

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, January 17, 2024

6:30 PM

In Person Meeting

Virtual Link for Viewing & Public Comment Only:

Council Chambers
<https://bit.ly/17Jan24PCMtg>

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chair Burns called the January 17, 2024 Planning Commission Meeting to order at 6:30pm.

II. ROLL CALL

Roll Call:

- Commissioner Braudes - present
- Commissioner Dreckman - present
- Commissioner Baham - present
- Commissioner Hemphill - present
- Commissioner Booth - present
- Vice Chair Laws - present
- Chair Burns - present

A quorum was present.

III. APPROVAL OF THE AGENDA

Commissioner Dreckman moved to approve the agenda of the January 17, 2024 Planning Commission Meeting. The motion, seconded by Commissioner Braudes, carried with the following roll call vote:

- Commissioner Braudes - yes
- Commissioner Dreckman - yes
- Commissioner Baham - yes
- Commissioner Hemphill - yes
- Commissioner Booth - yes
- Vice Chair Laws - yes
- Chair Burns - yes

Motion passes unanimously.

IV. APPROVAL OF MINUTES

[24-044](#) Approval of the December 6, 2023 Planning Commission Meeting Minutes

Attachments: [December 6, 2023 Planning Commission Meeting Minutes](#)

Commissioner Braudes moved to approve the Meeting Minutes of the December 6, 2023 Planning Commission Meeting. The motion, seconded by Vice Chair Laws, carried with the following roll call vote:

- Commissioner Braudes - yes
- Commissioner Dreckman - yes
- Commissioner Baham - yes
- Commissioner Hemphill - yes
- Commissioner Booth - yes
- Vice Chair Laws - yes
- Chair Burns - yes

Motion passes unanimously.

V. PUBLIC COMMENTS

No public comment

VI. GENERAL BUSINESS

[23-571](#) PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Approve the Redtail Ranch Preliminary Plat with Conditions

- Attachments:** [PC Resolution](#)
[Staff Report](#)
[Staff Presentation](#)
[Proposed Preliminary Plat](#)
[Application and Narrative](#)
[Additional Application Materials Part 1](#)
[Additional Application Materials Part 2](#)
[Neighborhood Meeting Summary](#)
[Public Hearing Notices](#)
[Applicant Presentation](#)

Chair Burns announced Agenda Item 23-571: Public Hearing for Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Approve the Redtail Ranch Preliminary Plat with Conditions.

Chair Burns opened the Public Hearing at 6:35 pm and turned it over to staff.

Chris LaRue, Principal Planner gave a presentation to the Commission on the Redtail Ranch Preliminary Plat.

The applicant, Layla Rosales of Terracina Design also provided a presentation and background of the project to the Commission.

Chair Burns opened up the Public Comment portion of the Public Hearing at 7:04 pm.

Public comment was taken from the following:

Arnold Slabbekoorn, 1721 Crestview Lane, Erie, CO gave comment regarding the following:

- Contamination/Health Safety
- Soil contamination clean-up
- Recognizing Land Use restrictions
- Meeting Open Space requirements
- Active wells in proximity to proposed development
- Contamination monitoring
- Maintenance of land fill area
- Impacts on Traffic and Transportation

Sean Harrington, 1043 Greens Place, Erie, CO gave comment regarding the following:

- Concerns over the Traffic Study and Traffic, especially regarding Vista Ridge

- Concerned over possible vehicular connection between Bonanza Dr. and Vista Parkway

Paul and Nina Freda, 1955 Alpine Drive, Erie, CO gave comment regarding the following:

- The need for fencing at corner of the development at CR 4 and CR 5
- No vehicular entrance to Red Tail Ranch at the intersection of CR 4 and CR 5

Christiaan van Woudenberg, 1821 Crestview Lane, Erie, CO gave comment regarding the following:

- Length of application process
- Feasibility of project if current Oil & Gas regulations were enforced
- Landfill activity near proposed Red Tail Ranch entrances
- Subject property being used as a landfill
- Meeting Open Space Regulations
- Density and how it's calculated
- Environmental concerns and concerns for the Environmental Study
- Health and safety. Plugging and abandoning Oil and Gas facilities before any residential use occurs.

Mandy Cox, 1824 Alpine Drive, Erie, CO gave comment regarding the following:

- With the addition of Red Tail Ranch, concerns over the effects all of the development in the Vista Ridge area as it relates to traffic and the health and safety of pedestrians, especially children, walking around the area or to school.

Dr. Jordan Stoll, 1069 Greens Place, Erie, CO gave comment regarding the following:

- Concerns over increased traffic and over vehicular connection between Bonanza Dr. and Vista Parkway
- Keeping the residential atmosphere in the area
- Construction traffic re-routed from Vista Ridge

Chair Burns closed the Public Comment portion of the Public Hearing at 7:19 pm.

Chair Burns brought it back to the Commission for questions/comments of the applicant and staff.

Some questions/comments included the following:

- Use and width of existing access road to Oil and Gas operations.
- Concerned over possible vehicular connection between Bonanza Dr. and Vista Parkway
- Fencing along the subdivision at the CR 4 and CR 5 intersection.
- Gross acreage and density calculation
- Oil and Gas setback requirements from 350 feet versus 500 feet
- Recommendation that the applicant utilize a more secure type of fencing for environmental areas.
- Environmental factors to include prevailing wind directions causing nuisance smells in relation to the proposed development.
- Legal time limitation for when Public Hearings occur after required Public/Neighborhood Meetings
- Control of diversification of income and the affect on housing stock and affordability
- Potential spine Trail connection to the north of the subject property
- Control over decommissioned well-sites
- Discussion over measures for remediation if other contaminated areas are

discovered.

- Current and future conditions of CR 5 which currently is a collector road having a 35mph to 40 mph speed limit.
- Effects of poor quality of ephemeral drainage from the North.
- Trail access to schools in the area for safe passage
- Oil and gas concerns over possible effects of the new Draco Pad in the area
- Oil and Gas setback requirements from 350 feet versus 500 feet and process involved with application processing.
- Time frame for completing CR 5 widening that adjoins the subject property.
- Single stop for new road connecting on County Road 5
- Status of CR 5 improvements for the portion of the subject property adjoining landfill property
- Implementation of the Pinion Report
- Implementation of monitoring
- Possible past land disturbance and future land disturbance causing elevated values of contamination.
- Meeting Open Space Regulations and restricting activity in contaminated/landfill areas
- Process of this development review with the application, if approved by Planning Commission, ending up as a consent agenda item for the Town Council.
- Traffic study having only the analyzation of private transit, not public.
- Indication of trails and trail connections, especially the spine trail, on project plans and how they represented moving toward final approval.
- Levels of service included within the Engineering report concerning expected water usage and water pressure.
- Implementation of all recommendations, including ones in the Pinion Report, for the subject application.
- Age of the traffic study and should there be an updated/new study.
- The meaning of Metro District oversight/monitoring
- Concerns over missing drums containing hazardous materials.
- Concerns over traffic analysis taking into account the impact of townhouse development.
- Possible future traffic signalization.
- The landscape median along Parkway is a positive addition to the area.
- Air monitoring possibilities for this proposed development.
- Possible prior agreement between the Board of Trustees and developer regarding soil capping before construction begins.
- Possibility of run-off/pollution from the activity of capping of the closed Denver Regional Landfill proposed for 2024.
- Control of the capping process
- Details regarding the landfill contamination and soil capping to include the area, depth of soil removal, and depth of capping.
- Land disturbance of the proposed development affecting any soil capping.
- Concerns regarding the Pinion Report remediation details and recommended construction restrictions and any other existing studies regarding settling of soil substance from mining activities and limitations over the size of structure that can be constructed in a given area.
- Existing active wells, especially the one in the middle of the proposed development, and the length of time they will be in operation.
- Implications of Oil and Gas setback requirements from 350 feet versus 500 feet
- Staff report mentioning the future configuration of the intersection of CR 5 and CR 4 with possible re-alignment of CR 4 and the timeframe for any proposed intersection improvements.

- Grade differential between existing along CR 5 and the back of proposed houses and the space available to make any future road improvements allowing for different modes of transportation and the inclusion of a multi-use path/walk in the area.

Chair Burns closed the Public Hearing at 8:53 pm.

Commissioner Booth moved to approve Resolution P24-01: Redtail Ranch Preliminary Plat with Conditions. The motion, seconded by Commissioner Dreckman, carried with the following roll call vote:

- Commissioner Braudes - yes
- Commissioner Dreckman - yes
- Commissioner Baham - yes
- Commissioner Hemphill - yes
- Commissioner Booth - yes
- Vice Chair Laws - yes
- Chair Burns - yes

The motion passes unanimously.

VII. STAFF REPORTS

Kelly Driscoll, Planning Manager had nothing to report.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Commissioner Hemphill announced he will not be in attendance at the February 21, 2024 Planning Commission meeting.

IX. ADJOURNMENT

Commissioner Braudes moved to adjourn the January 17, 2024 Planning Commission Meeting. The motion, seconded by Vice Chair Laws, carried with all voting in favor thereof.

Chair Burns adjourned the January 17, 2024 Planning Commission Meeting at 8:56 pm.