

July 2021
Planning & Development
Monthly Report

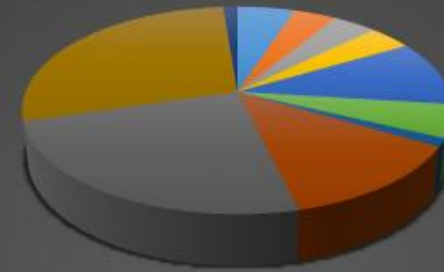
Planning
Engineering
GIS
Building

PLANNING DIVISION

Land Use Applications

In June 2021, Planning had a total of 78 land use applications in process; below is the breakdown of applications by type. In June 2021, 10 new land use applications were submitted to Planning. The land use application project type details can be found in the Development Application List on the Development Review page. <https://www.erieco.gov/329/Development-Review>

Number of Land Use Applications in Process



- Annexation
- Comprehensive Plan Amendment
- Initial Zoning
- Rezoning
- PD/PUD Zoning
- Special Review Use
- Sketch Plan
- Preliminary Plat
- Final Plat
- Site Plan
- Wireless Communication

PLANNING DIVISION

Pre-Application Meetings

In addition to our formal land use applications listed above, the Planning staff often meets with potential developers in pre-application meetings to discuss a concept or idea for development and Planning provides guidance on our Code requirements and what formal land use applications the developer should apply for. In June 2021, the Planning staff held 3 Pre-application meetings for the following projects/properties:

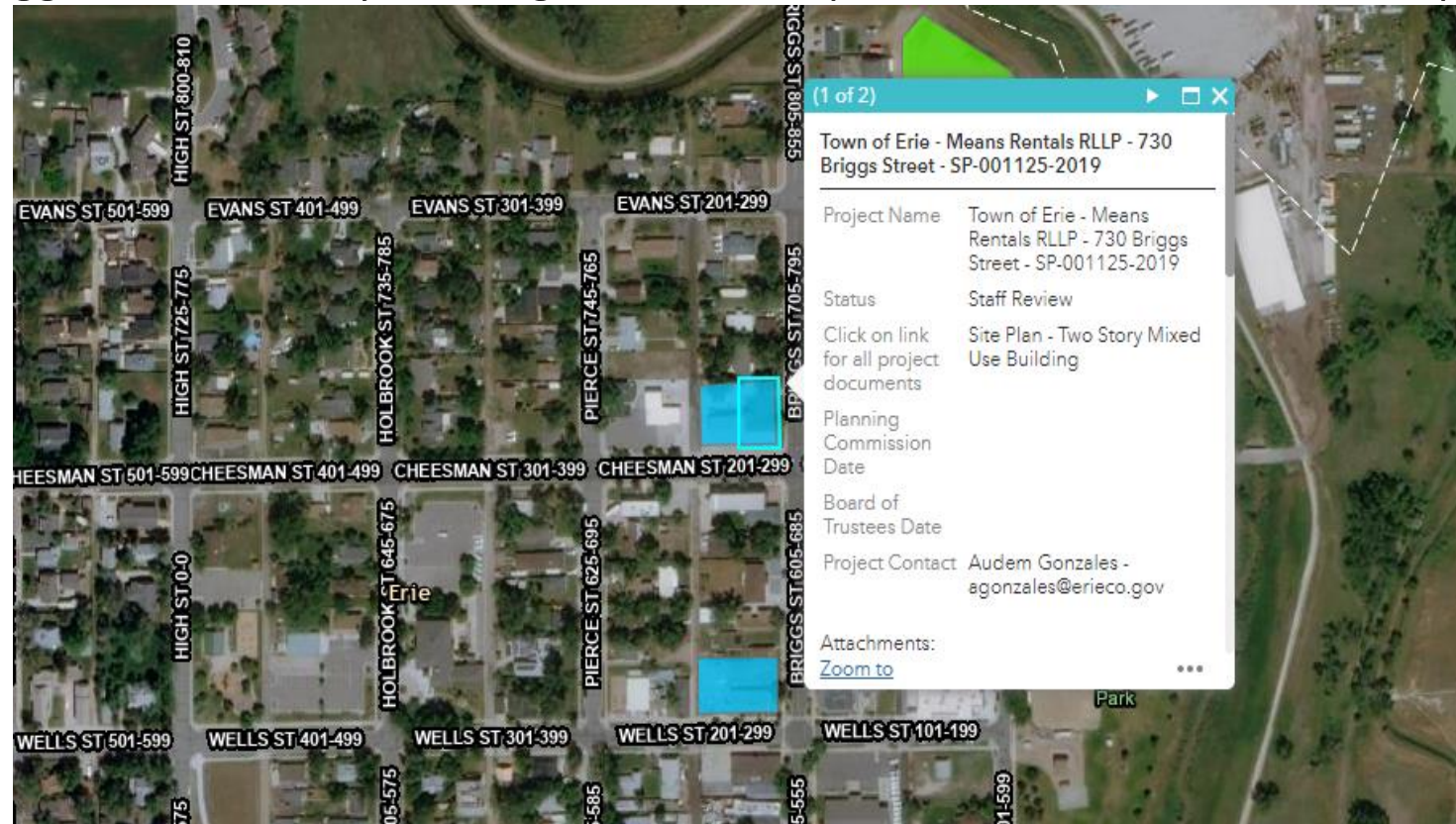
1. 726 N. 119th Street – St. Columba Orthodox Church: potential annexation of existing church on approximately 2 acres.
2. 2741 WCR 7: potential annexation of approximately 74 acres for proposed RV Storage development on approximately 22 acres.
3. Erie Commons Filing No. 4 – Ziggy's Coffee: proposal for a Ziggy's Coffee in the Erie Town Center portion of Erie Commons Filing No. 4.

PLANNING DIVISION

Administrative Approval of Site Plans

The majority of Site Plan applications that are submitted to the Town are reviewed and approved Administratively. In June 2021, the Planning & Development Director approved 1 Administrative Site Plan. Please reference our Development Activity Map for full details of the project. This is the link to the Development Activity Map <https://town-of-erie-co-new-site-erieco.hub.arcgis.com/app/2f2f822f322b48eca7ea9c778d300a03>

New commercial building at 730 Briggs Street: 2 story building with 7,614 square feet of office and retail space.



PLANNING DIVISION

Land Use Referrals from Broomfield County, Boulder County, Weld County

In addition to the Town's land use application reviews, Planning receives land use application referrals from Broomfield County, Boulder County and Weld County. In June 2021, Planning received 2 outside referrals from Boulder County and 2 outside referrals from Broomfield.

Special Updates

Town Website

Here is a link to the Planning Division pages on the Town website <https://www.erieco.gov/111/Planning-Division>
The Planning provides a variety of accessible resources to the public and our development community to address the Board of Trustees priority to provide Effective Governance. The June updates to the Planning Division webpage include:

Planning's interactive Development Activity Map is continually being updated with new and revised land use applications that we have in process. The map can be found using the following link <https://town-of-erie-co-new-site-erieco.hub.arcgis.com/> When you click on the project shape on the map it pulls up an information block and all the land use application materials that have been submitted by the applicant. Additionally, projects that have recently been approved and have started construction are left on the page until they are completed.

Special Updates (cont.)

UDC Amendment Phase 2

Planning staff is working on the Phase 2 edits to the Unified Development Code. The focus of Phase 2 will be Chapters 4 – Dimensional Standards, 6 – Development and Design Standards, 7 – Review and Approval Procedures, 9 – Non-Conformities, 11 - Definitions and a separate, illustrated Development Design Standards document.

PLANNING DIVISION

Projects in Support of Other Departments & Jurisdictions

Other Town departments and other jurisdictions rely on the participation of Planning staff in their projects. Below is a list of the projects Planning has been involved with in June 2021.

Administration:

- Oil/Gas Public Information/Notices
- Boulder Valley School District IGA – 10 year renewal
- St. Vrain Valley School District IGA – 10 year renewal

Economic Development:

- Marijuana Regulations

Interdepartmental

- SOLVE Process Mapping
- Partners in Energy - PIE

PLANNING DIVISION

Projects in Support of Other Departments & Jurisdictions (cont.)

Parks:

- Coal Creek Park

Public Works:

- Colorado Department of Transportation (CDOT) Highway 52 Planning and Environmental Linkages (PEL) Study and Access Control Plan (ACP)
- Town Drought and Water Supply Shortage Plan
- Town Facilities Master Plan
- Sustainability Evaluation Process of Existing Code/Master Plans
- Town Recycling Center improvements

ENGINEERING DIVISION

Projects

Current Land Use projects under review:

Project Name	Project Description	Planner	Engineer	Project Status
Town Of Erie, Lots 1-4, Block 12	Echo Brewing - 7,691 sq.ft. addition	AG	CS	Ready for BOT
Canyon Creek Filing 7 & 8 - PP	Flg 7 - 109 Res Lots/Flg 8 - 88 Paired Homes	CL	CS	Scheduled for BOT
Erie Air Park Replat D	5 Light Industrial/Hangar Bldgs - 10.340 acres	CL	CS	Referral Review
Coal Creek Center, Lot 11	One Story Retail Shell Building	AG	TB	Approved, Awaiting Fees
Parkdale - Masters Addition	Annexation - 15 acres	AG	CS	Referral Review
Erie Highlands Preliminary Plat #5	Residential - 124 townhome units	SM-CL	TB	Scheduled for BOT
Erie Commons Filing 4, Lot 1, Blk 6	Circle K Store	CL	TB	Ready for Acceptance
Old Town - Main Street Subdivision	Plat 16 Residential Lots	AG	TB	Referral Review
Old Town - Lots 3-5	3 Story Building - Restaurant/Tavern & Coffee Shop/Bakery	SM-AG	TB	Referral Review
Sunset Filing 1	Residential - 249 lots	SM-CL	CS	Referral Review
Lafferty Farm	Preliminary Plat - 127 Residential Lots	SM	CS	Referral Review
Lot 1, Vista Ridge Filing 6 - Autowash	Car wash - 3 self serve bays, 3 auto bays, 2 self serve dog wash	CL	CS	Referral Review
Summerfield	PP Residential - 818 lots, 42 tracts	SM	TB	Referral Review
Francis Minor Plat Amendment - 415 Pierce St	Subdivide 4 lots into 2 lots	SM	TB	Waiting Referral
Baker Property Minor Subdivision	Subdivide property	CL	TB	Referral Review
Ranchwood Town Center	Residential Mix of Townhomes and Apartments – 288 Units	SM	CS	Referral Review
Vista Ridge Flg 1A, 2nd Amdt – Grease Monkey	Residential - 9 Lots	CL	CS	Referral Review

ENGINEERING DIVISION

Projects (con't.)

Colliers Hill Filing 6 – Preliminary Plat	Residential - 452 Single Family Units	CL	TB	Referral Review
Rex Ranch Filing 3	Residential - 10 lots	CL	WP	Referral Review
Old Town - Erie Junction	Residential - 10 duplex buildings/1 tr-plex building	CL	TB	Referral Review
Colliers Hill Filing 4H	Residential - 160 single family rear loaded lots	CL	TB	Referral Review
Redtail Ranch Prelim Plat	Residential - 546 lots	AG	CS	Referral Review
Colliers Hill Filing 4I	Final Plat/Site Plan – 333 Multi-Family Units	CL	TB	Referral Review
Erie Village Filing 5	Minor Subdivision/ Site Plans – Mixed use development, 38 Townhomes, 32 Single Family Residential, 30,000 sq. ft office/retail	CL	TB	Referral Review
300 Briggs	Site Plan	AG	TB	Completeness Review
Westerly Preliminary Plat 2	Zone 4 water Development Area	SM	TB	Referral Review
Spring Hill Preliminary Plat	Residential Development	AG	CS	Referral Review
Parkdale Northern Properties	Annexation	AG	CS	Referral Review
Westerly Filing 2 Final Plat	Filing 2 Residential	SM	TB	Referral Review
Nine Mile Corner – Lot 3	King Soopers	SM	TB	Referral Review
Nine Mile Corner – Lot 7	UC Health	SM	TB	Referral Review
Erie Commons – PMCU	SP – Credit Union	CL	TB	Referral Review
Feuer Subdivision – Erie Indoor Sports	SE Corner of CLR and Bonnell	SM	TB	Completeness
County Line Lumber – SPA	Site Plan Amendment	AG	TB	Completeness
Westerly Prelim. Plat 3	Residential - 276 units - Single Family/Paired Homes/Townhomes	SM	TB	Referral Review

ENGINEERING DIVISION

Construction Inspector Projects and Status

Project	Status	Inspector	Engineer
Coal Creek Properties	In Warranty	JM	WP
BV PK-8 School	In Initial Acceptance Process	JM	DP
Compass Filing 3	In Warranty	JM	CS
Compass Filing 4	Under Warranty	JM	CS
Creekside	In Initial Acceptance Process	JM	CS
Flatiron Meadows Filing 11	In Warranty	JM	CS
Flatiron Meadows Filing 12	In Warranty	JM	CS
Flatiron Meadows Filing 13	In Warranty	JM	CS
Flatiron Meadows District Roads	In Final Acceptance Process	JM	CS
Flatiron Meadows Regional Pond	In Warranty	JM	TB
Flatiron Meadows Regional Drainage Improvements	In Warranty	JM	TB
111th Waterline Extension	In Warranty	JM	CS
Lost Creek	In Final Acceptance Process	JM	CS
Nine Mile MS	Utility / Roadway Construction	JM	DP
Nine Mile MF	Building Permits Released for FF	JM	TB
Nine Mile Lowe's	Pre-Con Scheduled	JM	DP
Nine Mile Taco Bell	Pre-Con Pending	JM	TB
Rex Ranch Filing 1	In Warranty	JM	WP
Rex Ranch Filing 2	In Warranty	JM	WP
Parkdale	Under Construction	JM	CS
Wild Rose	In Initial Acceptance Process	JM	CS
Old Town - 730 Briggs	Under Construction	JM	DP
Erie Highlands Filing 5	In Warranty	CK	CS
Erie Highlands Filing 9	In Warranty	CK	CS
Erie Highlands Filing 10	In Warranty	CK	CS
Erie Highlands Filing 11	In Warranty	CK	CS
Erie Highlands Filing 12	In Final Acceptance Process	CK	CS
Erie Highlands Filing 13	In Final Acceptance Process	CK	CS
Erie Highlands Filing 14 & 15	Building Permits Released for F14 and F15	CK	DP
Erie Highlands Filing 16	Under Construction	CK	TB

ENGINEERING DIVISION

Construction Inspector Projects and Status (con't.)

Erie Parkway - Colliers Hill/Erie Highlands	Beginning Final Acceptance Process	CK	DP
Soaring Heights School	In Initial Acceptance Process	CK	DP
Colliers Hill Filing 2A	In Final Acceptance Process	CK	CS
Colliers Hill Filing 3A	Final Accepted	CK	CS
Colliers Hill Metro District 2	In Warranty	CK	CS
Colliers Hill Filing 4A	In Warranty	CK	CS
Colliers Hill Filing 4B	In Warranty	CK	CS
Colliers Hill Filing 4C	In Warranty	CK	CS
Colliers Hill Filing 4D	In Initial Acceptance Process	CK	CS
Colliers Hill Filing 4E	In Warranty	CK	CS
Colliers Hill Filing 4F	In Warranty	CK	DP
Colliers Hill 4G	Under Construction	CK	TB
Colliers Hill 5	Under Construction	CK	DP
Erie Commons Filing 4 - 3rd Amend. Townhomes	In Initial Acceptance Process	CK	CS
Erie Commons Filing 4 - 4th Amend. Commercial Plat	Awaiting Permits and Fees	CK	TB
Erie Commons Filing 5 - 5th Amend. Wee Cottages	Awaiting Permits and Fees	CK	TB
SVVSD #28 School	Working Toward Initial Acceptance	CK	DP
Westerly Filing 1	Under Construction	CK	TB
Morgan Hill Filing 1	In Warranty	SH	CS
Morgan Hill Metro District Improvements	In Warranty	SH	CS
Morgan Hill Filing 2	Under Construction	SH	WP
Right Move Storage	In Warranty	SH	CS
Erie Self Storage	Building Permits Released	SH	DP
Vista Ridge Filing 6, 2nd Amendment	Under Construction	SH	CS
Vista Ridge Filing 14, Lot 12B	Under Construction	SH	CS
Vista Ridge Filing 14, Lot 12 A&D	Under Construction	SH	CS
Vista Ridge - Popeye's	Under Construction	SH	CS
Weld County Access	Under Construction	SH	CS

ENGINEERING DIVISION

Capital Improvement Projects

- Current CI Projects and Status

Project	Status	Project Manager
Traffic Signal Communication Project	Design Underway	TB
Weld County Road 7 and Erie Parkway Signal	Land Acquisition / Design	WP
Coal Creek Reach 1 and Reach 3 Improvements	Design / CLOMR / Levee Re-Certification	WP
Zone 2 Waterline Improvements	In Preliminary Design	ZA
Zone 2 Tank Site and Tank Design	In Preliminary Design	ZA
Horizontal Directional Drilling Well Project	Drilling Complete/ Testing Underway	ZA
North Water Reclamation Facility Expansion	Under Construction	WP
Hydro-Turbine Project	Nearing Completion	WP
Austin Ave, Zone 2 Waterline	Construction to Proceed	WP
Zone 3 Waterline Extension - Two Phases	Phase 1 - Construction Started / Phase 2 - Finalizing Design	WP
County Line Road Improvements - Telleen to Cheesman	Preparing RFP	WP
Erie Parkway Bridge over Coal Creek	In Warranty / Reclamation Started	WP/MM
Old Town Connection to Colliers Hill	Coordinating with Developer / Parks	DP/LB/WP
IGA with Colliers Hill - WCR 5 Widening/Re-Use Line Ext.	Finalizing Agreements/ Re-Use Line Construction Started	DP/WP
Sheridan and SH7 ADA Ramp	Under CDOT Final Review	DP/WP
Town Center Roundabouts - Design and Construction	Design Underway	ZA
Re-Use Waterline Extension to Erie Community Park	Under Design	WP
Water Quality Pond - Lagoon Conversion	Design Underway	WP
Links Court Drainage Improvements	Under Design	ZA
Mobile Bypass Pumping Station	Under Design	WP
Bridge Maintenance - Rail Replacement	Researching Requirements	ZA/KS

Special Updates

Projects in Support of other Departments

- Budget – Finance – DP/WP
- Town Facilities Master Plan – Public Works – DP
- Erie Parkway Bridge Reclamation – Parks and Recreation – WP
- Street Light Acquisition – Public Works – DP
- Streetscan Pavement Evaluation and Restoration – Public Works – DP
- Erie Gateway – Economic Development - WP
- Interdepartmental Projects
 - SOLVE Process Mapping – Implementation, Continued Evaluation, and Training
 - Asset Management Evaluation
 - 2021 Comprehensive Plan, Plan Map, and Zoning Map Amendments
 - 2021 Town of Erie Standards and Specifications for Design and Construction Updates

ENGINEERING DIVISION

Intergovernmental Coordination

- SH7 & 119th Intersection Improvements – Lafayette/CDOT – CS
- 111th and Arapahoe Road Intersection Improvements – Lafayette - DP
- US287 Bus Rapid Transit Feasibility Study – Boulder County – DP
- SH7 Preliminary Corridor Design – CDOT - CS/TF
- County Line Road Master Plan (North of Cheesman) – Boulder County - CS
- SH52 PEL – CDOT – DP
- US287 and Isabelle – Boulder County/CDOT – WP
- SW Weld County and Boulder County Subregional DRCOG Forums – DP

ENGINEERING DIVISION

Staff Updates

- The Engineering Department continues to operate exceptionally well. Below I have outlined some updates and some much deserved recognition for the Engineering team:
- Tyler Burhenn – I would like to congratulate Tyler on his accomplishment of passing his PE Exam! He has done an excellent job for the Town. With his certification, Tyler is also being reclassified to a Civil Engineer II.
- Wendi Palmer – Wendi will be sending out the RFP for the Safer Main Streets Project for the Town this month! She has done an excellent job working with CDOT to move this project forward. Wendi will also be kicking off the design of the Lagoon Conversion project which will be a really special project for the Town!
- Misty Hall - Misty is doing a wonderful job representing the Town on the Safety Committee. She has done a wonderful job with Public Education and outreach with regard to Stormwater and will be an integral part of the Lagoon Conversion project.
- Jesse Ascunce and Daniel Borrastero – Our GIS team are wonderful people and the highest professionals. They work diligently to keep our GIS operations up and running daily amid all of their other projects going on. They have also been a key factor in the Town's continued research in to an asset management program and community development tracking software.

BUILDING DIVISION

Commercial Project Permit Applications in Review Queue:

Aura at Colliers Hill – 329 Unit Apartment Complex with Clubhouse, etc.

149 S. Briggs Street – The Dug Out Dining Area Expansion

300 Briggs Street – Dermatologist Office (Change of Use - single family dwelling to office use)

1012 Carbon Court – Dance Studio Tenant Improvement

700 Lloyd – O'Reilly's Auto Parts (plan review fee not paid as required for review to commence)

3200 Village Vista Drive – Vet Clinic Expansion

278 Total Building Permits issued in June – above 250 monthly average for 2021

2,562 Inspections performed in June (116.45 inspections per day / 58.23 per inspector)

58 Certificates of Occupancy issued in June (all Residential)

BUILDING DIVISION

Special Update:

Building Division staff is completing our review of the newly published 2021 editions of the International Codes, including the Energy Conservation Code, for solicitation of input from home builders, contractors, the sustainability committee and the general public to generate applicable local amendments for adoption of the codes in early 2022. Such adoption will bring the Town of Erie under the most current I-Code editions. As required by the State Electrical Board adoption of the most current National Electrical Code (2020 NEC) is on the Board of Trustees agenda in July.

Projects in support of other Town Departments:

The Building Division provides review comments to the Planning Department for applicable development review applications.

BUILDING DIVISION

Building Division staff:

Building Division staff has been attending virtual code training classes throughout the Spring and Summer of 2021.

Wednesday morning “Rapid Review” remains an expedited plan review option for qualifying (small) residential construction projects.

The entire Building Division staff returned working in the office for the “re-opening” of Town Hall to the public on Monday, June 14, 2021.

186 residential building permits were issued in June, the 2nd highest monthly total in 2021 (197 in May). Given the increasing workload our plan review turnaround time has lengthened but is comparable to other municipalities in the area (not considering their workload and staffing).

June Inspections averaged over 116 per business day (over 58 per (2) inspector). Virtual inspections continue for work within occupied dwellings. Inspectors Richard Budnick and James Jaramillo, as well as Plan Reviewer Marcie Weatherly and Deputy Building Official Andy Ulmer have refined the virtual inspection option and it continues to perform well during the public health pandemic. The Town of Erie Building Division continues to offer next business day inspection requests.

BUILDING DIVISION

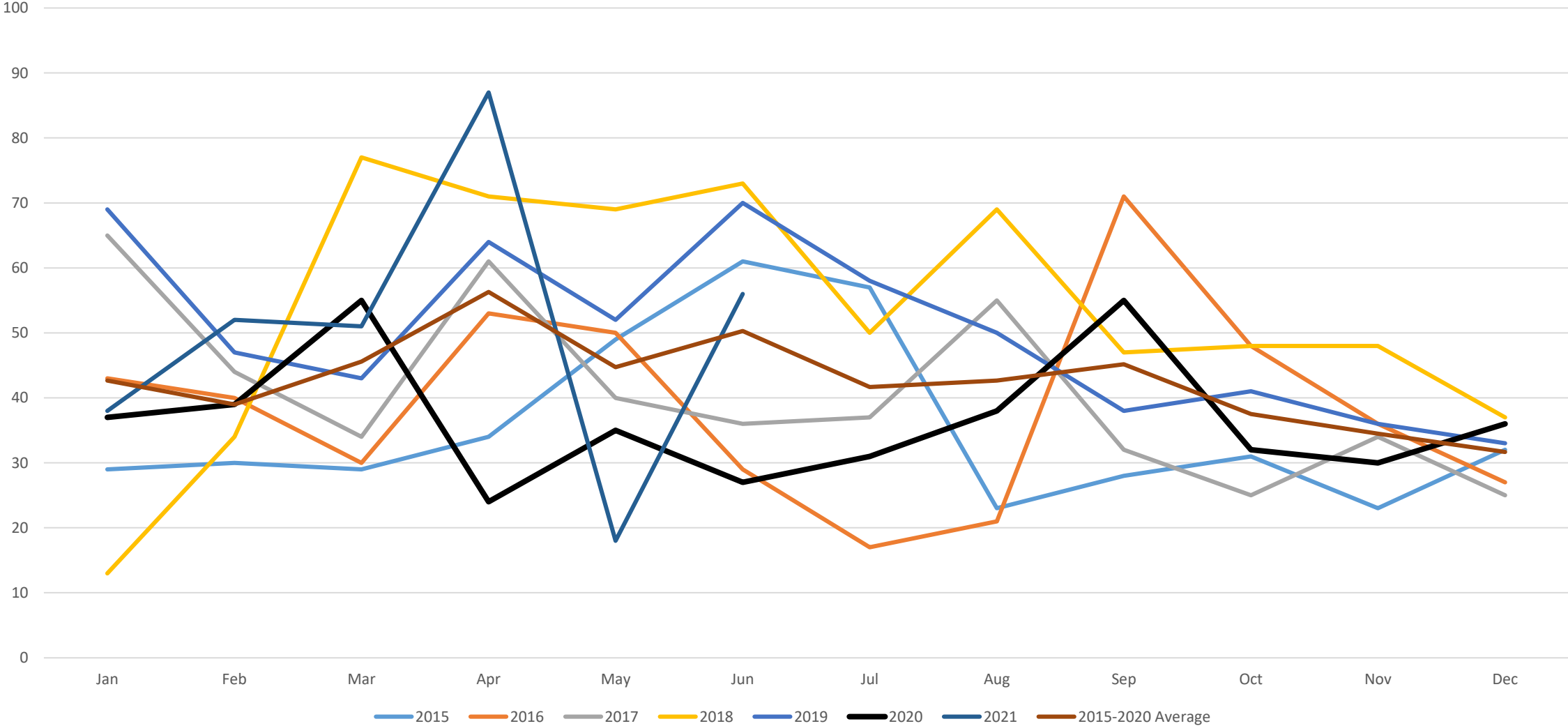
Town of Erie

Single Family New Construction Building Permit Trends

	2015	2016	2017	2018	2019	2020	2021	2015-2020 Average	2021 vs Avg by Month	2021 as Percent of Average
Jan	29	43	65	13	69	37	38	43	-5	89%
Feb	30	40	44	34	47	39	52	39	13	133%
Mar	29	30	34	77	43	55	51	46	5	112%
Apr	34	53	61	71	64	24	87	56	31	155%
May	49	50	40	69	52	35	18	45	-27	40%
Jun	61	29	36	73	70	27	56	50	6	111%
Jul	57	17	37	50	58	31		42		
Aug	23	21	55	69	50	38		43		
Sep	28	71	32	47	38	55		45		
Oct	31	48	25	48	41	32		38		
Nov	23	36	34	48	36	30		35		
Dec	32	27	25	37	33	36		32		
	426	465	488	636	601	439	302	509	-207	59%

BUILDING DIVISION

SF New Construction Permit Trends

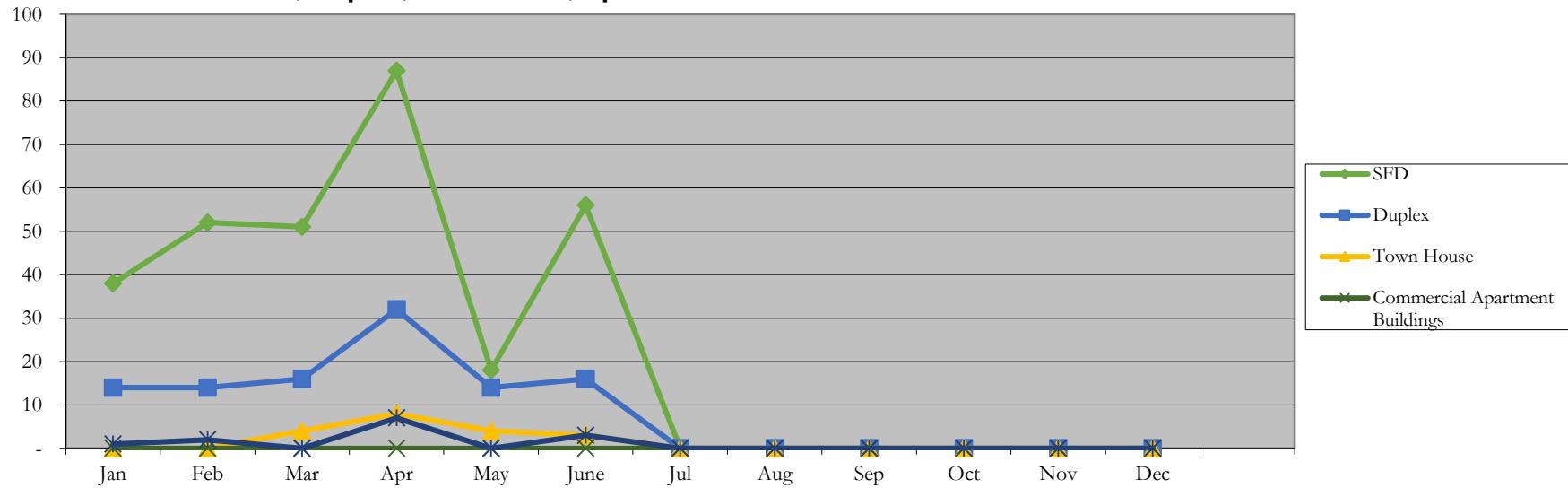


BUILDING DIVISION

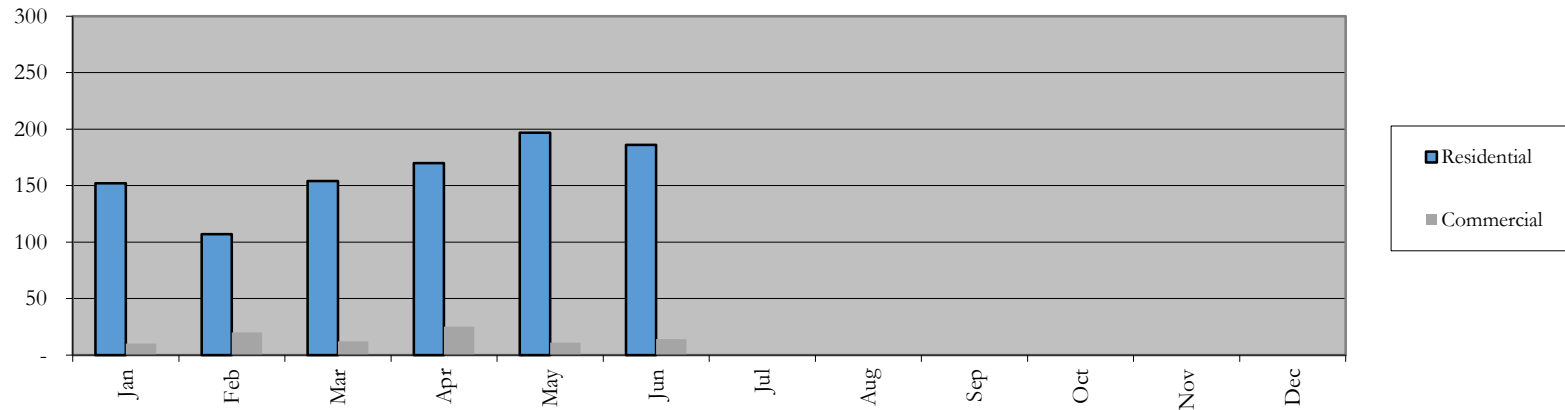
	New- Month by Month							Other Permits			Total	Total Dwellings
2021	SFD	Duplex	Town House	Commercial Apartment Buildings	Quantity of Apartment dwelling units	Commercial		Residential	Commercial		All Permit Types	All New Dwellings per Month
Jan	38	14	-	-	-	1	Jan	152	10		215	52
Feb	52	14	-	-	-	2	Feb	107	20		195	66
Mar	51	16	4	-	-	-	Mar	154	12		237	71
Apr	87	32	8	-	-	7	Apr	170	25		329	127
May	18	14	4	-	-	-	May	197	11		244	36
June	56	16	3	-	-	3	Jun	186	14		278	75
Jul	-	-	-	-	-	-	Jul	-	-		-	-
Aug	-	-	-	-	-	-	Aug	-	-		-	-
Sep	-	-	-	-	-	-	Sep	-	-		-	-
Oct	-	-	-	-	-	-	Oct	-	-		-	-
Nov	-	-	-	-	-	-	Nov	-	-		-	-
Dec	-	-	-	-	-	-	Dec	-	-		-	-
Total	302	106	19	-	-	13	Total	966	92		1,498	427

BUILDING DIVISION

2021 SFD, Duplex, Townhouse, Apartments & Commercial Permits for New Construction

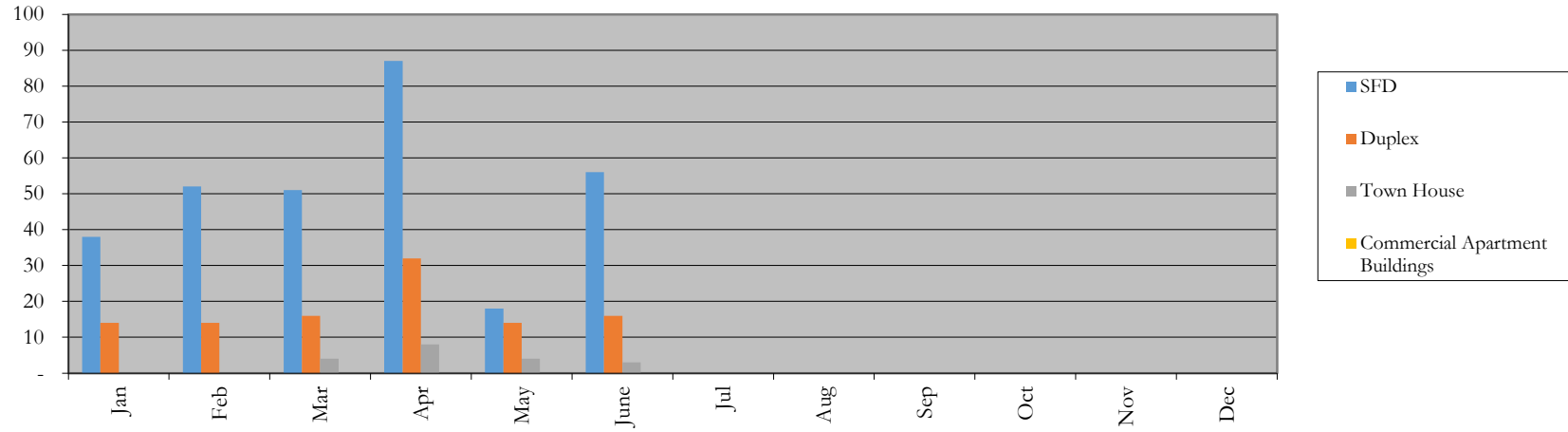


2021 Total All Permits

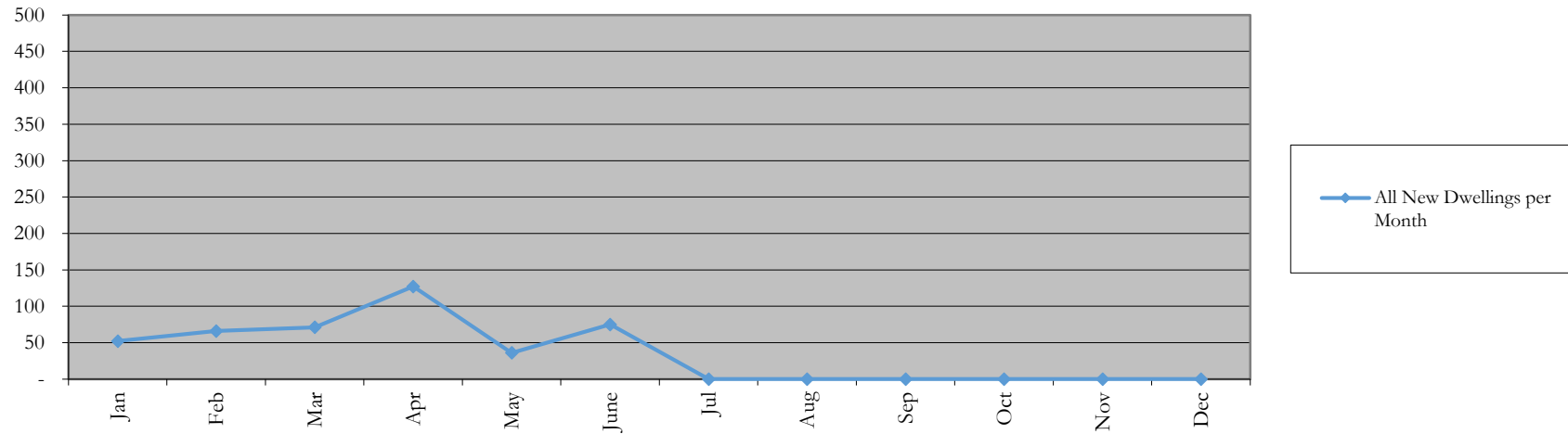


BUILDING DIVISION

2021 Total New Dwelling Units



2021 Total New Dwelling Units



GEOGRAPHIC INFORMATION SYSTEMS DIVISION

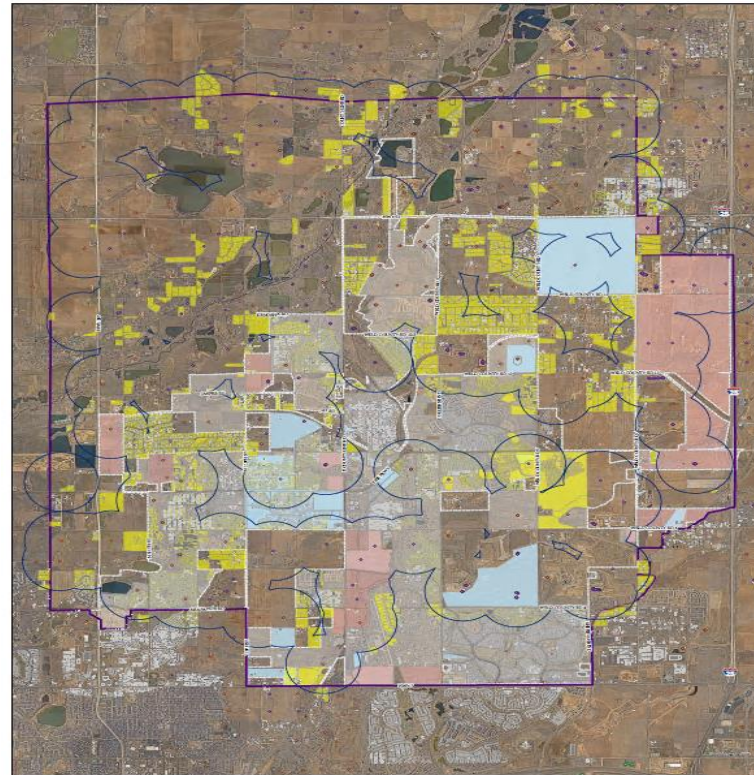
GIS Projects

- **Server Upgrade to 10.9**
 - Beginning 7/9/2021 all GIS server software will be upgraded to the latest version and this requires quite a bit of preparation by staff to get the proper pieces in place on each of our AWS machines before ESRI does their work on Friday 7/9.
- **Enterprise Software Demos:**
 - I have been included in many demos of enterprise asset management software and have been giving feedback on the GIS perspective. So far the 2 strongest contenders seem to be City Works and Central Square. I have heard that the decision on this is hopeful by next year and I will be discussing the possibility of bringing on a new GIS person as we implement this software for all departments in the near future.
- **Digital Asbuilt Submittals and Plats**
 - Compass Filing 4, and Erie Commons Filing 4 Amd 3, were final accepted and Daniel is taking charge of those.
 - I am working with Wendi Bruce and Jeff Canterbury to get the CAD data input for the updates to the WTF yard piping as well.
- **Street Naming and Addressing**
 - Westerly Filing 2 addressing was commented by Daniel and almost ready for final plat approval by planning.

GEOGRAPHIC INFORMATION SYSTEMS DIVISION

- **Oil and Gas Maps**

- We have been working to provide various maps to Fred and Malcolm regarding new O&G setbacks and what that means for current and future developments. We will continue to provide maps based on their changing needs.



Town of Erie Oil & Gas:
2000 ft. Setbacks From Producing, Drilling,
and Shut In Wells and Affected Parcels

**Parcels shown in yellow represent residential
platted parcels that intersect the 2000 ft setbacks
from active well sites. There are 8,306 in total.*

- Legend**
- Drilling Well
 - Producing Well
 - Shut In Well
 - Developments Subject to New Setbacks
 - Developments Under Review
 - Developments NOT Subject to New Setbacks
 - Planning Boundary
 - Erie Boundary
 - Residential Parcels Intersecting 2000ft Setbacks

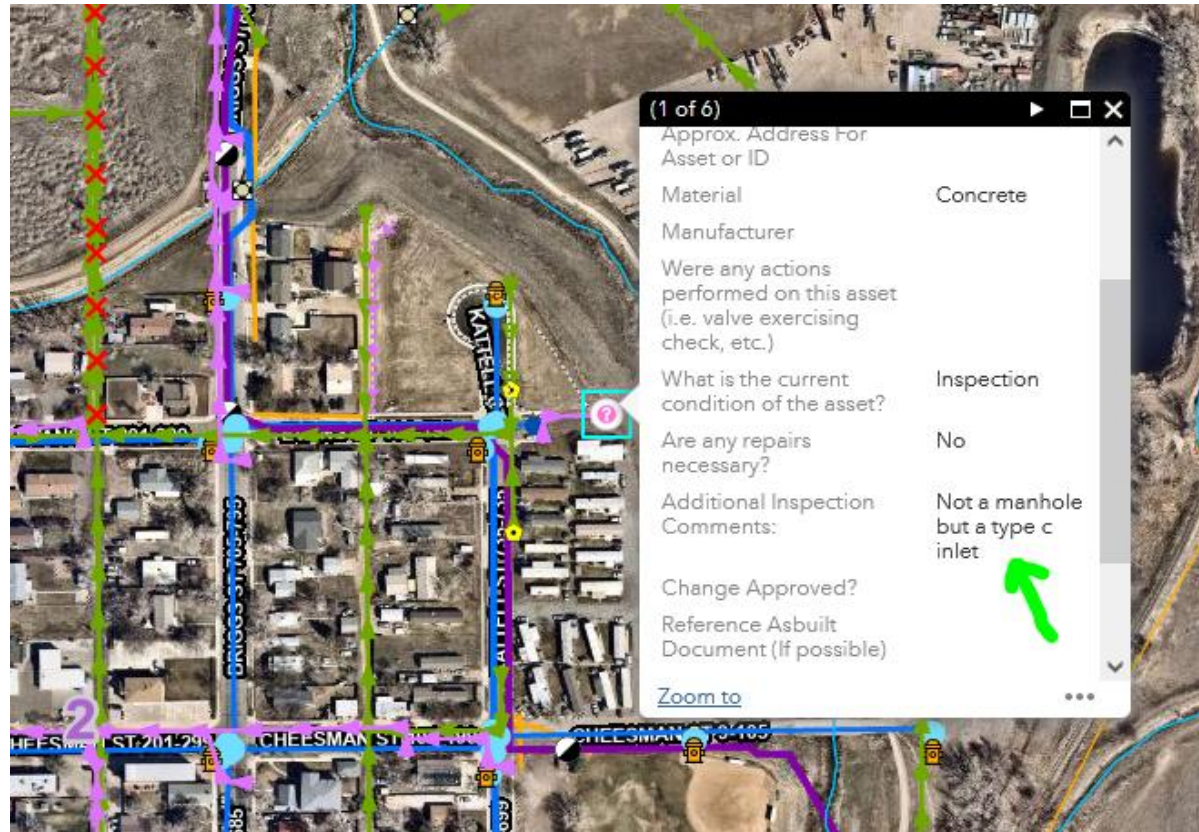
□ 2000 ft Setback



GEOGRAPHIC INFORMATION SYSTEMS DIVISION

- **GIS Data Corrections Application**

- We have created a location for staff who use GIS utility data to notify GIS of errors in the data across town. Staff can drop a point on the map where an issue exists, include any notes necessary and even upload asbuilt pages or photos which reference the correction. Use of this app has picked up and we have received amazing feedback from engineers and field crews in Public Works. Their feedback has helped us repair a large amount of corrections last month.



GEOGRAPHIC INFORMATION SYSTEMS DIVISION

People

- Daniel has been helping tremendously with keeping up with staff data correction requests and has taken initiative this month to complete some field verification on utilities that he has found to be displayed incorrectly on his own. He also has been very active with street naming and addressing comments for prelim plat and final plat projects. Kudos to Daniel!