

# TOWN OF ERIE

*645 Holbrook Street  
Erie, CO 80516*



## **Meeting Minutes**

**Wednesday, July 18, 2018**

**6:30 PM**

**Council Chambers**

**Planning Commission**

## I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chairman Bottenhorn called the July 18, 2018 Planning Commission Meeting to order at 6:30pm.

## II. ROLL CALL

Roll Call:

Commissioner Witt - present  
Commissioner Fraser - absent/excused  
Commissioner Ames - absent/excused  
Commissioner Harrison - present  
Commissioner Hedahl - present  
Commissioner Zuniga - present  
Chairman Bottenhorn - present

## III. APPROVAL OF THE AGENDA

Commissioner Harrison moved to approve the agenda of the July 18, 2018 Planning Commission Meeting. The motion, seconded by Commissioner Witt, carried with all voting in favor thereof.

## IV. ELECTION OF CHAIR & VICE CHAIR

Chairman Bottenhorn opened up the Election of Chair and Vice Chair of the Planning Commission to the Commission for any recommendations.

Commissioner Harrison asked if the Commission could stay with the current assignment of seats. Commissioner Hedahl seconded Commissioner Harrison's sentiment.

Commissioner Zuniga moved to name Commissioner Harrison as Vice Chair and Chairman Bottenhorn as Chairman of the Planning Commission. Commissioner Witt seconded this motion with all present voting in favor thereof.

## V. APPROVAL OF MINUTES

[18-157](#) Approval of the April 18, 2018 Planning Commission Meeting Minutes

*Attachments:* [4-18-2018 PC Meeting Minutes](#)

Commissioner Hedahl moved to approve the Meeting Minutes of the April 18, 2018 Planning Commission Meeting. The motion, seconded by Commissioner Zuniga, carried with all voting in favor thereof.

## VI. PUBLIC COMMENTS

No Public Comment.

## VII. RESOLUTIONS

[18-240](#) A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For Canyon Creek Subdivision Filing No. 5, 1st Amendment, Town Of Erie, County Of Boulder, State Of Colorado.

**Attachments:** [18-240 SP Canyon Creek Flg. 5, 1st Amdt. – Staff Memo](#)  
[18-240 SP Canyon Creek Flg. 5, 1st Amdt. – Resolution](#)  
[18-240 SP Canyon Creek Flg. 5, 1st Amdt. - Application Materials](#)

Chairman Bottenhorn opened the Public Hearing for Agenda Item#18-240 (Resolution 18-08); A Resolution Favorable To The Site Plan For Canyon Creek Subdivision Filing No. 5, 1st Amendment at 6:33pm.

Senior Planner, Hannah Hippely presented Resolution 18-08 to the Commission. This is a Site Plan for Canyon Creek Subdivision Filing No. 5, 1st Amendment. Ms. Hippely noted that each Commissioner has been provided a list of written public comments that staff has received to date.

This property is located at the Southeast Corner of Erie Parkway and Meller Street. The Preliminary Plat for this property was approved in 2014. There are 12 lots/dwelling units proposed with a Final Plat being processed concurrently with the proposed Site Plan. The proposal includes two models with multiple options for color schemes. Staff notes that the Criteria for Site Plan Approval have been met; Public Notice was provided as required; and therefore, Staff is recommending that the Planning Commission adopt the Resolution and conditionally approve the application. The two conditions being the Site Plan is approved and in effect after a Final Plat is recorded and that Staff may direct consultants to make technical corrections to the documents if needed.

Chairman Bottenhorn asked those wishing to give testimony to raise their right hand to be sworn in.

Steven Sparn, Principle Architect with Sopher Sparn Architects, gave a more in depth presentation of the design, look and type of product being proposed for this site. The project includes 6 duplexes, totaling 12 paired homes, each on its own lot. Each home will be two-story, three bedrooms with 3 1/2 baths; totaling around 1800 sq.ft. plus a 2-car garage.

Mr. Sparn was accompanied by the property owner, Yasi Taylor; Project Manager, Scott Schieger; and Project Engineer, Chris Purdue of Bowman Engineering.

Chairman Bottenhorn opened up this portion of the hearing for Public Comment.

Kevin Chard, 2590 Freeman Court, Erie, commented on the light pollution that would be affecting his property that is adjacent to this site. Mr. Chard has been speaking with the applicants on this matter and would like to see larger scale trees along the property line to difuse some of the light pollution from traffic and the site itself.

Chairman Bottenhorn brought it back to the Commission for questions/comments. Some of the comments included the following:

- appreciation of a different design style
- butterfly roof/snow
- roadway configuration
- grading of the site
- light pollution
- design characteristics/concept

- resale value/price point
- existing trees
- affordable housing prices
- mature landscaping

After comments and questions of staff and the applicant, Chairman Bottenhorn closed the Public Hearing at 6:45pm.

Chairman Bottenhorn turned to the Commission for final comments. The Commission thanked the applicants and staff and Chairman Bottenhorn asked if there was a motion on this Resolution.

Commissioner Zuniga moved to approve Resolution P18-08 (Agenda Item#18-240). The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

## VIII. GENERAL BUSINESS

### 18-243 A Sketch Plan Review of Parkdale No. 2

Attachments: [18-243 Staff Memo](#)  
[18-243 Staff Review Memos](#)  
[18-243 OSTAB Review Memo](#)  
[18-243 Applicant Materials](#)

Planner, Audem Gonzales presented Agenda Item#18-243; Parkdale No. 2 Sketch Plan.

The location of this project is at the Northeast Intersection of 119th Street and State Highway 7. The property is approximately 34 acres in size. There is an existing home site on the west and the east side of the property. The west home site is proposed to be removed while east home site will remain. There is an existing Oil and Gas Well Head on the property which is proposed to be plugged and abandoned. The property lies within the Low Density Residential (LR) zone district. The property to the north, south, and east lies within Boulder County and is zoned as Agricultural (AG). The the west is Boulder County Rural Residential (RR). The Northeast is the Parkdale Subdivision Preliminary Plat which is zoned as Low Density Residential (LR). The Comprehensive Plan is not aligned with the current zoning of this property as it designates this property as Community Commercial (CC). The applicant has an application in with Planning & Development to amend the Comprehensive Plan so the entire area would be Low Density Residential (LR), shifting the Community Commercial (CC) component along Highway 7 to the south.

The proposal includes 193 dwelling units; 105 of those would be Single Family Detached and 88 Paired Homes. The access point to the subdivision is proposed from 119th Street and is envisioned to serve as a joint access point for the residential subdivision as well as the commercial component to the south. The application of a Minor Subdivision would split the existing home site to the east onto its own lot. An east/west spine trail is proposed through the community. Connectivity is provided to the properties to the south, north and east.

Mr. Gonzales turned it over to the applicant who also had a presentation for the

Commission.

Applicant, Chris Elliott, Principal with OEO, LLC presented additional information to the Commission regarding this project. Mr. Elliott reiterated the connectivity and balance of the site. Again, the applicant noted that there is an existing Oil and Gas Well Head in the northeast corner of the property. There is a comprehensive agreement with Extraction executed and in place, that the wells are to be plugged and abandoned for the entire Parkdale site. The proposed type of product for the site was also shown and discussed.

Chairman Bottenhorn brought it back to the Commission for comments and questions for staff and the applicant. Some of the comments/questions included the following:

- access points
- maintaining commercial zoning/acreage
- existing church
- low density
- amount of asphalt
- transitional space between products
- Parkdale Sketch No. 1
- pocket parks/common areas
- product/alley loaded homes/detached townhomes
- Highway 7/traffic
- future look - commercial development
- builder

Commissioner Witt also added that the applicant has a unique opportunity to build the front door of the south of the Town of Erie; we want it to look like our front door and hopes that the applicant shares in the sentiment.

## **IX. STAFF REPORTS**

Staff has nothing to report.

## **X. COMMISSIONER REPORTS AND DISCUSSION ITEMS**

There were no Commissioner reports; however, Chairman Bottenhorn welcomed the new Commissioners.

## **XI. ADJOURNMENT**

Chairman Bottenhorn adjourned the July 18, 2018 Planning Commission Meeting at 7:45pm.