



**Planning & Zoning Commission**  
**Tuesday, March 3, 2026, 6:00 PM**  
**Public Meeting Room / Eagle Town Hall**  
**200 Broadway, Eagle, CO 81631**

*This agenda and the meetings can be viewed at [www.Townofeagle.org](http://www.Townofeagle.org).*

**PUBLIC WIFI – Town of Eagle Public Wi-Fi**

**MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION**

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

---

**Microsoft Teams** [Need help?](#)

**[Join the meeting now](#)**

Meeting ID: 222 459 428 213 0

Passcode: XN9ta3Bc

---

**Dial in by phone**

[+1 469-770-0416,,49547609#](#) United States, Kaufman

[Find a local number](#)

Phone conference ID: 495 476 09#

For organizers: [Meeting options](#) | [Reset dial-in PIN](#)

---

**Please Note:** All participants must remain muted until they are requested to speak. This will reduce background noise disruptions for all meeting attendees. When it is your turn to speak, you will have three (3) minutes for public comment. For technical difficulties, please email [gram.dick@townofeagle.org](mailto:gram.dick@townofeagle.org) and we will do our best to assist you.

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

**OATHS OF OFFICE**

1. Matthew Hood
2. Jennifer Sturgeon

**APPOINTMENT OF CHAIR**

**REGULAR MEETING CALLED TO ORDER**

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

1. February 3, 2026 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: (Request to Continue) Red Mountain Ranch Planning Area 1  
File # DR25-01, PP25-01  
Applicant: David Hoffman, Tres Birds  
Location 17500 US Highway 6  
Staff Contact: Kyle Brotherton, Planner III  
Request: Continue to March 17, 2026 Resolution 02, Series 2026, A Resolution of the Planning and Zoning Commission of the Town of Eagle, Colorado Recommending Approval with Conditions of Approval of a Major Development Permit to Construct a Residential Planned Unit Development Consisting of 66 Total Dwelling Units at 17500 US Highway 6.
2. Project: LUDC26-01 Miscellaneous Code Amendments  
File # LUDC26-01  
Applicant: Town of Eagle  
Location Town of Eagle  
Staff Contact: Jessica Lake, Senior Planner  
Request: For the Planning & Zoning Commission to review and recommend approval of staff proposed text amendments to the Land Use and Development Code.
3. Project: (Request to Continue) LUDC26-02 Wildland Urban Interface & Turf Landscape Requirements  
File # LUDC26-02  
Applicant: Town of Eagle  
Location Town of Eagle  
Staff Contact: Sydney Dynek, Planner, Jessica Lake, Senior Planner, Kyle Brotherton, Planner III  
Request: To continue the public hearing regarding the repeal and replacement of Chapter 4.11 of the Town of Eagle Municipal Code with an updated Landscape Chapter that aligns with the requirements of SB23-166, SB24-005, and HB25-1113, including provisions related to WUI and turf limitations.

## **WORK SESSION**

1. Discussion regarding the State Resilience Code (“WUI Code”)

## **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. January 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