



**Town Council
WORK SESSION
Tuesday, May 6, 2025
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO**

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

TOWN COUNCIL WORK SESSION ACCESS INFORMATION AND PUBLIC PARTICIPATION *This will be an in-person work session. Work sessions of the Town Council are not meetings requiring public comment. The public is allowed to attend, however, public comment will not be scheduled and will only be taken at the discretion of the Mayor. The Council shall take no final or official action, vote, nor make any motions.*

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PRESENTATION

1. Joint Long-Range Planning Discussion with Planning & Zoning Commission

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.

Camille Deering
Town Clerk

PUBLIC WIFI – Eagle Guest



To: Mayor Turnipseed, Town Council, and Planning & Zoning Commission

From: Community Development

Date: May 6, 2025

Agenda Item: Joint Work Session – Town's Long-Range Planning Priorities

REQUEST:

To receive direction from the Town Council and the Planning & Zoning Commission on the Town's long-range planning priorities for the next 1-5 years.

BACKGROUND:

The Town of Eagle has put substantial time and effort into long-range planning to create a community vision that guides resource conservation, community growth, and informs policy decisions. Once complete, long-range plans are not meant to sit on the shelf. They must be revisited and revised to remain relevant as the community changes.

This work session aims to help us align priorities for future community planning efforts. The plans below range from smaller projects that can be tackled in-house to larger efforts that will necessitate consultant support based on current planning workloads.

The staff has prepared a recommended list of long-range priorities based on development inquiries, statutory requirements, community feedback, and input from Council and Commission members.

1. Code Amendments (continue ongoing efforts – staff seeks direction on prioritization)
2. Summer Studios (new)
3. East Eagle Sub Area Plan (update)
4. Eagle River Corridor Plan (update)
5. Redevelopment Analysis for Grand Avenue (new)
6. West Eagle Sub Area Plan (update)
7. Downtown Subarea Plan (new)
8. Elevate Eagle Comprehensive Plan (update)

During the joint work session, staff will provide slides to support the discussions on specific subarea plans. However, the presentation is not intended to provide an overview of the materials in this memo. Given limited time, staff anticipate a minimal presentation, then moving directly into discussion. To help guide the conversation, please consider the following questions:

- Are there any key planning efforts missing from the list?
- Are there any prevalent topics you've heard from community members that we should be including in this list?

- Are there additional priorities for the Land Use Code missing from the list?
- Is the order of priorities appropriate, or does it need rearrangement?

ANALYSIS:

The analysis follows staff's recommended prioritization, starting with future Code updates. Except for Code Amendments, each project is evaluated using the criteria below:

- **Need/Alignment:** Why is the update necessary? We highlight the anticipated local support or interest in the long-range Plan.
- **Urgency/Type of Update:** How soon is the update needed? What is the scale of the effort? Will it require a minor update, a complete rewrite, or a new plan? Determining the amount of work needed for each planning effort and the urgency of the update to inform how we prioritize and incorporate each project into the department's work plan.
- **Feasibility (Legality, Capacity, Financial Resources):** Are there legal mandates? What is staff's capacity to complete the work? Will the Town need to hire consultants? What other departments will be impacted by the work?
- **Impact:** What is the effect of the planning effort on the community? Who will be affected?
- **Anticipated Outreach:** How much community engagement is needed? Will the scope of outreach influence timing and funding needs? Note: while staff have put forth some initial thoughts on appropriate outreach, an outreach strategy will need to be prepared for each Plan.

This information is also available in an Excel spreadsheet located here: [LINK](#)

Code Amendments

Code Amendments are a key component of long-range planning. Since adopting the current Land Use and Development Code (LUDC) in October 2023 through the "ReCode" process, staff has identified the need for several updates to improve usability, clarify language, resolve inconsistencies, and further align with community goals.

As the primary tool for implementing the Comprehensive Plan's and subarea plans' vision, the LUDC will need to be amended as these plans are revised or created. Staff prioritized the updates below based on local support, the functionality of the Code, and furthering community goals.

Topic	Specifics
Density cap for specific zone districts	– HB25-1092 (LINK) would prevent local governments from limiting growth through density caps and similar land use policies. Staff will propose an amendment to clarify density in zone districts without clear limitations ahead of adoption of this bill.
Chapter 4.17 (Admin & Procedures)	– 90-Day Fast Track Process (Eagle Express Lane). There will be \$50,000 available in state incentive funds to the Town if this process is adopted this year (LINK). – Remove inconsistencies to achieve the goal of easier, more efficient processes. – Revisit redevelopment standards.

	– Pull checklists out of the Admin Chapter and put them into an Admin Manual, which is easier to update. – Clarify performance guarantee language. – This revision is well underway.
Wildfire Regulations	– There is a new state requirement for communities to adopt wildfire regulations. These regulations will need to be adopted by October 2025 and implemented by January 2026.
Use Table / Standards / Definitions	– Clarify and/or add use standards to specific uses, e.g., employee dwelling units, ADUs, and Mobile Home Parks. – Clean up confusing definitions. – Visit approval levels within the use table.
Zone District Standards	– Revisit ground floor uses in CMU2. – Adjust setbacks for CMU2 to ensure compatability with the Grand Ave Corridor Plan. – Discuss form-based zoning for Broadway and CMU1 and zone district boundaries.
Landscaping	– Front yard buffer – clarify that this is required for properties being developed, not in the public right of way. Increase plant material requirements to reflect the 1976 Code closer. – Clarify ROW landscape standards for 24" maximum plant height in – clear vision triangle only. Consider language for creation of tree canopy as indicated in Comprehensive Plan. – Stricter language limiting nonfunctional turf for multi-family. – Consider limitations/standards for artificial turf to keep microplastics out of watershed.
Parking Standards	– Clarify bicycle parking standards. – Clarify when parking credits apply. – Clarify the parking use table to ensure coordination with the Use Table and definitions. – Clarify access standards, make access standards easier to find.
Broadway Design Standards	– Revise and clarify standards to achieve the Town's vision.
Subdivision Requirements	– Add the list of infrastructure and utilities (including conduit requirements). – Clarify language in Section 4.15.040.F. Street Maintenance, Notice.

Summer Studios

The University of Colorado Denver has approached staff to participate in the Summer Studio Program this year. This program brings 24 graduate students in planning and urban design to develop conceptual plans for areas within Eagle, incorporating planning elements such as architecture, mobility, open space, and other community priorities.

These conceptual designs can inspire future code updates and planning efforts. Final presentations are anticipated at the end of summer 2025.

Project Concepts

Project #1 - Downtown Revitalization and Design:

Broadway and adjacent streets are experiencing redevelopment with two new mixed-use buildings constructed in the past 5 years and another application currently in the pipeline. The Comprehensive Plan envisions a downtown that retains its historic character while also enhancing the vibrancy and viability of Downtown. Eagle looks to other Communities within the Code for design inspiration, including Carbondale, Glenwood Springs, and Telluride.

Through the Summer Studio, staff hopes to achieve the following:

- Envisioning a redeveloped downtown with more intentional design standards.
- Placemaking on Second Street, including potential street closures, especially with the significant redesign of Grand Avenue.
- Increased density and development along Capitol Street, which is an adjacent street that is scheduled for reconstruction.
- Exploring alley activation in Downtown and the impacts of outdoor seating.
- Explore the potential for connectivity to the river on the north side of the Town.
- Programming to activate the Downtown with co-ops, community hubs, etc.

Project #2 - Community Gateways:

Eagle is accessed via I-70, and there has been a growing interest in enhancing visitors' first impressions when driving down the interstate. The goal is to create a welcoming experience that reflects Eagle's unique identity.

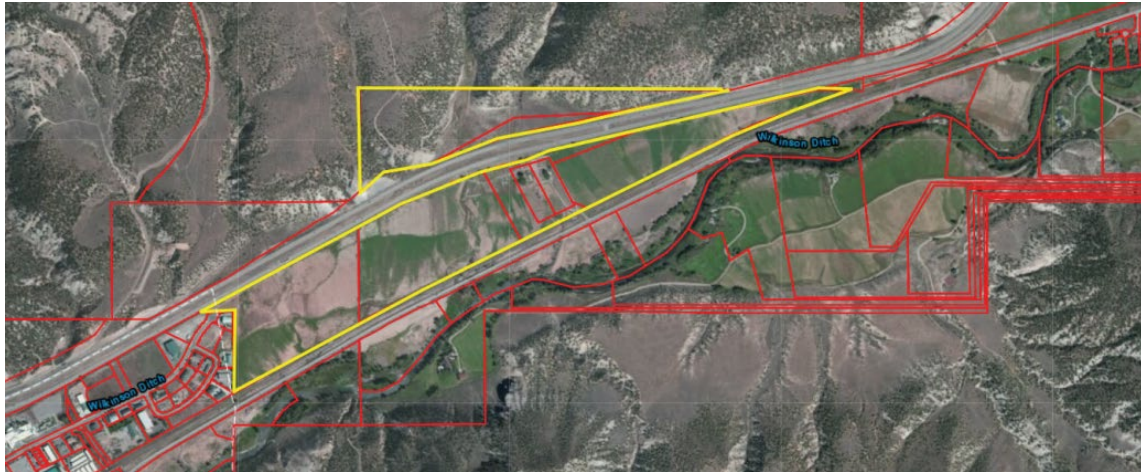
With development anticipated in our East Eagle area, a clear vision of the eastern gateway could help shape future projects and guide updates to the LUDC. This includes refining appropriate land uses, building design, public art, landscaping, and wayfinding elements that help Eagle put its best foot forward. There is also the opportunity to explore a western gateway element along Grand Avenue, which is being considered as part of the ongoing street redesign.

Project #3 - Information Center:

Finally, the current information center is on a large, underutilized 4.24-acre parcel along the river, just off the I-70 exit. There have been several conceptual ideas around redeveloping the site, from housing to the potential relocation of Town Hall. This project would allow the students to bring forward their ideas for the parcel.

East Eagle Sub Area Plan ([LINK](#))

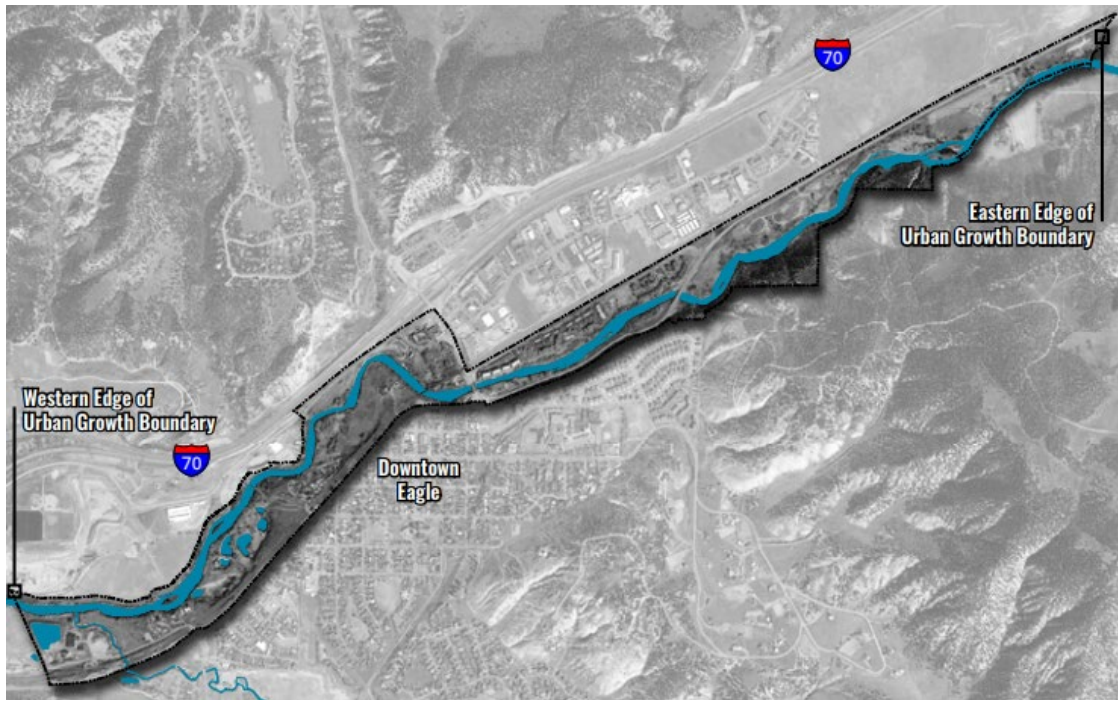
The East Eagle area includes several undeveloped parcels east of Chambers Avenue, including the former Eagle River Station and two additional parcels, one north of I-70 and the other further east. The East Eagle Sub Area Plan was adopted in 2021.



- **Need/Alignment:** While this Plan is less than 5 years old, staff recommends an update to reflect evolving community priorities, especially around housing. During the adoption of ReCode, there was interest among Councilmembers in incorporating more housing than the limited accessory employee units specified in the Plan. An update would clarify the appropriate amount of housing, type (e.g. apartment, mixed-use, separated residential neighborhood with a mix of housing), and location(s) for housing within East Eagle. It would also incorporate recent studies and plans such as the Housing Assessment, the Economic Development Plan, and the Net Zero Action Plan. Further, it could refine design elements informed by the summer studios.
- **Urgency/Type of Update:** A clear vision will facilitate an efficient approval process with increased development interest in East Eagle. Due to the recent interest, staff has this listed as a high priority. The update is estimated to take 3-4 months to complete.
- **Feasibility:** There is no legal requirement to update this Plan. Staff believes this update can take place in-house with existing resources.
- **Impact:** This update will align the Plan with community goals, support housing initiatives, and lay the groundwork for code amendments, ultimately facilitating a more efficient and predictable development process.
- **Anticipated Outreach:** Outreach will focus on the Planning Commission, Town Council, key property owners, and economic development groups. Staff anticipates a targeted and feasible outreach effort due to the limited number of property owners impacted by future development.

Eagle River Corridor Plan ([LINK](#))

The Eagle River Corridor Plan was adopted in 2015. It's considered best practice to update subarea plans approximately every 10 years in the planning world.



- **Need/Alignment:** Staff believes it's essential to bring forward an update to address wetland protections and reevaluate existing conditions, including detailing grading issues, proposed densities, and railroad challenges, which were not discussed in the original Plan. It would also allow for integration with the Grand Avenue Corridor Plan and provide clearer direction for the location of land uses and design standards.
- **Urgency/Type of Update:** Development interest along the River is growing. Updating the Plan now would provide needed clarity to both developers and staff. Staff believes this could be an update rather than an entirely new plan. However, if there are significant deviations from the original Plan, a robust community outreach campaign may be necessary, considering the outreach efforts and community involvement that took place during the creation of this Plan. Staff estimates a 6–9-month project timeline, recommending project initiation in the Winter/Spring of 2026.
- **Feasibility:** There is no State mandate for this update. Due to the analysis needed to "ground truth" the site, staff believes consultant support will be necessary. This effort will require input from multiple departments, including Public Works, Police, Economic Development & Housing, and Sustainability.
- **Impact:** This update will lead to better direction for the development community, code amendments that will result in more efficient, predictable processes, and better protections for the Town's natural resources. The portion of land adjacent to the River Park is highly visible from I-70, and the aesthetic of any development will create a first impression on visitors, highlighting the importance of a clear guiding document for development.

- **Anticipated Outreach:** A robust engagement process may be required. Stakeholders include property owners, developers, economic groups (Chamber of Commerce, Economic Vitality Committee, Downtown Development Authority), river users, and the broader community.

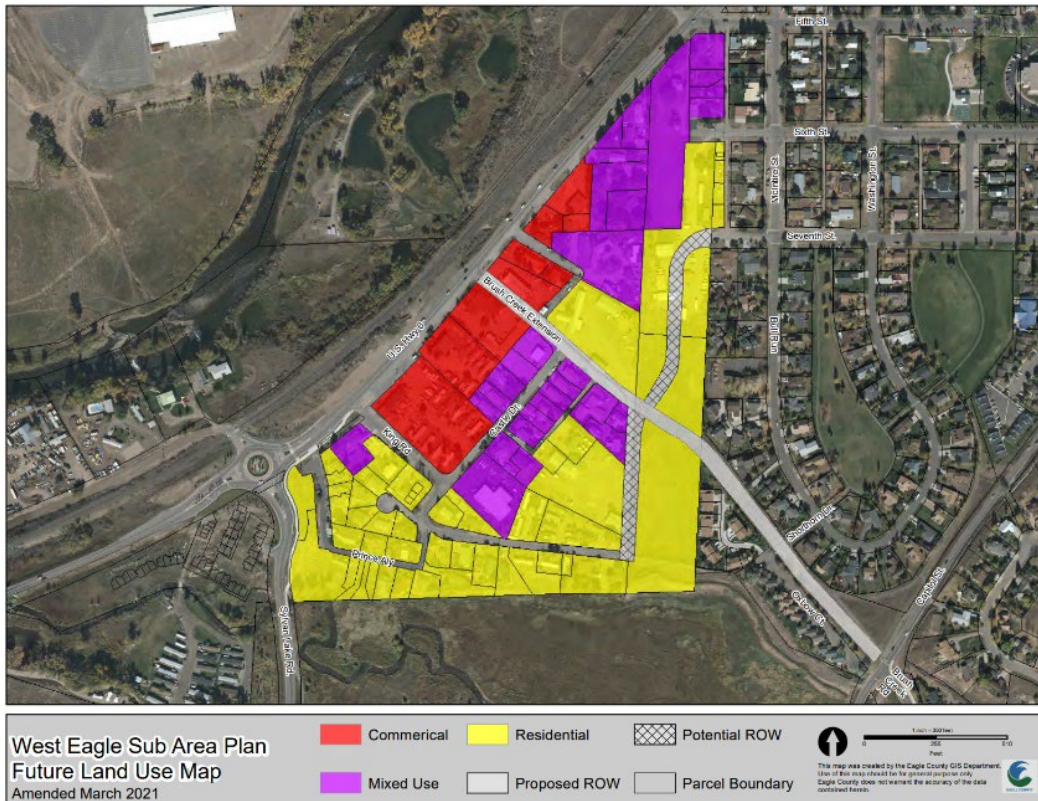
Redevelopment Analysis for Grand Avenue

This study focuses on Grand Avenue's east and south sides and aims to identify physical and regulatory constraints impacting redevelopment.

- **Need/Alignment:** As the Grand Avenue Corridor Plan is implemented, redevelopment could be hindered by current zoning standards and lot constraints. This study would assess parking needs and site limitations, providing recommendations to refine the Code and support future development.
- **Urgency/Type of Update:** Over the past year, staff has received several inquiries about redevelopment opportunities on Grand Avenue. With this uptick in interest, a study to inform future Code updates could help support redevelopment along this Corridor. This would be a new study, not a long-range plan.
- **Feasibility:** Staff anticipates that this work will require consultant support. Costs are expected to be similar to the 2021 McCool study (\$23,000) and the 2017 Walker downtown parking study (\$17,000). The costs provided here were the actual costs of studies from 2021 and 2017 and do not account for inflation or consultant rate increases. This project was not included in the 2025 budget.
- **Impact:** The study will offer clear redevelopment guidance, support Code revisions, and help the Town proactively manage growth along a key corridor.
- **Anticipated Outreach:** As this is planned as a study rather than a plan, outreach will likely be limited and focus primarily on the Planning Commission, Town Council, property owners along the Corridor, and economic groups (Chamber, Economic Vitality Committee, Downtown Development Authority).

West Eagle Sub Area Plan ([LINK](#))

The West Eagle Sub Area Plan was created and approved in 2011, with a minor update in 2021. With population growth, the development of the Grand Avenue Corridor Plan, the entitlement of Haymeadow, necessitating the Brush Creek Road Extension, and the approval of several large-scale developments, the Town has changed considerably since the Plan was adopted 14 years ago.



- **Need/Alignment:** Staff believes the current Plan may be outdated and not clearly reflect the community's vision regarding density, connectivity, integration into the existing neighborhood, and other neighborhood concerns such as solar access, views, safety, and traffic. Integrating the Grand Avenue Corridor Plan with an updated West Eagle plan will ensure consistency of Town planning efforts.
- **Urgency/Type of Update:** With Eagle County's recent application to develop in West Eagle, updated guidance is increasingly essential, though staff is not anticipating a reapplication in the next year.
- **Feasibility:** Staff believes this planning effort can be completed in-house. This project will require the involvement of other departments, including Public Works, Police, Fire, EMS, Economic Development & Housing, Sustainability, Administration, Utilities, and Broadband.
- **Impact:** A refreshed plan will clarify the Town's expectations for development, address infrastructure and neighborhood character, and help guide future code amendments. It will also create neighborhood buy-in for future development.
- **Anticipated Outreach:** Significant outreach will be required, particularly with neighbors, large landowners such as the U.S. Forest Service and Eagle County, and community members. Engagement may include walking tours, community events, and neighborhood meetings.

Downtown Subarea Plan

There is no downtown subarea plan, rather, the vision for Downtown is captured in the Elevate Eagle Comprehensive Plan ([LINK](#)).

- **Need/Alignment:** During the ReCode process, residents in the neighborhoods adjacent to Downtown requested a more geographically localized plan to define the character of Downtown better. This type of planning effort could clarify the vision for neighborhood build-out over the next several years. However, this vision and localized outreach could also be incorporated into the next Comprehensive Plan update.
- **Urgency/Type of Update:** With an application in the pipeline for the CMU1 Zone District, a sub-area plan for the downtown area would provide clarity to both developers and staff. However, creating a sub-area plan is time and resource-intensive; staff anticipates that this could take a year to a year and a half from project kick-off to adoption.
- **Feasibility:** Other than HB25-1092 ([LINK](#)), which would preempt local governments from limiting growth through density caps and similar land use policies, there are no State mandates to create this Plan. Staff did not budget for a new sub-area plan in the 2025 budget and this project would take significant resources. Other departments who would need to be included in the creation of this sub-area Plan are Public Works, Police, Fire, EMS, Economic Development & Housing, Sustainability, Town Manager, Utilities, Broadband, CPW, and economic groups.
- **Impact:** A sub-area plan will clarify the Town's expectations for development, address infrastructure and neighborhood character, and help guide future code amendments. It will also create neighborhood buy-in for future development and respond to the request from the ReCode process.
- **Anticipated Outreach:** Significant outreach will be required, particularly with residents within plan area boundaries, Planning Commission, Town Council, economic groups, business owners, and other interested community members. Engagement may include walking tours, community events, and neighborhood meetings.

Elevate Eagle Comprehensive Plan ([LINK](#))

The Elevate Eagle Comprehensive Plan was adopted in 2020 and amended in 2021. The Comprehensive Plan serves as a guiding document that outlines the community's long-term vision for growth, development and preservation. The Plan provides a policy framework for decision-making related to land use, housing, transportation, infrastructure, economic development and environmental stewardship.

- **Need/Alignment:** Comprehensive Plans should be updated about every 10 years to ensure they stay current with the community's vision for growth. Plans may also need to be updated to ensure consistency with policies at the State level. There are a number of topics that staff has identified for updates to the Plan. Currently, staff is not suggesting a new plan, but rather that targeted updates within the Plan are important to ensure ongoing relevance:
 - Update to include policies for wildfire in coordination with adoption of wildfire regulations.
 - SB24-174 requires water conservation policies be added to Community/County Comprehensive Plans - are existing policies sufficient? Staff to seek counsel input on whether to add additional policies. Plan does refer to adopted plans such as the 2020

Water Efficiency Plan, the Water Conservation Plan, the Source Water Protection Plan, and the Brush Creek Watershed Management Plan.

- Revisit and provide analysis for density ranges for mixed use land use designations.
 - Revisit and provide analysis for residential density ranges.
 - Broadway - broaden to allow for some modern elements and clarify the historic elements and action items around it.
 - Consider additional affordable housing policies in support of the Eagle Express Lane and development of additional affordable housing.
 - Revisit and update action items list in the Plan. Include need for 5-year update to housing assessment.
 - Comp Plan Future Land Use Map (FLUM) – review against existing and updated goals and policies in the Comp Plan to ensure future land use categories remain relevant to the overall vision.
- **Urgency/Type of Update:** There are three State bills that may require updates to the Plan for compliance. The first is the adopted SB24-174, which requires Comprehensive Plans to include water conservation elements and policies by December 2026 and requires updates to those policies every 5 years. The Comprehensive Plan does include policies for water conservation and defers to specific plans the Town has adopted for conservation of our local water resources. Staff proposes to work with legal to ensure the existing policies are compliant with this Senate Bill. The other State requirement is still in the works, but staff expects that the Town will need to adopt wildfire regulations by October 2025, to implement by January 2026, and staff would recommend bringing forward Plan policies for wildfire at the same time. Staff also expects that the State will adopt a regulation that would limit a municipality's ability to limit density; however, if regulations are in place before the bill is adopted in summer 2025, those density limits are allowed to be maintained and can be increased overtime. These updates could be made independently of the less urgent topics listed above.
 - **Feasibility:** Staff proposes making updates to the Comprehensive Plan in stages to accommodate capacity and reduce or eliminate any need for consultant support. The order of priority suggested by staff would be to run plan updates concurrently with adoption of regulations and keep pace or ahead of the timelines of the State bills. Updates needing additional analysis and/or without an urgent need would be pushed further out. Generally, staff believes that minor updates without the need for outreach could be accomplished within 2-4 months from the start of a project, possibly sooner if the need is more urgent and the updates are very minor. Larger scale updates needing public outreach would take 6-9 months from start to completion. Depending on the update, other departments may need to be involved, which could extend timelines. Staff anticipates that Public Works, Police, Fire, Economic Development & Housing, Sustainability, Town Manager, Utilities, Broadband, CPW, and economic groups could all be impacted depending on the scope and scale of the Plan updates.
 - **Impact:** Staff believes this planning effort can be completed in-house. However, staff will need to work with legal to ensure consistency with State regulations. Updates to the Plan will provide clearer direction for development with more predictability in the process. Additionally, they will serve as guidance for code amendments; they will help to generate support for the community's vision; and they will mitigate impacts to water quality and wildlife, while enhancing the overall resiliency of the community.

- **Anticipated Outreach:** The amount of outreach needed depends largely on the scale of the update(s) proposed, best practice for larger scale updates to the Comprehensive Plan include more extensive community-wide outreach.

Staff has developed what is a realistic one- to five-year timeline for advancing the Town's long-range planning priorities. Key considerations include the influx of current planning applications and zoning reviews for building permit applications (there are a significant amount in the queue), the planning software that will come online this summer/fall, and efficiencies from Code updates, such as the creation of the new administrative manual and the cleanup to Chapter 4.17 Administration & Procedures.

To further expand capacity, staff is exploring the integration of AI tools into the new planning software. While these efforts are expected to yield long-term efficiencies, the process for software selection, training, and implementation will require significant up-front staff time.

Notably, the code amendment efforts are ongoing. Through prioritization, staff will incorporate these updates into the yearly work plan. The timelines to complete these updates are largely dictated by current planning applications and the scale and urgency of the amendment.

COMMUNITY INPUT:

Community feedback has been received, which is included in the packet ([LINK](#)). As this is a work session between staff and decision makers, no formal outreach effort has occurred.

BUDGET / STAFF IMPACT:

In 2025, no funds were budgeted for consultant support for long-range plans. However, \$2,500 has been budgeted for public outreach for any in-house updates. Staff anticipates the Eagle River Corridor Plan, the Redevelopment Analysis for Grand Avenue, and the Downtown Subarea Plan will require consultant support. Once priorities have been set, staff will pursue quotes for the 2026 budget and future budgets.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

The LUDC amendments, long range planning, and new permitting software support the following major objective within the Town's Strategic Plan:

- *Improve Community Responsive Services.* This amendment to the LUDC aims to correct omissions, minor conflicts, and enhance clarity, supporting the Town's goal of being responsive to the community through thoughtful growth and development.

RECOMMENDED ACTION OR PROPOSED MOTION:

Staff seeks direction on the previously described matters, so there is no motion or recommended action at this time.

ATTACHMENTS:

- Community Plans & Studies Webpage – ([LINK](#))
- Project Timeline
- Public Comment



Eagle Downtown Development Authority
P.O. Box 609
Eagle, CO 81631

04/14/2025

Town Staff, Planning & Zoning and Town Council,
P.O. Box 609
Eagle, CO 81631

RE: Letter of Support — Rezoning Recommendations from the Downtown Development Authority

Dear Town Staff, Planning & Zoning and Town Council,

On behalf of the Eagle Downtown Development Authority (DDA), we are writing to express our strong support for the proposed rezoning of several properties within the Town of Eagle. We appreciate the Town of Eagle's work to guide growth in a way that reflects the community's vision, and we offer the following recommendations to help ensure that this rezoning effort supports a vibrant, connected, and economically resilient downtown.

1. Extend CMU1 Zoning to 5th Street and Along Capitol Street

We recommend that the CMU1 zoning district be extended to 5th Street and along Capitol Street to align with the Downtown Development Authority (DDA) boundaries and recognize the intent of the former Central Business District (CBD) zoning. This expansion will support a cohesive and consistent downtown district, reflect existing and anticipated development patterns, and align zoning with the DDA's existing footprint.

Please see the attached map for reference.

2. Logical Zoning Boundaries

Zoning of all types should extend the full length of a block, with transitions occurring at logical boundaries such as streets or alleys. This approach will create clarity for both the Town and property owners, reduce fragmentation, and support predictable development patterns.

3. Density — Focus on Form, Not Unit Count

We support form-based, code-driven controls to regulate density rather than imposing arbitrary unit count limits. Limiting units can unintentionally incentivize larger, more expensive housing types when smaller, more attainable units are in higher demand — especially among younger residents, local workers, and smaller households.

4. Encourage Full Utilization of Land

We encourage zoning standards that allow full and thoughtful utilization of land within code parameters. Design, scale, and parking requirements should guide outcomes rather than restrictive density caps.

5. Parking as a Density Control

Parking availability will often be the functional limiting factor on density. To address this, we recommend:

- Implementing permit or paid parking in key areas, with an initial grace period of free parking.
- Establishing residential parking permits on certain streets to protect neighborhood access.
- The DDA initiating a comprehensive downtown parking strategy and bringing recommendations to the Town of Eagle.

6. Reevaluating Density Targets

The current Comprehensive Plan density target of 16 units per acre appears low for downtown infill locations. As a thought experiment, we encourage evaluating how many units could reasonably fit on the prominent church parcel downtown under existing standards. This analysis can help guide appropriate density targets.

7. Access to Public Transportation

Ensuring continued access to public transportation and prioritizing walkability and bike connectivity are essential for reducing car dependency and encouraging smart growth in the downtown core.

We appreciate the Town of Eagle's thoughtful consideration of these recommendations. The DDA is committed to supporting a zoning framework that provides clarity, flexibility, and opportunity for both property owners and the broader Eagle community. We look forward to continuing to partner with the Town to create a vibrant and thriving downtown.

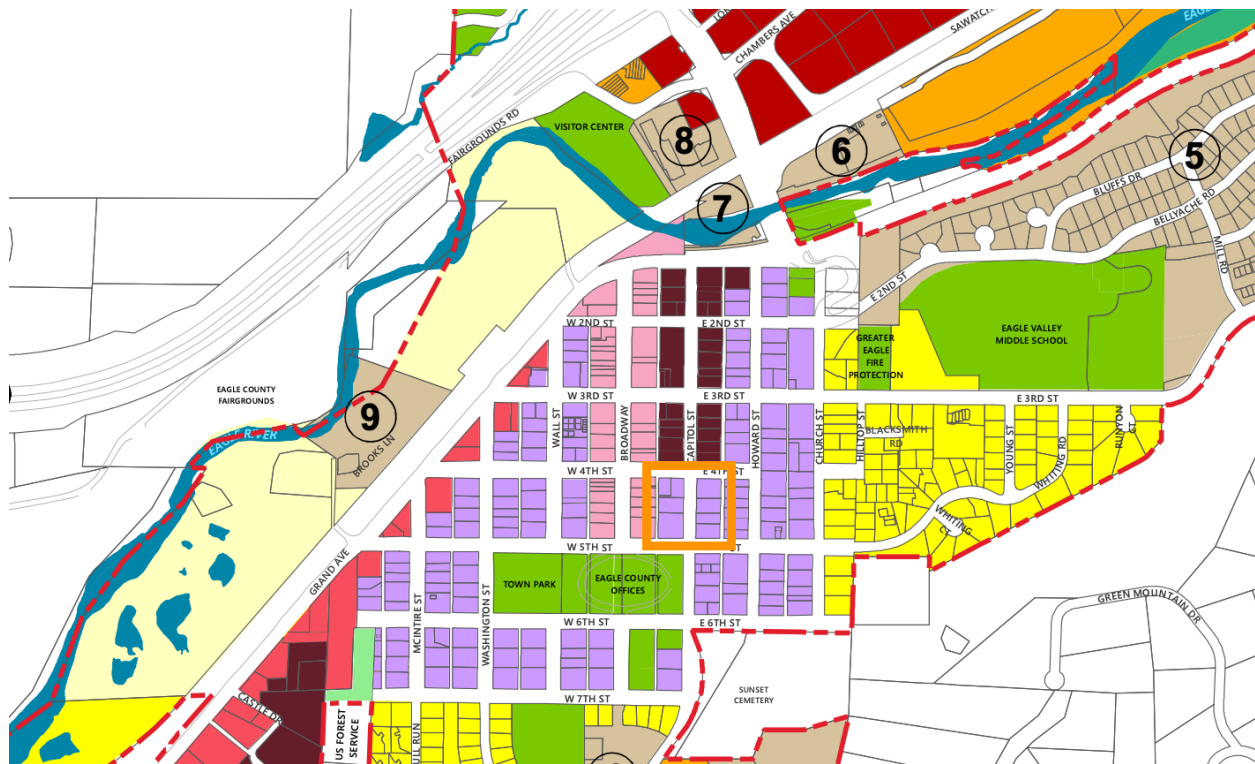
Thank you for your consideration.

Sincerely,

Greg Schroeder
Chair, Downtown Development Authority
Town of Eagle

CC:
Scott Schlosser, Board Member
Marci Leith, Board Member
Jake Roach, Board Member
Collin Huggins, Board Member
Lachie Thomas, Board Member

Recused:
Bryan Woods, Town Council Liaison



From: [Dawn Koenig](#)
To: [Jessica Lake](#)
Subject: Re: May 6th Worksession Public Comment
Date: Wednesday, April 30, 2025 10:31:18 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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Subject: Urgent Consideration of Density Caps and Maximum Lot Sizes in Land Use Code to Align with Comprehensive Plan Guidance, Preserve Small-Town Character, and Encourage Balanced Infill Development

Dear Members of the Planning Commission and Town Council,

I am writing to you today as a concerned resident to strongly urge your serious consideration of amending the Town of Eagle's Land Use Code to include density caps for the CMU1 and Broadway districts that directly correspond with the guidance outlined in our Comprehensive Plan. Furthermore, I want to express concerns regarding the potential negative consequences associated with a move towards form-based zoning, particularly in contrast to the clarity and directness of density regulations. Additionally, I propose the inclusion of maximum lot sizes to further protect Eagle's unique small-town character. Finally, I wish to emphasize the importance of fostering infill development while ensuring it remains sensitive to our town's scale through the encouragement of small-scale projects.

As we have previously discussed, the Comprehensive Plan provides a crucial framework for our town's future, and aligning our Land Use Code with its density recommendations is essential for managing growth sustainably and preserving Eagle's character. The absence of these density caps creates a disconnect that could lead to strained infrastructure, overcrowding, inconsistency with our community vision, and uncertainty for both developers and residents.

In addition to these concerns, I want to highlight potential drawbacks associated with form-based zoning as an alternative or supplementary approach. While form-based codes focus on the physical appearance and arrangement of buildings, the process of their creation and implementation can, at times, be susceptible to undue influence from specific interest groups. As we have seen with recent development proposals, this can lead to outcomes that do not necessarily reflect the broader community's desires or the practical realities of development.

Moreover, form-based codes can be less clear and more complex for town planning staff to interpret and enforce consistently. The subjective nature of architectural standards and urban design principles within these codes can lead to increased ambiguity, longer review times, and potential for disputes. This complexity can also create uncertainty for developers who may

struggle to navigate the subjective criteria, ultimately slowing down the development process and potentially increasing costs.

In contrast, density regulations offer a more straightforward and quantifiable approach to managing growth. By setting clear limits on the number of dwelling units, density caps provide a transparent and objective framework that is easier for town planning staff to implement and for developers to understand. This clarity reduces ambiguity, streamlines the permitting process, and fosters greater certainty for the entire community regarding the scale and intensity of future development.

Beyond density caps, I believe that incorporating maximum lot sizes into our Land Use Code is crucial for preserving Eagle's small-town character. Large, sprawling lots can contribute to a sense of fragmentation and a loss of the close-knit community feel that we cherish. The current zoning regulations in the Old Town Residential district incentivize density on a per lot basis which encourages smaller lot sizes. By limiting the maximum size of residential lots, we can encourage a more compact and pedestrian-friendly environment, consistent with the character of our Old Town Residential zone district.

We also recognize the importance of infill development in making efficient use of existing infrastructure and creating more vibrant, walkable neighborhoods. However, it is vital that infill projects are thoughtfully integrated into our existing fabric and respect the scale and character of their surroundings. To this end, we believe that our Land Use Code should actively encourage small-scale infill development in accordance with the guidance of the Comprehensive Plan.

By balancing the need for infill with policies that encourage small-scale development, we can achieve smart growth that respects our town's character and provides diverse housing options without overwhelming our infrastructure or altering the fundamental nature of our neighborhoods.

The implementation of density caps, directly linked to the Comprehensive Plan's guidance, the addition of maximum lot sizes, and the encouragement of small-scale infill development offer several key benefits:

1. **Direct Implementation of Comprehensive Plan Goals:** Ensures that the density recommendations of our long-term vision are directly translated into regulatory measures.
2. **Clear and Objective Standards:** Provides unambiguous rules that are easier to administer and comply with.
3. **Reduced Potential for Special Interest Influence:** Focuses on quantifiable limits rather than potentially subjective design interpretations.
4. **Greater Predictability and Certainty:** Offers a clearer understanding of potential development scale for both residents and developers.

5. **Efficient Use of Town Resources:** Streamlines the review process for planning staff due to the objective nature of density calculations.
6. **Preservation of Small-Town Character:** Promotes a more compact and pedestrian-friendly environment by limiting lot sizes and encouraging smaller-scale development.
7. **Alignment with Old Town Residential Standards:** Reinforces the character of our historic core by extending similar lot size regulations to other districts.
8. **Strategic Infill Development:** Encourages the efficient use of land and infrastructure through appropriately scaled projects.

We respectfully urge the Planning Commission and Town Council to prioritize the amendment of the Land Use Code to include these crucial density caps and maximum lot sizes, and to actively promote small-scale infill development. We also ask that you carefully consider the potential complexities and drawbacks associated with relying heavily on form-based zoning as a primary tool for managing growth. We remain committed to being involved in this important discussion.

Thank you for your time, attention, and dedication to the future of Eagle.

Sincerely,

Dawn Koenig

Introduction

My name is Rick Beveridge. I've been a resident of the Eagle area since 1988, and I'm both a local Realtor and a commercial and residential property owner within the Town of Eagle. I had the privilege of joining the ReCode Committee mid-process, filling a recently vacated position, and was eager to contribute to this important effort.

What initially compelled me to get involved was hearing the consultant acknowledge that, like many communities, Eagle is not immune to housing challenges. They emphasized that enabling affordable housing requires rethinking zoning practices and streamlining the approval process—specifically, by allowing more administrative-level approvals.

Over the years, I've accumulated valuable, hands-on experience through real estate sales, development of small properties, and guiding clients through a variety of local zoning processes. Drawing on that practical knowledge, I'm submitting several recommendations for your consideration. These are aimed not only at improving our development framework but also at reducing the administrative burden on staff, especially for smaller infill projects that don't warrant legal review or excessive complexity.

I want to commend Town Staff and the Town Council for thoughtfully reviewing public and staff input and for making commonsense revisions to the Land Use Code. I strongly encourage this review process to continue—ideally on a quarterly or biannual basis. The adoption of ReCode was always intended to be a foundational step in modernizing the outdated 1976 Land Use Code. As Mayor Turnipseed rightly noted, this document should be flexible and evolve over time.

Residential Infill – Density and Allowed Uses: Simplify and Streamline

To truly support infill development and make the process more predictable and accessible, I recommend removing complex density formulas. These often confuse property owners and place an unnecessary burden on staff. I've included an example of an email-generated formula provided by Staff that contradicts ReCode's original intent.

I encourage you to stick with the Dimensional standards that were incorporated in ReCode.

Simply put, If you have a lot that is 6250 sq ft (and meet criteria) you can build a triplex.

If you have a lot of 3500 sq ft. you can build a duplex. Please see my specific recommendations in the attached OTR Zoning Notes.

4.03.070 OLD TOWN RESIDENTIAL (OTR)

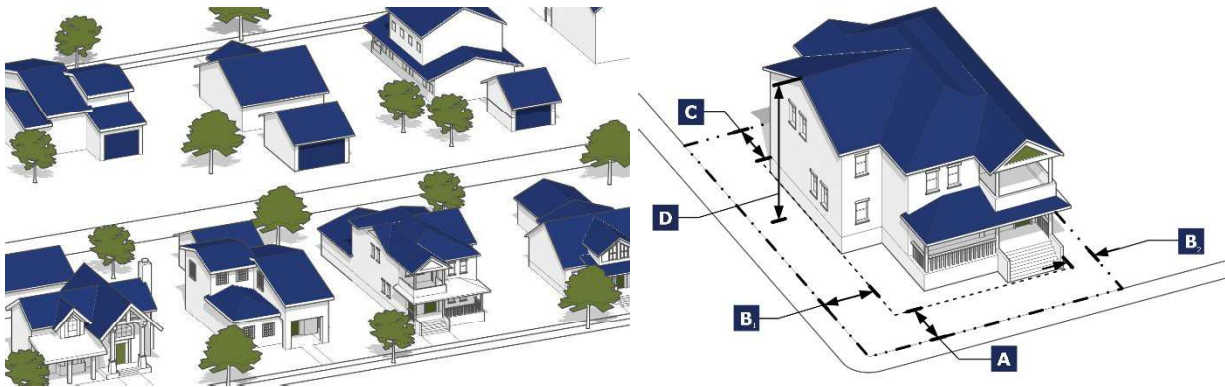
A. Intent

The Old Town Residential (OTR) district promotes traditional small lot residential in a highly walkable neighborhood setting adjacent to and around Downtown Eagle, with infill and residential redevelopment at the current neighborhood building scale and street layout.

B. Uses

Allowed uses are identified in: Table 4.09-1: Primary Use Table, and Table 4.09-2: Accessory Use Table.

C. Lot and Building Standards



1. New Development and Redevelopment

New development and redevelopment shall comply with the following dimensional standards:

Table 4.03-10: OTR Lot and Dimensional Standards

Lot Standards		Building Placement/Setbacks		
Density (min/max)	4-16 du/ac	A	Front	10
Lot Area, total (min)		B ₁	Street-Adjacent Side	10
Single-family	3,500 sf	B ₂	Interior Side	5
Duplex (per unit)	1,750		Interior Side, Accessory Bldg.	2.5
Attached Dwellings, (per structure, max. 3 units))	6,250	C	Rear, Principal Bldg.	10
Multiunit Bldg, (per structure, max 3 units)	6,250		Rear, Accessory Bldg.	2 [2]
Lot Coverage (max)	70%	Building Standards		
Live Stream Setback		Height, (ft, max)		
No disturbance area	75 ft	D	Principal Building	35 ft
			Accessory Building	35 ft

Table Notes:

[1] May match block face average where applicable. See Chapter 4.20.

[2] Turn radius standards apply to all alleys; which may require an accessory building be setback on the property further than the minimum requirements.

1. Density - 1 acre should equal up to 16 units, 1/2 acre should = up to 8 unit etc.

2. If an infill lot is 6250 ft a triplex should be allowed. If it meets building guidelines -setbacks, lot coverage, parking it should be a use by right.... or the use for that size of lot shall should be deleted. If a duplex is allowed on a 3500 ft lot it shouldnt have any other measurement calculation.

Town of Eagle Planning Staff Density Calculation Formula

This is a partial response from Staff to my question about a lot sizes for a potential development: *(please note this was cut out from an email response – and is only a partial portion of the response)* I am including it to show how difficult it is for Staff and the Landowner / developer to understand.

“You were also correct in your reading of the standards for the OTR District and their minimums; however, the minimum lot sizes/lot areas don’t always equate to the permitted uses and the allowed density. Section 4.02.040 B states that the maximum density shown in a zoning district does not guarantee that it will be able to be obtained. This is due to density calculations plus parking, setbacks, landscaping, etc.

For the current property that is 6,250 sf in size, the following would be true for potential development:

6,250 sf divided by 43,560 sf/acre = .143± acres

Without subdividing the property, the maximum number of units that could be permitted would be two units. 2 units divided by .143 acres equals 13.98 units/acre. For comparison, three units on .143 acres is equal to 21 units per acre, which exceeds the maximum of 16 units per acre in the OTR District.

If you were to subdivide into two equally sized properties of 3,125 sf in size, each would only be able to afford one dwelling unit: 1 unit divided by .072 acres = 13.9 units/acre.

The same would be true for the property that is 9,375 sf in size. This is equal to .215± acres. In this scenario, the entire property could support up to three units [3 units divided by .215 acres = 13.9 units/acre]. If you were to subdivide into two equally sized properties of 4,687.5 sf in size, that maximum number of units per each property would be one [1 unit / .108 acres = 9.3 units/acre]. If you were to keep the three lots at 3,125 sf in size, only one unit per each lot could be afforded.”

CMU1

Implement residential standards for those lots in existing residential neighborhoods -that were lumped into Commercial Mixed Use Zoning. Currently for West Eagle – the Staff is forced to rely on the outdated West Eagle Sub Area Plan and is challenged with interpreting those guidelines for density and dimensional standards. I would also recommend that for Residential type properties that wish to continue that use, be able to have the option of converting the property back to residential at an administrative level. Appropriate zoning density would be OTR or R3. Again keep it simple if 3500 sq ft is approved for a duplex- so be it.

Please see my recommendations on the following page -CMU 1 Zoning Notes

4.04.040 COMMERCIAL MIXED-USE (CMU1)

A. Intent

The Commercial Mixed-Use (CMU1) district is intended to accommodate residential uses with limited low-impact commercial uses located along walkable neighborhood corridors where shops and services are accessible to pedestrians. CMU1 nonresidential development includes limited commercial uses focused on daily needs primarily for adjacent neighborhood residents, such as corner stores, personal services, and small restaurants.

B. Uses

Allowed uses are identified in Table 4.09-1: Primary Use Table, and Table 4.09-2: Accessory Use Table.

C. Lot and Dimensional Standards

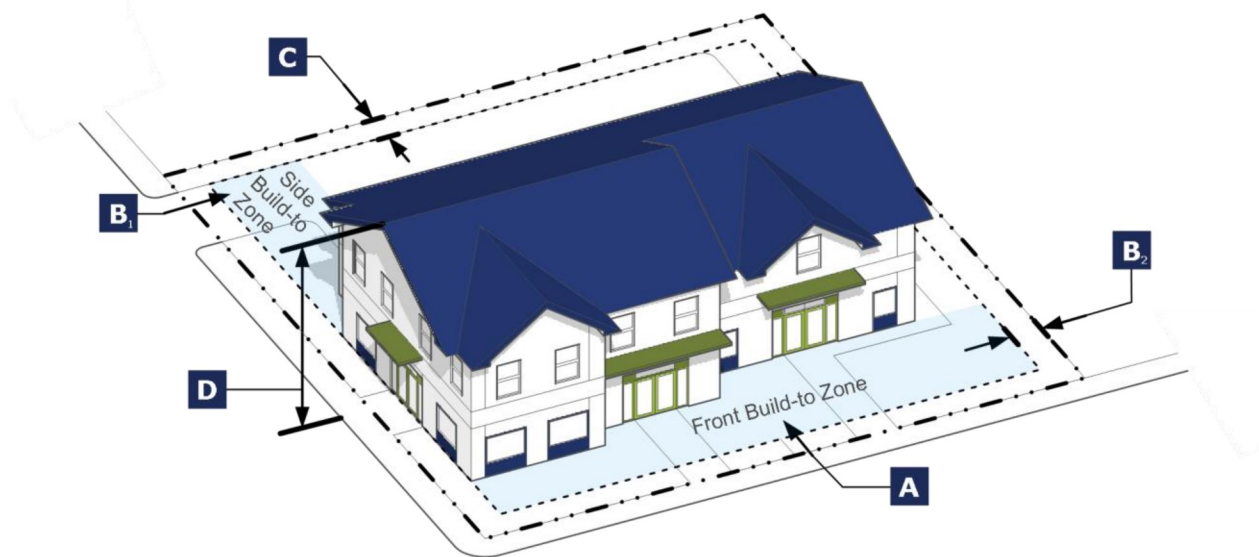


Table 4.04-2: CMU1 Lot and Dimensional Standards

Mixed-Use Lot Standards			Live Stream Setback	
Lot Area, total (min)	6,250 sf		No disturbance area	75 ft
Lot coverage (max)	70%		Building Standards	
Building Placement			D	Height (max)
Build-to/Setbacks				35 ft [2]
A	Front Build-to Zone	5-20 feet	Parking Standards	
	Front Build-to Line Coverage	65% [1]	Location	Sec. 4.04.040D
B1	Street Side Build-to Zone	5-20 feet	Required parking	Sec. 4.12
B2	Interior Side Setback (min)	5 ft [2]	Accessory Structure Setbacks	
C	Rear Setback (min)	5 ft [2]	Side, Interior	2.5 ft
			Rear	2 ft
Table Notes:				
[1] Percentage of the front building line that must be located within the build-to zone.				
[2] Abutting R1 or N2, see Sec.4.04.030A.				

Implement residential standards for those lots in existing residential neighborhoods - for West Eagle - Do not rely on old West Eagle Sub Area Plan etc. Another option would be to convert the property administratively to Residential OTR / or R 3.

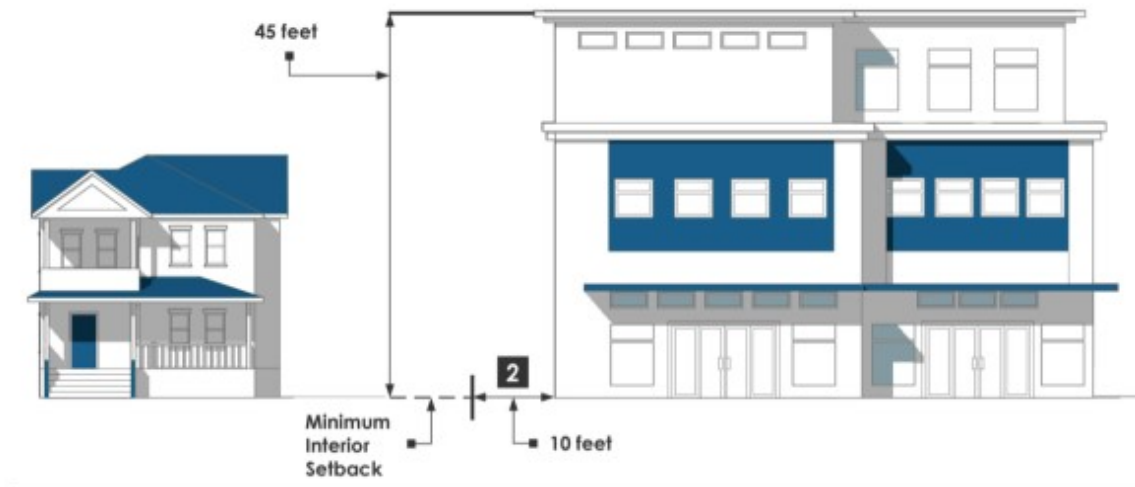
D. Parking Location

1. Alley access to parking is required for lots where an alley exists. # 1 & #2 Delete -case by case-Admin Dec.
2. Lots without an alley are permitted to access rear or side parking from a local or arterial street.
3. Up to 30 percent of parking may be located between the front lot line and the front of the primary structure.

E. Neighborhood Protection

1. All property zoned CMU1 located within 50 feet of any R1 or OTR zone district, including a planned development that allows single unit residential use, shall comply with these site development standards:
2. New primary buildings with a height greater than 35 feet shall reduce the perceived height of the building when viewed from the adjacent R1 lots by using at least one of the following techniques:
 - a. "Stepping down" building height of any portion of the building within 20 feet of the side and rear lot lines abutting a lot zoned in any R1 district to a maximum of 35 feet; or
 - b. Increasing the side yard and rear yard setbacks abutting R1-zoned lots by at least 10 feet beyond that otherwise required.



**F. Merchandise Display**

Bufferyards and required landscaping areas shall not be used for the displaying of merchandise.

G. Other Applicable Provisions

All development shall comply with all applicable provisions of this LUDC. Cross-references to some of the key provisions are provided below.

Table 4.04-3: Cross-References

LUDC Category	Reference
Dimensional Standards Applicable to all Zone Districts	Section 4.02.040
Use-Specific Standards	Chapter 4.09
Site Layout and Structure Design Standards	Chapter 4.10
Inclusionary Residential Requirements for Local Employee Residency	Section 4.02.050
Landscaping and Buffering Standards	Chapter 4.11
Parking and Loading	Chapter 4.12
Outdoor Lighting	Chapter 4.13
Sustainability, Resilience, and Hazards	Chapter 4.14
Subdivision Design and Improvement Standards	Chapter 4.15
Signs	Chapter 4.16
Administration and Procedures	Chapter 4.17

Commercial Lot Standards – Eliminate Minimum Public Road Frontage Requirement

I see no compelling reason to maintain a minimum public road frontage requirement in commercial zoning standards. I recommend this provision be removed altogether or, at a minimum, allow staff the authority to waive it.

As an example, I own the vacant parcel at 894 Chambers—across from the Justice Center. It has approximately 430 feet of frontage and is over 600 feet deep. We are proposing to subdivide it into four lots. Two lots will exceed the current 25' frontage requirement, while the other two, located in the rear, would be accessed via a private drive that meets both Fire and Public Works standards. These rear lots would still be viable for commercial use such as contractor yards or outdoor storage.

If access can be provided via a legal driveway with Public Works and Fire Department approval, there's no reason this should hinder land subdivision or development. The current requirement can force unnecessary condominium-style development where individual land ownership would be more appropriate.

Minimum Lot Size in CG & IND Zones – Encourage Smaller Parcels

I'm not sure if these items have been addressed so I am including my correspondence for your consideration:

I urge consideration of reducing the minimum lot size in Commercial General (CG) and Industrial (IND) zones to as low as 10,000–12,000 square feet. Smaller parcels can accommodate a broader range of businesses and create more opportunities for entrepreneurs, generating greater tax revenue and economic activity.

This could also help retain businesses in Eagle that might otherwise relocate to Gypsum due to limited available inventory.

Please refer to the attached CG Zoning Recommendations for further detail.

4.05.030 COMMERCIAL GENERAL (CG)

A. Intent

The Commercial General (CG) district is intended primarily for automobile-oriented commercial uses, including heavy commercial, wholesale, warehouse-distribution/flex space facilities, research facilities, artisan and light manufacturing, and contractor commercial uses, which may include outdoor storage. CG districts may be located adjacent to other commercial, mixed-use, and high-density neighborhood districts.

B. Permitted Uses

Allowed uses are identified in Table 4.09-1: Primary Use Table, and Table 4.09-2: Accessory Use Table.

C. Lot and Building Standards

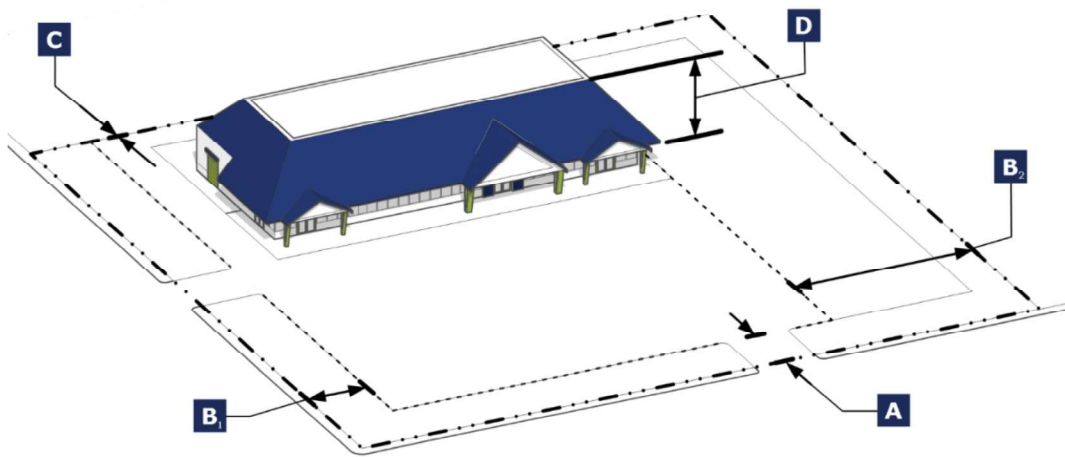


Table 4.05-2: CG Lot and Dimensional Standards

Lot Standards		Building Standards	
Lot Area, total	--	D Height (max)	35 ft [1]
*Public Street Frontage (min)	25 lin. ft.	Building Footprint (max)	25,000 sf
Lot Coverage (max)	80%	Parking Standards	
Building Placement		Required parking	Sec. 4.12
Setbacks		Design Standards	
A	Front (min)	Site layout	Sec. 4.10
B ₁	Street Side (min)	Mixed-use structures	Sec. 4.10
B ₂ /C	Rear (min) or Interior Side	Residential structures	Sec. 4.10
	Parking lot adjacent		
	Com/Ind district adjacent		
	Mixed-use district adjacent		
Live Stream Setback			
	No disturbance area		

Delete Public Street Frontage and change to Provide adequate access with review from Public Works and Fire Marshall and Admin- 894 Chambers as an example- odd shaped lot that is better suited to smaller parcels to retain business in Eagle - this Public Street frontage requirement can be better addressed by a private access at less expense to the town and wont prohibit the minor subdivision. Without subdividing the property can contain condominimized units that can be sold off without the land.

Employee Housing in CG / IND

These items were brought up around October 8, 2024 and If they haven't already been addressed, I would like to have you review my comments.

L. Employee Dwelling Units

1. A maximum of one employee dwelling unit shall be permitted per lot. – **I disagree with this limit, this should not be a one size fits all scenario, you may be dealing with a ¼ acre lot or a 2.6 acre lot....employers are having a difficult time hiring and retaining employees- lets do this on a case-by-case basis.....maybe there is an alternative housing option that meets the business owners objectives and meets the Town's safety concerns?**

2. Employee dwelling units shall be located on the same lot as the nonresidential use to which the employee housing is offered and shall not be subdivided. **I generally agree, however in the instance a business owner owns more than one lot, it could make very good sense to separate the business use from the housing.....especially when you consider the safety of the residents, again this could be on a case by case basis especially for infill projects since there currently isn't many options for vacant commercial / industrial land parcels.**

3. Employee dwelling units shall have separate exterior access. **Agreed**

4. Employee dwelling units shall provide a minimum of one dedicated off-street parking space, located in immediate proximity to the separate exterior access. **Can you add, or shall be deemed to be an adequate and safe access point- an example might be a fenced in walk way or corridor.**

5. A deed restriction, in a form approved by the Town, shall be required for each employee dwelling unit restricting occupancy to full-time employees of the nonresidential use on

the lot to which it is located- **Absolutely NOT- too many restrictions on business owners today as it is.....If the business owner doesn't have employees or if they want to rent it to assist with the mortgage.....that should be allowed.**

Cottage Court Development – Innovative Housing that has merit

Though untested in Colorado, the Cottage Court concept holds significant promise as an attainable housing solution. In this model, the land may be retained by the property owner / association, while the homes (built to Town standards) are sold individually—similar to a high-quality version tiny home community, like the one in Silt. This is not a mobile home park; rather, it is a thoughtful and modern approach to infill housing.

Please see the attached Cottage Court Recommendations for more information.

xiii. Reclamation and Restoration

4.09.050 STANDARDS FOR RESIDENTIAL USES

A. Duplexes

1. The units shall be contiguous, but may be offset along the common wall, so long as the resulting structure appears to be a single building.
2. Duplex dwellings and the surrounding property may be:
 - a. Held in single ownership;
 - b. Subdivided so that each unit and corresponding portions of the surrounding property can be separately owned (two ½ duplex lots), or
 - c. Subdivided such that each unit can be separately owned with the surrounding property held in common ownership (a 3 lot arrangement).

B. Cottage Court Developments - Great concept-

1. Maximum project size is two acres.
2. The maximum density is 16,000 square feet of gross floor area in cottage units per acre of project site area.
3. A shared private common space containing at least 10 percent of the project area shall be provided. Allow Admin leeway
4. Individual cottage lots or portions of the project may not be subdivided for sale.
5. Zone district lot and setback requirements shall apply to the project site as a whole, but not to individual cottage unit sites.
6. Each project site shall maintain a vegetated buffer along each side and rear lot line, and no portion of any primary or accessory structure may be located in that buffer area.
7. The applicant shall submit a Minor Development Plan identifying individual cottage unit development sites, streets, parking areas, storm drainage facilities, common areas and facilities, and any other features required to be identified by this LUDC.

Great concept! doesnt exist in Colorado-

Property owner should be allowed to retain land and sell the residential structure and lease the land back to the residence owner - similar to Silt Tiny Homes or like a mobile home park - but on a permanent foundation.

A great affordable home OWNERSHIP option

Delete requirement to condominize the lots - causes issues with financing

Straw Poll Process – Early Feedback from Council

I support the introduction of a "straw poll" format during pre-application meetings. This would allow applicants to present a development concept briefly (15–30 minutes) before Council, receiving informal input via a show of hands. This feedback loop could save applicants significant time and expense in early-stage planning for creative housing solutions.



Joint Work Session May 6, 2025



Long-Range Planning Priorities

Agenda

- Overview
- Code Amendments
- Summer Studios (new)
- East Eagle Sub Area Plan (update)
- Eagle River Corridor Plan (update)
- Redevelopment Analysis for Grand Avenue(new)



Agenda

- West Eagle Sub Area Plan (update)
- Downtown Subarea Plan (new)
- Elevate Eagle Comprehensive Plan (update)
- Timeframes
- Discussion Topics
- Survey Slides



Overview

This work session will help align priorities for future community planning efforts. The plans for discussion tonight range from smaller projects that can be tackled in-house to larger efforts that will necessitate consultant support based on current planning workloads.

Prioritizing Future Planning Efforts Within Existing Workloads:

1. Current Land Use Applications
2. Zoning Reviews for Building Permit Applications
3. Pre-Application Meetings
4. Planner of the Day Questions
5. Planning & Permitting Software with GIS and AI Integration
6. Land Use and Development Code Amendments

Code Amendments Topics

- 1) Density cap for specific zone districts**
- 2) Chapter 4.17 Admin & Procedures**
- 3) Wildfire Regulations**
- 4) Use Table / Standards / Definitions**
- 5) Zone District Standards**
- 6) Landscaping**
- 7) Parking Standards**
- 8) Broadway Design Standards**
- 9) Subdivision Standards**



Public Comment

What we're working on:

- Density caps specifically in Broadway and CMU1 districts
- Use standards: Employee dwelling units

What's not on the list (for now):

- Rezoning properties near downtown
- Parking management
- Minimum public road frontage for commercial lots
- Minimum lot sizes in CG and IND zone

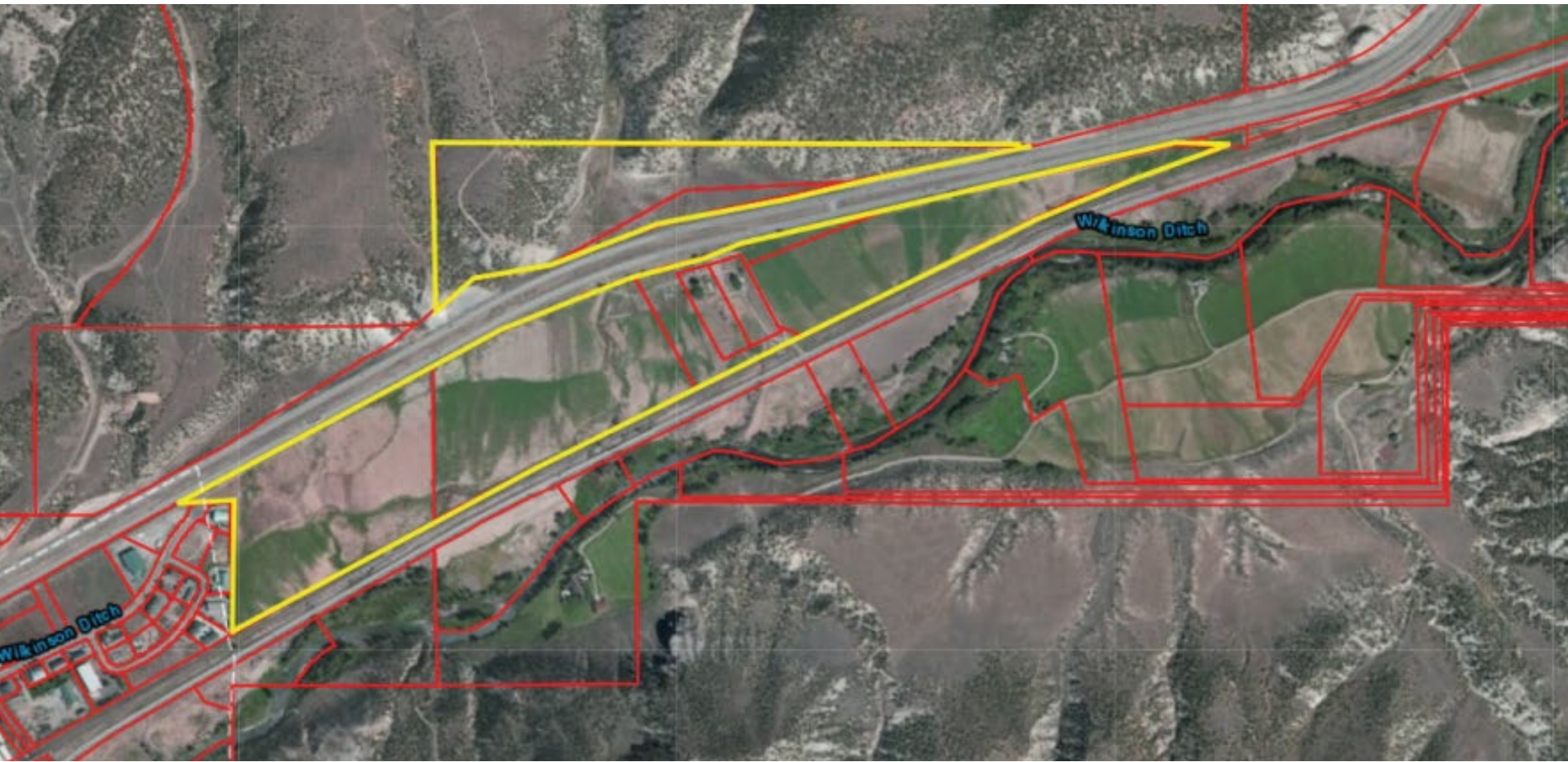


Summer Studios

- 1) Downtown Revitalization and Design**
- 2) Community Gateways**
- 3) Information Center**



East Eagle Sub Area Plan (update)



East Eagle Sub Area Plan (update)

1) Needs and Alignment

- Update to Reflect Community Priorities
 - Housing – Types, Amount, Locations
 - Recent Studies and Plans

2) Urgency of Update

- High Priority with Development Interest
- Potential Three to Four Months



East Eagle Sub Area Plan (update)

3) Feasibility

- No Legal Requirements; In-House Update

4) Impact

- Better Alignment with Community Goals
- Support Housing Initiatives
- Groundwork for Code Amendments

5) Outreach

- Targeted and Feasible Outreach



Eagle River Corridor Plan (update)



Eagle River Corridor Plan (update)

1) Need and Alignment

- Evaluate Existing Conditions and Update Wetland Protections
 - Grading Issues, Densities, Railroad Challenges
- Integration with Grand Avenue Corridor Plan
- Clear Direction for Land Uses and Design Standards



Eagle River Corridor Plan (update)

2) Urgency

- Update Rather than New Plan
 - Significant Changes could Result in Longer Timeframe
- Growing Development Interest along River
- Changes Allow for Clarity

3) Feasibility

- Consultant Support Necessary
 - Ground Truthing
- Numerous Departmental Input



Eagle River Corridor Plan (update)

4) Impact

- Clear Direction for Development Community
- Code Amendments
- Improved Aesthetics

5) Outreach

- Robust Engagement Process
- Numerous Stakeholders
- Community-Wide

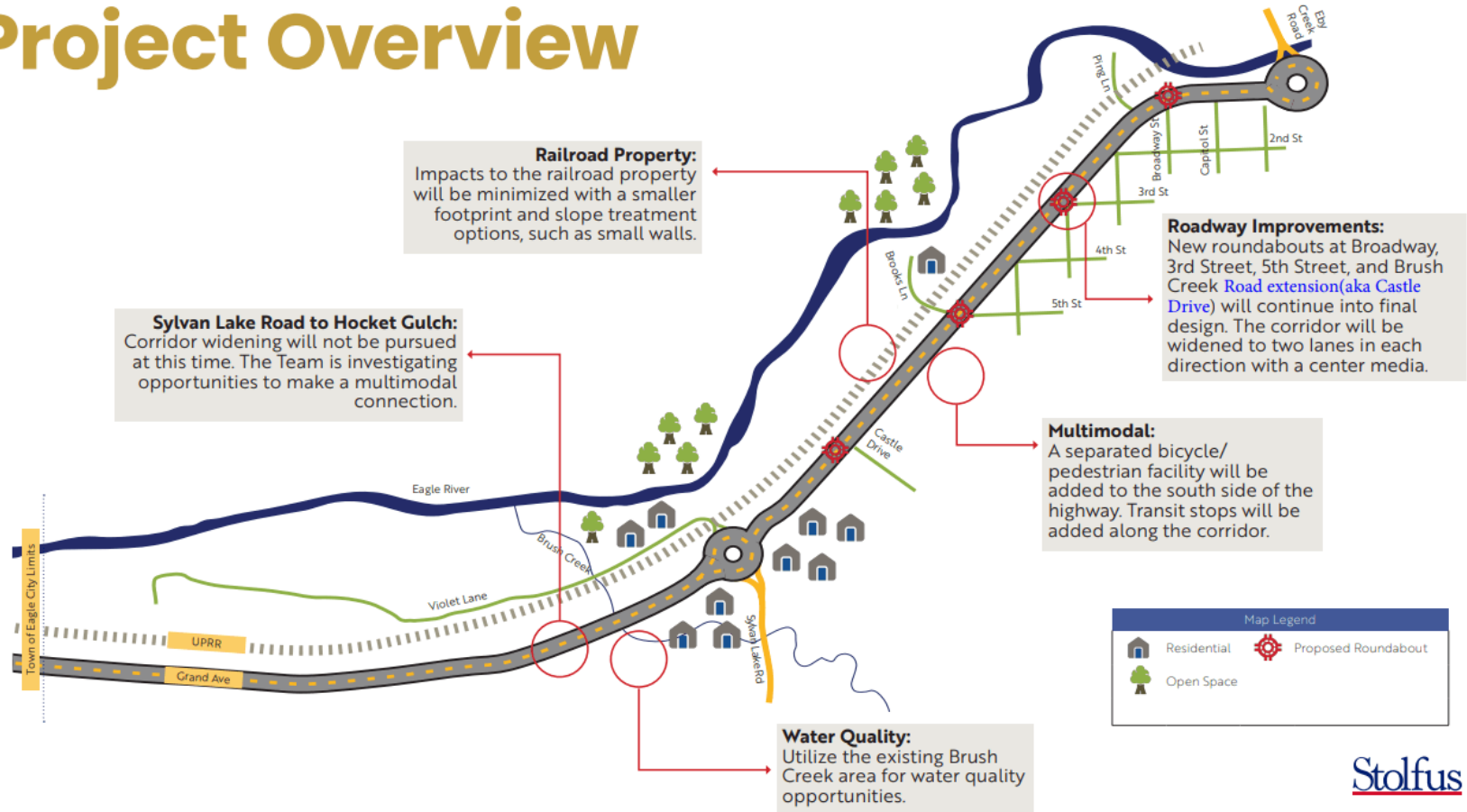


Redevelopment for Grand Avenue (new)



Redevelopment for Grand Avenue (new)

Project Overview



Stolfus



Redevelopment for Grand Avenue (new)

1) Need and Alignment

- Existing Zoning Standards could Hinder Redevelopment
- Would Assess Site Limitations
- Provide Recommendations for Code Amendments

2) Urgency

- Staff has Seen Uptick in Interest
- New Study, not Plan



Redevelopment for Grand Avenue (new)

3) Feasibility

- Likely to Require Consultant Support
 - Estimated between \$17,000 to \$23,000
- Project not Included in 2025 Budget

4) Impact

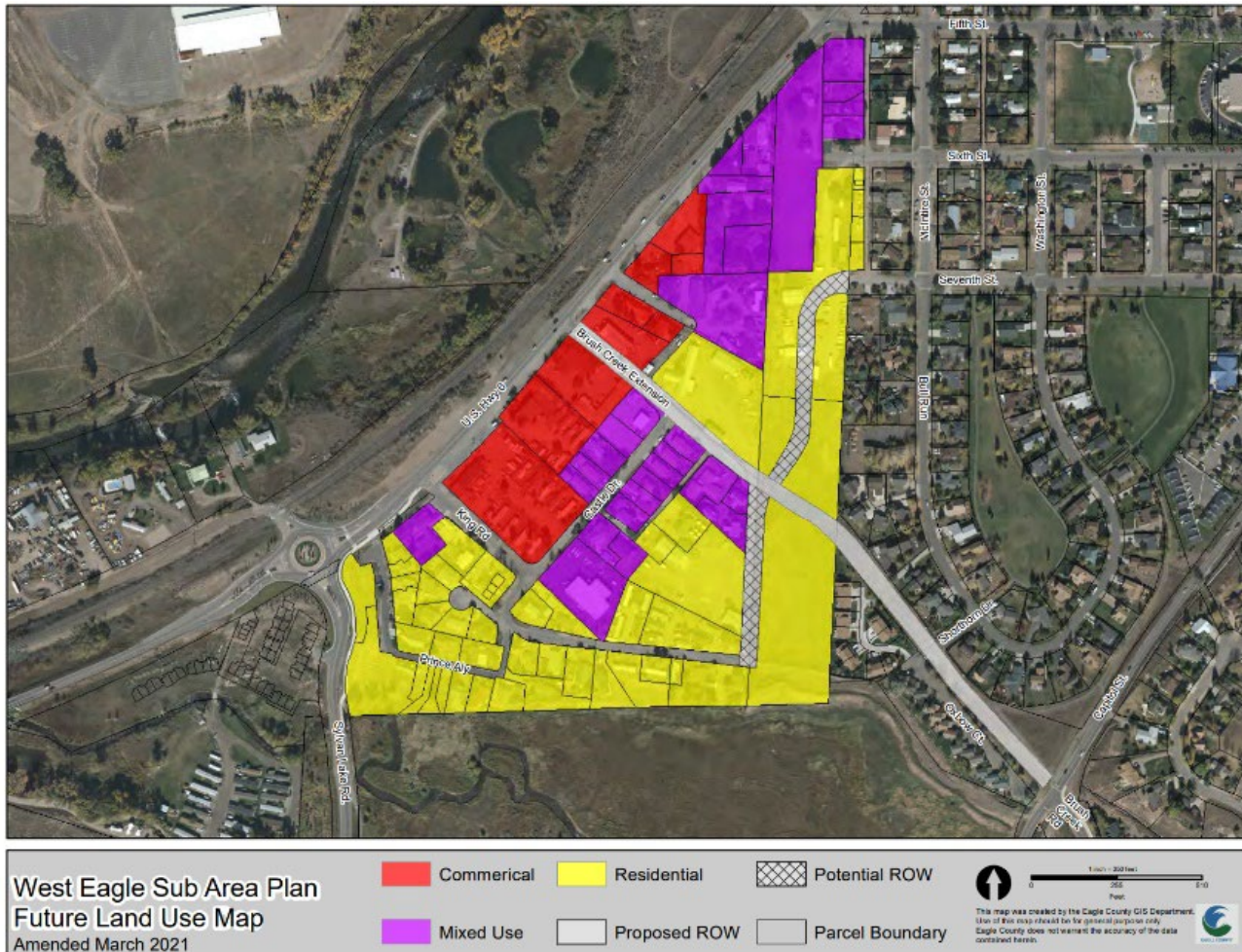
- Proactive Growth Management

5) Outreach

- Limited Outreach



West Eagle Sub Area Plan (update)



West Eagle Sub Area Plan (update)

1) Need and Alignment

- Staff Believes Plan Outdated
 - Does not Clearly Reflect Community's Vision
- Integration with Grand Avenue Corridor Plan

2) Urgency

- Not Anticipating New or Reapplications in Next Year

3) Feasibility

- In-House Update



West Eagle Sub Area Plan (update)

4) Impact

- Clarify Town's Expectations
- Future Code Amendments
- Neighborhood Buy-In

5) Outreach

- Significant Outreach Expected
- Walking Tours, Community Events, Neighborhood Meetings



Downtown Sub Area Plan (new)

1) Need and Alignment

- Resident Request of Localized Plan
- Allow for Clear Vision for Downtown
- Could be Standalone Plan or Included in Comp Plan Update

2) Urgency

- Project Proposal Submitted
- Time- and Resource-Intensive
- Year to Year and a Half Project



Downtown Sub Area Plan (new)

3) Feasibility

- No State Mandates
- No Budget for Project
- Significant Resources

4) Impact

- Clear Development Expectations
- Neighborhood Buy-In

5) Outreach

- Significant Outreach



Elevate Eagle Comprehensive Plan (update)

1) Need and Alignment

- Updates Occur Every 10 Years
- Updates from State Statutes or Policies

2) Urgency

- Potential State Bills
 - SB24-174
 - Wildfire Regulations
 - HB25-1092
- Non-State Mandates



Elevate Eagle Comprehensive Plan (update)

3) Feasibility

- Staff Updates to Plan
- Amend with or Ahead of State Regulations First
- Minor Updates – Two to Four Months
- Major Updates – Six to Nine Months

4) Impact

- Staff Time for Amendments
- Consistency Review with Legal
- Guidance for Code Amendments



Elevate Eagle Comprehensive Plan (update)

5) Outreach

- Dependent upon Scale of Amendment
- Larger Amendments Require more Outreach



Timeframes by Year: 2025

- **Planning/Permitting Software**
- **Summer Studios**
- **Code Amendments**
 - **Zoning Density**
 - **90-day Fast Track / Eagle Express Lane**
 - **Chapter 4.17 Administration and Procedures**
 - **Wildfire Regulations**
 - **General Clean Up**
- **Administrative Procedures Manual**
- **East Eagle Sub Area**
- **Elevate Eagle** (select minor updates associated w/Code Amendments)



Timeframes by Year: 2026

- **Code Amendments**
 - **Uses: standards, processes, definitions**
 - **Parking**
 - **General Clean Up**
- **Eagle River Corridor Plan**
- **Grand Avenue Redevelopment Analysis**
- **West Eagle Sub Area Plan (start: Nov/Dec 2026)**



Timeframes by Year: 2027

- **Code Amendments**
 - **General Clean Up**
- **West Eagle Sub Area Plan**



Timeframes by Year: 2028 - 2030

- **Code Amendments**
 - General Clean Up
- **Downtown Sub Area Plan**
- **Elevate Eagle Comprehensive Plan Update**



Discussion Questions:

- Are there any key planning efforts missing from the list?
- Are there any prevalent topics you've heard about from community members that we should be including in this list?
- Are there additional priorities for the Land Use Code missing from the list?
- Is the order of priorities appropriate, or does it need rearranging?



What are your top three Long-Range priorities?

(Live survey during meeting)

What are your top three Code Amendment priorities?

(Live survey during meeting)

What are your top three Planning Department priorities?

(Live survey during meeting)