

# TOWN OF ERIE

*645 Holbrook Street  
Erie, CO 80516*



## **Meeting Minutes**

**Wednesday, June 19, 2019**

**6:30 PM**

**Council Chambers**

**Planning Commission**

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

Chairman Bottenhorn called the June 19, 2019 Planning Commission Meeting to order at 6:30pm.

**II. ROLL CALL**

Roll Call:

Commissioner Witt: present  
Commissioner Fraser: present  
Commissioner Ames: present  
Commissioner Zuniga: present  
Commissioner Hedahl: present  
Vice Chairman Harrison: present  
Chairman Bottenhorn: present

**III. APPROVAL OF THE AGENDA**

Commissioner Witt moved to approve the agenda of the June 19, 2019 Planning Commission Meeting. The motion, seconded by Vice Chairman Harrison, carried with all voting in favor thereof.

**IV. APPROVAL OF MINUTES**

[19-294](#) Approval of the June 5, 2019 Planning Commission Meeting Minutes

**Attachments:** [6-5-2019 PC Meeting Minutes](#)

Commissioner Ames moved to approve the minutes of the June 5, 2019 Planning Commission Meeting. The motion, seconded by Commissioner Hedahl, carried with all voting in favor thereof.

**V. PUBLIC COMMENTS**

No Public Comments.

**VI. RESOLUTIONS**

[19-250](#) Public Hearing

1. Site Plan  
Resolution P19-12: A Resolution Of The Planning Commission Of The Town Of Erie Recommending That The Board Of Trustees Approve A Site Plan Amendment For A Telecommunications Facility.
2. Special Review Use  
Resolution P19-13: A Resolution Of The Planning Commission Of The Town Of Erie Recommending That The Board Of Trustees Approve A Special Review Use For A Telecommunications Facility.

**Attachments:** [Staff Memo](#)  
[Resolution 19-12](#)  
[Resolution 19-13](#)  
[SRU and SPA Document](#)  
[Application Materials - Site Plan Amendment](#)  
[Application Materials -Special Review Use](#)  
[Referral Agency Comment](#)  
[Notice Affidavits](#)

Chairman Bottenhorn opened the Public Hearing for this agenda item at 6:32pm. Hannah Hippely, Senior Planner gave a presentation to the Commission.

The applicant, Valerie Cardenas representing Smartlink, provided additional background and information to the Commission.

There were no Public Comments during this Public Hearing.

Chairman Bottenhorn brought it back to the Commission for questions or comments to which there were none.

Vice Chairman Harrison moved to approve Resolution P19-12. The motion, seconded by Commissioner Witt, carried with all voting in favor thereof.

Commissioner Zuniga moved to approve Resolution P19-13. The motion, seconded by Commissioner Ames, carried with all voting in favor thereof.

[19-286](#)

Resolution No. P19-15: A Resolution Of The Planning Commission Of The Town Of Erie Making Certain Finding of Fact and Conclusions Favorable to the Site Plan For The Flatiron Meadows Filing No. 13 Subdivision

The property is generally located northeast of North 111th Street and the Prince Lake No. 2. This request is for consideration of a Site Plan for the Flatiron Meadows Filing No. 13 Subdivision, which includes 122 duplex dwelling units on 122 lots on 18.403 acres

**Attachments:** [a\) Staff Memo](#)  
[b\) Resolution](#)  
[c\) Site Plan documents](#)  
[d\) Applicant Materials](#)  
[e\) Referral Comments](#)

Chris LaRue, Senior Planner gave a presentation to the Commission on this agenda item.

Although the applicant did not have a presentation, they were available for questions.

Chairman Bottenhorn brought it back to the Commission for questions and/or comments.

**Some questions/comments included:**

- traffic increase
- sidewalks in greenspaces between duplexes
- parking balance against open space
- diversity of duplexes
- exterior of duplexes
- traffic study
- stop sign/traffic light
- density calculations of the development
- available options

The applicant's representative, Rick Holpp of Site Dynamics, answered a few questions of the Commission.

Commissioner Witt moved to approve Resolution P19-15. The motion, seconded by Vice Chairman Harrison, carried with all voting in favor thereof.

[19-287](#)**PUBLIC HEARING:****1. Planned Unit Development Amendment**

Resolution P19-16: A Resolution of the Planning Commission of the Town of Erie Recommending That The Board of Trustees Approve with Conditions the Bridgewater Planned Unit Development Overlay Map Amendment No. 4.

**2. Preliminary Plat**

Resolution 19-17: A Resolution of the Planning Commission of the Town of Erie Recommending that the Board of Trustees Approve with Conditions the Colliers Hill No. 4F Preliminary Plat.

**3. Site Plan**

Resolution P19-18: A Resolution of the Planning Commission of the Town of Erie Making Certain Findings of Fact and Conclusions Favorable to the Colliers Hill Filing No. 4F Site Plan with Conditions.

- Attachments:**
- [a\) Staff Memo](#)
  - [b\) Resolution P19-16 \(PUD Amendment\)](#)
  - [c\) Resolution P19-17 \(Preliminary Plat\)](#)
  - [d\) Resolution P19-18 \(Site Plan\)](#)
  - [e\) Bridgewater Planned Unit Development Overlay Map Amendment No. 4](#)
  - [f\) Colliers Hill Preliminary Plat Filing No. 4F](#)
  - [g\) Colliers Hill Filing No. 4F Site Plan Documents](#)
  - [h\) Applicant Materials \(PUD\)](#)
  - [i\) Applicant Materials \(Preliminary Plat\)](#)
  - [j\) Applicant Materials \(Site Plan\)](#)
  - [k\) Referral Comments](#)
  - [l\) Neighborhood Meeting Information](#)
  - [m\) PC Posting Notice](#)

Chairman Bottenhorn opened the Public Hearing for this agenda item at 6:54pm.

Chris LaRue, Senior Planner, gave a presentation to the Commission on this agenda item.

The applicant, Eva Mather of Norris Design, provided additional background and information on the proposed resolutions to the Commission.

There were no Public Comments taken during this Public Hearing.

Chairman Bottenhorn brought it back to the Commission for questions and/or comments.

Some questions/comments included:

- basements
- expansive soils
- Colliers Blvd access
- diversity of homes
- proximity with regards to schools
- traffic
- guest parking/on-street parking
- price point
- intended market audience
- price point determination

Jerry Richmond of Raintree Investments, answered questions of the Commission on price point and market audience.

Commissioner Witt moved to approve Resolution P19-15. The motion, seconded by Vice Chairman Harrison, carried with all voting in favor thereof.

Commissioner Ames moved to approve Resolution P19-16. The motion, seconded by Commissioner Zuniga, carried with all voting in favor thereof.

Commissioner Zuniga moved to approve Resolution P19-17. The motion, seconded by Commissioner Ames, carried with all voting in favor thereof.

**VII. STAFF REPORTS**

Deborah Bachelder, Planning Manager/Deputy Director of Planning & Development updated the Commissioners on a few items. Mrs. Bachelder noted that the next regularly scheduled Planning Commission Meeting on July 3, 2019 would be canceled. The July 17, 2019 has items scheduled on the agenda. The agenda item on the Vista Ridge Mini Storages that had been previously reviewed by the Commission will now be coming before them as a Site Plan. Fred Starr, Director of Planning & Development reviewed this item and decided that the previous PD Amendment application did not apply.

**VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS**

No Commissioner Reports.

**IX. ADJOURNMENT**

Chairman Bottenhorn adjourned the June 19, 2019 Planning Commission Meeting at 7:21pm.