



AGENDA
Community Development Department
Monday, April 5, 2021
12:00 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 Jessica Lake, Planner I, and will be included as part of the record.

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

12:00 PM - MEETING CALLED TO ORDER

PUBLIC HEARINGS

1. Project: 1248 Chambers Temporary Use Permit for Outdoor Storage and Retail
File # TU21-01
Applicant: Teague Carlson, 1248 Chambers LLC
Location 1248 Chambers Avenue
Staff Contact: Jessica Lake, Planner I
Request: Application for a Temporary Use Permit at 1248 Chambers Avenue for Outdoor Storage and Retail.

PUBLIC COMMENT

Citizens are invited to comment on the Agenda item. Please limit your comments to three (3) minutes per person.

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



To: Chad Phillips, Community Development Director

From: Jessica Lake, Planner I, Community Development Department

Date: April 5, 2021

Agenda Item: TU21-01 1248 Chambers Ave Temporary Use Permit for Outdoor Storage and Retail

REQUEST:

Application for a Temporary Use Permit at 1248 Chambers Avenue for Outdoor Storage and Retail.

INTRODUCTION:

Stone Concepts has applied for a Temporary Use Permit at 1248 Chambers Avenue in order to store stone slabs outdoors while they apply for both a development permit and a building permit for a warehouse building at 85 Marmot Lane. Once the warehouse is complete, this temporary use will be discontinued, and the stone moved into the warehouse space. This lot is currently used for overflow employee parking. Customers park in the paved lot for Stone Concepts at 35 Marmot Lane. 1248 Chambers Avenue does not have a curb cut, access to this lot is from 35 Marmot Lane.

ANALYSIS:

Standards of Approval for a Temporary Use Permit:

Section 4.04.100.B.1.a-c.

Standard a – Such use is compatible with the neighborhood proposed.

Staff Comment – Outdoor storage of materials is a documented use in the Commercial General Zone District. The surrounding properties include Stone Concepts, the owner of both 35 Marmot and 1248 Chambers Ave, a commercial building at 1286 Chambers with multiple commercial tenants, contractor storage uses at 145 Marmot and 205 Marmot. The outdoor storage is in line with all adjoining commercial uses and the applicant will provide temporary screening for materials stored outside during the length of the temporary use permit.

Standard b – The site of the temporary use will be returned to its original condition or improved after completion of the temporary use, and adequate provision has been made therefor, subject to the approval of the Town Attorney. Such provision may include a bond or other security.

Staff Comment – The applicant has agreed to return the lot to its previous condition prior to expiration of the Temporary Use Permit. No additional improvements to the lot are currently planned. Any landscaping disturbed as a result of this use will be replaced and maintained.

Standard c – Such use is in conformance with the goals and policies of the Town.

Staff Comment – The 2020 Elevate Eagle Comprehensive Plan (Plan) generally provides the goals, policies and plans for the Town. The Future Land Use Map designates the property as Commercial/Light Industrial. The property also falls within the I-70 Influence Character Area. The relevant goals and policies for this area are:

2020 Elevate Eagle Comprehensive Plan:

- 1) Chapter 4: Goals & Policies – *Goal 1-2. Expand and diversify the Town’s economic opportunities.*
 - a. *Policy 1-2.2. Promote commercial development that fits the desired character of the community and its character areas.*
 - b. *Policy 1-2.3. Support opportunities to expand and diversify the commercial and light industrial base.*
 - c. *Policy 1-2.8. Encourage continued reinvestment in existing commercial areas.*
 - d. *Policy 1-2.10. Support the retention and expansion of regionally serving commercial and service uses. Protect the light industrial areas from dilution and intrusion by other uses.*

Staff Comment: Temporarily moving the stone slabs will enable the Stone Concepts to build a warehouse for storage and retail, which is better in line with the character that the Town is trying to develop for commercial/light industrial areas and in the Chambers Avenue Character area. The construction of the warehouse will support our policies to encourage reinvestment in commercial areas and expansion of regionally serving commercial uses.

- 2) *Goal 2-7. Policies for the Interstate 70 Influence Character Area: Including the Market Street Area, Eby Creek Road Area, and the Chambers Avenue Area.*
 - a. *Policy 2-7.1. Portions of the I-70 Influence character area are intended to support commercial and industrial uses, exclusive of other uses. Improvements along Chambers Avenue and Market Streets are auto oriented with limited pedestrian amenities.*
 - b. *Policy 2-7.5. Encourage the development of vacant or underutilized lots at the western end of Chambers Avenue with more intensive uses that would benefit from their accessibility to the interstate corridor.*

Staff Comment: This temporary use is a commercial use and is exclusive of other uses. The development permit application for the warehouse will also be an expansion of the commercial use. The granting of the temporary use permit would facilitate the development of a lot currently utilized for outdoor storage to one with a warehouse space used for storage and retail by a regional construction service provider based in Eagle.

COMMUNITY INPUT:

No letters of public comment have been received as of April 2, 2021. This memo will be updated to reflect any public comment received during the Administrative Hearing, to be held on April 5, 2021.

BUDGET / STAFF IMPACT:

No impact to the budget.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

2020 Town of Eagle Strategic Plan:

1) Major Objective: Stimulate Economic Vitality and Development

- a. The Town focuses on development that follows the Elevate Eagle Comprehensive Plan to ensure results that maximize the economic benefits. The economic impact of visitors and business investments result in positive benefits in terms of amenities, job creation, increases in wages, infrastructure and the overall quality of life.*

Staff Comment – This request is in alignment with the Elevate Eagle Comprehensive Plan as noted above and the resulting development permit will help facilitate further alignment with both the Comprehensive Plan and this Strategic Plan Major Objective.

RECOMMENDED ACTION OR PROPOSED MOTION:

An action will be recommended after public comment has been received on April 5, 2021.

Proposed Conditions of Approval:

1. The permit is approved for (1) year from the effective date. No extensions shall be granted, and the site shall be returned to its previous condition prior to the expiration of the permit.
2. Applicant shall provide screening of materials stored outside prior to moving materials. Screening shall be as shown in the application and shall be weighted so as not to become a hazard in adverse weather conditions. Applicant shall be responsible for safely securing the screening.
3. Any landscaping disturbed as result of this permit shall be replaced to previous conditions.

ATTACHMENTS:

- Exhibit A – Application and Project Narrative
- Exhibit B – Site Plan



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
200 BROADWAY • PO BOX 609 • EAGLE, CO 81631
PHONE: 970-328-9655 • FAX: 970-328-9656
www.townofeagle.org

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

ZONING REVIEW ☐ Special Use Permit ☐ Zoning Variance ☐ Rezoning ☒ Temporary Use Permit ☐ Amendment to Zone District Regulations ☐ Encroachment Permit	DEVELOPMENT REVIEW ☐ Minor Development Permit ☐ Major Development Permit PLANNED UNIT DEVELOPMENT (PUD) REVIEW ☐ PUD Zoning Plan ☐ PUD Development Plan	SUBDIVISION REVIEW ☐ Concept Plan ☐ Preliminary Plan ☐ Final Plat ☐ Lot Line Adjustment ☐ Condominium / Townhouse ☐ Minor Subdivision
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PROJECT NAME STONE CONCEPTS

PRESENT ZONE DISTRICT COMMERCIAL GENERAL PROPOSED ZONE DISTRICT _____
(if applicable)

LOCATION

STREET ADDRESS 1248 CHAMBERS AVE

PROPERTY DESCRIPTION

SUBDIVISION EAGLE VALLEY COMM. PARK F-2 LOT(S) C-30 BLOCK 0702-PG-0365
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE TEMPORARY STORAGE OF GRANITE SLAB MATERIAL ENCLOSED IN PRIVACY FENCING DURING CONSTRUCTION ON ADJACENT PROPERTY

APPLICANT NAME TEAGUE CARLSON PHONE (970) 328-3800

ADDRESS P.O. BOX 4330 - EAGLE, CO 81631 EMAIL teague@stoneconcepts.org

OWNER OF RECORD 1248 CHAMBERS LLC PHONE (970) 328-3800

ADDRESS P.O. BOX 4330 - EAGLE, CO 81631 EMAIL teague@stoneconcepts.org

REPRESENTATIVE* _____ PHONE _____

ADDRESS _____ EMAIL _____

*A representative must submit an affidavit or power of attorney signed by the property owner of record authorizing the representation.

APPLICATION SUBMITTAL ITEMS:

The following submittal materials must be submitted in full before the application will be deemed complete (please check all items that are being submitted):

- ☒ Applicable fees and deposits.
- ☒ Project Narrative, describing the project, its compliance with any applicable review criteria, any impacts to the surrounding area, and any other relevant information.
- ☒ Surrounding and interested Property Ownership Report (see project specific checklist for more information).
- ☒ Proof of Ownership (ownership & encumbrance report) for subject property.
- ☒ Site Plan, drawn to scale and depicting the locations and boundaries of existing and proposed lots and structures.
- ☒ Project specific checklist. N/A

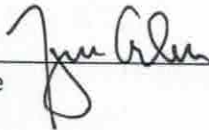
FEES AND DEPOSITS:

See Eagle Municipal Code Section 4.03.080

1. Application fees shall be paid in full at the time of the filing of the application and unless paid, the application shall not be deemed complete. All fees are nonrefundable.
2. As described in Eagle Municipal Code § 4.03.080, third-party consultants may be necessary for the review and processing of applications. These costs ("pass-through costs") must be paid by the applicant. If pass-through costs are expected, the applicant must pay a deposit at the time the application is filed. If at any time the deposit does not fully cover the pass-through costs, the applicant must pay another subsequent deposit before the Town will continue processing the application.
3. The Town may withhold the recording of any Subdivision Final Plat or Development Plan or the signing of any Resolution or Ordinance until all pass-through fees are paid in full.
4. Within 30 days of approval or denial of an application, any remaining deposit shall be returned to the applicant. If an application is withdrawn, any remaining deposit shall be returned to the applicant within 60 days.

I have read the application form and certify that the information contained herein is correct and accurate to the best of my knowledge. I understand that it is my responsibility to provide the Town with accurate information related to this application. I UNDERSTAND THAT FILING AN APPLICATION IS NOT A GUARANTEE THAT THE APPLICATION WILL BE APPROVED.

Signature



Date

3/11/2021

FOR OFFICE USE ONLY

DATE RECEIVED _____	BY _____	FILE NUMBER _____
REVIEW FEE _____	DATE PAID _____	RECEIVED BY _____
DATE CERTIFIED COMPLETE _____	BY _____	
P&Z HEARING DATE _____	DECISION _____	
BOT HEARING DATE _____	DECISION _____	

STONE CONCEPTS

Date: March 11th, 2021

Subject: Land Use Application – Project Narrative

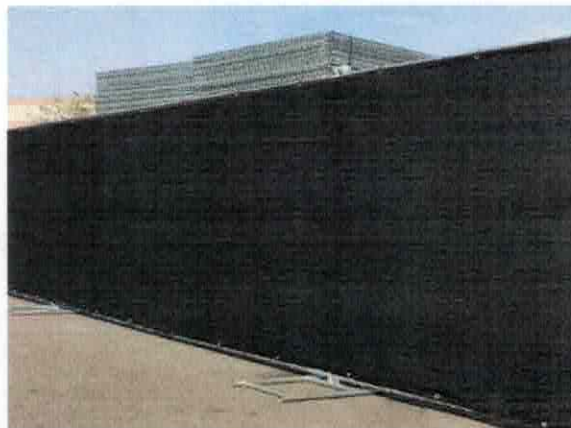
Location: 1248 Chambers Avenue – Eagle, CO 81631

Subdivision: Eagle Valley Commercial Park – F-2

Lot: C-30

Block: 0702-PG-0365

The temporary use permit that we are applying for would be to utilize a vacant lot that we own for storage of raw materials. It is our hopes that we will be able to move forward with construction of a new fabrication facility this Spring/Summer on the lot to the south of our offices which we also own (85 Marmot Lane – Eagle, CO 81631). The lot at 85 Marmot Lane is currently being used to store raw granite slab materials so we will need to relocate these slabs during the construction process. Given that we also own the lot at 1248 Chambers Avenue, we would like to utilize this lot for temporary storage during the construction process. We intend to construct a temporary construction privacy fence to conceal the materials from passing traffic and neighboring facilities on Chambers Avenue. There should be little to no impact to the surrounding areas or surrounding facilities. Below is a depiction of the construction privacy fence that we are proposing to use throughout the duration of the storage of these materials. The fencing would be 6' tall and each panel of the fence would span 12'.



If there are any questions or concerns, I can be reached at the below information.

Teague Carlson – Phone: (970) 904-0340 – Email: teague@stoneconcepts.org

**STONE CONCEPTS OF COLORADO INC. AND
BRYAN BELLOWS AND MARA MACTAGGART**