



**Town Council & Planning and Zoning
JOINT WORK SESSION
Tuesday, August 4, 2026, 4:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO**

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

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

1. **Microsoft Teams meeting**

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Meeting ID: 261 686 700 026 61

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PRESENTATION

1. Long Range Planning

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

Camille Deering
Town Clerk

PUBLIC WIFI – Town of Eagle Public Wi-Fi



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

From: Community Development

Date: August 4, 2026

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

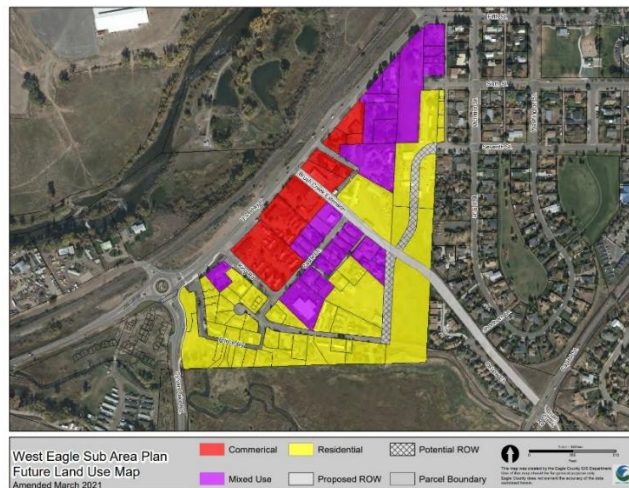
REQUEST:

To receive feedback from the Town Council and the Planning & Zoning Commission regarding whether the West Eagle, East Eagle, and Eagle River Corridor Subarea Plans continue to reflect the community's vision; whether updates are needed; the relative urgency of any updates; and how such updates should be coordinated with future Comprehensive Plan efforts.

BACKGROUND:

Eagle's planning framework consists of the Comprehensive Plan, which establishes the community's long-term vision; subarea plans, which provide more detailed guidance for specific geographic areas; and the Land Use and Development Code (LUDC), which implements those policies through regulations and development standards. This work session is intended to help inform future planning priorities within that framework.

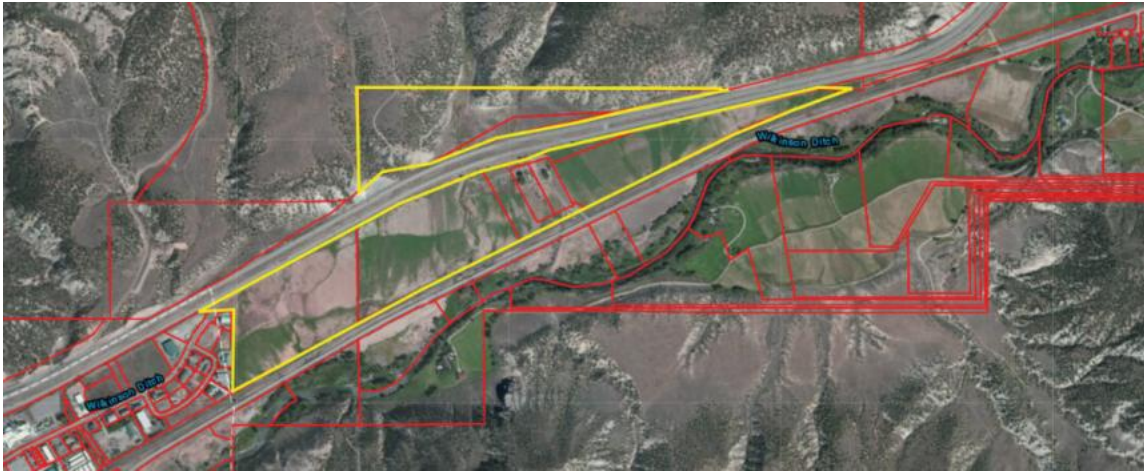
West Eagle Sub Area Plan ([LINK](#))



The West Eagle Sub Area Plan was created and approved in 2011, with a minor update in 2021. The plan was developed in response to long-standing community goals to improve connectivity, guide redevelopment, enhance the Highway 6 corridor, and better integrate West Eagle with the rest of the community. The plan provides policy direction for future land use, transportation connections, urban design, and public improvements within the planning area. While many goals of this Sub-Area Plan are still valuable, the Town has changed considerably since the Plan was adopted 14 years ago.

Staff has identified several areas that may warrant reevaluation, including density, connectivity, neighborhood integration, solar access, views, safety, and traffic considerations. Input from Council and the Planning Commission will help determine whether these issues justify a future plan update. Integrating the Grand Avenue Corridor Plan with an updated West Eagle Plan could also improve consistency between planning efforts and better align future infrastructure recommendations. Based on recent discussions, staff understands Eagle County is not currently pursuing the previously proposed land use application in this area.

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



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

While this Plan is less than five years old, Council discussions following adoption of ReCode suggested interest in revisiting housing opportunities contemplated within the Plan. A future update could evaluate the appropriate amount, type, and location of housing within East Eagle while incorporating more recent planning efforts, including the Housing Assessment, Economic Development Plan, and Net Zero Action Plan.

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



The Eagle River Corridor Plan was adopted in 2015. It's considered best practice to update subarea plans approximately every 10 years. This plan is expressly called out in the 2026 Strategic Plan with work slated to begin in the first quarter of 2028, which is also when staff would need to start the Comprehensive Plan.

Updates to this plan should address wetland protections and reevaluate existing conditions, including grading constraints, appropriate densities, railroad impacts, and access challenges, which were not fully addressed in the original Plan. An update would also provide an opportunity to integrate the Grand Avenue Corridor Plan, refine land use and design direction, and evaluate Town-owned/managed properties along the river corridor.

The area adjacent to River Park is highly visible from I-70 and creates an important first impression for visitors. Recent planning efforts, including the [Summer Studio](#), identified opportunities for the Visitor Center parcel and improved connections across the river to better link residents and visitors with surrounding amenities. Given the area's visibility, access constraints, and redevelopment potential, a current guiding document would help ensure future development aligns with community goals.

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

Comprehensive Plans are typically updated every 10 years to ensure they remain aligned with community priorities, growth trends, and state requirements. Due to the scope of work, public engagement, and consultant support generally required for these efforts, staff anticipates that planning for a Comprehensive Plan update would begin in 2028.

Comprehensive Plan updates are often followed by amendments to the Development Code to ensure regulations remain consistent with adopted policies and community goals. The Comprehensive Plan is adopted by the Planning Commission and acknowledged by Town Council.

Staff has identified several topics that may warrant consideration during a future Comprehensive Plan update, including:

- Compliance with SB24-174, including Strategic Growth and Water Supply Elements.
- Evaluation of mixed-use and residential density ranges.
- Additional affordable housing policies and implementation strategies.
- Updates to implementation actions and housing-related monitoring efforts.
- Review of the Future Land Use Map to ensure consistency with adopted goals and policies.

CODE AMENDMENTS

The Land Use and Development Code (LUDC) is the regulatory framework through which the goals, policies, and vision of the Comprehensive Plan are implemented. As administrators of the LUDC, staff is responsible for applying and administering the Code consistently, equitably, and in accordance with adopted policies.

In general, planning best practice is to consider Code amendments in response to community-wide issues, implementation challenges, or identified policy needs rather than the circumstances of a single project. This approach supports fairness, transparency, consistency, and legal defensibility in decision-making.

Staff welcomes feedback regarding Code sections, standards, or processes that are driven by consensus and are equitable to all properties and property owners in that district. Staff has also maintained a list of potential Code amendments based on recurring implementation issues and areas requiring clarification. Understanding Council's priorities will help staff determine whether to continue refining that list or reevaluate future work program priorities.

At present, staff resources are largely dedicated to development review, permitting responsibilities, and implementation of the Tyler Technologies software platform. As a result, should Council wish to prioritize a comprehensive Code amendment effort while maintaining existing service levels staff would appreciate a future discussion regarding priorities, scope, timelines and resource allocations.

DISCUSSION AND DECISION MAKER INPUT REQUESTED

Need for and Urgency of Plan Updates

The Eagle River Corridor Plan is specifically identified in the 2026 Strategic Plan, with work currently anticipated to begin in 2028. Staff is seeking feedback from the Planning Commission and Town Council on whether the West Eagle and East Eagle Subarea Plans also warrant updates and, more broadly, whether the existing plans continue to reflect the community's vision and priorities.

If updates are needed, staff requests input regarding the relative urgency of those updates. Staff is not seeking direction on completion timelines at this stage. Rather, understanding the level of urgency associated with potential plan updates will help staff evaluate priorities, develop recommendations for future work programs, and identify any competing initiatives that may need to be adjusted.

Additional Considerations

Staff also seeks feedback on whether the current subarea plans present challenges to achieving community goals. Specifically:

- Staff is not currently aware of any existing or anticipated projects that cannot move forward under the current subarea plans. Is Council or the Planning Commission aware of projects, development opportunities, or community objectives that may be constrained by the existing plans?
- Are there types of development, public improvements, or community amenities that decision makers would like to see that are not adequately supported by the current plans?

- If specific areas of concern have been identified, staff requests that those locations be noted to help inform future planning efforts.

Finally, staff requests feedback regarding how potential subarea plan updates should be coordinated with a future Comprehensive Plan update. The Elevate Eagle Comprehensive Plan was adopted in 2020 and amended in 2021. Consistent with standard planning practice, staff anticipates evaluating the need for a Comprehensive Plan update beginning in 2028. Input from decision makers will help determine how subarea plans and any associated Code amendments can best support and align with future Comprehensive Plan objectives.

COMMUNITY INPUT:

None at this time.

BUDGET / STAFF IMPACT:

Staff anticipates that updates to the Eagle River Corridor Plan, any additional subarea plans identified for future updates, and a future Comprehensive Plan update will require consultant support. The scope, schedule, and budget implications of these efforts would be evaluated as part of future work program and annual budget discussions.

RECOMMENDED ACTION OR PROPOSED MOTION:

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

ATTACHMENTS:

- Community Plans & Studies Webpage – ([LINK](#))
- Summer Studios Recording - ([LINK](#))
- Strategic Plan – ([LINK](#))