

RESOLUTION NO. P17-22

**A RESOLUTION REGARDING THE FLATIRON MEADOWS PRELIMINARY PLAT,  
AMENDMENT NO. 3, ADOPTING CERTAIN FINDINGS OF FACT AND  
CONCLUSIONS FAVORABLE TO THE PRELIMINARY PLAT.**

**WHEREAS**, the Planning Commission of the Town of Erie, Colorado, considered the Flatiron Meadows Preliminary Plat, Amendment No. 3 on Wednesday, November 1, 2017 on the application of HT Flatiron LP, 1515 Wynkoop Street, Suite 800, Denver, CO 80202, such Preliminary Plat being a plat of the following real property; to wit:

A Portion of the South Half of Section 23, Township 1 North, Range 68 West of the 6<sup>th</sup> Principle Meridian, Town of Erie, County of Boulder, State of Colorado.

**WHEREAS**, the Preliminary Plat is detailed on the attached "Exhibit A" Flatiron Meadows Preliminary Plat, Amendment No. 3; and

**WHEREAS**, said Flatiron Meadows Preliminary Plat, Amendment No. 3 is incorporated herein and made part hereof by this reference.

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

**Section 1. Findings of Fact.**

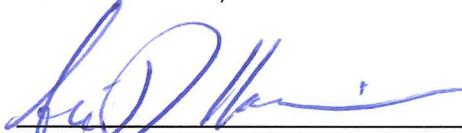
1. The applicant's application and supporting documents are in substantial compliance with Section 7.7.C of Title 10, Town of Erie Municipal Code.
2. The Town of Erie Municipal Code shall be followed in the development of the property.
3. A development agreement will be required at such time as the property is approved for the final plat.
4. The Preliminary Plat as proposed, subject to the following conditions, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.
  - a. Approval by Northern Water and execution of a License Agreement shall be required prior to final plat recordation.
  - b. At site plan, final plat and building permit, the applicant shall follow recommendations made by CTL Thompson in the soils, geotechnical, and geological subsidence reports and the Colorado Geological Survey (CGS) recommendations.
  - c. The Preliminary Plat shall not be effective until approval of a Site Plan that is in substantial compliance with the approved Preliminary Plat.
  - d. Technical corrections to the Flatiron Meadows Preliminary Plat, Amendment No. 3 shall be made to the Town's satisfaction

**Section 2. Conclusions and Order Recommending Approval of the Flatiron Meadows Preliminary Plat, Amendment No. 3 to the Board of Trustees.**

1. Based on the above Findings of Fact, the Planning Commission hereby forwards the Flatiron Meadows Preliminary Plat, Amendment No. 3 application to the Board of Trustees with the Planning Commission's recommendation for approval with the following conditions:
  - a. Approval by Northern Water and execution of a License Agreement shall be required prior to final plat recordation.
  - b. At site plan, final plat and building permit, the applicant shall follow recommendations made by CTL Thompson in the soils, geotechnical, and geological subsidence reports and the Colorado Geological Survey (CGS) recommendations.
  - c. The Preliminary Plat shall not be effective until approval of a Site Plan that is in substantial compliance with the approved Preliminary Plat.
  - d. Technical corrections to the Flatiron Meadows Preliminary Plat, Amendment No. 3 shall be made to the Town's satisfaction

**INTRODUCED, READ, SIGNED AND APPROVED this 1<sup>st</sup> day of November 2017.**

TOWN OF ERIE, PLANNING COMMISSION

  
\_\_\_\_\_  
J. Eric Bottenhorn, Chairman  
Ari Harrison Vice

ATTEST:

  
\_\_\_\_\_  
Melinda Helmer, Secretary  
Jessica Koenig

EXHIBIT A

# FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 3

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,  
RANGE 69 OF THE 6TH PRINCIPLE MERIDIAN,  
TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
18.403 ACRES - 122 LOTS - 10 TRACTS  
PP-000868-2017

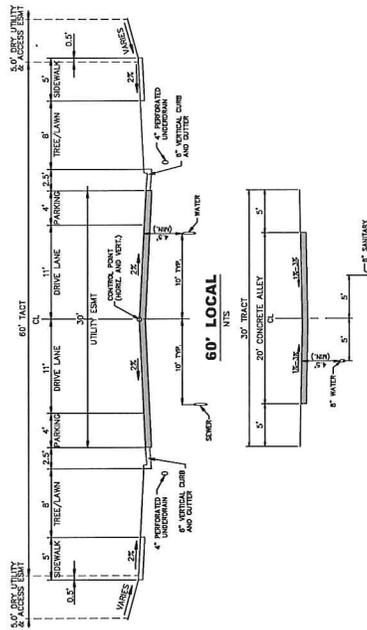


VICINITY MAP  
1" = 250'

SHEET NUMBER	SHEET DESCRIPTION
1	T1
2	TITLE SHEET
3	LAND USE
4	PHASING PLAN
5	EXHIBITATIONS
6	TRAIL PLAN
7	GRADING UTILITY
8	CR1
9	PP1
10	PP2
11	PP3
12	PP4
13	PP5

**GENERAL NOTES:**

- THE PURPOSE OF THIS PRELIMINARY PLAY AMENDMENT IS TO ESTABLISH A CONCEPTUAL LOT PLAN FOR A MULTI-FAMILY SITE.
- THE PROJECT AREA IS 18.403 ACRES AND CONSISTS OF 122 LOTS AND 10 TRACTS.
- ALL PROJECT PARKS, THAT ARE REQUIRED FOR TOWN INDICATION STANDARDS, SHALL HAVE A PUBLIC ACCESS EASEMENT.
- ALL SR PUD OVERLAY LOTS SHALL MEET THE ARCHITECTURAL CHARACTER STANDARDS OF SECTION 67.C.



LAND USE SUMMARY		
TYPE	AREA (AC.)	% OF TOTAL AREA
RESIDENTIAL LOTS	6.867	37.31
TRAILS	11.240	61.05
PUBLIC ROW	0.135	0.74
TOTALS	18.403	100.00

**ENGINEER/SURVEYOR:**  
CALIBRE ENGINEERING, INC.  
8075 South Englewood Branch, Suite 105  
Highlands Ranch, CO 80129  
(303) 730-0434  
OWNER: TOWN OF ERIE  
545 HOLBROOK ST., P.O. BOX 750  
DENVER, CO 80202  
CONTACT: CHAO SCHRÖDER  
OWNER/DEVELOPER:  
HT FLATIRON LP  
14111.dwg  
3/24/2017  
HINES-PA-H  
HT FLATIRON LP

**LEGAL DESCRIPTION:**

- SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE SIXTH PRINCIPLE MERIDIAN, BOULDER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID TRACT D;
- NORTH 01°29'25" WEST A DISTANCE OF 56.66 FEET, TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 185.00 FEET;
  - NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 55°28'30", AN ARC LENGTH OF 178.12 FEET;
  - NORTH 55°57'55" WEST A DISTANCE OF 63.29 FEET;
  - NORTH 61°13'01" WEST A DISTANCE OF 257.81 FEET;
  - NORTH 65°37'06" WEST A DISTANCE OF 86.64 FEET;
  - NORTH 72°10'25" WEST A DISTANCE OF 189.92 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 133.44 FEET;
  - NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 48°56'55", AN ARC LENGTH OF 113.22 FEET;
  - NORTH 00°16'53" WEST A DISTANCE OF 790.42 FEET;
- THENCE SOUTH 89°49'35" EAST A DISTANCE OF 1,287.71 FEET TO POINT ON THE EASTERLY BOUNDARY OF SAID TRACT D;
- THENCE, ALONG SAID EASTERLY BOUNDARY, THE FOLLOWING FIVE (5) COURSES:
- SOUTH 08°02'42" WEST A DISTANCE OF 527.11 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 535.00 FEET;
  - SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 56°13'57", AN ARC LENGTH OF 525.07 FEET;
  - SOUTH 52°22'27" WEST A DISTANCE OF 87.78 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 849.00 FEET;
  - SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°12'13", AN ARC LENGTH OF 303.87 FEET;
  - SOUTH 20°07'17" WEST A DISTANCE OF 79.71 FEET TO THE POINT OF BEGINNING.
- CONTAINING AN AREA OF 29.008 ACRES, (1,283,567 SQUARE FEET), MORE OR LESS.

**FLOODPLAIN INFORMATION:**

A PORTION OF THIS PROPERTY IS LOCATED WITHIN FLOOD ZONE AE (AREAS OF 100-YEAR FLOOD) / A FLOODPLAIN. THE FLOODPLAIN INFORMATION IS BASED ON THE 100-YEAR FLOODPLAIN MAP FOR BOULDER COUNTY, COLORADO, WHICH WAS APPROVED IN MAY 2008 TO REVISE THE 100-YEAR FLOODPLAIN TO REMOVE ALL LOTS FROM THE 100-YEAR FLOODPLAIN, NO LOTS WILL BE FINAL PLATTED IN THE FLOODPLAIN PRIOR TO ISSUANCE OF LOG.

**PROJECT BENCHMARK:**

TOP OF 3.1/4" ALUMINUM CAP IN RANGE BOX STAMPED 1999 LS NO. 29414 AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF SAID TRACT D AND THE WESTERLY BOUNDARY OF SAID TRACT C, BEING THE WEST QUARTER CORNER OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, AND IS MONUMENTED ON THE WEST WITH A 3.1/4" ALUMINUM CAP ILLEGIBLE.

**PROJECT BASIS OF BEARINGS:**

BEARINGS ARE BASED ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH, RANGE 69 WEST, OF THE 6TH PRINCIPLE MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO, AND IS MONUMENTED ON THE WEST WITH A 3.1/4" ALUMINUM CAP ILLEGIBLE.

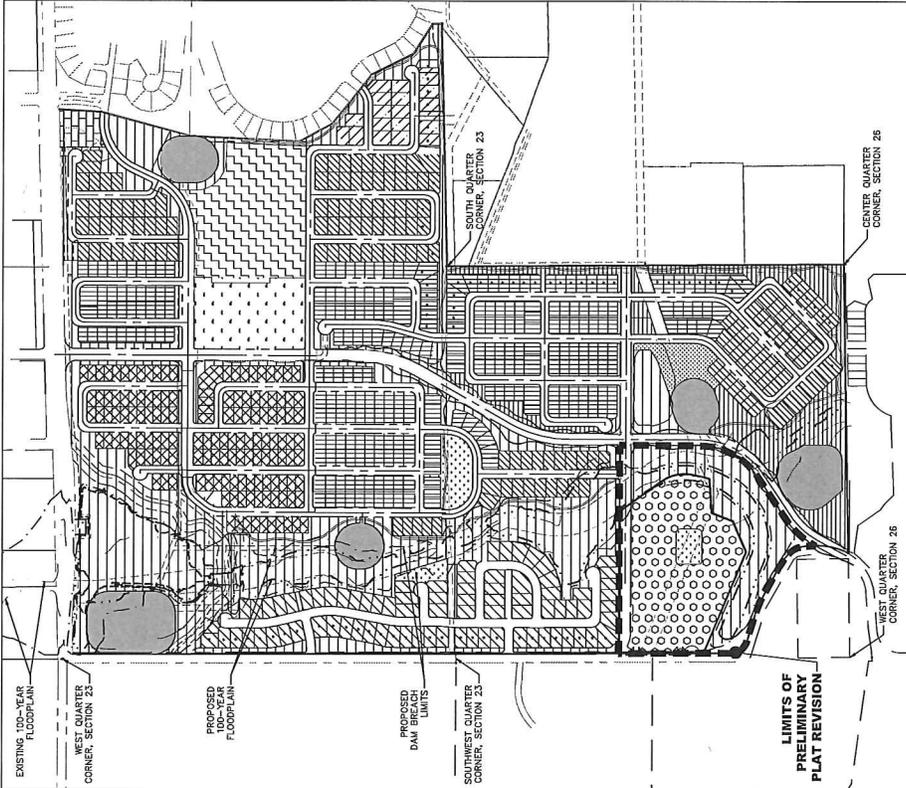
BEARING IS ASSUMED TO BEAR: NORTH 88°23'44" EAST

TRACT SUMMARY CHART		
TRACT	AREA (AC.)	OWNERSHIP
TRACT A	5.289	HOMEOWNERS ASSOCIATION
TRACT B	2.271	TOWN OF ERIE
TRACT C	1.117	HOMEOWNERS ASSOCIATION
TRACT D	0.428	HOMEOWNERS ASSOCIATION
TRACT E	0.458	HOMEOWNERS ASSOCIATION
TRACT F	0.116	HOMEOWNERS ASSOCIATION
TRACT G	1.094	HOMEOWNERS ASSOCIATION
TRACT H	0.052	HOMEOWNERS ASSOCIATION
TRACT I	0.052	HOMEOWNERS ASSOCIATION
TRACT J	0.315	HOMEOWNERS ASSOCIATION

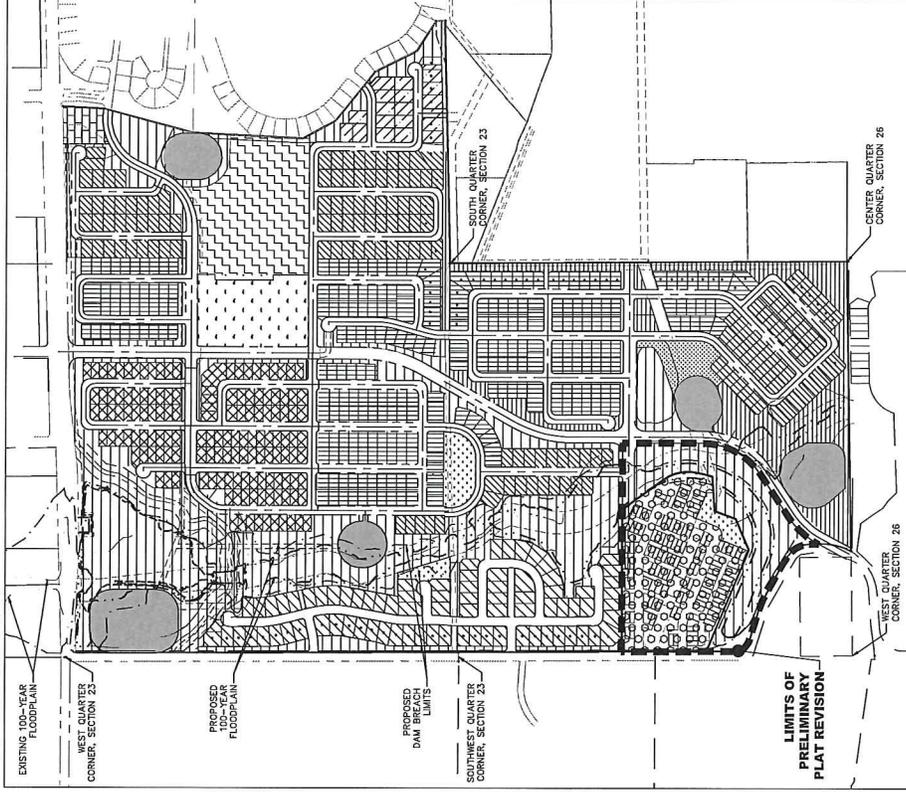
		SHEET <b>T1</b> OF 12 DATE OCTOBER 3, 2017
		<b>FLATIRON MEADOWS</b> PRELIMINARY PLAT TITLE SHEET
DRAWING NUMBER 14111.dwg JOB NUMBER HINES-PA-H PROJECT FILE HT FLATIRON LP	OWNER/DEVELOPER: HT FLATIRON LP 14111.dwg HINES-PA-H HT FLATIRON LP	ENGINEER/SURVEYOR: CALIBRE ENGINEERING, INC. 8075 South Englewood Branch, Suite 105 Highlands Ranch, CO 80129 (303) 730-0434 OWNER: TOWN OF ERIE 545 HOLBROOK ST., P.O. BOX 750 DENVER, CO 80202 CONTACT: CHAO SCHRÖDER
DATE REVISION DESCRIPTION	DATE REVISION DESCRIPTION	DATE REVISION DESCRIPTION

# FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 3

LOCATED IN A PORTION OF THE SOUTH HALF OF SECTION 23, TOWNSHIP 1 NORTH,  
 RANGE 69 OF THE 6TH PRINCIPLE MERIDIAN,  
 TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO  
 18.403 ACRES - 122 LOTS - 10 TRACTS  
 PP-000868-2017



EXISTING LAND USE MAP



PROPOSED LAND USE MAP

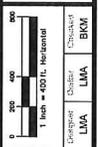
- LAND USE LEGEND:**
- 65'X110' LOTS \* (70'X120' LOTS)
  - 75'X125' LOTS \* (80'X135' LOTS)
  - 55'X110' LOTS
  - 85'X125' LOTS \* (85'X135' LOTS)
  - TOWN HOME SITE
  - NEIGHBORHOOD PARKS
  - POCKET PARKS
  - OPEN SPACE & BUFFER ZONE
  - SCHOOL SITE
  - OH AND GAS OUTLET AREA, SITE & BUFFER ZONE
  - FIRE STATION SITE
- FEMA FLOODPLAIN  
 PROPOSED FLOODPLAIN  
 PROPOSED DAM BREACH



Sheet 2 of 12  
**LU1**  
 Date: OCTOBER 3, 2017

## FLATIRON MEADOWS PRELIMINARY PLAT LAND USE

**Calibre**  
 Civil Engineering, Surveying  
 3000 South Staple Street, Suite 105  
 Highlands Ranch, CO 80126 (303) 752-9934



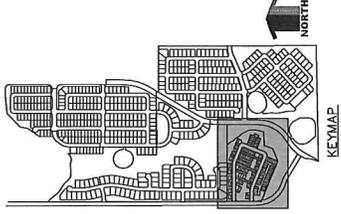
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141LU1.dwg	Checked by: BKM
2017	Checked by: BKM
HINES/PA H	Checked by: BKM
Prepared by: HIT	Checked by: BKM
HIT FLATIRON LP	Checked by: BKM

# Hines

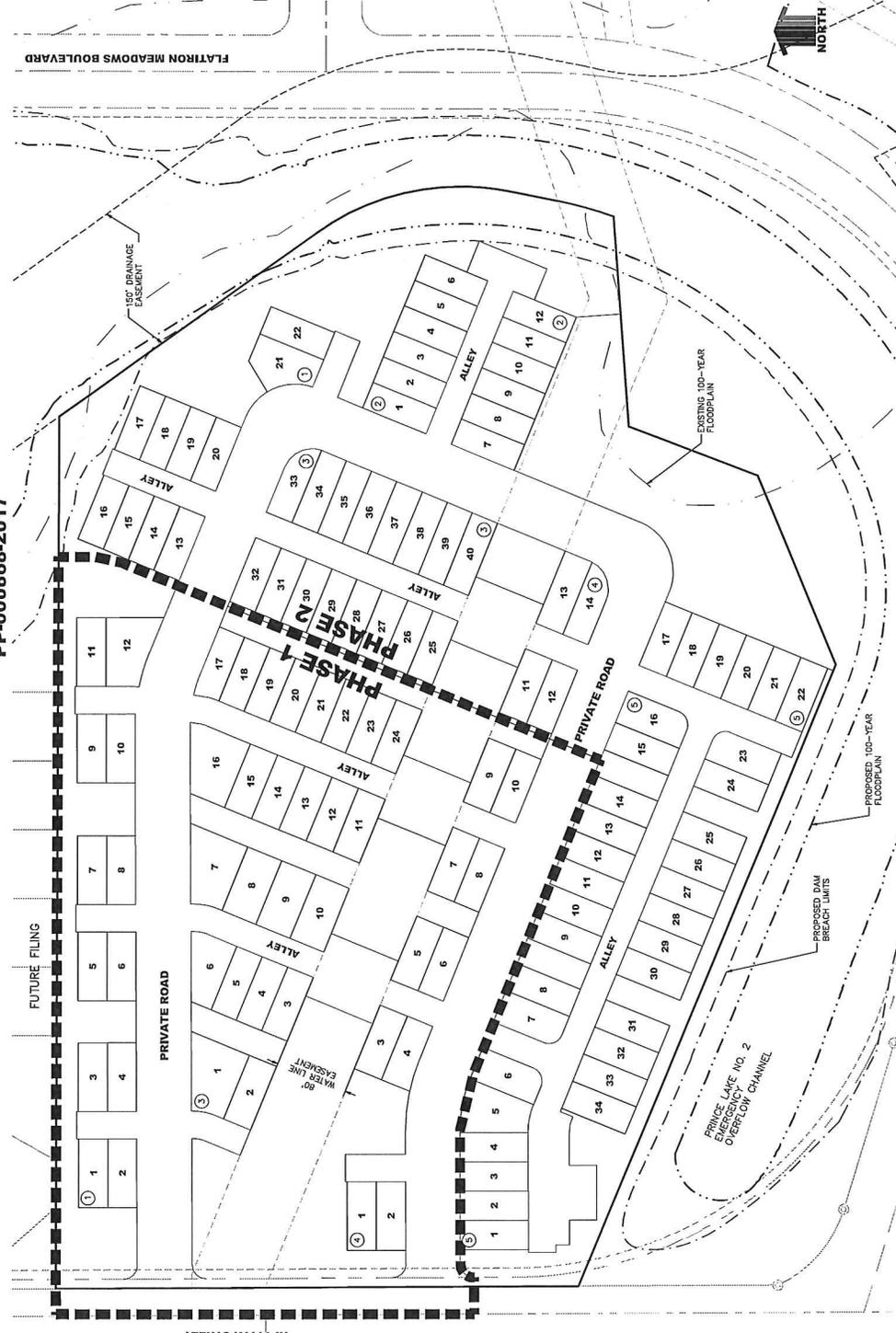
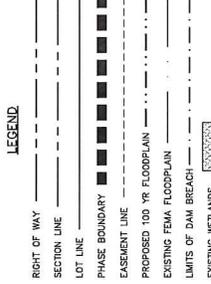
DATE	REVISION DESCRIPTION

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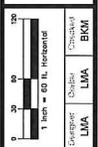
- NOTES.**
1. THE LOT, STREET, AND UTILITY LAYOUTS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS.
  2. PHASING LIMITS ARE CONCEPTUAL AND SUBJECT TO CHANGE.
  3. UTILITY AND ROADWAY PHASING WILL BE FINALIZED TO ENSURE SERVICE REQUIREMENTS ARE MET WITH THE FINAL PLAT PROCESS.



Sheet **PH1** of 12  
 Date **OCTOBER 3, 2017**

## FLATRION MEADOWS PRELIMINARY PLAT PHASING PLAN

**Calibre**  
 Civil Engineering  
 3000 South St. Louis, MO 63103  
 Phone: (314) 733-2432  
 Fax: (314) 733-2433  
 Email: info@calibreeng.com



Drawn by: **141PH1.dwg**  
 Job Number: **HINESPA-H**  
 Project File: **HT FLATRION LP**

**Hines**

NO.	DATE	REVISION DESCRIPTION

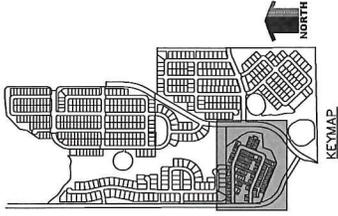






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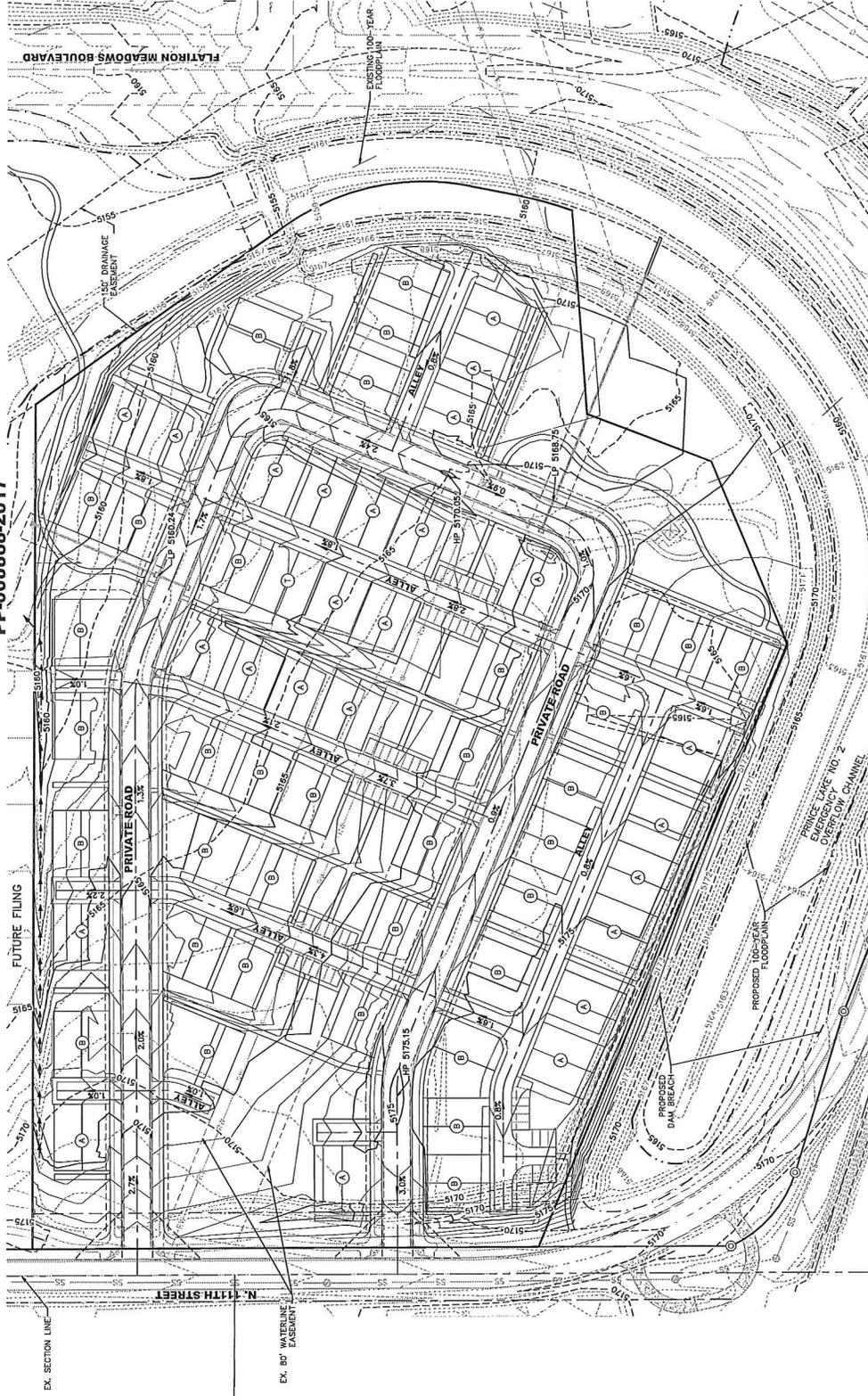
**NOTES:**  
 1. THE LOT, STREET, AND UTILITY LAYOUTS ARE PRELIMINARY  
 AND SUBJECT TO CHANGE DURING THE FINAL PLAT  
 PROCESS.  
 2. SLOPE GRADING DOES NOT EXCEED 4:1 UNLESS NOTED.

**LEGEND:**

- 5:130 --- EXISTING MAJOR CONTOURS
- --- EXISTING MINOR CONTOURS
- --- EXISTING FLOODPLAIN
- 5:130 --- PROPOSED MAJOR CONTOURS
- --- PROPOSED MINOR CONTOURS
- --- PROPOSED FLOODPLAIN
- --- PROPOSED DAM BREACH
- --- PROPERTY BOUNDARY

- (A) LOT TYPE
- W WALKOUT LOT
- A FRONT-DRAIN LOT
- B SPILT-DRAIN LOT
- T TRANSITIONAL LOT
- LP LOW POINT

- EXISTING WETLANDS
- SWALE



SHEET  
**GR1**  
 DATE  
 OCTOBER 3, 2017

## FLATIRON MEADOWS PRELIMINARY PLAT GRADING PLAN

**Calibre**  
 Civil Engineering  
 2000 South Kipling Boulevard, Suite 100  
 Denver, Colorado 80231  
 Phone: (303) 755-1000  
 Fax: (303) 755-1001  
 www.calibre-engineers.com

0	100
1 inch = 40 ft. Horizontal	
Vertical	1 inch = 10 ft.
Design	LMA
Check	LUA
Drawn	DKM

Drawing No: 141GR1.dwg  
 Job Number: HINES-PA-H  
 Prepared For: FT FLATIRON LP

# Hines

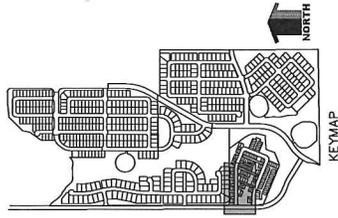
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 PLOT SCALE: 1:1  
 PLOT SHEET: 1 OF 12  
 PLOT TITLE: GRADING PLAN  
 PLOT NUMBER: 141GR1.dwg  
 PLOT DATE: 10/03/17 10:28:23 AM  
 PLOT BY: JEFFREY L. HINES  
 PLOT SCALE: 1:1  
 PLOT SHEET: 1 OF 12  
 PLOT TITLE: GRADING PLAN  
 PLOT NUMBER: 141GR1.dwg



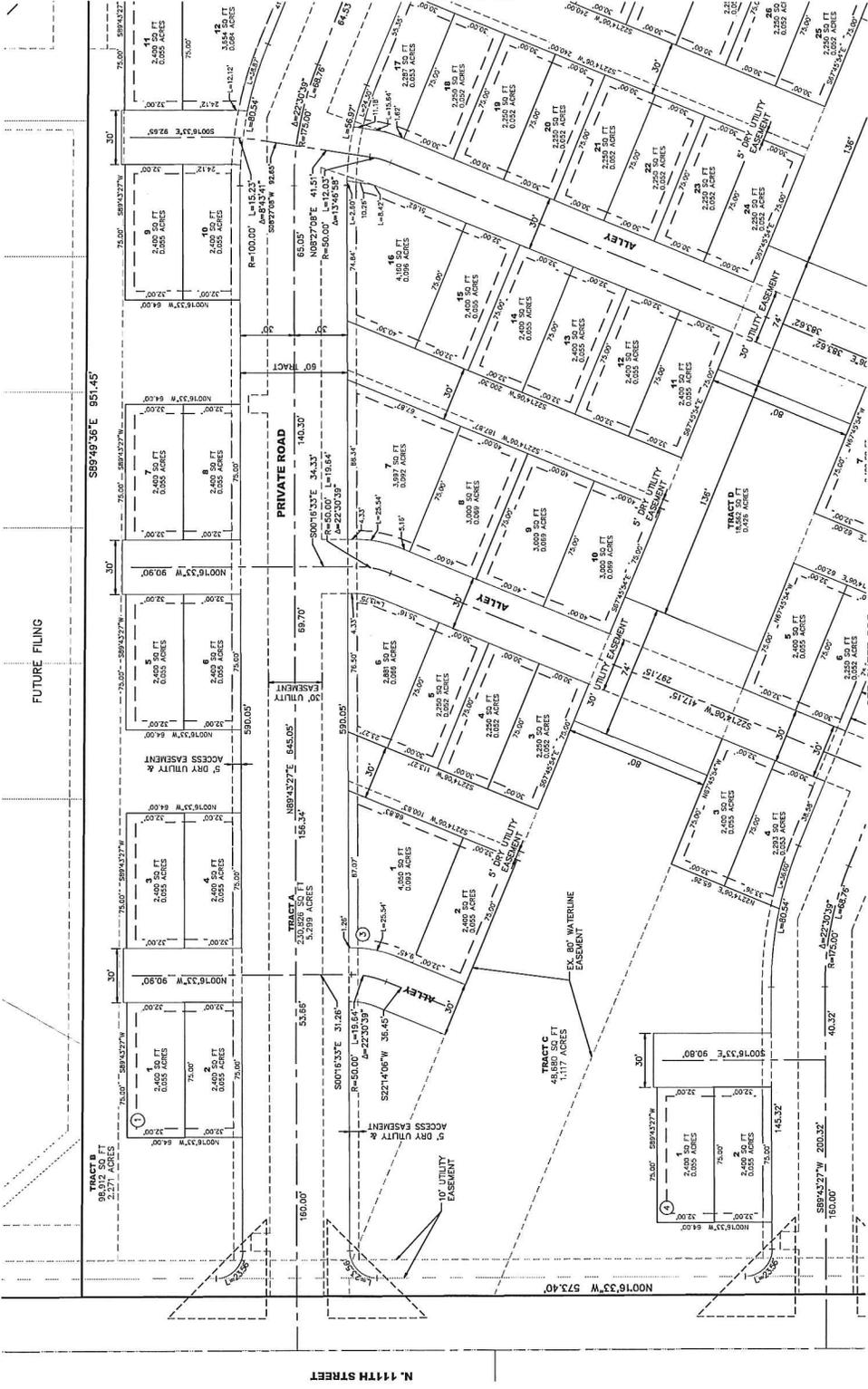
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**NOTES:**  
 1. THE LOT, STREET AND UTILITY LAYOUTS ARE  
 PROPOSED SUBJECT TO CHANGE DURING THE  
 FINAL PLAT PROCESS

- LEGEND**
- RIGHT OF WAY
  - SECTION LINE
  - LOT LINE
  - EASEMENT LINE
  - SETBACK LINE
  - PROPOSED 100 YR FLOODPLAIN
  - EXISTING FEMA FLOODPLAIN
  - LIMITS OF DAM BREACH



## FLATIRON MEADOWS PRELIMINARY PLAT PRELIMINARY PLAN EXHIBIT

**Calibre**  
 3070 South Ogden Boulevard, Suite 103  
 Englewood, CO 80150  
 (303) 754-3434  
 Construction Management, Civil Engineering, Surveying

Drawn by 1418PLJing	Checked by BKJ
30 Number of HINES-PA-H	Designated by LMA
Project No. HT FLATIRON LP	Drawn by LMA

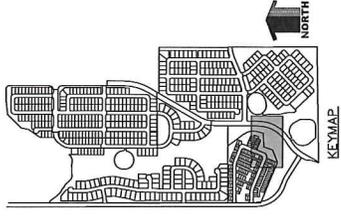
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NO.	DATE	REVISION DESCRIPTION



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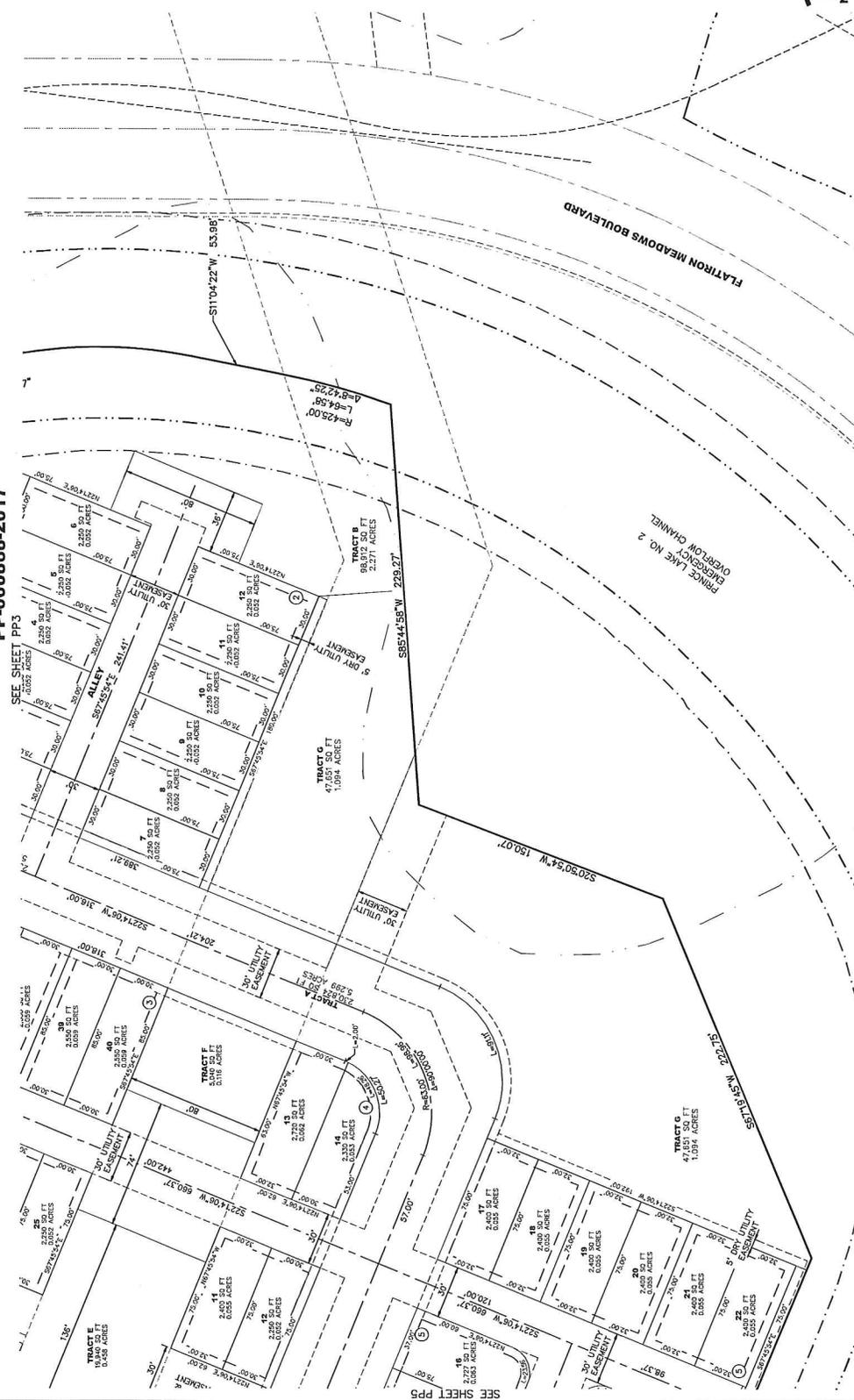
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**NOTES.**  
 1. THE LOT, STREET, AND UTILITY LAYOUTS ARE SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS

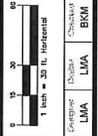
**LEGEND**

- RIGHT OF WAY \_\_\_\_\_
- SECTION LINE \_\_\_\_\_
- LOT LINE \_\_\_\_\_
- EASEMENT LINE \_\_\_\_\_
- SETBACK LINE \_\_\_\_\_
- PROPOSED 100 YR FLOODPLAIN \_\_\_\_\_
- EXISTING FEMA FLOODPLAIN \_\_\_\_\_
- LIMITS OF DAM BREACH \_\_\_\_\_



**FLATIRON MEADOWS  
 PRELIMINARY PLAT  
 PRELIMINARY PLAN EXHIBIT**

**Calibre**  
 Civil Engineering  
 2003 South Stapleton Boulevard, Suite 105  
 Highlands Ranch, CO 80126 (303) 759-9144  
 Construction Management - Civil Engineering - Surveying



Drawing Number	141SP1.dwg
Job Number	HINES-PA-H
Prepared For	HT FLATIRON LP
Author	LMA
Checker	LMA
Reviewer	BKM

# Hines

DATE	REVISION DESCRIPTION



# TOWN OF ERIE

*645 Holbrook Street  
Erie, CO 80516*



## **Meeting Minutes**

**Wednesday, November 1, 2017**

**6:30 PM**

**Council Chambers**

**Planning Commission**

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

Vice Chairman Harrison called the November 1, 2017 Planning Commission Meeting to order at 6:30 pm.

**II. ROLL CALL****III. APPROVAL OF THE AGENDA**

Commissioner Campbell moved to approve the November 1, 2017 Planning Commission meeting agenda. The motion, seconded by Commissioner Zuniga, carried with all voting in favor thereof.

**IV. APPROVAL OF MINUTES**

[17-390](#) Approval of the October 18, 2017 Planning Commission Meeting Minutes

**Attachments:** [10-18-2017 PC Meeting Minutes](#)

Commissioner Gippe moved to approve the minutes of the October 18, 2017 Planning Commission meeting. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

**V. PUBLIC COMMENTS**

There were no public comments taken.

**VI. RESOLUTIONS**

[17-402](#) Consideration Of A Resolution Regarding The Vacation Of A Portion Of A Utility Easement Located In Erie Commons Filing No. 3, 1st Amendment, Lot 1A, Block 1, Final Plat; Adopting Certain Findings Of Fact And Conclusions Favorable To The Vacation.

**Attachments:** [17-402 Cover Memo - Erie Commons Filing 3](#)  
[17-402 Resolution - Erie Commons Filing 3](#)  
[17-402 Applicant Materials - Erie Commons Filing 3](#)

Vice Chairman Harrison opened the Public Hearing for Agenda Items 17-402, 17-403 and 17-404 at 6:35 pm.

Deborah Bachelder, Planning Manager/Deputy Director of Planning & Development, presented the on the vacation of Erie Commons Filing 3 First Amendment Lot 1A Block 1, Final Plat.

The applicant is Boulder Community Health, represented this evening by Mr. Darryl Brown. Mr. Brown was sworn in by Vice Chairman Harrison. Mr. Brown presented a brief overview of Boulder Community Health's history in Boulder County, vision, and plans for the medical building.

Vice Chairman Harrison swore in Mr. Peter Heinz. Peter Heinz of PEH Architects located at 1319 Spruce Street, presented a brief overview of the architectural

characteristics detailing entrances, parking lot location, and landscaping.

Vice Chairman Harrison turned to the Commission for questions and comments of the applicant and staff.

**Items Discussed Included:**

- Site Selection
- Entrance and Exit Placement
- Parking Lot Location
- Landscaping
- Berms/Court Wall
- Urban Plaza

Vice Chairman Harrison closed the Public Hearings for Agenda Items 17-402, 17-403 and 17-404. at 7:38 pm.

Commissioner Zuniga moved to approve Agenda Item 17-402. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

[17-403](#)

PUBLIC HEARING: Consideration Of A Resolution Regarding The Minor Subdivision Plat Of Erie Commons Filing No. 3, 3rd Amendment, Lot 1A1 And Lot 2, Block 1, Adopting Certain Findings Of Fact And Conclusions Favorable To The Minor Subdivision Plat.

- Attachments:** [17-403 Staff Memo - Erie Commons Filing 3, 3rd Amendment](#)  
[17-403 Resolution - Erie Commons Filing 3, 3rd Amendment](#)  
[17-403 Neighborhood Meeting Summary - Erie Commons Filing 3, 3rd Amendment](#)  
[17-403 Applicant Materials - Erie Commons Filing 3, 3rd Amendment](#)

Commissioner Gippe moved to approve Agenda Item 17-403. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

[17-404](#)

PUBLIC HEARING: Consideration Of A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For 101 Erie Parkway, Erie Commons Filing No. 3, 3rd Amendment, Lot 1A1, Block 1, Town Of Erie, Colorado.

- Attachments:** [17-404 PC Cover Memo - 101 Erie Parkway](#)  
[17-404 Resolution - 101 Erie Parkway](#)  
[17-404 Neighborhood Meeting Summary - 101 Erie Parkway](#)  
[17-404 Applicant Materials - 101 Erie Parkway](#)

Commissioner Campbell moved to approve Agenda Item 17-404. The motion, seconded by Commissioner Gippe, carried with all voting in favor thereof.

[17-408](#)

PUBLIC HEARING: Consideration of Resolution P17-\_\_ : A Resolution Making Certain Findings of Fact and Conclusions Favorable To The Special Review Use For The Vista Ridge Car Wash At 2389 State Highway 7.

- Attachments:** [A Staff Memo](#)  
[B Resolution](#)  
[C Application Materials](#)  
[D Proposed Site Plan](#)

Vice Chairman Harrison opened the Public Hearing for Agenda Items 17-408 and 17-409 at 7:34 pm.

Todd Bjerkaas, Director of Planning & Development, presented the Vista Ridge Car Wash Special Review Use at 2389 State Highway 7 to the Commission.

Vice Chairman Harrison swore in the applicant, Mr. Grant Huntley of 1627 Oneida, Brighton, Colorado. Mr. Huntley presented a brief overview of the car wash site plan and process.

Public Comment was provided by Mrs. Denise Meyer of 1479 Linden Way. Mrs. Meyer had questions for the applicant. Mrs. Meyer expressed concerns about proper notification and the location of postings. Mrs. Meyer expressed concerns regarding air pollution due to running cars waiting at the car wash.

Vice Chairman Harrison turned to the Commission for questions and comments of the applicant and staff.

- Items Discussed Included:
- Disposal and recycling of water
  - Car wash site plan
  - Amount of cars serviced in a day
  - Wash cycle time
  - Noise of Vacuums

Vice Chairman Harrison closed the Public Hearing for Agenda Item 17-408 and 17-409 at 8:05 pm.

Commissioner Campbell moved to approve Agenda Item 17-408. The motion, seconded by Commissioner Gippe, carried with all voting in favor thereof.

[17-409](#)

PUBLIC HEARING: Consideration of Resolution P17-\_\_ : A Resolution Making Certain Findings of Fact and Conclusions Favorable To The Site Plan For Lot 7A, Vista Ridge Filing No. 14, 4th Amendment, Town of Erie, County of Weld, State of Colorado.

- Attachments:** [A Staff Memo](#)  
[B Resolution](#)  
[C Application Materials](#)  
[D Proposed Site Plan](#)  
[E Floor Plan](#)  
[F Neighborhood Meeting Minutes](#)

Commissioner Gippe moved to approve Agenda Item 17-409. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

Vice Chairman Harrison called for a brief break at 8:08 pm.

Vice Chairman Harrison reconvened the meeting at 8:13 pm.

[17-410](#)

PUBLIC HEARING: Consideration of Resolution P17-\_\_: A Resolution Regarding The Flatiron Meadows PUD Overlay Map Amendment No. 3, Adopting Certain Findings of Fact and Conclusions Favorable To The PUD Rezoning.

**Attachments:** [A Staff Memo](#)  
[B Resolution](#)  
[C PUD Amendment No 3](#)  
[D Applicant Materials](#)  
[E Neighborhood Meeting Summary](#)

Vice Chairman Harrison opened the Public Hearing for Agenda Item 17-410 and 17-411 at 8:13pm.

Todd Bjerkaas, Director of Planning & Development, presented the PUD Overlay Map, Amendment 3 for Flatiron Meadows to the Commission.

Vice Chairman Harrison swore in Mr. Chad Murphy of Hines, 1515 Wynkoop Street, Suite 800, Denver, Colorado. Mr. Murphy presented a brief overview on the development.

Vice Chairman Harrison turned to the Commission for questions and comments of the applicant and staff.

**Item Discussed Included:**

- Geotechnical measures
- Affordable/Attainable Price Point
- Drainage
- Transition between duplexes and larger homes

Vice Chairman Harrison closed the Public Hearing for Agenda Items 17-410 and 17-411 at 8:43 pm.

Commissioner Zuniga moved to approve Agenda Item 17-410. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

[17-411](#)

PUBLIC HEARING: Consideration of Resolution P17-\_\_: A Resolution Regarding The Flatiron Meadows Preliminary Plat, Amendment No. 3, Adopting Certain Findings of Fact and Conclusions Favorable To The Preliminary Plat.

- Attachments:** [A Staff Memo](#)  
[B Resolution](#)  
[C Flatiron Meadows PUD Overlay Map - Amendment No 3](#)  
[D Landscape Plans](#)  
[E Land Use Application](#)  
[F Application Materials](#)  
[G Reports and Studies](#)  
[H Neighborhood Meeting Summary](#)

Commissioner Zuniga moved to approve Agenda Item 17-411. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

## **VII. STAFF REPORTS**

Deborah Bachelder announced that Chris LaRue has been hired as the new Senior Planner and he will be introduced at the next meeting.

## **VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS**

There are no Commissioner reports.

## **IX. ADJOURNMENT**

Vice Chairman Harrison adjourned the November 1, 2017 Planning Commission meeting at 8:45 pm.