MINUTES
Planning & Zoning Commission
Tuesday, February 18, 2020
6:00 PM

Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle CO
This agenda and the meetings can be viewed at www.Townofeagle.org.
PUBLIC WIFI - TOEE – ((TOEEWireless))

6:00 PM - REGULAR MEETING CALLED TO ORDER

COMMISSIONERS PRESENT
Matthew Hood, Stephen Richards, Kyle Hoiland, Jesse Gregg, Bill Nutkins, Charlie Perkins, Brent McFall
COMMISSIONERS ABSENT
Jason Cowles

STAFF
Brandy Reitter - Town Manager
Angie Kyle - Administrative Tech II
Peyton Heitzman - Planner I

The regular meeting of the Planning and Zoning Commission held in the Eagle Town Hall was called to order by Co-Chair Stephan Richards at 6:00p.m.

APPROVAL OF MINUTES

1. February 4, 2020

   Commissioner Kyle Hoiland motioned to Approve the minutes. Commissioner Bill Nutkins seconded. The motion passed. Commissioner Gregg abstained.

PUBLIC COMMENT

Jaime Harrison, stated he was present to comment on Land Use Code item. He felt that what the Commission did in 2018 was the right thing to do. He said that this town is in desperate need of housing and believes that workforce housing has a negative impact to retain employees for employers. He would like the town to let Dave Dantas build his project, and not let the long-term goal destroy this particular project. He also wanted to thank the Commission and Chair Cowles.
McFall thanked Harrison for his comments.

DISCUSSION

1. Commissioner Appointments

   Staff recommends that the Commission make a recommendation on the appointments for the Board of Trustees to consider at their next meeting.

   Co-Chair Stephens asked the applicants who were present to introduce themselves.

Bob Townsend, introduced himself to the Commission and presented his experience. He has lived in Eagle for 22 months, worked for the Planning Commission in Kentucky, and he wants to get back into public service.

Commission Questions: Townsend was asked if he provided staff support services. Townsend answered, that yes, he had co-planning roles and then a city planning role, and that his department did zoning as well.

Lani Webb, introduced herself to the commission and presented her experience. She has been in Eagle since 2005 and is a CO native. She owns a real estate business, and believes she is a neutral, fair party. She mentioned she wants to diversify the Commission and she wants to give back to Eagle.

Commission Questions: Lani was informed that with her owning her own real estate business, that she will have to be aware of conflicts of interest that would impact her properties and business. Webb stated she understood.

The Commission discussed the third applicant, Keagan Winkeller as he was not present. Hoiland mentioned he worked with Winkeller and that he is an architect. Hood mentioned that he knows Winkeller as well and he has worked with him on a few projects.

The Commission discussed that they would be filling two positions: Richards and Cowles. The Commission discussed the timeline of each of the terms and the opening of seats. A recommendation for appointing McFall as Chair, and moving Nutkins to the voting position and recommends Winkeller as a voting position and Townsend as the alternate. Discussion on diversifying the board. A second recommendation for Webb as alternate and Winkeller as regular member. Commissioner Nutkins expressed his interest to move to full time position.

MOTION: Commissioner McFall motioned to recommend to the Town board of Trustees that McFall and Nutkins for full time seats on the Planning and Zoning Commission, Webb to hold a voting position, and Townsend be appointed as an alternate. Motion was seconded.

Commissioner Hood requested two separate motions with one to re-appoint current members and a second to appoint new members. Commissioner Mcfall withdrew his motion.

MOTION: Commissioner Matthew Hood motioned to recommend to the Town Board of Trustees to re-appoint Brent McFall and appoint Bill Nutkins to a regular member. Motion was seconded and Passed with a vote of 7 in favor and 0 opposed.

MOTION: Commissioner Bill Nutkins motioned to recommend to the Town Board of Trustees to appoint Lani Webb as a regular member and Bob Townsend as First Alternate. Motion was seconded and Passed with a vote of 5 in favor and 2 opposed.

The Commission acknowledges that they need to appoint a new chair and co-chair at their first meeting in March. McFall mentioned that the commission can select an interim Chair now so they can open the first meeting.

MOTION: Commissioner Matthew Hood motioned to nominate Brent McFall as Interim Chair for the next

meeting. Motion was seconded and Passed with a vote of 7 in favor and 0 opposed.

2. Land Use Code - Uses in the Commercial General Zone District

Co-Chair Richards opened Public Comment for Land Use Code - Uses in the Commercial General Zone District. Staff requested the agenda item be moved to a later date so the town attorney could review.

Reitter stated staff was not prepared to speak about this and requested to postpone until they have a chance to review and receive input from Town Attorney.

Hood wanted to clarify what the Commission wants.

Commission Discussion: The issue with our code is that it is not clear. The Commission discussed the history of Land Use Code. McFall stated that he sits on the land use code committee and they have not discussed this yet. Commission stated their reluctance to make amendments to the code.

Reitter stated that the town is looking at our future land use map that calls out the zoning. We are setting hearings up for the comprehensive plan with the Planning and Zoning Commission. We are working through that this year with Planning and Zoning Commission and the Board of Trustees. This is going to be a 3-4 year process to accommodate the outreach needed. We are starting with process and procedures, Phase 1 is the administrative procedures, Phase 2 is the land uses and zoning districts, and Phase 3 is the design standards. Reitter assured that the Planning and Zoning Commission will be heavily involved.

The Commission suggested the direction to the applicant be that they submit a new application or an amendment to their current Special Use Permit.

The Commission had consensus that the Special Use Permit that Dantes has he can use. If he wants to amend it, he can come to the commission and present it.

TOWN BOARD OF TRUSTEES MEETING REVIEW

Reitter provided update that the Village Market vested rights expire in June and they want to extend them. This request will go to the Town Board of Trustees.
Reitter thanked the Commission for the joint session in regards to the Land Use map.

Reitter was asked about Comcast and getting better internet. Reitter informed the Commission that Comcast is pulling permits and it's going to be a 2-3 year build.

Reitter updated the commission on the River Park that they are working on 401 certification and we completed our testing. The results all came back great for the fish and bugs. The balance between recreation and wildlife was successful.

COMMUNITY DEVELOPMENT DEPARTMENT UPDATE

Reitter stated she wanted to personally apologize for the last meeting and to reassure the Commission that it won't happen again. She thanked the Commission and Stephen Richards for his service. The intent is to move forward in a positive and professional way.

OPEN DISCUSSION

Introduction of Angie Kyle, Administrative Tech II for Community Development. Reitter thanked the Town Clerk for assistance with Planning and Zoning Commission. The Planning and Zoning Commission thanked Stephan for his years of service.

ADJOURN

MOTION: Trustee Brent McFall motioned to Adjourn. Motion was seconded and Passed with a vote of 7 in favor and 0 opposed.

Approved:
Date:

Matthew Hood, Chair

Angie Kyle, Community Development Administrative Tech II