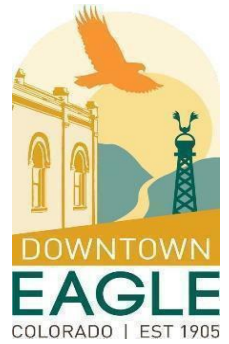


EAGLE DOWNTOWN DEVELOPMENT AUTHORITY (DDA)
Eagle Town Hall | 200 Broadway, Eagle, CO 81631
Castle Conference Room
Tuesday, March 18, 2025 | 1:00PM

Public WiFi – Town of Eagle WiFi

*This agenda and the meetings can be viewed at www.townofeagle.org.
Times listed are estimated and are subject to change.*



Meeting Access

This will be an in-person meeting with additional access via MS Teams.

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Meeting ID: 230 337 214 340

Passcode: JG9qV6ta

Dial in by phone

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Phone conference ID: 421 817 475#

1. Call to Order and Roll Call

2. Disclosure of Any Conflicts of Interest Related to Agenda Items

Pursuant to Section 31-25-819, C.R.S regarding conflict of interest, board members and employees of the DDA must disclose significant financial interest and avoid voting or participating in related matters. Violations can lead to dismissal or forfeiture of office.

3. Public Comment

Comments are welcome on items not listed on the following agenda. Public comments are limited to three (3) minutes.

4. Approval of Minutes

- a. Minutes dated February 18, 2025

5. Updates (as needed)

- a. DDA Financials, Troy Bernberg
- b. EVC
- c. Eagle Chamber
- d. Town Department Update – questions for staff

6. Presentation

- a. Introduction of 446 Broadway Development – Justin Roach

7. Business Items

- a. DDA boundary and land use code amendment request for Town Staff
- b. Letter from DDA regarding input on the Capitol Street Improvement Project
- c. November 2025 Town Council election
- d. DDA Endorsement for Capital Flats Development
- e. DDA Endorsement for Develop Eagle LLC and the purchase of Old Town Hall
- f. Update on Downtown Eagle Project Investment Program, Round Two

8. Future Agenda Items

- a. Next meeting is April 15, 2025

9. Adjourn – 3:00 P.M.

- **Call to Order:** 1:03PM
- **Roll Call:** Greg conducted roll call confirming the attendance of himself, Lachie, Jake, Scott and Bryan.
- **Approval of Minutes:** Greg and the board discussed the approval of the minutes from the previous meeting, noting that the minutes were AI-generated and needed a correction to refer to the group as the board instead of the council. A motion to approve the minutes was made by Bryan and seconded by Scott. The minutes were approved with the correction.
- **Financial Updates:** Greg and Troy discussed the financial updates, including the local marketing initiatives and DDA TIF investing. Troy emphasized the importance of marketing and validated that it is a qualified way to spend money. They also discussed the Capitol Street improvements project and the potential financial contribution from the DDA.
 - **Marketing importance:** Troy emphasized that marketing is crucial for the DDA, citing examples from other startup DDAs where 15-30% of their budgets are allocated to marketing. He validated that marketing is a qualified way to spend money according to the plan of development and policy.
 - **Grant program success:** Greg highlighted the success of the grants issued by the DDA, noting that the marketing efforts brought significant attention to the DDA, evidenced by the high number of applications received in the first round.
 - **Capitol Street project:** The board discussed the Capitol Street improvements project, with Troy explaining the financial aspects, including the need to assess the incremental assessed value generated by improvements and the importance of reimbursement agreements with developers.
 - **Financial contribution:** The DDA is considering contributing financially to the Capitol Street project, but decisions will be made after further discussions with the Town Council and a clearer understanding of the project's financial requirements.
- **Capitol Street Improvements:** Greg, Troy, and the board discussed the Capitol Street improvements project, including the importance of maintaining a sense of place and the potential impact on property values.
 - **Sense of place:** Greg emphasized the importance of maintaining a sense of place on Capitol Street, highlighting concerns about removing old growth trees and the potential for the street to become a "concrete jungle," which could negatively impact property values and community character.
 - **Traffic and safety:** The board discussed the potential safety hazards of widening the street, including increased traffic speeds and the difficulty of crossing a wider road. They considered the need for traffic calming measures and maintaining some landscaping to preserve the street's character.
 - **Community feedback:** There was significant community feedback regarding the project, with some residents expressing concerns about the removal of trees and the overall design. The board discussed the importance of addressing these concerns and ensuring the project aligns with the community's vision.

- **Financial considerations:** The board discussed the need for a detailed financial analysis to determine the potential return on investment.
- **2nd Street Closure:** Molly and the board discussed the 2nd Street Closure project, which was initially planned for this year but postponed due to lack of funding. They considered revisiting the idea for summer 2026 and discussed the need for support and funding from the DDA.
 - **Project postponement:** The 2nd Street Closure project was postponed due to a lack of funding and concerns from businesses about the project's execution. The board discussed the need for proper activation and funding to ensure the project's success.
 - **Future plans:** The board considered revisiting the project for summer 2026, with a focus on securing support and funding from the DDA. They discussed the potential for the project to be a recurring annual event if successful.
- **Old Town Residential Zoning:** Jake, Scott, and Peyton discussed the Old Town residential zoning abutting the DDA boundary. They considered the possibility of applying for a rezoning and the potential benefits for the DDA. They also discussed the need for community engagement and support for the rezoning effort.
 - **Rezoning discussion:** The board discussed the possibility of applying for a rezoning of the Old Town residential area abutting the DDA boundary. They considered the potential benefits for the DDA, including increased property values and development opportunities.
 - **Community engagement:** The board emphasized the importance of community engagement and support for the rezoning effort. They discussed the need to involve residents and property owners in the process to ensure a successful outcome.
 - **Application process:** Peyton explained the application process for rezoning, including the need for a pre-application meeting and the potential costs involved. The board considered the possibility of the DDA assisting with the application process.
- **Project Investment Program Round Two:** The board discussed the Project Investment Program Round Two, including the timeline for the application process and the need for outreach to ensure participation. They decided to open the application on March 1st and keep it open for 45 days.
 - **Application timeline:** The board decided to open the application for Round Two of the Project Investment Program on March 1st and keep it open for 45 days, until April 15th. They discussed the importance of providing enough time for applicants to prepare their submissions.
 - **Outreach efforts:** The board emphasized the need for effective outreach to ensure participation in the program. They discussed various strategies, including door-to-door outreach, email notifications, and leveraging Town Council updates to spread the word.
 - **Review process:** The board plans to review the applications in May, with the possibility of holding special meetings if the number of applications is high. They discussed the importance of streamlining the review process and ensuring a fair evaluation of all submissions.

- **Chamber Mixer Representation:** The board discussed the upcoming Chamber mixer on April 10th, which will be hosted by the Town of Eagle. They considered the importance of DDA representation at the event to promote the grant application and engage with the community.
 - **Event details:** The Chamber mixer will be held at the Eagle Ranch Golf Club. The theme of the event is "Open for Business."
 - **DDA representation:** The board discussed the importance of having DDA representation at the event to promote the grant application and engage with the community. They planned to have an economic development table with staff members present to provide information and answer questions.
- **Executive Director Job Description:** The board discussed the Executive Director job description and the budget constraints for hiring an executive director. They considered the possibility of focusing on grant writing and finding a part-time coordinator to help with specific tasks.
 - **Budget constraints:** The board considered reallocating funds from other areas to support the position.
 - **Grant writing focus:** Given the budget constraints, the board considered focusing on hiring a part-time coordinator with a strong emphasis on grant writing. They discussed the potential benefits of securing additional funding through grants to support DDA initiatives.
 - **Job description:** The board reviewed the draft job description for the executive director position, discussing the key responsibilities and qualifications required.
- **In the Game Conference Attendance:** The board discussed attendance at the In the Game conference, with Scott and Bryan expressing interest in going. They considered the budget constraints and the possibility of finding additional funding to support Kim Fritzler's attendance.

Follow-up tasks:

- **Capitol Street Improvements:**
 - Write a letter to the Town Council and Martha Miller articulating the DDA's concerns and suggestions regarding the Capitol Street project design. (Greg)
 - Draft a memo outlining the high points of making walkable streets and the importance of maintaining property values along Capitol Street. (Greg)
 - Present the DDA's feedback on the Capitol Street plan at the February 25th meeting. (Bryan)
 - Schedule a follow-up discussion on the Capitol Street project at the March DDA meeting. (Nikki)
- **Project Investment Program Round Two:** Prepare and launch the round two application for the Project Investment Program by March 1st. (Nikki)
- **Project Investment Program Round Two:** Update and distribute marketing materials for the Project Investment Program round two. (Nikki and DDA board member)

Adjourn: 3:40PM



To: Mayor and Town Council
From: Larry Pardee, Town Manager
Date: March 11, 2024
Re: Town Manager Report

Administration and Organization Update:

On Wednesday, February 26, I met with Talia Haebler from Studio-South and two of her partners to walk through the Old Town Hall property. I also provided contact information for Kate McIntire from DOLA, our regional manager, about any potential grant opportunities to assist them in their quest.

On Thursday, February 27, leadership staff participated in the Top-Down, Bottom-Up Performance Management Training led by Katherine Fry from TRIAD. This session provided essential strategies to help managers navigate performance evaluations with a development-focused approach. The training emphasized shifting away from traditional, one-time performance reviews toward ongoing, structured conversations that foster employee growth. Leaders were encouraged to prioritize curiosity over judgment, utilize high-quality questions to guide discussions and leverage emotional intelligence to create a supportive and transparent environment. A key focus was introducing new check-in forms designed to enhance performance discussions by ensuring clarity, consistency, and continuous feedback. This approach makes performance evaluations collaborative and constructive, strengthening employee engagement and professional development.

Key discussion topics included techniques for managing defensiveness, recognizing and mitigating unconscious bias, and utilizing the Five Whys method to uncover employees' motivations and development needs. Leaders were encouraged to shift from directive communication to a coaching mindset—fostering inspiration rather than simply motivation. The session also underscored the importance of celebrating employee achievements, reinforcing positive behaviors, and addressing the challenges of an "us vs. them" workplace culture by promoting alignment and healthy competition. By equipping leadership with these strategies, the training aimed to create a more engaged workforce and enhance the effectiveness of performance conversations across the organization.

The Town of Eagle has embarked on the process of selecting our next Finance Director, with interviews scheduled for Thursday, March 6, and Friday, March 7. As we work to strengthen our team, we are actively recruiting to fill 11 vacancies that will enhance service delivery and operational efficiency. Five full-time positions remain open, and our hiring efforts focus on attracting candidates whose skills and values align with the Town's mission. To ensure long-term fiscal sustainability, we have temporarily paused hiring for general fund-supported positions, prioritizing strategic growth that aligns with revenue stability. This thoughtful approach underscores our commitment to building a resilient, high-performing workforce that can adapt to the evolving needs of our Community.

On Monday, March 3, Sherly Beckman and the Stolfus design team convened the Eagle Grand Avenue Corridor Design Stakeholder Working Group (SWG). This diverse group of stakeholders includes Martha Miller, Ryan Johnson, Jenna Segal, Betsy Timbers, Anne McKibbin, Kevin Sharkey, Kim Fitzler, Rebecca Ruck, Dan Brown, Shane Dickman, Anthony Powell, Meg Robie, and Bill Neumann. The session served as a key preparatory meeting for the upcoming **Grand Avenue Public and Property Owners Open House on March 26**, ensuring all stakeholders remain aligned on project developments and objectives. The Grand Avenue Multimodal Project remains a top priority as we anticipate the final selections for Round 2 of the BUILD Grant Program, expected to be announced by June 28, 2025. We remain committed to advocating for this vital infrastructure investment and will continue closely monitoring updates throughout the review process.

Economic Development:

The Town is actively collaborating with Economic & Planning Systems (EPS) to support a balanced approach to commercial and residential growth. Town staff are working with EPS to advance the Commercial Linkage Fee initiative, which seeks to create sustainable funding mechanisms for housing solutions tied to commercial expansion. Additionally, financial analyses related to potential annexations are underway, with EPS developing preliminary recommendations on infrastructure funding and revenue-sharing strategies to support long-term economic viability.

The Town is also working closely with East Eagle Partners to explore development possibilities within recently annexed properties while finalizing the annexation of Parcels A and F. These efforts are a key component of the broader vision for sustainable growth in the East Eagle Subarea. For years, the Town of Eagle has been committed to fostering a thriving, resilient community by prioritizing balanced economic development and addressing critical housing needs.

On Wednesday, February 23, I had the opportunity to tour the Old Town Hall building with Talia Haebler and two team members. Additionally, I am scheduled to meet with Jake Roch and his partners on Tuesday, March 11, to continue discussions regarding the property.

The Town of Eagle remains committed to transparency and responsible community development. To assess interest in the Old Town Hall property, the Town has proactively shared information through a public notice on its website and regular updates in the *Eagle Spirit* newsletter. These efforts have generated strong market interest, with four inquiries from real estate professionals representing potential buyers.

As part of this process, the Town is engaging the Community by making the commercial appraisal of the property publicly available and exploring opportunities supporting business growth and housing development. Per Article XII, Section 12.01 of the Town of Eagle Home Rule Charter, the Town Council can acquire, sell, exchange, or dispose of real property through an ordinance, while lease agreements are approved via resolution.

Community Engagement & Meetings: This report highlights our recent community outreach efforts and critical regional and project-specific meetings. Our top priority is to engage with stakeholders, stay abreast of developments, and contribute to our Community's growth.

The Eagle River Park Coalition is to host an Eagle River Park Users Wave meeting scheduled for Thursday, March 13, at 5:30 PM and meet at the Fire Pit location ([ERP.Users.Wave.Meeting.Flyer](#)).

The attached documents link provided ([EPA Correspondence ERSWD](#)) primarily revolve around a disagreement between the **Eagle River Stakeholders (which includes local municipalities and water authorities)** and the **U.S. Environmental Protection Agency (EPA)** regarding the exclusion of third-party water quality data from the five-year review process of the Eagle Mine Superfund Site. The Stakeholders argue that their independently collected data, which indicates water quality standard exceedances for metals like cadmium, zinc, and copper, should be included in the review process, as it provides a more comprehensive assessment of contamination impacts. They assert that excluding this data is inconsistent with scientific best practices, state regulatory methodologies, and previous EPA approaches, potentially undermining the credibility of the review and leading to flawed conclusions about the site's remediation progress.

The EPA, in response, outlines its criteria for evaluating third-party data, emphasizing the need for formalized quality assurance protocols and adherence to EPA's specific procedural requirements. While the agency does not outright reject third-party data, it requires a systematic validation process, including documented Quality Assurance Project Plans (QAPPs) and precise metadata. The EPA invites the Stakeholders to formally submit the necessary documentation to assess the data's reliability. However, the Stakeholders remain concerned that excluding their data from the upcoming review will result in an incomplete and overly optimistic assessment of water quality conditions, potentially delaying additional remediation efforts.

On Wednesday, March 5, we held the Eagle County Regional Housing meeting, where we continued refining the draft report, which we anticipate finalizing and distributing within the next week or two. At the same time, we are actively developing Eagle's action plan drafts. While DOLA's Action Plan guidelines are expected to be released in June, which may require some adjustments, we can submit the Final Report ahead of the Action Plans. This proactive approach may strengthen our applications for Prop 123 funding.

WORK SESSIONS: *To help the Town Council keep track of upcoming work sessions, below is a table of topics to discuss over the next several months. Preparing in advance is helpful since it takes planning to execute a work session. Staff will keep this table in this report and make changes as needed. The topics are subject to change:*

Date	Topic
March 4, 2025 Work Session	Affordable Housing Accelerator Project (AHAP) 2-hours
April 1, 2025 Work Session	Grand Avenue update discussion 1-hour
May 6, 2025 Work Session	Joint Long-Range Planning Discussion Council and P & Z - 2-hours
June 3, 2025	Regional Net Zero Roadmap 1-hour
July 1, 2025	
August 5, 2025	
Request for Additional Work Sessions	Topic



To: Mayor and Town Council
From: Larry Pardee, Town Manager, and Department Leads
Date: March 11, 2025
Re: Department Updates for February 2025

FEBRUARY 2025

ASSISTANT TOWN MANAGER SPECIAL PROJECTS

Pool Replacement Project

- With both pools passing their water tightness testing, the work has shifted to backfilling and prepping the site for the plumbing, pool decks and water slides. Our partners at Mountain Recreation issued a great update in their recent newsletter that can be read here: [Eagle Pool Replacement Project - Mountain Recreation](#).
- Despite some weather delays, the construction team still feels confident about meeting the project deadline.

Eagle Skate Park Design

- Staff have coordinated with Mountain Recreation and reviewed proposals from 5 design firms for design services for the future Eagle Skate Park. The review team has selected American Ramp Company (ARC) based out of Joplin, MO. ARC works across the country and beyond on skate and bike park design and construction. Their design team includes veteran designers as well as Olympic skaters. They are well-versed in working with small, close-knit mountain communities like Eagle. The design project will be kicking off in March and will include plenty of opportunities for community engagement via meetings, online surveys and site visits. The intention is to have a final design the Town and Mountain Recreation can use for cost estimates as we plan for the next budget cycle and future capital projects.
- As a reminder, the budget for the design portion of this project is \$30,000 and is being funded through the 2024 Haymaker Recreation Hub GOCO Grant award.

Psilocybin Regulation

- Staff have been working with the Interim Town Attorney to provide Town Council with an update on allowable psilocybin regulations and corresponding ordinance updates. In 2022 Colorado voters approved the decriminalization of the sale and use of psychedelic mushrooms. The following year, additional state legislation established regulations for governing natural medicine businesses. State law does not allow local governments to prohibit natural medicine business but does allow local governments to regulate certain elements of the operation of licensed facilities. These local allowable regulations are most tied to zoning.

- The Interim Town Attorney is working with staff to propose zoning ordinance updates to the Planning and Zoning Commission at an upcoming meeting. Pending P&Z's recommendation, the ordinance updates would then come before Town Council for consideration as well. Staff will provide a more detailed presentation at that time.

ECONOMIC DEVELOPMENT

February 2025

Economic Development Plan Implementation

- Commercial Linkage Nexus Study
 - Based on the January work session feedback, EPS has refined the model to reflect a 15% mitigation rate. The calculations illustrate what the mitigation rate would yield in housing units or as a fee in lieu, as well as estimated percentage of total development costs.
 - Staff are coordinating a workshop between EVC, DDA, Eagle Chamber and the Eagle Ranch Merchants Group to collect input. This will be incorporated into the next check-in with Town Council.
- East Eagle Infrastructure Financing Strategy
 - The housing element has been calibrated to 120% of estimated housing demand generated by commercial development.
 - EPS is working on an executive summary of scenarios that evaluate the use of a Benefit District, assigning risk based on a public-private partnership, and potential liabilities for each party based on development phasing.
- Staff are working with RRC Associates on renewing the service agreement for 2025 support. Items for consideration include:
 - Cost for capturing visitor mobility data during Ice Castles (December 20 – February 23).
 - Options for transitioning maintenance of the Digital Dashboard to staff in the future (i.e., web platform subscription(s), training, transitional support).
- The OEDIT Tourism Management grant application for wayfinding planning efforts is still 'In Review' status.
- Staff have identified and researched the Rural Economic Development Initiative (REDI) Grant to support a Business Incentive Program. Staff will be pursuing this grant in March. Notably, the REDI Grant was the state program that helped launch the DDA's Project Investment Program.

Economic Vitality Committee (EVC)

- The next quarterly EVC meeting is scheduled for April 10.

Downtown Development Authority (DDA)

- The DDA opened its second round of funding under the [Downtown Eagle Project Investment Program](#). Applications will be accepted March 1 – April 15. The DDA will award \$50,000 in total, with a maximum allocation of \$10,000 to selected projects. Announcements have been distributed on social media, the Town's website, the DDA's website and Vail Daily. Staff are coordinating with the DDA to walk the district and distribute flyers in-person.
- 2024 Project Investment Program grantees were notified that the DDA/Town has opened the reimbursement request portal. The deadline to file for reimbursement is May 1. Round one grantees must be able to demonstrate project completion by May 31.
- Staff and members of the DDA attended the February 4 work session regarding the Capitol Street Improvement project. At the DDA's monthly meeting, the board agreed to draft a letter to staff and the Town Council outlining their recommendations to elevate the placemaking elements along Capitol Street.

Eagle Chamber Business Advocacy Committee (ECBAC)

- The ECBAC members support local businesses by advocating for business-friendly policies, researching and sharing information on business regulations, legislative issues, education and tools through the Eagle Chamber's platforms.
- The committee will be experimenting with a Speaker Series. The initiative will highlight Eagle-based businesses/entrepreneurs and educational speakers who offer guidance on topics such as business efficiencies, financial aid and marketing. Additional information will be shared as the Speaker Series is rolled out.
- In conjunction with Community Development's efforts to create an Administrative Manual for land use applications, the ECBAC has volunteered to draft a complimentary guide on 'How to Open or Expand Your Business in Eagle'. Members of the ECBAC, EVC and staff will workshop this draft guide in late March.

HOUSING

February 2025

Affordable Housing Accelerator Project (AHAP)

- The AHAP project team convened twice in February in preparation for the March 4 joint work session with Town Council and the Planning & Zoning Commission. Project checkpoints included:
 - Legal review of the fast-track language (coined as the Eagle Express Lane) for the land use code (Title 4).
 - Planning and Public Works workshop on the draft cut sheet which are a byproduct of the land inventory analysis.
 - Review of the funding strategy and considerations that weigh financial viability and protecting long-term housing affordability.

Regional Housing Needs Assessment

- The housing partners convened once in February to workshop final data points of the report, discuss jurisdiction-specific Housing Action Plans (HAPs) and finalize board presentation dates. The draft final report (currently 111 pages) was circulated on February 21 with comments due by March 4.
- EPS is working quickly to incorporate comments so that Councils and boards receive the final report well in advance of their meeting dates. Currently, Eagle Town Council is scheduled to receive the project close-out presentation on March 25.
- All HAPs need to be incorporated into the Regional Housing Needs Assessment before it can be submitted to the Department of Local Affairs (DOLA). DOLA anticipates publishing HAP guidelines by summer 2025, however, the housing partners are motivated to complete our drafts in the next 1-2 months.

Housing Update

- A robust update on Eagle's housing environment and outlook was provided on February 25. The various topics covered included Eagle's current housing profile, deed-restricted housing inventory, progress on housing development, undertaking annual compliance through the Valley Home Store and a progress report on local housing initiatives. [Read the memo here.](#)

SUSTAINABILITY

February 2025

Funding Opportunities

- Staff worked with Energy Systems Group (formerly Yearout Energy) to apply for the [High Efficiency and Electric Heating and Appliances \(HEEHA\) Grant](#) to further the town's work on building electrification.
- Staff is investigating the [Colorado Circular Communities](#) grant opportunities to increase residential and commercial composting in Eagle.

Energy Efficiency & Electrification

- Staff is working with Public Works and ESG on an AC replacement project at Public Works, as this needs to occur before the above grant funding will be available. The quote has been approved and equipment ordered.
- Staff began the onboarding process with Brightly, Software, Inc. for our Energy Monitoring & Management System (EMS). The database will be active with all our energy and fleet information by early June. This will be an essential tool on our road to net zero town operations by 2028.
- Staff has finalized the 2025 Scope of Services with Walking Mountains to provide energy efficiency rebates to town residents. The scope of services went before council on 2/25 and will be included in the consent agenda for approval.
- The Climate Action Collaborative Buildings group will be focusing on promoting electric HVAC systems in the offseason this year, with a focus on driving more heat pump installations at times our local contractors are available to do so. This will include coordinating off-season discounts, promotion of other rebates, and deep partnerships with the local workforce. Heat pump installation is a key strategy in our [2030 NZAP](#). As co-chair of this group, sustainability staff will be helping to drive and coordinate this work.

Waste Diversion

- Staff is working with our Events Manager to incorporate electronic waste recycling into this year's Hard 2 Recycle event on May 17th, using bag fee funds.

Sustainability Advisory Committee

- All Sustainability Advisory Committee appointees have accepted their invitations: Beth Markham (Town of Vail Sustainability Manager), Gerry Lopez (Program & Scholarship Manager at My Future Pathways), Tez Hawkins (Senior Planning Project Manager at Baseline Engineering Corporation), Gina McCrackin (Climate Action Collaborative Manager), and Kate Kirkman (Eagle County Climate Programs Coordinator).
- We look forward to meeting on March 19th for introductions and orientation. The primary goal of the committee is to advise on funding recommendations for available community sustainability funding and to serve as community ambassadors for the net zero 2030 goal.

Transportation

- Several actions are underway to tackle our transportation emissions by incentivizing electric vehicles and electric vehicle charging:
 - New rebates from Holy Cross Energy: [Charge at Work - Holy Cross Energy](#) | [Charge at Home - Holy Cross Energy](#)
 - Rebates from Town of Eagle via Walking Mountains - \$1000 per EV purchase, \$1000 per EV charger
 - EV Charging Cohort – this will support multifamily properties secure funding for and install EV charging
- Staff is partnering with Walking Mountains, the Palmer Fund, and CLEER on the EV Ride & Drive, which will be held on June 1st at the Brush Creek Pavilion this year.
- Staff is supporting the Climate Action Collaborative campaign to “Break Up with Your Car” and encourage residents to leave their cars behind this summer by taking the bus, carpooling, or biking to summer events.

Other

- Staff will be co-hosting a session at the summer CML conference on net zero implementation, along with Councilman Grimmer and the City of Northglenn.
- Staff served on a panel with other sustainability professionals to discuss meaningful internship opportunities with Colorado Mountain College Integrated Sustainability program students.

SPECIAL EVENTS

February 2025

Marketing & Events Advisory Committee (MEAC)

The community request for MEAC applications, for two vacancies, was posted on February 3, 2025. The letter of interest deadline was February 28. Town received four applications. The selection meeting was March 5, 2025. Staff will request to formally appoint new MEAC members via resolution March 25, 2025.

Summer Events

- Chamber mixer planning meeting with the Chamber and Eagle Ranch Golf Club. We are teeing up something fun and informative.
- Attended DDA meeting to seek financial support for the 2nd Street closure for summer 2026.
- Planning meeting for the town's Cleanup & Hard2Recycle event and new in 2025, E-Waste. Allocated funds for E-Waste will come from the bag-fee fund.
- Flight Days Splash of Color Fun Run event turnover with Kim Fritzler. Kim was the color fun run coordinator for the past 3 years.
- Met with the new Eagle Ranch HOA Assistant Community Manager, Thera Shannon.
- Met with Lisa Reeder, Vail Valley Soccer, to discuss communication needs for the soccer tournament October 3-5, which will impact the Terrace Neighborhood.
- CO HS mountain bike races event turnover with Brian Lieberman, Tom G. and John Hutchinson. Brian will be GREATLY missed!
- Organized National Employee Appreciation Day for town staff.

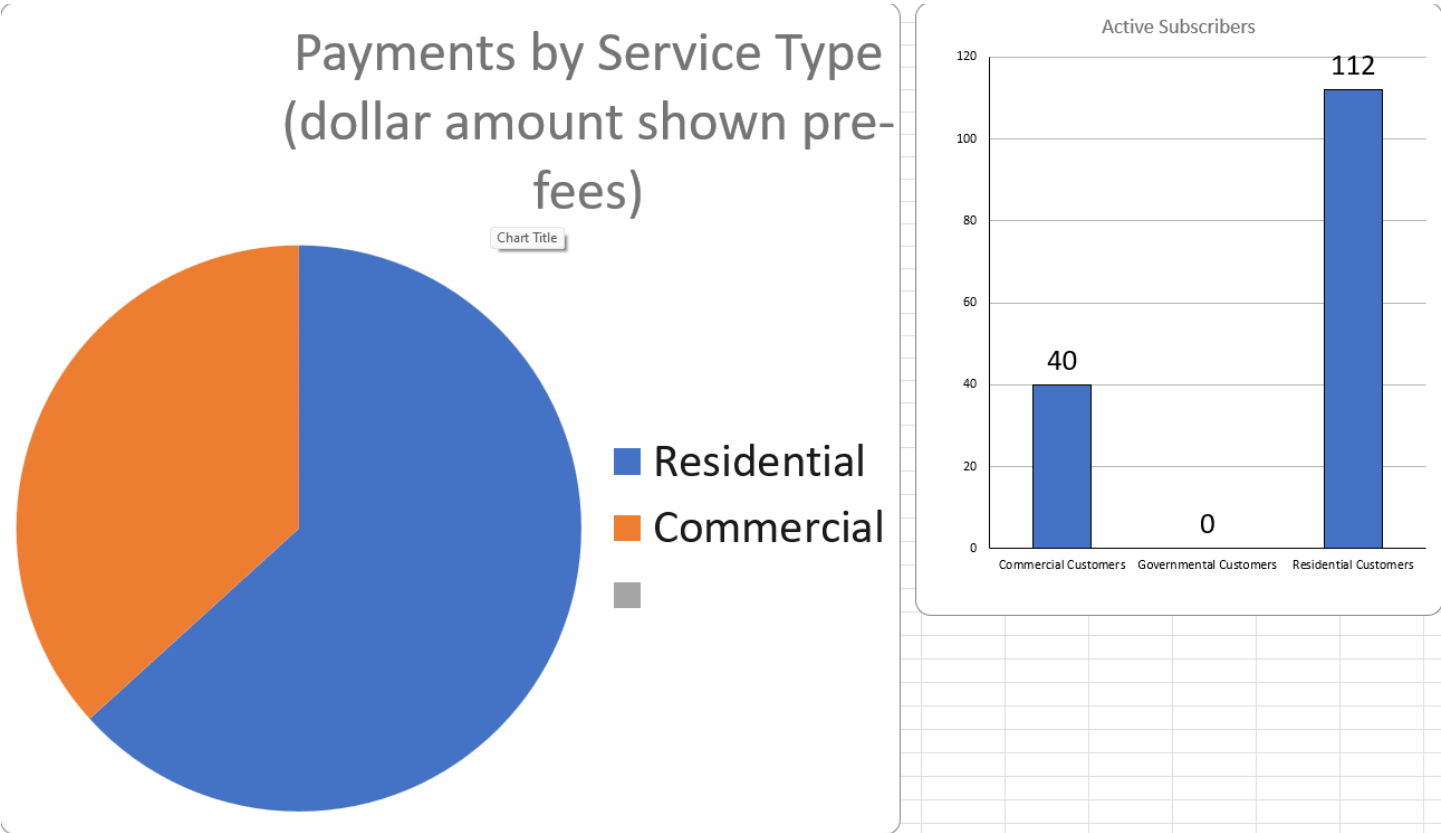
Town Marketing

- Social media posts for the closure of Ice Castles
- Social media posts for the closure of the Eagle Town Park Outdoor Ice Rink – Thank you, Eagle Ice Dads.
- Produced Eagle Today Newsletter
- Updating Eagleoutside.com with 2025 events
- Creating town's 2025 Event Calendar

INNOVATION TECHNOLOGY
February 2025

Broadband update:

- 40 business/government subscribers, 112 residential subscribers, 8 in queue
- Broadband revenue generated in January: \$10,921.41



Training:

- Security Update Training - 38 employees

Technical Operations:

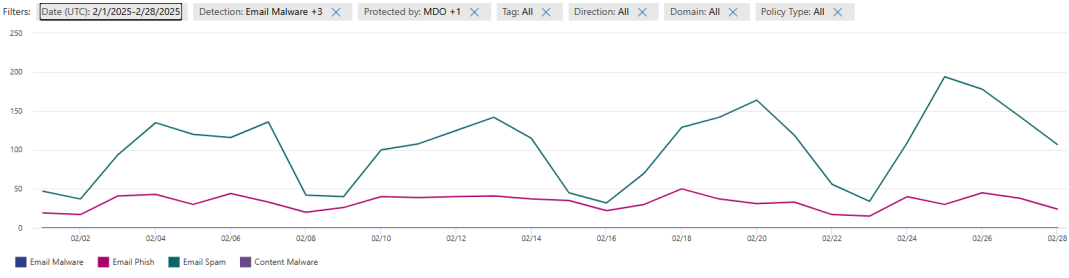
New user onboarding:

- Camille Deering - Town Clerk
- Ike Fredregill - Wastewater
- Jesus Terrazas – Police Department

Email threat protection report:

Threat protection status

The Threat protection status report provides information about threats found prior to email delivery, covering relevant detection technologies, policy types, and delivery actions. [Learn more about this report](#)

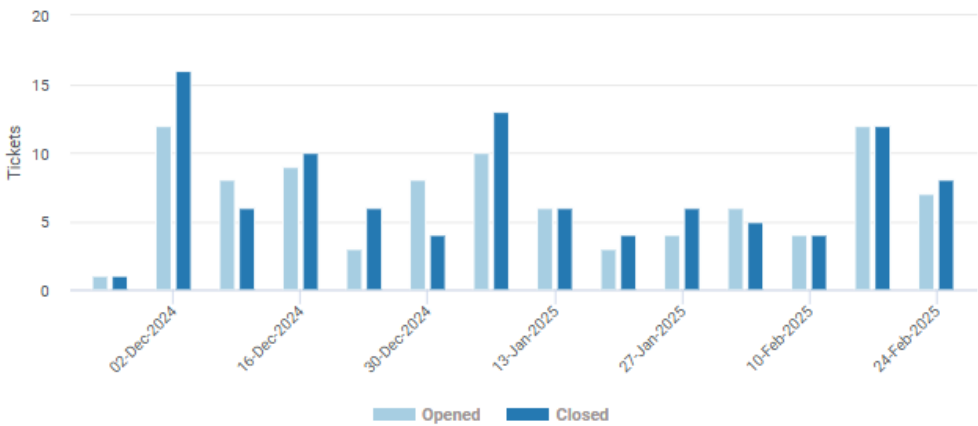


Support ticket report:

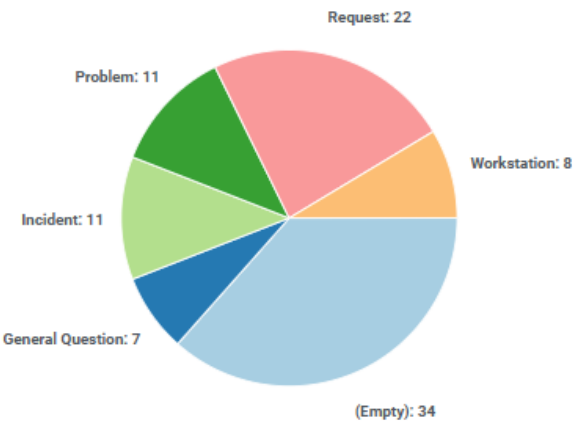
93 Tickets Opened - Previous 3 Months

101 Tickets Closed - Previous 3 Months

Tickets Opened Vs. Closed - Previous 3 Months



Tickets Opened by Type - Previous 3 Months



COMMUNITY DEVELOPMENT

February 2025

Planning

LONG RANGE PLANNING

- **LONG RANGE PLANNING**

ReCode Eagle – The Land Use and Development Code (LUDC) – [link to code](#)

- Staff is working with legal to update Chapter 4.17 of the LUDC to streamline processes and procedures for land use applications. The relatively new LUDC is considered a dynamic document that will continue to evolve as we identify areas for improvement through implementation. While ongoing refinements are necessary, the adoption of the current LUDC was a significant step forward in achieving the vision of the Comprehensive Plan. Here are just a few examples of these achievements:
 - Sustainability, resilience and hazard standards in Chapter 4.14 to protect our natural environment and local wildlife.
 - Water-wise landscape standards and limitations on unnecessary turf.
 - Outdoor lighting standards that uphold dark sky principles.
 - New zone districts tailored to unique areas of town, including the mixed-use zone districts and commercial general/interchange zone districts serving the east side of town.
 - Increased density and reduced setbacks to support infill development in residential areas of town.
 - Enhanced Local Employee Residency Program (LERP), with other regulations to encourage the development of affordable housing throughout the community.

Staff acknowledges that the LUDC is a continuously improving document. Staff anticipates bringing amendments forward to clarify text and refine standards to the Town Council multiple times a years.

WUI Code

- Staff are actively engaged in the County-wide Wildland Urban Interface (WUI) Code update process, led by the Eagle County Wildfire Collaborative. This initiative involves collaboration with jurisdictions throughout the Valley to create a WUI Code that caters to our local needs.
- The WUI Code will support increasing the community's resiliency to wildfires by regulating exterior building materials to ensure they are fire resistant, enacting landscaping guidelines such as the Fire Free 5 that ensure there is not flammable material within 5 feet of the structure, and by ensuring landscaping standards support water-wise, native vegetation that is not highly flammable.
- After the WUI Code's adoption by the state legislature in July of 2025, municipalities will need to adopt the provisions by January 1, 2026. These provisions will be split into amendments to the Town's adopted International Building Codes (IBC) and the Town's Land Use and Development Code (LUDC).
 - Staff anticipates there will be outreach on these efforts this spring, staff will ensure Council is updated on the timing of this outreach when the dates are finalized.
- The group held a meeting on February 20th to discuss fire resistant landscape standards that recognize the unique ecosystems and values of the towns throughout the valley.
- The next meeting is scheduled for 3/20/2025 at 12:30pm. In-person attendance is at the Eagle County offices on Broadway.

EVTA 10 Year Transit Plan

- Staff are actively engaged in the Technical Advisory Committee (TAC) for EVTA's 10 Year Transit Plan. The TAC is made up of local community staff representatives and their primary role is to provide

technical guidance to the plan, make recommendations to the EVTA Board, communicate with Town Managers and other key influencers in each community.

- A second round of Community Outreach will be conducted mid-March or early April, and the public will be asked to provide feedback on route alternatives for the Valley Route, Highway 6 Route, and Minturn/Redcliff Route. Outreach will primarily include several focus group sessions, outreach boards at the Vail Transportation Center and an online survey.

Long Range Planning Work Session

- The May 6th Town Council work session will be focused on the Town's long-range plans. This conversation will serve to prioritize updates of the Town's long range planning documents to ensure they remain current and aligned with the community's vision and values.

Administrative Manual

- Staff has been continuing to work on an administrative manual to clearly communicate land use processes to the public. Staff will be posting resources as they're completed, e.g. how the use permit process works, on the Town's website. As this project continues staff will be engaging stakeholder groups like the EVC for feedback to ensure this manual is user friendly and is meeting the community need.

LAND USE APPLICATIONS IN PROGRESS

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

- Eagle Meadows Annexation No. 1 and No.2
 - An application to annex and zone parcel no. 193927300040 (Parcel A) to Resource (R) and parcel no. 193927400041 (Parcel F) to Rural Residential 2 (RR2).
- Reserve at Hockett Gulch – Major Development Plan (Phase 1B and 2) and PUD Amendment
 - Request will run concurrently with PUDA24-01
 - Round 3 referral ended December 6, 2024
 - Planning Commission Public Hearing – January 7, 2025 (continued to February 4, 2025, continued to February 18, 2025)
 - Town Council Public Hearing – February 25, 2025 (continued to March 11, 2025)
- Haymeadow Neighborhood A1 Preliminary Plan Update and Filing 2 Final Plat
 - An application to update the 2014 Preliminary Plan and to subdivide Neighborhood A1 of the development into 47 single-family residential lots, 4 duplex lots, two multi-family residential development parcels, a 1.6-acre childcare site, three open space tracts, and extend the public right of way of Sylvan Lake Road, Ouzel Lane, and Mt. Hope Circle.
 - Round 1 referral ended January 13, 2025, application re-submittal expected for week of 2/10/25.
 - The application is currently in the 2nd round of review, staff is working with the applicant to determine hearing dates.
- Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation
 - A Subdivision Sketch Plan and Public ROW Alley Vacation application with the intent to construct five three-story residential buildings containing a total of 171 condominium and LERP/affordable housing units, a subsurface/underground parking garage, and associated utility relocations. The intended development will require a public process through a Subdivision Sketch Plan and vacation of Public ROW [current applications]. Future applications include a Rezoning of 123 & 137 Howard Street from Old Town Residential (OTR) to Commercial Mixed-Use 1 (CMU-1), a building height variance, a Lot Consolidation Plat, a Condominium Subdivision Final Plat, and a Major Development Permit.
 - Referral period ended 2/3/25, comments are due to the applicant by 2/10/25.
 - Planning Commission Public Hearing- April 1, 2025
- Red Mountain Ranch, Parcel 1

- Has submitted Preliminary Plan Review and Major Development Plan applications; currently out for referral and review, with first round of comments due April 18, 2025.
- ANB Bank
 - An application for a minor development permit to construct an ANB Bank facility on the currently vacant north side of the old Burger King site has been submitted. Application is currently out on referral, referral period ending 3/21/2025.
- 446 Broadway
 - A minor development application for a new mixed-use development has been submitted. Currently undergoing completeness review.
- 1215 Chambers Avenue
 - Applications for a lot line adjustment and a Major Development Permit have been submitted, but are not yet complete.
- Henry Annexation
 - Annexation, rezoning, and minor subdivision submitted for 220 E. Sixth St. Currently under review.
- North Broadway – Annexation and Zoning/Rezoning
 - The Applicant withdrew their annexation and zone/rezone request to CMU2.
 - A new annexation and zone/rezoning request is anticipated. However, the applicant is still determining the desired zoning designation for the property. The timing of the formal resubmittal is unknown.
- ReCode Adjustments (3rd Amendment)
 - Joint work session with Town Council and Planning Commission occurred on December 3rd.
 - Public Hearing dates have not yet been scheduled.

NOTABLE UPDATES

- On March 6th demolition permits were issued for 217 E Second Street and 123 Howard Street. While these properties are part of the Capitol Flats project, these permits are separate from the land use application. There are no provisions in Title 4 that would prevent a property owner from obtaining and demolishing an existing structure on their property prior to any formal land use approval.
- We are excited to welcome Kasie Hill to the department as our new Permit Technician. Her first day is March 17th.
- Staff has met with members of the community on development proposals ranging from small administrative permits to larger development, subdivision, and annexation applications. Pre-application meetings in 2025:
 - January - 2
 - February - 3
- Community Development provides Spanish translation services. These services are utilized by Court, Administration, IT, Building, etc. We have provided **10 points of contact**, this includes walk-ins, phone calls, and transfers from other departments, bilingual support for meetings and translating for our Municipal Court.
- Staff is composing a “RFP” for new Software.
- Staff plans on applying for the Local Planning Capacity Grant program to assist with funding planning and permitting software.
- Denise Cardoza, Com Dev Administrator and Ted Taggart, Building Inspector have resigned with their last day being March 14th, 2025. We will miss them dearly and wish them the best with their future endeavors.
- We are advertising for an Administrative Technician II and a Building Inspector II. Due to turnover in the Inspector position, the Town will use a third party to perform building permit inspections starting March 17th until the position is filled. Staff anticipates services to continue without interruption during this transition.

Administrative Approvals (Encroachment Permits, Sign Permits,)

- Currently reviewing 0 Sign Permits.
 - 0 Sign Permits have been approved and issued so far this year.
 - 0 encroachment permits have been approved and issued this year.

UPCOMING ANTICIPATED APPLICATIONS (early 2025)

Address	Application Type
Haymeadow	Subdivision Final Plat Amendment Filing 1 – amend street names
Haymeadow	Minor PUD Amendment

MAJOR CONSTRUCTION PROJECTS

Business Name	Location	Status
Hockett Gulch Apts.	16186 Hwy 6	TCO issued for all 6 buildings
Haymeadow	91 Mountain Hope Circle	TCO's good until Feb 1
Habitat for Humanity	3 rd Street	TCOs complete.
Slope and Hatch	115 East Second St Unit 1	TCO – full opening
Stone Concepts of Colorado	85 Marmot Ln	Permit pending.
Eagle County BMX	1700 Bull Pasture Rd	Permits released
Eagle Pool	1700 Bull Pasture Rd	Inspections progressing
Alpine Lumber Shed	111 Chambers	TCO for shed building – landscaping required

Building

The figures below show general activity levels not broken down by permit type (building, electrical, plumbing, mechanical, etc.)

TYPE OF WORK PERFORMED	EOY 2023	EOY 2024	YTD 2025
Inspections (n/i Planning, Public Works)	1,885	1944	148
Permits Processed	411	334	47

- Staff currently engaged in a Regional Net Zero [Building] Cohort with other municipalities in both the Eagle Valley and Roaring Fork Valley. One meeting left.
- Recent updates to our permitting software, Community Core, now allow for contractors to upload registration documents for renewals and new accounts. This allows for enhanced service delivery by reducing staff processing of documents via email

P&Z and Council Meeting Schedule

March 2025
March 4 th (Work Session) PZ/TC Work Session on Affordable Housing Accelerator Project (AHAP)
March 4 th (Planning Commission) Cancelled
March 11 th (Town Council) Reserve at Hockett Gulch PUD Amendment and Major Development Permit (Phase 1b and 2)
March 18 th (Planning Commission) Training
March 25 th (Town Council) Haymeadow Public Improvements Agreement
April 2025
April 1 st (Work Session) TC Work Session on Grand Avenue Corridor
April 1 st (Planning Commission) - Capitol Flats Subdivision Sketch Plan <i>Haymeadow Neighborhood A1 Preliminary Plan Update and Filing 2 Final Plat (tentative)</i>
April 8 th (Town Council)
April 15 th (Planning Commission)
April 22 nd (Town Council) <i>Haymeadow Neighborhood A1 Preliminary Plan Update and Filing 2 Final Plat (tentative)</i>
May 2025
May 6 th (Work Session) PZ/TC Work Session on Long Range Planning Priorities
May 6 th (Planning Commission)
May 13 th (Town Council) Capitol Flats Subdivision Sketch Plan
May 20 th (Planning Commission)
May 27 th (Town Council)

Upcoming Hearings in an alternative format.

Project Timelines

[illegible]



To: Town of Eagle Planning and Zoning Commission (P&ZC)

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

Date: July 18, 2023

RE: 1. Town of Eagle Land Use and Development Code (ReCode) Recommendation of Adoption (tabled from June 6, 2023), and
2. Town of Eagle Zone District Map Recommendation of Adoption (tabled from June 20, 2023)

The Town of Eagle Community Development Department Planning Staff and Clarion Associates are presenting the adoption draft of Title 4 of the Municipal Code, the Land Use and Development Regulations (ReCode) for the Planning and Zoning Commission's recommendation of adoption to Town Council. The adoption draft can be accessed through this [LINK](#). Since its release, staff has identified corrections/changes to the draft. The list of such changes will be identified in this staff report. It is the recommendation of staff for the P&Z Commission to recommend adoption of the draft with the changes listed in this July 18, 2023 report (as modified by the P&ZC at the hearing). A suggested motion is included later in this report.

HISTORY

The adoption draft of the ReCode process was released three weeks ago. This draft was not just the product of 2+ years of work by the TOE community, but also the two-year long creation of the Elevate Eagle process that resulted in the creation/adoption of the Town's Comprehensive Plan. The Plan provides direction for the ReCode document. It is staff's position that the ReCode adoption draft reflects the community vision as gathered throughout the past 4+ years' worth of public outreach and discussion. The following summarizes the public outreach/process for both the Elevate Eagle and the ReCode projects.

Elevate Eagle Comprehensive Plan

Process



Outreach



In staff's review of documents from the Elevate Eagle process, staff notes 144 comments from various community members in the adoption draft alone. An example of public outreach is reflected in Staff report to TC where staff stated *"The initial draft visioning statements were reviewed by the public during pop-up events and public steering committee work sessions. The pop-up events in January and February of 2019 reached approximately 242 members of the public."*

ReCode Outreach:

In addition to public outreach for the Comp Plan, the ReCode process included the following:

- Release of the Land Use and Development Code Assessment (Dec. 2021)
- LUDC Update Committee Meetings
- Project Kickoff Outreach Meetings

- Development Community Input and Affordable Housing Virtual Meetings
- Updates to Town Committees
- Meetings with Town Departments
- Coffee and a Convo (two rounds)
- Art Walk and ShowDown Town
- Softball Cookout and Code
- Release of ReCode installments (total of three during '22 and '23)
- Release of the ReCode Working Draft (2023)
- Online Surveys
- Radio spots
- Ongoing social media and project website
- Multiple topic-specific work sessions with P&Z and Council

Code Assessment Goals.

From the Code Assessment created by Clarion Associates at the onset of this project, the following goals were identified:

1. **Plan Implementation.** *Create a LUDC that has the tools and techniques to implement multiple Town plans, including and focused on Elevate Eagle.*
2. **Address Priority Updates.** *Draft complete regulations that: (a) are internally consistent and predictable; (b) link development requests to the appropriate level of review; and (c) reflect key aspects of community character while providing site-specific flexibility for problem solving.*
3. **Locally Relevant Scope.** *Ensure that the regulations reflect the priorities and sensibilities of Eagle residents; create balanced regulations that address issues important to the community.*
4. **Ease of Use.** *Create a land use and development regulations document that is much more user-friendly and can be integrated into the Town website.*

It is staff's position that these goals will be met with the adoption of this document (with listed changes).

LIST OF CHANGES TO THE ADOPTION DRAFT

Since the release of the ReCode Adoption Version, staff and Clarion have been keeping track of all changes identified by Town Council, staff, and Clarion. These modifications include the following:

1. 4.03.070 D. Infill and Redevelopment Standards, Delete "1. Lot Assembly The maximum lot size permitted to be created through lot assembly is 6,400 square feet."
2. 4.01.080.D.1 Applications in Progress, Change Table 4.01-1 as follows:

Table 4.01-1: LUDC Applicability to Multiple Application Processes				
Initial Approval	1976	Subsequent Application [1]	2023	1976

	LUDC		LUDC	LUDC
Special Use Permit				
SUP Application	x	Development Plan	x	
Planned Unit Development				
Concept Plan Zoning Plan	x	Development Plan(s)	x	
Development Plan, Preliminary Plan (subdivision included)	x	Final Plat [2]		x
Subdivision				
Preliminary Plan	x	Final Plat [2]		x
Notes [1] Processed pursuant to 1976 LUDC only if initial approval has not expired. [2] Applicant may elect review under 2023 LUDC.				

3. 4.01.080.D. Add:

3. Submission Pursuant to 2023 LUDC

Any application may be submitted for review pursuant to the 2023 LUDC.

4. 4.01.020 EFFECTIVE DATE AND ARCHIVED LUDC Effective date of new LUDC to 60 days from adoption (October 9, 2023)

5. 4.09-1 Principal Use Table.

- Add “P” to CMU1 zone, Multi-Unit Dwelling (8+ units / structure)
- Add new Residential use “Multi-Unit Dwelling, 3 units” list as “P” in the OTR (essentially limiting residential density to a triplex in the OTR)
- Remove “P” from the Multi-Unit Dwelling (3 to 8 units/structure) in the OTR
- Change “A” to “P” for all Short-Term Rental. Leave dashes as-is

6. 4.04.040 table 4.04-2, CMU1 Lot and Dimensional Standards,

- Remove “applicable zone district standards R3, OTR (3)”
- Change “Lot Area, total (min) 7,500 to 6,250
- Remove footnote OTR [3] The OTR Zone District shall only be applicable to the 100-400 blocks of Capitol Street. All other residential shall use the R3 zone district.

7. 4.12.040.I: replace “a minimum of [insert state standards]” with “the Colorado Model Electric Ready and Solar Ready Code as applicable to the Town.”

8. 4.12.060 Vehicle Parking Exceptions and Reductions

- Add A. Voluntary Parking In-Lieu Fee and carry forward current in-lieu fees

9. 4.16.020.D. Exempt from sign regulations. Add D.3. Remote Residence Sign. A residence located 50 feet or more from the public road from which it takes access may have one sign, limited to 2 square feet in area, placed in the public r-o-w between the primary structure and the public road from which it takes access.

ISSUES FOR REVIEW

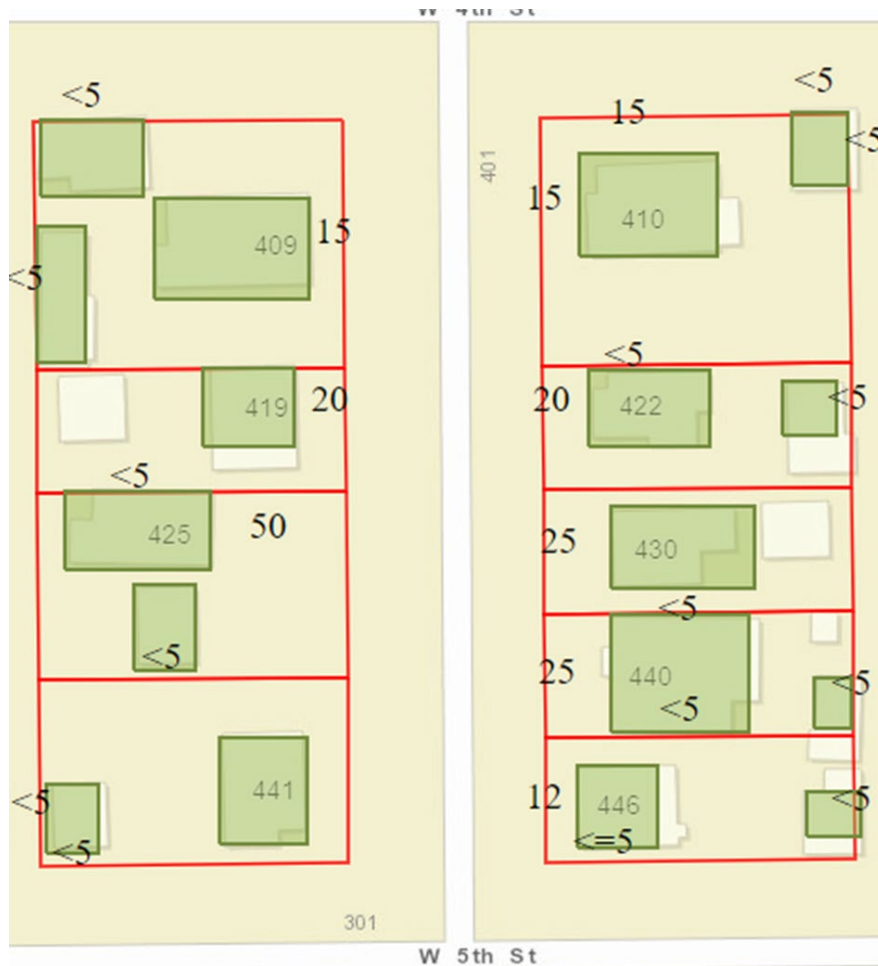
Setbacks in the OTR District

From recent public input at P&ZC and Town Council work sessions, the proposed setbacks within the Old Town Residential (OTR) zone district may not be in compliance with the Town's Comprehensive Plan due to incompatibility with topics such as community character. Overall, proposed front and rear yard and accessory building setbacks were deemed to be in character, but the proposed 5' side yard setbacks were a source of concern for reasons such as crowding and wintertime solar access. Council directed staff to provide options to be considered by the P&ZC and Council.

In comparing setbacks in older/historic areas of towns like Eagle, the following applies:

- Side setbacks – in old town districts are typically 5' or 10'
- Glenwood Springs: MU Core: 0' Residential Medium, Multifamily, High, and Transition: 5'
- Frisco: Residential Traditional Neighborhood: 5'
- Steamboat Springs: Residential Old Town district: 10'
- Minturn: Old Town District: multiple subdistricts with either 5' or 10' side setbacks
- While not a similar community, Arvada Old Town District (multiple subdistricts, based on structure type): single family/duplex: 5', townhouse/other multiunit: 10'

The 5' side yard setback on the OTR District would not be out of line when compared with similar communities. Without knowing the character of these areas and if 5' was different than historic development, it is difficult to use these as direct comparisons. Based on the following example of the 400 Block of Washington St in Eagle, 5' to 10' minimum setbacks would be in keeping with neighborhood character. Keep in mind that the accessory structures on this block follow different existing and proposed reduced setbacks (primary dwellings are the issue).



Solar Access Standards

Council and Staff received public comment regarding proposed development standards (setbacks) that may impact a neighbor's solar access. This issue came up during a conversation about setbacks in residential areas. During investigation by the staff and Clarion, it was learned that there are multiple local governments who do not treat this as a setback issue. Some cities have created solar access permits or easements. Examples can be found at [\(LINK\)](#) or [\(LINK\)](#). Because the ReCode adoption is scheduled less than one month away, it is staff's recommendation that the Town move forward with the setback issue and revisit the solar access issue at a later date.

Setbacks in the CMU1 District

Same as the issues regarding setbacks in the OTR, the Commercial Mixed-Use 1 (CMU1) district setbacks remain a concern as well. While solar access *may* be a factor in determining an appropriate side yard setback, Council and staff would also look forward to the P&ZC's recommendation on appropriate front and rear yard setbacks in this district.

PROPOSED CMU1

Table 4.04-2: CMU1 Lot and Dimensional Standards

Residential Dimensional Standards			Live Stream Setback	
Applicable district standards		R3, OTR [3]	No disturbance area	75 ft
Mixed-Use Lot Standards			Building Standards	
Lot Area, total (min)		7,500 sf	D	Height (max)
Lot coverage (max)		70%	35 ft [2]	
Building Placement			Parking Standards	
Build-to/Setbacks			Location	Sec. 4.04.040D
A	Front Build-to Zone	5-20 feet	Required parking	Sec. 4.12
Front Build-to Line Coverage		65% [1]	Design Standards	
B1	Street Side Build-to Zone	5-20 feet	Site layout	Sec. 4.10
B2	Interior Side Setback (min)	5 ft [2]	Mixed-use structures	Sec. 4.10
C	Rear Setback (min)	5 ft [2]	Residential structures	Sec. 4.10
Table Notes: [1] Percentage of the front building line that must be located within the build-to zone.				

- Front Setback/Build-to Zone.** The overall question for the P&ZC is *what should the streetscape of Capitol St between Grand Ave and 4th St look like?* In addition, *should it resemble the vision for Broadway in that buildings can be against the street-facing property line or, because of the residential emphasis in the CMU1, should there be a setback/landscaped area between the street property line and the building?* Depending on the answer, staff will assist in providing options for front/street setbacks, if any.
- Side/interior Setbacks.** With an emphasis in density in this zone district, the issue of structure crowding and solar access doesn't seem to be as big of a concern compared to the residential districts. However, a similar question applies: *should building location and massing be the same or similar to the Broadway district or something other because of the mixed-use with residential emphasis?*

PROPOSED BROADWAY STANDARDS (for comparison)

Building Placement	
Build-to Zone	
A	Front Build-to Zone (feet)
	Front Build-to Line Coverage (min, %)
B1	Street Side Build-to Zone (feet)
Setbacks	
B2	Side Setback (feet)
C	Rear Setback (feet)

[3] Rear setback may be reduced when parking is provided per Sec. 4.10.050C.1

Residential density in the CMU1 District

A recent concern was directed to Council and staff stating that the residential density for the

CMU1 (specifically Capitol St) was too low. When reviewing the Comprehensive Plan for guidance on an appropriate density, staff notes the following:

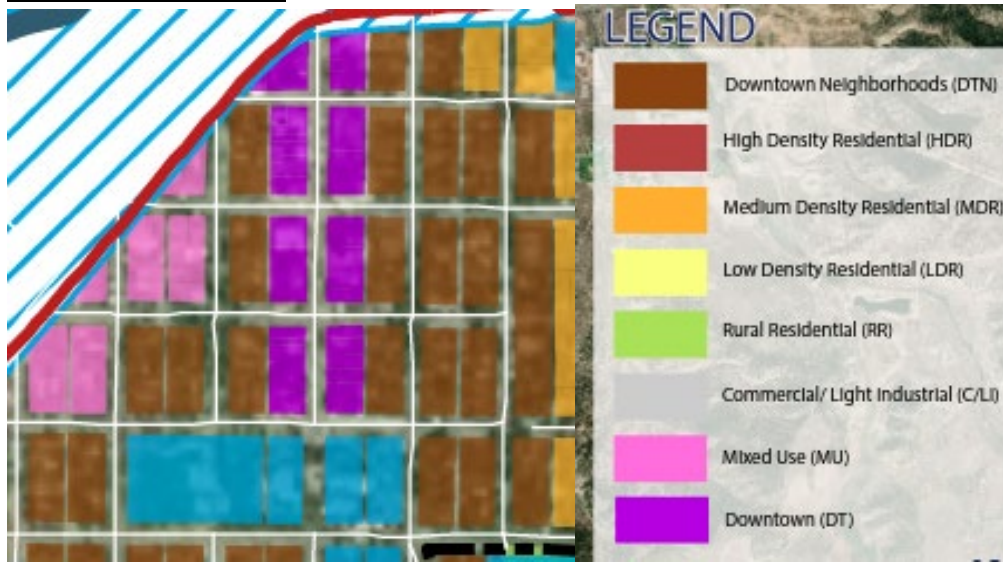
Comp Plan Policies

- 1-1.1. Ensure a healthy mix of housing types and densities (e.g. Single-family, duplex, multifamily, mixed use, and accessory dwelling units) to allow for greater diversity.*
- 1-1.3. Stimulate the creation of workforce housing through town policies, incentives, and regulatory procedures. Collaborate with community partners and the private sector to expand the reach of Eagle's workforce housing efforts.*
- 1-2.5. Provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents, and visitors.*
- 1-2.6. As development occurs, ensure the Town's overall mix of land uses remains aligned with community goals.*
- 2-1.10. Encourage, where appropriate, increased density near the Downtown core.*
- 2-3.2. Preserve and enhance each of Eagle's unique character areas (i.e. Downtown).*
- 2-3.3. Ensure new development builds upon and adds value to Eagle's unique community character through adherence to high quality standards of design and construction. b. Utilize infill and conservation-oriented development to accommodate growth while retaining open lands and protecting environmentally sensitive areas.*
- 2-5.1. Maintain and enhance the sense of community in Eagle.*

Under the land use categories and Future Land Use Map, this portion of Capitol St isn't described as Mixed-Use; it is shown as Residential Neighborhood with an approximate density of 4-16 dwelling units per acre. Based on the changes to the proposed Zoning Map, a CMU1 district (with densities closer to 40 units per acre for example), while seeming to be supported by policies of the Plan, doesn't clearly fall within the land use category descriptions. Questions to assist the P&ZC with this issue are:

- *Would an increase in density well beyond (approximately) 16 DU/Acre result in Comp Plan non-conformance if all applicable policies were supported (in this example where the CMU1 on Capitol wasn't anticipated by the Plan)?*
- *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? Keep in mind that the size of a residential building doesn't necessarily relate to the amount of units.*

Future Land Use Map



Land Use Categories

Downtown

Description:

Centrally-located regional attraction for shopping, entertainment, culture, arts, and public events, and offers a location for public gathering and community pride. This area should include special urban improvements to make vibrant and enjoyable public spaces. These areas can include a mix of restaurants, bars, retail stores, offices, coffee shops, and civic services.

Development should encourage preservation of character, redevelopment, and infill; and should include above-average standards for design. Renovation of historically significant buildings is encouraged. This area is highly connected to surrounding neighborhoods through a safe, welcoming, pedestrian-oriented environment. It maintains access to an efficient multi-modal transportation network.

PRIMARY USES

Retail, employment, entertainment, restaurant, civic, and artisan, pedestrian-oriented environment.

SECONDARY USES

Vertically integrated, limited multi-family residential. Gathering spaces.

Throughout the P&ZC hearing, staff will be adding changes to the list of Adoption Draft based on Commission direction. Staff recommends approval of ReCode Eagle Land Use and Development Code, Adoption Draft Version, dated June 2023, with the list of changes as presented in this memo.

PROPOSED ZONE MAP

The Proposed Zone Map presented and discussed at the June 20th P&ZC hearing still stands as the version considered for adoption. No direction from the P&ZC was received by staff and no

changes were made. Staff recommends approval of the Zone Map presented at the June 20th meeting, as seen at this [LINK](#).

MOTIONS:

ReCode Eagle - Recommended Motion:

I move 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.

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.

Zone Map – Recommended Motion:

I move to recommend approval of the Town of Eagle Official Zone District Map as presented.

Finding of Fact:

That the proposed Town of Eagle Zone District Map is in substantial conformance with the Town of Eagle Comprehensive Plan.

Attachments:

- ReCode Adoption Version ([LINK](#))
- Public Comment: Chris Barbella
- Public Comment: Lori Diversey
- Public Comment: Kathy and Bill Heicher
- Previously Submitted Public Comment ([LINK](#))