



Department of Community Development

Planning and Building

The Town of Erie

645 Holbrook St.
P.O. Box 750
Erie, CO 80516
(303) 926-2775
FAX (303) 926-2706

Memo

To: Karen Henry

From: Christopher C. LaRue, Senior Planner

Date: October 4, 2018

Re: SK-1004-2018: Canyon Creek Filing No. 7 & 8 – Sketch Plan Application

cc: Todd Bjerkaas, Deborah Bachelder, Russell Pennington, Matt Wiederspahn

Town staff has reviewed the Canyon Creek Filing No. 7 and 8 Sketch Plan for conformance with Municipal Code, Title 10 at the September 28, 2018 Development Review Team meeting. A list of the Town staff that have commented and referral agencies that have responded are listed below. Referral comments received by the Town after the date of this memo shall be forwarded on to the applicant. Please note, engineering comments will arrive by separate e-mail.

The next step for the Canyon Creek Filing No. 7 and 8 Sketch Plan application is revision and resubmittal for another referral and Development Review Team review. Please make the appropriate revisions to the application materials and provide written response to address each written comment from the Town staff and referral agencies.

Paper Copies:

- 3 Copies: Written response to staff and referral comments. For distribution to: Planning, Engineering and Parks.
- 3 Copies: Updated written materials, 3 hole-punched for notebooks. For distribution to: Planning, Engineering and Public.
- 3 Copies: Updated 11x17 plans tri-folded and 3 hole punched for notebooks. For distribution to: Planning, Engineering and Public.
- 2 Copies: Updated 24x36 plan sets, rolled. For distribution to: Planning & Engineering
- Please bind and label materials for each entity listed above for ease of distribution to each referral.

Digital Copies:

- A PDF format of all of the submittal materials on 3 flash drives. The Town will provide the mailing envelope, address label and postage for delivery of the flash drives. The flash drives will be distributed to the following referral agencies:
 1. Town of Erie – internally distributed to: Planning, Engineering, and Parks

General Comments:

1. Request is to develop the property with 104 single-family lots and 88 duplex units. The following land use applications will be required:

- a. PD Amendment
 - b. Comprehensive Plan amendment
 - c. Preliminary Plat
 - d. Site Plan
 - e. Final Plat
2. Please provide a separate tract map exhibit with the tracts shaded and labeled. All other information can be scaled back.
 3. Please note there are lots within the oil and gas well setbacks. The documents will need to be amended to ensure lots are not platted within the setback.
 4. A landscaping plan will be required with future developments.
 5. Compliance/ability to meet building setback requirements are not discussed within the sketch plan application. This will need to be addressed with a lot fit analysis with future platting and site plan submittals.
 6. Ability to comply with the UDC and PUD design standards will need to be addressed with future plat and site plan submittals.
2. ALTA
 - a. The ALTA survey is not updated. A current ALTA will be required for the Preliminary Plat submittal.
 - b. A note referencing a gas line within the Filing No. 7 states there is no easement for the line. Please address this concern.
 - c. Depict all abandoned mine information on the ALTA.
 3. Comprehensive Plan:
 - a. A portion of the property, in Filing 8, currently has a land use designation on the Comprehensive Plan of MDR-Medium Density Residential. The density of the duplex family residential proposed in this area is consistent with this designation. The duplex density wouldn't meet the minimum density requirements (6-12 du/acre) for this land use designation. The Comprehensive Plan will need to be amended to accommodate the residential use and density proposed.
 4. Sketch Plan:
 - a. Sheet 1 of 3:
 - i. Please update the number of tracts and lots per these comments.
 - ii. The well radii should not be contained within tracts. The radii are considered setbacks and should be depicted on the plan as such.
 - iii. The scale on the vicinity map is wrong. Please correct.
 - b. Sheet 2 of 3:
 - i. The scale is not correct. Please adjust and correct the map if necessary.
 - ii. A view corridor, at the cul-de-sac head, a minimum of 35 feet in width shall be provided to maintain open views and pedestrian access.
 1. View corridors shall contain a pedestrian walkway or trail connection. There are cul-de-sacs that will require trail connections.

- iii. Please add the existing parking lots and drive access locations onto Telleen Avenue for the school.
- c. Sheet 3 of 3:
 - i. The scale is not correct. Please adjust and correct the map if necessary.
- d. Streets/Right of Ways:
 - i. Jasper Road:
 - 1. Off-site improvements will be required for the extension of Jasper Road to the north to provide secondary access to the proposed development of Canyon Creek Filing 7 and 8.
 - 2. RTD/Railroad crossing permit will be required for the proposed Jasper Road extension.
 - 3. Coordination of the road extension will need to be coordinated with the Schmidt property and tie into the road plans proposed there.
 - ii. Local Streets / Alleys:
 - 1. A transportation report is required at preliminary plat to determine the volume and size of streets.
 - 2. UDC 10.6.5.D.2.e.: The ends of each of the cul-de-sacs are required to have a minimum 35 foot wide tract that contains a pedestrian trail that connects to a trail or sidewalk.
 - 3. The southern road has a jog on the west end that should be redesigned.
 - a. Other streets have jogs within them that should be reevaluated.
 - 4. The northwest cul-de-sac should be reevaluated. It appears to be overlong and lots 17, 18, and could potentially access onto the bulb.
 - 5. In residential districts, alleys should be parallel, or approximately parallel, to the frontage of the street. Alleys in residential districts shall provide a minimum of 16 feet of right-of-way when no utilities are located within them, and 30 feet when utilities are located within them. A minimum of 12 feet of pavement is required in either case. Please confirm the plan will comply with this requirement.
 - 6. Dead-end alleys shall not exceed 150 feet in length. Please confirm this is met.
 - 7. The alley adjacent to Lots 19 through 28 in Filing No. 8 should be reevaluated.
 - a. The parking at the end of the alley appears to create turning problem.
 - b. The parking would be too prominent from the adjacent trail.
 - iii. Railroad Right of Way:
 - 1. MC 10.5.4 G.7.c.: A minimum of a 30 foot landscape buffer is required along the northern boundary of Filing 8. It appears that you may have met this.
 - iv. A cul-de-sac on a minor residential street shall not be longer than 750 feet. Please confirm this requirement is being met.
- e. Lot Design:
 - i. Wedge shaped lots shall not be less than 30 feet in width at the front property line. It appears that a lot in Filing 7 does not meet this requirement.

- ii. Double frontage lots are required to have 10 feet extra lot depth and 30 foot tract with landscape buffer on rear lot side. You appear to have the 30 foot landscape tract please confirm there is an extra 10 feet in lot depth along Jasper Road.
- iii. Some lots in Filing 7 have designs that should be adjusted. Please look at the following:
 - 1. Lots 96, 97, and 104 have jogs in them towards the roads. These should be smoothed out.
 - 2. Lot 19 sides to Lots 20, 21, and 22. Having three lots to the side of one lot should be adjusted.
 - 3. Lots 38, 39, 44, and 45 all side to multiple lots. This block should be redesigned.
 - 4. Lot 81 sides to three lots and should be adjusted.
- iv. Some lots in Filing 8 have designs that should be adjusted. Please look at the following:
 - 1. Lots 65 through 78 have double front lots adjacent to the public right-of-way and the alley. This should be redesigned and looked at to reduce the amount of paving in this area.
- v. We discussed the possibility of utilizing the area in the southwest corner of Filing No. 7 as potential open space. We would like to discuss this further.
- f. Utilities:
 - i. Power Lines:
 - 1. Please ensure there are no conflicts with WAPA power lines.
 - 2. The existing local power lines along the southern edge of Filing 7 will need to be placed underground. All new power lines will need to be placed underground.
 - ii. Leyner Cottonwood Ditch:
 - 1. The Town owns a portion of the ditch in Filing 7. The ditch should be placed in a tract that is a minimum of 150 feet in width (75 feet either side of the centerline of the ditch). No improvements should be located within the tract.
 - a. This setback does not appear to be fully met.
 - 2. Please ensure the laterals from the ditch have been addressed in the sketch plan. They occur in both filings.
 - 3. Coordination will be required with the ditch company.
 - iii. Filing 8 Detention Pond:
 - 1. The Town constructed the detention pond, in Filing 8, within the easement granted to the Town. Please update the table that states the Town owns and maintains the detention facility. The Town will not own or maintain the pond. The HOA or Metro District will own and maintain the tract that the pond is located in.
- g. Parks & Open Space (MC 10.6.3.)
 - i. Parks and Open Space dedication requirements are described in Municipal Code Section 10.6.3.
 - ii. Open space and other dedications shall be evaluated with the overall Canyon Creek development to determine what would be required. Provide an analysis of

the sketch plan and the overall development regarding meeting the open space and park requirements.

1. A conceptual open space and conceptual developed park plan was submitted with the application. More details about the how the park and open space requirements will be met will be required. Please review Section 10.6.3 of the UDC and the PUD.
- iii. Appropriate Neighborhood Park and community parks or potential fees in-lieu shall be required per Section 10.6.3 of the UDC. The Town preference is to meeting the requirements rather than pay cash-in-lieu.
 - a. Neighborhood Parks fees are charged \$236,564 per acre of required dedication.
 - b. Community Parks fees are charged \$3,889 per building permit.
 - c. Open Space fees are charged \$48,500 per acre.
 - d. Staff has evaluated the minimum dedication requirements for the Sketch Plan proposal, as listed below:

	Filing 7 - MC Requirement	Filing 8 - MC Requirement
Pocket Park	0.15 (.25 minimum required)	0.127 (.25 minimum required)
Neighborhood Park	0.90	0.76
Community Park	1.50	1.27
Open Space	5.10	4.32

- iv. Pocket Parks:
 1. The applicant has proposed dedicating pocket parks within the development to satisfy this dedication requirement. The pocket parks proposed are larger than the dedication requirement which is acceptable to the Town. The pocket parks will need to be owned and maintained by an HOA or Metro District. The pocket parks are required to have a public access easement on the tracts. The pocket parks shall be designed, in future plat or site plan applications, to meet the "Pocket Park Design Standards" in the Town of Erie, Parks, Recreation, Open Space and Trails Master Plan.
 2. The pocket parks proposed appear to meet the locational requirements.
- v. Neighborhood Park:
 1. A neighborhood park dedication is not identified on the Sketch Plan. The neighborhood park dedication acreage required for this development is not large enough to meet a neighborhood park minimum size requirement (7 acres). Fees in lieu will be required with a development agreement at time of final plat.
- vi. Community Park:

1. A community park dedication is not identified on the Sketch Plan. The community park dedication acreage required for this development is not large enough to meet a community park minimum size requirement (30 acres). Fees in lieu will be required with a development agreement at time of final plat.
- vii. Open Space:
 1. The dedication requirement for the proposed development is 7.35 acres. There is about 3.22 acres of open space credit from my calculation for Filing 9 and Filing 5 Tract B. This leaves approximately 4.13 acres of dedication required.
- h. Pedestrian Trails:
 - i. Future plan submittals should illustrate how parks and trails connections are being made to the existing infrastructure.
 - ii. Provide a trail that parallels the RTD right of way; it needs to be on Town or HOA land. This trail should connect to the existing trail to the east.
- i. Oil & Gas Facilities:
 - i. Filing 7 & 8:
 1. Please ensure not lots are within the 350 foot setbacks.
 2. Street right-of-ways shall be setback a minimum of 150 feet from future oil and gas wells and above ground facilities. Please ensure this is met.
5. Mine Subsidence Investigation
 - a. Please make sure all the recommendations from the report are addressed and included on the sketch plan.
 - b. There are substantial mine subsidence areas and the report indicates three to four abandoned coal mines occur beneath the subdivision. There appears to be the potential for subsidence. How will this be addressed?
 - c. The report indicates no structures should be built with a 50 foot radius of the main shafts.
 - i. Are all mine shafts depicted on the plan?
 - ii. It does not appear the 50 foot radius is depicted on the plan.
6. Landscape Inspection and Inventory:
 - a. This document is dated 2007 and only inventories Filing 7. A Native Tree and Vegetation Survey and Protection Plan, that meets the UDC requirements, will need to be submitted at the time of Preliminary Plat application.
 - b. MC 10.6.2 Natural and Scenic Resource Protection: This section of the Municipal Code will need to be followed in the submittal of the Preliminary Plat and design of the development.
 - i. Further evaluation will be required at Preliminary Plat.
7. Phase I Environmental Site Assessment
 - a. Generally describe how the recommendations will be implemented.
8. Geologic and Preliminary Geotechnical Investigation:
 - a. You need to address the issues raised in this report in the narrative:
 - i. Please address what design choices you are making to address high ground water?

- ii. The report identifies four shallow mine sites that are partially located in Canyon Creek Filing 7 and 8; please address your development approach in this area?
- iii. Please identify the general location of mine shafts on the Sketch Plan; it will need to meet the Municipal Code requirements.
- iv. Staff recommends that you discuss the Geotechnical Report with Colorado Geologic Survey as soon as possible to discuss if further exploration and reporting is needed and where they concur that development is a potential.



Department of Community Development

Planning and Building

The Town of Erie

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Memo

To: Karen Henry
From: Christopher C. LaRue, Senior Planner
Date: January 25, 2019
Re: SK-1004-2018: Canyon Creek Filing No. 7 & 8 – Sketch Plan Application
cc: Deborah Bachelder, Matt Wiederspahn

Town staff has reviewed the Canyon Creek Filing No. 7 and 8 Sketch Plan for conformance with Municipal Code, Title 10 at the January 10, 2019 Development Review Team meeting. A list of the Town staff that have commented and referral agencies that have responded are listed below. Referral comments received by the Town after the date of this memo shall be forwarded on to the applicant. Please note, engineering comments will arrive by separate e-mail.

Referral Agency comments:

1. Town of Erie: Planning & Parks
2. Merrick
3. OSTAB

General Comments:

1. *Request is to develop the property with 104 single-family lots and 88 duplex units. The following land use applications will be required:*
 - a. *Preliminary Plat*
 - b. *Site Plan*
 - c. *Final Plat*
 2. *Compliance/ability to meet building setback requirements are not discussed within the sketch plan application. This will need to be addressed with a lot fit analysis with future platting and site plan submittals.*
 - a. Lot typicals were provided. Be sure to factor in the window well setback/encroachments in future submittals.
-
2. Sketch Plan:
 - a. Sheet 2 of 3:
 - i. *A view corridor, at the cul-de-sac head, a minimum of 35 feet in width shall be provided to maintain open views and pedestrian access.*

1. *View corridors shall contain a pedestrian walkway or trail connection. There are cul-de-sacs that will require trail connections.*
 2. The southwest cul-de-sac does not contain a trail connection. Future submittals should explore this possibility.
- b. Lot Design:
- i. Please look at lots 75 through 80 in Filing 8. Staff suggests turning the block 180 degrees so the lots are oriented north to south similar to Lots 81 through 88. This should improve the view from the trail and allow the pocket park to be more squared off.
- c. Oil and Gas
- i. Please double check the setbacks listed on the sketch plan. Setbacks should be based upon existing wells *and associated above ground production facilities*. The plan only depicts well setbacks.
- d. Parks & Open Space (MC 10.6.3.)
- a. Staff has evaluated the minimum dedication requirements for the Sketch Plan proposal and updated the numbers, as listed below:

	Filing 7 - MC Requirement	Filing 8 - MC Requirement
Pocket Park	0.157 (.25 minimum required)	0.127 (.25 minimum required)
Neighborhood Park	0.945	0.762
Community Park	1.575	1.27
Open Space	5.355	4.32

- i. *Open Space:*
1. *The dedication requirement for the proposed development is 9.675 acres. There are 3.36 acres of open space credit. This leaves 6.315 acres of dedication required.*
 2. Please review Section 10.6.3.C.4 regarding Characteristics of Open Space to be Dedicated. Among other requirements, Open Space is required to be a minimum of ten contiguous acres.
 - a. After discussions with the Town of Erie Parks Director, the Town is potentially interested in allowing Tract B of Filing 8 to meet the Open Space requirement. Some improvements to this tract would be required. Please see the Parks comments.



Internal Memo

To: Chris LaRue, Planning & Development - Senior Planner

From: Darren Champion, Parks and Open Space Project Coordinator

Date: October 3, 2018

Subject: Canyon Creek Filings 7 & 8 – Sketch Plan

Cc: Farrell Buller, Assistant to the Town Administrator – Community Services

Rob Crabb, Parks and Open Space Division Manager

Parks & Open Space Division staff has reviewed the subject plans and offers these comments:

- Sheet 1 of 3 – Filing No. 7 Tract Summary - The adjacent ownership south of Tract B has changed since the previous plans. Additional discussions with the applicant will be necessary with regard to this tract and the overall open space dedications.
- Filing No. 8 Tract Summary – Change maintenance of Tract B to “HOA”.
- Sheet 3 of 3 – Extend spine trail from the northeast corner of Tract B to the northwest corner of Tract A tying into Jasper Road.
- Staff would like to further discuss the overall spine trail locations with the applicant. Specifically, staff would like to explore a potential east-west route from 119th Street to the existing spine trail located in Filing No. 8.



Internal Memo

To: Chris LaRue, Planning & Development - Senior Planner

From: Darren Champion, Parks and Open Space Project Coordinator

Date: January 24, 2019

Subject: Canyon Creek Filings 7 & 8 – Sketch Plan

Cc: Farrell Buller, Community Services Director

Mike McGill, Parks and Open Space Interim Division Manager

Parks & Open Space Division staff has reviewed the subject plans and offers these comments:

- Sheet 1 of 3 – Filing No. 8 Tract B - Improvements will need to be made to this tract including prairie dog removal. Successful removal of prairie dogs and native restoration of Tract B will be required prior to possible future acceptance as open space by the Town.
- Sheet 3 of 3 – Identify trail running from the northeast corner of Tract B to the northwest corner of Tract A tying into Jasper Road as a “SPINE TRAIL”.

October 11, 2018

Town of Erie, Engineering Division
P.O. Box 750
645 Holbrook Street
Erie, Colorado 80516



2480 W. 26th Avenue, Unit B225
Denver, Colorado 80211
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Fax: +1 303-964-3355
www.merrick.com

RE: CANYON CREEK FILINGS 7 AND 8 SUBMITTAL

Dear Engineering Division:

We have reviewed the Canyon Creek Filings 7 and 8 submittal received on October 1, 2018. The submittal included the Phase I Drainage Report for Canyon Creek Filing No. 7 – No. 8, prepared by CWC, dated July 2018 and a Sketch Plan, prepared by CWC, dated August 14, 2018. We have the following comments to offer:

Drainage Report

1. The Town of Erie Standards and Specifications were updated in 2018. Update the document and use the latest revision for all criteria.
2. The Erie Outfall Systems Plan (West of Coal Creek) was completed in January 2014. Reference the final version.
3. The Urban Storm Drainage Criteria Manual (USDCM) from the Urban Drainage and Flood Control District (UDFCD) was updated in 2017. The correct revision for each volume should be used. Revisions to runoff coefficients, design procedure and other criteria may require updates to calculations and design.
4. Provide excerpts from the Erie Detention Facility No. 1045 Final Report for the referenced information and highlight relevant information to verify that the proposed flows from the project site will not exceed flows anticipated for the design of Pond 1045.
5. In Section V.A Compliance with Standards, correct “Filing No. 9” to be “Filing No. 8.”
6. We were unable to find the mining subsidence report in the appendices as referenced in the drainage report. Provide the mining subsidence report.
7. We understand that the wetlands have been determined to be non-jurisdictional. Provide the letter from the Army Corps of Engineers that documents this determination.

Appendix A

8. Provide the data output from NRCS WSS that shows the Hydrologic Soil Groups for the project site. The figure with just the map unit symbol is insufficient. Additionally, delineate the project site on the soil map.

9. The project site falls on more than the single FIRM provided (number 08013C0437J, dated December 18, 2012). Provide FIRM information for the entire site and delineate the project site on the FIRMs.
10. Figure 5-4 (Alternative Plan Coal Creek Tributaries) shows two Filing No. 8's. Correctly identify the location for Filing No. 7.
11. Highlight the relevant information on each page of the excerpts from the OSP reports that are referenced.

Appendix B

12. On the Composite Imperviousness Calculations spreadsheet, correct the sums for the composite imperviousness for Basins OS, A and C since they do not appear to be calculated correctly. Also, all of the sum totals for Basin C need to be corrected.
13. Provide 2-, 5- and 100-year runoff coefficients for each basin.
14. The maximum overland flow length for rural land is typically 500 feet for use in the time of concentration calculations. Update Sub-basins OS-1, OS-2 and OS-3 to reflect this maximum.
15. On SF-2 for the 2-year storm event, the runoff coefficient for several basins do not match what is shown in the proposed conditions drainage map. On SF-2 for the 100-year storm event, the runoff coefficient for Sub-basin C-2 does not match the proposed conditions drainage map. Clarify which are correct and update accordingly.
16. On SF-2 for both the minor and major storm events, correct the areas used for basins OS-2 and A-3 to match the rest of the report.

Appendix C

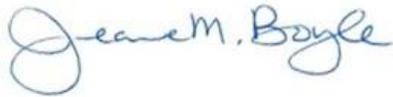
17. Correctly the title of the proposed conditions drainage map and label Filings 7 and 8.
18. Correct the label for Basin B-2 on the proposed conditions drainage map.
19. Identify the acreage in Basin C-2.
20. Label the irrigation ditch on the proposed conditions drainage map.
21. Show and label the existing wetlands on the existing and proposed conditions drainage maps.
22. The total number of lots in Filing 7 and tracts in Filing 8 on the proposed conditions drainage map do not match what is shown on the sketch plan. Update for consistency. Add the project number to existing and proposed conditions drainage maps.
23. Show the basin boundaries for Sub-basins OS-1 and OS-2 on the proposed conditions drainage map.

Sketch Plans

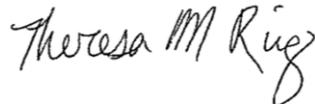
- 24. Add the blue dotted line to the legend and discuss its significance in the report. Also discuss the significance of the well setbacks and mine subsidence lines.
- 25. Show the location of existing utilities, including the existing electrical transmission line referenced in the report. Note which ones are expected to be vacated.

Please let us know if you have any questions.

Sincerely,
Merrick & Company



Jeanne M. Boyle, PE, CFM



Theresa Ring, EI



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January 24, 2019

Town of Erie, Engineering Division
P.O. Box 750
645 Holbrook Street
Erie, Colorado 80516

RE: CANYON CREEK FILINGS 7 AND 8 RESUBMITTAL

Dear Engineering Division:

We have reviewed the Canyon Creek Filings 7 and 8 submittal received on January 8, 2019. The submittal included the Phase I Drainage Report for Canyon Creek Filing No. 7 – No. 8, prepared by CWC, dated November 2018 and a Comment Response Letter, dated November 14, 2018. A revised sketch plan was not received so we cannot verify that CWC made corrections according to our previous review comments in October 2018. We have the following comments to offer:

Drainage Report

1. We acknowledge that the wetlands are not yet determined to be jurisdictional or non-jurisdictional and note that CWC will be responsible for complying with all requirements in future submittals should there be jurisdictional wetlands.
2. Per the drainage report, an additional 5 acres from Basin 617 is planned to be tributary to existing Pond 1045 than the pond was designed for. The additional area appears to be single family lots in Filing 7. Due to this increase in tributary area, the revised inflows to Pond 1045 must be analyzed to determine if the pond can handle the additional flows and volume of runoff from the site. Pond 1045 was designed to control the 10-year and 100-year storm events, so provide calculations for the 10-year and 100-year peak inflows to Pond 1045 (including flows from all of the offsite tributary basins) for evaluation.

Appendix B

3. On the Composite Imperviousness Calculations spreadsheet, provide a separate calculation to determine the composite imperviousness for the ROW categories or include the ROW in other categories such as paved and lawns.
4. On the Time of Concentration spreadsheet, we have the following comments:
 - a. Update the Check for Urban Catchments Tc column using equation 6-5 from UDFCD DCM Volume 1, revised August 2018.
 - b. Describe how the Final Tc was determined for Sub-basin OS-2 or provide a calculation.

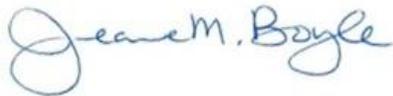
- c. Provide Tc calculations for sub-basins OS-3 and OS-4.

Appendix C

- 5. On Sheet 3 of 5 of the Proposed Drainage Map, "Existing Laferty Ditch Lateral to be relocated" does not point to a ditch. Correct the label.
- 6. It is understood that the wetlands are in review. Show and label the existing wetlands on the existing and proposed conditions drainage maps.

Please let us know if you have any questions.

Sincerely,
Merrick & Company



Jeanne M. Boyle, PE, CFM



Theresa Ring, EI



Town of Erie Open Space and Trails Advisory Board

From: Town of Erie Open Space and Trails Advisory Board (OSTAB)

To: Chris LaRue, Senior Planner, Community Development

Date: January 8, 2019

Subject: Canyon Creek Filings 7 and 8, Sketch Plan

Date of Drawing: November 9, 2018

Location: NW of intersection of Telleen Ave. and Jasper Rd.

OSTAB has reviewed the referral materials, compared them to Town planning documents, and prepared the following comments, questions, and recommendations for the Town's consideration in evaluating this application.

We primarily use the following Town documents as we evaluate the proposed open space and trails in all development application reviews:

1. Natural Area Inventory (NAI) - In 2008, the Town engaged Walsh Environmental Scientists and Engineers of Boulder, Colorado, to identify and evaluate the natural areas within the Town's planning area. Over 125 areas were evaluated. Based upon a variety of characteristics, a numerical "summary rating" was calculated, and the habitat quality of each site was categorized as high, medium, or low;
2. Unified Development Code (UDC), Chapter 6 – Development and Design Standards:
 - a. Section 10.6.2 – Natural and Scenic Resource Protection;
 - b. Section 10.6.3 – Parks, Open Space, and Trails.
3. Parks, Recreation, Open Space, and Trails (PROST) Master Plan.

The applicant did not provide a response to our formal letter in August 2018 evaluating the previous iteration of this sketch plan.

Open Space:

Discussion:

There are two NAI sites within this application:

1. **Site #49, Leyner Cottonwood Ditch East, 14 acres:**

“This site follows a section of the Leyner Cottonwood ditch that has a cottonwood woodland in its northeast corner bend. This woodland is in good condition with a well-developed herbaceous understory and a large patch of willows. The area appears to be seasonally flooded and provides excellent nesting habitat for songbirds. The ditch itself is steeply banked and relatively homogeneous with reed canary grass and smooth brome dominating and occasional cottonwoods intervening. Enhancement efforts should focus on cutting down and eradicating the grove of Russian olive trees onsite.”
2. **Site #54, Three Triangles, 18 acres:**

“Three Triangles is comprised of a ditch (appears to be a lateral of the Leyner Cottonwood ditch) and a pasture that seems to be seasonally flooded in places, as evidenced by the presence of reed canary grass near the center. The structure of the herbaceous cover provides marginal habitat for wildlife. Weeds dominate the site. The area could benefit from weed control and cutting down the Russian olives.”

Most of NAI Site #49 is in Filing 7, on the north side of the Ditch, where it has a roughly 90 degree bend. The southern portion of NAI site #54 is adjacent to site #49. It contains a lateral from the Ditch that travels

northward in Filing 7, then northeastward in Filing 8. The Sketch plan states that this lateral will be relocated and piped underground. Thus, most of NAI site #54 will be destroyed.

The Landscape Inspection and Inventory Report appears to describe the same area:

Observation: The trees on the above mentioned development are located on two natural areas. The majority of the trees are located in a large area on the west property line of Filing 7, dissected by the high voltage power line running east/west. This group consists of two large cottonwood stands, one each side of the power lines. These two stands are intermixed with the remaining species. Directly under the power line is a thick stand of Russian Olive.

The second group is a smaller dog-hair stand located on the southeast section of Filing 8, directly north of the pedestrian path and developed homes. This stand is all Cottonwood.

It is difficult to align the map in the Landscape and Inventory Report with either NAI site #49 or the Sketch Plan. Our judgement is that Tract A, a 6.24 acre open space tract, contains the portion of the large stand of trees (mostly cottonwoods) that is south of the power lines. We are unable to determine if the cottonwood stand that is north of the powerlines is totally within this tract, or will be destroyed by house lots and/or a road.

The applicant's response to the comments by the Department of Community Development states that the required open space is 5.355 acres in Filing 7 and 4.32 acres in Filing 8. The Tract Summary Chart implies, but does not formally commit, that the dedicated open space in Filing 7 is Tract B (2.09 acres). That is unacceptable:

1. The acreage is 60% less than the requirement;
2. It does not protect the important natural resources in NAI site #49;
3. It does not meet either the spirit or the formal requirements for dedicated open space in the Unified Development Code (UDC), Sections 10.6.2, and 10.6.3;
4. The area south of lots 85-90 is roughly between 50-100' wide. The UDC requires a minimum width of 300'.

The Tract Summary Chart implies, but does not formally commit, that the dedicated open space in Filing 8 is Tract B (Regional Detention Pond, 10.36 acres). That Tract probably does not qualify as dedicated open space:

1. Detention basins that are greater than 5' deep with slopes greater than 5:1 do not qualify;
2. Oil and gas wells and setbacks do not qualify;
3. Areas less than 300' wide do not qualify;
4. There are very few, if any, natural resources within that tract.

Since the proposed dedicated open space tracts are extremely problematic, we recommend that the dedicated open space for BOTH Filings be Tracts A and B in Filing 7, with modifications:

1. Tract A protects the most significant natural resources in NAI site #49;
2. Most of Tract A meets the UDC requirement that dedicated open space be a minimum of 300';
3. Both tracts contain the Leyner Cottonwood Ditch, and the required 75' buffer on each side;
4. The combined acreage is 8.33, reasonably close to the apparent requirement of 9.675 acres.
5. Tract A is significantly less than 300' wide between lots 99/100 and 104/106; this problem must be resolved by eliminating lots 99 and 100;
6. We are unable to determine if the portion of the cottonwood grove that is north of the electrical transmission line ROW is entirely included in Tract A. If it is not, then the cul-de-sac and/or some of lots 20, 22, and 29-31 must be modified to provide that protection.
7. The portion of Tract B that is south of lots 85-90 does not include any attributes of dedicated open space; it should be non-dedicated open space.

Recommendations:

1. Modify the dedicated open space to fully protect NAI Site #49;
2. Include Tracts A and B in Filing 7 as dedicated open space;
3. Modify Tracts A and B in Filing 7 as described in detail above.;

Spine Trail:

Discussion:

Chapter 6 of the PROST Master Plan is devoted to trails. It includes a map (Figure 15) of current and proposed future Spine Trails, and recommendations of improving access to regional trails and neighboring communities. Perhaps the most important future regional trail will connect Erie to the open spaces and trails in eastern Boulder County and the City of Boulder. That regional trail is proposed to follow the Union Pacific/RTD ROW (right of way). A portion of that ROW is the northern border of Filing 8. This new version of the Sketch Plan includes a trail due south of that ROW. That trail must be identified as a Spine Trail. When the Preliminary plat is submitted, it must show that the trail meets the requirements in the PROST master Plan:

1. 8' wide concrete trail;
2. 4' crusher fines on one side;
3. 2' minimum unobstructed shoulder on each side.

Recommendations: Label the trail south of the Union Pacific/RTD ROW as a Spine Trail.

Neighborhood Trails and Sidewalks:

Discussion:

We have reviewed the neighborhood trails in both Filings and are in agreement. In particular, we like the trail that crosses in drainage ditch near Pocket Park Tract C that connects to the existing trail in the Creekside subdivision, which provides direct access to both the Erie Elementary School and Erie Middle School. There is a proposed very short trail south of lots 85-90 in Filing 7. We have no objection if that trail is eliminated, since there will be a nearby sidewalk along the south side of Telleen Avenue

Recommendation: None

Please pass this referral letter to the Applicant, and appropriate town departments, boards, and commissions. Thank you for your attention to these matters. OSTAB is available to discuss any of the above in more detail as needed.

Sincerely,

Open Space and Trails Advisory Board

- Bob Braudes
- Phil Brink
- Christine Felz
- Dawn Fraser
- Ken Martin (Chair)
- Joe Swanson



Town of Erie Open Space and Trails Advisory Board

From: Town of Erie Open Space and Trails Advisory Board (OSTAB)
To: Chris LaRue, Senior Planner, Community Development
Date: April 22, 2019

Subject: Canyon Creek Filings 7 and 8, Sketch Plan

Date of Drawing: March 5, 2019
Location: NW of intersection of Telleen Ave. and Jasper Rd.

OSTAB has reviewed the referral materials, compared them to Town planning documents, and prepared the following comments, questions, and recommendations for the Town's consideration in evaluating this application.

We primarily use the following Town documents as we evaluate the proposed open space and trails in all development application reviews:

1. Natural Area Inventory (NAI) - In 2008, the Town engaged Walsh Environmental Scientists and Engineers of Boulder, Colorado, to identify and evaluate the natural areas within the Town's planning area. Over 125 areas were evaluated. Based upon a variety of characteristics, a numerical "summary rating" was calculated, and the habitat quality of each site was categorized as high, medium, or low;
2. Unified Development Code (UDC), Chapter 6 – Development and Design Standards:
 - a. Section 10.6.2 – Natural and Scenic Resource Protection;
 - b. Section 10.6.3 – Parks, Open Space, and Trails.
3. Parks, Recreation, Open Space, and Trails (PROST) Master Plan.

Open Space:

Discussion:

As stated in our responses to earlier sketch plans, there are two NAI sites within this application:

1. **Site #49, Leyner Cottonwood Ditch East, 14 acres:**

“This site follows a section of the Leyner Cottonwood ditch that has a cottonwood woodland in its northeast corner bend. This woodland is in good condition with a well-developed herbaceous understory and a large patch of willows. The area appears to be seasonally flooded and provides excellent nesting habitat for songbirds. The ditch itself is steeply banked and relatively homogeneous with reed canary grass and smooth brome dominating and occasional cottonwoods intervening. Enhancement efforts should focus on cutting down and eradicating the grove of Russian olive trees onsite.”
2. **Site #54, Three Triangles, 18 acres:**

“Three Triangles is comprised of a ditch (appears to be a lateral of the Leyner Cottonwood ditch) and a pasture that seems to be seasonally flooded in places, as evidenced by the presence of reed canary grass near the center. The structure of the herbaceous cover provides marginal habitat for wildlife. Weeds dominate the site. The area could benefit from weed control and cutting down the Russian olives.”

Most of NAI Site #49 is in Filing 7, on the north side of the Ditch, where it has a roughly 90 degree bend. The southern portion of NAI site #54 is adjacent to site #49. It contains a lateral from the Ditch that travels northward in Filing 7, then northeastward in Filing 8. The Sketch plan states that this lateral will be relocated and piped underground. Thus, most of NAI site #54 will be destroyed.

The applicant's current response to our comments dated August 14, 2018 contains a map the clearly shows that the portion of NAI site #49 that has the large cottonwood trees will be protected by open space Tract A in Filing 7. We appreciate the inclusion of this new map, and are now satisfied that this portion of that NAI site will be adequately protected.

The same applicant's response states that there is a credit of 3.36 of dedicated open space from previous filings, and the remaining requirement of 6.315 dedicated open space will be met by Tract B in Filing 8, an existing 10.36 acre regional detention pond. That Tract may not qualify as dedicated open space, as defined in the UDC:

1. The eastern third may be greater than 5' deep, or have slopes greater than 5:1;
2. The oil/gas well setback in the NW corner does not qualify;
3. The eastern third is less than 300' wide;
4. There are very few, if any, natural resources within that tract.

Furthermore, that tract inf Filing 8 does not protect the most important natural resource in both filings: NAI site #49. Therefore, we recommend that the dedicated open space for BOTH Filings be Tracts A and B in Filing 7, with modifications:

1. Tract A protects the most significant natural resources in NAI site #49;
2. Most of Tract A meets the UDC requirement that dedicated open space be a minimum of 300';
3. Both tracts contain the Leyner Cottonwood Ditch, and the required 75' buffer on each side;
4. The combined acreage is more than 8, in excess of the requirement;
5. The portion of Tract that is less than 300' wide can be resolved by eliminating lots 99 and 100;
6. There is a neighborhood trail and several connectors in those tracts;
7. We are willing to accept the portion of Tract B that is less than 300' wide (south of lots 85-90) as dedicated open space.

Recommendations:

1. Change the dedicated open space to Tracts A and B in Filing 7;
2. Eliminate lots 99 and 100, on the western side of Tract A in Filing 7, as described in detail above.;

Spine Trail:

Discussion:

Chapter 6 of the PROST Master Plan is devoted to trails. It includes a map (Figure 15) of current and proposed future Spine Trails, and recommendations of improving access to regional trails and neighboring communities. Perhaps the most important future regional trail will connect Erie to the open spaces and trails in eastern Boulder County and the City of Boulder. That regional trail is proposed to follow the Union Pacific/RTD ROW (right of way). A portion of that ROW is the northern border of Filing 8. This version of the Sketch Plan states that the trail due south of that ROW will be a Spine Trail. When the Preliminary Plat is submitted, it must show that the trail meets the requirements in the PROST Master Plan:

1. 8' wide concrete trail;
2. 4' crusher fines on one side;
3. 2' minimum unobstructed shoulder on each side.

Recommendations: None.

Neighborhood Trails and Sidewalks:

Discussion:

We have reviewed the neighborhood trails in both Filings and are in agreement. In particular, we like 2 trails:

1. In Filing 8, the trail that crosses in drainage ditch near Pocket Park Tract C, connecting to the

existing trail in the Creekside subdivision, which provides direct access to both the Erie Elementary School and Erie Middle School;

2. In Filing 7, the trail in Tracts A and B in Filing 7 that is near the Ditch and within NAI site #49.

Recommendation: None

Please pass this referral letter to the Applicant, and appropriate town departments, boards, and commissions. Thank you for your attention to these matters. OSTAB is available to discuss any of the above in more detail as needed.

Sincerely,

Open Space and Trails Advisory Board

Bob Braudes
Phil Brink
Christine Felz
Ken Martin (Chair)
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