



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Minutes - Draft

Planning Commission

Wednesday, February 15, 2017

6:30 PM

Board Room

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chairman Bottenhorn called the Regular Meeting of the Erie Planning Commission to order at 6:30 p.m

II. ROLL CALL

Commissioner Bottenhorn - Present
Commissioner Campbell - Present
Commissioner Fraser – Present
Commissioner Gippe - Excused
Commissioner Harrison - Present
Commissioner Hedahl - Present
Commissioner Zuniga - Present

Staff Present: R. Martin Ostholthoff, Community Development Director;
Deborah Bachelder, Senior Planner;
Todd Bjerkaas, Senior Planner; and
Hallie Sawyer, Secretary to the Commission

III. APPROVAL OF THE AGENDA

Commissioner Campbell moved to approve the February 15, 2017, Regular Meeting Agenda as submitted. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

[17-002](#)

a. Minutes from the December 7, 2016, Regular Meeting.
Commissioner Campbell moved to approve the December 7, 2017, Minutes as submitted. The motion, seconded by Commissioner Zuniga, carried with all voting in favor thereof.

V. PUBLIC COMMENTS

No public present to comment

VI. PROCLAMATIONS AND PRESENTATIONS

None scheduled

VII. RESOLUTIONS[17-059](#)

Mrs. Sawyer presented the annual housekeeping resolution designating Town Hall and the U.S. Post Office for posting all notices and agendas for the Planning Commission.

Commissioner Harrison moved to approve Resolution P17-01, A Resolution Regarding The Posting Locations For Notice of Public Meetings. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

[17-057](#)

2. PUBLIC HEARING – AUSTIN INDUSTRIAL PARK LOT 8 SPECIAL REVIEW USE – Resolution P17-02.

Chairman Bottenhorn opened the Public Hearings at 6:33 p.m., noting that the Special Review Use and Site Plan would be considered together.

Mrs. Bachelder presented the applications, background, outlined the processes and entered the documents into the record.

Mickey Leyba, Pieramontes Group, represented the applicant, providing pictures of the site and showed the color choices that had been selected for the building. She was also available to answer any questions.

There was no public comment.

Commissioner questions and comments covered the fencing material and confirmation the parking lot would be constructed.

Chairman Bottenhorn closed the public hearings at 6:52 pm.

Commissioner Campbell moved approval of Resolution P17-02, A Resolution By The Planning Commission Of The Town Of Erie, Colorado, Favorable To The Special Review Use For The Longs Peak Sprinkler Business, A Contractor's Shop And Storage Yard, At 460 Jones Court, Austin Industrial Park, Lot 8 Town Of Erie, Colorado. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

[17-056](#)

3. PUBLIC HEARING – AUSTIN INDUSTRIAL PARK LOT 8 SITE PLAN – Resolution P17-03

Commissioner Campbell moved approval of Resolution P17-03, A Resolution By The Planning Commission Of The Town Of Erie, Colorado, Favorable To The Site Plan For 460 Jones Court, Austin Industrial Park, Lot 8, Town Of Erie, Colorado. The motion, seconded by Commissioner Fraser, carried with all voting in favor thereof.

VIII. GENERAL BUSINESS

[17-078](#)

1. SKETCH PLAN REVIEW OF PARKDALE (ERIE GATEWAY SOUTH)

Mr. Bjerkaas presented the proposed sketch plan for Parkdale, a 218 acre development proposing 550 single family detached homes with 102 paired homes.

John Prestwich, PCS Group and Chris Elliot with the ownership group, discussed the challenges and benefits of the project and were available to address questions and concerns.

Planning Commission comments covered overall approval of the general look and the new County Line Road connection at Highway 7; clarification was provided for the width of the travel lanes and buffers thru the residential areas; how will businesses on South Main and the storage facility be affected with the roadway change; would Highway 7 be realigned; desire to keep major traffic out of our neighborhoods; effect of Lafayette Wastewater Plant emissions on prospective homeowners; current condition and treatment of wetlands; will additional adjoining properties be included in project; timing of road realignment; product diversity; and development timing.

IX. STAFF REPORTS

None.

X. COMMISSIONER REPORTS AND DISCUSSION ITEMS

None.

XI. ADJOURNMENT

There being no further business to come before the Commission, Chairman Bottenhorn adjourned the February 15, 2017, Regular Meeting of the Planning Commission at 7:32 p.m.

RESOLUTION NO. P17-___

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE SITE PLAN FOR 460 JONES COURT, AUSTIN INDUSTRIAL PARK, LOT 8, TOWN OF ERIE, COLORADO.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, has received and considered the Site Plan for 460 Jones Court, Austin Industrial Park, Lot 8, Town of Erie, Colorado, on Wednesday, February 15, 2017, on the application of Mike Amend, 408 East Geneseo Street, Lafayette, Colorado, 80026 for the following real property; to wit:

Austin Industrial Park, Lot 8, Town of Erie, County of Weld, State of Colorado; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF ERIE, COLORADO, as follows:

Section 1. Findings of Fact.

1. The applicant's application and supporting documents are in substantial compliance with the Town of Erie Municipal Code, Title 10.
2. The Site Plan has met Erie Municipal Code, Title 10, Section 7.12.F.9 Approval Criteria:
 - a. The Site Plan is generally consistent with the Town's Comprehensive Master Plan;
The site plan is generally consistent with the Comprehensive Master Plan.
 - b. The Site Plan is generally consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
The site plan is consistent with the plat.
 - c. The Site Plan complies with all applicable development and design standards set forth in this Code, including but not limited to the provisions in Chapter 2, Chapter 3, Chapter 4, and Chapter 6;
The site plan generally with the development and design standards of the Code with the exception of those specific requests for alternative equivalent compliance.
 - d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
Adverse impacts are not anticipated.

- e. The development proposed on the Site Plan and its general location is or will be compatible with the character of surrounding land uses.

The development is generally compatible with the surrounding land uses.

- 3. The Site Plan as proposed, with the following conditions, preserves the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado:
 - a. The applicant shall submit an executed and recorded maintenance and utility easement to the Town that grants the applicant permission to construct and maintain a portion of their drainage swale on Lot 9 of the Austin Industrial Park plat before a building permit can be submitted to the Town.
 - b. Prior to execution of the Special Review Use Site Plan Approval Certificate on the Site Plan, technical corrections shall be made to the Site Plan document to Town staffs satisfaction.
- 4. Municipal Code 10.6.1.C “Alternative Equivalent Compliance”, permits a site-specific plan that is equal to or better than the strict application of a design standard contained in the Municipal Code. The following alternative equivalent compliance requests are listed below after the Code citations that are being altered. The alternative equivalent compliance requests are found to be equal to or better than the strict application of the design standards:
 - a. Municipal Code Section 10.6.9. D.: *“Primary structures having single walls exceeding 40 feet in length shall incorporate 3 or more of the following features at least every 40 feet in length:*
 - a) *Changes in color, graphical patterning, changes in texture, or changes in material;*
 - b) *Projections, recesses, and reveals, expressing structural bays or other aspects of the architecture with a minimum change of plane of 12 inches;*
 - c) *Windows and fenestrations;*
 - d) *Awnings; or*
 - e) *Gable projections or other projecting architectural features.”*
 - i. Alternative Equivalent Compliance – North Elevation:

The applicant’s narrative states: “The proposed length of the northern building wall is 49 feet, which is slightly longer than the 40 feet criteria. The Owner is requesting that intensified landscaping with deciduous and evergreen trees, above the minimum Code requirements, be installed along the north building wall in lieu of the wall articulation. This will also provide the appropriate screening of the gas and electric meters in this specific area.”
 - ii. Alternative Equivalent Compliance – South Elevation:

The applicant’s narrative states: “The proposed length of the northern building wall is 49 feet, which is slightly longer than the 40 feet criteria.

The Owner is submitting an alternative compliance request for this southern building wall by utilizing the following features, in lieu of the wall articulation.

- a) 12'x32' overhang lean-to on the south wall
- b) 12'x16' overhead sliding door on the south wall
- c) Utilize 3 different materials (and colors) on the south building wall as follows: Woodgrain lap siding (power grey), Steel ribbed sheeting (burnished slate), and Thin stoned columns (plum creek)
- d) The south building wall and outdoor storage area will be adequately screened from other properties by utilizing a 6-foot wood fence.
- e) Trees and shrubs along the perimeter of the screening fence will be installed."

b. Municipal Code Section 10.6.4. G.10.c.ii.: *"A minimum 15 foot wide planting area composed of screening landscaping is required around the perimeter of the site when the site is adjacent of non-residential districts or street right-of-ways. The 15 foot wide planting area shall not be located within a street right-of-way."*

i. Alternative Equivalent Compliance – Screening of Non-Residential Outdoor Storage for Industrial Uses:

The applicant's narrative states: "The Owner is requesting an alternative compliance request for the southern fence be approved with a 10-foot setback. This setback distance coincides closely with the 8-foot drainage and utility easement, and the proposed water quality swale in the area of the property."

5. The design standards requested for "Alternative Equivalent Compliance", listed above, have met Erie Municipal Code, Title 10, Section 6.1. C.5. Approval Criteria for "Alternative Equivalent Compliance":

a. The proposed alternative achieves the intent of the subject design standard to the same or better degree than the subject standard;

Wall articulation on the north end of the building has been modified to acknowledge the landscape screening proposed by the applicant. Wall articulation on the south end of the building has been modified to acknowledge the screening elements of the outside storage area adjacent to the south elevation. And, the third request is to reduce the landscape area from 15 feet to 10 feet while maintaining the tree landscape requirements.

b. The proposed alternative achieves the goals and policies of the Town's Comprehensive Master Plan to the same or better degree than the subject standard;

The alternatives achieve the goals and polices of the Comprehensive Master Plan.

- c. The proposed alternative results in benefits to the community that are equivalent to or better than compliance with the subject design standard.

The alternatives are equivalent to the standard.

Section 2. Conclusions and Order Recommending Approval with Conditions, to the Board of Trustees, of the Site Plan for 460 Jones Court, Erie, Colorado.

1. The applicant's application and supporting documents are in substantial compliance with the Town of Erie Municipal Code, Title 10.
2. The Site Plan has met Town of Erie Municipal Code, Title 10, Section 7.12.F.9 Approval Criteria.
3. The Site Plan as proposed, with the following conditions, preserves the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado:
 - a. The applicant shall submit an executed and recorded maintenance and utility easement to the Town that grants the applicant permission to construct and maintain a portion of their drainage swale on Lot 9 of the Austin Industrial Park plat before a building permit can be submitted to the Town.
 - b. Prior to execution of the Special Review Use Site Plan Approval Certificate on the Site Plan, technical corrections shall be made to the Site Plan document to Town staffs satisfaction.
4. Municipal Code 10.6.1.C "Alternative Equivalent Compliance", permits a site-specific plan that is equal to or better than the strict application of a design standard contained in the Municipal Code. The following alternative equivalent compliance requests are listed below after the Code citations that are being altered. The alternative equivalent compliance requests are found to be equal to or better than the strict application of the design standards and are recommended to the Board of Trustees for approval:
 - a. Municipal Code Section 10.6.9. D.: *"Primary structures having single walls exceeding 40 feet in length shall incorporate 3 or more of the following features at least every 40 feet in length:*
 - a) *Changes in color, graphical patterning, changes in texture, or changes in material;*
 - b) *Projections, recesses, and reveals, expressing structural bays or other aspects of the architecture with a minimum change of plane of 12 inches;*
 - c) *Windows and fenestrations;*
 - d) *Awnings; or*
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ii. Alternative Equivalent Compliance – South Elevation:

The applicant's narrative states: "The proposed length of the northern building wall is 49 feet, which is slightly longer than the 40 feet criteria. The Owner is submitting an alternative compliance request for this southern building wall by utilizing the following features, in lieu of the wall articulation.

- a) 12'x32' overhang lean-to on the south wall
- b) 12'x16' overhead sliding door on the south wall
- c) Utilize 3 different materials (and colors) on the south building wall as follows: Woodgrain lap siding (power grey), Steel ribbed sheeting (burnished slate), and Thin stoned columns (plum creek)
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- e) Trees and shrubs along the perimeter of the screening fence will be installed."

b. Municipal Code Section 10.6.4. G.10.c.ii.: "*A minimum 15 foot wide planting area composed of screening landscaping is required around the perimeter of the site when the site is adjacent of non-residential districts or street right-of-ways. The 15 foot wide planting area shall not be located within a street right-of-way.*"

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The applicant's narrative states: "The Owner is requesting an alternative compliance request for the southern fence be approved with a 10-foot setback. This setback distance coincides closely with the 8-foot drainage and utility easement, and the proposed water quality swale in the area of the property."

5. The design standards that have been recommended to the Board of Trustees for approval for "Alternative Equivalent Compliance", listed above, have met Erie Municipal Code, Title 10, Section 6.1 C.5. Approval Criteria for "Alternative Equivalent Compliance".

INTRODUCED, READ, SIGNED AND APPROVED this 15th day of February 2017.

TOWN OF ERIE, PLANNING COMMISSION

J. Eric Bottenhorn, Chair

ATTEST:

Hallie S. Sawyer, Secretary

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