



The Town of Eagle

Box 609 • Eagle, Colorado 81631
(970) 328-6354 • Fax 328-5203

Meetings:
2nd and 4th Tuesdays

Planning and Zoning Commission Meeting Minutes June 21, 2016

PRESENT

Stephen Richards
Jesse Gregg
Charlie Perkins
Jamie Harrison
Donna Spinelli
Max Schmidt

STAFF

Tom Boni—Town Planner
Carla Nelson—Administrative Assistant
Matt Farrar—Assistant Town Planner

ABSENT

Jason Cowles
Cindy Callicrate

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 Carla Nelson.

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission held in the Eagle Town Hall on June 21, 2016 was called to order by Stephen Richards at 6:01 p.m.

APPROVAL OF MINUTES

Spinelli made a motion to approve the minutes of the June 7, 2016, Planning and Zoning Commission Meeting. Harrison seconded. The motion passed unanimously.

PUBLIC COMMENT

None

PRESENTATION

A team from Eagle County, including Jill Klosterman, Tori Franks, Pedro Campos, Melissa Brandrup and Gary Brooks, presented a conceptual development plan for Eagle County's property in West Eagle. The plan includes a conceptual layout of the infrastructure needed for the development; a variety of housing types that address new trends in the housing market; a phasing strategy; existing structures; and a ditch flowing through the property. The team explained that development would need to be done in phases and timing of the development would be tied to the

Haymeadow project. The Planning and Zoning Commission encouraged the County to involve the neighbors and the forest service early in the process.

Richards opened public comment and the following citizens addressed the Commission:

1. Jeff Manley, 101 Oxbow Court—concerned with small garages and lots of vehicles, likes the walkability of the neighborhood.
2. Robert Rapp, 115 Oxbow Court—likes the concept and the variety of price points.
3. Joe O'Malley—concerned with increased traffic due to more housing.

LAND USE PUBLIC HEARINGS

DR16-03 Sylvan Circle Development Plan

Richards opened File DR16-03, Sylvan Circle Development Plan, located at 58 Sylvan Lake Road, 42 Unit Townhouses on 4.67 acres. The applicant, Jonathon Werner, described the different building types, layout of the project and the project's relation to Highway 6 and Sylvan Lake Road. Gary Brooks, Alpine Engineering, described how the phasing of the project would occur. Mr. Brooks explained the requirement and process for the FEMA letter of map revision for the project.

The Commission asked about water quality, access points to Highway 6, and landscaping along Highway 6. The Commission asked the applicant to provide additional site sections for Buildings D and C, in order to better understand their relation to Brush Creek, as well as, to better understand the proposed retaining walls.

Harrison made a motion to continue the file DR16-03 to July 5, 2016. Spinelli seconded the motion. The motion passed unanimously.

BREAK 8:40pm-8:43pm

V16-03 Aguilar Setback Variance

Richards opened File V16-03, Aguilar Setback Variance, located at 20 Wren Court, a variance to allow for a reduced side yard setback requirement to allow for the construction of a covered deck. Boni presented that a Stop Work Order had been issued in 2013 due to complaints from the neighbors regarding the unfinished deck and cover. Boni read into record an email from Brent and Michelle Alm. A second neighbor also suggested support for the variance.

Harrison made a motion to approve File V16-03 finding that it meets standards 1, 2, 3 and 4 of the Land Use and Development Code for approval of a Zoning Variance with the following conditions:

1. The applicant is to submit a landscape plan to be approved by Town of Eagle Planner showing the buffer with adjacent neighbors.
2. The complete covering (roof structure and roof deck) to be completed within 90 days or the frame shall be removed. Harrison amended to 120 days.

Gregg seconded. The motion passed unanimously.

Richards closed File V16-03.

ADJOURN

Harrison made a motion to adjourn the meeting. Spinelli seconded. The motion passed unanimously. The meeting was adjourned at 9:00 p.m.

8/2/16
Date

Stephen Richards
Stephen Richards – Planning and Zoning Commission

7-19-16
Date

Carla Nelson
Carla Nelson – Administrative Assistant