



**Planning and Zoning Commission  
Meeting Minutes  
September 20, 2016**

**PRESENT**

Jason Cowles, Chair  
Stephen Richards  
Charlie Perkins  
Jesse Gregg  
Max Schmidt  
Cindy Callicrate  
Donna Spinelli

**STAFF**

Tom Boni – Town Planner  
Danielle Couch – Administrative Assistant

**ABSENT**

Jamie Harrison

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 September 20, 2016, was called to order by Jason Cowles at 6:03 p.m.

**APPROVAL OF MINUTES**

Stephen Richards moved to approve the minutes of the September 6, 2016, Planning & Zoning Commission Meeting. Jesse Gregg seconded. The motion passed unanimously with Cindy Callicrate abstaining.

**PUBLIC COMMENT**

None

**LAND USE PUBLIC HEARINGS**

**SU16-03**      *Wall Street Commons*  
**V16-08**      *Wall Street Commons Rear Yard Setback Variance*  
**V16-09**      *Wall Street Commons Open Space Variance*

Cowles opened Files SU16-03, V16-08 and V16-09 for Wall Street Commons at 243 Wall Street. After the applicant reviewed Staff's recommendation for denial of the Special Use permit due to the lack of parking identified, the applicant requested a continuation to revise the application. However, seeing that there are citizens in attendance for public comment, Tom Boni thought we should hear their concerns.

Cowles opened public comment.

*Dan Leary, 204 W Third Street*

Mr. Leary lives directly across from this proposed development. The issue with parking goes without saying. He is not sure if the current Commission remembers when this applicant had applied for a variance to allow the building on this parcel to be three stories rather than two. He doesn't think a 3-story building fits with the neighborhood. The applicant has proposed the front of the building on Wall Street and the rear of the building on Third Street, which would put the building entrance and trash enclosures directly across the street from Mr. Leary's front door. The parking as proposed will not work in the neighborhood and he feels that there should be more greenspace instead of the proposed 4-5 trees. He is not against this kind of development or the look of the building but this design in the middle of town, with no parking, won't work. He wants a nice town and wants the Planning & Zoning Commission to help protect the neighborhood.

*Bill Harris, 214 W Third Street*

Mr. Harris has lived at this address for 24 years and grew up here. He has seen a lot of change, some good, some bad. He does not see this development as being a benefit for the Town. The residents of this development would likely be couples or roommates and if each of them has a vehicle, that is an additional 36 cars. Third Street is a main thoroughfare and keeping it clear will be impossible; there will be nowhere to store snow with that many cars parked along the street. Also with this many additional cars in the downtown area, it limits the number of people that can come in to visit downtown. He feels this proposal can be scaled down and hopes to see a better project come back with the new proposal.

*Jack Olesen, 229 Wall Street*

Mr. Olesen feels that this development will affect him more than anybody. His bedroom windows would potentially be five feet from the edge of the new building. He has lived there for 58 years and is not leaving but if this building goes in, he will never see the sun again.

*Rick Walter, 321 Wall Street*

Mr. Walter has owned this property for five years and has been in the valley for 35 years. He is supportive of development but the number of units and the height of the building is not a fit for this neighborhood. It is too much for this town.

Cowles thanked the citizens for their comments and closed public comment. He asked Boni to share these comments with the applicant while he is working on retooling the application. Boni encouraged the citizens to attend the Planning & Zoning Commission meeting on October 4 to hear the applicant's presentation. Cindy Callicrate added that it is also important for them to attend and comment at the Board of Trustees meeting as well.

Boni explained that this type of application has many layers and this first step is the special use permit because this type of residential building is not a "use by right" in this zone district. The applicant is seeking to determine if this development is something that the Town wants and is looking to get a sense of whether it is appropriate. The Board of Trustees ultimately approves or denies the Special Use permit; the Planning & Zoning Commission approves or denies the variances. Mr. Harris asked who makes the final determination on the building height. Boni said that the Board of Trustees makes that decision, with recommendations from the Planning & Zoning Commission.

Cowles made a motion to continue the file to October 4, 2016. Charlie Perkins seconded. The motion was unanimously approved.

Richards thanked everyone for coming in and raising concerns that the Commission might not otherwise know about.

**TOWN BOARD OF TRUSTEES MEETING REVIEW**

1. Rocky Mountain School of Discovery – Application rescinded by the applicant.

**OPEN DISCUSSION**

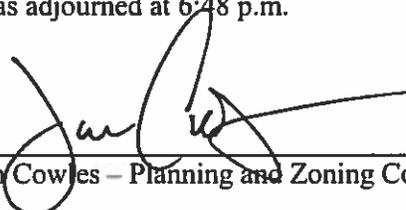
The Request for Qualifications (RFQ) for the Eagle River Park Design has been published and closes on October 3, 2016. We will invite 5-6 of the submittal teams to respond to the Request for Proposals (RFP). Cowles asked if Staff would like any input from the Planning & Zoning Commission on the RFQ selection. Boni said the selection would be staff-led but would welcome any Commission members that would like to participate. Staff hopes to have a contract in place by mid-January.

Cowles commented that sometime in the near future we should look at parking standards for the Central Business District. He would like to have something that we can apply more uniformly.

**ADJOURN**

Richards made a motion to adjourn the meeting. Donna Spinelli seconded. The motion passed unanimously. The meeting was adjourned at 6:48 p.m.

11/1/2016  
Date

  
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Jason Cowles – Planning and Zoning Commission Chair

10/4/2016  
Date

  
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Danielle Couch – Administrative Assistant