

RESOLUTION NO. P17-19

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE SPECIAL REVIEW USE FOR THE VISTA RIDGE TUNNEL WASH AT 2389 STATE HIGHWAY 7.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, has received and considered the Special Review Use application for a Car Wash at 2389 State Highway 7, Erie, CO on Wednesday, November 1, 2017, on the application of Grant & Dana Huntley, PO Box 99, Brighton, Colorado for the following real property; to wit:

Lot 7A, Vista Ridge Filing No. 14, Fourth Amendment, Town of Erie, County of Weld, State of Colorado; and

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 the Town of Erie Municipal Code, Title 10.
2. The Special Review Use has met Town of Erie Municipal Code, Title 10 Section 7.13.C.9 Approval Criteria:
 - a. The proposed use is consistent with the Town's Comprehensive Master Plan and all applicable provisions of this UDC and applicable State and Federal regulations;
 - b. The proposed use is generally consistent with the purpose and intent of the zoning district in which it is located;
 - c. The proposed use is generally consistent with any applicable use-specific standards set forth in Section 3.2;
 - d. The proposed is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
 - e. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;
 - f. Facilities and services (including sewage and waste disposal, water, gas, election, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;
 - g. Adequate assurances of continuing maintenance have been provided; and
 - h. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practicable.
3. The Special Review Use as proposed, subject to the following condition, preserves the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.

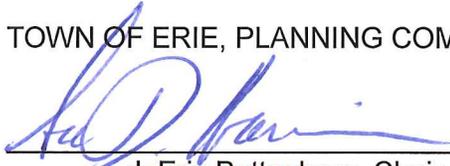
- a. The Special Review Use approval requires the Lot 7A, Vista Ridge Filing No. 14, 4th Amendment Site Plan at 2389 State Highway 7 be approved before the Special Review Use is put into effect.

Section 2. Conclusions and Order Recommending Approval to the Board of Trustees of the Special Review Use for the Vista Ridge Tunnel Wash at 2389 State Highway 7.

1. The applicant's application and supporting documents are in substantial compliance with the Town of Erie Municipal Code, Title 10.
2. The Special Review Use has met Title 10, Section 7.13.C.9 Approval Criteria.
3. The Special Review Use as proposed, subject to the following condition, preserves the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.
 - a. The Special Review Use approval requires the Lot 7A, Vista Ridge Filing No. 14, 4th Amendment Site Plan at 2389 State Highway 7 be approved before the Special Review Use is put into effect.

INTRODUCED, READ, SIGNED AND APPROVED this 1st day of November, 2017.

TOWN OF ERIE, PLANNING COMMISSION



J. Eric Bottenhorn, Chair
Ari Harrison Vice

ATTEST:



Melinda Helmer, Secretary
Jessica Koenig

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.