

PUBLIC HEARING: Item 24-454 A Resolution of the Town Council of the Town of Erie
 Approving the 2024 Update to the 2015 Town of Erie Comprehensive Plan, Known as Elevate Erie

COMMENT SIGN-UP SHEET

Date: October 8, 2024

	NAME	CITY/STATE	TOPIC
1.	Deborah Coffin	Erie / CO	ELEVATE ERIE PLAN
2.	Jeff Yeates	Erie / CO	Erie Comprehensive Plan
3.	Ari Harrison	Erie / CO	Comp Plan
4.	Linda Foss	Erie / CO	Erie Comprehensive Plan
5.	John Morfitt	Erie / CO	Erie Comp Plan
6.	Andrew Moore	Erie / CO	Comp Plan
7.	Jim Corcoran	Erie / CO	Comp Plan
8.	Clifford Zeman	Erie / CO	Comp Plan
9.	Brandon M. Lewis	Erie / CO	695 Moffat St. Regarding Packing
10.	Ari Harrison	Erie / CO	Comp Plan
11.	Tim Buens - Erie	Virtual	
12.	Margen Cullen -	Virtual	
13.			
14.			
15.			

Debbie Stamp

From: Town Clerk
Sent: Tuesday, October 8, 2024 9:12 AM
To: Emily Baer; Clifford Zwart; Town Clerk
Cc: Planning & Development Department; Debbie Stamp
Subject: RE: Comp Plan - Town Council Agenda for October 8th

Councilor Baer,

This has been received by the Clerk's Office.

Thank you,

Michéle



Michéle Crawford, M.Ed., CMC | Deputy Town Clerk
Town of Erie | Administration
645 Holbrook | P.O. Box 750 | Erie, CO 80516
Phone: 303-926-2792 | Fax: 303-926-2706
www.erieco.gov | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

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From: Emily Baer <ebaer@erieco.gov>
Sent: Monday, October 7, 2024 8:24 PM
To: Clifford Zwart <clifford.m.zwart@gmail.com>; Town Clerk <townclerk@erieco.gov>
Cc: Planning & Development Department <planningdivision@erieco.gov>
Subject: Re: Comp Plan - Town Council Agenda for October 8th

Thank you, Mr Zwart.

I have included the Clerks office so we can include this email in the meeting record.

Kind regards,
Emily Baer

Get [Outlook for iOS](#)

From: Clifford Zwart <clifford.m.zwart@gmail.com>
Sent: Monday, October 7, 2024 8:19 PM
To: Council Mail <council@erieco.gov>
Cc: Planning & Development Department <planningdivision@erieco.gov>
Subject: Comp Plan - Town Council Agenda for October 8th

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Town Council,

I am opposed to approval by the Town Council of the Elevate Erie Comp Plan for the reasons below:

- The proposed plan significantly increases housing densities compared to the current comprehensive plan.
- High-density residential currently allows up to 20 units per acre, but the proposed plan increases this to 30 units per acre—a 50% increase. If 12% affordable housing is included, it could increase to 37.5 units per acre, nearly double the current limit.
- Medium-density residential currently allows up to 12 units per acre, but the proposed plan increases this to 18 units per acre, also a 50% increase. It can go up to 22.5 units per acre if the development includes 12% affordable housing, meaning medium density could exceed the high-density limit in the current plan.

Please include this email in the meeting's records.

A handwritten signature in black ink, appearing to read 'Cliff Zwart', with a stylized flourish at the end.

Cliff Zwart, Master of Science (GWU), PMP, CSM
Erie, Colorado

C: 720-514-2434 | clifford.m.zwart@gmail.com

To: Erie Town Council

From: Mary Kay Lucas
2168 Hughs Drive
Erie, CO 80516

Date: October 8, 2024

Subject: **COMMENTS FOR THE RECORD
DENY THE APPROVAL OF THE UPDATED COMPREHENSIVE PLAN
ON OCTOBER 8, 2024**

RATIONALE:

The Erie Town Council seeks to approve the updated Comprehensive Plan. The entire seated council is up for election four weeks from today. There is no rationale to support passing this plan when a new council will be seated in the near future.

Furthermore, the State of Colorado recently passed HOUSE BILL 24-1313. It was signed into law on May 13, 2024. Article 37 provides State Land Use Criteria for Strategic Growth.

CRS §29-37-208(1) calls for the state to provide a standard affordability strategies menu . . . on or before **June 30, 2025**.

CRS §29-37-207(7) calls for the state to provide Housing opportunity goals, models and guidance . . . on or before **February 28, 2025**.

The Town of Erie has been very responsive to this legislation even before it was signed into law. There are provisions in the law that will aid the Town of Erie in guiding its future and its comprehensive plan. The State has not provided this information which could most certainly impact our Comprehensive Plan.

Therefore, the Town of Erie should not pass the Comprehensive Plan on October 8, 2024. All of the information from the State of Colorado has not been provided in order to comply with House Bill 24-1313. The new town council can take this action after the State provides its strategies, goals, models and guidance in early 2025.

Debbie Stamp

From: Town Clerk
Sent: Tuesday, October 8, 2024 4:43 PM
To: Debbie Stamp
Subject: FW: Support for TOE Comprehensive Plan

Comp Plan Public Comment.

Thank you,

Michéle



Michéle Crawford, M.Ed., CMC | Deputy Town Clerk
Town of Erie | Administration
645 Holbrook | P.O. Box 750 | Erie, CO 80516
Phone: 303-926-2792 | Fax: 303-926-2706
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From: Emily Baer <ebaer@erieco.gov>
Sent: Tuesday, October 8, 2024 4:40 PM
To: Town Clerk <townclerk@erieco.gov>
Subject: Fw: Support for TOE Comprehensive Plan

Emily Baer | Council Member, Town of Erie

She / Her / Hers

Phone: 303.926.2777 | EBaer@erieco.gov

www.erieco.gov

From: The Research Boutique <christinapisano@researchboutique.org>
Sent: Tuesday, October 8, 2024 3:52 PM
To: Council Mail <council@erieco.gov>
Subject: Support for TOE Comprehensive Plan

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council,

I would like to note my support for the Comp plan to move forward. After participating as a resident in the feedback process and believing in the way it will inclusively grow the Town, please vote yes to move forward tonight. Thank you!

Christina

Christina Pisano
917.921.9865
Owner and President
researchboutique.org

Debbie Stamp

From: Town Clerk
Sent: Tuesday, October 8, 2024 4:43 PM
To: Debbie Stamp
Subject: FW: Comprehensive Plan

Comp Plan Public Comment.

Thank you,

Michéle



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From: Emily Baer <ebaer@erieco.gov>
Sent: Tuesday, October 8, 2024 4:40 PM
To: Town Clerk <townclerk@erieco.gov>
Subject: Fw: Comprehensive Plan

Emily Baer | Council Member, Town of Erie

She / Her / Hers

Phone: 303.926.2777 | EBaer@erieco.gov

www.erieco.gov

From: Jeff Higgs <higgsjeff1@gmail.com>
Sent: Tuesday, October 8, 2024 3:28 PM
To: Council Mail <council@erieco.gov>
Subject: Comprehensive Plan

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I would like to go on the record as opposing the approval of the 2024 update to the 2015 Town of Erie Comprehensive Plan (Elevate Erie) prior to the upcoming election. This is a very important issue to the Town and its residents and should not be voted on at this time. Thank you for your help in ensuring that this matter does not proceed further at this time.

Jeff Higgs
1576 Hays Court

Debbie Stamp

From: Town Clerk
Sent: Tuesday, October 8, 2024 4:43 PM
To: Debbie Stamp
Subject: FW: Town Meeting Comment

Comp Plan Public Comment.

Thank you,

Michéle



Michéle Crawford, M.Ed., CMC | Deputy Town Clerk
Town of Erie | Administration
645 Holbrook | P.O. Box 750 | Erie, CO 80516
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From: Emily Baer <ebaer@erieco.gov>
Sent: Tuesday, October 8, 2024 4:41 PM
To: Town Clerk <townclerk@erieco.gov>
Subject: Fw: Town Meeting Comment

Emily Baer | Council Member, Town of Erie

She / Her / Hers

Phone: 303.926.2777 | EBaer@erieco.gov

www.erieco.gov

From: Pamela Merser <merserpb@gmail.com>
Sent: Tuesday, October 8, 2024 3:16 PM
To: Council Mail <council@erieco.gov>
Subject: Town Meeting Comment

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi,

I would like to go on the record as opposing the approval of the 2024 update to the 2015 Town of Erie Comprehensive Plan (Elevate Erie) prior to the upcoming election. This is a very important issue to the Town and its residents and should not be voted on at this time. Thank you for your help in ensuring that this matter does not proceed further at this time.

Pam Merser
1576 Hays Court

Debbie Stamp

From: Town Clerk
Sent: Tuesday, October 8, 2024 4:43 PM
To: Debbie Stamp
Subject: FW: Comp Plan vote tonight

Comp Plan Public Comment.

Thank you,

Michéle



Michéle Crawford, M.Ed., CMC | Deputy Town Clerk
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645 Holbrook | P.O. Box 750 | Erie, CO 80516
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From: Emily Baer <ebaer@erieco.gov>
Sent: Tuesday, October 8, 2024 4:41 PM
To: Town Clerk <townclerk@erieco.gov>
Subject: Fw: Comp Plan vote tonight

Emily Baer | Council Member, Town of Erie

She / Her / Hers

Phone: 303.926.2777 | EBaer@erieco.gov

www.erieco.gov

From: Jack Doggett <jdoggflag@gmail.com>
Sent: Tuesday, October 8, 2024 2:58 PM
To: Council Mail <council@erieco.gov>
Subject: Comp Plan vote tonight

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Mayor and Council,

PLEASE PLEASE do not vote on the Comprehensive Plan tonight. The vision for growth is not in line with citizens desires and not enough information has been shared. And the most obvious reason is that you all are standing for election in a few weeks.

What is the hurry here? Please respect we citizens need for more time on this document.

Respectfully

Jack Doggett
1895 Grenfell Ct.
Erie

Debbie Stamp

From: Town Clerk
Sent: Tuesday, October 8, 2024 4:44 PM
To: Debbie Stamp
Subject: FW: Comprehensive Plan

Comp Plan Public Comment.

Thank you,

Michéle



Michéle Crawford, M.Ed., CMC | Deputy Town Clerk
Town of Erie | Administration
645 Holbrook | P.O. Box 750 | Erie, CO 80516
Phone: 303-926-2792 | Fax: 303-926-2706
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From: Emily Baer <ebaer@erieco.gov>
Sent: Tuesday, October 8, 2024 4:43 PM
To: Town Clerk <townclerk@erieco.gov>
Subject: Fw: Comprehensive Plan

Emily Baer | Council Member, Town of Erie

She / Her / Hers

Phone: 303.926.2777 | EBaer@erieco.gov

www.erieco.gov

From: Lindsey Terranova <terranova.lindsey@gmail.com>
Sent: Tuesday, October 8, 2024 1:59 PM
To: Council Mail <council@erieco.gov>
Subject: Comprehensive Plan

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Town Council Members,

As a part of the former DEI Advisory Board and Task Force, as well as a member of the Planning Advisory Committee, I urge you to please support the passing of the Comprehensive Plan. There has been so much research, time, money, and energy that has gone into a thoughtful version of this plan over the past couple years. It is the best way to move our town forward while taking into account all perspectives. Any effort to delay this vote or not approve the comprehensive plan given the time and revisions that have gone into it would be a great insult to those who have worked so hard on behalf of our town as a whole. Thank you all for all the time and energy you put into our town as well, you are so appreciated!

Please feel free to call, text, or email me if you have any desire for further discussion.

716-341-3024

--

~Lindsey Terranova

Debbie Stamp

From: Town Clerk
Sent: Tuesday, October 8, 2024 4:44 PM
To: Debbie Stamp
Subject: FW: Comprehensive Plan

Comp Plan Public Comment.

Thank you,

Michèle



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Sent: Tuesday, October 8, 2024 4:44 PM
To: Town Clerk <townclerk@erieco.gov>
Subject: Fw: Comprehensive Plan

Emily Baer | Council Member, Town of Erie

She / Her / Hers

Phone: 303.926.2777 | EBaer@erieco.gov

www.erieco.gov

From: Sara Feinberg <sarafeinberg13@yahoo.com>
Sent: Tuesday, October 8, 2024 1:36 PM
To: Council Mail <council@erieco.gov>
Subject: Comprehensive Plan

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I cannot attend tonight, but I support the passing of Erie's comprehensive plan.

Thank you for all you do for our town!

Sara Feinberg

Sent from my iPhone

Debbie Stamp

From: Town Clerk
Sent: Tuesday, October 8, 2024 6:15 PM
To: Debbie Stamp
Subject: FW: Comprehensive Plan
Attachments: Logo (2).jpg; Logo (2).jpg

Comp Plan public comments.

Thank you,

Michèle



Michèle Crawford, M.Ed., CMC | Deputy Town Clerk
Town of Erie | Administration
645 Holbrook | P.O. Box 750 | Erie, CO 80516
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Sent: Tuesday, October 8, 2024 4:44 PM
To: Town Clerk <townclerk@erieco.gov>
Subject: Fw: Comprehensive Plan

Emily Baer | Council Member, Town of Erie

She / Her / Hers

Phone: 303.926.2777 | EBaer@erieco.gov

www.erieco.gov

From: Paul Leef <paul.leef.aia@gmail.com>
Sent: Tuesday, October 8, 2024 1:31 PM
To: Council Mail <Council@erieco.gov>
Subject: Comprehensive Plan

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

I urge the Council to vote **against approval of the Comprehensive Plan**. My reasons: (1) There is a drastic change in the high density zoning which allows 50% greater density of units, and this has not been adequately discussed in public forums; (2) We should wait to fully understand the implications of recently passed state statutes that will affect this plan, and (3) The entire town Council is up for election and this plan should reflect the will of the voters.

Paul M. Leef, AIA, LEED[™] AP
Principal
LEEF Consulting Group

paul.leef.aia@gmail.com
303.885.8352

To: Erie Town Council
From: Mary Kay Lucas
2168 Hughs Drive
Erie, CO 80516
Date: October 8, 2024
Subject: COMMENTS FOR THE RECORD
DENY THE APPROVAL OF THE UPDATED COMPREHENSIVE PLAN
ON OCTOBER 8, 2024

RATIONALE:

The Erie Town Council seeks to approve the updated Comprehensive Plan. The entire seated council is up for election four weeks from today. There is no rationale to support passing this plan when a new council will be seated in the near future.

Furthermore, the State of Colorado recently passed HOUSE BILL 24-1313. It was signed into law on May 13, 2024. Article 37 provides State Land Use Criteria for Strategic Growth.

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Therefore, the Town of Erie should not pass the Comprehensive Plan on October 8, 2024. All of the information from the State of Colorado has not been provided in order to comply with House Bill 24-1313. The new town council can take this action after the State provides its strategies, goals, models and guidance in early 2025.

Debbie Stamp

From: Town Clerk
Sent: Tuesday, October 8, 2024 6:15 PM
To: Debbie Stamp
Subject: FW: New comp plan

Comp Plan public comments.

Thank you,

Michèle



Michèle Crawford, M.Ed., CMC | Deputy Town Clerk
Town of Erie | Administration
645 Holbrook | P.O. Box 750 | Erie, CO 80516
Phone: 303-926-2792 | Fax: 303-926-2706
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From: Emily Baer <ebaer@erieco.gov>
Sent: Tuesday, October 8, 2024 4:45 PM
To: Town Clerk <townclerk@erieco.gov>
Subject: Fw: New comp plan

Emily Baer | Council Member, Town of Erie

She / Her / Hers

Phone: 303.926.2777 | EBaer@erieco.gov

www.erieco.gov

From: Mark Meyer <mm@mindspring.com>
Sent: Tuesday, October 8, 2024 10:39 AM
To: Council Mail <council@erieco.gov>
Subject: New comp plan

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, please do not approve the new Comprehensive plan this close to an election. Let the next group handle it, since they will be around to deal with the aftermath.

Regards,
Mark Meyer
1875 Hauck St.
Erie, CO 80516

Debbie Stamp

From: Town Clerk
Sent: Tuesday, October 8, 2024 6:16 PM
To: Debbie Stamp
Subject: FW: Erie growth

Comp Plan public comments.

Thank you,

Michèle



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Town of Erie | Administration
645 Holbrook | P.O. Box 750 | Erie, CO 80516
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Sent: Tuesday, October 8, 2024 4:45 PM
To: Town Clerk <townclerk@erieco.gov>
Subject: Fw: Erie growth

Emily Baer | Council Member, Town of Erie

She / Her / Hers

Phone: 303.926.2777 | EBaer@erieco.gov

www.erieco.gov

From: Oscar <oscarlove@comcast.net>
Sent: Tuesday, October 8, 2024 8:06 AM
To: Council Mail <Council@erieco.gov>
Subject: Erie growth

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

JUST SAY NO!!! The beautiful town of Erie is becoming a congested traffic mess with all the kind people that moved here to get away from Boulder and Denver becoming more impatient with the ridiculous crowding that has become a thing now. The "leaders" need to see what is being lost not what monetary gains they want to see. We live in a semi rural area that is one of the last beautiful areas mixed with rural, wild and limited growth. Let us be and stop the madness! Sent from my iPhone

Debbie Stamp

From: Town Clerk
Sent: Tuesday, October 8, 2024 6:16 PM
To: Debbie Stamp
Subject: FW: Elevate Erie Plan continuing concerns

Comp Plan public comments.

Thank you,

Michèle



Michèle Crawford, M.Ed., CMC | Deputy Town Clerk
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Sent: Tuesday, October 8, 2024 4:45 PM
To: Town Clerk <townclerk@erieco.gov>
Subject: FW: Elevate Erie Plan continuing concerns

Emily Baer | Council Member, Town of Erie

She / Her / Hers

Phone: 303.926.2777 | EBaer@erieco.gov

www.erieco.gov

From: Debbie Coffin <deb.coffin5@gmail.com>
Sent: Tuesday, October 8, 2024 7:49 AM
To: Council Mail <council@erieco.gov>
Cc: Debbie Coffin <deb.coffin5@gmail.com>; Randy Coffin <coffinrj2010@gmail.com>
Subject: Elevate Erie Plan continuing concerns

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Council members,

I am writing to express my continuing and growing concerns and opposition to the new definitions of density being proposed on the Elevate Erie Comprehensive Plan.

For months, nearly 100 community members have written to you, attended and spoken at Town Council meetings expressing our concerns about the current high density designation at the corner of 11th and Arapahoe. In June, you thankfully voted to not move forward with the Thrift Thompson site plan which gave us all a sense of being heard and relief. But apparently, we were mistaken or misled.

Now, the new and updated Elevate Erie Plan has changed the established density at this intersection to medium but the number of units per acre for medium density is as high as the earlier definition of high density, especially if affordable housing is included. I am in support of true and meaningful affordable housing.

With respect, I must say to you that this feels like a shell game and is completely ignoring the hundreds of concerns brought to your attention. More importantly these new density designations do not respond to the extensive concerns for safety, health and transportation overload that is already plaguing this intersection and our adjoining neighborhoods.

I remain highly concerned for the safety of pedestrians attempting to cross the roads to access bus services and or utilize open space (as you have promoted as a goal in your various campaigns). As well as the safety of drivers now dealing with the traffic increases from Parkland and King Soopers. The impact of King Soopers traffic is already plaguing our already over crowded roads. In addition, town surveys have stated that the majority of residents are concerned about maintaining our small town and community' feeling. These changes to the plan are in direct opposition to the community needs and expressed requests.

Please do not vote on the plan this close to the election. This is a significant change and impact to our beautiful community and needs more community engagement.

Sincerely,

Deborah Coffin
2741 Hughes Drive
Erie, CO 80516

Debbie Stamp

From: Town Clerk
Sent: Tuesday, October 8, 2024 6:16 PM
To: Debbie Stamp
Subject: FW: NO to the new Comp Plan

Comp Plan public comments.

Thank you,

Michèle



Michèle Crawford, M.Ed., CMC | Deputy Town Clerk
Town of Erie | Administration
645 Holbrook | P.O. Box 750 | Erie, CO 80516
Phone: 303-926-2792 | Fax: 303-926-2706
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From: Emily Baer <ebaer@erieco.gov>
Sent: Tuesday, October 8, 2024 4:46 PM
To: Town Clerk <townclerk@erieco.gov>
Subject: Fw: NO to the new Comp Plan

Emily Baer | Council Member, Town of Erie

She / Her / Hers

Phone: 303.926.2777 | EBaer@erieco.gov

www.erieco.gov

From: Michael Stone <mikestone0618@gmail.com>
Sent: Sunday, October 6, 2024 6:16 PM
To: Council Mail <council@erieco.gov>
Subject: NO to the new Comp Plan

External Email: Do not click links or open attachments unless you recognize the sender and know the content is safe.

Erie Council,

I'm going on record here to say NO to the new Erie Comp Plan. The density definitions have been increased well beyond what they were previously and well beyond what the citizens of Erie want and expect.

Wait until after the election that is only one month away.

Stop shoving stuff down our throats. Stuff like Arapahoe and 111th that hundreds of people showed up and voiced their views.

Delay the vote until after the November election. Thank you.

Mike Stone

614-460-9623

Mikestone0618@gmail.com