



AGENDA
Planning & Zoning Commission
Wednesday, March 31, 2021
6:00 PM

ON-LINE MEETING

This agenda and the meetings can be viewed at www.Townofeagle.org.

PUBLIC WIFI - TOEG – townofeagle2019

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

1. This will be an online meeting.

[ACCESS THE ON-LINE MEETING HERE](#)

Please note: All participants are automatically muted. In order to be called upon and unmuted, you will need to use the "raise hand."

When it's your turn to speak, the moderator will unmute your line and you will have three (3) minutes for public comment.

PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on this agenda can be submitted to Jenny Rakow, Town Clerk, and will be included as part of the record.

For technical difficulties please email angie.kyle@townofeagle.org and we will do our best to assist you.

6:00 PM - CALLED TO ORDER

EAST EAGLE SUB AREA PLAN (EESAP) PUBLIC OPEN HOUSE

1. Community Development Introduction
2. Presentation by Zehren & Associates
3. Discussion and Public Comment

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.

Jessica Lake
Planner I

VIRTUAL PUBLIC OPEN HOUSE

East Eagle Sub Area Plan (EESAP)

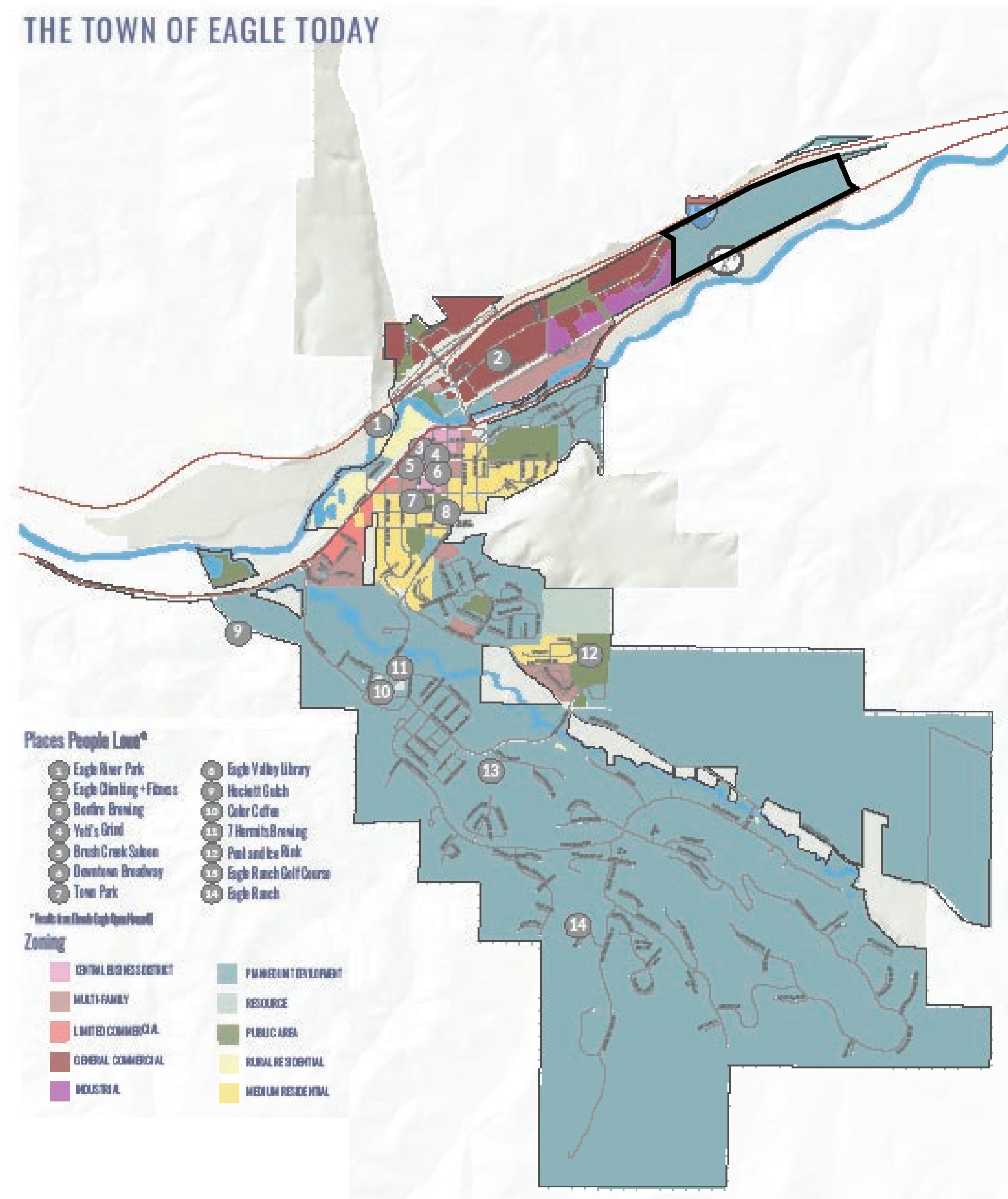
March 31, 2021 @ 6:00 pm



- ▶ We want to hear from you!
- ▶ Public presentation of future land uses.
- ▶ Are the concept plans heading in the right direction?
- ▶ What are your thoughts for future development in East Eagle?

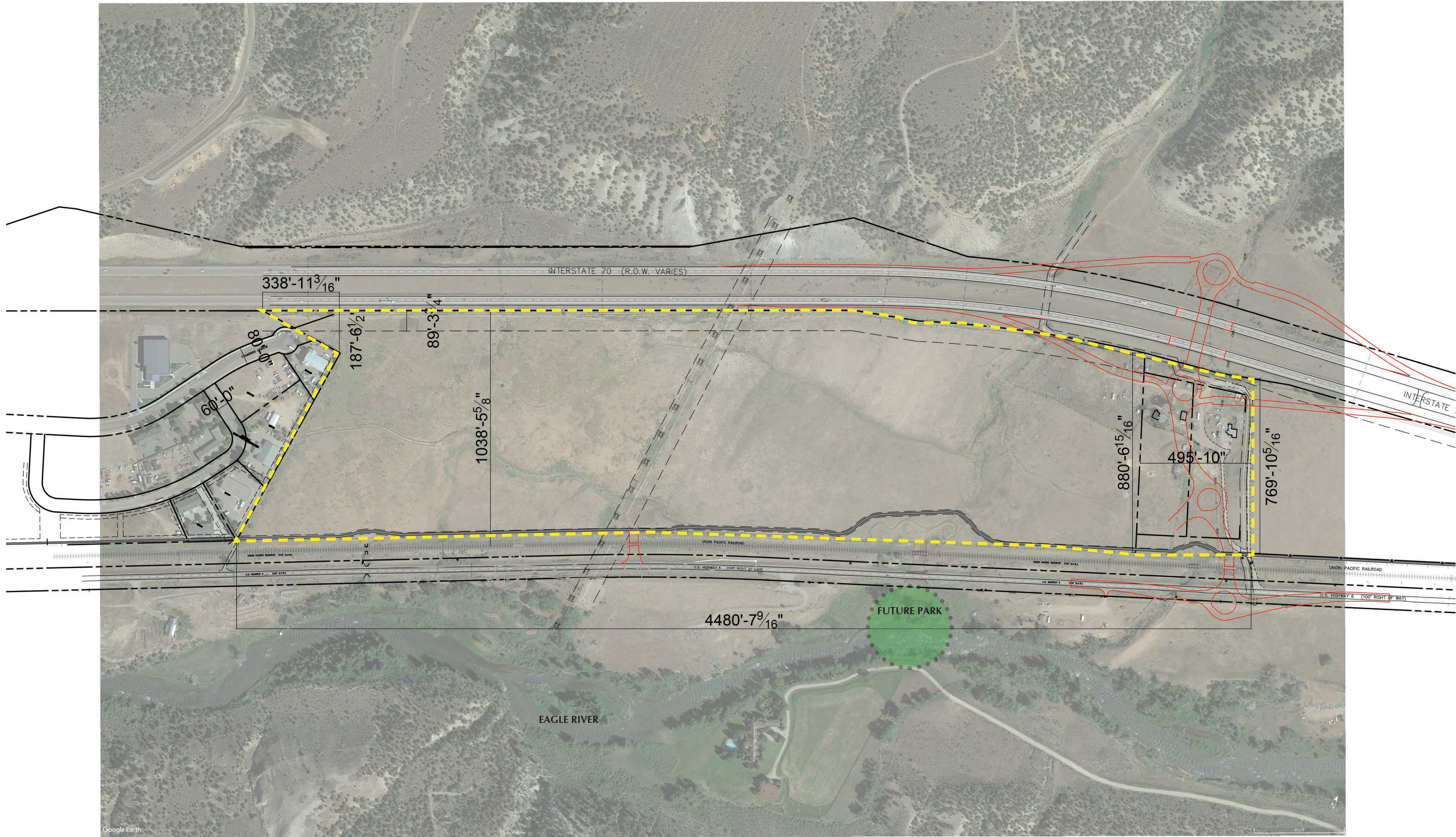
[REGISTER FOR ZOOM MEETING](#)

East Eagle Subarea Plan Conceptual Diagrams



Prepared for the Town of Eagle Open House
- RED and the Town of Eagle -
by Zehren and Associates

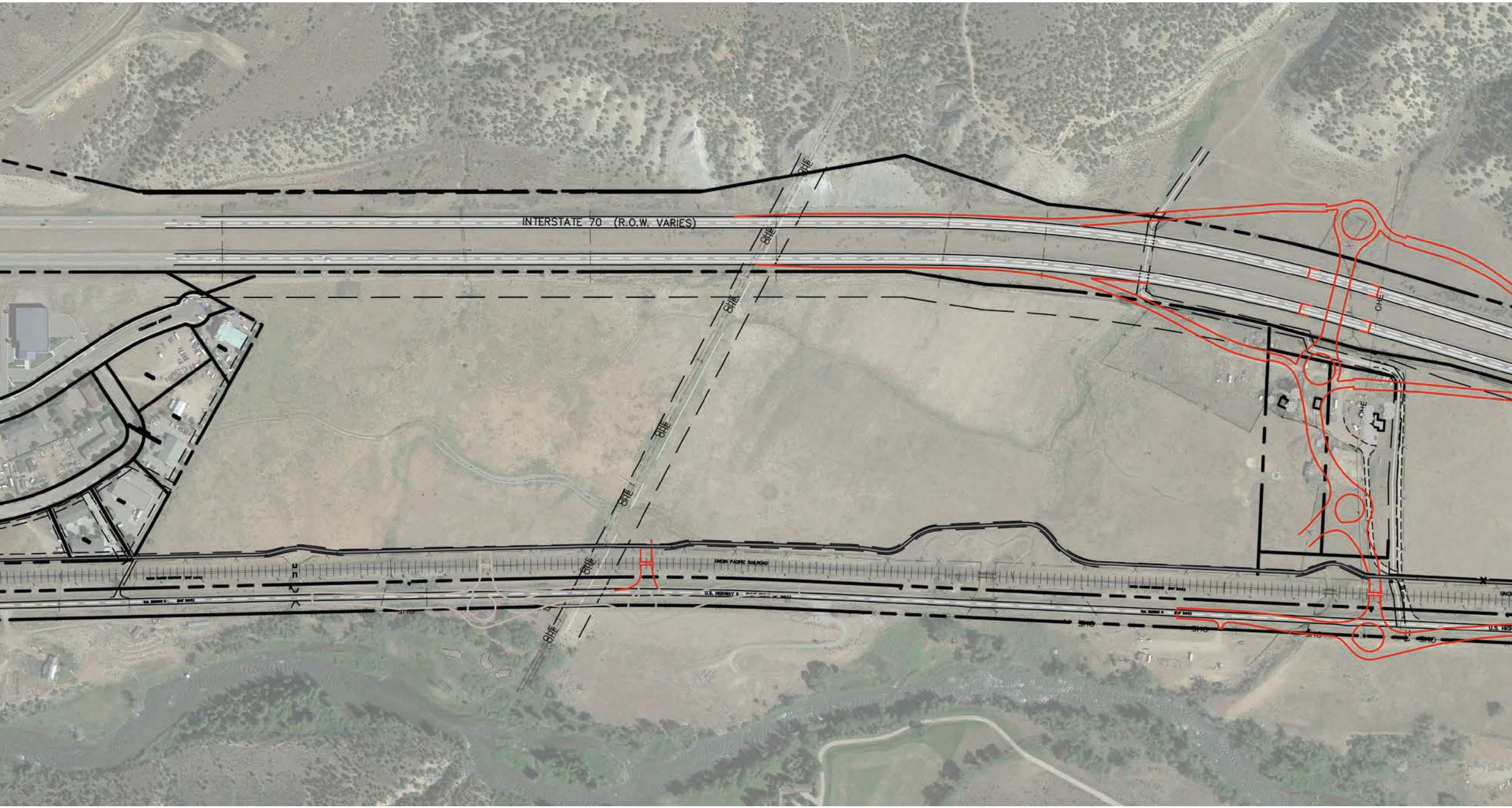
March 31, 2021



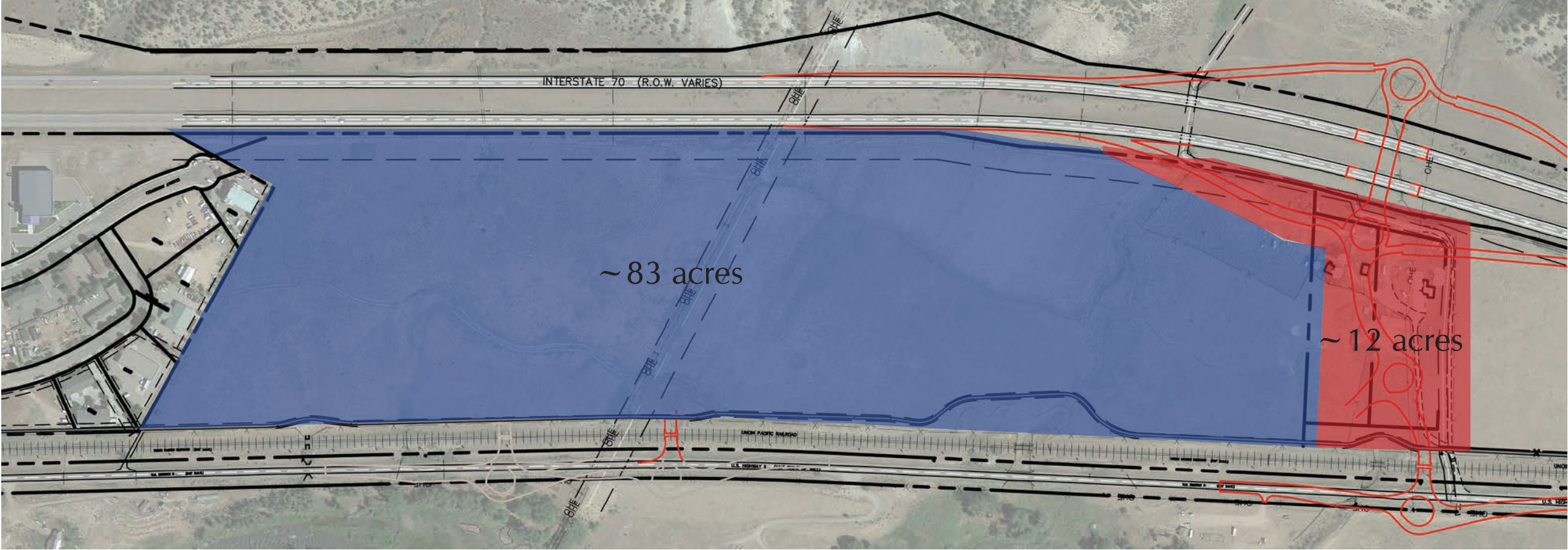


Site Map 1:400 scale

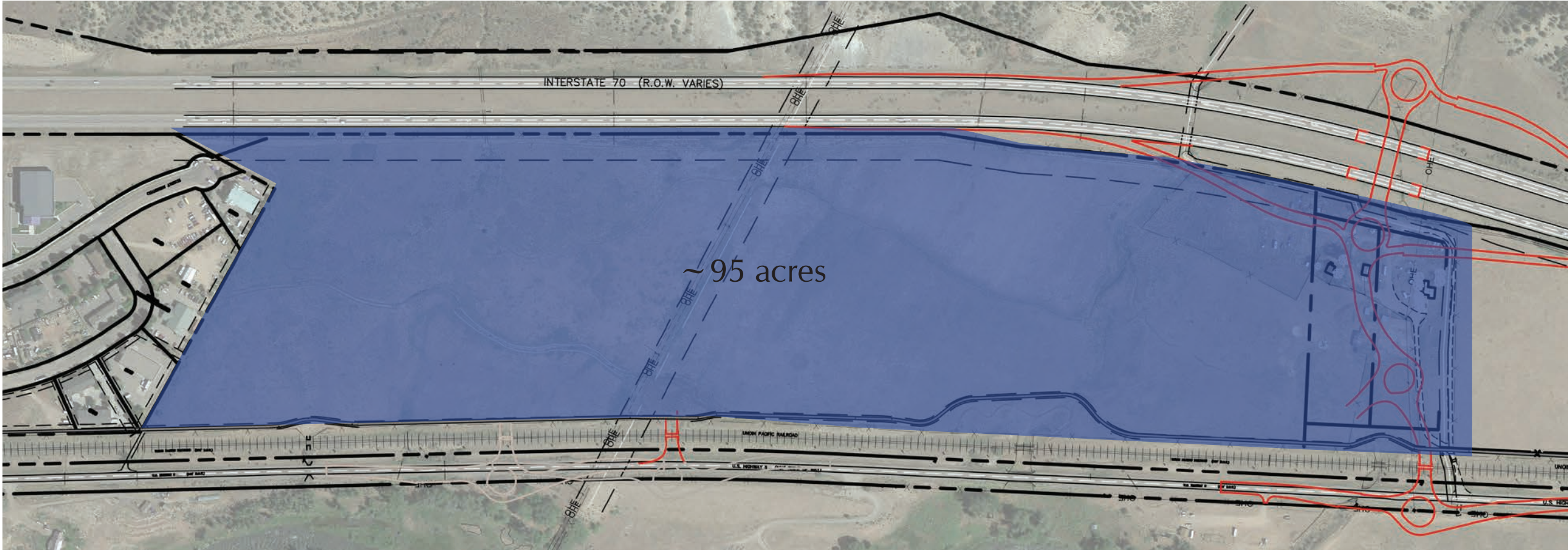
1 Acre



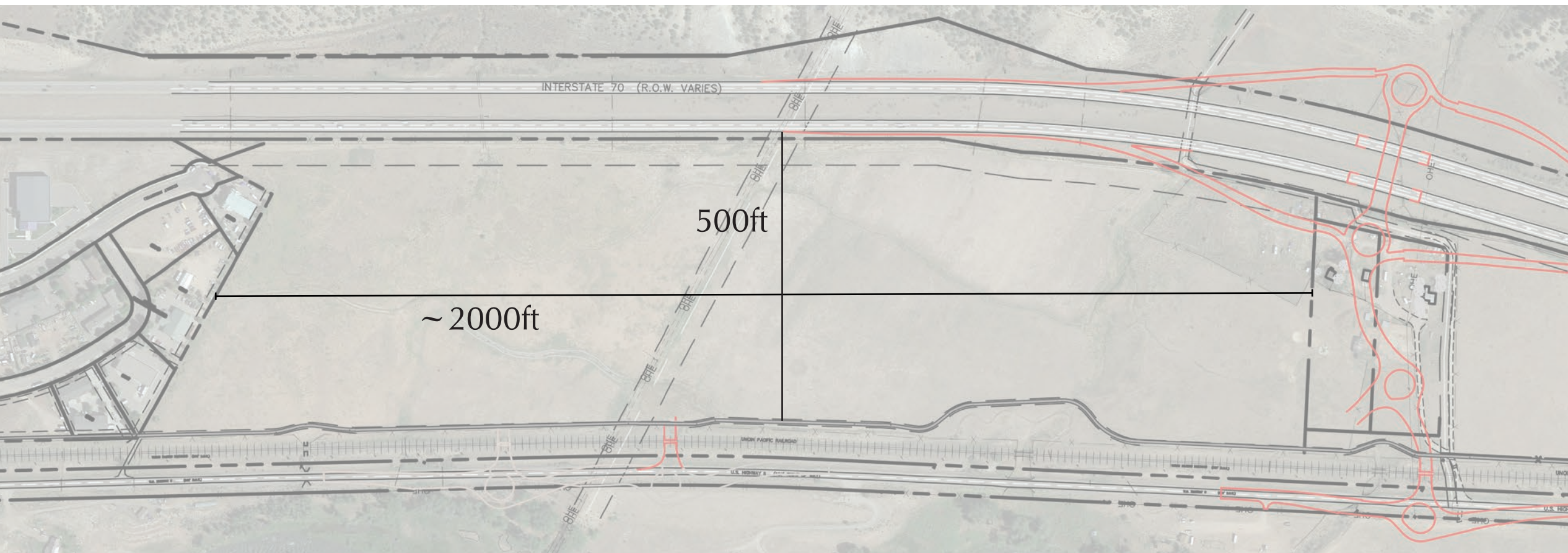
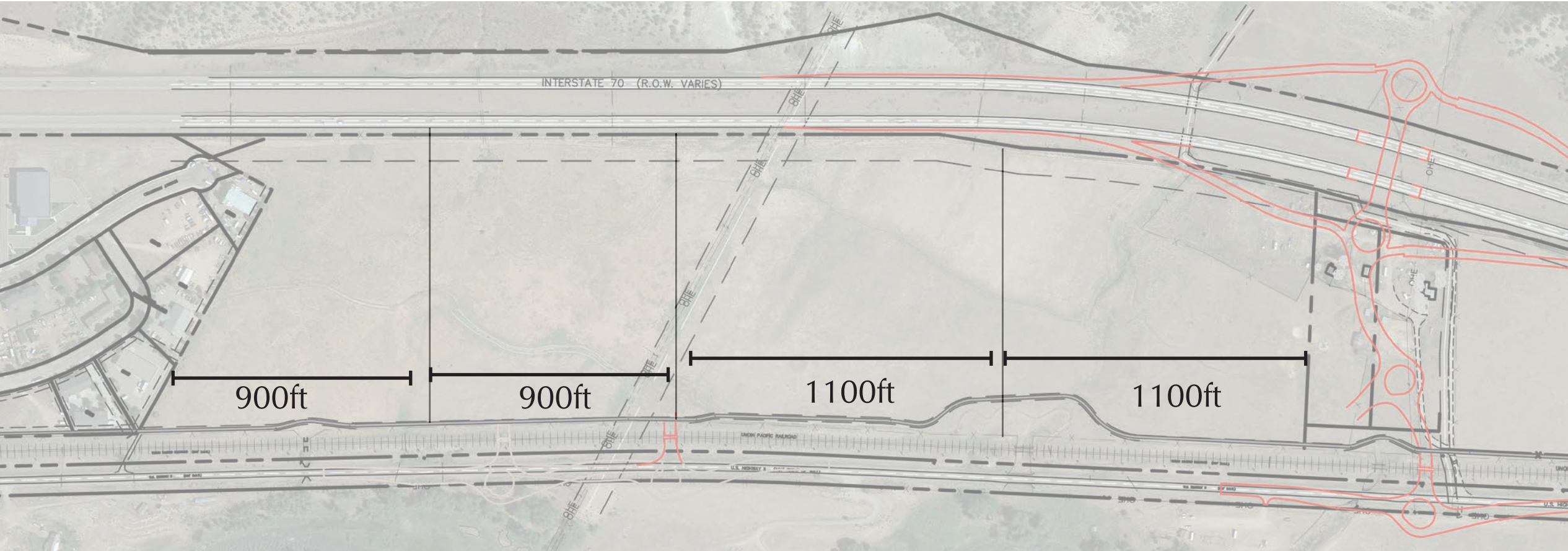
Area With Highway Interchange



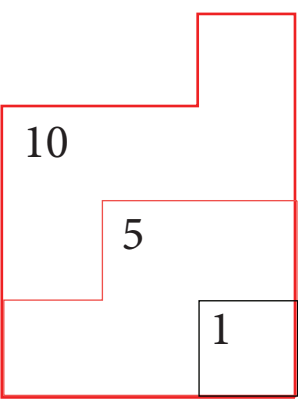
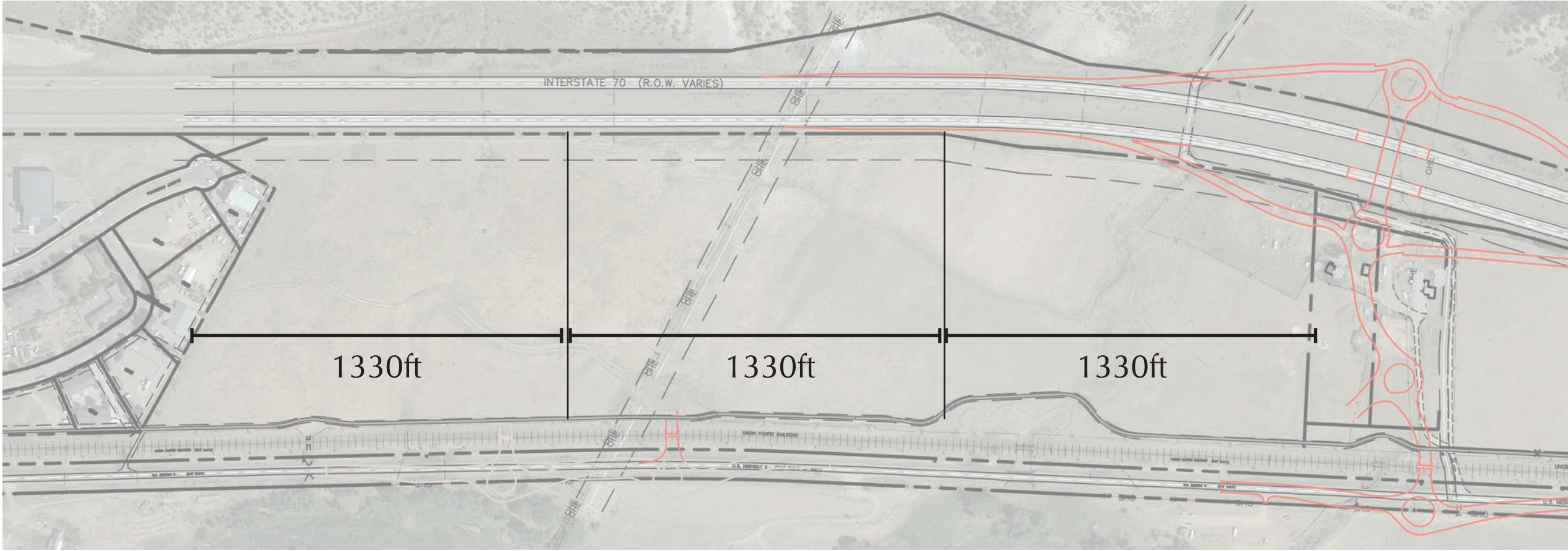
Area Without Highway Interchange



4 Segments

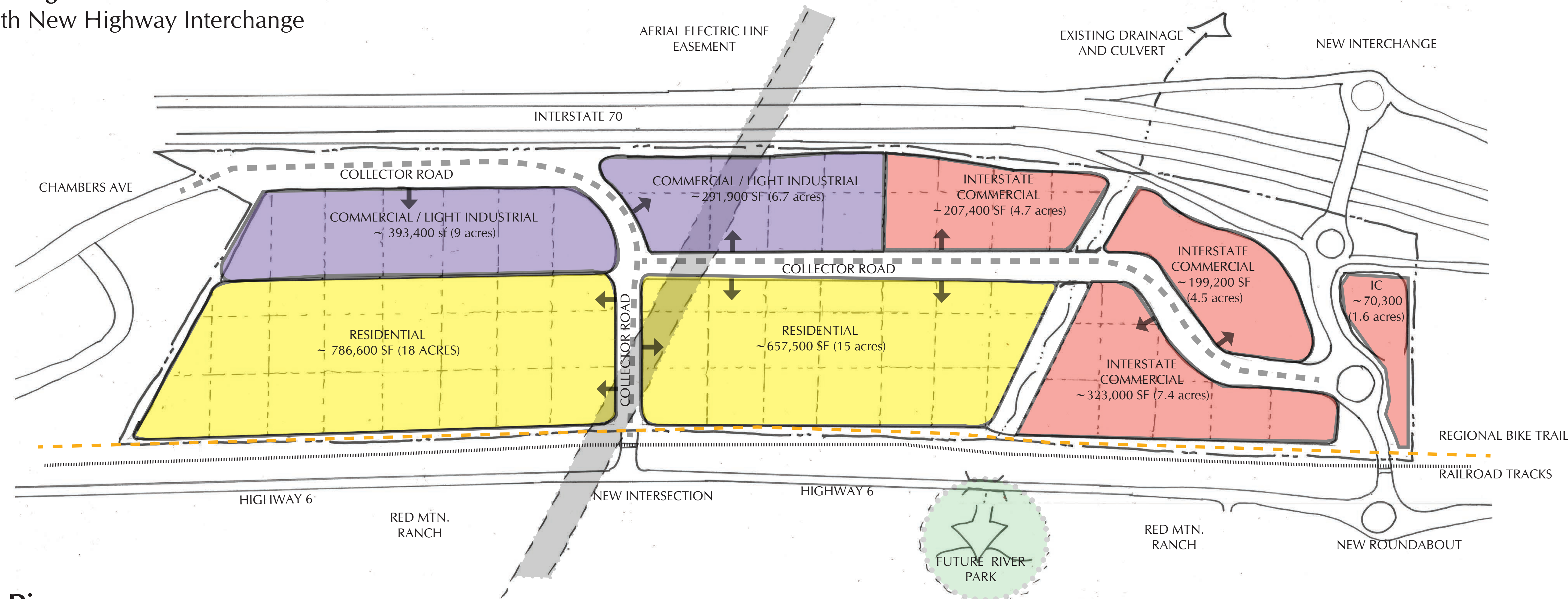


3 Segments

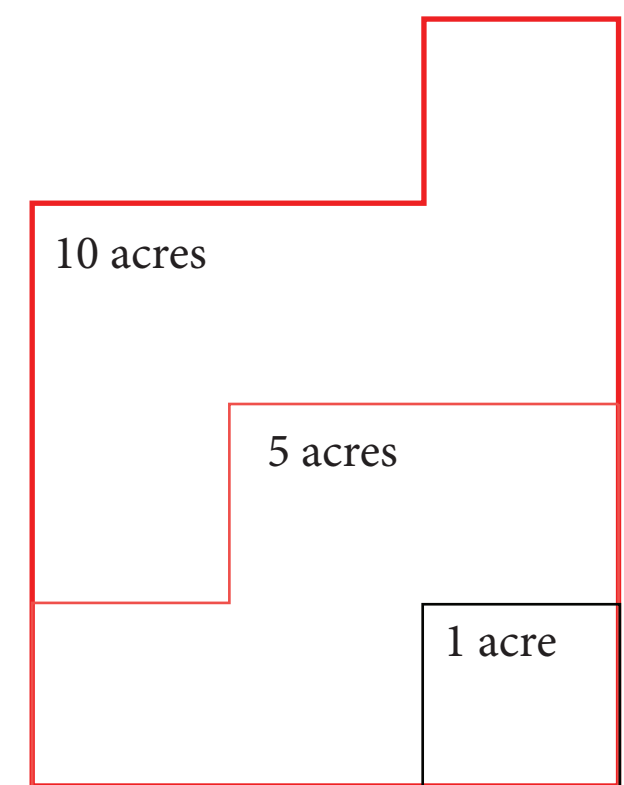
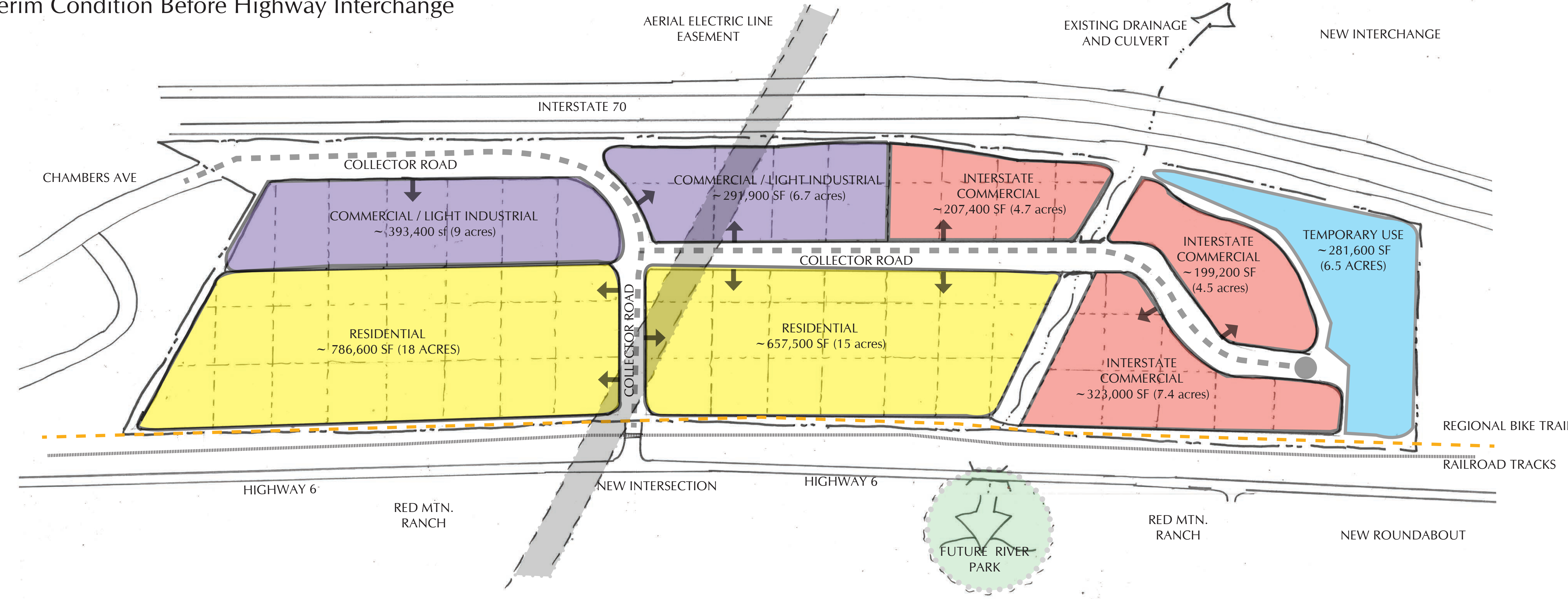


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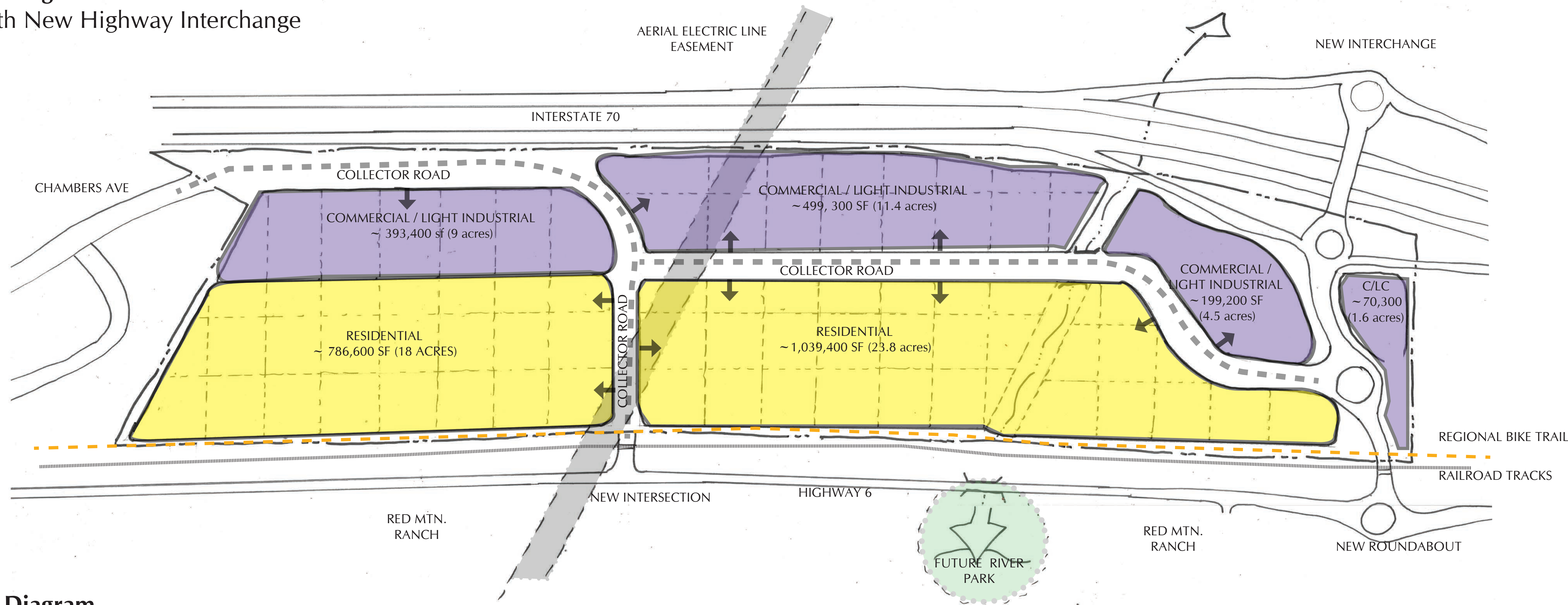
Conceptual Land Use Diagram
Preferred Concept With New Highway Interchange



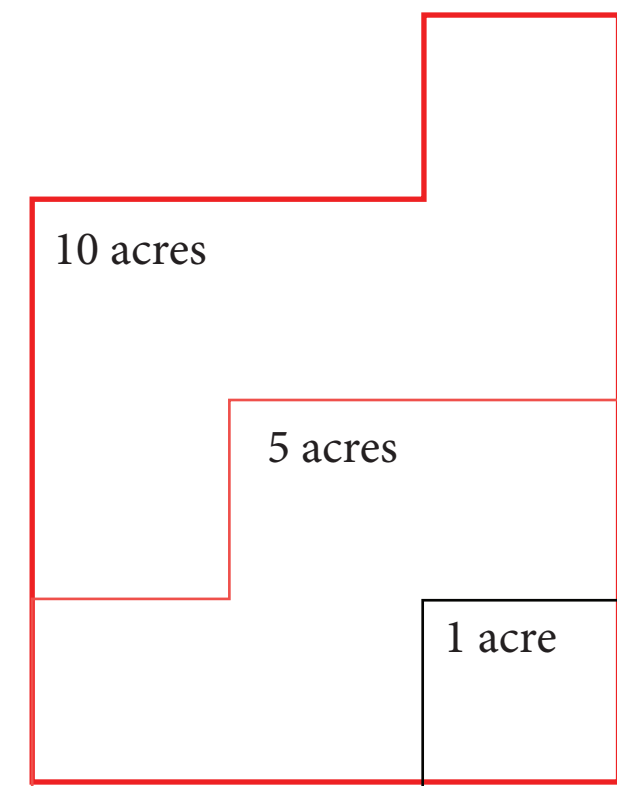
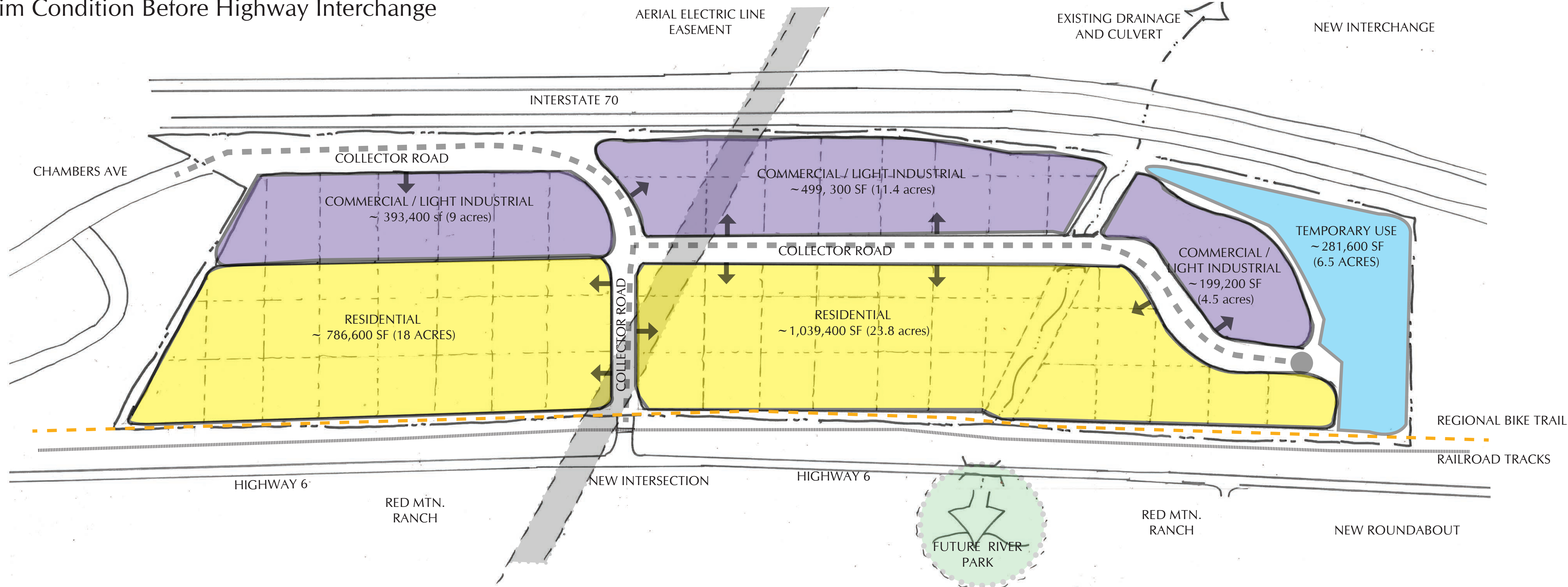
Conceptual Land Use Diagram
Preferred Concept Interim Condition Before Highway Interchange



Conceptual Land Use Diagram
Preferred Concept With New Highway Interchange



Conceptual Land Use Diagram
Preferred Concept Interim Condition Before Highway Interchange



East Eagle Sub Area Plan
Land Use Category Definitions
March 24, 2021

- **Commercial/Light Industrial.** This area will include uses common to those that exist in the Chambers Ave area but with larger lots that are more accessible to freight trucks. Such uses include those seen in light industrial areas such as office, 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, and service establishments. Multi-family residential projects may be allowed through the Special Use Permit process, but the total land utilized shall not exceed 10% of the Commercial/Light Industrial category.
- **Residential.** The East Eagle residential areas will consist of multi-family dwellings. Due to the abundance of detached single family residential approved in the south Eagle area, this category shall not include Single Family Dwellings.
- **Interstate Commercial.** To take advantage of the vehicular traffic present at interstate interchanges and to provide the Town's citizens options to driving out of town for certain goods and service, this area shall primarily include office, lodging, regional retail, large-format restaurant, and convenience stores/gas stations. Because this will also be the west bound 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.
- **Interim/Temporary Use Area.** This area consists of land that will eventually be utilized as transportation infrastructure for the future I-70 interchange. Knowing that this land may not be developed as an interchange for many years, temporary uses may be approved. Such uses would be limited to those that can be easily removed when development of the interchange begins. Being the eastern gateway to the Town (even though the interchange could be years away), landscaping, screening (with berms or fences) and overall design quality remain important considerations. Because the Town does not have a zone district specifically established to only address temporary uses, the Planned Unit Development zoning and process should be utilized for this area to include uses such as: storage and a solar photovoltaic provided they are screened adequately.