MINUTES
Planning & Zoning Commission
Tuesday, August 4, 2020
6:00 PM

Public Meeting Room / Eagle Town Hall
200 Broadway
Eagle, CO
This agenda and the meetings can be viewed at www.Townofeagle.org.
PUBLIC WIFI - TOEE – ((TOEEWireless))

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

• Virtual Meeting Procedure
• Register in advance for this meeting here.
• Public comments can be made when the Chair opens the public comment. Please prompt through Zoom to raise your hand and you will be called on when it is your turn.
• All public attendees will be muted during the meeting, unless the Chair or meeting facilitator invites them to speak live during the meeting.
• Meetings are recorded and will be published on the Town's web page.
• For technical difficulties, please email peyton.heitzman@townofeagle.org and we will do our best to assist you.

6:00 PM - REGULAR MEETING CALLED TO ORDER

Commissioner McFall called the meeting to order at 6:05pm.

COMMISSIONERS PRESENT
Robert Townsend, Lani Webb, Jesse Gregg, Brent McFall

COMMISSIONERS ABSENT
Bill Nutkins, Matthew Hood, Kyle Hoiland, Charlie Perkins

STAFF
Chad Phillips – Community Development Director
Angie Kyle - Administrative Tech II
Jessica Lake - Planner I
Peyton Heitzman – Planner I

APPROVAL OF MINUTES *Approval of the minutes from the July 21, 2020 meeting of the Planning and Zoning commission.*

1. Minutes dated July 21, 2020

   MOTION: COMMISSIONER JESSE GREGG MOTIONED TO APPROVE THE MINUTES. MOTION WAS SECONDED BY COMMISSIONER ROBERT TOWNSEND AND PASSED WITH A VOTE OF 6 (TOWNSEND, WEBB, AND GREGG) IN FAVOR, 1 ABSTAINED (COMMISSIONER MCFALL), AND 0 OPPOSED.

PUBLIC COMMENT *Citizens are invited to comment on any item not on the Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person.*

Commissioner McFall opened public comment at 6:08. There was no public comment.

WORKSESSION

Chair Hood and Commissioner McFall will not be present at the next meeting on August 18th

MOTION: COMMISSIONER LANI WEBB MOTIONED TO APPROVE COMMISSIONER JESSE GREGG AS ACTIVE CHAIR IN THE ABSENCE OF CHAIR HOOD AND VICE CHAIR MCFALL AT THE AUGUST 18th PLANNING AND ZONING MEETING. MOTION WAS SECONDED BY COMMISSIONER ROBERT TOWNSEND AND PASSED WITH A UNANIMOUS VOTE OF 4 (TOWNSEND, WEBB, MCFALL, AND GREGG) IN FAVOR AND 0 OPPOSED.

1. Comprehensive Plan, Chapter 5 staff revisions

   Chad Phillips went over the progress of the Comprehensive Plan thus far (see PowerPoint in Agenda Packet). He recommended P&Z Commissioners to email any verbiage they would like to see revised.

   - Character Areas, the gateways were combined into one. A map will be created to show these:
     - West Eagle Sub Area Plan (2011)
     - Eagle River Corridor Plan (2015)
     - East Eagle Sub Area Plan (begin ‘20)
     - HWY 6 Corridor Sub Area Plan (begin ‘20)
   - 2010 Plans that were not included in the Elevate Eagle Goals:
     - Economic Health
     - Historic Preservation/Character
   - Hypotheticals addressed for the following:
     - Rezoning request on Wall Street from CBD to RMF
     - Add Commercial or light industrial on the south side of town (PUD)

   DELIBERATION

Commissioner McFall addressed the criteria in character areas. He commented that it helps provide guidance to P&Z when reviewing an application but does not help guide to one inevitable conclusion.

Commissioner Gregg agrees that it leaves it open to interpretation on both sides. He thinks that there may be to many applicable policies in these areas and suggested to narrow them down.

Mr. Phillips believes that it's best to be as clear as possible even as a guiding document.

Commissioner Townsends confirmed that this is a 10-year plan and that it's good to have some generalized because things can change in 10 years.

Mr. Phillips brought up the issue of oversaturation of commercial and the difficulty of having two town centers in a town the size of Eagle.

Commission McFall addressed the overabundance of commercial space. He said to try and force businesses to Wall Street is unrealistic when the businesses should be located on Broadway, not Wall Street. He also mentioned that with COVID-19, there are more people working from home and less places needed for office space.

Jessica Lake added that there could be an added flexibility that isn't currently available. She suggested that, Wall Street and Capitol Street are likely going to be residential which will encourage Broadway as the focus for commercial. But by leaving flexibility in, it will allow commercial on Wall Street or Capitol in the future.

2. Lighting Standards dated September 14, 2012

Staff reviewed the Lighting Standards revision and that it needs updating. She suggested that the Town of Frisco has a great plan that the Town could use as a reference to update the current policy.

Commissioner Webb agreed that she would like to review Frisco's policy.

Commissioner McFall, Commissioner Gregg, and Commissioner Townsend agreed that there isn't a need to reinvent the wheel and suggested referencing Frisco's Standards to update Eagle's Lighting Standard policy.

TOWN COUNCIL MEETING REVIEW *Staff update to the Planning & Zoning Commission on recent decisions made by the Town Council on various Land Use files.*

Land Use File CT20-02 was approved by Town Council.

The ownership for Red Mountain Ranch changed and so the petition for annexation was refiled to updated the ownership.

There was a reimbursement agreement between the town and Willy and Nancy Powell.

Town Council adopted an ordinance for mobile vending which, in the short term, Community Development department will be managing and facilitating. These applications will be administrative approvals.

No updates to making the P&Z or Town Council meetings in-person. The town is working to make this optional to be in-person or virtual but, for now, will continue to be virtual until further notice.

COMMUNITY DEVELOPMENT DEPARTMENT UPDATE *Staff update to the Planning & Zoning Commission on recent work and upcoming files.*

1. Monthly Community Development Update

   Staff met with Logan Simpson to move forward with both the Comprehensive Plan and Code update. Based on the schedule, Logan Simpson is planning to complete the Comprehensive Plan and the adoption by the end of the year.

   The Code Update is beginning and Chad when over the steps discussed with Logan Simpson for the update.

OPEN DISCUSSION

Broadway Station and Talon Flats have broken ground.

Mr. Phillips had a meeting with the buyers of Hockett Gulch who are under contract and expected to close in the next 3 weeks.

The town did not support the Haymeadow fact sheet that was circulated and asked the developer to revise the handout.

ADJOURN

MOTION: COMMISSIONER JESSE GREGG MOTIONED TO ADJOURN. MOTION WAS SECONDED BY COMMISSIONER LANI WEBB AND PASSED WITH A VOTE OF 4 (TOWNSEND, WEBB, GREGG, AND MCFALL) IN FAVOR AND 0 OPPOSED.

APPROVED

DATE:

Brent McFall

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Brent McFall, Vice Chair

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Angie Kyle, Administrative Tech II