

TOWN PLANNING COMMISSION BOARD MEETING

224 First Street, Eaton, CO Thursday, July 6, 2023, 7:00 P.M.

MINUTES

CALL TO ORDER

Chairperson Winter called the meeting to order at 7:00 p.m.

ROLL CALL

COMMISSIONER'S PRESENT

Karla Winter, Chairperson Glenn Babcock Jason Radke

Brad James

Bond Baiamonte

STAFF PRESENT: Greg Brinck, Assistant Town Administrator, Lauren Richardson, Baseline Planner and Vince Harris, Baseline Planning Director was virtual.

AGENDA APPROVED

Commissioner Babcock moved to approve the agenda as is.

Commissioner Baiamonte seconded, and the motion passed 4-0.

PUBLIC COMMENT – Chairperson Winter opened and closed public comment at 7:02 p.m., to which there was none. CONSENT AGENDA

1. Minutes - June 1, 2023, PC Regular Meeting

Commissioner Baiamonte moved to approve the Consent Agenda.

Commissioner James seconded, and the motion passed 4-0.

PUBLIC HEARING (See exhibit A) - Chairperson Winter opened the floor for public hearing at 7:03 p.m.

2. Amendment to the Town of Eaton Comprehensive Plan to Incorporate the Downtown Revitalization Plan, as Amended – Vince Harris, Baseline Planning Director and Greg Brinck, Assistant Town Administrator

Vince Harris presented a staff report, as the Town Board recently directed, to include the vacant and previously used site for the old Eaton Elementary School, which was recently demolished, in the Revitalization Plan. The Eaton School District is in the process of making the site available for sale. Prior to selling the site, the Town Board and the School District have decided to coordinate a future land use plan for the property and have chosen to complete a site analysis, a simple concept land use plan, adding the site to the recently approved Downtown Revitalization Plan, and then follow-up with a rezoning of the property to the PUD (Planned Unit Development) zone district to outline allowed uses and development standards specifically for this property. Staff recommends approval of the proposed Downtown Revitalization Plan – Amended, as an Amendment to the 2020 Eaton Comprehensive Plan by adopting Resolution No. 2023-02. Greg Brinck added that the addition of this site to the plan seemed to move quickly but based on the good data from the community for the original plan, this will be a good addition. Potential deadlines with the School District wanting to list the property on the market for potential buyers, is creating the motion to move forward with changing the zoning and creating a PUD. This is a partnership between the Town and District, to provide documents to potential buyers/developers with a vision of mixed-use development of multi-family units, ground floor retail/commercial uses and potential restaurants.

Chairperson Winter opened the floor for public comment and closed the floor at 7:25 p.m., there was no public comment. The board asked questions of the staff: present zoning is R-2, only single-family dwellings, or multi-family, no commercial; PUD will have the uniform plan with architecture and materials; buyer will be obligated to follow the PUD and follow standards; low affordable living will follow AMI, only 10 -15% of the units, no Section 8; high density area. As there were no further questions, Chairperson Winter closed the public hearing at 7:45 p.m.

Commissioner Babcock moved to approve Resolution No. 2023-02, A Resolution Adopting an Amendment to the Town of Eaton Comprehensive Plan to Incorporate the Downtown Revitalization Plan, as Amended.

Commissioner James seconded, and the motion passed 4-0.

NEW BUSINESS – None.

ADJOURN

Chairperson Winter moved to adjourn at 7:47 p.m.

Margaret Jane Winter, Town Clerk