

RESOLUTION NO. P17-15

A RESOLUTION REGARDING THE FINAL PLAT OF COLLIERS HILL FILING NO. 2A, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE FINAL PLAT.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, considered the Final Plat of Colliers Hill Filing No. 2A on Wednesday, September 6, 2017, on the application of Community Development Group of Erie, Inc., 2500 Arapahoe Road, Suite 220, Boulder, Colorado, 80302 being the owner of the following real property; to wit:

Tracts 4 and 5, Bridgewater Master Subdivision.

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

Section 1. Findings of Fact.

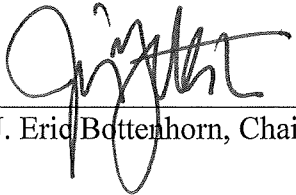
1. The applicant's application and supporting documents are in substantial compliance with Sections 7.7.C.10 (Preliminary Plat) and 7.7.D.9 (Final Plat) of Title 10, Town of Erie Municipal Code.
2. The Final Plat as proposed, subject to the following conditions, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.
 - a. Prior to recordation of the final plat, technical corrections to the final plat and associated construction plans shall be made to the Town's satisfaction.

Section 2. Conclusions and Order Recommending Approval of the Final Plat of Colliers Hill Filing No. 2A.

1. The applicant's application and supporting documents are in substantial compliance Sections 7.7.C.10 (Preliminary Plat) and 7.7.D.9 (Final Plat) of Title 10, Town of Erie Municipal Code.
2. The Final 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. Prior to recordation of the final plat, technical corrections to the final plat and associated construction plans shall be made to the Town's satisfaction.

INTRODUCED, READ, SIGNED AND APPROVED this 6th day of September, 2017.

TOWN OF ERIE, PLANNING COMMISSION

By: 
J. Eric Bottenhorn, Chair

ATTEST:

By: 
Melinda Helmer, Secretary

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, September 6, 2017

6:30 PM

Council Chambers

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chairman Bottenhorn called the September 6, 2017 Planning Commission Meeting to order at 6:31pm.

II. ROLL CALL**Roll Call:**

Commissioner Campbell - present
Commissioner Fraser - present
Commissioner Gippe - present
Commissioner Harrison - late/arrived at 6:54pm
Commissioner Hedahl - present
Commissioner Zuniga - present
Chairman Bottenhorn - present

III. APPROVAL OF THE AGENDA

Commissioner Campbell moved to approve the agenda of the September 6, 2017 Planning Commission meeting. The motion, seconded by Commissioner Zuniga, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

[17-339](#) Approval of the August 16, 2017 Planning Commission Meeting Minutes

Attachments: [08-16-2017 PC Meeting Minutes](#)

Commissioner Gippe moved to approve the minutes of the August 16, 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

VII. [17-340](#) PUBLIC HEARING: Consideration of Resolution P17-15: A Resolution Regarding The Final Plat Of Colliers Hill Filing No. 2A, Adopting Certain Findings of Fact and Conclusions Favorable To The Final Plat.

Attachments: [A Staff Memo](#)
[B Resolution](#)
[C Colliers Hill Filing 2A Plat](#)
[D Bridgewater Preliminary Plat No. 1](#)
[E Application Materials](#)
[F Reports and Studies](#)

Chairman Bottenhorn opened the Public Hearing for Agenda Item 17-340; Resolution P17-15 at 6:34pm. This is a Resolution regarding the Final Plat of Colliers Hill Filing No. 2A.

Todd Bjerkaas, Director, Planning & Development presented this agenda item to the Commission. The applicant is Community Development Group of Erie represented this evening by Mr. Jon Lee. The Colliers Hill subdivision is bordered by Erie Parkway to the south; Weld County Road 5 is to the east; Weld County Road 10 goes through the north portion on the western portion of the subdivision; and Colliers Hill Boulevard runs through the development. The zoning for this location is LR (Low Density Residential) with a PUD Overlay.

The overall Preliminary Plat was approved in 2011. The Colliers Hill Filing No. 2A plat is not in substantial conformance with this approved preliminary plat. The code states that if the final plat is found not to be in substantial compliance with the approved preliminary plat, the Community Development Director shall refer the application to the Planning Commission and to the Board of Trustees. The final plat submittal shall require review and approval in the same manner as the preliminary plat; meaning hearings before the Planning Commission and the Board of Trustees.

Colliers Hill Filing 2A is the last remaining filing in the first phase of Colliers Hill. It is approximately 30 acres in size and plats 58 single family lots, in addition to 5 tracts.

Mr. Bjerkaas explained the proposed modifications to the Commission from the preliminary plat to the final plat that is currently being proposed. Staff has referred, reviewed and provided comments of the Filing 2A final plat. Based on this analysis and review of the preliminary plat and final plat approval criteria, staff is recommending that the Planning Commission recommend approval to the Board of Trustees for the Colliers Hill Filing No. 2A, by approving the draft resolution included in tonight's packet.

At 6:39pm, Chairman Bottenhorn gave an oath to Jon Lee of Community Development Group of Erie prior to him giving testimony on this agenda item.

Mr. Lee provided additional information from the original overall preliminary plat; reduced number of lots; the no build zone; and the site undermining. Century Homes is the builder under contract for this site and a brand new product is being designed for this location. Mr. Lee noted that a representative from Century is available should the Commission have any questions for them.

Once Chairman Bottenhorn gave a brief oath to Erie resident Cindy Allegratti of 548 Pleades Court, her public comment was taken. Ms. Allegratti expressed concern regarding the soils and the undermines in this area and the construction of the homes.

At 6:44pm, Chairman Bottenhorn allowed for the Commission to ask questions of staff and the applicant, Mr. Jon Lee.

Chairman Bottenhorn turned to the Commission for comments/questions for staff and the applicant.

Chairman Bottenhorn closed the Public Hearing at 7:04pm.

Commissioner Fraser moved to approve Agenda Item #17-340; Resolution P17-15. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

VIII. STAFF REPORTS

Staff has nothing to report.

IX. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Commissioner Gippe reminded everyone of the Town's Fall Clean Up event and Tails & Ales on Saturday, September 9th.

X. ADJOURNMENT

Commissioner Bottenhorn adjourned the September 6, 2017 Planning Commission Meeting at 7:05pm.