

January 2022 Planning & Development Monthly Report

Planning
Engineering
GIS
Building

PLANNING DIVISION

The Planning Division report for this month includes data for October, November and December as well as end of 2021 data because the regular monthly reports typically fall on the second meeting of the month and the November and December second meetings of the month were canceled due to the holidays during those months.

Land Use Applications

Planning had the following number of land use applications in process as listed below by month and then for all of 2021:

67 October

65 November

63 December

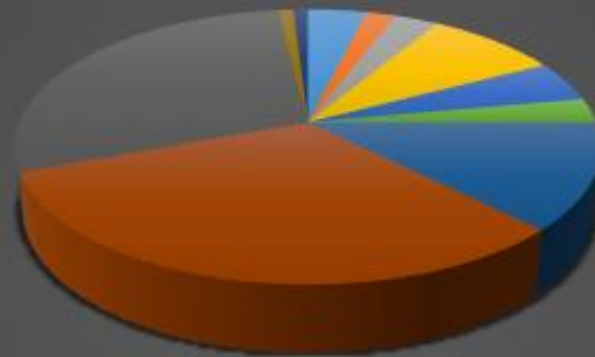
104 Total Land Use Applications in 2021

Below is the breakdown of applications by type that were in process in 2021. The land use application project type details can be found in the Development Application List on the Development Review page.

PLANNING DIVISION

Land Use Applications (cont.)

104 Overall Land Use Applications in 2021



■ Annexation

■ Initial Zoning

■ Rezoning

■ PD/PUD Zoning

■ Special Review Use

■ Sketch Plan

■ Preliminary Plat

■ Final Plat

■ Site Plan

■ Wireless Communication

■ Vacation

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 their concept or idea for development and Planning provides guidance on our Code requirements and what formal land use applications the developer should apply for. Planning had a total of land use applications in process as listed below by month and then end of 2021 total for the year:

5 October

9 November

2 December

30 Total Pre-Applications in 2021

PLANNING DIVISION

Pre-Application Meetings

In October, November and December 2021, the Planning staff held 16 Pre-application meetings for the following projects/properties:

1. 190 Holbrook Street – Subdivision
2. North of WCR 12 between WCR 3 and WCR 5 – Subdivision
3. Vista Ridge/Johnston property – Subdivision
4. 515 Pierce Street – Redevelopment
5. Sunwest North Lot 1A1 – Residential Development
6. North Station/Erie Corporate Center – Development
7. Erie Four Corners/Erie Town Center – Apartment Development
8. 220 Briggs Street - Redevelopment
9. Erie Highlands Commercial Site – Subdivision
10. Erie Four Corners/Erie Town Center – Commercial Development
11. 2801 & 2853 N. 111th Street – Annexation
12. SW corner 111th & Arapahoe Road – Annexation
13. Vista Ridge – Valvoline Site Concept
14. Nine Mile – King Soopers Fuel Facility Site Concept
15. 649 Hwy. 52 – St. Scholastica Church Vehicular Access
16. Erie Commons Filing 4/ Erie Town Center – Medical Building Site Concept

PLANNING DIVISION

Administrative Approval of Site Plans

The majority of Site Plan applications that are submitted to the Town are reviewed and approved Administratively. From October to December 2021, the Planning & Development Director approved 1 Administrative Site Plan for:

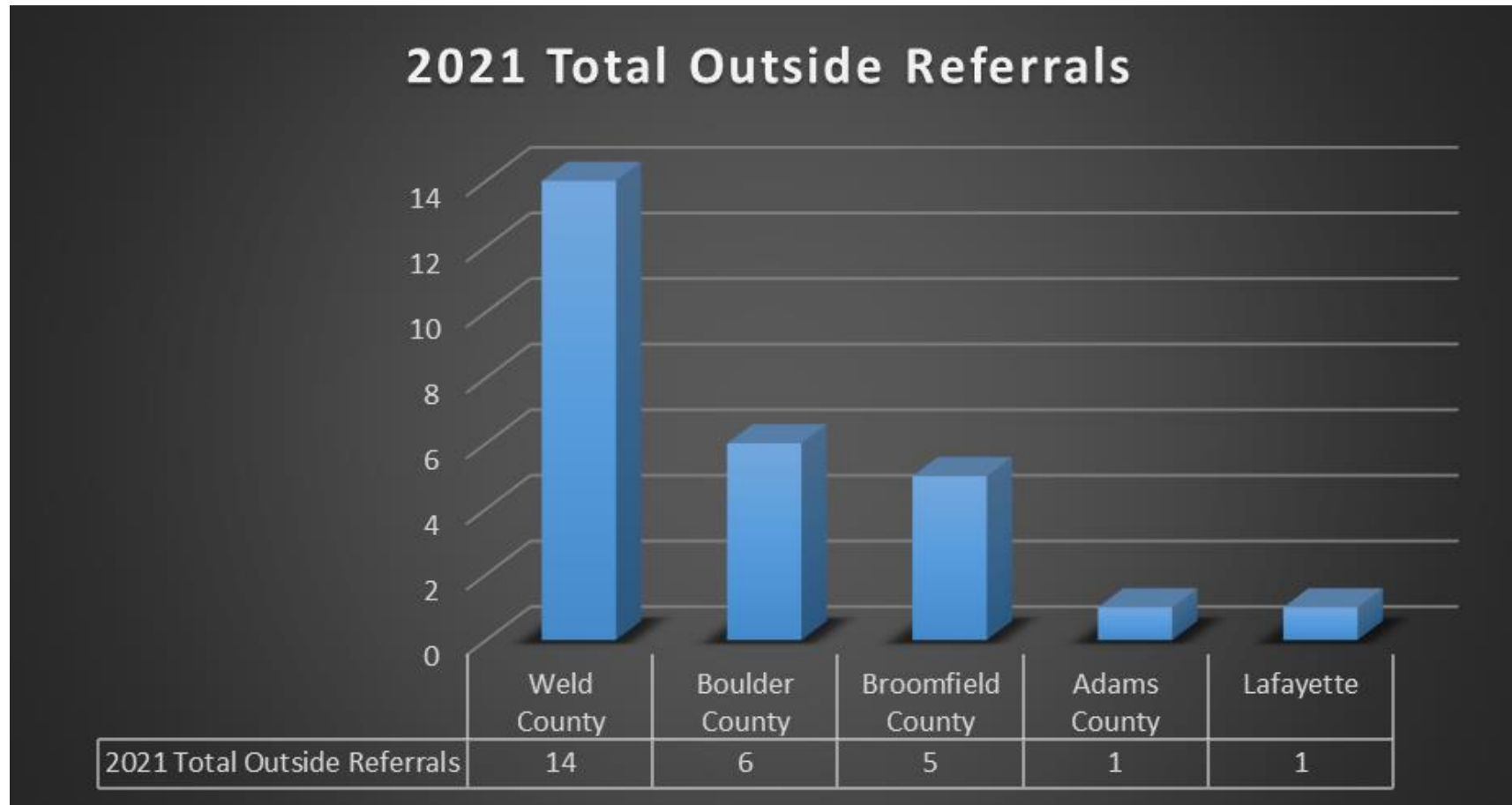
1. Circle K convenience store and gas facility in the Erie Commons/Erie Town Center development on the southwest corner of Erie Parkway and S. Briggs Street.

Please reference our Development Activity Map on the Town website for full details of the project.

PLANNING DIVISION

Land Use Referrals from Adams County, Broomfield County, Boulder County, Weld County and City of Lafayette

In addition to the Town's land use application reviews, Planning receives land use application referrals from outside referral agencies. In 2021, Planning received 27 outside referrals for review and comment. Below, is a breakdown of the number of referrals by jurisdiction.



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 some of the projects Planning was involved with in 2021.

- Administration:
 - Oil/Gas Public Information/Notices
 - Boulder Valley School District IGA – 10-year renewal
 - St. Vrain Valley School District IGA – 10-year renewal
- Economic Development:
 - Marijuana Regulations
- Finance:
 - Budget
- Interdepartmental
 - New Software Program
 - Inclusionary Housing
 - Broadband Service
 - Downtown Infrastructure
 - Partners in Energy – PIE
 - UDC: Oil and Gas Updates

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

- Parks:
 - Erie Community Park – Construction Plans
 - Coal Creek Park – Construction Plans
 - Wireless Communication Facility at Erie Community Park
- Police and Counties
 - Update to Boulder and Weld County Hazard Mitigation 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

PLANNING DIVISION

Staff Updates

What a year 2021 was for our Planning staff. Our staff showed their resiliency and tenacity to carry-on with a very robust work schedule during another year of the pandemic. In Planning, our staff has had many accomplishments of which I would like to highlight a few:

- The Planning staff has worked on 104 various land use applications over 2021 and met with 30 citizen or developer groups to discuss potential new developments in pre-development application review processes.
- Melinda Helmer, Planning Technician:
 - In early 2021, Melinda Helmer added oil and gas related tasks to her busy schedule. Melinda took in public requests for information on oil and gas, notices and correspondence from COGCC, and coordinating with our Communications Department to ensure the public was kept abreast of activities in our area. Her temporary assignment ended when David Frank was brought on as staff.
 - Did you know that Melinda is the President of the Colorado Association of Permit Technicians (CAPT)? We are very proud to have Melinda representing us at the State level.

PLANNING DIVISION

Staff Updates

- Senior Planners Audem Gonzales, Chris LaRue and Shannon Moeller:
 - The senior planners worked all of 2021 on preparing the Phase II UDC Amendments. They met one or more times a week and coordinated with our outside consultants to bring forward updates that address the current development trends and needs in the Town. Shannon was assigned as the lead for the UDC updates and new Development Design Standards booklet. The Planning staff thanks Shannon for keeping us organized and on schedule over this past year.
 - The senior planners all participated in the Technical Advisory Committee (TAC) review of the proposals for work on the Comprehensive Plan update. Their participation was greatly appreciated.
 - Audem Gonzales, with the assistance of other Town staff, created a new semi-annual Metrics report for the Board of Trustees to illustrate our goals and accomplishments in streamlining the land use review process and providing excellent customer service to our business and development community.
- The Planning division applied for and was granted a \$100,000 DOLA grant for work on the Comprehensive Plan Amendment.

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
Erie Air Park Replat D	5 Light Industrial/Hangar Bldgs - 10.340 acres	CL	CS	Referral Review
Erie Highlands Preliminary Plat #5	Residential - 124 townhome units	SM-CL	TB	Referral Review
Old Town - Main Street Subdivision	Plat 16 Residential Lots	AG	TB	Referral Review
Old Town - Lots 3-5 – Rockton Building	3 Story Building - Restaurant/Tavern & Coffee Shop/Bakery	SM-AG	TB	Referral Review
Lafferty Farm	Preliminary Plat - 127 Residential Lots	SM	CS	Referral Review
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
Colliers Hill Filing 6 – Preliminary Plat	Residential - 452 Single Family Units	CL	TB	Referral Review
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

ENGINEERING DIVISION

Projects (con't.)

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	BOT Scheduled
Erie Commons – Ziggi's Coffee	SP – Coffee Shop	CL	TB	Referral Review
Feuer Subdivision – Erie Indoor Sports	SE Corner of CLR and Bonnell	SM	TB	Referral Review
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	Referral Review
270 Holbrook MPA	4 Residential Units	AG	TB	Referral Review
Canyon Creek Filing 7 FP	106 Single Family Units	CL	CS	Referral Review
Canyon Creek Filing 8 FP	88 Paired Homes	CL	CS	Referral Review
Parkdale – Masters Property SP	93 Residential Units	AG	CS	Completeness Review
Parkdale Filing 4	4 lots	AG	CS	Referral Review
Erie Four Corners – FP	247 Units	AG	TB	Referral Review
Erie Highlands Commercial	Commercial Plat	CL	TB	Referral Review

ENGINEERING DIVISION

Construction Inspector Projects and Status

Project	Status	Inspector	Engineer
Coal Creek Properties	In Warranty	SH	WP
BV PK-8 School	In Initial Acceptance Process	SH	DP
Compass Filing 3	In Warranty	SH	CS
Compass Filing 4	In Warranty	SH	CS
Creekside	In Initial Acceptance Process	SH	CS
Flatiron Meadows Filing 11	In Warranty	SH	CS
Flatiron Meadows Filing 12	In Warranty	SH	CS
Flatiron Meadows Filing 13	In Warranty	SH	CS
111th Waterline Extension	In Warranty	SH	CS
Lost Creek	In Final Acceptance Process	SH	CS
Nine Mile MS	Under Construction	SH	DP
Nine Mile MF	Under Construction	SH	TB
Nine Mile Lowe's	Under Construction	SH	DP
Nine Mile Taco Bell	Under Construction	SH	TB
Nine Mile UC Health	Under Construction	SH	TB
Rex Ranch Filing 1	In Warranty	SH	WP
Rex Ranch Filing 2	In Warranty	SH	WP
Rex Ranch Filing 3	Under Construction	SH	CS
Parkdale	Under Construction	SH	CS
Wild Rose	In Initial Acceptance Process	SH	CS
Old Town - 730 Briggs	Under Construction	SH	DP
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
Erie Highlands Filing 13	In Final Acceptance Process	CK	CS
Erie Highlands Filing 14 & 15	Under Construction	CK	DP
Erie Highlands Filing 16	Under Construction	CK	TB

ENGINEERING DIVISION

Construction Inspector Projects and Status (con't.)

Project	Status	Inspector	Engineer
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 Final Acceptance Process	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 4I	Pre-Con Held	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	Under Construction	CK	TB
Erie Commons Filing 4 - 5th Amend. Wee Cottages	Under Construction	CK	TB
Erie Commons Filing 4 - Circle K	Awaiting Pre-Con	CK	TB
Sunset	Awaiting Pre-Con	CK	CS
SVVSD #28 School	In Initial Acceptance Process	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	In Initial Acceptance Process	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
Vista Ridge - Autowash	Pre-Con Held	SH	CS
Vista Ridge - Greasemonkey	Awaiting Pre-Con	SH	CS

ENGINEERING DIVISION

Capital Improvement Projects

Project	Status	Project Manager
Traffic Signal Communication Project	Completed FOR Meeting with CDOT / Finalizing Plans	TB
Weld County Road 7 and Erie Parkway Signal	Contractor Selected for Road Work / Awaiting Property Closing	WP
Coal Creek Reach 1 and Reach 3 Improvements	Design / CLOMR / Levee Re-Certification	WP
Zone 2 Waterline Improvements	Preliminary Design Complete / In Land Negotiations	ZA
Zone 2 Tank Site and Tank Design	Preliminary Design Complete / In Land Negotiations	ZA
Horizontal Directional Drilling Well Project	Well to be Re-Drilled	ZA
North Water Reclamation Facility Expansion	Under Construction	WP
Hydro-Turbine Project	Turbine Installed	WP
Austin Ave, Zone 2 Waterline	Construction Underway	WP
Zone 3 Waterline Extension - Two Phases	Phase 1 - Construction Complete Phase 2 - Finalizing Design	WP
County Line Road Improvements - Telleen to Cheesman	Design Underway	WP
Erie Parkway Bridge over Coal Creek	Acceptance Walk Held	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.	Under Construction	DP/WP
Sheridan and SH7 ADA Ramp	Construction Completed	DP/WP
Town Center Roundabouts - Design and Construction	Design Underway / Land Coordination	ZA
Re-Use Waterline Extension to Erie Community Park	Project Postponed Due to Weather	ZA
Water Quality Pond - Lagoon Conversion	Preliminary Design Underway	WP
Links Court Drainage Improvements	Construction Completed	ZA
Mobile Bypass Pumping Station	Starting Acquisition Process	ZA

Special Updates

- **Projects in Support of other Departments**
 - Interdepartmental Projects
 - SOLVE Process Mapping – Implementation, Continued Evaluation, and Training
 - Asset Management/Land Development Software Implementation
 - Comprehensive Plan, Plan Map, and Zoning Map Amendments
 - 2022 Town of Erie Standards and Specifications for Design and Construction Updates
- **Intergovernmental Coordination**
 - SH7 & 119th Intersection Improvements – Lafayette/CDOT – CS
 - 111th and Arapahoe Road Intersection Improvements – Lafayette - 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:

- Wendi Palmer – Wendi has kicked off two exciting projects with the Town! The Old Town Lagoon Conversion is underway, and a kickoff meeting has been held with the consultant for the Safer Main Streets Project.
- Samuel Hertel – Sam has successfully passed his Fundamentals of Engineering exam, and we are excited to announce that we will be promoting Sam to a Civil Engineer I!
- Jason Mraz – I am sad to announce that Jason Mraz has found a new exciting opportunity to pursue outside of employment with the Town. I am personally very grateful for all that he has done for the Town and his extraordinary work ethic. He will be very much missed.

BUILDING DIVISION

Commercial Project Permit Applications in Review Queue:

2970 Arapahoe Road – UC Health Medical Office Building

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

350 Ambrose Street – Premier Members Credit Union

590 Commons Drive – Grease Monkey Facility

61 Erie Parkway – Office Space Renovations

700 Lloyd – O'Reilly's Auto Parts

41 Morgan Circle – Morgan Hill Community Clubhouse & Pool

215 Total Building Permits issued in December – 2021 monthly average = 241

3086 Inspections performed in December (162.42 per business day / 54.14 per inspector (3))

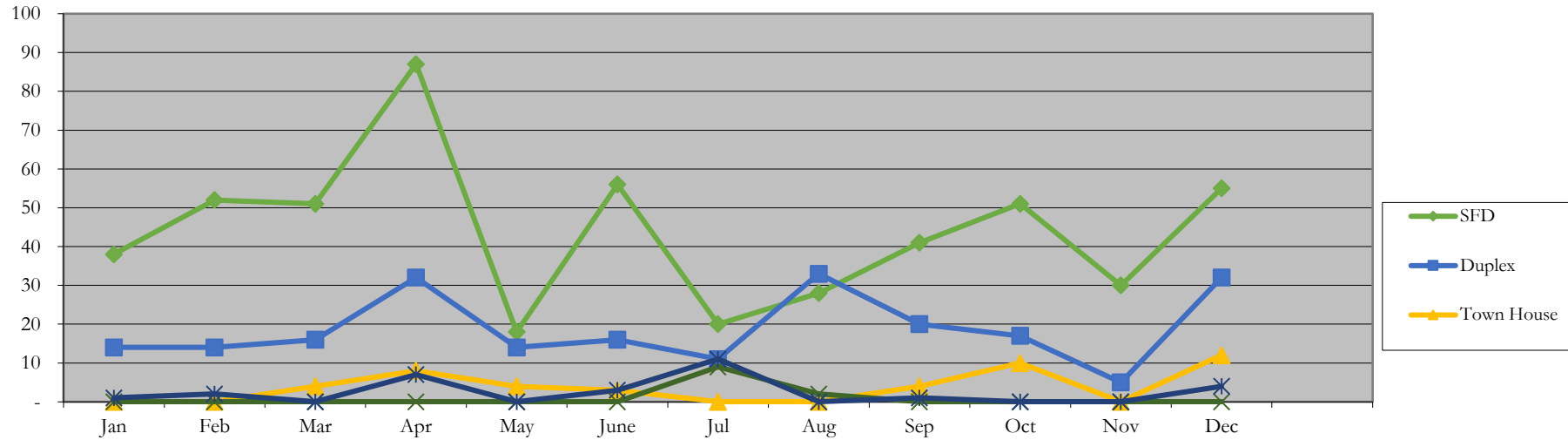
53 Certificates of Occupancy issued in December - 53 Residential and 0 Commercial

BUILDING DIVISION

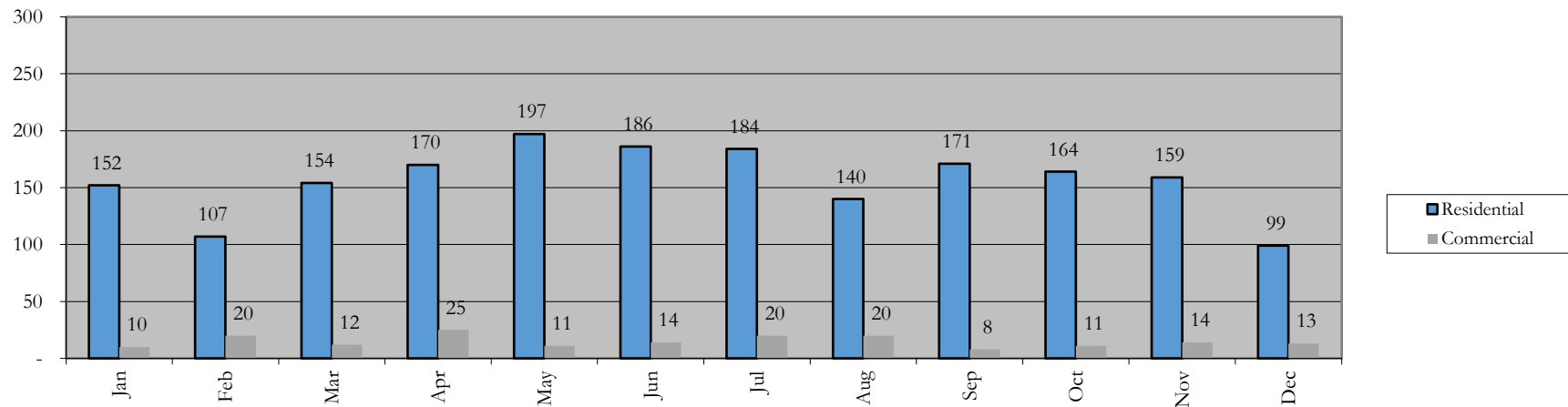
	New- Month by Month							Other Permits				Total	Total Dwellings
2021	SFD	Duplex	Town House	Commercial Apartment Buildings	Quantity of Apartment dwelling units	Commercial		Residential	Commercial			All Permit Types	All New Dwellings per Month
Jan	38	14	-	-	-	1	Jan	152	10			215	52
Feb	52	14	-	-	-	2	Feb	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	28	33	-	2	102	-	Aug	140	20			223	163
Sep	41	20	4	-		1	Sep	171	8			245	65
Oct	51	17	10	-		-	Oct	164	11			253	78
Nov	30	5	-	-		-	Nov	159	14			208	35
Dec	55	32	12	-		4	Dec	99	13			215	99
Total	527	224	45	-		29	Total	1,883	178			2,897	1,055

BUILDING DIVISION

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



2021 Total All Permits



BUILDING DIVISION

Special Update:

The Building Division (Ed-CBO & Andy-Deputy CBO) will begin participation in a Net Zero Codes Cohort with a several third-party sustainability engineers and other local municipalities with the primary objective to reduce energy use and climate emissions in the built environment through strengthening, updating and adopting current and future energy codes.

Projects in support of other Town Departments:

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

BUILDING DIVISION

Building Division Staff:

The additional Plans Examiner and Building Inspector positions, requested and approved by the 2021 2nd Budget Supplemental, were filled in September and October. Matt Jensen, Inspector II (a Master Electrician) joined our team September 13th. Dale Ulmer, Plans Examiner/Building Inspector (a Registered Architect in several states) joined us October 18th. The Building Division is excited to have both join us as they bring a wealth of knowledge and experience to the team.

GEOGRAPHIC INFORMATION SYSTEMS DIVISION

GIS Projects

- **Database Maintenance Script & ESRI Support:**

- The script used to perform cleanup operations on the database has not been functioning after our last upgrade, so I have been in contact with ESRI to repair it and run it successfully. Approximately 4 hours remain on our support retainer, and we plan to use those hours on discussion about next steps for our editing environment.

- **GIS Intern**

- In anticipation of a GIS intern for when Central Square implementation begins, Daniel and I are discussing the possibilities for the training of this person as well as additional projects that they might be assisting with.

- **CDOT – HUTF**

- Highway User Tax Fund data is due at the beginning of Feb. Next week Daniel and I will be focused on completing our submission. Daniel has been spearheading the data work as this year's preparer.

GEOGRAPHIC INFORMATION SYSTEMS DIVISION

GIS Projects (cont.)

- **Parks - Green City Data Repair**

- Due to some inconsistencies in the linework that was created by Green cities, Daniel has been assisting Matt Spinner with repairing some boundaries that were drawn for parks polygons and the Grass types polygon layers.

- **Street Naming and Addressing**

- Our latest comments that have gone out to the development referral team are:
 - i. Erie Indoor Sports
 - ii. Erie Highlands Filing 14, Tract H
 - iii. Colliers Hill Filing 6 Preliminary Plat
 - iv. Westerly Preliminary Plat No. 3
 - v. Colliers Hill Filing 4H
 - vi. Erie Village Filing 5
 - vii. Lafferty Preliminary Plat

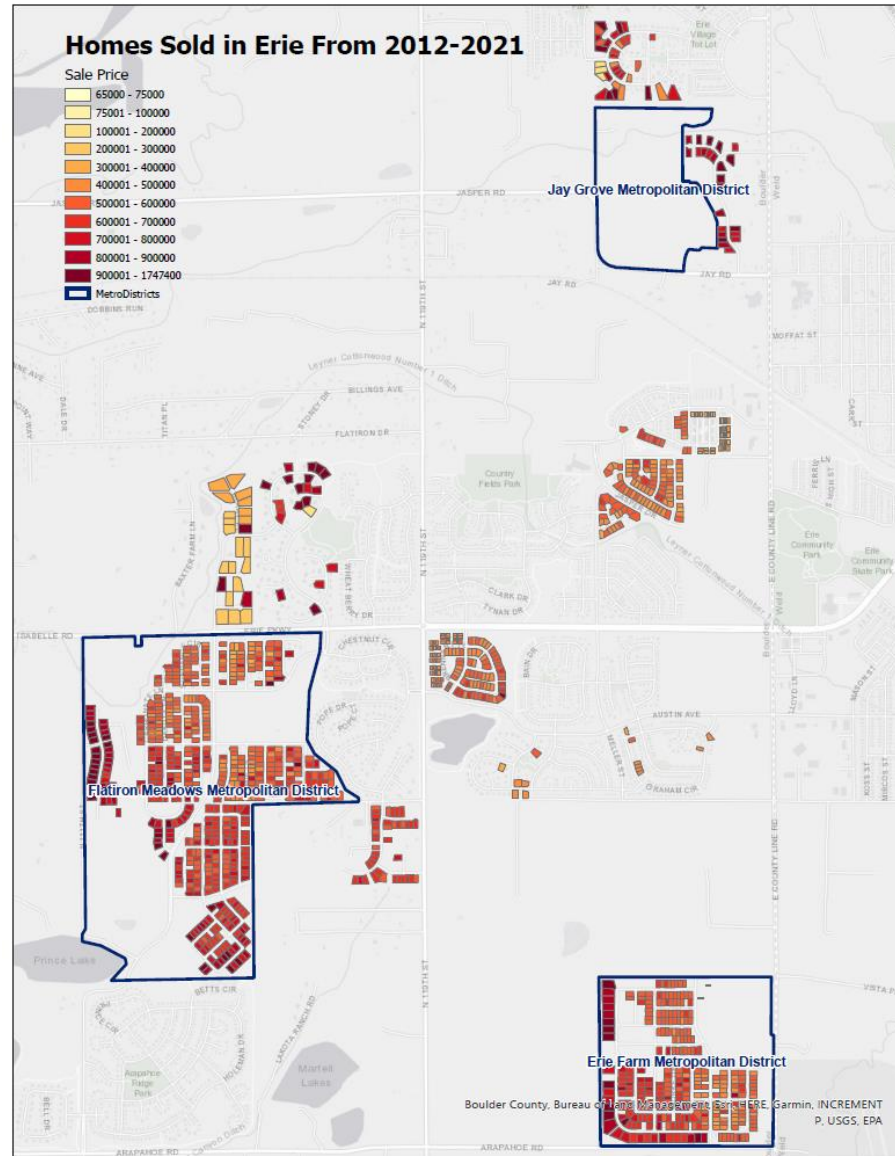
GEOGRAPHIC INFORMATION SYSTEMS DIVISION

GIS Projects (cont.)

- **Water Usage Tied to Parcels Project**
 - We have completed our work with Tyler Tech and they have successfully updated over 6500 records in our UB database with their appropriate Parcel IDs. This will allow Tyler K. and his team to begin mapping with increased accuracy, the location of excess water usage in the town. We will be able to attach usage data to spatial parcel data and map these high usage areas.
- **Home Price Study in and out of Metro District**
 - In collaboration with the Boulder County Assessor's office, I have compiled various data points for discussion in determining whether or not home price savings are being made within a metro district. All findings will be submitted to Paul and Malcolm on Jan. 10th.

GEOGRAPHIC INFORMATION SYSTEMS DIVISION

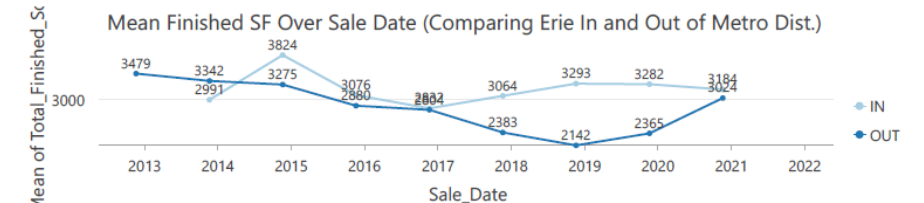
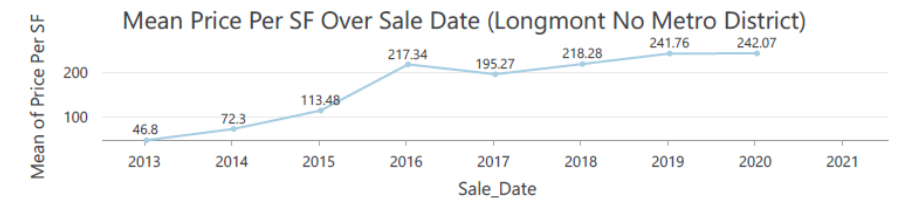
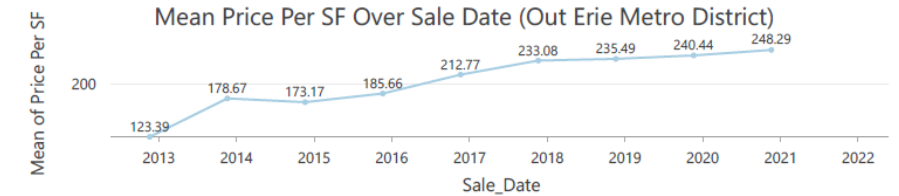
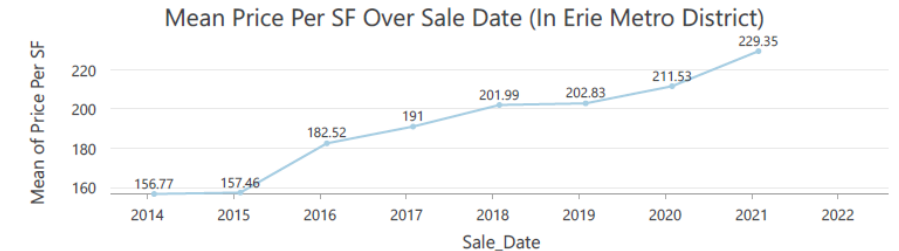
GIS Projects (cont.)



In this set of charts we are showing the average price per SF as it changes over the years of sale. This includes only those build years of 2012 to the present. The pattern of metro districts offering a lower price per square foot persists in these charts. The comparison that is highlighted in the last chart however is the average SF offerings over those same years in and out of a metro district.

Observations:

- 1) Again, on average, each year has exhibited a lower cost per SF within a metro district.
- 2) Outside of a metro district in Erie exhibited similar price per SF as did Longmont each year.
- 3) When comparing the average total finished SF IN and OUT of a metro district in Erie, Metro districts offer significantly more square footage than typical homes outside of a metro district. Therefore prices tend to trend higher within a metro district. See the comparison chart at the bottom.



GEOGRAPHIC INFORMATION SYSTEMS DIVISION

People

Daniel has responded very quickly to data corrections that have popped up in our GIS corrections app. When staff notice issues with data in GIS they are communicating those corrections to GIS in a web app. Daniel has been quick to make those corrections so that folks such as utility locators can more effectively do their work in the field.