

RESOLUTION NO. P16-11

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE SPECIAL REVIEW USE FOR AN ACCESSORY DWELLING UNIT AT 487 GRAHAM CIRCLE.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, has received and considered the Special Review Use application for an Accessory Dwelling Unit for 487 Graham Circle, on Wednesday, August 3, 2016, on the application of John Diehl, 487 Graham Circle, Erie, Colorado, 80516, for the following real property; to wit:

LOT 21, BLOCK 6, CANYON CREEK FILING NO. 6, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO.

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 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 Comprehensive Plan and all applicable provisions of this Code and applicable State and Federal regulations;
 - b. The proposed use is consistent with the purpose and intent of the zoning district in which it is located;
 - c. The proposed use is 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.

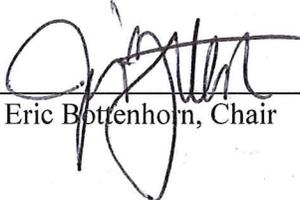
3. The Special Review Use as proposed preserves the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.

Section 2. Conclusions and Order Recommending Approval to the Board of Trustees of the Special Review Use for an Accessory Dwelling Unit at 487 Graham Circle.

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 preserves the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.

INTRODUCED, READ, SIGNED AND APPROVED this 3rd day of August, 2016.

TOWN OF ERIE, PLANNING COMMISSION



J. Eric Bottenhorn, Chair

ATTEST:



Hallie S. Sawyer, Secretary



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Minutes - Draft

Planning Commission

Wednesday, August 3, 2016

6:30 PM

Council Chambers

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chairman Bottenhorn called the Regular Meeting of the Erie Planning Commission to order at 6:30 p.m.

II. ROLL CALL

Commissioner Bottenhorn - Present
Commissioner Campbell - Present
Commissioner Fraser - Present
Commissioner Gippe - Present
Commissioner Harrison - Present
Commissioner Tracy - Present
Commissioner Zuniga - Excused

Staff Present: R. Martin Ostholthoff, Community Development Director;
Deborah Bachelder, Senior Planner; and
Hallie Sawyer, Secretary to the Commission

III. APPROVAL OF THE AGENDA

Staff requested the agenda be amended to move the two Accessory Dwelling Units to items 1 and 2 on the agenda, and the Erie Commons Planned Development Amendment to item 3.
Commissioner Campbell moved to approve the August 3, 2016, Regular Meeting Agenda as corrected. The motion, seconded by Commissioner Gippe, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

16-265

a. Minutes from the July 6, 2016, Regular Meeting.
Commissioner Campbell moved to approve the July 6, 2016, Minutes as written. The motion, seconded by Commissioner Gippe, carried with all voting in favor thereof.

V. PUBLIC COMMENTS

Public Comment was taken from David Lotton, 365 Main Street, regarding the Sketch Plan for Main Street Homes. His comments covered density, access, parking, traffic and stakeholders.

VI. PROCLAMATIONS AND PRESENTATIONS

None.

VII. RESOLUTIONS

[16-286](#)

1. Public Hearing - 487 Graham Circle - Special Review Use

Purpose: Allow ADU.

Reso. P16-11, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Special Review Use For An Accessory Dwelling Unit At 487 Graham Circle.

(Staff Planner: Marty Ostholthoff)

Chairman Bottenhorn opened the Public Hearing at 6:38 p.m. Mr. Ostholthoff presented the application for the 487 Graham Circle Special Review Use for an Accessory Dwelling Unit, entered the documents into the record, and presented the staff recommendation of approval.

John Diehl, 487 Graham Circle, applicant, was present to address any questions or concerns of the Commission.

There was no public comment. Commissioner questions and comments covered additional ADU's in the Canyon Creek Subdivisions; access to the ADU; parking; and access from inside the residence.

Chairman Bottenhorn closed the public hearing at 6:45 p.m.

Commissioner Fraser moved approval of Resolution P16-11, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Special Review Use For An Accessory Dwelling Unit At 487 Graham Circle. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

[16-287](#)

2. Public Hearing - 190 Briggs Street - Special Review Use

Purpose: Allow ADU.

Reso. P16-12, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Special Review Use For An Accessory Dwelling Unit At 190 Briggs Street.

(Staff Planner: Marty Ostholthoff)

Chairman Bottenhorn opened the Public Hearing at 6:46 p.m. Mr. Ostholthoff presented the application for the 190 Briggs Street Special Review Use for an Accessory Dwelling Unit, entered the documents into the record, and presented the staff recommendation of approval.

Joe Wilson, 1656 Alpine Drive, applicant, was present to address any questions or concerns of the Commission.

There was no public comment. Commissioner questions and comments covered the intent of the ADU; and street access to the ADU.

Chairman Bottenhorn closed the public hearing at 6:51 p.m.

Commissioner Campbell moved approval of Resolution P16-12, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Special Review Use For An Accessory Dwelling Unit At 190 Briggs Street. The motion, seconded by Commissioner Fraser, carried with all voting in favor thereof.

[16-278](#)**3. Public Hearing - _Erie Commons PD Amendment No. 7**

Purpose: PD Amendment to Add Urgent Care Use

Reso. P16-13, A Resolution Regarding Erie Commons PD Amendment NO. 7, Adopting Certain Findings Of Fact And Conclusions Favorable To The PD Amendment.

(Staff Planner: Deborah Bachelder)

Chairman Bottenhorn opened the Public Hearing at 6:52. Mrs. Bachelder presented the application for the Erie Commons PD Amendment No. 7, entered the documents into the record, and presented the staff recommendation of approval.

Boulder Community Health representatives, Darryl Brown and Nathan Pillatzke, presented an overview of their proposed urgent care facility and were present to address any question or concerns of the Commission.

Public Comment was taken from Sarah Iwanski, 145 Maxwell Avenue; Chad Lewis, 152 Maxwell Circle; TJ Kindsfather, 142 Maxwell Avenue; and Clifford Lindow, 144 Maxwell Avenue. Comments covered lighting; traffic; emergency vehicles; excessive hours of operation; MRI and CT Scan equipment should not be included in an urgent care facility; ambulances and flight for life will disrupt the neighborhood; 180 parking spots are too many; facility in Lafayette has pine trees between the parking lot and residential; facility will not contribute to Erie's character; location will discourage traffic flowing into Old Town; and the facility will interfere with the neighborhood.

Commissioner questions and comments covered parking calculations; has property always been zoned commercial; medical office building with an urgent care; how likely are emergency vehicles; LEEDS certification: full time employee count; frequency of emergency visits at the Lafayette facility; is the need for this facility driven because the Lafayette facility is closing; project fits the intent of the Planned Development; size of the Lafayette facility; how many attended the Neighborhood Meeting; how many attended the open house; parking needs to be addressed; the commission recognizes the neighbors concerns; problems are parking, traffic, hours of operation and light pollution; will we see this project again; is the facility firmly committed to the hours of operation or could there be some flexibility; and what are the height limitations in the PD.

Chairman Bottenhorn closed the public hearing at 7:37 p.m. Commissioner comments included encouragement to the applicant to look at the parking and work with the neighbors.

Commissioner Harrison moved approval of Reso. P16-13, A Resolution Regarding Erie Commons PD Amendment NO. 7, Adopting Certain Findings Of Fact And Conclusions Favorable To The PD Amendment. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

VIII. GENERAL BUSINESS

[16-279](#)

1. Main Street – Sketch Plan

Purpose: Review and comment on single family and duplex development proposal for the Old Town Residential zone district.

(Staff Planner: Deborah Bachelder)

Mrs. Bachelder presented the background for this project and outlined the responsibilities of the Commission as they apply to this presentation.

Old Town Living, LLC representatives, Tom and Steve Poppitz, provided an overview of their proposal for the development of this property, described their proposed products and general development plan.

Commissioner comments covered why duplexes; variations in style; will every building be different; what should Block 3 be; support for the alley loaded garages, duplexes, and concept; Block 3 could be a creative compromise; concerns with location; dead-ended streets; will Town extend Anderson; what happens to High Street to the south; park dedication; use Block 3 for park dedication or open space; will property be under one ownership will all units rentals; care of landscaping; square footage of sfu and sfa units; redesign/configure blocks 3 & 4; will ADU's be part of the initial construction; extension of Anderson; will the ADU's be Special Review Uses; what other projects have you designed and built; pay homage to the existing architecture in Old Town; reconfigure Block 3 with Block 4; and can you neck down street intersections to calm traffic.

IX. STAFF REPORTS

None.

X. COMMISSIONER REPORTS AND DISCUSSION ITEMS

None.

XI. ADJOURNMENT

There being no further business to come before the Commission, Chairman Bottenhorn adjourned the August 3, 2016, Regular Meeting of the Planning Commission at 8:50 p.m.