

Colliers Hill / Bridgewater PUD Amendment No.6 & Rezone Neighborhood Meeting

April 8, 2021

Meeting was held virtually over the Zoom Webinar platform.

Attendees:

Andrew	Harry S	Mark Facey
Brad Dixon	Janet	Mark Hinson
Britt OB	Jwfot	Parkland HOA
Debra Kuzemchack	Kelsey Barnholt	Guy
Glenn Hetchler	Leanne Vielehr	

Panelists:

Eva Mather – Norris Design
Samantha Crowder – Norris Design
Beccah Bailey – Norris Design
Jerry Richmond
John Byrant
Chris Texter
Jason Jarvis
Greg Saia

Applicant provided a presentation providing information on the community, the existing PUD and proposed changes as well as the request for rezoning.

Slide 1-

Introduction to the meeting and discussion on how to raise your hand or ask questions

Slide 2-

Introduction of the development team

Slide 3-

Overview of Colliers Hill community and context within the larger area

Slide 4-

Overview of the existing Bridgewater PUD Amendment No.5

Slide 5-

Overview of proposed changes with the Bridgewater PUD Amendment No.6

Slide 6-

Overview continued with enlargements of Village 1A & 1B

Slide 7-
Overview of architectural standards proposed

Slide 8-
Overview of rezoning request and justification

Slide 9-
Reference zoning and comprehensive plans

Slide 10-
Attendee Questions (listed below)

Guy –

Will the fracking be removed?

Fracking will not continue within Colliers Hill.

Kelsey Barnholt – Gold Hill –

What is the setback to be used for the homes around the plugged & abandoned wells?

All of the oil and gas facilities are being plugged and abandoned at the source. The current setback is 25' from any residential unit from the center of the well. The Firestone flowline was left in place. We are removing 100% of the flowlines.

The Town of Erie has passed new setbacks requiring 2,000' to residential homes – what setback are you using?

From our understanding, a 2,000' setback has not been approved anywhere in Colorado. 2,000' setback is used in instances of new wells, not existing wells. The setbacks provided within Colliers Hill will be provided based on requirements outlines with the UDC.

What about the pipeline along CR10?

The pipeline is within the ROW and it will stay there. The residential setback is 50' from the ROW.

Mark Hinson –

You mentioned constructing a pathway adjacent to the railway –

The Town requires that we are a min of 30' away from the railroad with rear lots. We decided to increase that distance to 40' in order to put a trail in there that will meander instead of be a straight line.

There is a proposal to make the railroad a multi-pathway to Boulder, do you know if this is happening?

Reference to “Rails to Trails”

If it does happen it is scheduled to go from Firestone to Boulder. It is something RTD will have to fund. We will provide the trail as discussed with the Town staff.

Sandra –

How is it justifiable to build less than 500' well sites? Isn't the Weld County minimum 500'?

The setbacks recently adopted in 2020 are only for new wells, not for existing wells. The Majay wells were drilled in 2017.

It doesn't make it conscionable to build or safe for public safety.

This has been addressed with the Town and Oil & Gas abandoned and have no safety issues. The Majay wells are in Weld County. The distance from the Mayjay wells to the back of any structure is 467'. We are adhering to the appropriate setbacks as outlined with the current UDC for existing wells.

This is morally unconscionable.

Steve Pratt – 1920 Rooted Trust

Drainage Design located at the NE Corner of Filing 06/Village 1 – Are you intending to have the surface drainage drain into an existing drainage? Which I understand runs through my property. This was inefficient in the 2013 floods. Are you planning to use the drainage ditch north or the railroad, if so what improvements are you planning?

We are creating a water quality pond that will hold the water and then will release at historic rates that will go to the East. We should not be touching anything by your property and drainage conditions would remain as they are today.

This historical flow will not be any different?

Correct.

Mark Facey – Rooted Trust

What is the timeline for construction?

We think development will commence 12 -14 months from now – then take about a year to actually develop this site and sell houses.

No townhomes north of CR10, is this different than a duplex?

Yes, duplexes are a true paired product while townhomes can be up to 4, 5 or 6 units per building.

Guy –

Can we show where Silver Crown Court is on the overall map?

I believe this in Filing 4B. This would be quite away from any of the current oil & gas concerns.

Sandra –

Why should we be able to build as close as we want to gas sites so long as we can jump through legal hoops?

We don't feel we are jumping through legal hoops, we are following the Town standards. I understand where you are coming from, they Majay wells are being capped and meeting all of the strict guidelines set forth. This has been annexed and zoned to do this for years.

Mark Facey –

I have lived in this area for about 20 years, I've seen it change a lot. There are thousands of homes being built, yet our infrastructure has not changed yet. Are there any county or Town plans to change?

The Town does collect a roadway impact fee with new development— Our Metro District is gearing up to update WCR5, adding a traffic signal at Flora View. This work will likely start within the next 3 weeks or so. WCR construction will begin after school ends.

Andrew –

Is there a timeline to develop the land / start building south of WCR 10 and north of village 14 (reference to Filing 4G)?

The rec facility does have floor plans and elevation of the building. Filing 4G should begin grading soon. There were some slight changes made. The 4G neighborhood park will begin after the grading of the residential is completed. We are looking toward construction completion for May or June of 2022.

Debra –

Please define the low density?

Low Density is defined as 3-5 du/ac.

Emily VonFeldt –

How does this new neighborhood affect our Metro District taxes and HOA?

This particular filing along with filing 4G and Village 14 SFA are all in District 3. If you live in an existing homes in Colliers than you are in District 2. These new developments will add to the HOA pot and all of the HOA costs that you have today – there is no anticipation that any HOA fees will go up because of this.

Steve Pratt –

Are these lots encumbered or do they have a navigation easement and disclaimer that they are within the defined navigation easement.

There have been discussions with Parklands. Residents may be notified they are buying near the airport, but the Town has advised they could be against this. It is incumbent for each homeowner to research they property they are purchasing.

Are there any kind of oil and gas disclosures?

Yes, every developer does require a disclosure stating the house was with in or near any oil & gas.

Sandra –

Do you recognize that there are different guidelines for a reason and that the state has more stringent guidelines to protect public health? Why are you choosing to go with less stringent guidelines?

We have owned the property a long time and are following the guidelines of the current codes in this area. It is our right to develop this property at this time. The first project I ever developed was in Firestone. I have a great deal of respect and compassion for the people that went through that.

Guy –

On the map top left corner (referencing areas located within Weld County), all the oil wells over there will not have any fracking any longer, correct?

This is correct.

How will we be notified of the next neighborhood meeting?

This is the only neighborhood meeting we will be hosting for this PUD Amendment and Rezone applications. The notices for this meeting was mailed to residents within 500' of the Colliers Hill community and signs were posted along WCR 5 and WCR 10. Additional meetings will be held for both the Village 1 and Village 14 site plans/plats as those applications are submitted. We would expect those meetings to be held in the coming months. Mailed notices will be sent out to residents within 500' of those parcels and signs will be posted as well.

END OF MEETINGS.