



**Planning and Zoning Commission
Meeting Minutes
March 5th, 2019**

PRESENT

Jason Cowles, Chair
Stephen Richards
Jesse Gregg
Matthew Hood
Kyle Hoiland
Brent McFall

STAFF

Morgan Landers- Town Planner
Colton Berck- Planner I
Dawn Koenig- Admin Technician

ABSENT

Charlie Perkins
Bill Nutkins

This meeting was recorded. The following is a condensed version of the proceedings written by Dawn Koenig.

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission held in the Eagle Town Hall was called to order by Jason Cowles at 6:31p.m.

APPROVAL OF MINUTES

Commissioner Hood made a motion to approve the minutes of the February 19th, 2019 meeting. Commissioner McFall seconded. All others present voted in favor. The motion passed.

PUBLIC COMMENT

Annie Eagan of 215 Howard Street said she has been talking to members of the community about her concerns with exponential increase in traffic that would result from all of the development projects that have been recently approved or are in the approval process. She said that people are very concerned that too much development is going to be approved and that traffic is going to greatly impact quality of life for those who live in Eagle. She said that she has been told that there has been a new traffic study that is currently being reviewed by the town. Eagan requested that the Planning Commission and Town Board refrain from approving anymore new development projects until town engineering staff has a chance to review the traffic study so that new approved developments can be done with knowledge of traffic impacts.

She indicated that there are about 2,100 units in Eagle alone that are in the development review stage or in the process of being built and several more in Gypsum which will impact Hwy 6. She said that all of this new development will put strains on the existing roads and roundabouts. She said that the people she has been talking to are freaked out and concerned about the resulting impacts of all the new development.

LAND USE FILES

S18-01 Haymeadow Subdivision Filing 1 (Request for continuance until March 19th)

Cowles opened file S18-01 a request to formally plat the entire boundary of the Haymeadow property and will address the requirements of the approved Haymeadow Annexation and Development Agreement that are triggered at Final Plat approval. He noted that staff has requested a continuance of this file and asked Landers to update the Commission on the request. Landers said that when the initial public notice for the hearing this evening was sent at a staff did not realize mineral rights notifications have a longer notification requirement than standard land use notifications. She said the regular notification requirement is 15 days and the mineral rights notification requirement is 30 days. She said the request to continue the hearing is a result of this longer public notification time frame. She said at the hearing on March 19th, the applicants will be present, a staff report, and other supplemental materials will be presented as well.

Cowles noted that there were several members of the public present at the hearing whom he presumed were there to offer public comment on this file.

Landers offered to give a quick overview of the files that are going to be heard by both the TBOT and the Planning Commission in the coming weeks related to the Haymeadow project. She also offered to provide her contact information and additional information on the files after the hearing. Landers also said that she is happy to meet with people one-on-one as well if requested.

Landers said that there are two items related to Haymeadow being brought before the Town. There is a file related to their annexation agreement being heard by the TBOT on the 12th; a request for an extension of the construction start date, she said. Landers said that the Planning Commission will hear the subdivision file on March 19th and the TBOT will hear it on April 9th.

DELIBERATION

Hoiland made a motion to continue file S18-01 to the hearing on March 19th. McFall seconded. All voted in favor.

S18-02 Red Mountain Ranch Subdivision Sketch Plan

Cowles opened file S18-02 a request for a Subdivision Sketch Plan for re-subdivision of the property into seven parcels.

STAFF REPORT AND PRESENTATIONS

Landers presented an overview of the file including the applicant, location, zoning, and current use. She presented a summary of the project and presented slides on each of the parcels and the respective boundaries.

Landers presented the standards for approval for a subdivision sketch plan. She stated that in general, the plan needs to be in conformance with the Towns goals policies and plans.

Landers said that the Eagle Area Community Plan (EACP), Eagle River Corridor Plan (ERCP), and the Town of Eagle Strategic Plan were taken into consideration to assess whether the proposed Subdivision

Sketch Plan conforms to the town's goals policies and procedures. She noted areas of compliance and areas of potential conflict the plan may have with each of the guiding documents. She said that the project is in compliance with the EACP in that it is adjacent to existing development and will be more integrated with the redevelopment of the East Eagle Property where Eagle River Station was proposed. She said that there are considerable benefits through the dedication and preservation of public lands and recreational opportunities. Landers also noted that the proposed plan provides for unique uses that support economic diversity such as youth education, farm market/restaurant, and camping. Landers said that the proposal conflicts with the EACP in that the project has two planning areas outside the town's growth boundary. She also noted that access to the river will need to be actively managed to prevent degradation of the riparian area.

Landers said that the project is compliant with the ERCP in that it is designed for a mix of uses that prioritize conservation with a balance of housing options and small economic development opportunities. She said that the proposed density and decrease in intensity as the project moves to the east is in conformance with the ERCP. Landers noted that the plan promotes thoughtful integration of recreation such as a comprehensive trail network (soft and hard surface), a boat launch area, and camping area designations.

Landers said that the project is in compliance with the Town of Eagle Strategic Plan as it provides unique commercial opportunities, supports affordable housing by complying with the Local Employee Residence Program (LERP), and will support outdoor activities, recreation and open space.

Landers presented a re-cap of conditions of approval for the PUD that the commission approved at their last meeting.

She stated that staff recommends approval of file S18-02 with the following condition:

1. If file PUD18-01 Red Mountain Ranch PUD is not approved, the sketch plan will become void.

Q & A

Hood asked if the TBOT approves the PUD with different conditions, will the sketch plan need to be approved again. Landers said no, the sketch plan just needs to be in conformance with the PUD requirements.

McFall asked if the conditions of approval for the PUD would need to be repeated with the approval of the sketch plan. Landers said that it is not necessary.

Cowles asked what the next steps will be. Landers said that the next step would be the subdivision and final plat for the seven planning areas followed by development permits for Planning Areas One and Two.

PUBLIC COMMENT

Annie Egan asked for clarification on the next steps. Landers said that the Planning Commission made a recommendation of approval for the PUD at their last meeting. She said the TBOT will hear the file at the meeting on March 26th.

DELIBERATION

Hood made a motion to approve file S18-02 with the following staff recommended condition:

1. If file PUD18-01 Red Mountain Ranch PUD is not approved, the sketch plan will become void.

Richards seconded. All voted in favor.

TOWN BOARD OF TRUSTEE UPDATE

Landers said that file PUD18-02 for the Reserve at Hockett Gulch will be heard by the TBOT on Tuesday, March 12th. She reported that the results of the Home Rule survey were presented at their last meeting. Landers said that Eric Johnson was sworn in as the new Municipal Court Judge.

OPEN DISCUSSION


Gregg said he saw RFP for pool and ice rink expansion. He asked Landers to provide details. She said that the Town is partnering with Mountain Recreation to do a master plan for the pool and ice rink facility including the Haymeadow dedication area. Landers said that Assistant Town Manager Bill Shrum is heading up this project for the town and that he could provide further details.

Hood asked for details about the traffic study that was mentioned by Anne Eagan. Landers said that the town collected a series of traffic counts at about seven or eight locations throughout town. She said the Town Engineering Staff is currently reviewing a report from a 3rd party traffic engineering firm they are working with. Landers said that the results of this traffic study will help inform the Comp Plan.

ADJOURN

Commissioner McFall made a motion to adjourn and Commissioner Gregg seconded. All voted in favor. The meeting adjourned at 7:05PM.

3/19/17
Date



Jason Cowles – Planning and Zoning Commission Chair

3.19.19
Date



Dawn Koenig- Admin Technician