



**Planning & Zoning Commission
Tuesday, September 17, 2024, 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631**

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

PUBLIC WIFI – Eagle Guest

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

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

Microsoft Teams meeting

Join on your computer, mobile app or room device

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Meeting ID: 232 997 082 467

Passcode: CtrpRm

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[+1 469-770-0416,,524046260#](#) United States, Dallas

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. Minutes 6.18.24

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: AN23-01 West Eagle Housing Rezone, Preliminary Plan/Final Plat, and Major Development Permit
File # AN23-01
Applicant: Eagle County
Location 712 Castle Dr. (Parcel No. 2109-051-21-001)
751 Castle Dr. (Parcel No. 2109-051-21-004)
751 Castle Dr. (Parcel No. 2109-051-21-005)
766 Castle Dr. (Parcel No. 2109-051-21-003)
800 Castle Dr. (Parcel No. 2109-052-05-013)
Horse Pasture formerly a USFS site (Parcel No. 2109-051-00-028)
Staff Contact: Peyton Heitzman, Community Development Director
Request: 1) Zoning six parcels of land to Residential Multi-Family. One parcel is in unincorporated Eagle County and the remaining parcels are within the Town of Eagle.
2) A Subdivision Preliminary Plan and Final Plat to consolidate the parcels into two lots and dedicate land for public Right of Way.
3) A Development Plan, with design variances to construct 113 dwelling units of various types.
2. Project: SUP 24-01 Sweet Leaf Pioneer Special Use Permit
File # SUP 24-01
Applicant: Dave Manzanares
Location 825A Chambers Ave
Staff Contact: Sydney Dynek, Planner
Request: An application for a Special Use Permit to include marijuana medical retail, with optional cultivation premises and consolidate it with the existing recreational marijuana cultivation, medical and recreational marijuana retail at the store's existing location.
3. Project: LUDC24-02 Text Amendment to the Land Use and Development Code
File # LUDC24-02
Applicant: Town of Eagle
Location Town of Eagle
Staff Contact: Jessica Lake, Senior Planner
Request: LUDC text amendment to simplify and improve clarity for five (5) items within the Land Use and Development Code (LUDC) and one (1) item that responds to recent state legislation regarding the definition of "Family".

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. September 2024 Planning and Zoning Commission 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