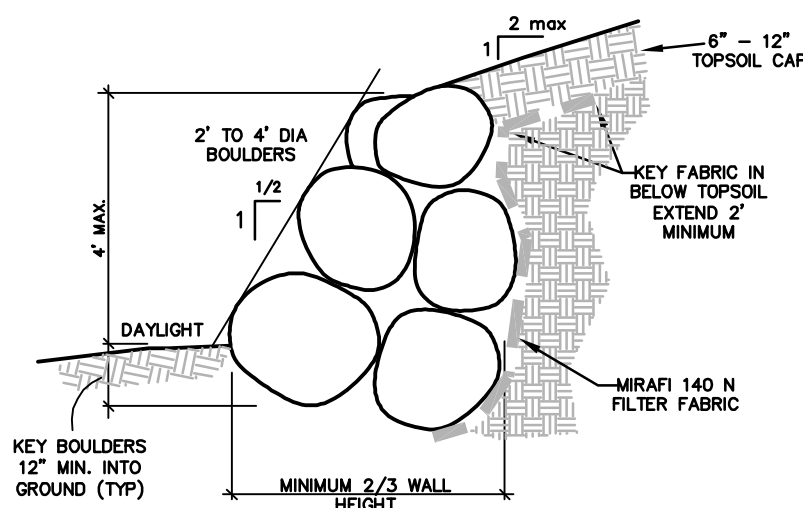
882 CHAMBERS PROPOSED LANDSCAPE PLAN	
PROPERTY OWNER: MICHAEL MOOTZ	
AREA	PROPOSED SQUARE FOOTAGE
BLDG	15,600 SF
PARKING	12,260 SF
LANDSCAPE	19,140 SF
TOTAL PROP. SF	15,600 SF

PLANT MATERIAL SCHEDULE				
#	HEIGHT	BOTANICAL NAME	COMMON NAME	SUBMITTAL FULFILLMENT
5	10'-30'	SORBUS SCOPULINA	MOUNTAIN ASH	DECIDUOUS SHADE TREE
2	20'-30'	PICEA PUNGENS	CO BLUE SPRUCE	EVERGREEN
4	15'-20'	BETULA OCCIDENTALIS	ROCKY MTN BIRCH	ORNAMENTAL TREES
13	6'-10'	PRUNUS CISTENA	PURPLE LEAF SAND CHERRY	LARGE SHRUBS
9	1'-5'	SYMPHORICARPOS OREGOPHILUS	MTN SNOWBERRY	SMALL SHRUBS





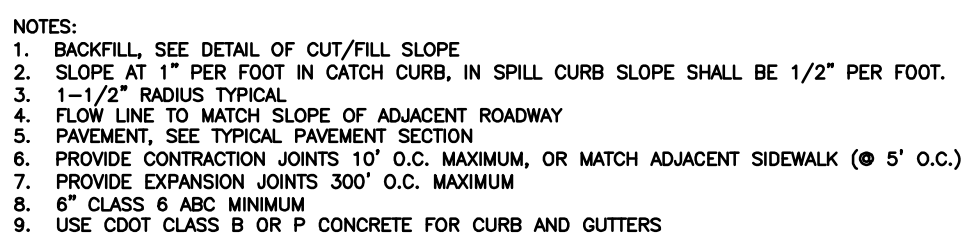
ENTRANCE DRIVE W/ CURB



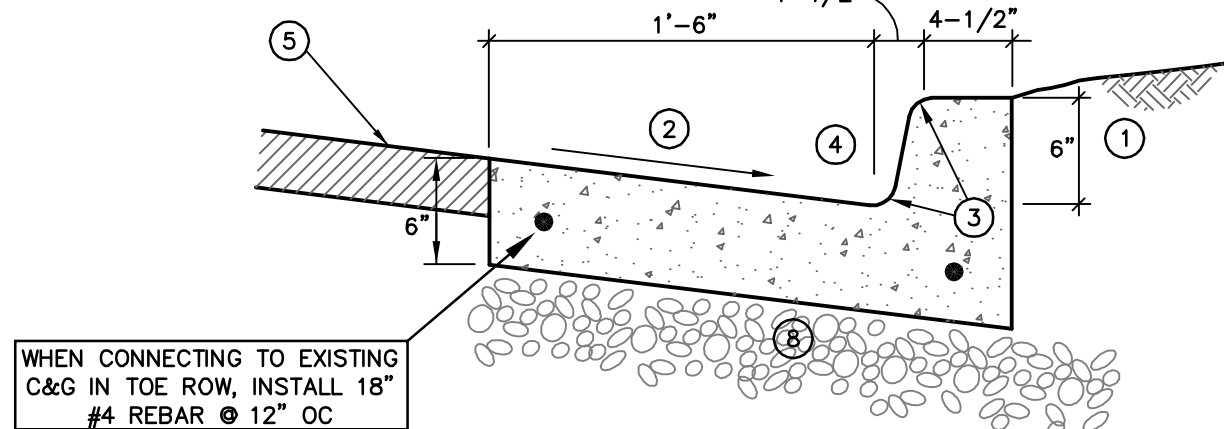
CONCRETE DUMPSTER PAD

BOULDER RETAINING WALL

ASPHALT DRIVE/ PARKING

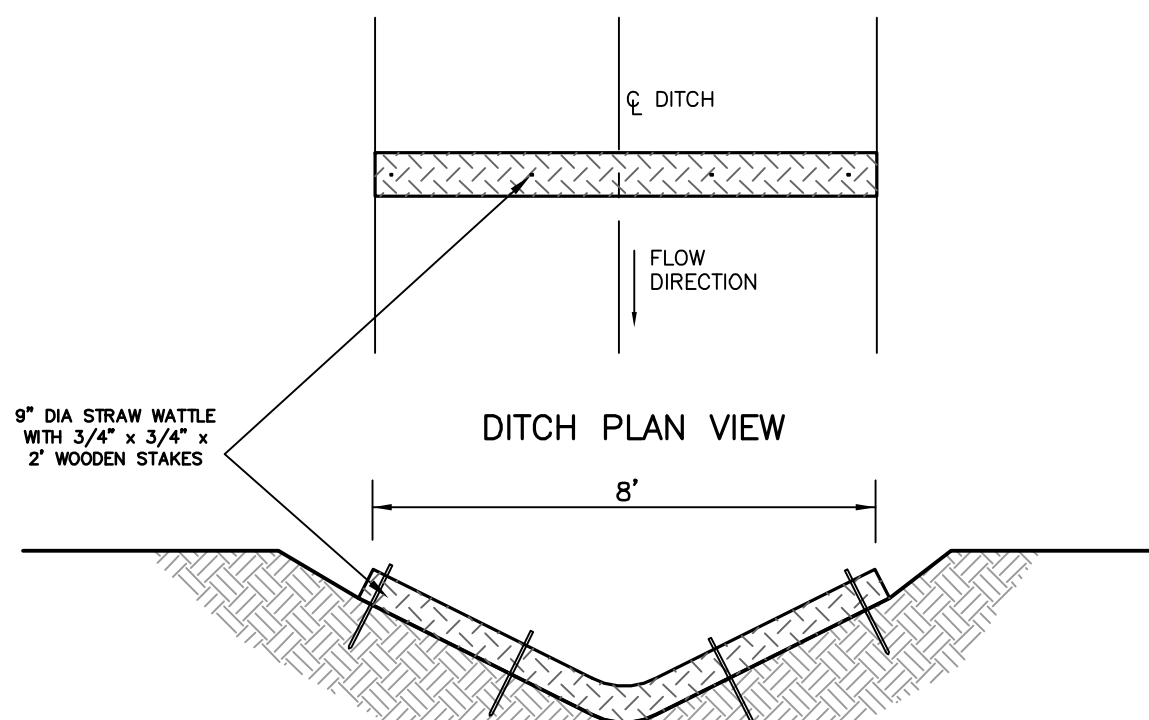
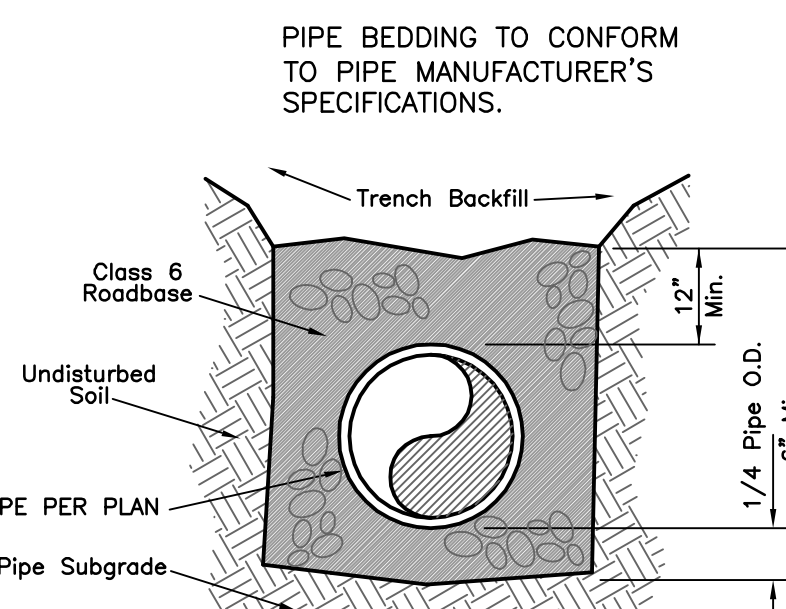
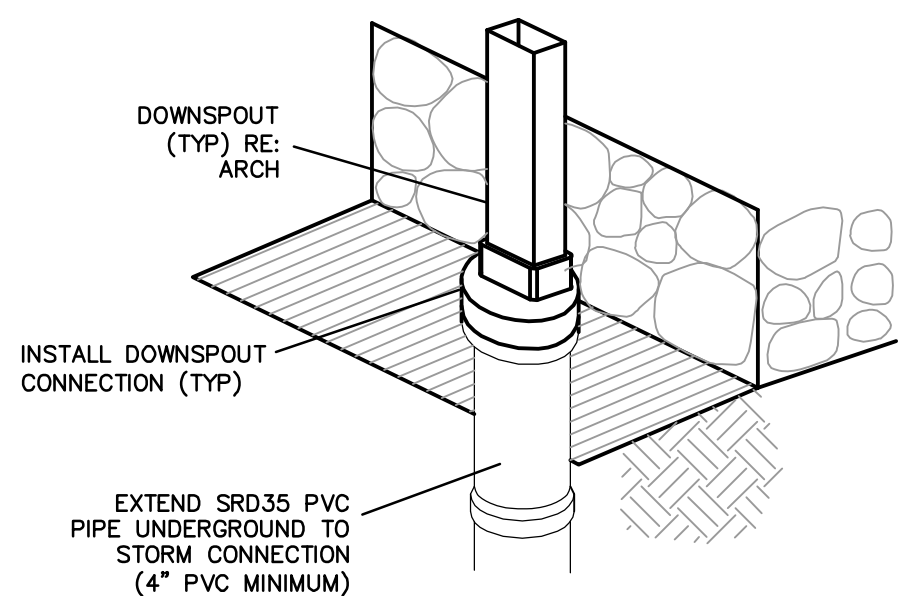


- NOTES:
1. CONCRETE SHALL BE CLASS P
 2. JOINTS IN PANS AND CURB & GUTTER SHALL BE CONSTRUCTED TO ALIGN WITH JOINTS IN ADJACENT PAVEMENT.
 3. EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE ½ IN. THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.
 4. THE BARS ARE REQUIRED WHERE CURB AND GUTTER OR CONCRETE PAN IS ADJACENT TO CONCRETE PAVEMENT, THE GUTTER THICKNESS SHALL BE INCREASED TO THE PAVEMENT THICKNESS (T). BARS SHALL BE 30" LONG, EPOXY-COATED, #4 CONFORMING TO AASHTO M 284 AND SPACED AT 2.5 FT. INTERVALS. THEY SHALL BE INSERTED 1/2 AND ½ LENGTH INTO GUTTER.
 5. INSTALL 30" #4 THE BARS @ 30 O.C. AT ALL CONCRETE CONSTRUCTION JOINTS.

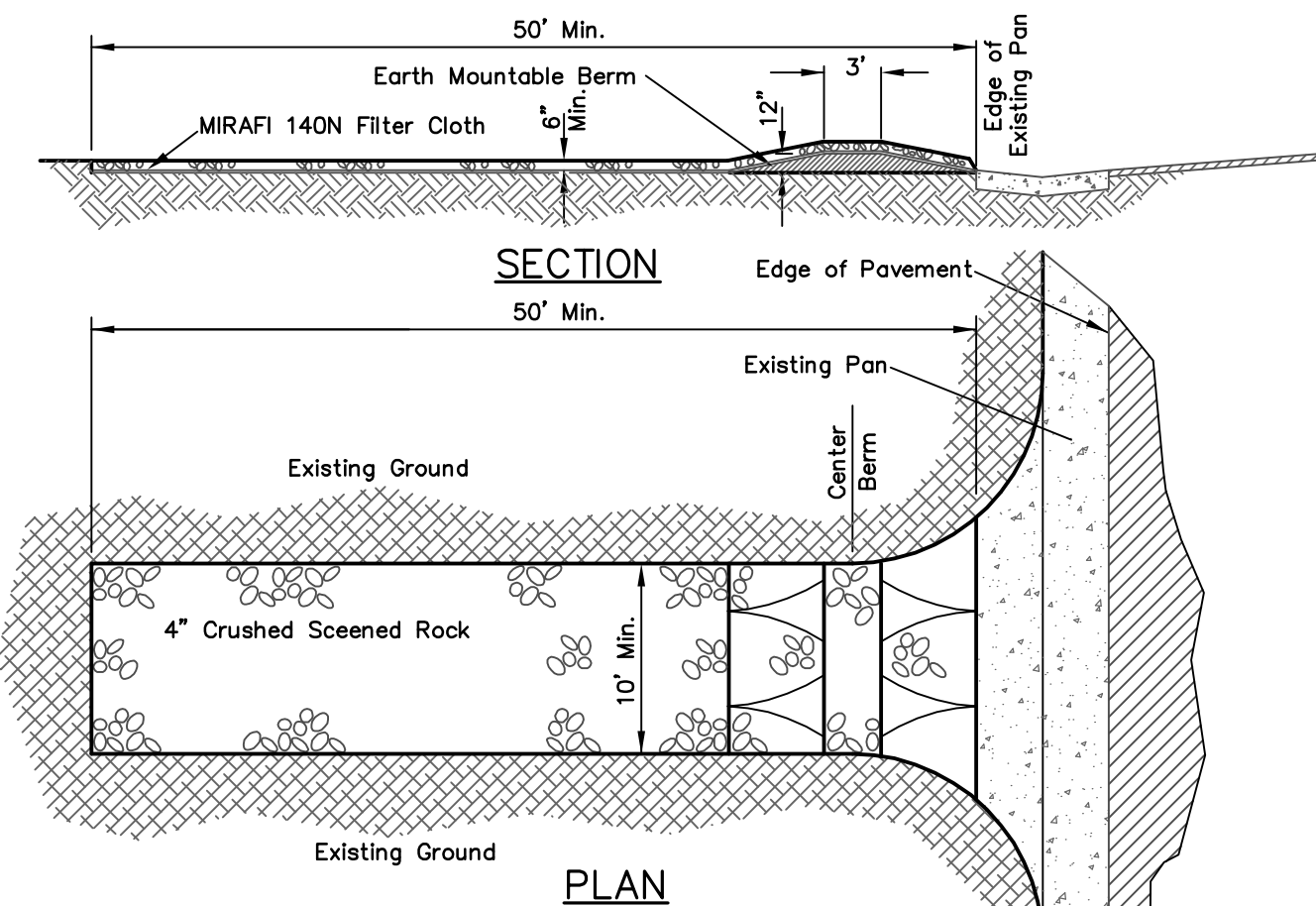


CONCRETE JOINTS

VERTICAL CURB AND GUTTER



DITCH CROSS-SECTION



CONSTRUCTION NOTES

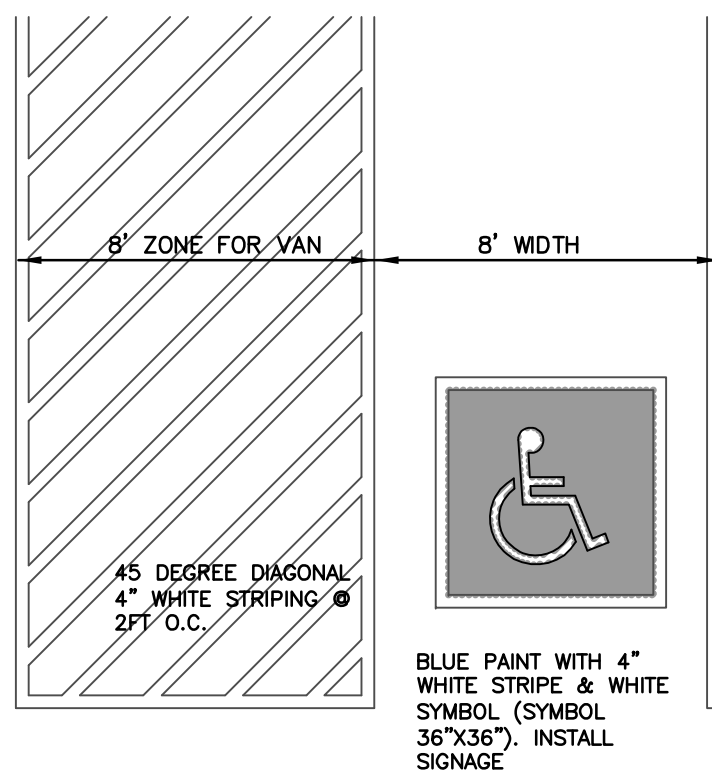
1. STONE SIZE - USE 4" CRUSHED SCREENED ROCK.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PERMITTED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC ROADS--OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. WHEN WASHING, WASHED OR TRACKED SEDIMENT ONTO PUBLIC ROADS--OF-WAY MUST BE REMOVED IMMEDIATELY. SEE SHALL REMAIN IN PLACE UNTIL PAVING OF ENTRANCE COMMENCES.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC ROADS--OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

DOWNSPOUT CONNECTION

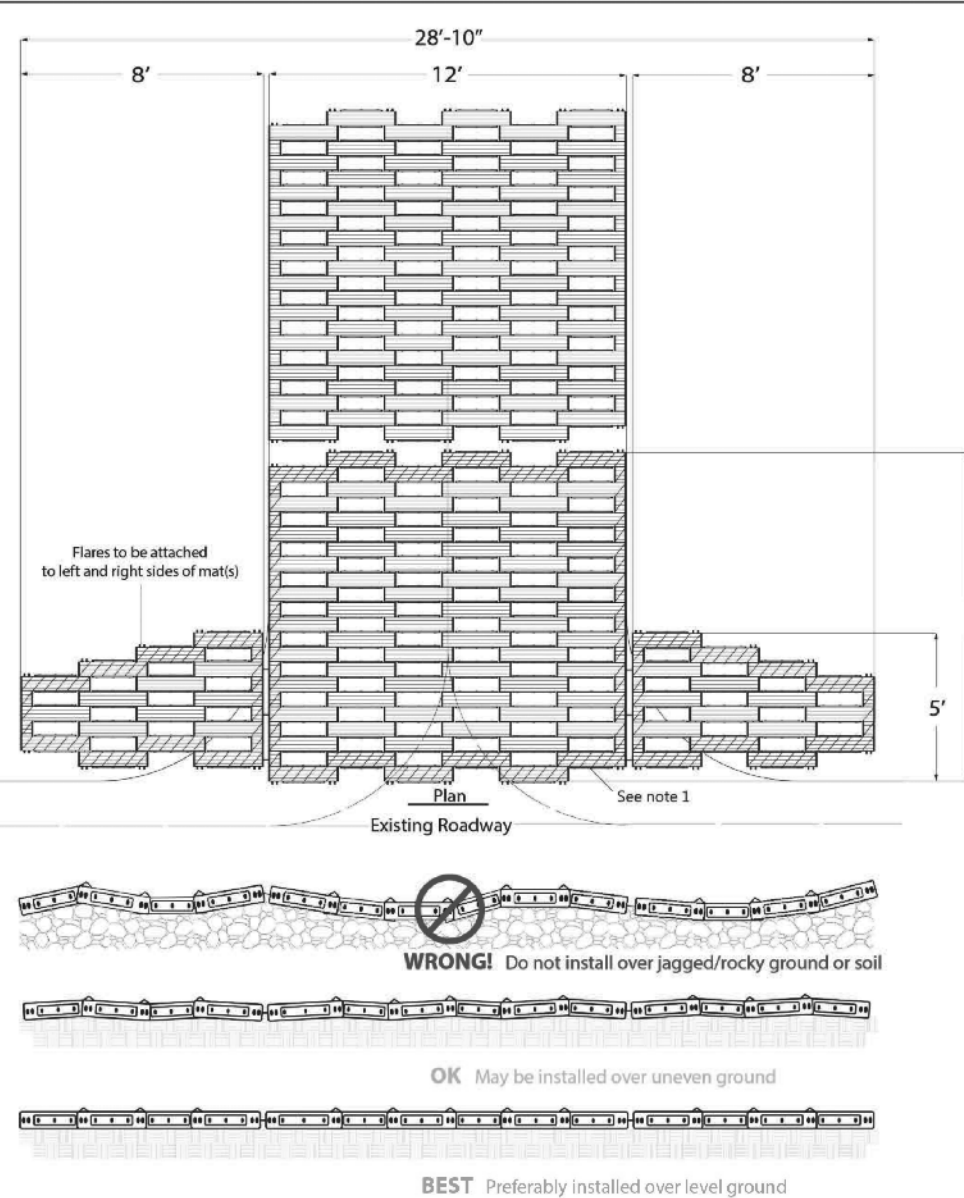
CULVERT BEDDING



R7-8
HANDICAP PARKING
12"x18"



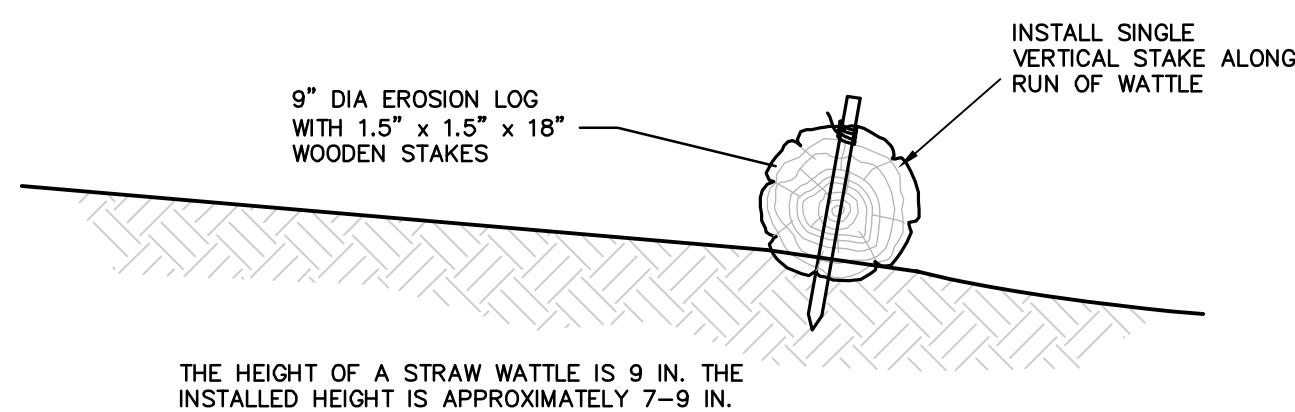
ADA PARKING



- NOTES
1. NO PICK (ROWS)
 2. INSTALL MAT RAISED TAB SIDE
 3. EXPANDABLE AS NECESSARY

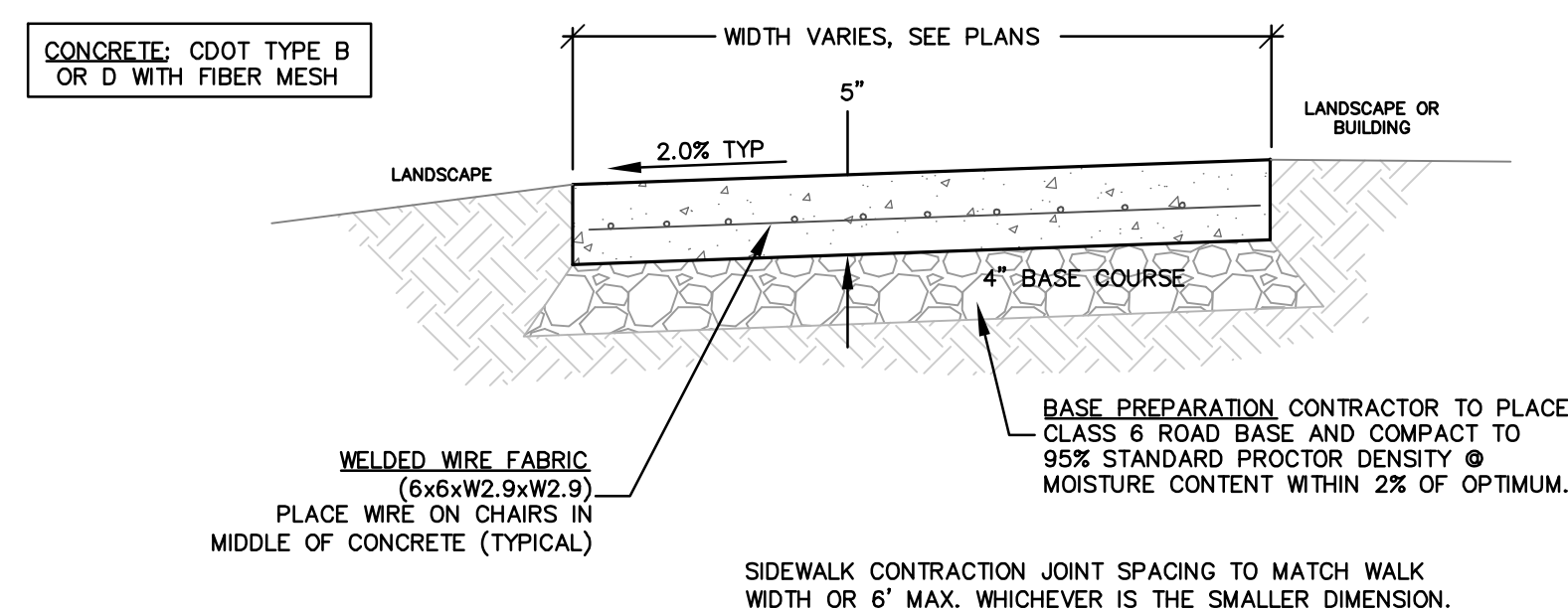
TRACKING PAD

DITCH EROSION LOGS

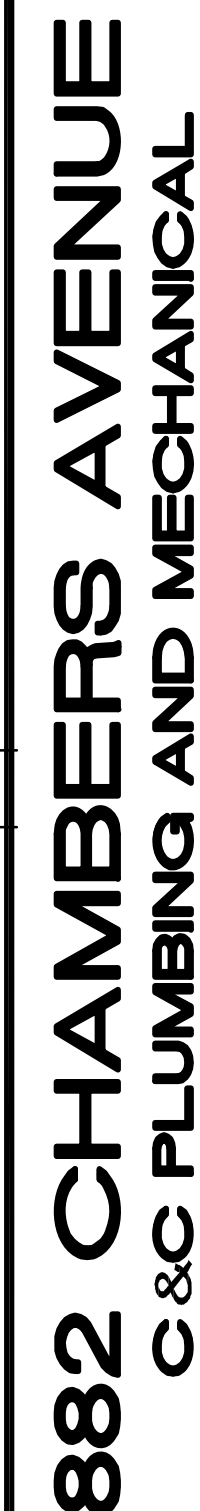


EROSION LOG WATTLE DETAIL

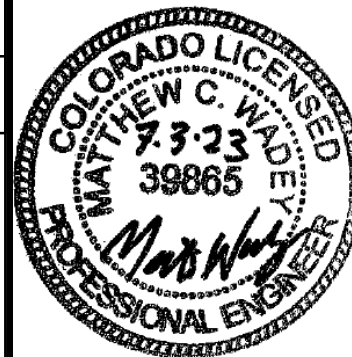
STABILIZED CONSTRUCTION ENTRANCE



CONCRETE WALK



DETAILS





ARCHITECTS Webb

khwebb.com | 970.477.2990

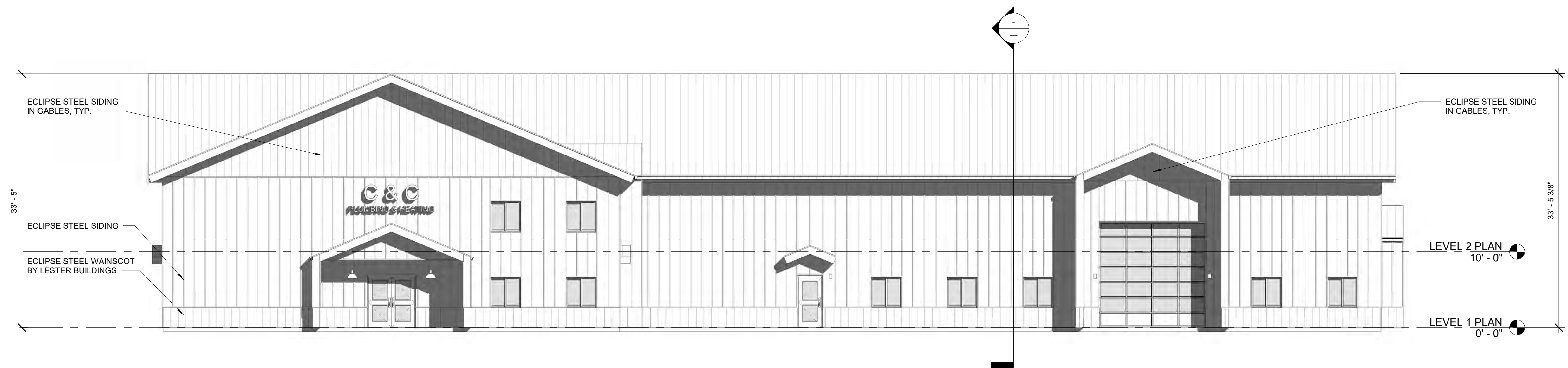
C&C PLUMBING & HEATING

882 CHAMBERS RD
EAGLE, CO 81631

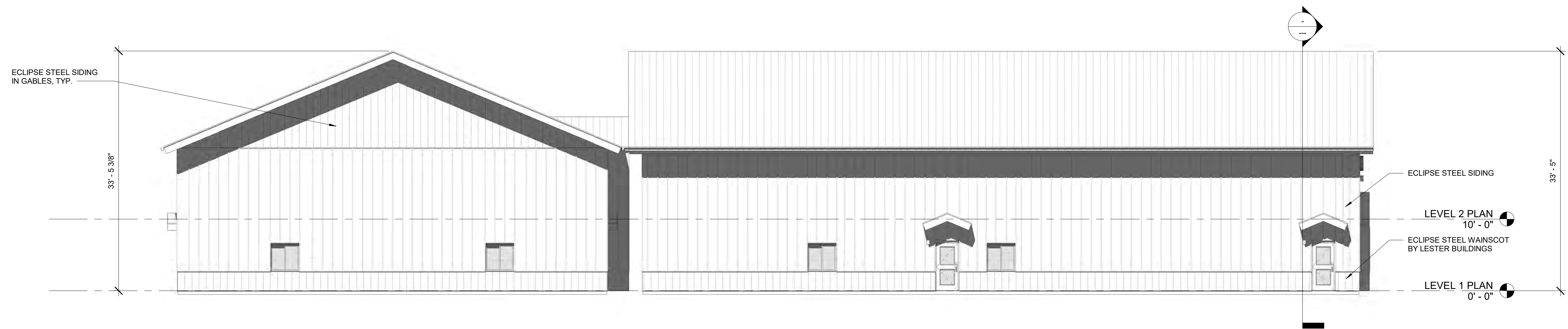
[illegible]

Project number	
Date	08.02.23
Drawn by	BRM

A200



① NORTH ELEVATION
1/8" = 1'-0"



② EAST ELEVATION
1/8" = 1'-0"



K-H Webb

710 West Lionshead Circle, Suite A, Vail, Colorado 81657
khwebb.com | 970.477.2990

C&C PLUMBING & HEATING

382 CHAMBERS RD
EAGLE, CO 81631

[illegible]

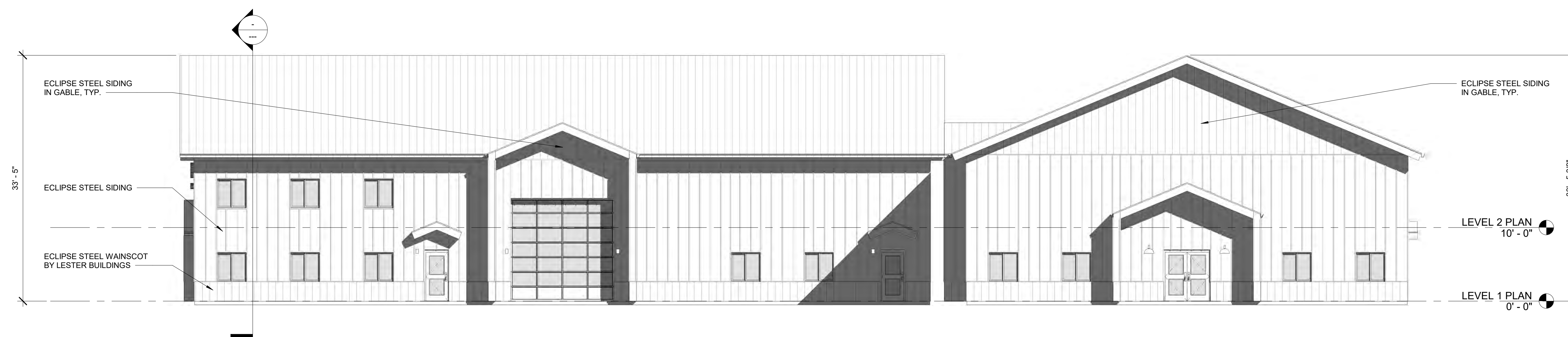
Project number	
Date	08.02.23
Drawn by	BRM

BUILDING ELEVATIONS

A201



① SOUTH ELEVATION
1/8" = 1'-0"



② WEST ELEVATION
1/8" = 1'-0"



KH Webb
ARCHITECTS

**C&C PLUMBING &
HEATING**

882 CHAMBERS RD
EAGLE, CO 81631

[illegible]

882 CHAMBERS AVENUE PROPOSED BUILDING MATERIALS



ROOF MATERIAL

Bone White™



BUILDING SIDING MATERIAL

Quaker Gray



BUILDING WAINSCOT MATERIAL

Black



ECLIPSE STEEL CUT SHEET

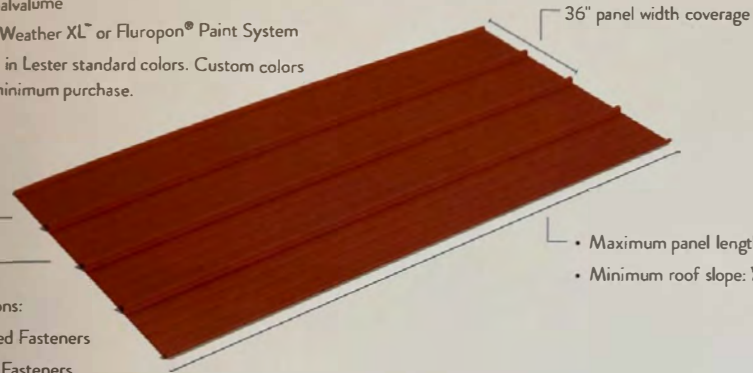
PANEL SPECIFICATIONS



- 26 Gauge, 28 Gauge
- AZ50 Galvalume
- Valspar's Weather XL™ or Fluoropon® Paint System
- Available in Lester standard colors. Custom colors require minimum purchase.

Trim Options:

- Concealed Fasteners
- Exposed Fasteners



- Maximum panel length: 44'
- Minimum roof slope: 1/2 : 12



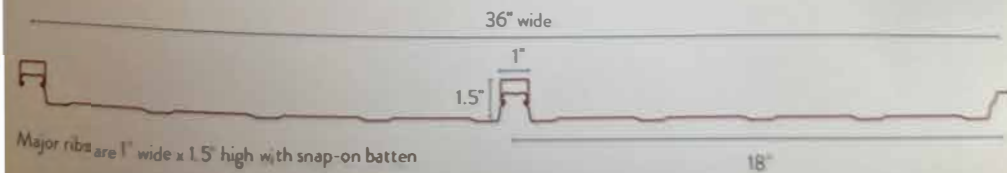
- 26 Gauge panel applies over open framing; roof deck not required
- 28 Gauge panel; roof deck recommended

Overlap Panel

Snap-on Batten

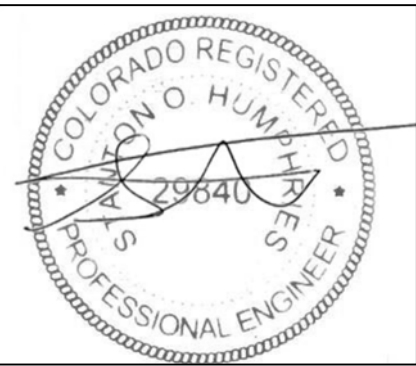
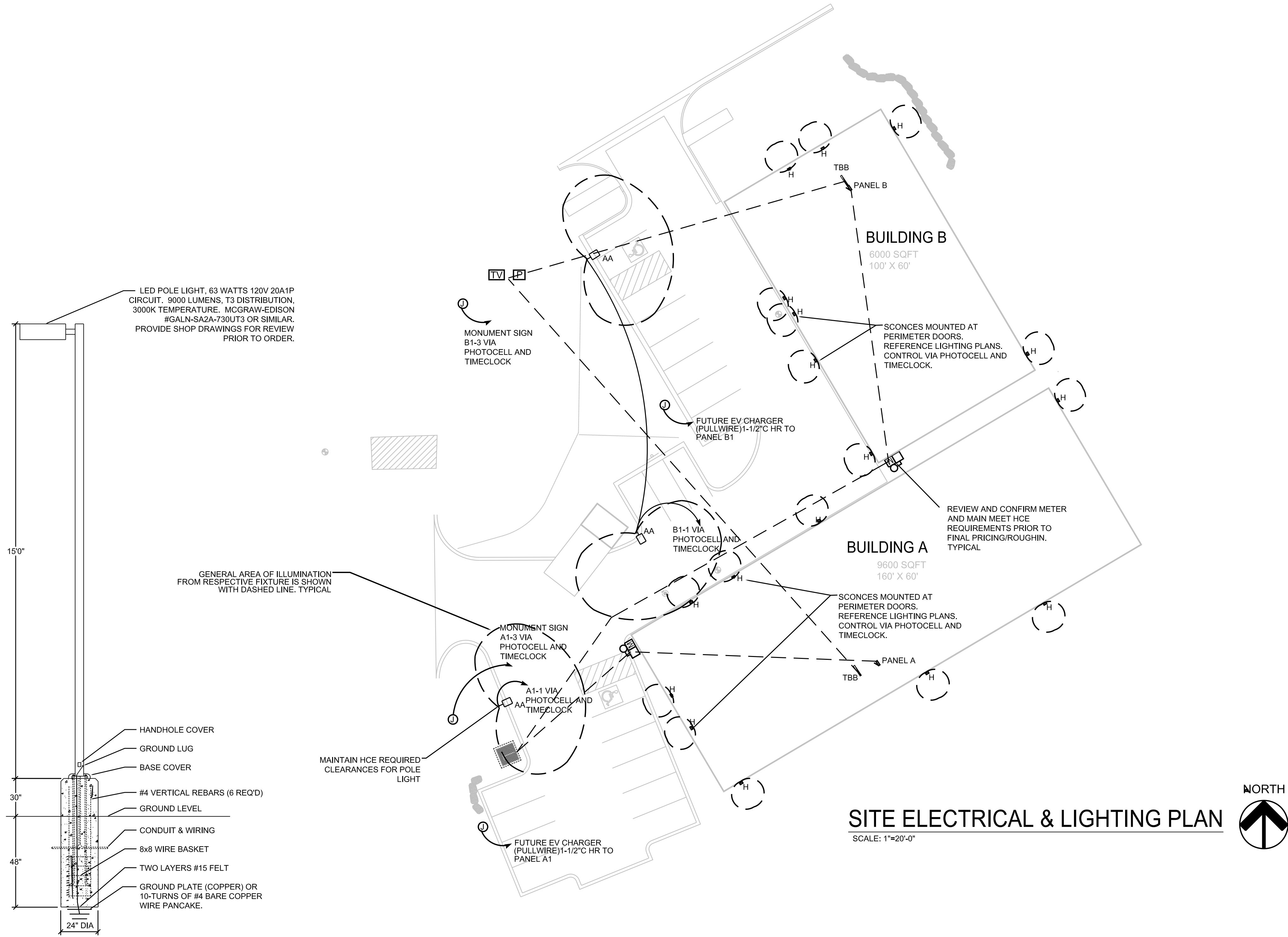
Underlap Panel

Panel end cap not shown



LESTER BUILDS ECLIPSE STEEL BLDG
EXHIBIT A (FOR REFERENCE)





**C & C MECHANICAL
BUILDINGS
882 CHAMBERS RD
EAGLE, COLORADO 81631**

AEC PROJECT #: 23022

DATE: 05/31/23

ISSUE:

06/16/23

PROGRESS

07/17/23

PERMIT

PERMIT WITH SITE

Drawn By:

SOH

Checked By:

AEC

**SITE
ELECTRICAL
PLAN**

E4.0

4 of 4

Project		Catalog #		Type	AA
Prepared by		Notes		Date	



McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 10

Quick Facts

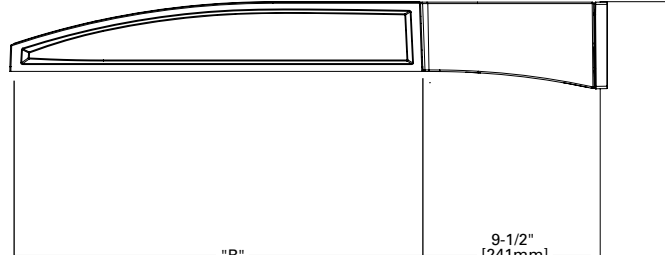
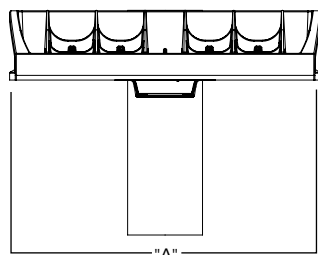
- Lumen packages range from 3,300 - 73,500 (33W - 552W)
- 16 optical distributions
- Efficacy up to 159 lumens per watt

Connected Systems

- WaveLinx Lite
- WaveLinx

Dimensional Details

Standard Arm



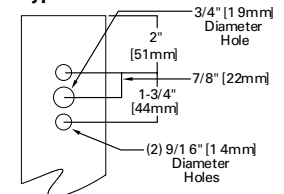
Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. Visit <https://www.designlights.org/search/> to confirm qualification. Not all product variations are DLC qualified.
2. IDA Certified (3000K CCT and warmer only, fixed mounting options)

Pole Drilling Patterns

Type "N"



The Gardena

Wall Mount



The go-to for American-made, handcrafted lights.
A family-owned business, comfortable making things the old fashioned way.

Dome



Mounts



Colors



Galvanized option not available on straight arm mounts

Custom colors are available for an additional fee. Please provide a RAL number

Parts Included

DOVE: (S16) Standard 16" Dome

MOUNT: Choose between a 11" straight arm, 16" gooseneck, 23" gooseneck, or an upward sloping gooseneck

SOCKET: 120V Medium Base Porcelain Socket and 6ft of Wiring. Comes with a threaded Covernut and Gasket for a secure and water proof seal

MOUNTING HARDWARE: (BP12) Heavy Duty 4" Die Cast Base Plate with Gasket and Screws (fits with a 4" Round Electrical Box)

CUSTOMIZABLE: From the shape and the size to the interior color, you can decide what fits best into your vision and we can make it happen.

ALL-WEATHER: Built to last and withstand any storm the outside - or inside - world throws its way.

STEEL CONSTRUCTION: Expertly spun using 18 gauge steel and strong enough to make a lasting statement.

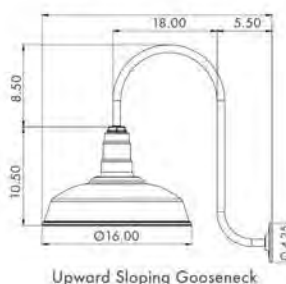
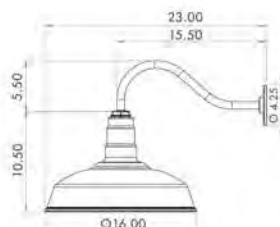
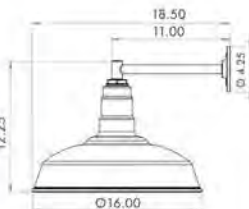
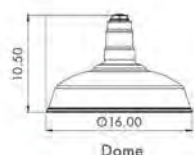
Features

FAST & FREE SHIPPING: We move quickly so your timelines can too - free shipping within 24 hours in the continental US!

APPLICATION: Beside or above garage doors, decoration along walls or barn walls. Usually used outdoors!



Dimensional Data



Optional Accessories

Electrical Box (RB05): 4" round die cast electrical box which is powder coated to match your fixture.

LED Bulb (LFLA): 800 Lumen Filament LED Medium base screw-in bulb.

6" Mounting Plate (LP12): A larger mounting plate if the standard 4" mounting plate is too small.

Wire Guard (WG16): A matching wire guard that snaps on to the bottom of the fixture. It comes unfinished but can be powder coated upon request.

Choose each item specification to breakdown the SKU numbers for your order below

Ordering Information

S16	Color	Mount	Color	Mounting Hardware	Color	Electrical Box (optional)	Color	Wire Guard (optional)	LED Bulb (optional)
	00 04	ST11	00 04	BP12 - Standard 4" Mounting Plate	00 04	RB05 - 4" round die cast electrical box	00 04	WG16	LFLA - LED Bulb
	01 06	GB04	01 06	LP12 - Larger 6" Mounting Plate	01 06		01 06		
	1M 08	GB01	1M 08		1M 08		1M 08		
	03	GB05	03		03		03		



BRAND

Kichler

DESCRIPTION

The Cylinder Incandescent Downlight Wall Light features an Architectural Bronze, Black, Brushed Aluminum or White finish. Note: Optional wet location accessory for finished look sold separately.



Shown in: Black

SHADE COLOR	N/A
BODY FINISH	Black
WATTAGE	65W
DIMMER	Standard 120V
DIMENSIONS	4.75"W x 7"H x 7"D
BULB NOT INCLUDED	
LAMP	1 x BR30/Medium (E26)/65W/120V Incandescent 1 x BR30/Medium (E26)/120V LED
ITEM NUMBER	KHR613598

COMPANY	PROJECT	FIXTURE TYPE	APPROVED BY	DATE







To: Planning & Zoning Commission
From: Community Development Department
Date: September 1, 2023, 2023
Agenda Item: Community Development Department Update

LONG RANGE PLANNING

- **ReCode Eagle – The Land Use and Development Code (LUDC) Update**

We are thrilled to announce that ReCode was unanimously approved by the Town Council on August 22, 2023. In light of this milestone, we would like to express our heartfelt appreciation for the considerable time and effort you invested in reviewing, deliberating and rendering decisions on the new code. This new code will help the community realize the vision of the Elevate Eagle Comprehensive Plan. Thank you again for all your dedication to the community and to the ReCode process.

The final adoption version of ReCode can be accessed through this link: [Eagle-LUDC-Adoption-Draft-with-Hearing-Edits-081623-Clean \(townofeagle.org\)](https://www.townofeagle.org/ReCode-Adoption-Draft-with-Hearing-Edits-081623-Clean). ReCode will go into effect October 23, 2023.

LAND USE APPLICATIONS IN PROGRESS

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

- **LLA23-01: Alpine Lumber Lot Line Adjustment**
 - To consolidate 2 lots (lots 6 and 7) within Block 1 of the Eby Creek Subdivision
 - Public comment due by 5pm Thursday, September 21, 2023
 - Administrative decision will be rendered: Friday, September 22, 2023
- **DR23-05: Stone Concepts Warehouse**
 - A Minor Development Permit to construct a new warehouse on the currently vacant lot at 85 Marmot Lane.
 - Public hearing schedule: TBD
- **DR23-05: 882 Chambers**
 - A Minor Development Permit for two new buildings to be built on the Gallegos Industrial Subdivision
 - Public hearing schedule: September 5, 2023
- **PUDM23-01 Haymeadow**
 - A request for a minor PUD amendment to add one single-family dwelling and accessory uses to the Cabin Parcel, Tract I of the Haymeadow PUD.



- Public comment due by 5 pm Wednesday September 6, 2023
- Administrative decision will be rendered: Monday, September 11, 2023

▪ **DR23-04: 263 Sawatch Road**

- A Major Development Permit, with design variances, to construct three buildings, each with three commercial units and three residential units accessory to a non-residential use, as approved via Resolution 37-2020. A zoning variance is requested for this project for joint use of parking spaces, pursuant to Section 4.07.140.H. of the Municipal Code.
- Public hearing schedule: September 19, 2023

OTHER NOTABLE UPDATES

- Jennifer Filipowski resigned from P&Z on August 17, 2023. Recruiting is to commence in September.

TOWN COUNCIL AND PLANNING & ZONING COMMISSION MEETING SCHEDULE:

September 2023
September 5th (Planning Commission) • DR23- 05 882 Chambers Hearing
September 12th (Town Council) •
September 19th (Planning Commission) • DR23-04 263 Sawatch Rd Hearing
October
October 3 rd (Planning Commission) •
October 10 th (Town Council) •
October 17 th (Planning Commission)
October 24 th (Town Council) •