

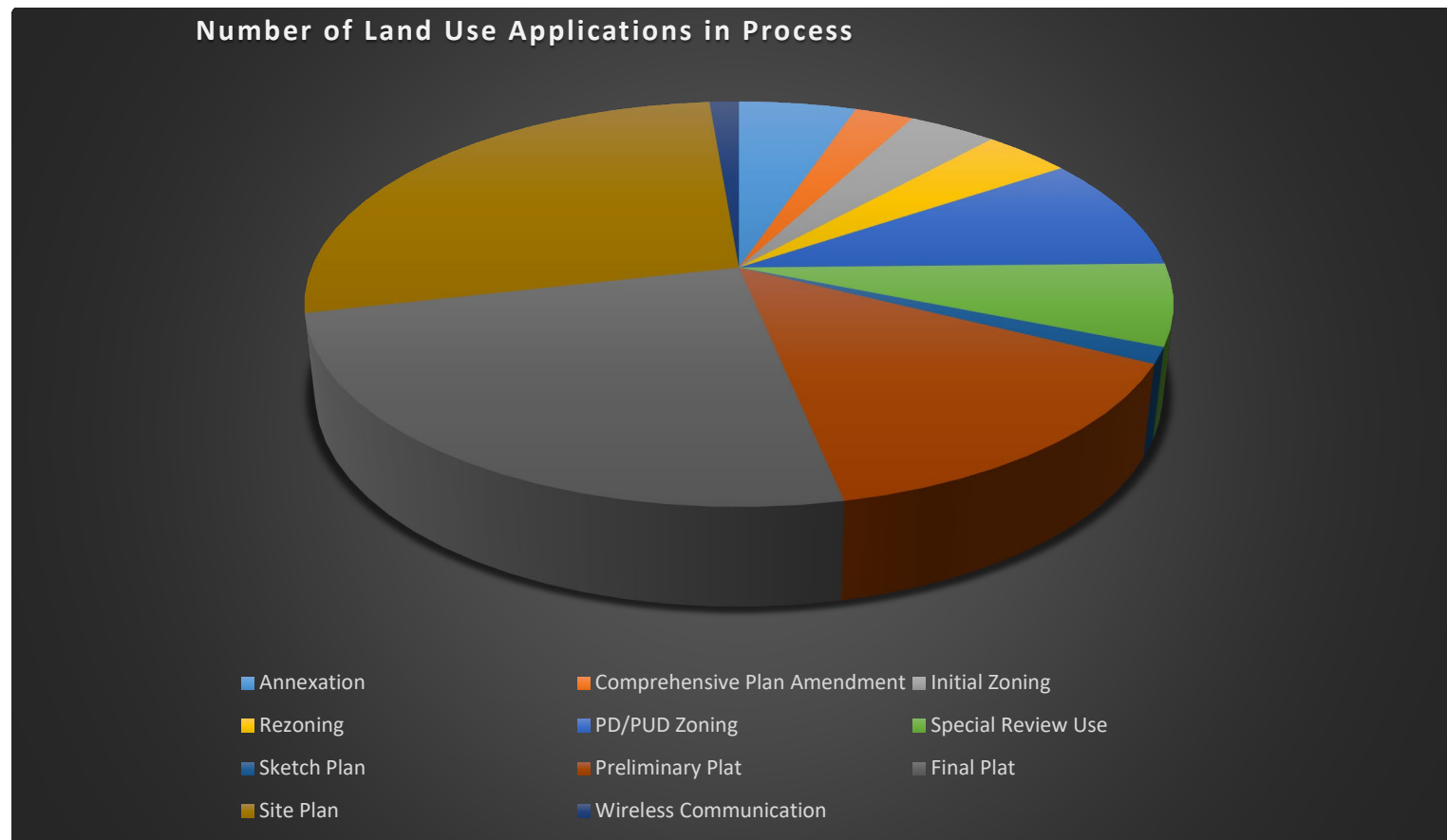
August 2021 Planning & Development Monthly Report

Planning
Engineering
GIS
Building

PLANNING DIVISION

Land Use Applications

In July 2021, Planning had a total of 77 land use applications in process; below is the breakdown of applications by type. In July 2021, 1 new land use application was submitted to Planning. The land use application project type details can be found in the Development Application List on the Development Review page. <https://www.erieco.gov/329/Development-Review>



PLANNING DIVISION

Pre-Application Meetings

In addition to our formal land use applications listed above, the Planning staff often meets with potential developers in pre-application meetings to discuss a concept or idea for development and Planning provides guidance on our Code requirements and what formal land use applications the developer should apply for. In July 2021, the Planning staff received 3 Pre-applications for the following projects/properties:

- Grandview Subdivision – Wireless Communications Facility at MVFPD Fire Station
- Erie Commons Subdivision – Daycare Center at the northeast corner of East County Line Road and Maxwell Avenue
- Vista Ridge Subdivision – Children’s Eye Care Facility at the northeast corner of Mountain View Boulevard and Village Vista Drive

PLANNING DIVISION

Land Use Referrals from Broomfield County, Boulder County, Weld County

In addition to the Town's land use application reviews, Planning receives land use application referrals from Broomfield County, Boulder County and Weld County. In July 2021, Planning received 1 outside referral from Boulder County and 1 outside referral from Broomfield.

Special Updates

Town Website

Here is a link to the Planning Division pages on the Town website <https://www.erieco.gov/111/Planning-Division> The Planning provides a variety of accessible resources to the public and our development community to address the Board of Trustees priority to provide Effective Governance. The July updates to the Planning Division webpage include:

Planning's interactive Development Activity Map is continually being updated with new and revised land use applications that we have in process. Planning is in the process of moving all of our project data found on the map into Laserfische. The map can be found using the following link <https://town-of-erie-co-new-site-erieco.hub.arcgis.com/> When you click on the project shape on the map it pulls up an information block and all the land use application materials that have been submitted by the applicant. Additionally, projects that have recently been approved and have started construction are left on the page until they are completed.

PLANNING DIVISION

Special Updates (cont.)

UDC Amendment Phase 2

Planning staff is working on the Phase 2 edits to the Unified Development Code. The focus of Phase 2 will be Chapters 4 – Dimensional Standards, 6 – Development and Design Standards, 7 – Review and Approval Procedures, 9 – Non-Conformities, 11 - Definitions and a separate, illustrated Development Design Standards document. Below is the schedule for study sessions and hearings before the Planning Commission and Board of Trustees.

- 9/1/2021 Planning Commission Study Session
- 9/21/2021 Board of Trustees Study Session
- 10/6/2021 Planning Commission Hearing for UDC Amendments
- 10/26/2021 Board of Trustees Public Hearing for UDC Amendments

Projects in Support of Other Departments & Jurisdictions

Other Town departments and other jurisdictions rely on the participation of Planning staff in their projects. Below is a list of the projects Planning has been involved with in January 2021.

- Administration:
 - Inclusionary Housing
 - Oil & Gas Setbacks
- Economic Development:
 - Marijuana Regulations
- Interdepartmental
 - Partners in Energy - PIE

PLANNING DIVISION

Projects in Support of Other Departments & Jurisdictions (cont.)

- Parks:
 - Coal Creek Park – Construction Plans
- Public Works:
 - Colorado Department of Transportation (CDOT) Highway 52 Planning and Environmental Linkages (PEL) Study and Access Control Plan (ACP)
 - Town Drought and Water Supply Shortage Plan
 - Growing Water Smart Workshop Application
 - Town Facilities Master Plan
 - Sustainability Evaluation Process of Existing Code/Master Plans
 - Town Recycling Center improvements

ENGINEERING DIVISION

Projects

Current Land Use projects under review:

Project Name	Project Description	Planner	Engineer	Project Status
Town Of Erie, Lots 1-4, Block 12	Echo Brewing - 7,691 sq.ft. addition	AG	CS	Ready for BOT
Canyon Creek Filing 7 & 8 - PP	Flg 7 - 109 Res Lots/Flg 8 - 88 Paired Homes	CL	CS	Scheduled for BOT
Erie Air Park Replat D	5 Light Industrial/Hangar Bldgs - 10.340 acres	CL	CS	Referral Review
Parkdale - Masters Addition	Annexation - 15 acres	AG	CS	Referral Review
Erie Highlands Preliminary Plat #5	Residential - 124 townhome units	SM-CL	TB	Scheduled for BOT
Erie Commons Filing 4, Lot 1, Blk 6	Circle K Store	CL	TB	Accepted
Old Town - Main Street Subdivision	Plat 16 Residential Lots	AG	TB	Referral Review
Old Town - Lots 3-5	3 Story Building - Restaurant/Tavern & Coffee Shop/Bakery	SM-AG	TB	Referral Review
Sunset Filing 1	Residential - 249 lots	SM-CL	CS	Referral Review
Lafferty Farm	Preliminary Plat - 127 Residential Lots	SM	CS	Referral Review
Lot 1, Vista Ridge Filing 6 - Autowash	Car wash - 3 self serve bays, 3 auto bays, 2 self serve dog wash	CL	CS	Finalizing
Summerfield	PP Residential - 818 lots, 42 tracts	SM	TB	Referral Review
Francis Minor Plat Amendment - 415 Pierce St	Subdivide 4 lots into 2 lots	SM	TB	Waiting Referral
Baker Property Minor Subdivision	Subdivide property	CL	TB	Referral Review
Ranchwood Town Center	Residential Mix of Townhomes and Apartments – 288 Units	SM	CS	Referral Review
Vista Ridge Flg 1A, 2nd Amdt – Grease Monkey	Residential - 9 Lots	CL	CS	Finalizing
Colliers Hill Filing 6 – Preliminary Plat	Residential - 452 Single Family Units	CL	TB	Referral Review

ENGINEERING DIVISION

Projects (con't.)

Old Town - Erie Junction	Residential - 10 duplex buildings/1 tr-plex building	CL	TB	Referral Review
Colliers Hill Filing 4H	Residential - 160 single family rear loaded lots	CL	TB	Referral Review
Redtail Ranch Prelim Plat	Residential - 546 lots	AG	CS	Referral Review
Colliers Hill Filing 4I	Final Plat/Site Plan – 333 Multi-Family Units	CL	TB	Referral Review
Erie Village Filing 5	Minor Subdivision/ Site Plans – Mixed use development, 38 Townhomes, 32 Single Family Residential, 30,000 sq. ft office/retail	CL	TB	Referral Review
300 Briggs	Site Plan	AG	TB	Referral Review
Westerly Preliminary Plat 2	Zone 4 water Development Area	SM	TB	Referral Review
Spring Hill Preliminary Plat	Residential Development	AG	CS	Referral Review
Parkdale Northern Properties	Annexation	AG	CS	Referral Review
Westerly Filing 2 Final Plat	Filing 2 Residential	SM	TB	Referral Review
Nine Mile Corner – Lot 3	King Soopers	SM	TB	Referral Review
Nine Mile Corner – Lot 7	UC Health	SM	TB	Referral Review
Erie Commons – PMCU	SP – Credit Union	CL	TB	Referral Review
Feuer Subdivision – Erie Indoor Sports	SE Corner of CLR and Bonnell	SM	TB	Completeness
County Line Lumber – SPA	Site Plan Amendment	AG	TB	Referral Review
Westerly Prelim. Plat 3	Residential - 276 units - Single Family/Paired Homes/Townhomes	SM	TB	Referral Review
Parkdale Filing 3 FP	Residential - 204 units	AG	CS	Completeness
270 Holbrook MPA	4 Residential Units	AG	TB	Referral Review

ENGINEERING DIVISION

Construction Inspector Projects and Status

Project	Status	Inspector	Engineer
Coal Creek Properties	In Warranty	JM	WP
BV PK-8 School	In Initial Acceptance Process	JM	DP
Compass Filing 3	In Warranty	JM	CS
Compass Filing 4	In Warranty	JM	CS
Creekside	In Initial Acceptance Process	JM	CS
Flatiron Meadows Filing 11	In Warranty	JM	CS
Flatiron Meadows Filing 12	In Warranty	JM	CS
Flatiron Meadows Filing 13	In Warranty	JM	CS
Flatiron Meadows District Roads	In Final Acceptance Process	JM	CS
Flatiron Meadows Regional Pond	In Warranty	JM	TB
Flatiron Meadows Regional Drainage Improvements	In Warranty	JM	TB
111th Waterline Extension	In Warranty	JM	CS
Lost Creek	In Final Acceptance Process	JM	CS
Nine Mile MS	Utility / Roadway Construction	JM	DP
Nine Mile MF	Vertical Permits Released	JM	TB
Nine Mile Lowe's	Under Construction	JM	DP
Nine Mile Taco Bell	Pre-Con Pending	JM	TB
Rex Ranch Filing 1	In Warranty	JM	WP
Rex Ranch Filing 2	In Warranty	JM	WP
Rex Ranch Filing 3	Awaiting Pre-Con	JM	CS
Parkdale	Under Construction	JM	CS
Wild Rose	In Initial Acceptance Process	JM	CS
Old Town - 730 Briggs	Under Construction	JM	DP
680 Mitchell	Pre-Con Held / Awaiting Permit Fees	JM	TB
Erie Highlands Filing 5	In Warranty	CK	CS
Erie Highlands Filing 9	In Warranty	CK	CS
Erie Highlands Filing 10	In Warranty	CK	CS
Erie Highlands Filing 11	In Warranty	CK	CS
Erie Highlands Filing 12	In Final Acceptance Process	CK	CS

ENGINEERING DIVISION

Construction Inspector Projects and Status (con't.)

Erie Highlands Filing 13	In Final Acceptance Process	CK	CS
Erie Highlands Filing 14 & 15	Building Permits Released for F14 and F15	CK	DP
Erie Highlands Filing 16	Under Construction	CK	TB
Erie Parkway - Colliers Hill/Erie Highlands	Beginning Final Acceptance Process	CK	DP
Soaring Heights School	In Initial Acceptance Process	CK	DP
Colliers Hill Filing 2A	In Final Acceptance Process	CK	CS
Colliers Hill Metro District 2	In Warranty	CK	CS
Colliers Hill Filing 4A	In Warranty	CK	CS
Colliers Hill Filing 4B	In Warranty	CK	CS
Colliers Hill Filing 4C	In Warranty	CK	CS
Colliers Hill Filing 4D	In Initial Acceptance Process	CK	CS
Colliers Hill Filing 4E	In Warranty	CK	CS
Colliers Hill Filing 4F	In Warranty	CK	DP
Colliers Hill 4G	Under Construction	CK	TB
Colliers Hill 5	Under Construction	CK	DP
Erie Commons Filing 4 - 3rd Amend. Townhomes	In Warranty	CK	CS
Erie Commons Filing 4 - 4th Amend. Commercial Plat	Awaiting Pre-Con	CK	TB
Erie Commons Filing 5 - 5th Amend. Wee Cottages	Under Construction	CK	TB
SVVSD #28 School	Working Toward Initial Acceptance	CK	DP
Westerly Filing 1	Under Construction	CK	TB
Morgan Hill Filing 1	In Warranty	SH	CS
Morgan Hill Metro District Improvements	In Warranty	SH	CS
Morgan Hill Filing 2	Under Construction	SH	WP
Right Move Storage	In Warranty	SH	CS
Erie Self Storage	Building Permits Released	SH	DP
Vista Ridge Filing 6, 2nd Amendment	In Initial Acceptance Process	SH	CS
Vista Ridge Filing 14, Lot 12B	Under Construction	SH	CS
Vista Ridge Filing 14, Lot 12 A&D	Under Construction	SH	CS
Vista Ridge - Popeye's	Under Construction	SH	CS
Weld County Access	Under Construction	SH	CS

ENGINEERING DIVISION

Capital Improvement Projects

- Current CI Projects and Status

Project	Status	Project Manager
Traffic Signal Communication Project	Design Underway	TB
Weld County Road 7 and Erie Parkway Signal	Land Acquisition / Design	WP
Coal Creek Reach 1 and Reach 3 Improvements	Design / CLOMR / Levee Re-Certification	WP
Zone 2 Waterline Improvements	Preliminary Design Complete	ZA
Zone 2 Tank Site and Tank Design	Preliminary Design Complete / In Land Negotiations	ZA
Horizontal Directional Drilling Well Project	Testing Underway	ZA
North Water Reclamation Facility Expansion	Under Construction	WP
Hydro-Turbine Project	Turbine Under Construction	WP
Austin Ave, Zone 2 Waterline	Construction to Proceed	WP
Zone 3 Waterline Extension - Two Phases	Phase 1 - Construction Underway / Phase 2 - Finalizing Design	WP
County Line Road Improvements - Telleen to Cheesman	RFP Out	WP
Erie Parkway Bridge over Coal Creek	In Warranty / Reclamation Started	WP/MM
Old Town Connection to Colliers Hill	Coordinating with Developer / Parks	DP/LB/WP
IGA with Colliers Hill - WCR 5 Widening/Re-Use Line Ext.	Construction Underway	DP/WP
Sheridan and SH7 ADA Ramp	Finalizing Plans per CDOT / CDOT Permitting	DP/WP
Town Center Roundabouts - Design and Construction	Design Underway / Land Coordination	ZA
Re-Use Waterline Extension to Erie Community Park	Under Design	WP
Water Quality Pond - Lagoon Conversion	Under Design	WP
Links Court Drainage Improvements	Under Design	ZA
Mobile Bypass Pumping Station	Under Design	WP
Bridge Maintenance - Rail Replacement	Researching Requirements	ZA/KS

Special Updates

Projects in Support of other Departments

- Erie Parkway Bridge Reclamation – Parks and Recreation – WP
- Street Light Acquisition – Public Works – DP
- Streetscan Pavement Evaluation and Restoration – Public Works – DP
- Interdepartmental Projects
 - SOLVE Process Mapping – Implementation, Continued Evaluation, and Training
 - Asset Management/Land Development Software Evaluation
 - 2021 Comprehensive Plan, Plan Map, and Zoning Map Amendments
 - 2021 Town of Erie Standards and Specifications for Design and Construction Updates

ENGINEERING DIVISION

Intergovernmental Coordination

- SH7 & 119th Intersection Improvements – Lafayette/CDOT – CS
- 111th and Arapahoe Road Intersection Improvements – Lafayette - DP
- US287 Bus Rapid Transit Feasibility Study – Boulder County – DP
- SH7 Preliminary Corridor Design – CDOT - CS/TF
- SH52 PEL – CDOT – DP
- US287 and Isabelle – Boulder County/CDOT – WP
- SW Weld County and Boulder County Subregional DRCOG Forums – DP

ENGINEERING DIVISION

Staff Updates

- The Engineering Department continues to operate exceptionally well. Below I have outlined some updates and some much deserved recognition for the Engineering team:
- Lowe's!! – Lowe's is officially under construction. This has been a true team effort between Planning, Building, Finance, Economic Development, Kendra, Engineering, and our Development Partners!
- Audem Gonzales / Jody Miller – Audem and Jody are not part of my staff, but they are doing a lot of work getting metrics tracking implemented for the Land Use process including engineering and parks components. They have done an excellent job on this heavy lift. We look forward to selecting and beginning implementation of our new Community Development and Asset Management software.
- Tyler Burhenn / Chris LaRue / Jody Miller– Town Center is underway! Erie Commons Commercial and Residential Plats are approved. The residential is under constructions and the commercial will have a pre-con soon!
- Wendi Palmer – Wendi has sent the RFP for the Safer Main Streets Project for the Town this month! She has done an excellent job working with CDOT to move this project forward. Wendi will also be kicking off the design of the Lagoon Conversion project which will be a really special project for the Town!
- Jesse Ascunce and Daniel Borrastero – Our GIS team are wonderful people and the highest professionals. They work diligently to keep our GIS operations up and running daily amid all of their other projects going on. They have also been a key factor in the Town's continued research in to an asset management program and community development tracking software.
- Engineering is currently seeking a Traffic Engineer to join our team! We are excited to be advertising already and are excited to have a new member to be joining our team soon. Special thanks to HR for their support!

BUILDING DIVISION

Commercial Project Permit Applications in Review Queue:

2960 Arapahoe Road – Taco Bell

Aura at Colliers Hill – 329 Unit Apartment Complex with Clubhouse, etc.

149 S. Briggs Street – The Dug Out Dining Area Expansion

300 Briggs Street – Dermatologist Office & Single Family Dwelling Unit

660 Briggs Street – Office Space Remodel

530 Commons Drive – Automatic Car Wash

1012 Carbon Court – Dance Studio Tenant Improvement

700 Lloyd – O'Reilly's Auto Parts

3200 Village Vista Drive – Vet Clinic Expansion

105 Wells Street – Restaurant/Bar Tenant Improvement

255 Total Building Permits issued in July – slightly above 250 monthly average for 2021

2,868 Inspections performed in July (136.57 inspections per business day / 68.29 per inspector)

43 Certificates of Occupancy issued in July - 41 Residential and 2 Commercial

BUILDING DIVISION

Special Update:

Adoption of the most current National Electrical Code (2020 NEC) occurred on July 13th and becomes effective for new permit applications on and after September 13, 2021. Building Division staff is completing review of the 2021 editions of the International Codes, including the Energy Conservation Code, and will schedule solicitation of input from home builders, the local home builders' association, contractors, the Mountain View Fire Marshal, the sustainability committee, and the general public to generate applicable local amendments for adoption of the codes in 2022. Such adoption will bring the Town of Erie under the most current I-Code editions. Updating the Town's building contractor licensing ordinance is in the first draft phase. Building permit fees are currently under review for updating.

Projects in support of other Town Departments:

The Building Division provides review comments to the Planning Department for applicable development review applications.

BUILDING DIVISION

Building Division staff:

The second half of July found the Building Division short staffed by three (one office staff and both full time inspectors) due to the public health pandemic. With that, the number of inspections was limited to a maximum of 100 and on-call building & electrical inspectors performed applicable inspections.

July inspections increased from June to an average of 137 per business day (68 per (2) inspector). Virtual inspections continue for work within occupied dwellings.

The Town of Erie Building Division continues to offer next business day inspection requests.

Posting of the two recently approved additional staffing positions (Plans Examiner/Building Inspector & Building Inspector) are complete by HR for applications.

A Senior Permit Technician resigned their position on July 28th becoming effective August 20th.

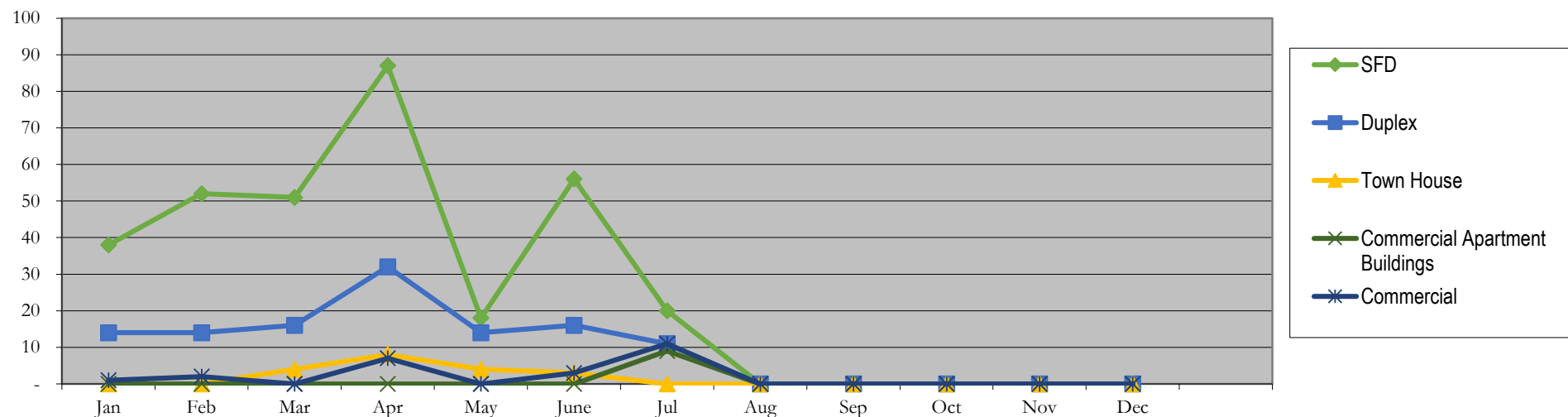
The posting to fill this position is complete by HR for applications.

BUILDING DIVISION

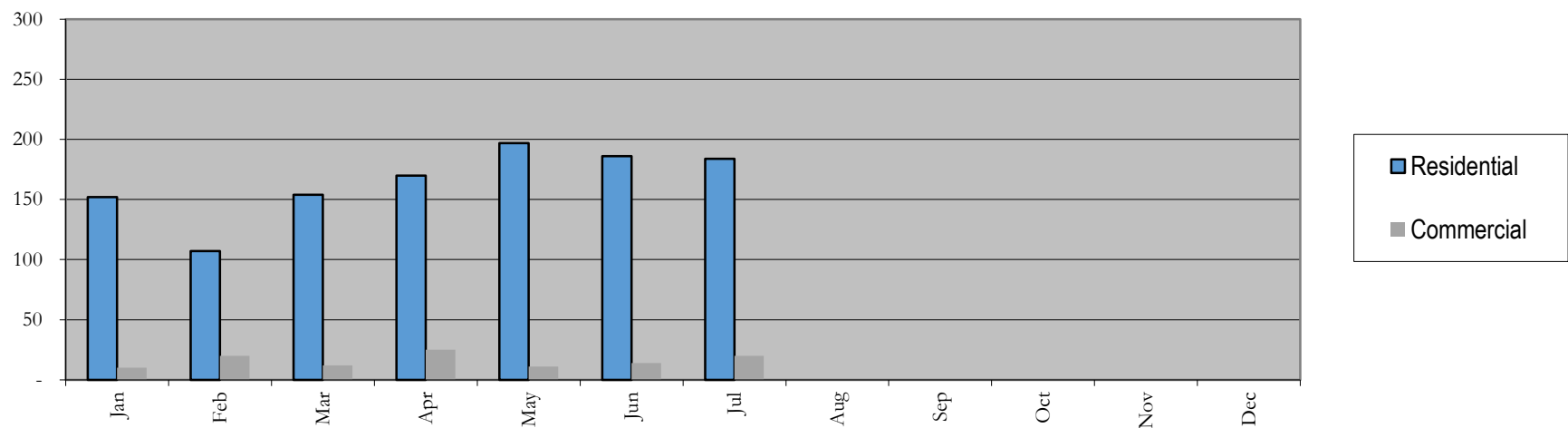
	New- Month by Month							Other Permits				Total	Total Dwellings
				Commercial Apartment Buildings	Quantity of Apartment dwelling units	Commercial			Residential	Commercial		All Permit Types	All New Dwellings per Month
2021	SFD	Duplex	Town House										
Jan	38	14	-	-	-	1	Jan	152	10		215	52	
Feb	52	14	-	-	-	2	Feb	107	20		195	66	
Mar	51	16	4	-		-	Mar	154	12		237	71	
Apr	87	32	8	-		7	Apr	170	25		329	127	
May	18	14	4	-		-	May	197	11		244	36	
June	56	16	3	-		3	Jun	186	14		278	75	
Jul	20	11	-	9	157	11	Jul	184	20		255	188	
Aug	-	-	-	-		-	Aug	-	-		-	-	
Sep	-	-	-	-		-	Sep	-	-		-	-	
Oct	-	-	-	-		-	Oct	-	-		-	-	
Nov	-	-	-	-		-	Nov	-	-		-	-	
Dec	-	-	-	-		-	Dec	-	-		-	-	
Total	322	117	19	-		24	Total	1,150	112		1,753	615	

BUILDING DIVISION

2021 SFD, Duplex, Townhouse, Apartments & Commercial Permits for New Construction

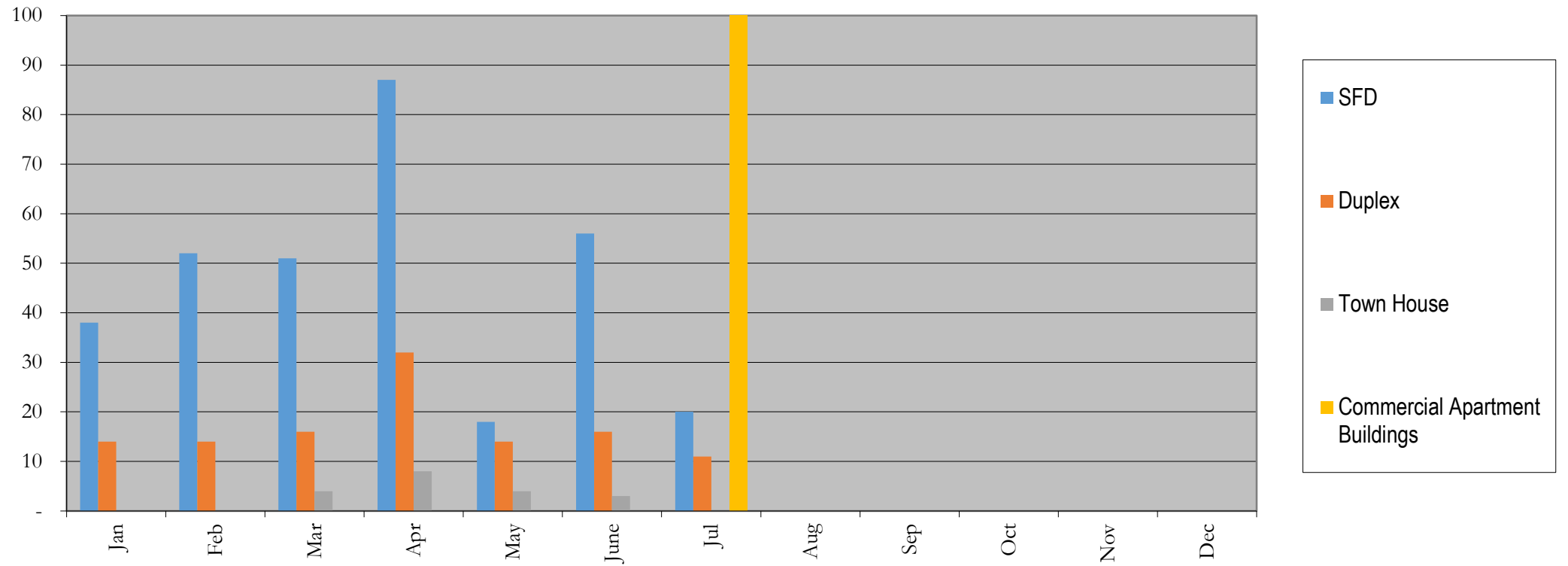


2021 Total All Permits



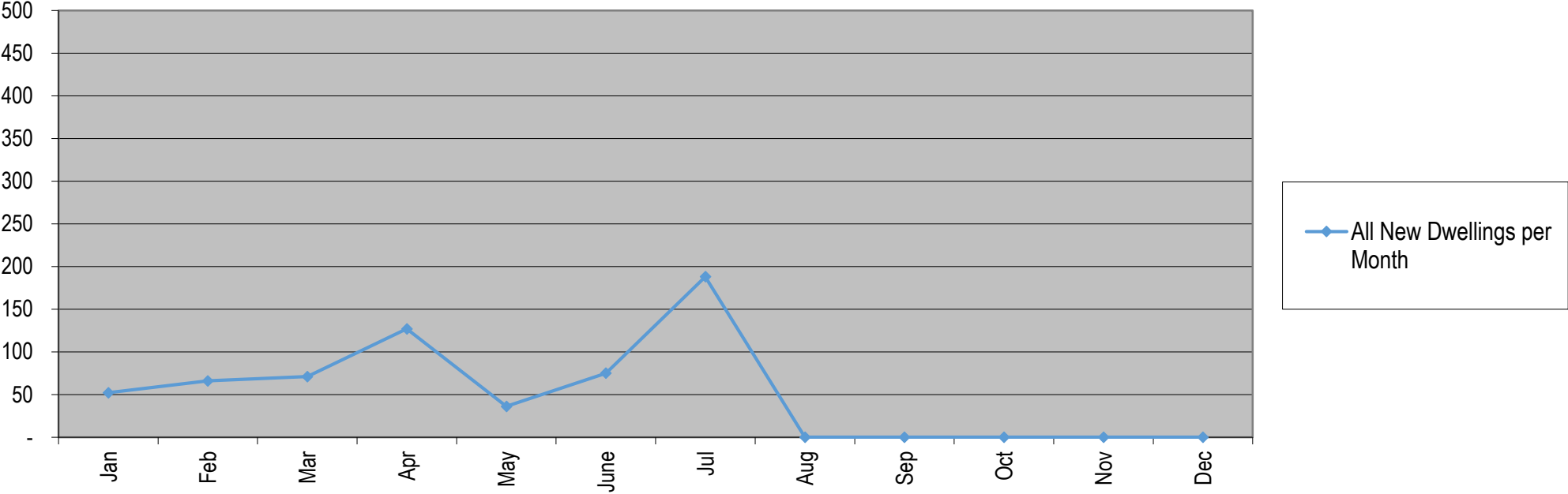
BUILDING DIVISION

2021 Total New Dwelling Units



BUILDING DIVISION

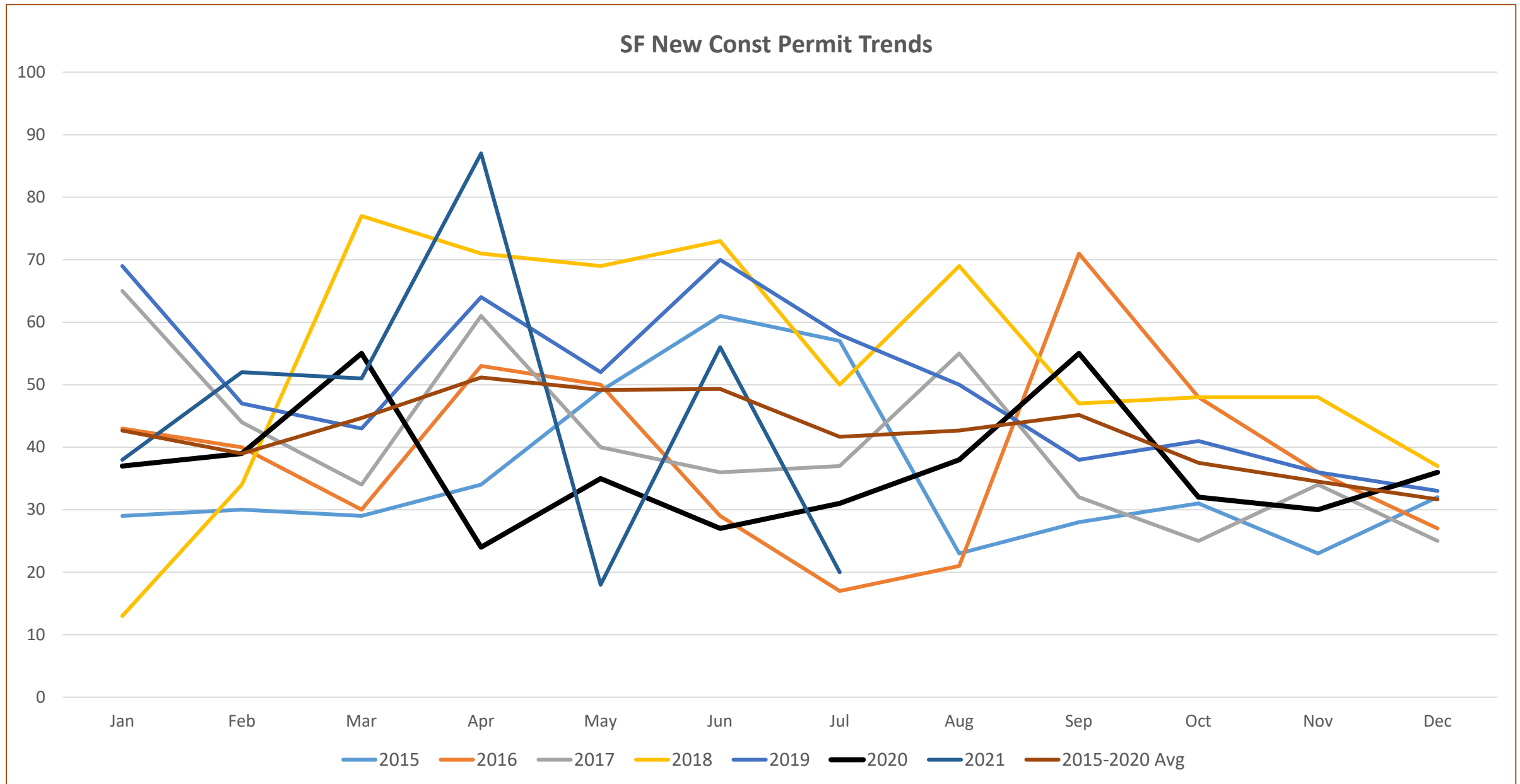
2021 Total New Dwelling Units



BUILDING DIVISION

Town of Erie										
Single Family New Construction Building Permit Trends										
	2015	2016	2017	2018	2019	2020	2021	2015-2020 Avg	Current Yr to Avg	YTD Net
Jan	29	43	65	13	69	37	38	43	-5	-5
Feb	30	40	44	34	47	39	52	39	13	8
Mar	29	30	34	77	43	55	51	45	6	19
Apr	34	53	61	71	64	24	87	51	36	42
May	49	50	40	69	52	35	18	49	-31	5
Jun	61	29	36	73	70	27	56	49	7	-25
Jul	57	17	37	50	58	31	20	42	-22	-15
Aug	23	21	55	69	50	38		43		
Sep	28	71	32	47	38	55		45		
Oct	31	48	25	48	41	32		38		
Nov	23	36	34	48	36	30		35		
Dec	32	27	25	37	33	36		32		
	426	465	488	636	601	439	322	509	-187	

BUILDING DIVISION



GEOGRAPHIC INFORMATION SYSTEMS DIVISION

GIS Projects

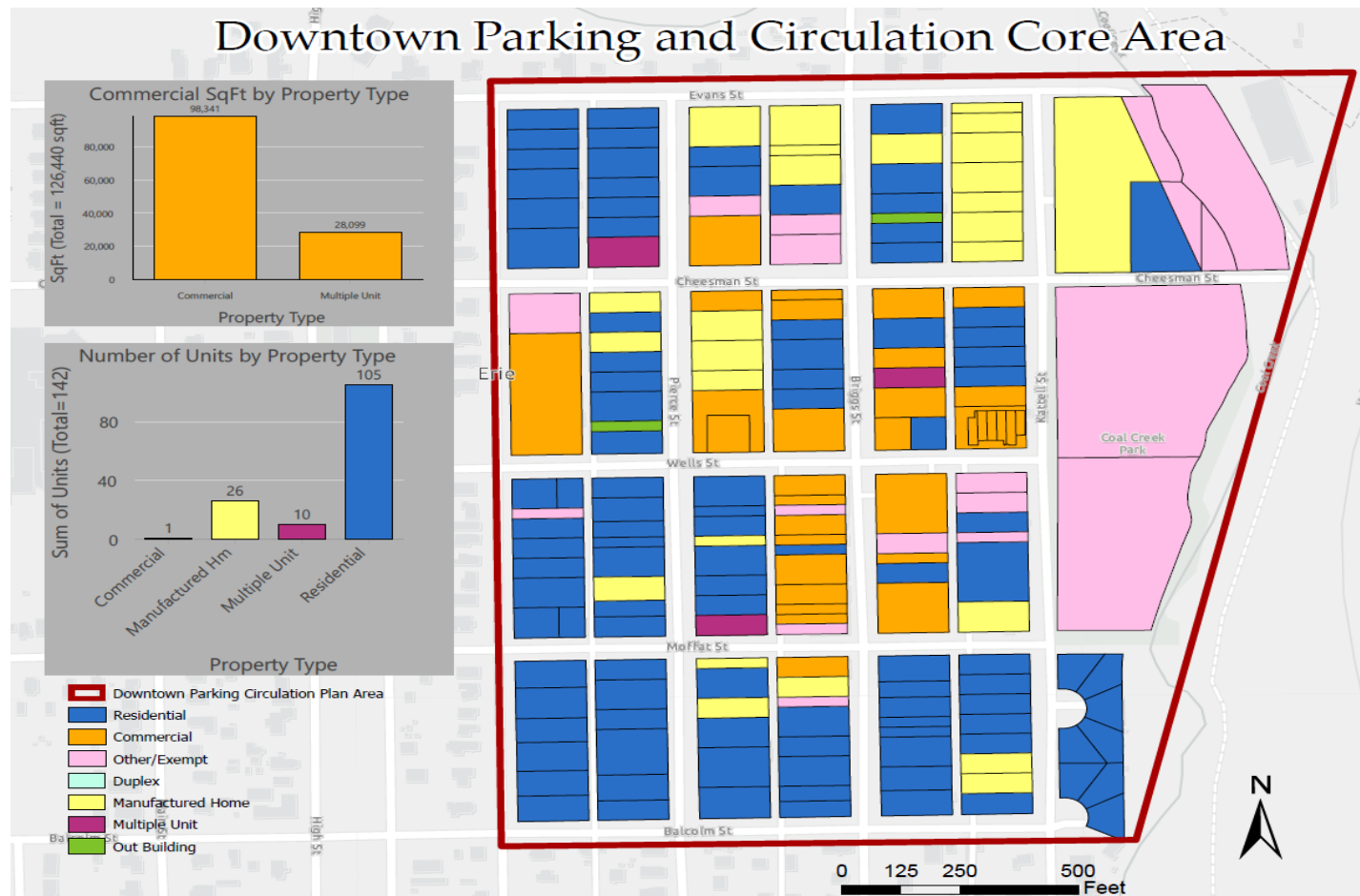
- **Server Upgrade to 10.9**
 - ESRI had some difficulty getting the database upgrade to push through and are continuing to assist us in troubleshooting.
- **GIS Technician Intern:**
 - We will be requesting a position for a GIS intern to assist with various data entry projects as well as assisting with Technician duties during an implementation of Asset Management software. I will most likely be pulled off of some data work to support this implementation. I will be submitting a job description to HR soon.
- **Street Naming and Addressing**
 - Westerly Preliminary plats have been coming out in groups. Daniel and I have commented on street naming for filings 1A and 3 as well as Preliminary Plat No. 2
- **Water Usage Tied to Parcels Project**
 - In an effort to begin mapping some of the water usage trends across town, sustainability has hired on a data analyst who will be helping move forward with including unique IDs from the county parcels onto all meter accounts in Tyler. This will be a longer term project but will allow us to perform some of the following analyses:
 - Compare usage to acreage of properties
 - Compare usage to property types
 - Study usage trends
 - Provide visual tools to discuss and share messages on ways to conserve
 - Potentially identify usage issues by being able to map them quickly and regularly.

GEOGRAPHIC INFORMATION SYSTEMS DIVISION

GIS Projects (cont.)

- **Parking Study Maps**

- Daniel performed an analysis and exhibit to provide economic development with some statistics for a downtown parking and circulation study. This covered a small area of Old Town near businesses.



GEOGRAPHIC INFORMATION SYSTEMS DIVISION

People

- Props to Daniel for continually staying on top of data corrections from field crews, review comments for planning projects, and incidental mapping projects. This month he has tackled a wide breadth of challenging assignments and took them on with a great attitude. Thanks Danny!