

**TOWN OF ERIE
BOARD OF TRUSTEES AGENDA ITEM
Board Meeting Date: March 28, 2017**

SUBJECT: **PUBLIC HEARING:**

Consideration Of A Resolution Regarding The Preliminary Plat For Wise Farms Preliminary Plat, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat.

PURPOSE: The applicant proposes to plat approximately 174 acres into 102 single-family lots, and 19 tracts for pocket parks, open space, landscaping, drainage, utility, oil/gas facilities and ditch purposes.

CODE: Erie Municipal Code, Title 10

DEPARTMENT: Community Development

PRESENTER: Hannah Hippely, AICP, Senior Planner

STAFF
RECOMMENDATION: Approval With Conditions: Staff is requesting the Board of Trustees continue the Preliminary Plat to April, 2017, when the second reading of the zoning ordinances are scheduled.

PLANNING
COMMISSION
RECOMMENDATION: Approval With Conditions

SUMMARY AND BACKGROUND OF SUBJECT MATTER

Applicant Jasper Land Investments, LLC
9162 S. Kenwood Court
Highlands Ranch, CO 80126

Owners Wise Homestead, LLC; and,
Elizabeth Kissell

Location The Wise Farms property is located south of Jasper Road and west of 119th Street. The property is separated by the RTD railroad right of way.



Existing Conditions

Zoning Current zoning is RR – Rural Residential; however, the applicant is processing a concurrent rezoning application and PUD overlay application.

Project Size 174 Acres

Existing Use On the property are two existing single family houses and associated accessory structures; historic farm structures; one oil/gas facility; with the majority of the property being used for agriculture.

Adjacent Land-Use/Zoning

	ZONING	LAND USE
NORTH	Rural Residential Neighborhood Mixed Use AG-OS Agricultural – Open Space A-Agricultural: Boulder County	Single Family Residential Erie Historical Museum Boulder County/Town Open Space Farm/Agriculture
EAST	A-Agricultural: Boulder County RR -Rural Residential: Boulder County ER- Estate Residential	Farm/Agriculture Single Family Residential
SOUTH	RR – Rural Residential: Boulder County	Single Family Residential
WEST	A-Agricultural: Boulder County	Farm/Agriculture

Compliance with Town of Erie Comprehensive Plan

The Comprehensive Plan Land Use designation for the Wise property is RR-Rural Residential. Per the Comprehensive Plan the density range for the Rural Residential Land Use classification “homes will typically occur at densities of between 0-2 dwelling units per acre. However, gross densities will not typically exceed 1 dwelling unit/acre.” The acreage of the Wise property is approximately 169 acres. At the typical one dwelling unit per acre that would be a maximum of 169 dwelling units (a maximum 2 dwelling units per acre would equate to 338 dwelling units). The applicant is proposing 102 dwelling units which is a gross density of 0.60 DUs/Acre, this is well within the range contemplated by the Comprehensive Plan and a lower gross density than one might expect given that 1 dwelling unit/acre is considered typical. The proposed Preliminary Plat is thus, in compliance with the RR Comprehensive Plan Land Use designation.

Compliance with Zoning

The applicant has a Rezoning and a PUD Overlay Land Use application in for concurrent review with the Preliminary Plat. The proposed Rezoning and PUD Overlay will bring the proposed Preliminary Plat into general compliance with the regulations.

SITE SPECIFIC DEVELOPMENT INFORMATION

The applicant’s proposal includes 102 lots. The property north of the RTD railroad right-of-way would contain 45 new lots and a lot would be created around one of the existing farmhouses. Eleven of the northern lots are perimeter lots that would be a minimum lot size of 40,000 square feet. South of the RTD railroad right-of-way 56 total new lots are proposed and 15 of those are perimeter lots that would be a minimum lot size of 40,000 square feet.

Development Data

- | | |
|------------------------------------------|------------------------------|
| • Preliminary Plat Size | 174 acres |
| • Total Lots 10,000 – 39,999 square feet | 76 lots |
| • Total Lots over 40,000 square feet | 26 lots |
| • Total Dwelling Units | 102 dwelling units |
| • Number of Tracts | 19 tracts |
| • 2 Pocket Parks | 0.678 acres |
| • Open Space Dedication to Town | 27 acres |
| • Gross Residential Density Proposed: | 0.60 dwelling units per acre |

Housing Diversity

Housing diversity is required in the Municipal Code to ensure that as the Town grows, a variation in housing choices are available to potential consumers looking for housing in Erie. Generally, the Estate Residential Zone District is exempt from diversity requirements however, because the PUD would allow lots to be a size more similar to a zone districts where the diversity requirement would apply that area of the PUD is subject to the diversity analysis. 38 acres of the residential planning is comprised of the smaller lots, therefore the Wise Farms developers housing diversity requirement is to provide 1 housing type in those areas. Overall the development is planner to have one housing type, Single Family Residential, with variations including Lot Size 10,000 – 39,999 Square Feet and Lot Size 40,000 Square Feet or More.

Below is a listing of what is considered a housing type and what is considered a housing type variation:

Housing Type	Housing Type Variation
Duplex	Front Loaded

	Alley Loaded
Stacked Tri-plex / Quad-plex	Three Dwelling Units per Building
	Four Dwelling Units per Building
Manor Home	Variation in Building Length 30% or More
	Variation in Building Footprint 30% or More
Townhouse (Single-Family Attached)	Front Loaded
	Alley Loaded
Apartment (Multi-family)	Variation in Building Length 30% or More
	Variation in Building Footprint 30% or More
Live-Work Units	Front Loaded
	Alley Loaded
Single Family Detached	Front Loaded
	Alley Loaded
	Lot Size Under 5,000 Square Feet
	Lot Size 5,000 – 9,999 Square Feet
	Lot Size 10,000 – 39,999 Square Feet
	Lot Size 40,000 Square Feet or More

Natural Areas Inventory

The Town of Erie Natural Areas Inventory identifies Natural Area Site #42 within the Wise Farms Preliminary Plat. The Natural Area Site Survey Form is attached to this memo; as well as, Chapter 2 of the Natural Areas Inventory report that is a user's guide on how to read the results of the survey.

Natural Areas Inventory Site #42 is located on the Wise property, just south of Jasper Road near the historic mill buildings. The Site includes a non-jurisdictional wetland and extends south to the Lower Boulder ditch.

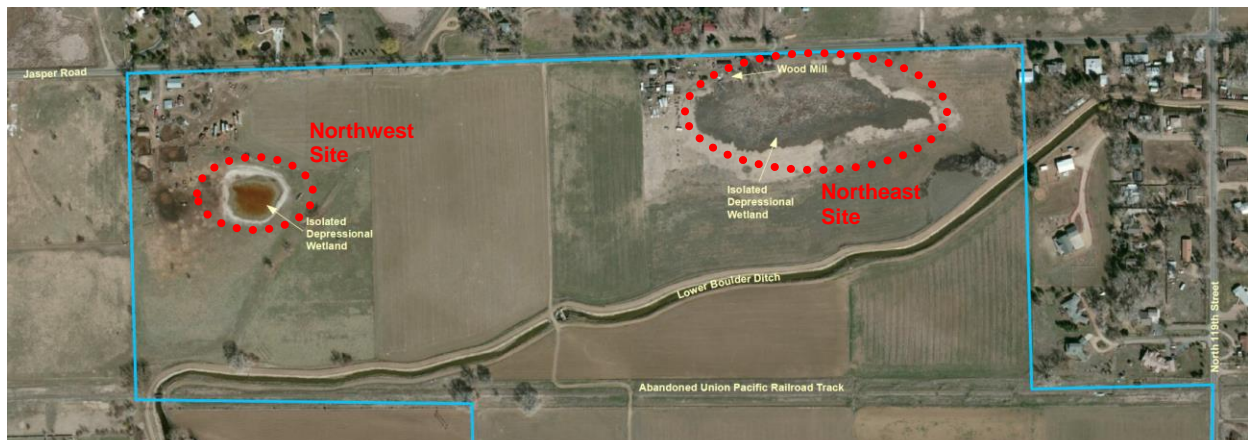


Survey #42 makes the following findings for the site on Wise Farms:

- The effort needed to enhance the natural area is “Low”; this is the level of least effort ranking. The survey states that the enhancement effort would involve eradication of noxious weeds.
- The wetland area is ranked functionally as “small ponding area with some vegetation.” The wetland value to wildlife is ranked at “3”, on a scale of 1-5.
- The vegetation rankings listed the plant diversity as fairly high with a “4” (51-70 plant species), on a scale of 1-5, with a low percentage (6-10%) of noxious weed cover and very little disturbed bare ground (0-5%).
- The overall wildlife habitat quality ranking was “3” on a scale of 0 to 5. In the Site Comments, it is reported that residents reported having observed yellow-headed blackbirds in the wetland; this is noteworthy as they are a species of special concern.

Non-Jurisdictional Wetlands

The locational map below illustrates the general location of the two non-jurisdictional wetlands.



Northwest Site

The smaller wetland area, in the northwest portion of the site, is designated on the Wise Farms Preliminary Plat as a part of Tract P that is designated as a future EnCana oil and gas operations area.

Northeast Site

Based on the Town of Erie Natural Areas Inventory Site Survey #42, staff requested that the applicant dedicate the wetland area in Site #42 and the tree and vegetation near the ditch to the Town as open space. As illustrated in the applicants site concept map below, the applicant has proposed to preserve those areas, for dedication to the Town. Additional information regarding this area will be required at the time of final plat so that the goals of preserving a hydrological functional wetland which is an accessible public open space, to retention, to the extent possible, the existing vegetation including the large trees along Jasper Road, and location of the Town spine trail as well as potential neighborhood trails within and around these resources can be achieved as desired.

In addition the area south of the Lower Boulder Ditch is also proposed as Open Space to be dedicated to the Town which creates a larger connected open space. The 27 acre area shown below as a blue shaded area is what is proposed for dedication to the Town.



Natural and Cultural Resources Assessment

A site specific Natural and Cultural Resources Assessment report was submitted to assess the property for wetlands and waters of the U.S., threatened and endangered species, wildlife habitats, and properties listed on the National and Colorado registers of historic places. Additionally, the U.S. Army Corps of Engineer provided jurisdictional determination of water features on the property. A referral response was also received from the State Historic Preservation Office.

In summary, the reports found that:

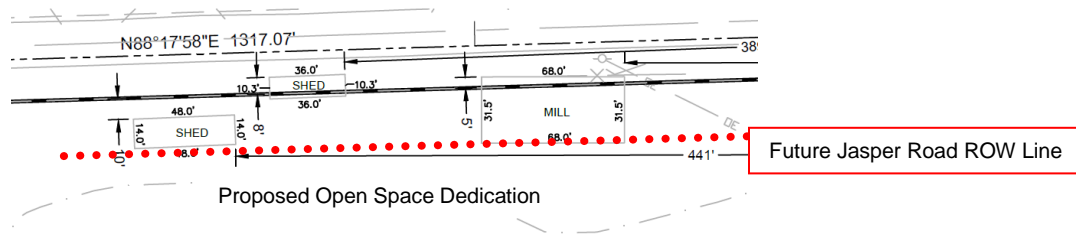
- The U.S. Army Corps of Engineers determined the two depressional wetlands, Lower Boulder Ditch, and Leyner Cottonwood Ditch are non-jurisdictional. They do not require federal permitting for proposed development alterations.
- Suitable habitat for federally listed threatened or endangered species is not present on the property.
- At the time of the Natural and Cultural Resources Assessment, migratory bird nests were not found on the property. The report stated that there are a number of large trees on the property that provide suitable nesting habitat for migratory birds. If site development and disturbance of trees occurs between April 1 and August 15, a survey for active nests should be conducted. Trees with an active nest cannot be removed until the nest is abandoned for the season.
- The Natural and Cultural Resources Assessment report states that the Wise property, structures and ditches are not listed on the National or State registers of historic places.

As stated in the Natural Areas Inventory section above, staff requested that the applicant dedicate the wetland area and the tree and vegetation near the ditch to the Town as open space.

Based on the information above, staff has added to the draft resolution, language with requirements for development or tree disturbance between April 1 and August 15 to protect migratory bird nests.

Historic Mill/Farm Structures

There are several historic mill/farm structures along the Jasper Road right of way; as illustrated below from the ALTA survey. Some of these structures encroach into the existing road right of way (heavy black line defines the edge of the existing right of way) and others encroach into the additional right of way (red line defines the edge of the future right of way) that would be dedicated with a final plat of Wise Farms. Additionally, all of the structures are adjacent to land that the applicant has designated as open space dedication to the Town. The structures have not been maintained and are in a hazardous condition. Throughout development review of the application, staff has stated to the developer and Wise family that Town staff does not want to take on the restoration, maintenance and liability associated with the structures. We have discussed several options for the structures with the developer and owners. The most recent conversations with the owner and developer have been focused on the Wise family looking into potentially moving the historic buildings from their current location to the north side of Jasper Road to become part of the Wise Museum site. Staff supports this option and will continue to work with the owner and developer on timing for the transfer of the structures onto the museum site during the final plat application process.



Trees

The Wise Farms property contains a large number of trees along the Lower Boulder Ditch, Leyner Cottonwood Ditch and Jasper Road. Within the Landscape Construction Plans the applicant has identified which trees will be removed and which trees will be preserved. The Town will continue to work with the applicant through the Final Plat construction document application process to evaluate and finalize the tree removal and protection plans.

Parks, Open Space and Trails

Public Dedication Requirements:

The public parks and open space dedication requirements, for the Wise Farms property, are based on the proposed development of 102 dwelling units. The required dedications for parks and open space can be found on the Wise Farms PUD Zoning Map and on the table below.

Parks & Open Space		
Park Area	Dedication Requirement (Acres)	Dedicated Open Space and Park Provided (Acres)
Open Space	4.84	27.08
Pocket Park	0.14	0.68
Neighborhood Park	0.85	Neighborhood Park Land and Development Construction Cost Fee

Pocket Park

The applicant is proposing a Pocket Park 0.26 acres in the northern side of the development and a second Pocket Park of 0.42 acres in the southern portion of the neighborhood, thus there will be a pocket park within ¼ mile of each dwelling.

Neighborhood Park and Community Park

The PROST Master Plan does not identify a neighborhood park or community park in this location. The developers required dedication for these parks does not come close to meeting the minimum size requirements for the neighborhood park (7 acres) and community park (30 acres) dedication requirements. In this instance the developer will pay the applicable Neighborhood Park Land and Development Construction Cost Fee and the Parks Impact Fee will be collected at the time of building permit.

Open Space

As stated above, staff requested that the applicant dedicate the wetland area and the tree and vegetation near the ditch to the Town as open space. The applicant has proposed a 27.08 acre open space dedication to the Town, which is above the dedication requirement of 4.84 acres.

Staff supports the dedication of this area, as we do not currently have a wetland of this type in our open space inventory. Staff is recommending, in the draft Resolution, that the applicant be required to provide, at Final Plat, additional information regarding the hydraulics and proposed construction of the site to ensure the continued health of the wetland area within the proposed dedication of Town open space.

Pedestrian Trails

Wise Farms Preliminary Plat provides pedestrian connections throughout the proposed development. The trails provide a buffer open space between the lots in Wise Farms and the adjacent, existing homes. The PROST Master Plan identifies a spine trail along the RTD railroad right of way and a spur north towards Jasper Road. The applicant is proposing trails in these locations. Given that the open space will be owned by the Town, the final design for trails on future Town land will need to be coordinated with Parks and Recreation as part of a final plat process.

Private Open Space

Approximately 57 acres of private open space is distributed throughout the proposed preliminary plat and includes areas such as landscape buffers along roadways, detention facilities, ditch corridors, extensive oil and gas well sites, WAPA above ground power lines, significantly undermined ground, and trail corridors.

RTD Railroad Right-of-Way

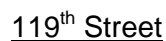
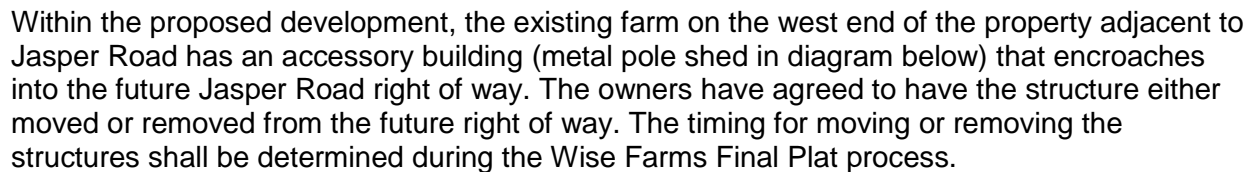
The RTD Railroad right of way separates the two parcels of land that make up the Wise Farms Preliminary Plat. The right of way is a barrier between the two parts of the development. The applicant has proposed a trail crossing of the right of way. The applicant has also proposed utility crossings of the RTD right of way; all of these crossings will need to be reviewed and permitted by RTD before they can be constructed.

Streets

Jasper Road

The Wise Farms development will have a primary and an emergency access onto Jasper Road. An additional 20 feet of right of way will be dedicated for Jasper Road along the Wise Farms Jasper Road frontage. The main entry into the Wise Farms development from Jasper Road is the easterly entry, the emergency access entry will also be used by oil and gas operations. In general, Jasper Road will be increased in width to add a 4 foot paved shoulder/bike lane on the south side of the street.

Within the proposed development, the existing house, on the east end of the property adjacent to Jasper Road, will encroach into the future Jasper Road right of way dedication. The area where this cluster of development sits is not proposed as one of the building lots this development cluster will need to be removed from the property and the area restored.



Because there is only one access road into the south half of the Wise Farms development from 119th Street, the applicant is proposing an emergency access from the end of the cul-de-sac from Street G to 119th Street.

The existing ditch access road will remain in order to continue to facilitate the use of the ditch and the use of the ditch lateral located in the southeast corner of the property.

Internal Streets

A Traffic Report was submitted for the Wise Farms Preliminary Plat. All of the streets proposed are public roads. The streets and improvements proposed are in compliance with the Towns Specifications and Standards.

Access to Property to the West:

To the west of the southern half of the Wise Farms development is a parcel of land that is not developed and eligible for future annexation into the Town. The Wise Farms Preliminary Plat has provided one street access (Street C) and a secondary emergency access point (Tract D) to this property.

Utilities

The Town of Erie will provide both water and wastewater services to the Wise Farms property. The West Side Interceptor (wastewater) runs through the northwest portion of the Wise Farms property; however, water lines are not located near the Wise Farms property. The developer will need to loop the proposed Wise Farms development to existing water lines in the area. The water line to the north is located in the Kenosha Farms Subdivision area. The second existing water line is located approximately 0.5 miles south from the primary access point along 119th at Tynan Drive near the Canyon Creek and Meadowsweet Farm Subdivision area.

At the time of building permit, raw water fees are collected that allow the Town to purchase water rights ensuring an adequate water supply for potable water and wastewater services. In addition, raw water fees are collected at final plat approval for irrigation needs of parks and open space areas.

Utility service providers for the property are Xcel Energy for electric and natural gas, Century Link Communications for telephone services and Comcast for cable television. Utility easements for these providers will be finalized at the time of final plat.

All local, above ground power lines within and adjacent to the Wise Farms Preliminary Plat will be undergrounded with development.

Western Area Power Association (WAPA) Power Distribution Lines

The Western Area Power Association (WAPA) power distribution lines cut across the southern half of the Wise Farms property. The easement for the WAPA lines is 75 feet wide. Residential lots do not encroach into the easement. There are proposed street and pedestrian trail crossings of the easement and grading and utility work that will need to occur within the easement. Any development related activity within the WAPA easement will need to be reviewed and permitted through WAPA.

Ditches

Lower Boulder Ditch

The Lower Boulder Ditch is located within the northern half of the Wise Farms Preliminary Plat. The applicant has shown the Town required 75 foot setback from the centerline of the ditch to the residential lots. The applicant is not proposing to alter the ditch other than to cross it with utilities and a pedestrian bridge.

The Northern Colorado Water Conservancy District (NCWCD) has an existing access and utility easement from Jasper Road to the Lower Boulder Ditch. This easement is located in areas the applicant is proposing to plat with single family lots. The NCWCD easement will need to be vacated before a final plat is recorded.

All work within the Lower Boulder Ditch easement will require review and approval by the appropriate ditch entity. Both Northern Colorado Water Conservancy District and Lower Boulder Ditch Company have rights associated with the ditch.

Leyner Cottonwood Ditch

The Leyner Cottonwood Ditch is located on the very southern edge of the south half of the Wise Farms development. The applicant has shown the required 75 foot setback from the centerline

of the ditch to the residential lots. The applicant is not proposing to alter the ditch. The Wise Farms owners have two ditch laterals that will be abandoned; and, there is one ditch lateral and access drive that serves an off-site user to the east that will not be altered. The applicant is proposing to construct a pedestrian trail along the north side of the ditch.

Drainage and Erosion

A Drainage Study was submitted and reviewed. The property drains from south to north, with flows eventually crossing under Jasper Road and moving north towards Boulder Creek. This flow will be continued. The development is proposing two detention ponds to manage stormwater flows. One pond will be located in the north west corner of the southern portion of the property in Tract A. The second pond will be located immediately south of Jasper Road in Tract M.

Oil/Gas Facilities

The Wise Farms property has one existing oil/gas facility that is owned by Extraction that is located in the southern half of the proposed development. Crestone holds the mineral rights in the north half of the Wise Farms property, and Anadarko holds the mineral rights for the east half of the south half of the Wise Farms property. The property owner has a Surface Use Agreement (SUA) with Crestone which the Developer intends to amend. There is not an executed Surface Use Agreement with Crestone Energy or Anadarko; only draft SUAs. The setbacks illustrated on the Preliminary Plat documents represent the setbacks in the draft documents. The information presented below is based on those “draft” Surface Use Agreements.

Northern Half of Property – Crestone Peak Resources Future Wells

The Wise Farms Preliminary Plat identifies the draft Crestone Peak Resources (Crestone) SUA setback requirements on the plat. The full executed Surface Use Agreement and draft Exhibit that is to amend the executed SUA is a part of the applicant materials. The Preliminary Plat shows 10 Crestone wells being drilled in the northwest part of the site. Additionally, a pipeline and associated easement is proposed from the well site that travels east along the RTD railroad right of way to 119th Street. The temporary completions area and the permanent setbacks for the well site, as defined in the draft SUA Exhibit, encumber proposed Tracts M, N, O, P, Street I, and single family lots in Blocks 6, 7, 8, and 12. Because the SUA encumbers these areas, a Final Plat, in the areas encumbered, cannot be approved until the wells have been drilled.

South Half of the Property - Extraction Oil & Gas Existing Well

It is the applicant's responsibility to ensure that existing well facilities, access roads and fencing meet the Municipal Code requirements at the time of final plat. The draft Surface Use Agreement is a part of the applicant materials. The Extraction Oil & Gas well site is located in Tract F. The applicant proposes to create a new access to the well site by having well site access come off of Street D. Additionally, the applicant proposes to realign the existing well pipeline that comes from the property to the west and travels to 119th Street. Realignment of the pipeline and vacation of portions of the existing easement will need to come completed before the Town can approve a Wise Farms Final Plat in the area encumbered.

As a part of the Environment Site Assessment Report (Phase I), the existing oil and gas well and associated tank battery was recognized as an environmental condition. The well site was identified due to the age of the well and the concrete tank used to store the condensate. Staff is recommending that a Phase II Environmental Assessment Report be completed for Final Plat application of this area of Wise Farms.

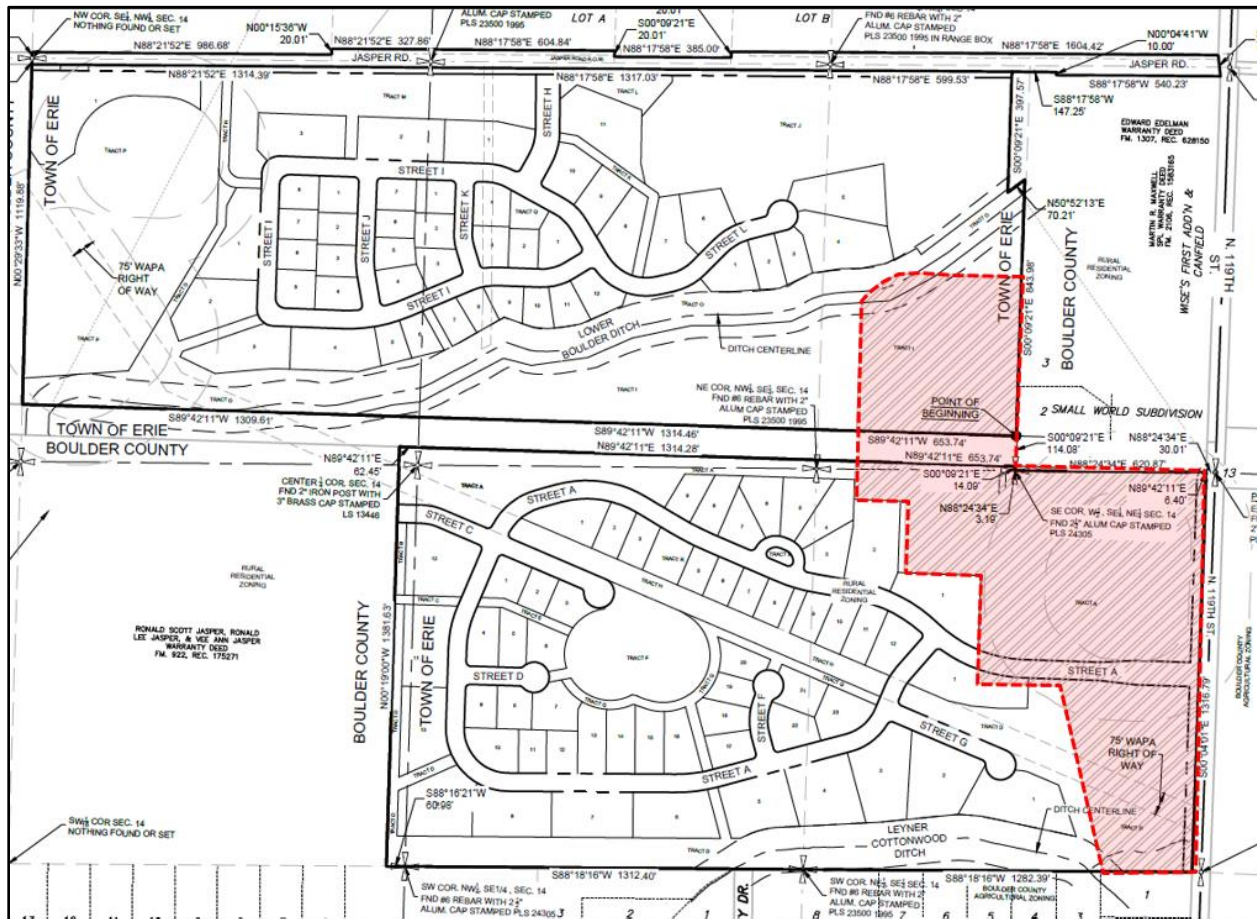
South Half of the Property - Anadarko - Future Wells

The Wise Farms Preliminary Plat identifies the draft Anadarko (formerly Kerr-McGee) SUA setback requirements on the plat. The draft Surface Use Agreement is a part of the applicant materials. The Preliminary Plat shows 10 wells being drilled in Tract A. Because the SUA is not clear on the area that will be encumbered for the future Kerr-McGee well site, a Final Plat, in the southern half of the property, cannot be approved until a SUA is finalized and encumbered areas are clearly defined.

South Half of the Property - Abandoned Well

There are two abandoned oil and gas well site identified on the preliminary plat. One is located in Street A and the other in Block 4 Lot 4, these well sites are shown on the preliminary plat. Before a Final Plat is approved, the applicant will need to locate and monument the exact location of the abandoned wells and show the required monument and setback on the Final Plat, to be in compliance with the Municipal Code.

Undermining



The mines that operated below the Wise Farms property are referred to in the Mine Subsidence Investigation report as the Banner, Standard, Star and Jackson Mines. The Colorado Division of Mines has records that indicate the mines were mapped in 1888; no map occurs for the Banner Shaft. The report stated that there were “significant inaccuracies on the original mine maps” and that “the average depth to the top of the main seam is approximately 100 feet.” After drilling the Wise Property, the report concluded that:

- No mine subsidence related development restrictions are required on those portions of the property not affected by mining. They recommend that no structures be built in the restricted areas; which are outlined on the map in red.

- If development of the “restricted” portions of the Wise Property is anticipated, additional studies, including drilling, will be required.
- Infrastructure, including roads and utilities, should utilize areas unaffected by mining, or be constructed to withstand the 0.74% strain.

On the north half of Wise Farms Preliminary Plat, the “restricted” portion of the site is proposed to be Town owned and maintained open space.

On the south half of the Wise Farms Preliminary Plat, the applicant proposes to cross the “restricted” area with a street access from 119th Street and to cross the “restricted” area with a secondary emergency access. Additionally, one (Block 3 Lot 1) of the residential lots has a small portion of the “restricted” area within the lot. A 20 foot subsidence setback is shown on Block 3 Lot 1 and Block 1 Lots 1, 2, and 4.

If a subsidence event were to occur in Street X, or in the emergency access to 119th Street, or on either residential lot; the Town and homeowner would not be eligible for assistance in remediation of the event from the State of Colorado.

The State Geologic Survey (CGS) reviewed the reports and did not have any conflicts with the report findings. CGS did however have a set of recommendations related to subsidence which should be implemented during development of the property.

Schools

The Wise Farms proposed development is located in the St. Vrain Valley School District. During the referral process the School District did not request dedication of land for a school site in this location but provided information related to the cash in lieu of land dedication fee.

Police Services

The Erie Police Department will provide service to the property.

Fire Protection

The Mountain View Fire Protection District will provide fire and emergency medical services. The District provided referral comments and will require that the development meet the District’s requirements pertaining to water supply, fire hydrant locations, and street design.

STAFF REVIEW AND ANALYSIS

The Wise Farms Preliminary Plat was reviewed for conformance with Municipal Code 10.7.7 C.10. Approval Criteria. Staff finds the Wise Farms Preliminary Plat in compliance with the Preliminary Plat Approval Criteria as listed below.

- a. The subdivision is generally consistent with the Town’s Comprehensive Master Plan.

Staff: The subdivision is consistent with the Comprehensive Plan which anticipates residential development at this level on this property.

- b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.

Staff: The subdivision is in general compliance with the proposed Rezoning and Wise Farms PUD.

- c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town’s standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian

areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.

Staff: The subdivision meets the Town's standards.

- d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.

Staff: The subdivision has modified Town standards found in Chapter 6 of the UDC. All modifications are in the Wise Farms PUD and include modifications of lot size and setbacks.

- e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.

Staff: The subdivision will meet the standards.

- f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.

Staff: Significant adverse impacts are not anticipated.

- g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.

Staff: Pedestrian access is adequately provided.

- h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.

Staff: Significant adverse impacts are not anticipated.

- i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.

Staff: Adequate facilities are available to serve the property.

- j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.

Staff: Adequate infrastructure is available. The applicant will be responsible for looping future waterlines from the Kenosha Farms subdivision area to the Canyon Creek and Meadowsweet Farms subdivision area.

NEIGHBORHOOD MEETING

As required by the Municipal Code a Neighborhood Meeting was held:

Neighborhood Meeting Date: February 13, 2017

Neighborhood Meeting Location: Erie Community Center

The required posted and mailed notice of the Neighborhood Meeting was provided as required.

PUBLIC NOTICE

Notice of this Public Hearing has been provided as follows:

Published in the Colorado Hometown Weekly: February 22, 2017

Property Posted: February 27, 2017

Letters to Adjacent Property Owners: February 24, 2017

Staff has received a few written comments and has attached them to this memo.