



Planning & Zoning Commission
Tuesday, March 17, 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.

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.

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Meeting ID: 222 459 428 213 0

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Phone conference ID: 495 476 09#

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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 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 and will be included as part of the record.

REGULAR MEETING CALLED TO ORDER

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

1. March 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: 481 Whiting Road, Variance Request
File # V25-01
Applicant: Bryan Mullet and Tommie Belz
Location 481 Whiting Road
Staff Contact: Kyle Brotherton, Planner III
Request: Variance request approval to seek a variance from code requirements related to property access standards for a Minor Subdivision.
2. Project: 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: For the Planning & Zoning Commission to review and recommend approval with conditions of approval of a Major Development Permit and Preliminary Plat to construct a residential Planned Unit Development consisting of 66 total dwelling units.
3. Project: LUDC26-02, Chapter 4.11 Landscaping Amendments
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: For the Planning Commission to review and recommend approval of staff proposed modifications to the Land Use and Development Code in accordance with SB23-166 requiring jurisdictions to adopt Code language to address the Wildland Urban Interface.
4. Project: 446 Broadway, Variance Request
File # V26-01
Applicant: Jake and Justin Roach
Location 446 Broadway Street
Staff Contact: Kyle Brotherton, Planner III
Request: Variance request denial to seek a variance from Broadway District step-back requirements for a mixed-use Minor Development Permit.

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. February 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