



**Planning and Zoning Commission
Meeting Minutes
August 2, 2016**

PRESENT

Jason Cowles, Chair
Stephen Richards
Charlie Perkins
Cindy Callicrate
Donna Spinelli

STAFF

Tom Boni – Town Planner
Danielle Couch – Administrative Assistant
Kevin Sharkey – Assistant Engineer

ABSENT

Jamie Harrison
Jesse Gregg
Max Schmidt

This meeting was recorded and the CD will become part of the permanent record of the minutes. The following is a condensed version of the proceedings written by Danielle Couch.

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission held in the Eagle Town Hall on August 2, 2016, was called to order by Jason Cowles at 6:04 p.m.

APPROVAL OF MINUTES

Cindy Callicrate moved to approve the minutes of the July 19, 2016, Planning & Zoning Commission Meeting. Stephen Richards seconded. The motion passed unanimously with Donna Spinelli abstaining.

PUBLIC COMMENT

None

LAND USE PUBLIC HEARINGS

V16-05 United Rentals Design Variance

Cowles opened File V16-05, United Rentals Design Variance to install a six-foot high, slatted chain link fence around the sides and rear of the property. United Rentals does not own the property but has permission from the property owner to apply for the design variance and perform the subsequent work. The application is to remove the old cedar fence and replace it with vinyl coated, slatted chain link fence around the rear and side yards up to the front of the property. A welded steel fence is proposed for the front of the property.

Staff recommended approval of the variance with the condition that plantings on the west side of the property (along Nogal Gulch) be planted on the outside of the fence with Rocky Mountain Juniper. The fence on the east side of the property (on the property line) would need to be placed to allow for plantings.

Applicant Justin Gartner has been a general contractor for United Rentals since 2006. United Rentals in Eagle is currently the only equipment rental facility between Grand Junction and Denver. The reason for this application is to allow for additional space in the loading yard. The gate on the front of the property would remain open during business hours. There are some natural plants beyond what the applicant has proposed for landscaping along the west side of the property. The applicant requests that the adjacent property owner to the east to be responsible for landscape on the east side of the fence.

Cowles opened public comment and hearing none, closed public comment.

The Commission discussed whether to require the applicant to install landscaping on the east side of the property and agreed that it would be nice but there is a high likelihood that trees would get boxed in by adjacent property fences and be unmaintained.

Richards made a motion to approve file V16-05 with landscaping along the west side of the property to be approved by Staff and for the chain link fence to be vinyl coated green and installed with slats of a similar green. Perkins seconded. The motion was unanimously approved. Cowles closed file V16-05.

V16-04 Creekside Lofts Side Setback Variance

V16-06 Creekside Lofts Front Setback Variance

DR16-01 Creekside Lofts Development Plan

Cowles opened files V16-04, V16-06 and DR16-01 for the Creekside Lofts Development; there are two variances, one side yard and one front yard setback; a development standard variance; and a development permit.

The applicant, Rick Pylman, explained the history of the parcel, originally known as the Ewing parcel, and the constraints on the property related to an existing property line, a previous right of way dedication, existing utility easements, and the shape of the property.

The first variance request (V16-06) is for a front yard setback on the proposed single family home. Due to the shape of the property, three sides of the home are considered "front yard" and require 25-foot setbacks from the right of way and must avoid a landscape easement on the Sylvan Lake Road side. The applicant is proposing a 20-foot setback on the north side of the property (from the garage to the existing hammerhead) and an 18-foot setback on the east side of the property (from the front of the house to the existing right of way line). Although the right of way line for Prince Alley is 18 feet from the front of the house, the edge of pavement is 35 feet.

The second variance request (V16-04) is for a side yard setback on the proposed fourplex. Due to the phasing of this development, a fourplex was built and has already been subdivided, creating a property line 15 feet from the building. Because of the site constraints the proposed fourplex is, at its narrowest, 9.5 feet from the existing property line; 6.5 feet shy of the minimum required setback (12.5 feet or half the height of the building (16 ft.), whichever is greater). Staff has recommended shifting the two proposed townhouses three feet toward Sylvan Lake Road in order to maximize the setback between the existing fourplex and the proposed fourplex. The applicant believes that the extra three feet is better served as a buffer between the property and Sylvan Lake Road.

The development standard variance is requested to accommodate the townhome parking area and to allow cars to exit by backing on to Prince Alley, rather than driving out forward.

The applicant also discussed the constraints when designing the pedestrian path that will connect with the existing multi-use path along Sylvan Lake Road. The design shows a shortened path with two small sets of stairs. The applicant chose this design due to existing landscape easements, utility easements and aesthetics.

Callicrate asked what the required street improvements would be for the development; she is concerned about increased traffic on Prince Alley. Boni responded that there are no required improvements and that Prince Alley is a very low volume road. Cowles noted that he lives on a similar style of street and there is no problem with traffic.

Perkins asked if there is any lighting proposed with the development. Sharkey responded that there is no proposed lighting and the roundabout is quite well lit and there will be additional lighting installed with a new pedestrian crossing as a requirement of the Sylvan Lake Circle development.

Cowles opened public comment.

Tegan Davis, 701 Prince Alley: Ms. Davis asked if staff could define "low volume." Sharkey said that the average daily traffic will remain low even with the addition of eight units. He estimated 2.5 trips per day per unit. Ms. Davis said there is not a lot of room on Prince Alley and there is heavy pedestrian traffic. It is already difficult to exit onto 6th Street. She disagrees with the design for steps on the pedestrian connector path but agrees that the side variance should be approved and additional landscaping maintained on the west side of the property.

Bruce Norring, 702 Prince Alley: Mr. Norring said that what helps control the traffic now is having a narrow street and that if the streets were wider traffic would be faster. He also agreed on a path without steps and would like additional landscaping. He asked if a unit could be removed to gain 20 feet; Pylman said they already did that to fit within the waterline easements. Mr. Norring also asked if there were not windows on the facing walls of the proposed townhomes if they could be built closer to each other.

Mike Stevens, 713 Prince Alley: Mr. Stevens doesn't want any street lights installed on Prince Alley. He said having stairs on the path would be hard and asked who would be responsible for maintaining them in the winter.

Kyle Hoiland, 19 Prince Alley: Mr. Hoiland is against the single family home being built across from his driveway and asked if the variance were denied if that meant the house would not be built. However, he is glad to see more housing built in Eagle and in the Valley.

Cowles closed public comment.

Spinelli asked what the price points are for the townhomes and the single family home. Eric Eves, the project developer, said he doesn't know yet but the last townhomes sold well. Spinelli asked about the marketability of the single family home due to its size and location. Eves said they had tried a lot of different designs and wanted to accommodate a master on the main with added space in the basement. They wanted to design the most livable home given the constraints of the property and build to improve the area rather than maximize use by right.

Perkins asked about the location of the guest parking spaces and whether they are meant to support the townhomes or the single family home. Pylman said they were requested by staff and were placed to take advantage of the available right of way.

Callicrate reiterated her concern about the narrow roadway and increased traffic. She thinks it is a big mistake to not improve the road and also thinks the stairs on the path are a bad idea.

Perkins asked if there might be a problem for emergency vehicles to respond given the width of Prince Alley and also asked who is responsible to maintain the road. Cowles said he is confident that the road is adequate to support the traffic and was designed to allow emergency response vehicles. The Town is responsible to maintain the road; even though it is called an "alley" it is a town street. Cowles asked Staff if the Fire District will be reviewing this application; Boni responded that it will go to the Fire District for approval before going to the Board of Trustees.

Cowles made a motion to approve file V16-04 with the side yard setback as shown on the plans at 9.5 feet. Richards seconded. The motion carried with Callicrate dissenting.

Cowles made a motion to approve file V16-06 with the front yard setbacks as shown on the plans. Perkins seconded. The motion was unanimously approved.

Cowles made a motion to approve file DR16-01 with the following conditions:

1. The applicant will pursue design of a path connection from Sylvan Lake Road at grade and maybe to the north. Staff will approve final alignment of the path.
2. The file be referred to the Fire District to approve emergency vehicle access.
3. Staff will provide traffic counts and trip generation information to the Board of Trustees for consideration.

Perkins seconded. The motion was unanimously approved. Cowles closed files V16-04, V16-06 and DR16-01.

TOWN BOARD OF TRUSTEES MEETING REVIEW

1. Sylvan Circle Development Plan – Staff will be fine-tuning the Development Improvements Agreement and the Local Employee Residency Plan (LERP) for the development.
2. Rocky Mountain School of Discovery – Continued to August 23 meeting to review traffic study.
3. Boyz Toyz – Continued to August 23 meeting in order to get a boundary survey.
4. Marijuana Code Updates – Approved and an ordinance is getting drafted for execution.

OPEN DISCUSSION

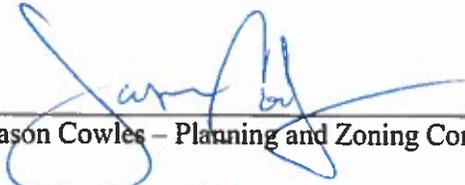
Perkins asked if the Town has any leverage to request maintenance be performed on the railroad bridge; Boni said we could address that with the Board of Trustees. Perkins also asked if there is a plan for the Town to consider view corridors as development continues. Boni will review the Eagle Area Community Plan (EACP) because he thinks there is mention of view corridors there. Other view corridor plans he has seen are very technical.

ADJOURN

Cowles made a motion to adjourn the meeting. Richards seconded. The motion passed unanimously. The meeting was adjourned at 8:26 p.m.

9/6/16

Date



Jason Cowles – Planning and Zoning Commission Chair

9/6/16

Date



Danielle Couch – Administrative Assistant