

**1TOWN OF ERIE
PLANNING COMMISSION
RESOLUTION NO. P20-01**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
ERIE RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE
AN ORDINANCE AMENDING SECTION 10-7-23(A)(1) OF THE ERIE
MUNICIPAL CODE, REGARDING PLANNED DEVELOPMENT ZONING**

WHEREAS, for all amendments to Title 10 of the Erie Municipal Code, a recommendation from the Planning Commission to the Board of Trustees is necessary.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF
THE TOWN OF ERIE, COLORADO, THAT:**

Section 1. The Planning Commission hereby recommends that the Board of Trustees adopt the ordinance amending Section 10-7-23(A)(1) of the Erie Municipal Code, relating to Planning Development Zoning as amended to read as follows:

10-7-23: PLANNED DEVELOPMENT (PD) ZONING

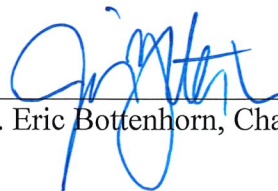
A. Purpose

1. This Section makes available, pursuant to the Planned Unit Development Act of 1972, Article 67 of Title 24, C.R.S., a procedure to modify specific regulations of the UDC within a Planned Development (PD) zone district at the time of initial zoning for annexation or as a rezoning of a property from another zone district. Within the PD zone district modification may be considered for ~~any the following~~ Sections of the UDC.:

- a. ~~Chapter 3: Use Regulations;~~
- b. ~~Chapter 4: Dimensional Standards;~~
- c. ~~Chapter 5, Section 5.4: Layout and Design of Subdivisions; and,~~
- d. ~~Chapter 6: Development and Design Standards.~~

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ADOPTED this 5th day of February 2020



J. Eric Bottenhorn, Chair

ATTEST:



Melinda Helmer, Secretary

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, February 5, 2020

6:30 PM

Council Chambers

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chairman Bottenhorn called the February 5, 2020 Planning Commission Meeting to order at 6:30pm.

II. ROLL CALL**Roll Call:**

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

III. APPROVAL OF THE AGENDA

Vice Chairman Harrison moved to approve the Agenda of the February 5, 2020 Planning Commission Meeting. The motion, seconded by Commissioner Hedahl, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

[20-003](#)

Approval of the December 18, 2019 Planning Commission Meeting Minutes

Attachments: [12-18-2019 PC Meeting Minutes](#)

Commissioner Zuniga moved to approve the Minutes of the December 18, 2019 Planning Commission Meeting. The motion, seconded by Vice Chairman Harrison, carried with all voting in favor thereof.

V. PUBLIC COMMENTS

No Public Comments.

VI. GENERAL BUSINESS

[20-033](#)

A Resolution Of The Planning Commission Of The Town Of Erie Recommending That The Board Of Trustees Approve The Sunset Preliminary Plat With Conditions

Attachments: [Staff Memo](#)
[Resolution](#)
[Preliminary Plat](#)
[Review Comments](#)
[Application Materials](#)
[Neighborhood Meeting](#)
[Mineral Notice Certification](#)
[PC Notice](#)
[BOT Notice](#)

Chairman Bottenhorn opened the Public Hearing for Agenda Item 20-033/Resolution P20-02 at 6:31pm.

Hannah Hippely, Senior Planner, gave a presentation to the Commission on this Resolution.

The applicant, Steve Foley of FS Erie Estates, LLC, provided a presentation to the Commission with additional background and information on the Sunset development.

The applicant's designer, Karen Henry of Henry Designs, provided a presentation to the Commission with additional information on the design of the Sunset development.

The builder, John Chaney of Lennar, provided a presentation to the Commission regarding the type of product slated for the Sunset development.

The applicant's attorney, Brian Connolly of Otten Johnson, provided a presentation to the Commission regarding the consistency, connectivity and compliance with the regulations and State law of the Sunset development.

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

- County Road 5 improvements (roads/sidewalk)
- Blake's property
- Truck traffic - rerouting
- Open Space purchase by the Town
- Collection (run off) at the back of the yards
- Two access points in/out of subdivision
- Setbacks from Right-of-way
- Visibility (exiting the subdivision)
- Surrounding properties (business noise impact)
- Likes the drainage plan, topography layout, park
- Rear lot storm drain maintenance
- Grade of entry road
- Traffic-calming by the open space
- Placement of a few lots
- Loss of greenways
- Compliance with Town Zoning Low Density (Urban vs. Rural)
- Landfill lifespan
- Oil & Gas - Active lifespan

- Storm drains/water erosion
- Existing conditions/native grass
- Duplex price point
- Access to drainage areas/impact to residents
- Expansive soil issues
- Traffic on County Rd 5 (noise mitigation)
- Powerlines from new substation?
- Tie in to the school in Erie Highlands
- Twelve home plans - similar to Compass homes?
- Extension of Erie Highlands or different kind of style of homes
- Sightline of those 8 homes adjacent to the road
- Option of back yards fronting the gulch?
- Lot size/larger homes
- Improvements from original plan look very nice
- Solar?

Commissioner Fraser moved to approve Agenda Item 20-033/Resolution P20-02. The motion, seconded by Commissioner Witt, carried with all voting in favor thereof.

[20-055](#)

A Resolution Of The Planning Commission Of The Town Of Erie Recommending That The Board Of Trustees Approve An Ordinance Amending Section 10-7-23(A)(1) Of The Erie Municipal Code, Regarding Planned Development Zoning

Attachments: [Resolution P20-01](#)

Deborah Bachelder, Planning Manager/Deputy Director of Planning & Development gave a presentation to the Commissioners on Agenda Item 20-055/Resolution P20-01.

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

Commissioner Fraser moved to approve Agenda Item 20-055/Resolution P20-01. The motion, seconded by Commissioner Hedahl, carried with all voting in favor thereof.

VII. STAFF REPORTS

Deborah Bachelder, Planning Manager/Deputy Director of Planning & Development noted that there were no items on the February 19th agenda and that Melinda would be sending out a meeting cancelation. There will be items on the March 4th agenda; Erie Town Center and Nine Mile corner.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Commissioner Zuniga asked if a designer has been selected for Crescent Park. Deborah noted that this would be decided through the Parks Department.

IX. ADJOURNMENT

Chairman Bottenhorn adjourned the February 5, 2020 Planning Commission Meeting at 7:43pm.