



Planning & Zoning Commission
Tuesday, October 21, 2025, 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631

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PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on this agenda can be submitted to the Planning Department at Planning@townofeagle.org and will be included as part of the record.

REGULAR MEETING CALLED TO ORDER

DECLARATION OF CONFLICTS OF INTEREST

APPROVAL OF MINUTES *Approval of minutes from the following meeting(s) of the Planning & Zoning Commission.*

1. October 7, 2025 P&Z Meeting Minutes

PUBLIC COMMENT

Citizens are invited to comment on any item not on the agenda subject to a public hearing. Please limit your comments to three (3) minutes per person. Those who are speaking are requested to state their name & address for the record.

PUBLIC HEARINGS

1. Project: Amendment to the Land Use and Development Code - Miscellaneous Updates
File # LUDC25-05
Applicant: Town of Eagle
Location Town of Eagle
Staff Contact: Jessica Lake, Senior Planner
Request: Land Use and Development Code (LUDC) text amendment to resolve inconsistencies, provide clarity and correct omissions to multiple Sections within Title 4 of the Eagle Municipal Code.
2. Project: AN24-01 Eagle Meadows Annexation No. 1 and No. 2
File # AN24-01
Applicant: Town of Eagle
Location Town of Eagle
Staff Contact: Peyton Heitzman, Community Development Director
Request: An application to zone parcel no. 193927300040 (Parcel A) to Commercial Interchange (CI) and parcel no. 193927400041 (Parcel F) to Commercial General East (CGE).
 - a. Resolution 8, Series 2025, "A Resolution of the Planning and Zoning Commission of the Town of Eagle, Colorado Recommending Approval of a Rezone Application for Parcel A of Eagle Meadows Annexation No. 1 and No. 2"
 - b. Resolution 9, Series 2025, "A Resolution of the Planning and Zoning Commission of the Town of Eagle, Colorado Recommending Approval of a Rezone Application for Parcel F of Eagle Meadows Annexation No. 1 and No. 2"

COMMUNITY DEVELOPMENT DEPARTMENT AND TOWN COUNCIL UPDATE

Staff update to the Planning & Zoning Commission on recent work, upcoming files and decisions made by Town Council.

1. Department Update

OPEN DISCUSSION

ADJOURN

I hereby certify that the above Notice of Meeting was posted by me in the designated location at least 24 hours prior to said meeting.

Gram Dick
Administrative Technician II



MEETING MINUTES
Planning & Zoning Commission
Tuesday, October 7, 2025, 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631

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PUBLIC WIFI – Eagle Guest

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

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

6:00 PM - REGULAR MEETING CALLED TO ORDER

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

COMMISSIONERS PRESENT

Andrew Atkins, Weston Arbogast, Matt Hood, Chad
Koch, Bill Nutkins, Keegan Winkeller, Jennifer
Sturgeon

STAFF

Nikki Davis – Econ Dev & Housing SPC.
Jessica Lake – Senior Planner
Gram Dick – Admin Tech II
Kyle Brotherton – Planner III

COMMISSIONERS ABSENT

Keith Montag

APPROVAL OF MINUTES

1. Minutes approved from September 16, 2025. Motion passed unanimously. All in favor.

PUBLIC COMMENT

Commissioner Hood opened the floor for public comment on items not on the agenda, but there were none.

PUBLIC HEARINGS

1. **Project:** Wayfinding Project
File #: N/A

Applicant: Town of Eagle

Location: Town of Eagle

Staff Contact: Nikki Davis, Economic Development & Housing Specialist, Kristin Cypher

Request: To get feedback from the Planning & Zoning Commission

Staff Presentation & Discussion

Nikki Davis and consultant Kristin Cypher presented the Eagle Wayfinding Project to the Planning and Zoning Commission. Nikki Davis opened the presentation by highlighting the project's inclusion in the Town's strategic plan and confirmed that full funding has been secured through a grant from the Colorado Tourism Office. She emphasized the importance of the plan being shovel-ready to secure further implementation funding. Kristin Cypher, the lead consultant from Michael Baker International, was formally introduced and provided an overview of the project scope, which includes document analysis, stakeholder engagement, and development of a final bid-ready design set, inclusive of materials, dimensions, and implementation guidance. Cypher detailed the project timeline, targeting completion by January, when final deliverables will be presented to Town Council.

Discussion

The Commissioners were briefed on community engagement plans, including a public survey scheduled from October 29 through November 22 and events such as the town's trick-or-treat gathering, along with banners to raise awareness and gather feedback. During the design discussion, Kristin Cypher solicited input from the Commission regarding signage aesthetics, materials, and community relevance. Commissioners emphasized the need for timeless design with durable, natural materials like metal and rust finishes, referencing positive examples from Leadville and Paonia. They stressed the importance of functionality, particularly drawing travelers from I-70 and Highway 6 into key Eagle destinations such as Broadway, Eagle Ranch, and Haymaker Trailhead. Concerns were raised about current wayfinding challenges due to roundabouts and inconsistent entry points.

The Commission highlighted the need for integration with the ongoing Grand Avenue Corridor Plan and existing signage to avoid visual conflicts. Temporary signage was proposed as a possible interim solution where infrastructure work may lag behind the wayfinding rollout. Commissioners agreed the project presents a vital opportunity to define and project Eagle's community identity, recommending signage reflect the town's unique character and history. Discussions centered on prioritizing vehicular wayfinding first, followed by pedestrian and bicycle signage, ensuring logical connectivity between high-traffic nodes such as the fairgrounds, visitor center, downtown, and key trailheads.

Kristin Cypher and the Commission collaboratively explored design features including icon use, night-time legibility, and entry features. Commissioners endorsed using simple, universally recognizable icons for amenities like biking, kayaking, and camping, and suggested low-level or retro-reflective lighting options to ensure visibility while preserving dark skies. Interest was expressed in creating distinctive town entry points using large, engaging signage or "portal" features, potentially doubling as selfie spots to enhance visitor interaction and marketing.

Further, the Commission discussed ways to support local businesses through directional signage and proposed a lottery system to manage advertising space. Stakeholder coordination with Eagle County and the Eagle Ranch HOA/DRB was highlighted as critical to ensure consistent standards and cross-jurisdictional alignment. Nikki Davis noted that upcoming meetings with these stakeholders will inform final recommendations.

In conclusion, Nikki Davis and Kristin Cypher outlined next steps including the public survey launch, stakeholder meetings, and preparation of the final bid-ready documents. These deliverables, alongside an implementation plan, will be presented to the Town Council in January.

COMMISSIONER QUESTIONS

No Questions.

PUBLIC COMMENT

Commissioner Hood opened the floor for public comment on items on the agenda, but there were none.

APPLICANT/STAFF RESPONSE TO PUBLIC COMMENTS

No Comments.

P&Z COMMISSION DELIBERATION AND FEEDBACK ON THE APPLICATION

No Comments.

MOTIONS

No Motions.

ADJOURN

Commissioner Bill Nutkins motioned to adjourn. Commissioner Keegan Winkeller seconded and the motion to adjourn passed unanimously. All in favor.

Meeting Adjourned at 7:15 PM

AI Assistance

These meeting minutes were generated with the assistance of AI technology to enhance accuracy, organization, and clarity. The final version was reviewed and approved by Gram Dick to ensure completeness and adherence to meeting records.



To: Planning & Zoning Commission

From: Jessica Lake, Senior Planner, Community Development Department

Date: October 21, 2025

Agenda Item: Land Use and Development Code (LUDC) text amendment to resolve inconsistencies, provide clarity and correct omissions to multiple Sections within Title 4 of the Eagle Municipal Code.

REQUEST

For the Planning Commission to review and approve staff proposed modifications to the Land Use and Development Code.

BACKGROUND

In October 2023, the new Land Use and Development Code (2023 LUDC), also known as ReCode, took effect. Since its adoption, staff have identified a number of modifications and corrections necessary to ensure the Code functions as intended.

Per the Code, such corrections require review and recommendation by the Planning Commission, followed by adoption by the Town Council. This memo presents the third round of miscellaneous updates for the Commission's consideration.

The proposed amendments include:

1. Section 4.01.080.D.1.b. Transitional provisions / Applications in progress / multiple application process
2. Table 4.02-1 Permitted Setback Encroachments and Section 4.02.020. Definition for lot coverage.
3. Table 4.02-2 Height Limit Exceptions for elevator bulkheads and internal stair access
4. Table 4.03-10 OTR Lot and Dimensional Standards
5. Chapter 4.05– Exempt Public/Civic Institutional Uses from Residential Density Limits in the CGE and CI Zone Districts
6. Chapter 4.08 PUD – update terminology for phases of the PUD process
7. Modify Use Standards:
 - a. Cottage Courts
 - b. Accessory Dwelling Units
8. Chapter 4.10 – Broadway District – building art
9. Chapter 4.10 – Map outlining area of relevance for Grand Avenue Design Standards
10. Chapter 4.14 – clarification to applicability and development standards, including the wildlife buffer
11. Modify or Add Definitions:
 - a. Accessory Dwelling Unit
 - b. Administrative Manual
 - c. Boutique Hotel

- d. Critical Wildlife Habitat
- e. Dwelling Unit
- f. Kitchen

To expedite the process, staff did not hold a work session on these changes. While many of these items have been under review since the Code's adoption, staff prioritized updates required by recent State legislation. Given the minor nature of these amendments, staff believe a work session is not necessary. However, staff remain open to removing or revising any proposed changes based on the Commission's feedback.

ANALYSIS

Section 4.01.080.D.1.b. Transitional provisions. (D) Applications in progress – multiple application process

The current language in **Table 4.01-1: LUDC Applicability to Multiple Application Processes** and the associated transitional provisions presents a complex and often confusing methodology for processing applications that involve multiple land use steps. This complexity creates ambiguity for both applicants and staff, leading to inconsistent interpretations and unnecessary administrative burden.

Staff propose to streamline and clarify this section to ensure that the process is more intuitive and transparent. In reviewing the transitional provisions, staff also identified a potential conflict between the section addressing PUDs approved prior to the effective date and the language immediately preceding it. The proposed amendments are intended to resolve this conflict, eliminate the need for interpretation, and ensure consistent application of the Code.

Proposed Redline Changes

- b. ~~If a Complete applications for the first step in a multi-step approval process~~ **approval of a multiple application process** ~~was submitted prior to~~ **before the effective date of the new Code, it will shall** continue to be processed pursuant to the 1976 LUDC. **If the application was incomplete on the effective date, or submitted after that date, it will be processed pursuant to the 2023 LUDC. Subsequent steps in a multi-step approval process will be processed pursuant to the 2023 LUDC, provided they were incomplete on the effective date, or submitted after that date.** ~~Incomplete applications pending on the effective date and applications filed after the effective date shall be processed pursuant to the 1976 LUDC if the first approval was design specific, and pursuant to the 2023 LUDC if the first approval was conceptual, as described in Table 4.01-1: LUDC applicability to multiple application processes:~~

Delete the following table from the Code:

Table 4.01-1: LUDC Applicability to Multiple Application Processes				
Initial Approval	1976 LUDC	Subsequent Application [1]	2023 LUDC	1976 LUDC
Special Use Permit				
SUP Application	×	Development Plan	×	
Planned Unit Development				
Concept Plan	×	Development Plan(s)	×	

Development Plan, Preliminary Plan (including subdivision)	×	Final Plat [2]		×
Subdivision				
Preliminary Plan	×	Final Plat [2]		×
Notes [1] Processed pursuant to 1976 LUDC only if initial approval has not expired. [2] Applicant may elect review under 2023 LUDC.				

Permitted Setback Encroachments (Table 4.02-1)

The current reference in Table 4.02-1 to “porches, stoops, decks, terraces, balconies, and associated stairs (uncovered and no more than 30” above natural grade)” presents a challenge for consistent interpretation. The term natural grade is not defined in the Land Use Development Code (LUDC), whereas both existing grade and finished grade are defined and commonly used throughout the Code. In practice, the Code directs staff to apply the more restrictive of these two definitions when measuring height and setback encroachments.

To ensure clarity and consistency in application, staff recommend replacing the reference to natural grade with finished grade. This approach provides a clear and measurable standard applicable to both proposed and completed projects subject to this provision. Under this interpretation, if any portion of the associated stairs, porches, stoops, decks, terraces, or balconies exceeds 30 inches above finished grade, it shall not be eligible to encroach into the required setback.

Additionally, staff have identified a naming conflict between this table and another existing table titled “Table 4.02-1 – Comprehensive Plan Consistency.” To resolve this duplication and maintain clarity in referencing, the current table will be renumbered as Table 4.02-2, while the Comprehensive Plan table will retain its original designation.

Proposed Redline Changes

Table 4.02-12 Permitted Setback Encroachments		
Projection	Front or Street Side Setback (max, feet)	Internal or Rear Setback (max, feet)
Building Element		
Approved accessibility ramps	Any distance	Any distance
Bay windows	4	4
Belt courses, sills, lintels, pilasters, pediments	1	1
Breezeways, unenclosed	Not permitted	Not permitted
Corner detail, Broadway District only	Per 4.04.060	Not permitted
Chimneys not greater than 6 ft. in width	2	2
Eaves, roof overhangs, cornices, gutters, and downspouts	2	2

Porches, stoops, decks, terraces, balconies, and associated stairs (uncovered and no more than 30" above natural finished grade)	8	5
Shading devices such as awnings and canopies	5	5
Stairs and fire escapes (unenclosed)	4 (rear also)	1.5 (side only)
Window wells	Any distance	3
Site Elements		
Accessory Structure	Not permitted	Per zone district requirements
Clothes lines and poles	Not permitted	Any distance
Fences and walls	Any distance	Any distance
Flagpoles and signs	Any distance	Any distance
Flatwork	Any distance	Any distance
Gardens and landscaping	Any distance	Any distance
Ornamental lights	Any distance	Any distance
Play equipment	Not permitted	Any distance
Swimming pools and hot tubs including mechanical equipment and deck	Not permitted	Any distance
Trash containers	Not permitted	Any distance
Mechanical, Electric, and Plumbing Elements		
Evaporative coolers or air conditioners (window)	2	2
Evaporative coolers or air conditioners (ground)	Not permitted	Not Permitted
Gas and electric meters	2	2
Solar energy collectors and heat storage units of up to 200 sq. ft. of collector surface area	Not permitted	Not Permitted
Transformers	Not permitted	Not Permitted

The sentence being modified in Table 4.02-1 also appears in the definition of lot coverage. While the current definition uses the term “grade” instead of “natural grade,” staff recommends revising it to “finished grade” to ensure consistency throughout the Code.

Proposed Redline Changes

Lot coverage. Lot coverage is measured as the percentage of the gross lot area covered by buildings and impervious surface. It is calculated by dividing the gross area of building footprints, measured to the furthest exterior face of the structure including above-grade enclosed projections, by the area of the lot. The following shall be counted as covered areas for purposes of determining building coverage:

1. Areas covered by swimming pools and hot tubs;
2. Decks, stoops, patios, porches, and their associated stairs that are 30 inches or more above finished grade;
3. Any portion of a lot or site covered by materials forming an unbroken surface impervious to water, including streets, driveways, and parking lots;
4. Structures covered by a roof; and

5. Structures that are more than six feet tall and enclosed on three or more sides with walls that are less than 25 percent open.

Height Limit Exceptions for elevator bulkheads and internal stair access (Table 4.02-2)

The Land Use Development Code (LUDC) outlines specific building elements that may exceed the maximum height limit. While several structural components are addressed, necessary access to rooftop projections—such as mechanical, electrical, and plumbing equipment—was inadvertently omitted during the original drafting. To address this oversight, a formal Code Interpretation was issued under Section 4.17.120.B of the LUDC ([LINK](#)).

Staff now propose to incorporate that interpretation directly into the Code to ensure clarity and consistency regarding allowable height limit exceptions. This amendment will eliminate ambiguity for applicants and reviewers and ensure that essential rooftop access is clearly permitted under the Code.

Additionally, staff have identified a naming conflict with the current table associated with this provision. To maintain consistency within Chapter 4, the table will be renumbered accordingly, resolving duplication and improving ease of reference.

Proposed Redline Changes

Table 4.02-23 Height Limit Exceptions	
Projection	Height Increase, max (% or feet)
Chimneys, stacks, vents, and flues	30% over zone district max height
Antennas and towers (except as provided in Section 4.09.110, Wireless Communication Facilities)	30'
Emergency sirens and similar devices	Any distance
Mechanical, electrical, and plumbing equipment; solar panels; air conditioner, and evaporative coolers, and structural elements required for rooftop access, such as elevator bulkheads and/or interior access stairs.	30% over zone district max height
Parapet walls, safety railings, and screening walls	4'
Architectural features such as unoccupied belfries, flagpoles, spires, silos, domes, and windmills	30% over zone district max height

Table 4.03.-10 OTR Lot and Dimensional Standards

Staff believe the minimum lot area for single-family development in the OTR zone was intended to reflect the size of a single historic lot in Eagle, which is 3,125 square feet. Historic lots are common throughout the Old Town neighborhood and should be developable without requiring property owners to pursue a variance, administrative adjustment, or subdivision design variance.

During the ReCode public engagement process, staff met with several property owners interested in making additions or other modifications to their properties. These improvements are not feasible under the current minimum lot area standard for single-family development. To address this issue, staff propose revising the standard to align with the historic lot size.

Additionally, staff recommend adding unit qualifiers such as “sf” for square feet and “ft” for feet to improve clarity and reduce confusion. Staff also noted that the reference “[1]” under “Table Notes” was missing from the table. Based on context, staff believe this note pertains to the front setback and have included it accordingly.

Proposed Redline Changes

Table 4.03-10: OTR Lot and Dimensional Standards				
Lot Standards		Building Placement/Setbacks		
Density (min/max)	4-16 du/ac	A	Front	10 ft [1]
Lot Area, total (min)		B ₁	Street-Adjacent Side	10 ft
Single-family	3,500 125 sf	B ₂	Interior Side	5 ft
Duplex (per unit)	1,750 sf		Interior Side, Accessory Bldg.	2.5 ft
Attached Dwellings, (per structure, max. 3 units)	6,250 sf	C	Rear, Principal Bldg.	10 ft
Multiunit Bldg, (per structure, max 3 units)	6,250 sf		Rear, Accessory Bldg.	2 ft [2]
Building Standards				
Lot Coverage (max)	70%	Height, (ft, max)		
Live Stream Setback		D	Principal Building	35 ft
No disturbance area	75 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.				

Chapter 4.05 –Exempt Public/Civic Institutional Uses from Residential Density Limits in CGE and CI

During the adoption of residential density standards in certain zone districts, Town Council expressed a clear interest in exempting public, civic, and institutional uses from those limits within the Commercial General East (CGE) and Commercial Interstate (CI) districts. In response to that direction, staff have prepared redline amendments to the Lot and Dimensional Standards tables for both CGE and CI to reflect this exemption.

Proposed Redline Changes

Table 4.05-4: CGE Lot and Dimensional Standards				
Lot Standards		Building Standards		
Lot Area, total	100,000 sf	D	Height (max)	35 ft [1]
Public Street Frontage (min)	50 lin. ft.	Parking Standards		
Lot Coverage (max)	80%	Required parking		Section 4.12
Building Placement				

Table 4.05-4: CGE Lot and Dimensional Standards

Setbacks			Design Standards	
A B ₁ B ₂ /C	Front (min)	15 ft	Site layout	Section 4.10
	Street Side (min)	10 ft	Mixed-use structures	Section 4.10
	Rear or Interior Side (min)		Residential structures	Section 4.10
Adjacent to:	Parking lot	0 ft		
	Com or Ind district	12.5 ft		
	Mixed-use district	25 ft		
	Residential district	75 ft		
Live Stream Setback				
No disturbance area		75 ft		
Residential Density [1] [2]				
Mixed Use/Commercial		1.21 units per 1,000sf		
Industrial		0.468 units per 1,000sf		
Hotel/Lodging		5.4 units per 50 hotel/lodging rooms		
Public, Civic, and Institutional Uses		1.21 units per 1,000sf		
Open Space and Recreation		1.21 units per 1,000sf		
Table Notes: [1] Fractions shall be rounded to the nearest whole number based on the sum of dwelling units. [2] Uses within the Public, Civic, Institutional, Educational, and Healthcare Use Category (see Use Table 4.09-1: Primary Use Table) are exempt from residential density limitations in the CGE and CI Zone Districts.				

Table 4.05-6: CI Lot and Dimensional Standards

Lot Standards			Building Standards	
Lot Area, total	—		B₂D 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			Parking location	Max. 30% front [1], remainder side or rear yard
Setbacks			Required parking	Chapter 4.12
A	Front (min)	25 ft	Design Standards	
B₁	Street Side (min)	15 ft	Site layout	Chapter 4.10
B₂/C	Rear (min) or Interior Side		Mixed-use structures	Chapter 4.10
Adjacent to:	Parking lot	0 ft	Residential structures	Chapter 4.10
	Com/Ind district	12.5 ft		
	Mixed-use district	25 ft		
	Residential district	50 ft		
Live Stream Setback				
No disturbance area	75 ft			
Residential Density [2] [3]				
Mixed Use/Commercial	1.21 units per 1,000sf			

Table 4.05-6: CI Lot and Dimensional Standards

Industrial	0.468 units per 1,000sf
Hotel/Lodging	5.4 units per 50 rooms
Public, Civic, and Institutional Uses	1.21 units per 1,000sf
Open Space and Recreation	1.21 units per 1,000sf
Table Notes: [1] Measured between the front building line and the public right-of-way across the entire front side of the lot. [2] Fractions shall be rounded to the nearest whole number based on the sum of dwelling units. [3] Uses within the Public, Civic, Institutional, Educational, and Healthcare Use Category (see Use Table 4.09-1: Primary Use Table) are exempt from residential density limitations in the CGE and CI Zone Districts.	

Chapter 4.08 PUD – update terminology for phases of the PUD process

Staff have identified inconsistencies in the terminology used for the two phases of the Planned Unit Development (PUD) process across Chapter 4.08 and Chapter 4.17 of the Code. To improve clarity and consistency, staff propose standardizing the terminology as follows:

- Replace all references to **PUD Development Plan** (the final stage of the PUD process) with **PUD Final Plan**.

These terms have been used interchangeably throughout the Code, which has led to confusion for applicants and reviewers. Standardizing the language will help streamline the review process and improve understanding of the PUD procedures. While staff were reviewing Chapter 4.17 for PUD terminology a missing Section reference link was found in Section 4.17.130. – Application requirements.

Additionally, staff identified language related to water rights that does not align with the Town’s typical practices. Staff propose revising this language to reflect current standards and procedures.

In the next round of Code changes for the Commission’s review, staff intend to bring forward changes to the PUD Amendment process for consideration. Additionally, staff identified some necessary changes to the application requirements section, but as these changes required reformatting of the entire section, this will be addressed as part of the upcoming changes to Chapter 4.17 and acceptance of the Administrative Manual.

Proposed Redline Changes

Section 4.08.040.C.4. Adequate water rights dedication and tap fee payment shall be provided pursuant to [Title 12](#).

- ~~For irrigation systems using treated water, tap fees shall be paid and water rights dedicated to the Town. Irrigation system development shall be conveyed to the entity responsible for the ongoing maintenance of the open space.~~
- ~~For irrigation systems using raw water, water rights and irrigation system development shall be conveyed to the entity responsible for the ongoing maintenance of the open space.~~

Section 4.08.060.A. Overview

1. Applications shall be reviewed in two stages: (1) the PUD concept plan, and (2) the PUD final plan.
2. Review of a subdivision sketch plan, pursuant to [Section 4.17.100.D.2](#), may be waived by the Director when the PUD concept plan incorporates the information required for subdivision sketch plan **and is clearly identified as taking the place of a subdivision sketch plan for purposes of conformance review when subdivision preliminary plan is submitted.**

Section 4.17.010.E.

Table 4.17-1: Application Review Requirements								
Application Type	LUDC Section	Pre-Sub Conf	N'hd Mtg.	Notice	Admin (Staff)	PZC / BOA	Town Council	Form of Final Decision
Key: ✓ = Required R = Review and Recommend D = Decision A = Appeal RA = Ratify NoD = Notice of Decision Res. = Resolution Ord. = Ordinance								
Approval Processes								
PUD Rezoning	4.08.060							
Concept Plan		✓	✓	✓	R	R	D	N/A NoD
Development Final Plan		✓	✓	✓	See Development Plan, Major			
					R	R	D	Ord.
Major PUD Amendment		✓	✓	✓	R	R	D	Ord.
Minor PUD Amendment		✓			R, D		A	NoD

Section 4.17.050.

Table 4.17-2: Public Notice Requirements						
Application Type	LUDC Section	Notice Type	Publish Section 4.17.050.C.7	Post on Site Section 4.17.050.C.8	Mail Section 4.17.050.C.6	Mail Distance
Notice Types: PH—Public Hearing Notice ADIN—Administrative Decision Informational Notice Key: R = Required O = Optional X = Not Required						
Approval Processes						
PUD Rezoning	4.08.060					
Concept Plan		PH	R	R	R	All property within 250 feet [1]; PUD Amendment only complies with Note [2]
Development Final Plan		PH	R	R	R	
Major PUD Amendment		PH	R	R	R	
Minor PUD Amendment		X	X	X	X	
Notes: [1] In determining owners of land within a specified distance, the width of public and private rights-of-way shall be included in the distance calculation. [2] All property owners in PUD and property owners abutting the PUD when revisions would affect PUD boundary property						

Section 4.17.130.A. ~~Concept Plan~~/PUD Concept Plan (PUD Step 1 of 2).

1. **PUD Concept Plan.** A **PUD** concept plan shall be submitted, which shall be 24 inches by 36 inches in size, with north arrow and scale and with title and date in lower right corner, at a scale of one inch equals 100 feet, or larger, and which depicts the project area or the area within the boundaries of the proposed PUD and the following:
2. **PUD** concept plan.
 - a. A minimum of the following:
 - ii. A **PUD** concept plan, **as described above**;

Section 4.17.130.B.3.i. A proposal for municipal or park land dedication or fee, pursuant to ~~Section 4.15.060~~ ↔ [Section 4.15.060](#) or documentation that the dedication or fee has previously been made;

Modify Use Standards for Cottage Courts and Accessory Dwelling Units

Staff have met with several developers interested in pursuing housing projects under the Cottage Court use standards. However, these initial discussions have not progressed to formal applications, largely due to unintended consequences within the adopted standards.

For Cottage Courts, the inclusion of subdivision provisions has created financing challenges for developers—limiting their options or, in some cases, preventing them from securing financing altogether. Since cottage courts are still a relatively new model, staff looked to Colorado’s model for “Cluster Subdivision Standards” for inspiration ([LINK](#)). For ADUs, the current standards restrict the flexibility needed for property owners and developers to design units that function as in-law suites or similar arrangements. Staff do not believe the intent of the ADU standards was to limit this type of design or use flexibility.

To address these issues and better support housing development, staff propose targeted revisions to both sets of use standards.

Proposed Redline Changes

Section 4.09.050.B. *Cottage court developments.*

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 ten percent (10%) of the project area shall be provided.
4. Individual cottage lots or portions of the project may not be subdivided for sale, **with the exception of footprint townhome lots that maintain the minimum common open space.**
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 **side and rear lot lines.** ~~each side and rear lot line, and~~ No portion of any primary or accessory structure may be located **within this** ~~in that~~ buffer area. **Front, side, and rear yard buffers must comply with the landscaping requirements outlined in Chapter 4.11.**
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.~~

Section 4.09.100.D. *Accessory dwelling units.* ADUs are permitted in any residential district, subject to the following standards:

3. Each ADU shall be a complete, separate dwelling unit, with its own ingress, egress, and access. ~~The ADU shall not have direct access to the primary home, however a~~ **A shared entryway with the primary home is permitted.**

Art Displays (Section 4.10.050.C.1.f.i)

Staff propose a minor adjustment to the Code to shift the decision-making authority for building art on Broadway Street from the Community Development Director to the Marketing and Events Advisory Committee (MEAC). The previous Code did not specify a review or approval process for building art. While it is important to establish a clear and consistent process for something the community values, staff believe this decision does not need to rest solely with the Director.

MEAC occasionally allocates funding to support local businesses through art, marketing, and promotional efforts aimed at attracting residents and visitors. Given MEAC’s role in funding and promoting community events and enhancements, staff are confident in their ability to oversee decisions related to building art. This change reflects a collaborative approach and aligns with MEAC’s existing responsibilities.

Proposed Redline Changes

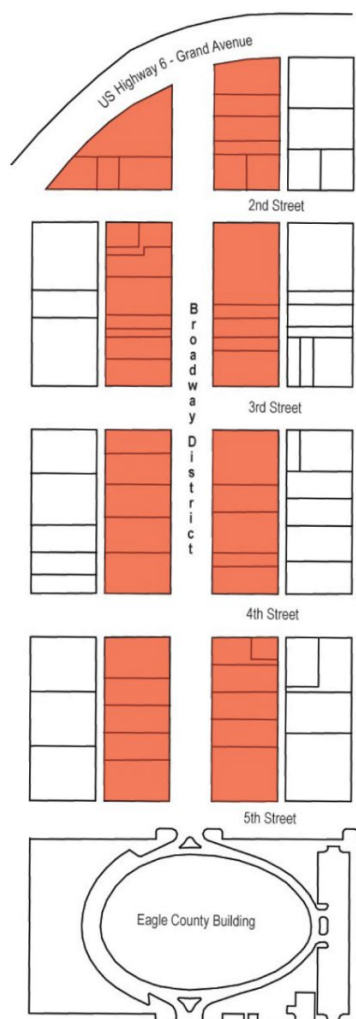
- i. Temporary art displays are permitted along the Broadway streetscape with the approval of the ~~Director~~ **Marketing and Events Advisory Committee (MEAC) or another committee designated by the Town Council**. Building art may be permitted on a case-by-case basis with the permission of the ~~Director~~ **designated committee** and requires a mockup of the proposed design and colors to be utilized. Any art displays utilized during special events are permitted as part of the special event permit.

Broadway District Design Standards (Section 4.10.050.C.1)

While the location-specific design standards for Broadway reference the “Broadway District” and clearly indicate the intended area of applicability, the 1976 Code included a graphic depiction of the district boundaries. To avoid any future confusion regarding the area these design standards apply to, staff propose reintroducing that graphic into this section of the Code. Including a visual reference will help reinforce the standards' intent and provide clarity for applicants, reviewers, and the public.

Proposed Redline Changes

1. *Broadway district*. The overriding vision for the BD district is to enhance the Town and to create a vibrant business district based on traditional western slope architecture. The BD district deserves special attention and more specific guidelines than other areas of Town. **The following graphic depicts the properties included in the BD.**



Grand Avenue Corridor Design Standards (Section 4.10.050.C.3)

The LUDC includes area-specific design standards; however, it does not currently provide graphic or textual descriptions identifying which properties fall within those designated areas. Staff believe the Grand Avenue Corridor design standards were specifically intended for properties zoned CMU2 and located adjacent to Grand Avenue. This conclusion is based on several factors: purpose statements within the Code, staff recollections from the Grand Avenue design process in 2021, and comparisons to other area-specific standards, such as those for Broadway.

To provide clarity, staff have drafted a Land Use Code Interpretation related to the Grand Avenue design standards, which is available here for the Commission's review ([LINK](#)). This step will formalize the LUDC Interpretation by incorporating it into the Code.

Proposed Redline Changes

3. *Grand Avenue Corridor.* The following graphic depicts the properties included in the Grand Avenue Corridor design standards.



Grand Avenue Corridor Design Standards Area

Chapter 4.14 – clarification to applicability and development standards, including the wildlife buffer

Staff have encountered several challenges in implementing Section 4.14.040, Wildlife Habitat, primarily due to the way the Code defers decision-making authority to Colorado Parks and Wildlife (CPW). To address these challenges, staff are proposing targeted amendments to improve clarity and functionality within this section.

While staff recognize there may be interest in reviewing and potentially revising the development standards outlined in this section, such changes would require additional research and at least one work

session with decision-makers. Therefore, amendments to the development standards are not being proposed at this time.

Proposed Redline Changes

B. Applicability.

1. *Wildlife impact review required.* All development subject to this section shall be designed so it does not adversely impact wildlife and wildlife habitats or that such adverse impacts have been avoided or fully mitigated to the maximum extent practicable. The review criteria used to determine if this standard has been met are in [Section 4.14.040 D](#). Proposed developments that will or may have an adverse impact on wildlife and wildlife habitats shall have a wildlife conservation plan. The wildlife conservation plan shall incorporate existing studies previously prepared by the Colorado Department of Natural Resources and Colorado Parks and Wildlife. All development shall consult with Colorado Parks and Wildlife prior to preparing the application's wildlife and conservation plan. This section shall apply to the following:

- a. All ~~new~~ development applications for sites two acres or larger.
- b. ~~Reserved.~~ All major subdivision applications for sites two acres or larger.
2. *Development standards required.* ~~Development in the following categories shall comply with Section 4.14.040 C.:~~ All proposed developments and/or subdivisions requiring a land use application or building permit, but not required to submit a wildlife conservation plan, or specifically exempted under Section 4.14.040.B.3., are required to comply with all Development Standards in Section 4.14.040 C. of the Code.
 - a. ~~Single-family attached, multifamily, mixed-use, or nonresidential developments on a site of less than two acres;~~
 - b. ~~Development plan reviews of buildings or additions having a gross floor area of 10,000 square feet or less; and~~
 - c. ~~All proposed developments not required to submit a wildlife conservation plan.~~
3. *Exemptions.* The following activities are exempt from the requirements of this section:
 - a. Agricultural activities, such as soil preparation, irrigation, planting, harvesting, grazing, and farm ponds;
 - b. Maintenance and repair of existing roads, utilities, and other public facilities within an existing right-of-way or easement;
 - c. Maintenance and repair of flood control structures and activities in response to a bona fide flood emergency; or
 - d. Wildlife habitat enhancement and restoration activities under a wildlife conservation plan approved under this section.

C. Development Standards.

1. *Buffers.* All development and/or subdivisions shall be designed to have a setback of 100 feet or greater from any identified critical wildlife habitat area or migration corridor ~~subject to the approval of Colorado Parks and Wildlife.~~ All developments shall provide visual and audio screening as a mitigation method, if deemed to adversely impact critical wildlife or critical wildlife habitat as deemed necessary by Colorado Parks and Wildlife.

Modify or Add Definitions for Administrative Manual, Boutique Hotel, and Accessory Dwelling Unit

Staff have received questions and concerns from the development community regarding the definitions for Accessory Dwelling Unit, Administrative Manual, Boutique Hotel, Critical Wildlife Habitat, Dwelling Unit, and Kitchen. These inquiries have highlighted areas where the current definitions may be unclear or unintentionally restrictive.

Staff believe the intent of the Code is to support the development of boutique hotels and accessory dwelling units, not to inadvertently prohibit them. To clarify the definition of Accessory Dwelling Unit, staff reviewed relevant building codes and best practices, including guidance from the American Planning Association (APA) and AARP's [Accessory Dwelling Units Model State Act and Local Ordinance](#).

Staff are also in the process of developing an Administrative Manual to serve as a companion document to the Land Use and Development Code. As this manual moves toward formal adoption, it is necessary to include a definition within the Code to establish its role and authority.

During the ReCode development process, staff worked with Clarion & Associates to draft a definition for *Boutique Hotel* based on the unique lot characteristics along Broadway and Grand Avenue—currently the only areas where this use is permitted. Staff understand there is interest in expanding the room limit for boutique hotels and have proposed a modest increase based on feedback received during several Town Council meetings. However, staff also recognize that other communities, such as Buena Vista, do not impose minimum or maximum room requirements and instead regulate hotels through use classifications and review processes. Buena Vista, for example, defines hotels and motels broadly and requires special use review in most mixed-use districts. Staff believe further research and analysis are warranted before making broader changes to definitions for *Boutique Hotel*, *Bed and Breakfast*, and *Hotel/Motel*, but have proposed a limited revision to the room count as an interim step.

Finally, a definition for Critical Wildlife Habitat is necessary to support implementation of Section 4.14.040. While Colorado Parks and Wildlife (CPW) does not provide a formal definition, staff have identified a definition used by the City of Boulder that was originally derived from the Colorado Division of Wildlife. Staff propose incorporating a similar definition to ensure consistent interpretation and application of the wildlife habitat standards. Staff will continue to utilize resources such as the Wildlife Roundtable maps to help identify critical wildlife habitat in and around Eagle ([LINK](#)).

Proposed Redline Changes

Accessory Dwelling Unit. A secondary residential housing unit that is subordinate to a primary residential housing unit on the same lot and includes independent living facilities such as a kitchen, bathroom, and separate entrance. ~~An individual dwelling unit equipped with a full kitchen that is subordinate to, and contained within or adjacent to, a single family dwelling or duplex.~~

Administrative Manual. A formal document, adopted by Town Council, that includes supporting materials for the Land Use and Development Code (LUDC), including, but not limited to, submittal requirements, policies, and general guidance for staff, applicants, and members of the public.

Boutique hotel (small format). A building or portion thereof, designed or used for temporary or extended stay lodging for transients, other than a dormitory or hostel, that contains no more than ~~20~~50 rooms where, for compensation, lodging is offered and provided to members of the general public, and that includes a supervised inside office or lobby. Accessory uses may include a dining room or area, kitchen, and/or shops and services catering to transients.

Critical Wildlife Habitat. Habitat which supports a high degree of biodiversity of wildlife species native to Eagle County. A discrete, identifiable location that supports a significant concentration of one or more native wildlife species during vulnerable life-history stages. Provides physical and biological habitat features which are vital to the maintenance, successful recovery or reintroduction of one or more wildlife species native to Eagle County.

Dwelling unit. A ~~single residential housing unit building or part of a building with one kitchen~~ providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation as defined by the Town's adopted building code, ~~for not more than one family or household.~~ Dwelling units include mobile homes, but shall not include hotels, motels, clubs, boarding houses or dormitories, rooming houses, or any institutions, such as an asylum, hospital, jail or group home. ~~For the purposes of this definition, a kitchen is defined as having either a 240v outlet or a gas line for a cooking appliance within 20 feet of a sink.~~

Kitchen. The facilities and equipment, or rough-in facilities, used in the preparation and serving of food as defined by the Town's adopted building code.

PUBLIC COMMENT/OUTREACH

As of October 17, 2025, one (1) letter of public comment has been received. The letter is attached below for the Commissions Review.

RECOMMENDED ACTION OR PROPOSED MOTION:

I move to approve PZ Resolution 10, Series 2025, recommending approval of the amendment to the Town of Eagle Municipal Code, File #LUDC25-05.

ATTACHMENTS

- PZ Resolution 10, Series 2025
- Public Comment

**TOWN OF EAGLE, COLORADO
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 10
(Series of 2025)**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAGLE, COLORADO RECOMMENDING AMENDING CHAPTERS 2, 3, 5, 8, 9, 10, 14, AND 20 OF TITLE 4 OF THE EAGLE MUNICIPAL CODE RELATED TO DEVELOPMENT STANDARDS AND PROCESSES

WHEREAS, pursuant to C.R.S. § 31-15-103, municipalities shall have power to make and publish ordinances which are necessary and proper to provide for the safety, to preserve the health, promote the prosperity, and improve the morals, order, comfort, and convenience of such municipality and the inhabitants thereof not inconsistent with the laws of this state; and

WHEREAS, the Town of Eagle (the “Town”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Eagle Home Rule Charter (the “Charter”); and

WHEREAS, pursuant to Section 1.01.080 of the Eagle Town Code (the “Code”), the Town may amend the Code and pursuant to Section 4.17.120 of the Code, the Town may amend the Land Use and Development Code (the “LUDC”); and

WHEREAS, the Planning and Zoning Commission finds and determines that the proposed amendments to the Code outlined herein are reasonably necessary to promote the legitimate public purposes of the public health, safety, and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1. Section 4.01.080.D.1.b. of the Eagle Municipal Code is here by repealed and replaced as follows:

b. If a complete application for the first step in a multi-step approval process was submitted before the effective date of the new Code, it will continue to be processed pursuant to the 1976 LUDC. If the application was incomplete on the effective date, or submitted after that date, it will be processed pursuant to the 2023 LUDC. Subsequent steps in a multi-step approval process will be processed pursuant to the 2023 LUDC, provided they were incomplete on the effective date, or submitted after that date.

Section 2. Table 4.02-1 of Section 4.02.020 of the Eagle Municipal Code is hereby repealed and replaced as follows:

Table 4.02-1 Permitted Setback Encroachments

Projection	Front or Street Side Setback (max, feet)	Internal or Rear Setback (max, feet)
Building Element		
Approved accessibility ramps	Any distance	Any distance
Bay windows	4	4
Belt courses, sills, lintels, pilasters, pediments	1	1
Breezeways, unenclosed	Not permitted	Not permitted
Corner detail, Broadway District only	Per 4.04.060	Not permitted
Chimneys not greater than 6 ft. in width	2	2
Eaves, roof overhangs, cornices, gutters, and downspouts	2	2
Porches, stoops, decks, terraces, balconies, and associated stairs (uncovered and no more than 30" above finished grade)	8	5
Shading devices such as awnings and canopies	5	5
Stairs and fire escapes (unenclosed)	4 (rear also)	1.5 (side only)
Window wells	Any distance	3
Site Elements		
Accessory Structure	Not permitted	Per zone district requirements
Clothes lines and poles	Not permitted	Any distance
Fences and walls	Any distance	Any distance
Flagpoles and signs	Any distance	Any distance
Flatwork	Any distance	Any distance
Gardens and landscaping	Any distance	Any distance
Ornamental lights	Any distance	Any distance
Play equipment	Not permitted	Any distance
Swimming pools and hot tubs including mechanical equipment and deck	Not permitted	Any distance
Trash containers	Not permitted	Any distance
Mechanical, Electric, and Plumbing Elements		
Evaporative coolers or air conditioners (window)	2	2
Evaporative coolers or air conditioners (ground)	Not permitted	Not Permitted

Gas and electric meters	2	2
Solar energy collectors and heat storage units of up to 200 sq. ft. of collector surface area	Not permitted	Not Permitted
Transformers	Not permitted	Not Permitted

Section 3. The definition for *Lot coverage* in Section 4.20.020.L. *L Terms.* is hereby repealed and replaced as follows:

Lot coverage. Lot coverage is measured as the percentage of the gross lot area covered by buildings and impervious surface. It is calculated by dividing the gross area of building footprints, measured to the furthest exterior face of the structure including above-grade enclosed projections, by the area of the lot. The following shall be counted as covered areas for purposes of determining building coverage:

1. Areas covered by swimming pools and hot tubs;
2. Decks, stoops, patios, porches, and their associated stairs that are 30 inches or more above finished grade;
3. Any portion of a lot or site covered by materials forming an unbroken surface impervious to water, including streets, driveways, and parking lots;
4. Structures covered by a roof; and
5. Structures that are more than six feet tall and enclosed on three or more sides with walls that are less than 25 percent open.

Section 4. Table 4.02-2 of Section 4.02.040 of the Eagle Municipal Code is hereby repealed and replaced as follows:

Table 4.02-2 Height Limit Exceptions	
Projection	Height Increase, max (% or feet)
Chimneys, stacks, vents, and flues	30% over zone district max height
Antennas and towers (except as provided in Section 4.09.110, Wireless Communication Facilities)	30'
Emergency sirens and similar devices	Any distance
Mechanical, electrical, and plumbing equipment; solar panels; air conditioner, evaporative coolers, and structural elements required for rooftop access, such as elevator bulkheads and/or interior access stairs.	30% over zone district max height
Parapet walls, safety railings, and screening walls	4'

Architectural features such as unoccupied belfries, flagpoles, spires, silos, domes, and windmills	30% over zone district max height
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Section 5. Table 4.03-10 of Section 4.03.070 of the Eagle Municipal Code is hereby repealed and replaced as follows:

Table 4.03-10: OTR Lot and Dimensional Standards				
Lot Standards		Building Placement/Setbacks		
Density (min/max)	4-16 du/ac	A	Front	10 ft [1]
Lot Area, total (min)		B ₁	Street-Adjacent Side	10 ft
Single-family	3,125 sf	B ₂	Interior Side	5 ft
Duplex (per unit)	1,750 sf		Interior Side, Accessory Bldg.	2.5 ft
Attached Dwellings, (per structure, max. 3 units)	6,250 sf	C	Rear, Principal Bldg.	10 ft
Multiunit Bldg, (per structure, max 3 units)	6,250 sf		Rear, Accessory Bldg.	2 ft [2]
		Building Standards		
Lot Coverage (max)	70%		Height, (ft, max)	
Live Stream Setback		D	Principal Building	35 ft
No disturbance area	75 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.				

Section 6. Table 4.05-4 in Section 4.05.040 – Commercial General East (CGE) – of the Eagle Municipal Code is hereby amended as follows:

Table 4.05-4: CGE Lot and Dimensional Standards				
Lot Standards		Building Standards		
Lot Area, total	100,000 sf	D	Height (max)	35 ft [1]
Public Street Frontage (min)	50 lin. ft.	Parking Standards		
Lot Coverage (max)	80%		Required parking	Section 4.12
Building Placement				

Table 4.05-4: CGE Lot and Dimensional Standards

Setbacks				Design Standards	
A	Front (min)	15 ft		Site layout	Section 4.10
B ₁	Street Side (min)	10 ft		Mixed-use structures	Section 4.10
B ₂ /C	Rear or Interior Side (min)			Residential structures	Section 4.10
Adjacent to:	Parking lot	0 ft			
	Com or Ind district	12.5 ft			
	Mixed-use district	25 ft			
	Residential district	75 ft			
Live Stream Setback					
No disturbance area		75 ft			
Residential Density [1] [2]					
Mixed Use/Commercial		1.21 units per 1,000sf			
Industrial		0.468 units per 1,000sf			
Hotel/Lodging		5.4 units per 50 hotel/lodging rooms			
Public, Civic, and Institutional Uses		1.21 units per 1,000sf			
Open Space and Recreation		1.21 units per 1,000sf			
Table Notes:					
[1] Fractions shall be rounded to the nearest whole number based on the sum of dwelling units.					
[2] Uses within the Public, Civic, Institutional, Educational, and Healthcare Use Category (see					

Table 4.05-4: CGE Lot and Dimensional Standards

Use Table 4.09-1: Primary Use Table and Section 4.20.050. Use Category Definitions) are exempt from residential density limitations in the CGE and CI Zone Districts.

Section 7. Table 4.05-6 in Section 4.05.050 – Commercial Interchange (CI) – of the Eagle Municipal Code is hereby amended as follows:

Table 4.05-6: CI Lot and Dimensional Standards

Lot Standards			Building Standards	
Lot Area, total	—		B₂D 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			Parking location	Max. 30% front [1], remainder side or rear yard
Setbacks			Required parking	Chapter 4.12
A	Front (min)	25 ft	Design Standards	
B₁	Street Side (min)	15 ft	Site layout	Chapter 4.10
B₂/C	Rear (min) or Interior Side		Mixed-use structures	Chapter 4.10
Adjacent to:	Parking lot	0 ft	Residential structures	Chapter 4.10
	Com/Ind district	12.5 ft		

Table 4.05-6: CI Lot and Dimensional Standards

	Mixed-use district	25 ft	
	Residential district	50 ft	
Live Stream Setback			
No disturbance area		75 ft	
Residential Density [2] [3]			
Mixed Use/Commercial		1.21 units per 1,000sf	
Industrial		0.468 units per 1,000sf	
Hotel/Lodging		5.4 units per 50 rooms	
Public, Civic, and Institutional Uses		1.21 units per 1,000sf	
Open Space and Recreation		1.21 units per 1,000sf	
Table Notes: [1] Measured between the front building line and the public right-of-way across the entire front side of the lot. [2] Fractions shall be rounded to the nearest whole number based on the sum of dwelling units. [3] <u>Uses within the Public, Civic, Institutional, Educational, and Healthcare Use Category (see Use Table 4.09-1: Primary Use Table and Section 4.20.050. Use Category Definitions) are exempt from residential density limitations in the CGE and CI Zone Districts.</u>			

Section 8. Section 4.08.040.C.4. of the Eagle Municipal Code is hereby repealed and replaced as follows:

4. Adequate water rights dedication and tap fee payment shall be provided pursuant to [Title 12](#).

Section 9. Section 4.08.060.A.2. of the Eagle Municipal Code is hereby amended as

follows:

2. Review of a subdivision sketch plan, pursuant to [Section 4.17.100](#).D.2, may be waived by the Director when the PUD concept plan incorporates the information required for subdivision sketch plan and is clearly identified as taking the place of a subdivision sketch plan for purposes of conformance review when subdivision preliminary plan is submitted.

Section 10. Table 4.17-1: Application Review Requirements of Section 4.17.010.E. of the Eagle Municipal Code is hereby amended as follows:

Table 4.17-1: Application Review Requirements								
Application Type	LUDC Section	Pre-Sub Conf	N'hd Mtg.	Notice	Admin (Staff)	PZC / BOA	Town Council	Form of Final Decision
Key: ✓ = Required R = Review and Recommend D = Decision A = Appeal RA = Ratify NoD = Notice of Decision Res. = Resolution Ord. = Ordinance								
Approval Processes								
PUD Rezoning	4.08.060							
Concept Plan		✓	✓	✓	R	R	D	<u>NoD</u>
<u>Final</u> Plan		✓	✓	✓	<u>R</u>	<u>R</u>	<u>D</u>	<u>Ord.</u>
<u>Major</u> PUD Amendment		✓	✓	✓	<u>R</u>	<u>R</u>	<u>D</u>	<u>Ord.</u>
<u>Minor PUD Amendment</u>		<u>✓</u>			<u>R, D</u>		<u>A</u>	<u>NoD</u>

Section 11. Table 4.17-2: Public Notice Requirements of Section 4.17.010.E. of the Eagle Municipal Code is hereby amended as follows:

Table 4.17-2: Public Notice Requirements						
Application Type	LUDC Section	Notice Type	Publish Section 4.17.050.C.7	Post on Site Section 4.17.050.C.8	Mail Section 4.17.050.C.6	Mail Distance
Notice Types: PH—Public Hearing Notice ADIN—Administrative Decision Informational Notice Key: R = Required O = Optional X = Not Required						
Approval Processes						
PUD Rezoning	4.08.060					
Concept Plan		PH	R	R	R	All property within 250 feet [1]; PUD Amendment only complies with Note [2]
Final Plan		PH	R	R	R	
Major PUD Amendment		PH	R	R	R	
Minor PUD Amendment		X	X	X	X	
Notes: [1] In determining owners of land within a specified distance, the width of public and private rights-of-way shall be included in the distance calculation. [2] All property owners in PUD and property owners abutting the PUD when revisions would affect PUD boundary property						

Section 12. Section 4.17.130.A. of the Eagle Municipal Code is hereby amended as follows:

A. ~~Concept Plan~~/PUD Concept Plan (PUD Step 1 of 2).

1. PUD Concept Plan. A PUD concept plan shall be submitted, which shall be 24 inches by 36 inches in size, with north arrow and scale and with title and date in lower right corner, at a scale of one-inch equals 100-feet, or larger, and which depicts the project area or the area within the boundaries of the proposed PUD and the following:
2. PUD concept plan.
 - a. A minimum of the following:
 - ii. A PUD concept plan, as described above;

Section 13. Section 4.17.130.B.3.i. of the Eagle Municipal Code is hereby amended as follows:

- i. A proposal for municipal or park land dedication or fee, pursuant to Section 4.15.060 or documentation that the dedication or fee has previously been made;

Section 14. Section 4.09.050.B. Cottage Courts of the Eagle Municipal Code is hereby amended as follows:

4. Individual cottage lots or portions of the project may not be subdivided for sale, except for footprint townhome lots that maintain the minimum common open space.
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 side and rear lot lines. ~~each side and rear lot line, and~~ No portion of any primary or accessory structure may be located within this in that buffer area. Front, side, and rear yard buffers must comply with the landscaping requirements outlined in Chapter 4.11.
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.~~

Section 15. Section 4.09.100.D. Accessory Dwelling Units of the Eagle Municipal Code is hereby amended as follows:

3. Each ADU shall be a complete, separate dwelling unit, with its own ingress, egress, and access. ~~The ADU shall not have direct access to the primary home, however a~~ A shared entryway is permitted, provided the ADU continues to meet the definition of a separate dwelling unit.

Section 16. Section 4.10.050.C.1.f.i. of the Eagle Municipal Code is hereby amended as follows:

- i. Temporary art displays are permitted along the Broadway streetscape with the approval of the ~~Director~~ Marketing and Events Advisory Committee (MEAC) or another committee designated by the Town Council. Building art may be permitted on a case-by-case basis with the permission of ~~the Director~~ MEAC and requires a mockup of the proposed design and colors to be utilized. Any art displays utilized during special events are permitted as part of the special event permit.

Section 17. Section 4.10.050.C.1. of the Eagle Municipal Code is hereby amended as follows:

1. *Broadway district.* The overriding vision for the BD district is to enhance the Town and to create a vibrant business district based on traditional western slope architecture. The BD district deserves special attention and more specific guidelines than other areas of Town. The following graphic depicts the properties included in the BD.



Section 18. Section 4.10.050.C.3. of the Eagle Municipal Code is hereby amended as follows:

3. *Grand Avenue Corridor.* The following graphic depicts the properties included in the Grand Avenue Corridor design standards.



Grand Avenue Corridor Design Standards Area

Section 19. Section 4.14.040.B. of the Municipal Code is hereby amended as follows:

1. *Wildlife impact review required.* All development subject to this section shall be designed so it does not adversely impact wildlife and wildlife habitats or that such adverse impacts have been avoided or ~~fully mitigated~~ to the maximum extent practicable. The review criteria used to determine if this standard has been met are in [Section 4.14.040 D](#). Proposed developments that will or may have an adverse impact on wildlife and wildlife habitats shall have a wildlife conservation plan. The wildlife conservation plan shall incorporate existing studies previously prepared by the Colorado Department of Natural Resources and Colorado Parks and Wildlife. All development shall consult with Colorado Parks and Wildlife prior to preparing the application's wildlife and conservation plan. This section shall apply to the following:
 - a. All ~~new~~ development applications for sites two acres or larger.
 - b. ~~Reserved.~~ All major subdivision applications for sites two acres or larger.
2. *Development standards required.* ~~Development in the following categories shall comply with Section 4.14.040 C.:~~ All proposed developments and/or subdivisions requiring a land use application or building permit, but not required to submit a wildlife conservation plan, or specifically exempted under Section 4.14.040.B.3., are required to comply with all Development Standards in [Section 4.14.040 C](#). of the Code.

- ~~a. Single family attached, multifamily, mixed use, or nonresidential developments on a site of less than two acres;~~
- ~~b. Development plan reviews of buildings or additions having a gross floor area of 10,000 square feet or less; and~~
- ~~c. All proposed developments not required to submit a wildlife conservation plan.~~

Section 20. Section 4.14.040.C. of the Municipal Code is hereby amended as follows:

1. Buffers. All developments and/or subdivisions shall be designed to have a setback of 100 feet or greater from any identified critical wildlife habitat area or migration corridor ~~subject to the approval of Colorado Parks and Wildlife.~~ All developments shall provide visual and audio screening as a mitigation method, if deemed to adversely impact critical wildlife or critical wildlife habitat ~~as deemed necessary by Colorado Parks and Wildlife.~~

Section 21. Definitions for ‘Administrative manual’, ‘Critical wildlife habitat’, and ‘Kitchen’ are hereby added to Section 4.20.020. of the Eagle Municipal Code as follows:

Administrative manual. A formal document, adopted by Town Council, that includes supporting materials for the Land Use and Development Code (LUDC), including, but not limited to, submittal requirements, policies, and general guidance for staff, applicants, and members of the public.

Critical wildlife habitat. Habitat which supports a high degree of biodiversity of wildlife species native to Eagle County. A discrete, identifiable location that supports a significant concentration of one or more native wildlife species during vulnerable life-history stages. Provides physical and biological habitat features which are vital to the maintenance, successful recovery or reintroduction of one or more wildlife species native to Eagle County.

Kitchen. The facilities and equipment, or rough-in facilities, used in the preparation and serving of food as defined by the Town’s adopted building code.

Section 22. The definition of ‘Accessory dwelling unit’ in Section 4.20.020.A. *A terms.* of the Eagle Municipal Code are hereby amended as follows:

Accessory dwelling unit. A secondary residential housing unit that is subordinate to a primary residential housing unit on the same lot and includes independent living facilities such as a kitchen, bathroom, and separate entrance. ~~An individual dwelling unit equipped with a full kitchen that is subordinate to, and contained within or adjacent to, a single family dwelling or duplex.~~

Section 23. The definition of ‘Boutique hotel’ in Section 4.20.020.B. *B terms.* of the Eagle Municipal Code is hereby amended as follows:

Boutique hotel. A building or portion thereof, designed or used for temporary or extended stay lodging for transients, other than a dormitory or hostel, that contains no more than ~~20~~50 rooms where, for compensation, lodging is offered and provided to members of the general public, and

that includes a supervised inside office or lobby. Accessory uses may include a dining room or area, kitchen, and/or shops and services catering to transients.

Section 24. The definition of ' Dwelling unit' in Section 4.20.020.D. D terms. of the Eagle Municipal Code is hereby amended as follows:

Dwelling unit. ~~A single residential housing unit building or part of a building with one kitchen providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation as defined by the Town's adopted building code, for not more than one family or household. Dwelling units include mobile homes, but shall not include hotels, motels, clubs, boarding houses or dormitories, rooming houses, or any institutions, such as an asylum, hospital, jail or group home. For the purposes of this definition, a kitchen is defined as having either a 240v outlet or a gas line for a cooking appliance within 20 feet of a sink.~~

INTRODUCED, READ, PASSED AND ADOPTED ON OCTOBER 21, 2025.

TOWN OF EAGLE, COLORADO

Matthew Hood, Chair

ATTEST:

Gram Dick, Administrative Technician II

From: Rick Beveridge
To: Jessica Lake
Cc: Peyton Heltzman; Kyle Brotherton; Sydney Dynek; Scott Turnipseed; Larry Pardee
Subject: Response to Potential Land Use Code Revisions
Date: Tuesday, October 7, 2025 4:16:41 PM
Attachments: image001.png
image002.png
image003.png
image004.png
image005.png
Rick Beveridge recommendations for ReCode Changes 5-1-25 Final 747.pdf

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Hi Jessica, Thanks again for your prompt response and for the helpful information.

As was stated during the adoption of ReCode in October 2023 (paraphrasing): “ReCode isn’t perfect, but it’s better than the 1976 code, and it allows for future updates and changes.” I’ve said this before, but I’ll reiterate that I’m pleased to see the minimum lot size for a single-family home being lowered to match the standard Old Town lot size of 25’ x 125’ (3,125 sq ft). That’s a positive and much-needed change.

That said, I’d like to address an ongoing issue regarding the interpretation of **density in the OTR zone**, specifically the use of the **4–16 dwelling units per acre (du/ac)** calculation. This dual standard creates confusion—not just for property owners, but seemingly for staff as well.

Recommendation: Simplify Density Standards

To avoid this ambiguity, I strongly recommend simplifying the standard. For example, I own two platted Town of Eagle lots (platted in 1905), which together equal 6,250 sq ft. Under ReCode’s intent, I should have the **use by right** to build a **triplex** on that land—**without** a second density calculation.

Let’s remove the 4–16 du/ac formula and use a straightforward square footage approach:

- **3,125 sq ft** → single-family home
 - **3,500+ sq ft** → duplex
 - **6,250+ sq ft** → triplex
- Of course, this assumes that all other development standards—parking, lot coverage, setbacks, etc.—are met.

In my experience, **parking** is often the limiting factor in what can actually be built. I’m not sure if Town Council or Staff fully appreciate the downstream implications: for example, if I build a **duplex**, I’m allowed to add an **ADU** to *each* unit. That’s effectively **four units**, just with a different legal structure. Similarly, building a **single-family home with an ADU** on a 3,125 sq ft lot is functionally equivalent to a **duplex**, though it can’t be sold separately. These nuances matter and should be part of the density conversation.

Comment on "Cottage Court" Concept

I also wanted to share feedback on a topic I saw recently on the Active Land Use file page—**Cottage Court**.

I think this is a very **innovative** and exciting concept. However, the legal structure currently proposed (townhome plat or condo plat) is not a good fit. In my opinion, it doesn’t align with the realities of landowner incentives or financial feasibility and complicates buyer financing.

Alternative Ownership Model

I’ve proposed an alternative model that I believe better serves both the **landowner** and the **prospective homeowner**:

- The **landowner retains ownership of the land**.
- Individual **homes are sold separately**.
- The homeowner **leases the land** from the landowner for a monthly fee over an agreed-upon term.
- The homes don’t have to be tiny homes, but I anticipate they will be smaller in scale to provide more opportunities.

This model is already in use—and has proven successful—just down the road in **Silt** at the [River Run Community](#)

Thank you in advance for your time and consideration. I am also including my recommended recode changes that I submitted in May, and am Copying Mayor Turnipseed and Town Manager Larry Pardee on this correspondence.

Rick Beveridge
1511 Polar Star Drive
Eagle CO 81631
970-390-7594 cell
rick@bevrealstate.com

From: Jessica Lake <jessica.lake@townofeagle.org>
Sent: Monday, October 6, 2025 3:35 PM
To: Rick Beveridge <rick@bevrealstate.com>
Subject: RE: Information request please

Hi Rick,

I’m still working on my staff memo for this, but the changes in this round of Code Amendments are all small, targeted adjustments that we don’t believe necessitate a work session with P&Z or Town Council.

A few examples of proposed changes are:

Table 4.02-1

Table 4.02-1 Permitted Setback Encroachments		
Projection	Front or Street Side Setback (max, feet)	Internal or Rear Setback (max, feet)
Building Element		
Approved accessibility ramps	Any distance	Any distance
Bay windows	4	4
Belt courses, sills, lintels, pilasters, pediments	1	1
Breezeways, unenclosed	Not permitted	Not permitted
Corner detail, Broadway District only	Per 4.04.060	Not permitted
Chimneys not greater than 6 ft. in width	2	2
Eaves, roof overhangs, cornices, gutters, and downspouts	2	2
Porches, stoops, decks, terraces, balconies, and associated stairs (uncovered and no more than 30" above	8	5

natural finished grade)

- Natural grade is not a defined term in the LUDC, but finished grade is defined.

We had the same question in the measurement for Lot coverage:

Lot coverage. Lot coverage is measured as the percentage of the gross lot area covered by buildings and impervious surface. It is calculated by dividing the gross area of building footprints, measured to the furthest exterior face of the structure including above-grade enclosed projections, by the area of the lot. The following shall be counted as covered areas for purposes of determining building coverage:

1. Areas covered by swimming pools and hot tubs;
2. Decks, stoops, patios, porches, and their associated stairs that are 30 inches or more above finished grade;

Table 4.02-2 Height Limit Exceptions was missing a provision for rooftop access:

Table 4.02-2 Height Limit Exceptions	
Projection	Height Increase, max (% or feet)
Chimneys, stacks, vents, and flues	30% over zone district max height
Antennas and towers (except as provided in Section 4.09.110, Wireless Communication Facilities)	30'
Emergency sirens and similar devices	Any distance
Mechanical, electrical, and plumbing equipment; solar panels; air conditioner, and evaporative coolers, and structural elements required for rooftop access, such as elevator bulkheads and/or interior access stairs.	30% over zone district max height

Table 4.03-10: OTR Lot and Dimensional Standards had a mistake and some missing information:

Table 4.03-10: OTR Lot and Dimensional Standards			
Lot Standards		Building Placement/Setbacks	
Density (min/max)	4-16 du/ac	A	Front 10 ft [1]
Lot Area, total (min)		B ₁	Street-Adjacent Side 10 ft
Single-family	3,500 125 sf	B ₂	Interior Side 5 ft
Duplex (per unit)	1,750 sf		Interior Side, Accessory Bldg. 2.5 ft
Attached Dwellings, (per structure, max. 3 units)	6,250 sf	C	Rear, Principal Bldg. 10 ft
Multiunit Bldg. (per structure, max 3 units)	6,250 sf		Rear, Accessory Bldg. 2 ft [2]
		Building Standards	
Lot Coverage (max)	70%		Height, (ft, max)
Live Stream Setback		D	Principal Building 35 ft
No disturbance area	75 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.			

Once I have my memo completed, I will post it to the Active Land Use page, and all the packet material will be available on the Agendas, Minutes and Packets page by end of day October 17th at the latest. I am out of the office next week, so I'm hoping to have the packet materials ready and published early if possible.

Best,

Jessica Lake

Senior Planner

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9627, Fax: 970-328-9656

TYPICAL HOURS: Monday – Friday, 8:00am – 2:30pm

UPCOMING DAYS OFF: Oct. 13-17

UPCOMING TOWN HOLIDAYS: Oct. 13 / Nov. 11 / Nov. 27-28

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



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[Book time to meet with me](#)

From: Rick Beveridge <rick@bevrealstate.com>

Sent: Monday, October 6, 2025 5:31 AM

To: Jessica Lake <jessica.lake@townofeagle.org>

Subject: Information request please

CAUTION: This email is from an external source. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jessica,

Can you please send me additional information on the following, that I read on the active land use applications?

Amendment to the Land Use and Development Code - Miscellaneous Updates

File Number: LUDC25-05

Location: Town of Eagle

Staff Contact: [Jessica Lake](#)

Description/Request: Land Use and Development Code (LUDC) text amendment to resolve inconsistencies, provide clarity and correct omissions to multiple Sections within Title 4 of the Eagle Municipal Code

Example of Proposed Amendments (not inclusive):

- Table 4.02-1 Permitted Setback Encroachments - clarification
- Table 4.02-2 Height Limit Exceptions - clarification
- Table 4.03 OTR Lot and Dimensional Standards - correction
- Chapter 4.08 PUD - clarify terminology
- Chapter 4.09 Uses - exempt Public and Civic uses from certain residential limits in CGE and CI zone districts
- Modify/Clarify Use Standards for Cottage Courts and Accessory Dwelling Units
- Chapter 4.10 Broadway District - clarify building art approvals
- Chapter 4.10 add map outlining area of relevance for Broadway and Grand Avenue
- Modify or Add Definitions, add Administrative Manual and modify Boutique Hotel and Accessory Dwelling Unit

I didn't notice any links. I'm curious to see what is proposed. Thanks in advance.

Rick Beveridge
Owner / Broker
Beveridge Real Estate, Inc.
P.O. Drawer 4959
Eagle, CO 81631
970-390-7594 cell
rick@bevrealstate.com
bevrealstate.com

Residential, Commercial, Ranch and Land Specialist
Over 35 years Experience in The Vail / Eagle River Valley

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)

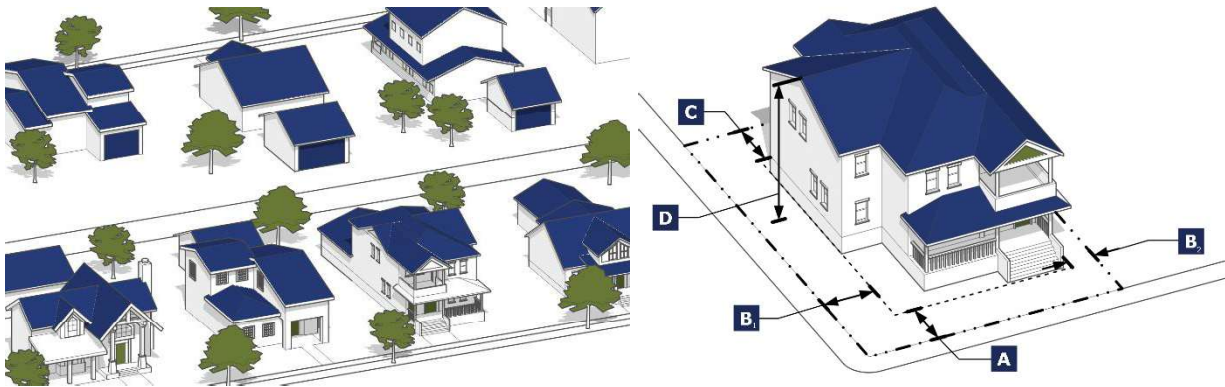
A. Intent

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

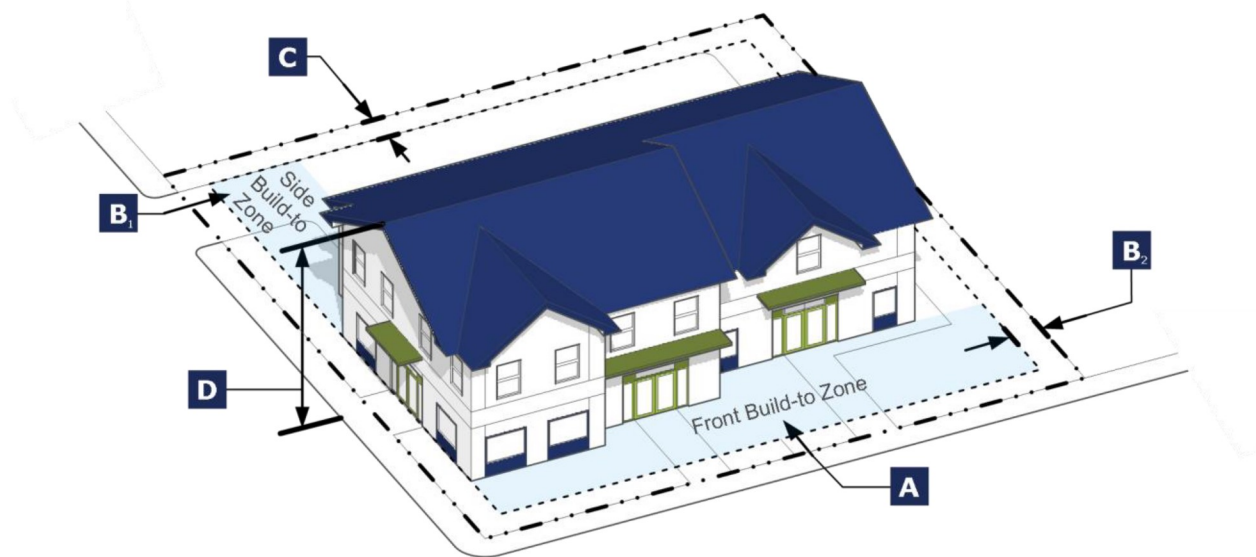


Table 4.04-2: CMU1 Lot and Dimensional Standards

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)	35 ft [2]
Build-to/Setbacks			Parking Standards	
A Front Build-to Zone	5-20 feet		Location	Sec. 4.04.040D
Front Build-to Line Coverage	65% [1]		Required parking	Sec. 4.12
B1 Street Side Build-to Zone	5-20 feet		Accessory Structure Setbacks	
B2 Interior Side Setback (min)	5 ft [2]		Side, Interior	2.5 ft
C Rear Setback (min)	5 ft [2]		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.

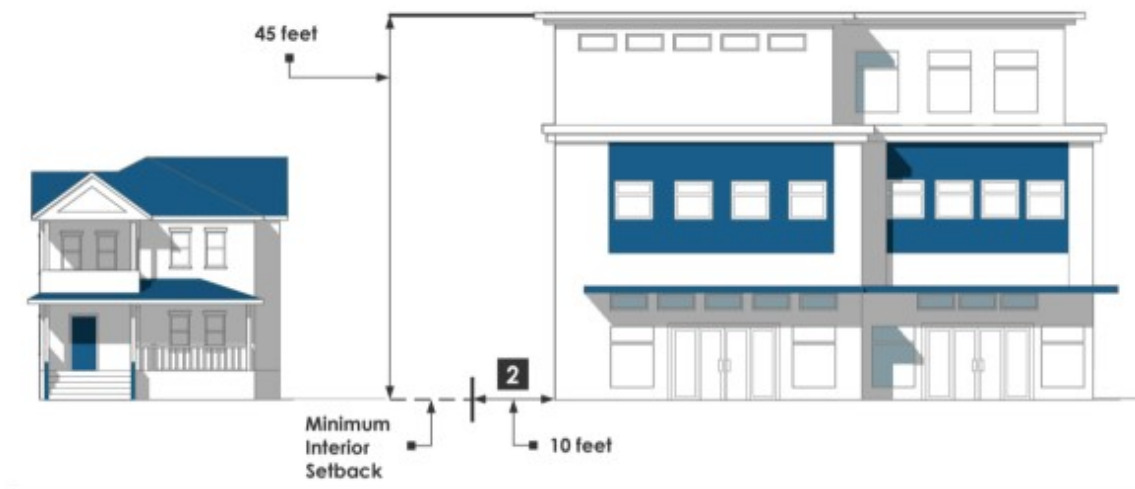
D. Parking Location

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

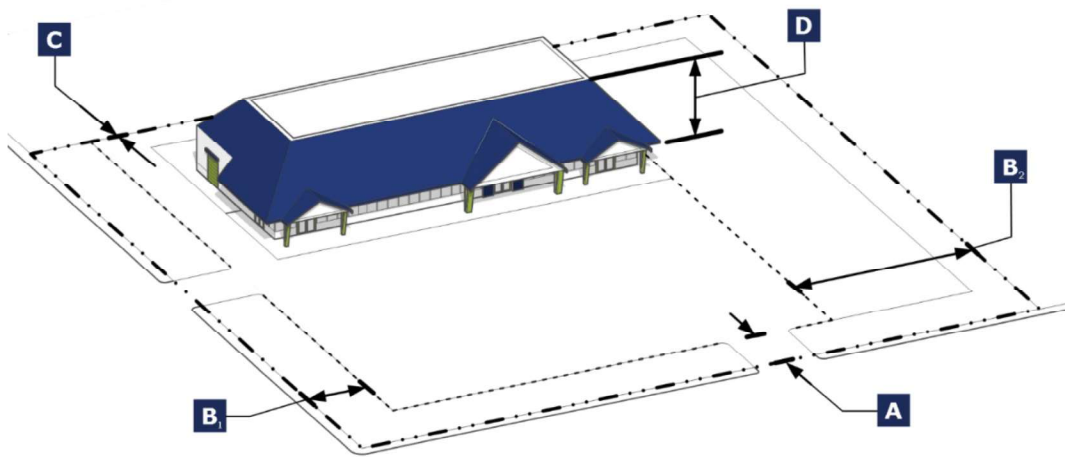


Table 4.05-2: CG Lot and Dimensional Standards

Lot Standards		Building Standards	
Lot Area, total		D	Height (max)
--		35 ft [1]	
★Public Street Frontage (min)		Building Footprint (max)	
25 lin. ft.		25,000 sf	
Lot Coverage (max)		Parking Standards	
80%		Required parking	
80%		Sec. 4.12	
Building Placement			
Setbacks			
A	Front (min)	25 ft	
B ₁	Street Side (min)	15 ft	
B ₂ /C	Rear (min) or Interior Side		
	Parking lot adjacent	0 ft	
	Com/Ind district adjacent	12.5 ft	
	Mixed-use district adjacent	25 ft	
Live Stream Setback		Design Standards	
		Site layout	
		Sec. 4.10	
		Mixed-use structures	
		Sec. 4.10	
		Residential structures	
		Sec. 4.10	

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.



STAFF REPORT AND CERTIFICATE OF RECOMMENDATION

TO: Planning & Zoning Commission

FROM: Community Development Department

DATE: October 21, 2025

FILE NUMBER: AN24-01

PROJECT: Eagle Meadows Annexation No. 1 and No. 2

REQUEST: Request to zone two parcels of land in unincorporated Eagle County. Parcel no. 193927300040 (Parcel A) is requesting Commercial Interchange (CI) zoning and parcel no. 193927400041 (Parcel F) is requesting Commercial General East (CGE).

APPLICANTS: Red Mountain Ranch, LLLP

LOCATION: Parcel no. 193927300040 (Parcel A)
Parcel no. 193927400041 (Parcel F)

CODE: Chapter 4.04 Zoning
Chapter 4.05 Zoning Review

ZONING: (Existing) Resource (R) in unincorporated Eagle County

EXHIBITS:

- A: Application Cover Letter
- B: Application Form
- C: Project Narrative
- D: Aerial Images
- E: Site Photos
- F: Remaining Application Materials Associated with Annexation can be found on the Town's website ([LINK](#))
- G: Elevate Eagle Comprehensive Plan ([LINK](#))
- H: East Eagle Sub Area Plan ([LINK](#))

PUBLIC COMMENT:

No public comments received as of October 17, 2025

STAFF:

Peyton Heitzman, Community Development Director –
peyton.heitzman@townofeagle.org

INTRODUCTION

On September 23, 2025, the Town Council passed Resolution 62, Series 2025, finding the Annexation Petition for Eagle Meadows Annexation No. 1 and No. 2 to be in substantial compliance with Section 31-12-107(1) C.R.S. The annexation application was accompanied by a request to zone the properties. The petition is requesting annexation for two parcels, Parcel A consisting of 43.57 acres located north of I-70 and northeast of the Town's boundary and Parcel F consisting of 30.99 acres to the east of the Town boundary, situated between I-70 to the north and Highway 6 to the south.

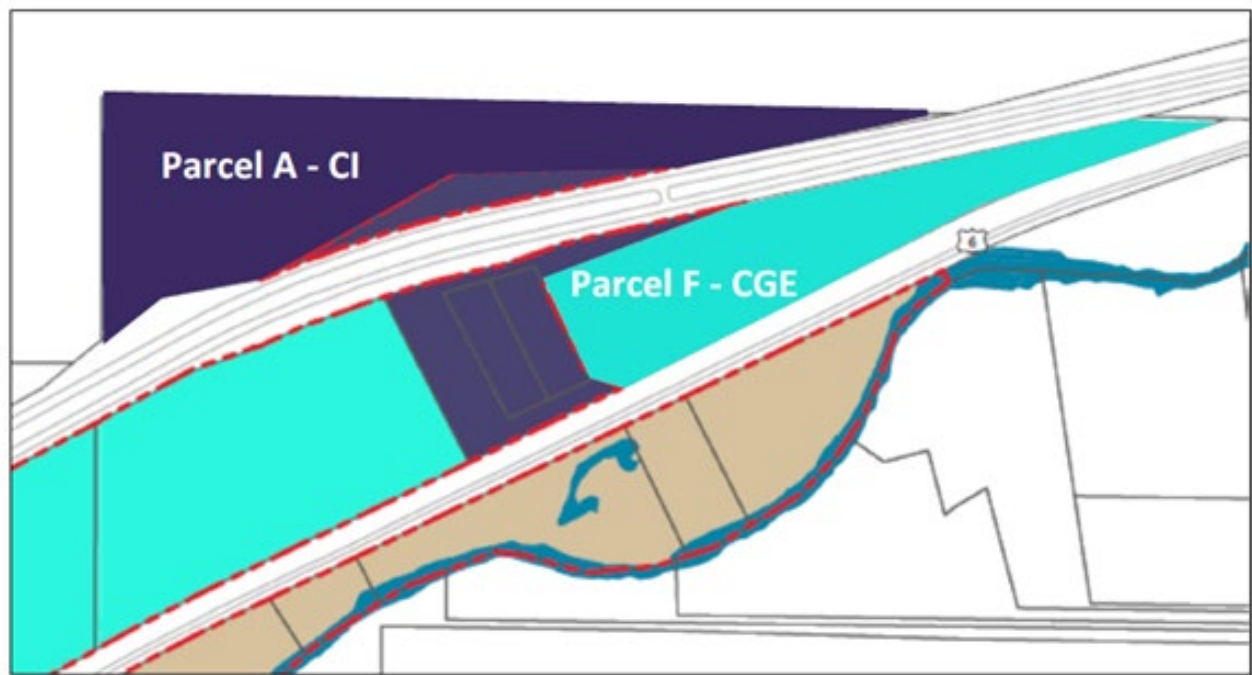


Figure 1: Comprehensive Plan Future Land Use Map

The Planning Commission's recommendation for zoning will be shared with the Town Council at the October 28, 2025 public hearing alongside the annexation request.

DISCUSSION ITEM(S)

1. Is the proposed zoning supported by the Town of Eagle's long range planning documents?

STANDARDS FOR APPROVAL (SECTION 4.17.080.D.)

The conditions for zoning as described in the Land Use and Development Code are:

STANDARD #1: *Comprehensive plan future land use plan. The rezoning is consistent with the Comprehensive Plan future land use plan for the project site, as well as any applicable area or corridor plans;*

When reviewing the project for consistency with the Town’s future land use plan, staff relied on the Elevate Eagle Comprehensive Plan (“Comprehensive Plan”) and the East Eagle Sub Area Plan (“EESAP”). Both properties are within the Town’s Urban Growth Boundary, as depicted on the Comprehensive Plan’s Future Land Use Map (“Comp Plan FLUM”) (Page 30 – [LINK](#)). The white dotted line of the Urban Growth Boundary identifies the area surrounding the Town that has been determined appropriate for annexation and development.

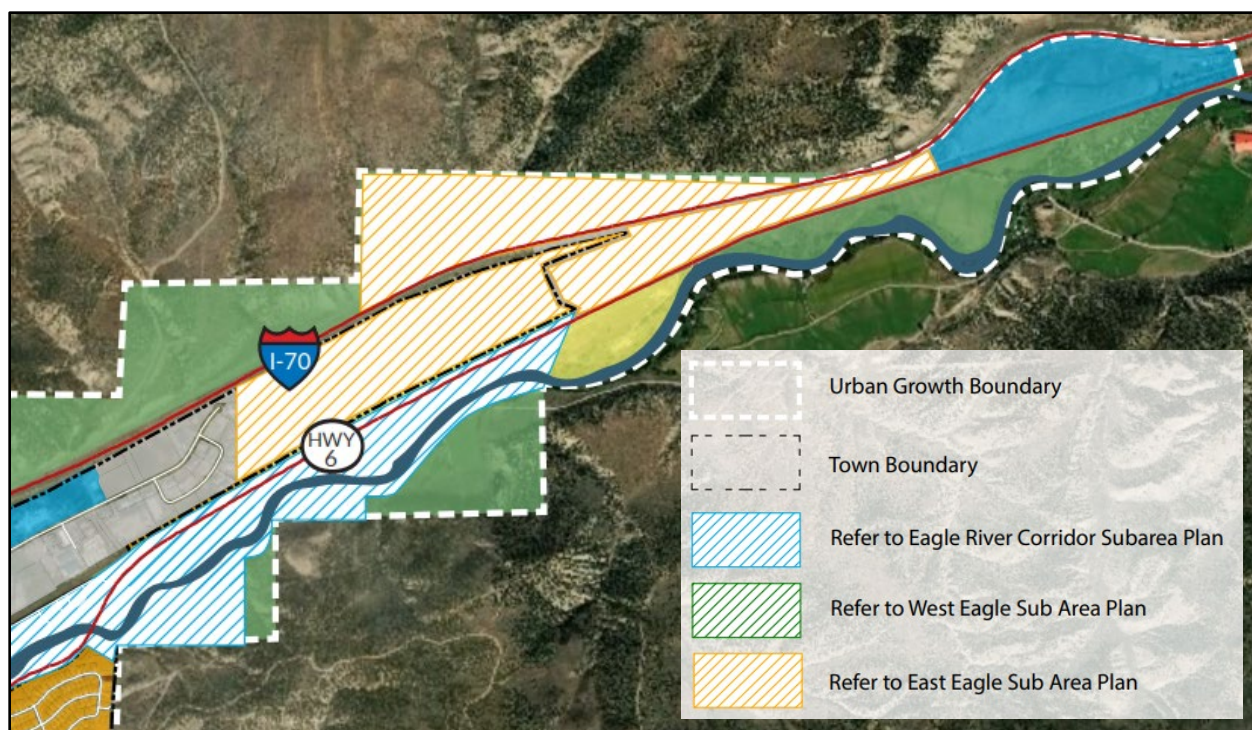


Figure 2: Comp Plan FLUM

The EESAP provides its own Future Land Use Map (“EESAP FLUM”), depicting the preferred land uses to guide development of the land over the next 10-20 years. It’s worth noting that land use designations in the EESAP do not always align with property lines. As a result, a single property may carry more than one land use designation.

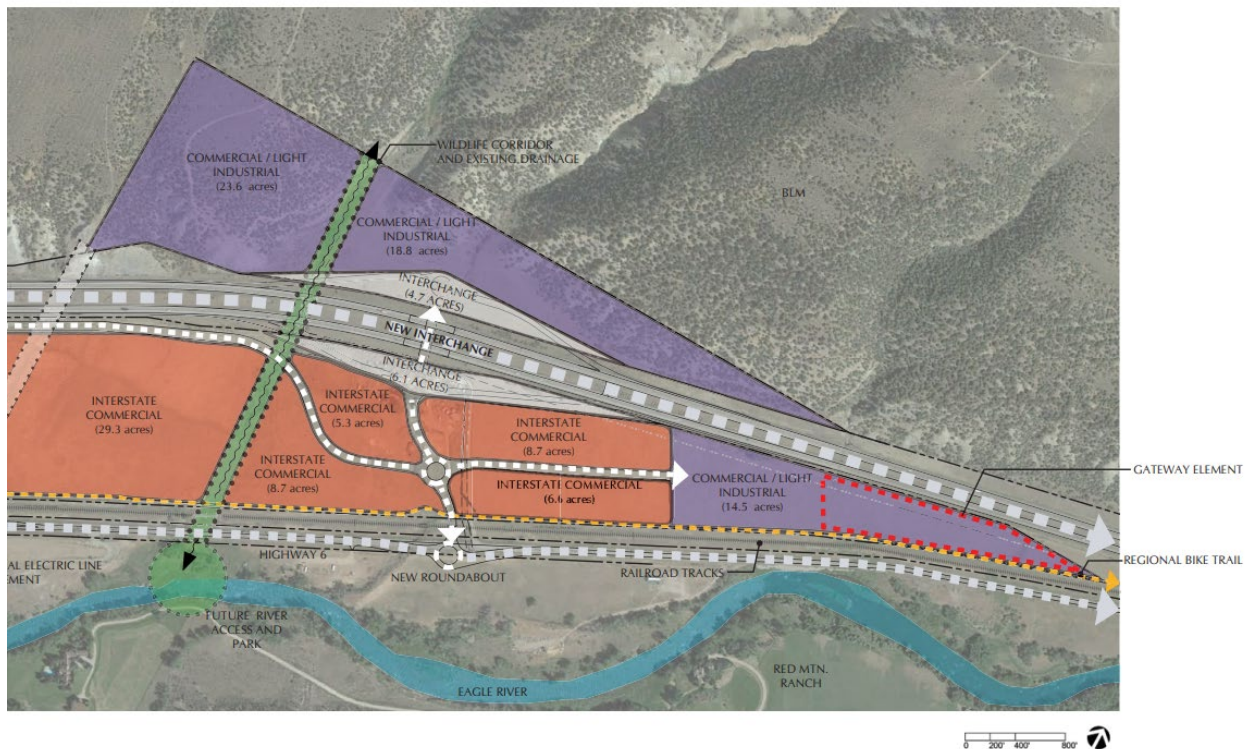


Figure 3: EESAP FLUM

The Land Use and Development Code (“LUDC”) provides a table identifying land uses consistent with each zone district, see Table 4.02-1 ([LINK](#)). With this table in mind, staff also reviewed the land use descriptions provided in the EESAP alongside the uses allowed in each zone districts to determine the most appropriate zone designation for Parcels A and F.

Land Use Descriptions in the EESAP

COMMERCIAL/LIGHT INDUSTRIAL *This area will include uses common to those that exist in the Chambers Avenue area but with larger lots that are more accessible to delivery trucks. Such uses include those typically seen in light industrial areas such as manufacturing, assembly, storage, distribution, repair, service, contractor’s yards, outdoor retail, and kennels, AND commercial/retail uses typically not found on Broadway Street such as restaurants with drive up windows, grocery stores, gas stations, service establishments, storage facilities, and recreation establishments. Residential uses are limited and will mainly include accessory employee units.*

INTERSTATE COMMERCIAL *This area should take advantage of the vehicular traffic present at interstate interchanges and provide the Town’s citizens with alternatives to driving out of town for goods and service. This area shall primarily include lodging, regional retail, large-format restaurant, convenience stores/gas stations, and may include other service and recreation establishments. Because this will also be the eastern gateway to the Town of Eagle, uses should*

reflect the character of the Town's active/outdoor branding in addition to maintaining high quality design elements. Residential uses are limited and will mainly include accessory employee units.

Through ReCode, the 2023 code rewrite, two zone districts were created in response to the land use designations in the EESAP as follows:

<u>Future Land Use Designation</u>	<u>Corresponding Zone District</u>
Commercial / Light Industrial	Commercial General East (CGE)
Interstate Commercial	Commercial Interchange (CI)

Parcel A – North of I-70

The Applicant has requested Commercial Interchange (CI) Zoning for Parcel A, while the EESAP FLUM depicts the Commercial / Light Industrial designation.

While the EESAP FLUM appears to align more closely with the Commercial / Light Industrial designation and the corresponding CGE zoning, staff agrees with the applicant that CI zoning is more suitable for the site's unique characteristics and the overarching goals of the EESAP.

The LUDC requires buildings to be positioned on property to avoid steep slopes, natural drainageways, natural hazards, and wildlife habitat. When considering the developability of Parcel A, there are a few considerations to keep in mind.

Slope - A significant portion of the property is at a slope greater than 30%, depicted in the following image.



Figure 4: Eagle County GIS Slope Layer

Wildlife - The Community Wildlife Roundtable maps identify Parcel A to be within Mule Deer migration corridors, severe winter range, winter concentration areas, and winter range. The map can be accessed through this link: [Community Wildlife Roundtable Interactive Map Viewer](#). (If you access the map, hit “okay” on the first notice and click the layers to the right)



Figure 5: Community Wildlife Roundtable

The EESAP FLUM depicts a wildlife corridor running through the center of Parcel A.

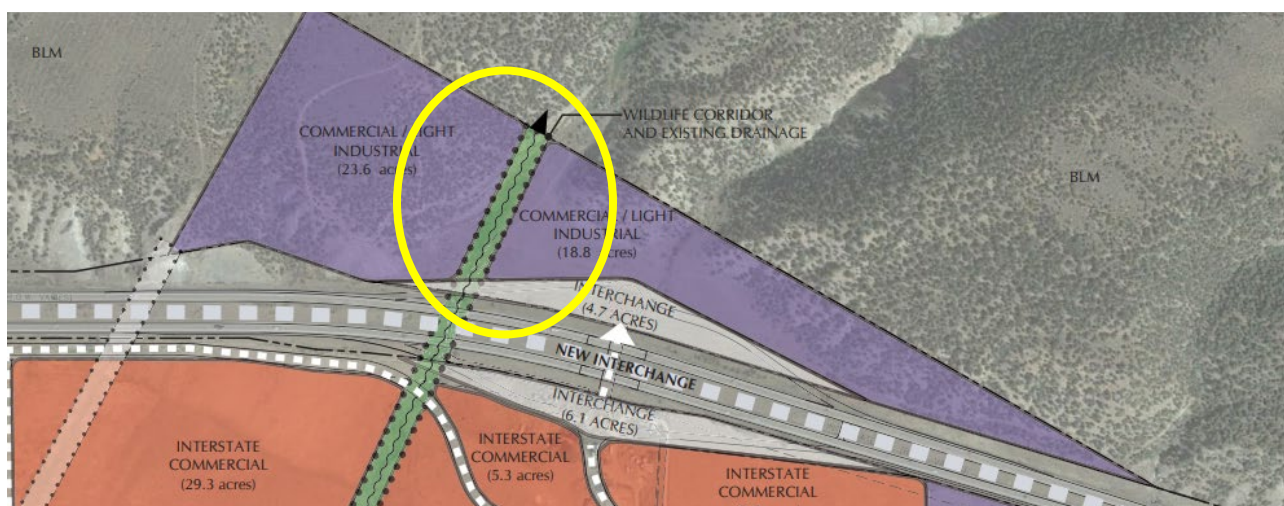


Figure 6: EESAP Future Land Use Map

Through the negotiations of the annexation agreement, there have been discussions regarding the dedication of land deemed sensitive for wildlife, though terms of the agreement have not been finalized.

Natural drainageways - There are two existing natural drainageways that run through the property, as depicted on the Colorado Wetlands Inventory Mapping Tool: [Colorado Wetland Inventory](#).

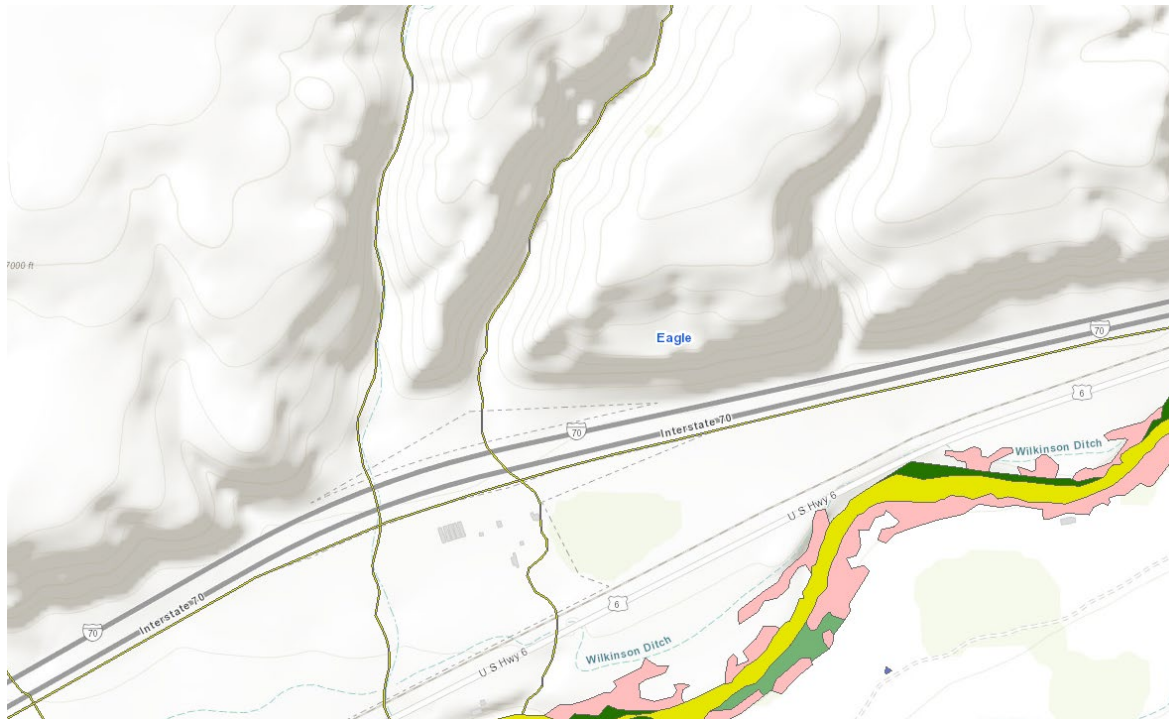


Figure 7: Colorado Wetland Inventory

In addition to the site's natural constraints, staff evaluated the dimensional and use standards of the Commercial General East (CGE) zone district. While both districts permit many of the same uses, the CGE zone allows certain commercial and industrial activities that tend to be more intensive and more impactful to wildlife. These include uses such as kennels, outdoor contractor yards, and other industrial operations.

To illustrate these differences, staff has prepared a modified use table highlighting only those uses that differ between the CGE and CI districts. The table can be found [HERE](#).

There are many similarities between the CI and CGE zone districts. Uses allowed in both that are reflected in both future land use descriptions include:

- retail uses, though large format retail is not permitted in the CI zone district
- convenience stores/gas stations
- grocery stores
- recreational uses except Shooting/Archery Range, indoors which is only permitted in the CGE
- restaurants
- lodging with the exception of RV Park/Camping which is only permitted in the CGE

Additionally, Subdividing and developing Parcel A may prove challenging under the dimensional standards in CGE, and more specifically, the minimum lot size of 100,000 square feet. A comparison of the CI and CGE zone districts is listed below.

Zone District Comparison

	CGE	CI
Min Lot Area	10,000 sf	N/A
Lot Coverage	80%	80%
Public Street Frontage	50 lin. feet	25 lin. feet
Building Footprint Max.	N/A	25,000
Setbacks	Front – 15 ft Side - 10 ft Rear – 12.5 ft (when adjacent to Com/Ind district)	Front – 25 ft Side – 15 ft Rear – 12.5 ft (when adjacent to Com/Ind district)

Further, the FLUM in the EESAP provides flexibility for this interpretation on the map where it states, “Flexible interpretation of the boundaries may be granted by the Town Planning staff, Planning & Zoning Commission, and Town Council, provided the proposed change is consistent with the overall vision, goals, and strategies contained in this Plan.”

EESAP’s Goal #1 and its supporting policies further emphasize this flexibility:

- Goal #1: *The EESAP shall provide direction for future land use development but shall also include flexibility to accommodate minor modifications that address community or market changes.*
 - Policy 1.1 *Land use areas shown on the Future Land Use Map (FLUM) (see page 14) may be slightly enlarged or reduced if it is deemed by the Town that such modification is otherwise in conformance with the goals and policies of the EESAP and the Comprehensive Plan.*
 - Policy 1.4. *Flexible interpretation of the boundaries of each land use may be granted by the Town Planning staff, Planning and Zoning Commission, and Town Council; provided the proposed change is consistent with the vision, goals and policies contained in EESAP.*

Goals that support the flexible interpretation in the EESAP FLUM include:

- Goal #5: *Protect and preserve wildlife habitat, movement corridors, and other sensitive lands.*
- Goal #6: *New development in the EESAP area supports environmental and sustainability efforts.*

- Policy 6.3. *Future development should pay special attention to, and avoid, development hazards such as steep slopes and drainages.*

Applying the CI zoning to Parcel A would allow development on smaller lots with less impactful uses, supporting the EESAP's wildlife and sustainable development goals.

While both the Comprehensive Plan and EESAP allow flexibility, neither clearly defines its extent except for the policies under Goal #1 previously mentioned. The use of the word "slightly" in Policy 1.1 could be interpreted as a limiting factor. However, the intent of this flexibility is to enable the Town to make informed land use decisions. In this case, staff recommends applying that flexibility based on vision, goals, and strategies from the subarea plan as well as site constraints and LUDC standards.

Parcel F – Between U.S. Highway 6 and I-70

The Applicant has requested Commercial General East (CGE) zoning for Parcel F. The FLUM depicts two land use designations, both the Commercial / Light Industrial and the Interstate Commercial.

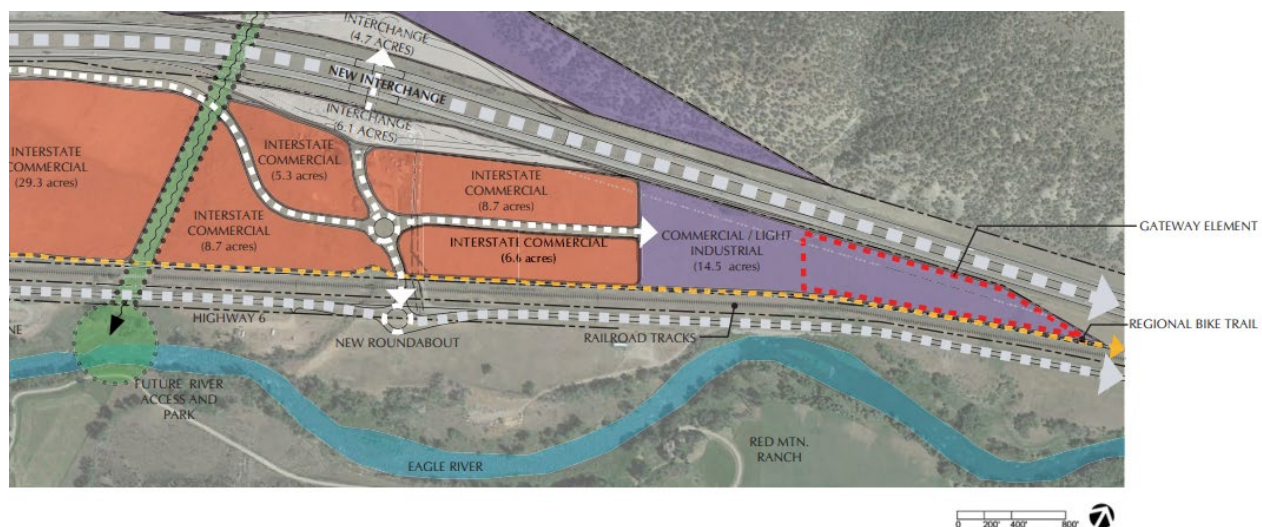


Figure 8: EESAP Future Land Use Map

The Town's land use code prohibits multiple zone districts on a single property. As such, only one zone district may be applied to Parcel F. Either zone district appears appropriate for the property leading staff to believe that the CGE zoning aligns with the FLUM and meets this criteria for zoning.

STANDARD #2: *Comprehensive Plan goals and strategies. The rezoning promotes at least two Comprehensive Plan goals; and*

More than two Comprehensive Plan goals and strategies/policies are met through this zoning request, more specifically these include:

- GOAL 1-1. PROMOTE A WIDE RANGE OF ATTAINABLE HOUSING OPPORTUNITIES FOR YOUNG ADULTS, FAMILIES, AGING RESIDENTS, WORKFORCE, AND OTHERS.

- 1-1.3. Stimulate the creation of workforce housing through town policies, incentives, and regulatory procedures.

Staff Comment: Both proposed zone districts allow residential uses to support workforce needs generated in the area.

- GOAL 1-2. EXPAND AND DIVERSIFY THE TOWN'S ECONOMIC OPPORTUNITIES
 - 1-2.1. Provide opportunities that increase the likelihood of the Town's citizens to work within Eagle.
 - 1-2.2. Promote commercial development that fits the desired character of the community and its character areas. a.
 - Support businesses and activities that benefit from Eagle's proximity to the I-70 corridor.
 - 1-2.3. Support opportunities to expand and diversify the commercial and light industrial base.
 - 1-2.4. Work to attract and retain businesses that support and enhance Eagle's tourism revenues, while also seeking to build upon entrepreneurship.
 - 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.
 - 1-2.10. Support the retention and expansion of regionally serving commercial and service uses. Protect the light industrial areas from dilution and intrusion by other uses.

Staff Comment: Both the CGE and CI zone districts allow commercial and industrial uses, while the CGE places a heavier emphasis on industrial and manufacturing uses. The new zoning will support commercial expansion into East Eagle that will in turn provide more employment opportunities, diversify the commercial and light industrial base, attract new businesses to generate tourism revenues, and expand regionally serving commercial uses.

- GOAL 3-1. PROMOTE THE TOWN'S UNIQUE ACTIVITIES (E.G. FLY FISHING, RAFTING, MOUNTAIN BIKING, OHV RIDING, CAMPING, SKIING, SNOWBOARDING, SNOWSHOEING, ETC.).
 - 3-1.1. Continue to utilize, and build on, the Eagle Outside brand to promote the Town as a year-round destination.
 - 3-1.2. Provide opportunities for campsite development in or near Town.

Staff Comment: The CGE zone district specifically lists Recreational Vehicle Park/Camping as an allowed use. That use is not permitted in the CI zone district.

- GOAL 4-1. PRESERVE OUR NATURAL OPEN SPACE AND WILDLIFE HABITATS.
 - 4-1.1. Accommodate development inside the Urban Growth Boundary (UGB) only after annexation has occurred.
 - 4-1.2. Protect and preserve wildlife habitat, movement corridors, and other sensitive lands.

- 4-1.3. Mitigate impacts to the natural environment and native species.
- 4-1.6. Preserve high quality agricultural lands, public lands, wildlife resources, water resources, forest resources and viewsheds.
- 4-1.7. Utilize the most current analysis tools and mapping to identify critical wildlife habitats and movement corridors.

Staff Comment: The properties subject to the zoning application are within the UGB and the recommended zoning considers impacts to open space and wildlife habitat.

STANDARD #3: *Strategic objectives. The rezoning presents the Town with an opportunity or an appropriate site, at an appropriate location, for the particular type of land use or development proposed and will help the Town achieve a balance of land use, tax base, or housing types consistent with the Town's overall planning and economic development goals.*

Staff Comment: The EESAP lays out the Town's strategic objectives for the development of East Eagle. Staff believe the proposed zoning achieves the strategic objectives and goals for the plan while also considering the appropriateness of the zoning based on the site constraints and development potentials of each property. No development plan has been presented with the application materials and staff is unable to analyze the balance of land use, tax base or housing types for this request.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of Resolution No. 08, Series 2025, recommending approval for the zoning of **Parcel A** from Eagle County Resource zoning to Town of Eagle Commercial Interchange zoning based on Standards (1), (2), and (3) of Section 4.17.080.D of the Municipal Code.

Staff recommends **APPROVAL** of Resolution No. 09, Series 2025, recommending approval for the zoning of **Parcel F** from Eagle County Resource zoning to Town of Eagle Commercial / Light Industrial zoning based on Standards (1), (2), and (3) of Section 4.17.080.D of the Municipal Code.

PLANNING AND ZONING COMMISSION POTENTIAL MOTIONS

Below are the Planning and Zoning Commission options related to the zoning of file number AN24-01:

1. Recommend approval with no conditions.
2. Recommend approval with modifications to the resolution(s).
3. Continue (table) the application. (Provide staff and the applicant detail regarding information needed for a decision).

4. Recommend Denial. (Cite all Code sections and/or Plan policies that resulted in motion for denial).

PARCEL A**SUGGESTED MOTION:**

I move to RECOMMEND APPROVAL of Resolution No. 08, Series 2025 with no conditions, based on the following findings:

FINDINGS OF FACT

The application meets the requirements of Title 4 of the Land Use and Development Code, and conforms with the 2021 Elevate Eagle Comprehensive Plan and the East Eagle Sub Area Plan.

PARCEL F**SUGGESTED MOTION:**

I move to RECOMMEND APPROVAL of Resolution No. 09, Series 2025 with no conditions, based on the following findings:

FINDINGS OF FACT

The application meets the requirements of Title 4 of the Land Use and Development Code, and conforms with the 2021 Elevate Eagle Comprehensive Plan and the East Eagle Sub Area Plan.

Red Mountain Ranch LLLP

June 1, 2025

Town Clerk
200 Broadway
P.O. Box 609
Eagle, CO. 81631

Re: East Eagle Annexation Petition and Application

On behalf of Red Mountain Ranch Partnership, LLLP. (the “Applicant”), we respectfully submit the attached documents in support of a petition and application for annexation of Parcels “A” (Parcel No. 193927300040) and “F” (Parcel No. 193927400041), hereinafter the “Parcels,” totaling 74.56 acres, in East Eagle. This petition includes a concurrent request for zoning of the Parcels in accordance with the recently adopted Town of Eagle Land Use and Development Code and Official Zone District Map.

The annexation petition is submitted in accordance with two separate but related Pre-Development Agreements (the “PDAs”) executed by and between the Town of Eagle and the Applicant on September 27, 2022 to address and memorialize agreements related to and acknowledging the intent and desire on behalf of the Town and the Applicant to annex the Parcels and, therefore, to effectuate the development of the Parcels and adjacent lands owned by the Applicant (the “Properties”) in accordance with the previously executed Annexation Agreement (the “AA”) specific to the Properties and in accordance with the East Eagle Sub-Area Master Plan.

Under cover of this letter, please find the following attachments and exhibits intended to complete the application requirements for annexation of the Parcels:

1. Completed Application Form (Exhibit A).
2. Application Fee (was submitted in 2024) and Reimbursement Agreement (Exhibit B).
3. Project narrative responding to the requirements of the Colorado Revised Statutes (C.R.S.) Title 31, Article 12, as well as a Zoning Request pursuant to Section 4.17.080(D) – *Rezoning (Zoning Map Amendment)*, of the Town of Eagle Land Use Code (Exhibit C).
4. Title Commitment dated April 2025 (Exhibit D).
5. Water Rights Decree or Preliminary Water Demand Analysis (Exhibit E).
6. Petition for Annexation, including notarized signatures of petitioners, in accordance with C.R.S. §31-12-107 (Exhibit F).
7. Alta Survey by Foresight West Surveying, Inc (Exhibit G)
8. Annexation Map(s) by Foresight West Surveying, Inc (Exhibit H).
9. Annexation Closure Calculations (Exhibit I).
10. List of Requested Terms/Draft Annexation Agreement (Exhibit J).
11. Red Mountain Ranch Schematic Utility Plan (Exhibit K).
12. 2022 Pre-Development Agreements (Exhibit L).

It is the Applicant's understanding that the following item listed on the Town of Eagle Annexation Application Submittal Checklist is either waived by the Town or is to be completed by the Town:

1. Annexation Impact Report in accordance with C.R.S. §31-12-108.5. (To be completed by Town) _____

Thank you again for your time and efforts in this process. Please do not hesitate to contact me if you or other Town staff members have any questions or if you require additional or different information in this matter.

Kind regards,



Eric Eves, Red Mountain Ranch LLLP

Cc: Peyton Heitzman
Mervyn Lapin
Rodrigo Cortina
Spencer Blair
Eric Eves
Scot Hunn, AICP/MPA

Exhibit A – Application Form



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
200 BROADWAY • PO BOX 609 • EAGLE, CO 81631
PHONE: 970-328-9655 • FAX: 970-328-9656
EMAIL: PLANNING@TOWNOFEAGLE.ORG
www.townofeagle.org

File # _____

Date Received _____

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

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

If permit type not specified above, fill in here _____

PROJECT NAME _____

PRESENT ZONE DISTRICT _____ **PROPOSED ZONE DISTRICT** _____
(if applicable)

LOCATION

STREET ADDRESS _____

PROPERTY DESCRIPTION

SUBDIVISION _____ **LOT(S)** _____ **BLOCK** _____
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE

Annexation Petition for Parcel Nos. 193927300040 and 1193927400041, commonly referred to as
Parcels "A" and "F", East Eagle Sub-Area. This Annexation Petition is being submitted concurrent with
a zoning request for Parcels A & F.

APPLICANT NAME _____ **PHONE** _____

ADDRESS _____ **EMAIL** _____

OWNER OF RECORD _____ **PHONE** _____

ADDRESS _____ **EMAIL** _____

REPRESENTATIVE* _____ **PHONE** _____

ADDRESS _____ **EMAIL** _____

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

APPLICATION SUBMITTAL ITEMS:

The following submittal materials must be submitted in full before the application will be deemed complete per Chapter 4.17.030 of the Eagle Municipal Code (pg. 236) (please check all items that are being submitted):

- ☐ Applicable fees and deposits.
- ☐ Project Narrative, describing the project, its compliance with any applicable review criteria, any impacts to the surrounding area, and any other relevant information.
- ☐ Surrounding and interested Property Ownership Report (see project specific checklist for more information).
- ☐ Proof of Ownership (ownership & encumbrance report, title report, or other acceptable forms of proof) for subject property.
- ☐ Site Plan, drawn to scale and depicting the locations and boundaries of existing and proposed lots and structures.
- ☐ Project specific checklist.

FEES AND DEPOSITS:

See Eagle Municipal Code Section 4.11.0019 (pg. 239)

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

Signature



Date

Exhibit C – Project Narrative

Petition for Annexation & Zone District Amendment

Parcel No. 193927300040 (Parcel “A”)

Parcel No. 193927400041 (Parcel “F”)

Project Narrative

July 2025

Section 4.17.010, Overview of Procedural Requirements, Town of Eagle Land Use and Development Code (LUDC), specifically Table 4.17 – Application Review Requirements, states that annexation submittal requirements and review criteria are “Per Colorado Statutes.”

Therefore, the following narrative addresses the relevant requirements of Title 31, Article 12 – Municipal Annexation Act of 1965, of the Colorado Revised Statutes (C.R.S.), specifically C.R.S. §31-12-107. Petitions for annexation and for annexation elections, while also providing additional information in support of the annexation and zoning requests for two parcels of land, specifically Eagle County Parcel Nos. 193927300040 and 193927400041, commonly referred to as Parcels “A” and “F,” respectively, within pre-development agreements (hereinafter “PDAs”) executed in September, 2022, by and between the petitioners and the Town of Eagle (attached hereto under Exhibit L), and as legally described in the draft annexation map exhibits and legal descriptions for “Eagle Meadows Annexation No. 1,” and “Eagle Meadows Annexation No. 2,” prepared by Foresight West Surveying, Inc. (attached hereto under Exhibit H).

The following narrative is organized as follows:

Section I: Annexation Petition/Title 31, Article 12 – Municipal Annexation Act of 1965

Section II: Supplemental Information Supporting Annexation and Zoning Requests

Section I: Annexation Petition/Title 31, Article 12 – Municipal Annexation Act of 1965

An explanation that it is desirable and necessary that the area be annexed to the Town.

Applicant Response:

The area to be annexed to the Town, specifically Parcels “A” and “F,” hereafter referred to as the “Parcels,” are necessary and desirable for the Town and the Applicant to annex for the following reasons:

- To achieve certain goals, policies, and objectives identified within the Town’s 2021 Comprehensive Plan, Elevate Eagle, as well as the Town’s Strategic Plan,

- To ensure that the Town is provided with adequate land area identified within the Elevate Eagle Future Land Use Map (FLUM), the EESAP Future Land Use Map, as well as within Town's Capital Improvements Plan (CIP) as *necessary* to permit the construction of certain infrastructure identified within those plans related to the orderly extension and provision of water and transportation infrastructure and services needed to properly serve the East Eagle Sub-Area (the "EESA"), including the Red Mountain Ranch PUD.

The EESA has been studied extensively for the purpose of assessing the feasibility and desirability of development of the Parcels and adjacent lands (the "Properties") owned by the Applicant, and to better understand and set forth specific goals, policies, and objectives related to planned infrastructure improvements on or near the Parcels. The East Eagle Sub-Area Plan sets forth a general vision for development of the EESA while specifically addressing desired future lands uses, development patterns, as well as specific infrastructure investments needed to achieve numerous Town goals and policies for economic development, jobs creation, vitality and resiliency, tourism, infrastructure investment and diversification of attainable housing stock.

The EESAP represents a proactive approach by the Town of Eagle to plan for annexation of and development of the Properties and the Parcels. Importantly, it identifies desired future land uses for the Parcels and the Properties on the EESAP's FLUM/Circulation Plan (EESAP p. 14) while addressing major infrastructure improvements desired by the Town to serve the Properties and the Parcels and while also serving other areas located within Town Boundaries. Desired improvements include a new interstate interchange, a new water tank and associated lines and appurtenances, and other public improvements – all located within the Parcels proposed for annexation.

Therefore, as identified and discussed within the PDAs and the EESAP, the annexation of the Parcels is necessary and desired by the Town and the Applicant.

2. An explanation that the requirements of C.R.S. §31-12-104 and §31-12-105 exist or have been met.

Applicant Response:

- a. Not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed **IS** contiguous with the existing boundaries of the Town of Eagle, Colorado, disregarding for contiguity purposes, as allowed by C.R.S. § 31-12-104(1)(a), the existence of any platted street or alley, any public right-of-way, any public or private transportation right-of-way or area, public lands (except county-owned open space), or any lakes, reservoirs, streams, or other natural or artificial waters located between the Town and the land proposed to be annexed. (Please see Preliminary Annexation Plat Maps for Eagle Meadows Annexation Nos. 1 & 2 by Foresight West Surveying, Inc. attached hereto under Exhibit H).
- b. The proposed annexation **WILL NOT** create any disconnected municipal satellites.

- c. A community of interest **EXISTS** between the area proposed to be annexed and the Town of Eagle, Colorado, as demonstrated and memorialized within Pre-Development Agreements signed and executed by and between the Town and the Applicant on September 27, 2022.
 - d. The area proposed to be annexed is urban or **WILL BE** urbanized in the near future and said area is integrated or **IS CAPABLE OF BEING INTEGRATED** with the Town of Eagle, Colorado.
 - e. **NO** land held in identical ownership, whether consisting of one (1) tract or parcel of real estate or two (2) or more contiguous tracts or parcels of real estate:
 - i. is divided into separate parts or parcels without the written consent of the landowner or landowners thereof, unless such tracts or parcels are separated by a dedicated street, road, or other public way.
 - ii. comprising twenty (20) acres or more and which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of two hundred thousand dollars (\$200,000.00) for ad valorem tax purposes for the year next preceding the annexation is included within the area proposed to be annexed without the written consent of the landowner or landowners.
 - f. **NO** annexation proceedings have been commenced for the annexation to another municipality of part or all of the territory proposed to be annexed.
 - g. The annexation of the area proposed to be annexed **WILL NOT** result in the detachment of area from any school district and the attachment of same to another school district.
 - h. The annexation of the area proposed to be annexed **WILL NOT** have the effect of extending the boundary of the Town of Eagle more than three (3) miles in any direction from any point of the Town's boundary in any one year.
 - i. **NO** portion of a platted street or alley is to be annexed.
 - j. Reasonable access **WILL NOT** be denied to landowners, owners of easements or the owners of franchises adjoining any platted street or alley to be annexed that will not be bordered on both sides by the Town of Eagle.
3. **An explanation that the signers of the petition comprise the landowners of more than 50% of the territory included in the area proposed to be annexed, exclusive of streets and alleys.**

Applicant Response:

The signers of the petition do, in fact, comprise and represent more than 50% of the territory included in the area proposed to be annexed. No streets or alleys existing within the lands/territory to be annexed.

4. **A request that the Town approve the annexation of the area proposed to be annexed.**

Applicant Response:

The petition and application submitted herein represent and serve as a formal request by the Applicant that the Town of Eagle approved the annexation of the Parcels in accordance with the terms and agreements memorialized in the PDAs.

5. **The signatures and mailing addresses of the petitioning landowners.**

Applicant Response:

This petition and application include the signatures and mailing addresses of the petitioning landowners.

6. **The legal description of the land owned by each petitioning landowner.**

Applicant Response:

An Alta Survey by Foresight West Surveying, Inc. as well as annexation maps containing legal descriptions for lands owned by the Applicant, prepared by Foresight West Surveying, Inc., are attached hereto under Exhibits G and H, respectively.

7. **The date of signing of each signature of the petitioning landowners.**

Applicant Response:

Dates of signing have been provided on application forms and petition documents.

8. **An affidavit of each circulator of such petition, whether consisting of one or more sheets, that each signature therein is the signature of the person whose name it purports to be.**

Applicant Response:

Notarized signatures of each petitioner are included within the petition and are attached hereto under Exhibit F.

Section II: Supplemental Information Supporting Annexation and Zoning Requests

In addition to the responses provided under Section I, the following information is provided in further support of the annexation petition and zoning requests.

1. Existing Conditions & Need for Annexation and Zoning Requests:

The Parcels are currently located within unincorporated Eagle County and are zoned “Resource” (R). Yet, they are also located within the Town of Eagle’s Urban Growth Boundary in the East Eagle Sub-Area (EESA) and are discussed in detail within the 2021 East Eagle Sub-Area Plan (EESAP) with regard to their overall importance to the Town’s growth management, infrastructure, economic development, and quality of life goals. For context, the following statements are provided under “Background” starting on page 3 of the EESAP:

*“While the entire planning area exists within the Town’s Urban Growth Boundary, only 100 acres are incorporated into the Town of Eagle. The 100-acres adjacent to Chambers Avenue were annexed into the Town of Eagle in 2006. **The current zoning for this portion of East Eagle is Resource (R). The remaining 75 acres to the far east and north of East Eagle are not yet within the Town’s boundary, but rather zoned Resource in***

unincorporated Eagle County. The planning area between I-70 to the north and Highway 6 to the south is currently used as pasture.

“Land availability for auto-oriented commercial and industrial uses is limited within the Town. The Chambers Avenue area has few vacant lots remaining. East Eagle provides a large tract of land that can meet the community’s future needs for heavier commercial and industrial development. I-70 and Highway 6 both provide locals with ingress and egress to Eagle. This property is uniquely situated and will provide access to both. The size of the property and its proximity to I-70 spurs an opportunity for highway-oriented development unlike what exists at the Eby Creek Road interchange. The East Eagle Sub Area Plan also includes plans for a future highway interchange, further supporting highway-oriented development.”

Note: The 128.99-acres east of Chambers Avenue and previously annexed to the Town discussed in the EESAP has recently been zoned “Commercial General East,” and “Commercial Interchange” as part of the ReCode process that was concluded in summer 2023.

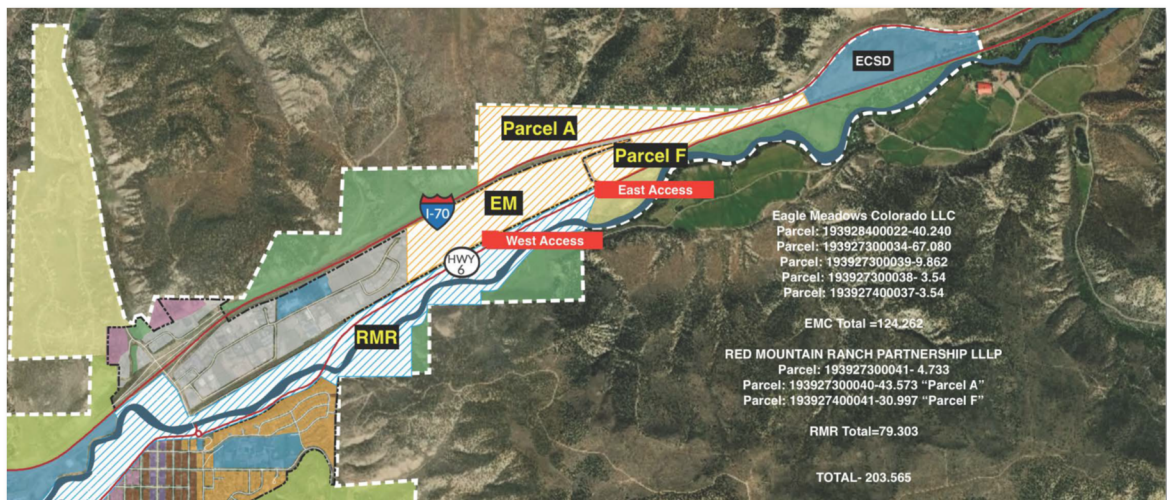


Figure 1: Future Land Use Map; Elevate Eagle w/ Labels showing Parcels A and F.

Under “Eastern Gateway,” (p. 13), Policy number 10.5 states, “Locate entryway features at the future I-70 interchange and at the EESAP land furthest east between I-70 and Highway 6,” while Policy number 10.7 (p. 13) states, “Ensure that development located on the eastern edge of East Eagle between I-70 and Highway 6 is appropriately spaced to blend with agricultural and County Resource zoning. Uses in this area should transition from low impact uses to the furthest east to gradually higher impact uses as the development moves toward the I-70 interchange.”

The East Eagle Sub-Area Plan Future Land Use Map (FLUM) shown below (Figure 2) designates the Parcels as being within the Town’s urban growth boundaries. The EESAP FLUM designates Parcel A as appropriate for “Commercial/Light Industrial,” while Parcel F is contemplated for a mix of “Interstate Commercial” and “Commercial/Light Industrial.”

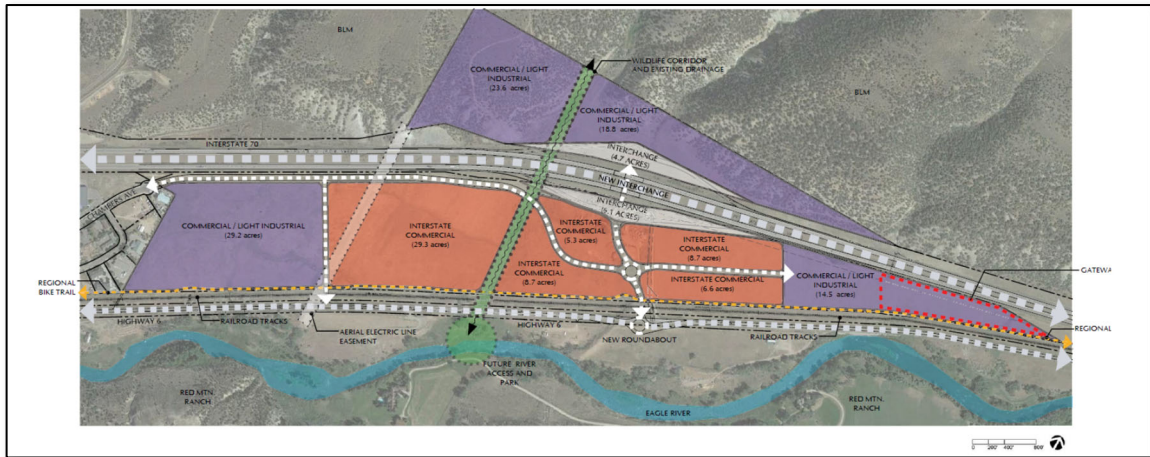


Figure 2: East Eagle Sub-Area Plan Future Land Use Map (p. 14)

Clearly, the Parcels as well as previously annexed Properties owned by the petitioners and located within the East Eagle Sub-Area are anticipated to provide lands critical to the Town of Eagle's future land use, transportation, and economic development needs.

2. Intent of Annexation and Zoning Requests

As memorialized within the pre-development agreements executed by and between the Town of Eagle and the Applicant (Eagle Meadows Colorado, LLC; and Red Mountain Ranch Partnership LLLP, respectively) on September 27, 2022, attached hereto under Exhibit L, the Town of Eagle desires to obtain lands needed to locate and construct a new water tank, lines, and appurtenances needed to serve the Parcels, the adjacent Properties (previously annexed to the Town), and the Town, as well as associated road and utility easements on, over, and through the Parcels to accommodate construction of a new interstate interchange. Per the agreements, the following provisions and terms demonstrate and memorialize the mutual interest by and between the Town of Eagle and the Applicant to pursue annexation of the Parcels:

- c. *"Water. Provided that EMC complies with all provisions of this Agreement and the AA, the Town shall use its best efforts to, at its own cost, design and construct the water storage tank, including the associated pipelines, booster pumps, access road and other appurtenances necessary to serve the Development within 2 years of the effective date of the annexation of Parcels A and F. Nothing in this Agreement shall prohibit the Town from imposing increased tap fees at the time of building permit issuance to recover costs associated with the water storage tank."*
- b. *"Interchange. EMC shall work in good faith with the Town in identifying and securing construction funding for the East Eagle Interchange (the "Interchange"), including without limitation the formation of a metropolitan district with bonding capacity, urban renewal, pursuit of state and federal funding, and EMC contributions. EMC shall convey to the Town, at no cost, all property and easements necessary for construction of the Interchange. EMC agrees and acknowledges that no Development Permit for any development that creates a need for the Interchange will be issued by the Town until full funding for the Interchange has been secured."*

In support of the PDAs and as part of the good faith due diligence on the part of the Applicant, a “Red Mountain Ranch Schematic Utility Plan” (Exhibit K) was produced in 2022. The plan shows a future 90’ x 33’ 1.43-million-gallon water storage tank to be constructed at a base elevation of 6,870 feet and located at the northwesternmost portion of Parcel A. The Plan also delineates schematic water line locations, alignments, and phasing.

Additionally, the pre-development agreements executed by and between the Town and the Applicant required annexation of certain Properties (Parcels A and F) within 180 days of the effective date of the development agreements, as well as the rezoning of certain Properties prior to January 25, 2023. However, both annexation and rezoning requests were effectively postponed allowing the Town to complete the “ReCode Eagle” process of updating the Town’s land use and zoning regulations, including the creation of new zone districts applicable to East Eagle.

Through the Town of Eagle ReCode process to create new Land Use and Development Regulations and zone districts for the Town, zoning for the adjacent Properties - owned by the Applicant and which were previously annexed into the Town (the “Properties”) - was established as “Commercial General East,” and “Interstate Commercial” pursuant to the goals and policies of the EESAP. However, the Applicant were asked to postpone application for annexation of Parcels A and F until such time that the ReCode process was concluded. Since completion, the Applicant have been working to create this annexation petition and supporting documentation.

The adopted Town of Eagle Official Zone District Map (shown below in Figure 3) shows the adjacent, previously annexed properties as zoned “Commercial General East” and “Commercial Interchanges.”

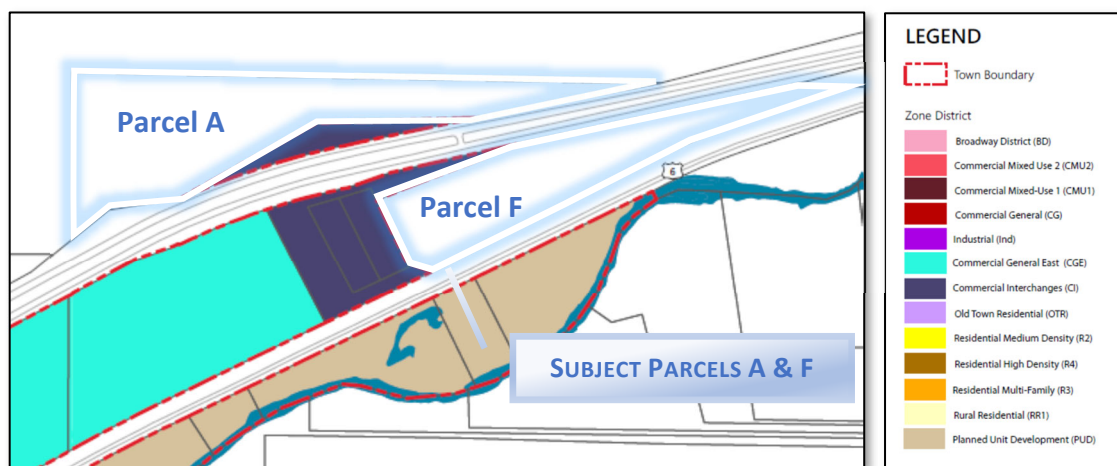


Figure 3: Town of Eagle Official Zone District Map showing previously annexed, adjacent, and contiguous parcels as zoned Commercial General East and Commercial Interchange.

Therefore, pursuant to Section 4.17.080(D) – *Rezoning (Zoning Map Amendment)*, of the Town of Eagle Land Use Code, the Applicant request that the Parcels be zoned concurrent with actions taken on this annexation petition. Specifically, in accordance with the guiding policies

and the Future Land Use Map (FLUM) of the East Eagle Sub-Area Plan, the Applicant propose that Parcel A (Parcel No. 193927300040) be zoned Commercial Interchange (CI), and that Parcel F (Parcel No. 193927400041) be zoned Commercial General East (CGE) as depicted on Figure 4 below.

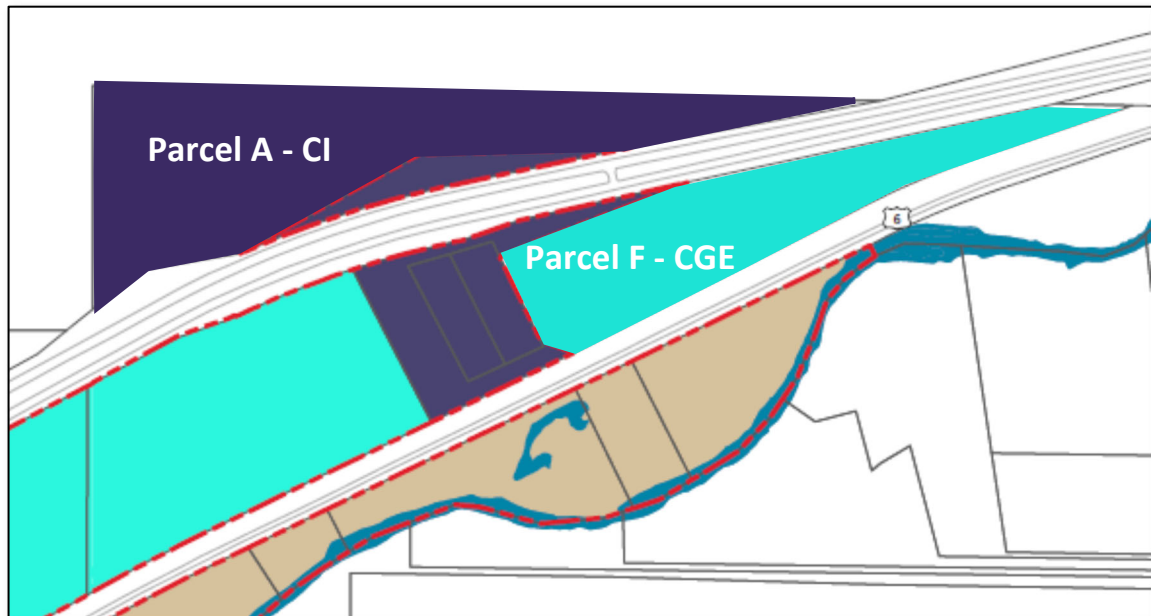


Figure 4: Proposed Zone District Map Exhibit showing Parcels A and F zoned Commercial Interchange and Commercial General East, respectively.

3. Zoning Requests and Criteria

Per the Town of Eagle Land Use Regulations Section 4.17.080(D) – *Rezoning (Zoning Map Amendment)*, the following criteria are to be addressed for any amendment to the Town’s Official Zone District Map:

6. Review Criteria and Decision-Making

- a. *The Planning and Zoning Commission shall review and recommend and Town Council shall review and decide on the application based on the following criteria:*
 - i. **Comprehensive Plan Future Land Use Plan**
The Rezoning is consistent with the Comprehensive Plan Future Land Use Plan for the project site, as well as any applicable area or corridor plans;
 - ii. **Comprehensive Plan Goals and Strategies**
The Rezoning promotes at least two Comprehensive Plan goals; and
 - iii. **Strategic Objectives**
The Rezoning presents the Town with an opportunity or an appropriate site, at an appropriate location, for the particular type of land use or development proposed and will help the Town achieve

a balance of land use, tax base, or housing types consistent with the Town's overall planning and economic development goals.

Applicant Response:

The Applicant believes the requested zoning to Commercial Interchange and Commercial General East for Parcels A and F, respectively, responds consistently with the Town of Eagle 2021 Elevate Eagle Comprehensive Plan; the 2021 East Eagle Sub-Area Plan (EESAP) and Future Land Use Map; the 2023 Eagle Economic Development Plan; and the pre-development agreements (PDAs) executed by and between the Applicant and the Town in September 2022.

Furthermore, while the proposed zoning requests address and promote numerous Comprehensive Plan goals and objectives, the following goals and objectives are specific to the Parcels:

2021 Elevate Eagle Comprehensive Plan:

Goal 1-2. Expand and diversify the Town's economic opportunities.

1-2.2. Promote commercial development that fits the desired character of the community and its character areas.

a. Support businesses and activities that benefit from Eagle's proximity to the I-70 corridor.

1-2.3. Support opportunities to expand and diversify the commercial and light industrial base.

Goal 2-3. Celebrate the Town's unique small-town character.

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.

Goal 5-2. Improve vehicular traffic circulation.

2021 East Eagle Sub-Area Plan:

1) Goal: The EESAP shall provide direction for future land use development but shall also include flexibility to accommodate minor modifications that address community or market changes.

Policy 1.2. While future development should be in conformance with the EESAP goals, policies, and the FLUM, the Town will only support development within the Urban Growth Area after annexation.

2) Goal: Within the planning area, transportation infrastructure shall be located and sized to achieve excellent circulation, avoid congestion, and promote visual qualities.

10) Goal: Create a quality, welcoming Eastern Gateway that reflects the image of the Town.

Policy 10.5. Locate entryway features at the future I-70 interchange and at the EESAP land furthest east between I-70 and Highway 6.

Policy 10.7. Ensure that development located on the eastern edge of East Eagle between I-70 and Highway 6 is appropriately spaced to blend with agricultural and County Resource zoning. Uses in this area should transition from low impact uses to the furthest east to gradually higher impact uses as the development moves west towards the I-70 interchange.

2023 Eagle Economic Development Plan:

Attract 1: Concentrate existing and future retail activity within the recognized hubs and increase aggregate customer time spent there.

- *Eagle's retail sector is poised to grow substantially over the next 10 years. Based on the retail demand in Chapter 4, Eagle will be able to support about 183,400 square feet of new retail space (Table 14). Reinforcing the nature and location of each hub will increase spending and add to their vitality.*

Attract 3: Attract regional retail to Eagle with incentives that balance community needs with developer needs.

- *In addition to infill within the existing retail hubs, there will be potential for expansion of retail in East Eagle, which will likely include large format stores. Given the need for infrastructure and services, developers will likely seek Town incentives.*

Last, as detailed throughout this annexation and zoning request narrative, the proposed zoning of the Parcels in general conformance with the EESAP Future Land Use Map. This proposal presents the Town with specific, unique, and valuable opportunities to effectively plan for and implement desired commercial, light-industrial, and residential uses, along with infrastructure improvements in an area specifically identified to accommodate such uses and improvements.

Importantly, such uses and improvements are desired for the express purpose of helping the Town to achieve a better balance between residential and commercial land uses; to bolster the Town's tax base in a thoughtful manner; to promote long-term resiliency; to address long-standing transportation and water utility related infrastructure needs; and to permit a diversity of housing types and employment opportunities in support of growth management, economic development, quality of life, and sustainability goals and objectives.

4. Overall Comprehensive Plan Conformance

2021 Elevate Eagle

The 2021 Elevate Eagle Future Land Use Map (FLUM) refers to the East Eagle Sub Area Plan when discussing the East Eagle parcels, including lands that have been annexed into Town as well as Parcels A and F which are identified within the Elevate Eagle Plan as being within the Town's urban growth boundary:

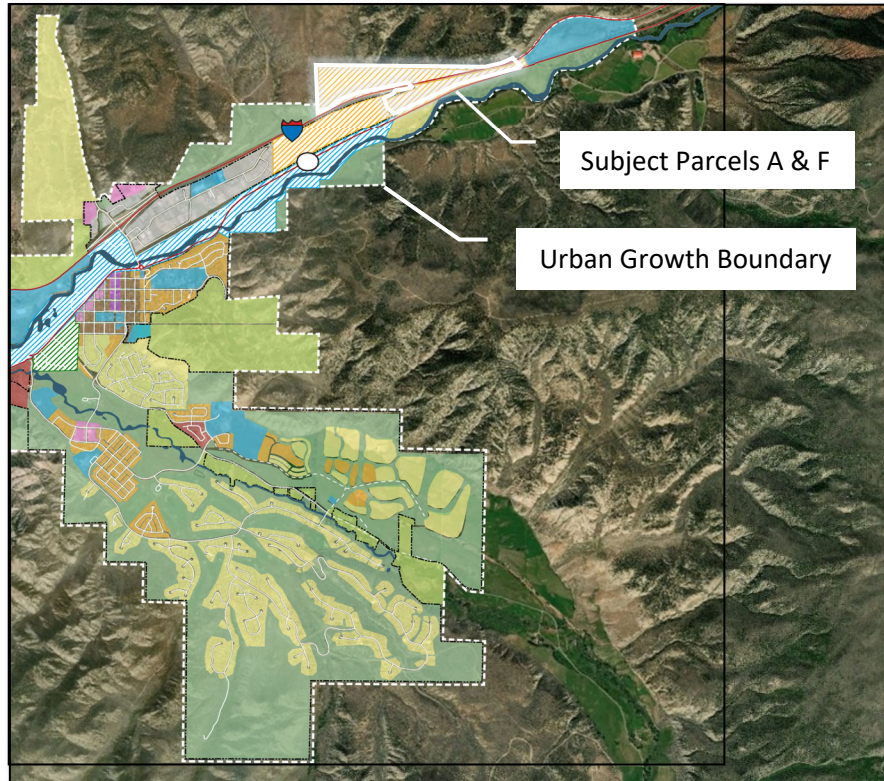


Figure 5: 2021 Elevate Eagle Comprehensive Plan Future Land Use Map (p. 31)

Elevating our Inclusive Culture: *The Eagle community is defined by our welcoming spirit, our appreciation of our neighbors, and support of one another.*

Goals

- 1-1. *Promote a wide range of attainable housing opportunities for your adults, families, aging residents, workforce, and others.*
- 1-2. *Expand and diversify the Town's economic opportunities.*

1-2.1. Provide opportunities that increase the likelihood of the Town's citizens to work within Eagle.

1-2.2. Promote commercial development that fits the desired character of the community and its character areas.

- a. Support businesses and activities that benefit from Eagle's proximity to the I-70 corridor.***
- b. Improve signage to draw visitors from Interstate 70 and US Highway 6.***

1-2.3. Support opportunities to expand and diversify the commercial and light industrial base.

1-2.4. *Work to attract and retain businesses that support and enhance Eagle's tourism revenues, while also seeking to build upon entrepreneurship.*

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.*

1-2.7. *Support alternative work environments such as home-based businesses, location neutral businesses, mobile vendors, as well as traditional brick and mortar establishments.*

1-2.8. Encourage continued reinvestment in existing commercial areas.

1-2.9. *Create a positive business environment that encourages (re)investment and expansion.*

1-2.10. Support the retention and expansion of regionally serving commercial and service uses. Protect the light industrial areas from dilution and intrusion by other uses.

1-2.11. *Encourage childcare and infant care facilities in commercial, mixed use and residential neighborhoods as appropriate.*

Elevating our Unique Character: *The Town of Eagle's eclectic neighborhoods, framed by Castle Peak, the Sawatch Range, and the Eagle River, provide the ideal setting to celebrate our western heritage and adventurous spirit.*

Goals

2-1. *Enhance the vibrancy and viability of Downtown.*

2-2. *Reinforce Broadway Street as the heart of the community, from the Eagle River to Town Park.*

2-3. Celebrate the Town's unique small-town character.

2-3.2. *Preserve and enhance each of Eagle's unique character areas (i.e. Downtown; the Chambers Avenue Area; Market Street; Eagle Ranch Commercial Core; Eagle River Corridor; US Highway 6/Grand Avenue Corridor; the Western and Eastern Gateway Areas; and the Brush Creek Area).*

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.*

a. *Ensure residential infill and redevelopment blend appropriately with the character and scale of surrounding neighborhoods.*

b. *Utilize infill and conservation-oriented development to accommodate growth while retaining open lands and protecting environmentally sensitive areas.*

c. *Apply dark night sky standards consistently to all proposed outdoor lighting systems, and work to retrofit existing systems over time.*

d. ***Discourage Town water and wastewater service for new development that would remain in areas outside the incorporated limits.***

2-4. *Connect Eagle's unique neighborhoods physically and visually through a walkable and trail-oriented environment with high-quality wayfinding.*

2-5. *Maintain and improve the appearance of Eagle by establishing and reinforcing the Town's identity and sense of place.*

2-6. Policies for the West and East Gateway areas (shown on map below).

2-7. *Policies for the Interstate 70 Influence Character Area: Including the Market Street Area, Eby Creek Road Area, and the Chambers Avenue Area (shown on map below).*

- 2-8. *Policies for the Brush Creek Character Area: Including properties along the east and west sides of Brush Creek Road to the Southern End of the Urban Growth Boundary (shown on map below).*

Elevating our Adventurous Lifestyle: *The Town of Eagle offers the opportunity to explore, live, and work in a community surrounded by our vast outdoor playground.*

Goals

- 4.1 *Promote the Town's Unique Activities (e.g. fly fishing, rafting, mountain biking, OHV riding, camping, skiing, snow boarding, snowshoeing, etc.).*
- 3-1.1. *Continue to utilize, and build on, the Eagle Outside brand to promote the Town as a year-round destination.*
- 3-1.2. *Provide opportunities for campsite development in or near Town.*
- 3-2. *Provide visitors the opportunity to experience Eagle like a local with exceptional amenities.*
- 3-3. *Continue to maintain the incredible trail and park system and find new opportunities for expansion and connections to keep up with the adventurous residents' lifestyle.*
- 3-4. *Protect open space lands with high conservation or recreation value in and surrounding Eagle.*
- 3-5. *Work to preserve and acquire access to public lands, open space, and river/ stream corridors.*

Elevating our Relationship with the Environment: *The Town of Eagle celebrates and preserves a unique connection with our environment by minimizing growth impacts to our water and wildlife resources.*

Goals

- 4-1. *Preserve our natural open space and wildlife habitats.*
- 4-2. *Find a balance between recreation and preservation along riparian areas to protect habitats and water quality.*
- 4-3. *Support and demonstrate sustainability.*
- 4-4. *Plan for safety and resiliency by mitigating potential natural hazards.*

Elevating our Connections: *The Town of Eagle strives to offer a variety of technology, communication, and transportation choices to connect our community, locally and globally.*

Goals

- 5-1. *Expand our public transportation networks and options.*
- 5-2. *Improve vehicular traffic circulation.***
- 5-3. *Expand the network of safe and convenient pedestrian and bicycle circulation.*
- 5-4. *Provide equitable and sustainable public services and infrastructure.***

Applicant Response:

The proposed annexation and zoning requests respond to and/or promote numerous goals and objectives of the 2021 Elevate Eagle Comprehensive Plan.

2021 East Eagle Sub Area Plan

The following excerpts from the East Eagle Sub Area Plan (EESAP) are relevant to this annexation petition and zoning request and demonstrate the Town's strategic vision, goals, policies, and objectives specific to the Parcels (as annexed) and the surrounding Properties that have previously been annexed to the Town.

Area Map – East Eagle (p. 2)

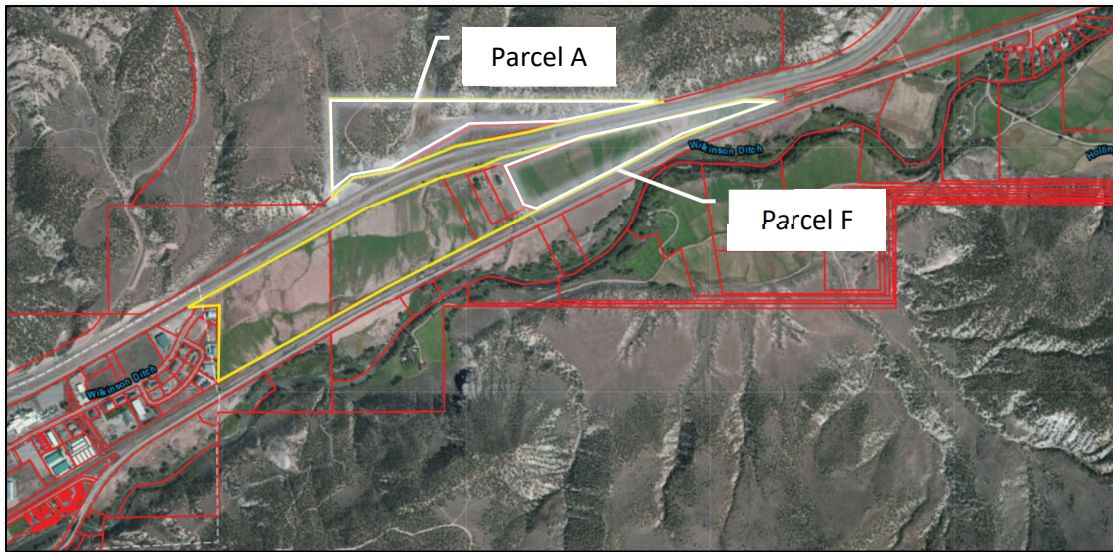


Figure 6: East Eagle Sub-Area Plan Area Map (p. 2)

Purpose (p. 3)

“The East Eagle property is approximately 175 acres, located in the furthest northeast section of town. The planning area is east of the Chambers Avenue Commercial and Industrial Park, north of Highway 6. Areas north of Interstate 70 are also included in the East Eagle planning area.

“Once developed, this property will provide a connection from the east end of Chambers Avenue to Highway 6, enhancing the connectivity to this part of town.”

Size (p. 6)

“The length of East Eagle along I-70 is greater than the length of Chambers Avenue, as depicted in the Context map (Image C, page 4). East Eagle is approximately 7,800 linear feet while Chambers Avenue is 5,550 linear feet. In terms of depth, the distance from the property boundary abutting I-70 to the north and the southern boundary line ranges from 1,038 linear feet on the west end of East Eagle and gradually reduces in distance heading east. Of the total 175 acres of the planning area, approximately 17 acres is designated for the future highway interchange, leaving 158 acres for other land uses.”

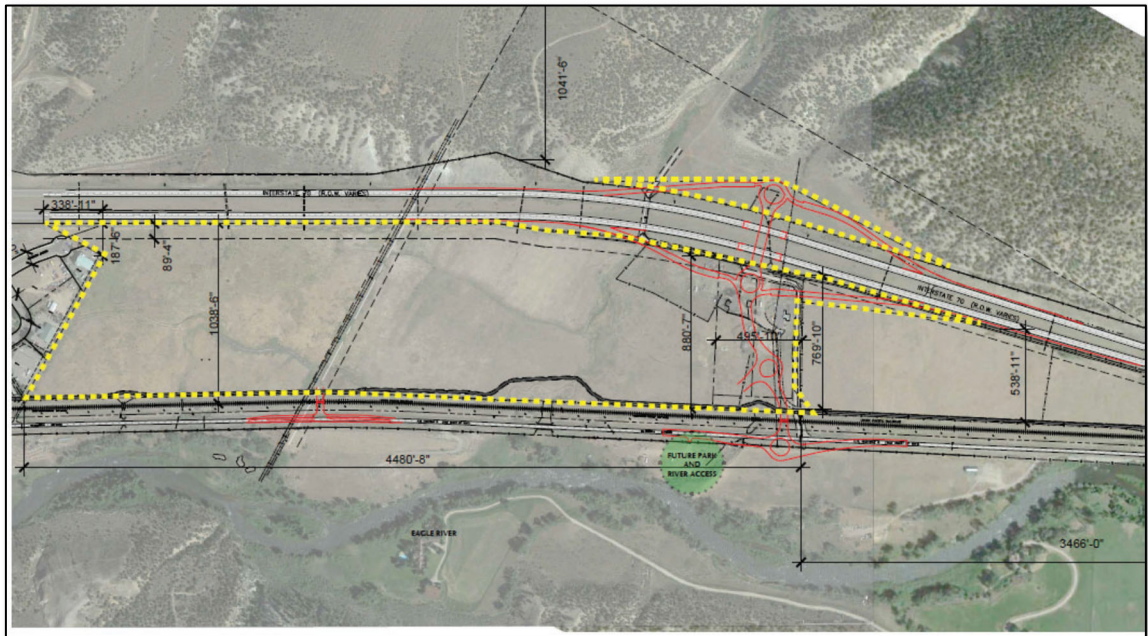


Figure 7: EESAP "Site Overlay with Dimensions and Aerial 1:200" (p. 6)

Future I-70 Interchange (p. 8)

"The Town has identified a need for a future highway interchange that will provide additional access points to the property. The future interchange is intended to address problems with congestion, safety, and facilitate the flow of traffic on Chambers Avenue. The location of the highway interchange is restricted to the east end of the property due to the slope to the north of I-70, that limits the location of the highway on/off ramp. The highway interchange is a large capital investment that may not be constructed in the near future."

Market Influences (p. 9)

"Other constraints taken into consideration during this planning process were changes to markets resulting from a shift to online shopping, only accelerated by the recent COVID-19 pandemic. The shift to online shopping begged the question; will big box be profitable in the future? This question comes with the recognition that the markets change and predicting the future can be an impossible task. The East Eagle Subarea Plan provides flexibility to future commercial land uses by allowing for a variety of commercial uses, rather than restricting the area to large lots for big box/chains."

Development (p. 10)

- 1) *Goal: The EESAP shall provide direction for future land use development but shall also include flexibility to accommodate minor modifications that address community or market changes.*

Policy 1.1 Land use areas shown on the Future Land Use Map (FLUM) (see page 14) may be slightly enlarged or reduced if it is deemed by the Town that such modification is otherwise in conformance with the goals and policies of the EESAP and the Comprehensive Plan.

Transportation (p. 10)

1) Goal: Within the planning area, transportation infrastructure shall be located and sized to achieve excellent circulation, avoid congestion, and promote visual qualities.

Policy 2.5 New development should include elements that address current and future public transportation such as buses, multi-use trails, and trains/rail.

Policy 2.8 To the greatest extent practicable, new development should provide convenient multi-modal linkage to the local and regional trail system.

Compatibility (p. 10)

1) Goal: To help support Broadway Street and Capital Street businesses, avoid the creation of a new town center.

Policy 3.1 Promote commercial development that fits the desired character of the community and focuses on businesses that rely primarily on vehicular rather than pedestrian access.

Policy 3.2 Pedestrian amenities should focus on utilizing the ECO Trail and access to Broadway Street rather than creating a walkable shopping area within the EESAP.

Outdoor Lifestyle (p. 11)

1) Goal: The EESAP area shall contribute to the Town's outdoor/active lifestyle by encouraging recreation and tourism-based opportunities.

Policy 4.3 Development should provide opportunities for recreational amenities to support local businesses, employees, residents, and visitors.

Policy 4.4 Encourage new development to provide adequate parks, trails, other recreational facilities, and connections to pedestrian/bicycle-oriented amenities such as the River Access and Park proposed for the Red Mountain Ranch Development.

Commercial Opportunities (p. 12)

7) Goal: Provide opportunities for the expansion of commercial and light industrial uses.

Policy 7.1 Accessory on-site employee housing is encouraged throughout the planning area to support business opportunities.

Eastern Gateway (p. 13)

10) Goal: Create a quality, welcoming Eastern Gateway that reflects the image of the Town.

Policy 10.5 Locate entryway features at the future I-70 interchange and at the EESAP land furthest east between I-70 and Highway 6.

Policy 10.7 Ensure that development located on the eastern edge of East Eagle between I-70 and Highway 6 is appropriately spaced to blend with agricultural and County Resource zoning. Uses in this area should transition from low impact uses to the furthest east to gradually higher impact uses as the development moves west towards the I-70 interchange.

Action Items (p. 19)

Item No. 2 – “Explore funding/partnership opportunities for development of the I-70 interchange.”

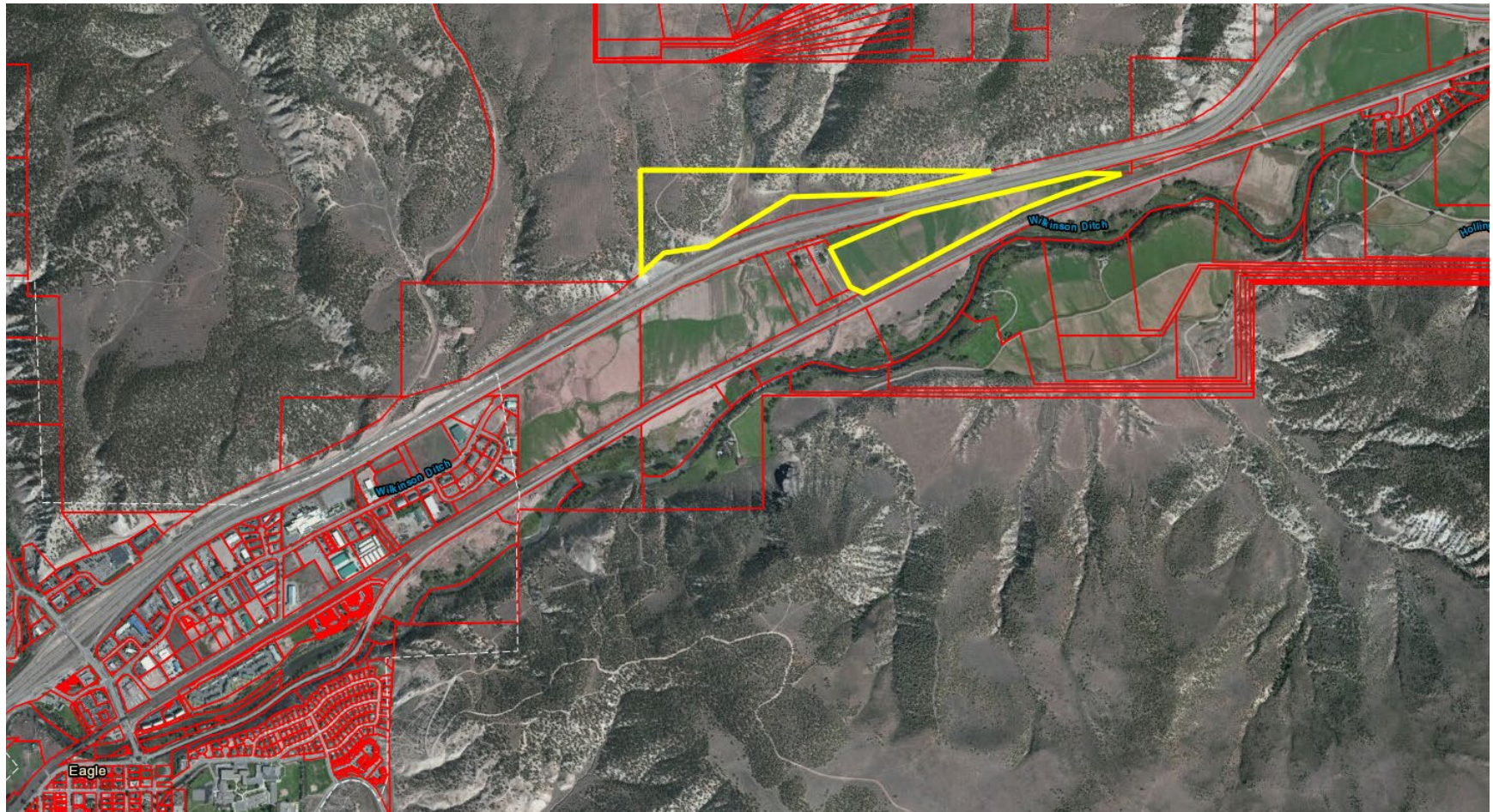
Applicant Response:

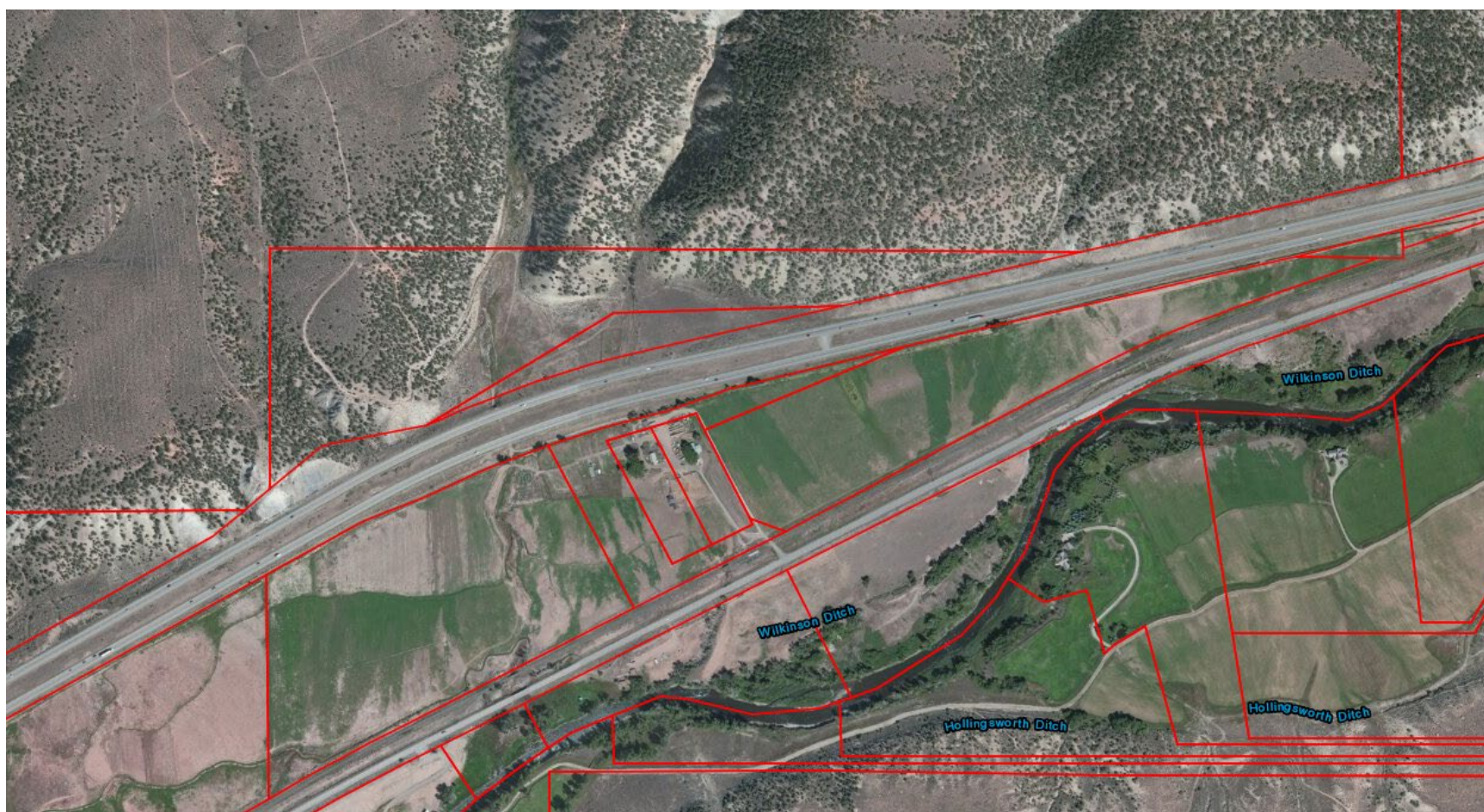
The East Eagle Sub-Area Plan was undertaken specifically to provide vision and direction for the 203.55 total acres – including the subject Parcels – located east of Chambers Avenue, as well as the Red Mountain Ranch PUD located to the south of U.S. Hwy. 6. The Plan is specific to the need and desire for annexation of all lands in the East Eagle Sub-Area in order to permit zoning and, ultimately, development of the area in accordance with numerous Town of Eagle goals and policies.

5. Water Rights

The Petitioners have provided an agreement from Mr Scott Grosscup, attached hereto under Exhibit E updating and clarifying the Applicant’s understanding and intentions related to water rights.













**TOWN OF EAGLE, COLORADO
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 08
(Series of 2025)**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF
EAGLE, COLORADO RECOMMENDING APPROVAL OF A REZONE APPLICATION FOR
PARCEL A OF EAGLE MEADOWS ANNEXATION NO. 1 AND NO. 2

WHEREAS, Eagle County owns the real property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, on July 10, 2025, Eagle County (the "Applicant") submitted an application for approval of a Rezone to Commercial Interchange (CI) (the "Rezone Application"); and

WHEREAS, on October 21, 2025, the Planning and Zoning Commission held a properly-noticed public hearing on the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1. Findings. The Planning and Zoning Commission finds that the Rezone Application complies with all applicable provisions of the Eagle Municipal Code and that approval of the Application is in the best interest of the public health, safety, and welfare.

Section 2. Decision. Based on the foregoing findings, the Planning and Zoning Commission recommends approval of the Rezone Application.

INTRODUCED, READ, PASSED AND ADOPTED ON OCTOBER 21, 2025.

TOWN OF EAGLE, COLORADO

Matthew Hood, Chair

ATTEST:

Gram Dick, Administrative Technician II

**TOWN OF EAGLE, COLORADO
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 09
(Series of 2025)**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAGLE, COLORADO RECOMMENDING APPROVAL OF A REZONE APPLICATION FOR PARCEL F OF EAGLE MEADOWS ANNEXATION NO. 1 AND NO. 2

WHEREAS, Eagle County owns the real property more particularly described in **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, on July 10, 2025, Eagle County (the "Applicant") submitted an application for approval of a Rezone to Commercial General East (CGE) (the "Rezone Application"); and

WHEREAS, on October 21, 2025, the Planning and Zoning Commission held a properly-noticed public hearing on the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1. Findings. The Planning and Zoning Commission finds that the Rezone Application complies with all applicable provisions of the Eagle Municipal Code and that approval of the Application is in the best interest of the public health, safety, and welfare.

Section 2. Decision. Based on the foregoing findings, the Planning and Zoning Commission recommends approval of the Rezone Application.

INTRODUCED, READ, PASSED AND ADOPTED ON OCTOBER 21, 2025.

TOWN OF EAGLE, COLORADO

Matthew Hood, Chair

ATTEST:

Gram Dick, Administrative Technician II

COMMUNITY DEVELOPMENT

September 2025

Planning

LONG RANGE PLANNING

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

- Staff are reviewing and editing Chapter 4.17 Administration and Procedures to provide clarity to land use processes, correct omissions, resolve inconsistencies, and modify Section headings and references to be more searchable.
- Chapter 4.17 Status Update: staff have completed a full review of the chapter and provided input to legal counsel on updates needed to improve the administration of the LUDC. Legal has since returned a revised draft for the staff's review, which is underway. Staff plan to present draft text to the Planning Commission and Town Council in the coming months with the goal of adopting a revised chapter early next year.
- Staff are also preparing two miscellaneous Code Amendments to rectify small errors, omissions, and inconsistencies for adoption this year.

Amendment to the LUDC – Affordable Housing Accelerator Project (AHAP); Fast-Track Approval

- Staff are bringing forward a new process to the Land Use and Development and Building Codes establishing regulations for a fast-track development review process for affordable housing projects, termed the Eagle Express Lane.

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, formally known as the State Resilience 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.

- The Town has to adopt language to address this by March 1, 2026; with implementation required by July 1, 2026.
- Experts from the Eagle County Wildfire Collaborative will be presenting about this Code process at the September 2nd Planning Commission and at the December 9 Town Council meeting in advance of a joint work session on January 6. At this work session staff will be seeking direction on how decision makers would like this Code update to look for Eagle.
 - The Collaborative is also planning to meet with HOAs and other communities, in addition to Town staff, in advance of the January work session.

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 Commercial Interchange (CI) and parcel no. 193927400041 (Parcel F) to Commercial General East (CGE).
- Public hearing schedule: Planning Commission will consider the zoning request on October 21 and the public hearing for annexation and zoning will take place October 28.

Haymeadow Design Guidelines Update

- Staff is reviewing the application for completeness.

Haymeadow RMF-4A/5 Major Development Permit

- Application is out on referral with agency comments due on November 20th.

Red Mountain Ranch, Parcel 1

- Has submitted Preliminary Plan Review and Major Development Plan applications; second round of referral comments are due on November 26.

446 Broadway

- Has submitted a minor development permit application for a new mixed-use building. Developer's team reviewing referral comments, applicant resubmittal TBD.

1215 Chambers Avenue

- Applications for a lot line adjustment and a Major Development Permit.
- Application is complete and out for referral until October 22.

Henry Annexation

- Annexation, rezoning, and minor subdivision submitted for 220 E. Sixth St. Application accepted at the October 14, 2025 Town Council meeting with the second public hearing tentatively scheduled for December 9, 2025. Rezoning is tentatively scheduled to come before Planning & Zoning on November 18.

New Electric, 629 Sawatch Road – Minor Development Permit

- Application was resubmitted the week of 8.25; application out on referral with first round of comments due on November 7, 2025.

301 Broadway – Minor Development Permit

- Application is out on referral with the referral period ending October 23, 2025.

481 Whiting- Staff Review (Minor Subdivision)

- Application has been deemed complete and is out on first round of referral with comments due on November 12, 2025.

Mountain Tots Preschool- Major Development Permit

- Application is out on referral with the referral period ending November 28, 2025.

Bluffs PUD Amendment

- Application is out on referral with the referral period ending December 5, 2025.

Administrative Approvals (Encroachment Permits, Sign Permits, Use Approvals)

- Currently reviewing 2 Sign Permit, 0 Encroachment Permit, and 1 Mobile Vending Permits.
- 2 Sign Permits have been approved and issued so far this year.
- 3 Encroachment permits have been approved and issued this year.
- 1 Mobile Vending Permit has been approved and issued this year.

NOTABLE UPDATES

- Software: Staff have selected TylerTech Software solutions and anticipate initiating the project before the end of the year.

This software solution will automate previously manual workflows, consolidate software systems, enhance interdepartmental communication, offer a user-friendly public interface, and more. We are excited to see this project moving forward.

- 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
 - March - 3
 - April - 2
 - May - 1
 - June - 3
 - July - 5

- August -2
 - September - 1
 - October - 2
- Eddie Wilson, our former Chief Building Official, has chosen to provide limited support over the next few weeks as we continue our search for the next Building Official. His continued involvement ensures a smooth transition and allows us to benefit from his extensive experience and knowledge.

UPCOMING ANTICIPATED APPLICATIONS

TRAINING/CONFERENCES:

- 2021 IECC residential and commercial overview, and overview of regional energy code amendments.
- Mountain Towns 2030 Regional Forum: Code Readiness for Colorado Mountain Communities.

MAJOR CONSTRUCTION PROJECTS

Business Name	Location	Status
Hockett Gulch Phase II	16186 Hwy 6	Building permits issued for building 6, 9, 10 and Clubhouse
Haymeadow	91 Mountain Hope Circle	Building permit issued for 4 single family – no townhouses yet
Habitat for Humanity	3 rd Street	TCOs complete.
Stone Concepts of Colorado	85 Marmot Ln	Permit issued

Eagle County BMX	1700 Bull Pasture Rd	Permits expired?
Eagle Pool	1700 Bull Pasture Rd	TCO issued on 5/27 - CO issued 9/12
Alpine Lumber Shed	111 Chambers	TCO for shed building – final landscaping inspection required before issuance of CO.
1200 Capitol Project	1200 Capitol St	Building permit issued and construction underway.

Building

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

TYPE OF WORK PERFORMED	EOY 2023	EOY 2024	YTD 2025
Inspections (n/i Planning, Public Works)	1,885	1944	1184
Permits Processed	411	334	328

P&Z and Council Meeting Schedule

October 2025
October 7th (Planning Commission) Wayfinding Presentation
October 14 th (Town Council) - Henry Annexation Petition Acceptance - Fee in Lieu of School Land Dedication
October 21 st (Planning Commission) Eagle Meadows Annexation

• LUDC25-05 Miscellaneous Amendments to the Land Use and Development Code
October 28th (Town Council) • Eagle Meadows Annexation • Affordable Housing Accelerator Project (AHAP)
November 2025
November 4th (Planning Commission) • LUDC25-06 Misc. #2 Amendment to the Land Use and Development Code
November 12th (Town Council) • LUDC25-05 Miscellaneous Amendments to the Land Use and Development Code
November 18th (Planning Commission) • RZ24-03 - 220 East 6th Street Rezoning (part of AN24-02)
November 25th (Town Council) - cancelled
December 2025
December 2nd (Planning Commission) • Adoption of Bobs Rules & P&Z Dinner Party
December 9th (Town Council) • LUDC25-06 Misc. #2 Amendment to the Land Use and Development Code • AN24-02, RZ24-03 – 220 East 6th Street Annexation and Rezoning
December 16th (Planning Commission) •
December 23rd (Town Council) - cancelled