



TOWN OF ERIE PUBLIC HEARING NOTICE

February 4, 2022

The Town of Erie Planning & Development Department has scheduled the following item for consideration:

Applicant/Developer: Town of Erie

Project Description: Coal Creek Park - Rezoning from Old Town Residential (OTR) to Downtown (DT)

Legal Description: East Addition Coal Creek Park Amendment, A Replat of Blocks 41 and 42, East Addition in the East ½ of Section 18, Township 1 North, Range 68 West of the 6th P.M., Town of Erie, County of Weld, State of Colorado

Location: 575 Kattell Street, Historic Downtown Erie



Planner: Audem Gonzales

Board or Commission: Board of Trustees

Hearing For: Rezoning Application - Rezoning from Old Town Residential (OTR) to Downtown (DT)

Date of Hearing: February 22, 2022

Time: 6:30 PM

Place: Via Zoom UNLESS otherwise noted in the [Agenda Center on the Town's website](#) (please see [www.erieco.gov](https://erieco.gov) for Zoom information and meeting location)

Agenda Center: <https://erie.legistar.com>

This letter is your notice of the above referenced hearing(s). We are sending you this notice as required by Erie Municipal Code Title X, Chapter 7.2.F.4.a. or as a referral agency of the Town. Copies of the application and support material for this project are on file and available for public inspection. Applicant materials are typically posted to the Town of Erie Agenda Center, online at <https://erie.legistar.com>, the Friday before the public hearing date. Public comment is welcome during public hearings; or, you may send email comments to agonzales@erieco.gov; or, written comments to Town of Erie - Planning, P.O. Box 750, Erie, CO 80516-0750. **If you have any questions, please call Planning at 303-926-2770.**

NOTICE OF PUBLIC HEARING
PLANNING COMMISSION
TOWN OF ERIE

Notice is hereby given that on Wednesday, February 16, 2022, at 6:30 PM, or as soon as possible thereafter, in the Erie Town Hall, 645 Holbrook, Erie, Colorado OR VIA ZOOM (please see www.erieco.gov for Zoom information) a PUBLIC HEARING will be held upon the application made by the Town of Erie, 645 Holbrook Street, Erie, CO 80516 for the purpose of considering a Rezoning Application from Old Town Residential to Downtown at Coal Creek Park pursuant to the Codes of the Town of Erie and applicable State Statutes.

The affected property is located at: 575 Kattell Street, Erie, Colorado

The legal description of the property is: East Addition Coal Creek Park Amendment, A Replat of Blocks 41 and 42, East Addition in the East ½ of Section 18, Township 1 North, Range 68 West of the 6th P.M., Town of Erie, County of Weld, State of Colorado

The application is on file with the Town of Erie.

Interested and affected parties are encouraged to attend. The Planning Commission will be taking comments prior to making a determination or taking any action on this matter.

Heidi Leatherwood
Town Clerk

FOR QUESTIONS OR COMMENTS, CONTACT
TOWN OF ERIE
PLANNING & DEVELOPMENT DEPARTMENT
P.O. BOX 750
ERIE, COLORADO 80516
PHONE: (303) 926-2770
FAX: (303) 926-2706

Please publish in the Colorado Hometown Weekly on Wednesday, January 26, 2022.
Please send the affidavit of publication and billing to:

Town Clerk
Town of Erie
PO Box 750
Erie, CO 80516

**TOWN OF ERIE
AFFIDAVIT OF NOTICE POSTING**

Coal Creek Park Rezoning - Planning Commission
(PROJECT NAME & PUBLIC HEARING TYPE - PLANNING COMMISSION, BOARD OF TRUSTEES, BOA)



I, Andem Gonzales, ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10, - "UNIFIED DEVELOPMENT CODE AND DESIGN GUIDELINES," AT LEAST 15 DAYS BEFORE THE SCHEDULED HEARING TO BE HELD ON THE 16 DAY OF February, 2022 A.D. THE PHOTO, ABOVE, IS A TRUE AND CORRECT PHOTO OF THE NOTICE SO POSTED.

Andem Gonzales
(SIGNATURE OF PERSON LISTED ABOVE)

STATE OF COLORADO)
COUNTY OF Weld) ss.

ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF February, 2022 BY Deborah Stamp
AS Andem Gonzales

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 6/3/2022

Deborah Stamp
NOTARY PUBLIC



TOWN OF ERIE
AFFIDAVIT OF NOTICE POSTING

Coal Creek Park Rezoning - Planning Commission
(PROJECT NAME & PUBLIC HEARING TYPE - PLANNING COMMISSION, BOARD OF TRUSTEES, BOA)



I, Audem Gonzales, ATTEST THAT NOTICE WAS POSTED IN ACCORDANCE WITH THE ERIE MUNICIPAL CODE, TITLE 10, - "UNIFIED DEVELOPMENT CODE AND DESIGN GUIDELINES," AT LEAST 15 DAYS BEFORE THE SCHEDULED HEARING TO BE HELD ON THE 16 DAY OF February, 2022 A.D. THE PHOTO, ABOVE, IS A TRUE AND CORRECT PHOTO OF THE NOTICE SO POSTED.

Audem Gonzales

(SIGNATURE OF PERSON LISTED ABOVE)

STATE OF COLORADO)
COUNTY OF Weld) ss.

ACKNOWLEDGED BEFORE ME THIS 3rd DAY OF February, 2022 BY Deborah Stamp
AS Audem Gonzales

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES: 6/3/2022

Deborah Stamp
NOTARY PUBLIC



From: Paul Glasgow
Sent: Thursday, February 3, 2022 9:52 AM
To: Audem Gonzales
Subject: RE: Coal Creek Park Rezoning Neighborhood Meeting Waiver

Yes, since there has been significant public involvement, I waive the neighborhood meeting requirement. Thanks,



 Please consider the environment before printing this email

Paul G. Glasgow ([He/Him/His](#)) | Interim Planning and Development Director
Town of Erie | Planning and Development Department
645 Holbrook St. | P.O. Box 750 | Erie, CO 80516
Office: 303.926.2773 | Cell: 303-444-2749 | Fax: 303-926-2705
www.erieco.gov/ | [Facebook](#) | [Twitter](#) | [LinkedIn](#)

Enhancing the quality of life by serving and building Erie with PRIDE.

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From: Audem Gonzales <agonzales@erieco.gov>
Sent: Wednesday, February 2, 2022 12:20 PM
To: Paul Glasgow <pglasgow@erieco.gov>
Subject: RE: Coal Creek Park Rezoning Neighborhood Meeting Waiver

I can confirm your list of public input opportunities and expand with the following meetings that were available to the public:

- 4. 2018 BOT Master Plan Review
- 5. 2021 BOT Master Plan Review/Approve Construction Contract

Thank You,



Audem Gonzales
Senior Planner, Planning & Development
Town of Erie
645 Holbrook Street | P.O. Box 750 Erie, CO 80516
Phone: 303-926-2778
agonzales@erieco.gov | www.erieco.gov/planning
[Facebook](#) | [Twitter](#) | [LinkedIn](#)

From: Paul Glasgow <pglasgow@erieco.gov>
Sent: Wednesday, February 2, 2022 12:13 PM

To: Audem Gonzales <agonzales@erieco.gov>

Subject: RE: Coal Creek Park Rezoning Neighborhood Meeting Waiver

Thanks Audem, I am okay exempting the neighborhood meeting requirement as I believe the public and the neighbors have had ample opportunity for public input into the project.

Would you please confirm the following public input opportunities that Erie residents had to review the park concepts?

- 1) 2017 concept plans were presented at the Erie farmer's market
- 2) 2017 BoT held a public meeting concerning the park redesign
- 3) 2017 the Town of Erie held an open house to present park concepts and elicit feedback

Please let me know if there were other public meetings I am missing. I believe the park design occurred between 2019-2021, were there any additional meetings to present the final adopted park design?

Thank you,



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Paul G. Glasgow ([He/Him/His](#)) | Interim Planning and Development Director

Town of Erie | Planning and Development Department

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From: Audem Gonzales <agonzales@erieco.gov>

Sent: Wednesday, February 2, 2022 11:54 AM

To: Paul Glasgow <pglasgow@erieco.gov>

Subject: Coal Creek Park Rezoning Neighborhood Meeting Waiver

Paul,

Can I get your written consent that the Neighborhood Meeting for the Coal Creek Park Rezoning application has been waived by the Planning and Development Director per UDC Section 10.7.2.D.2?

Thank You,



Audem Gonzales

Senior Planner, Planning & Development

Town of Erie

645 Holbrook Street | P.O. Box 750 Erie, CO 80516

Phone: 303-926-2778

agonzales@erieco.gov | www.erieco.gov/planning