

RESOLUTION NO. P17-04

A RESOLUTION REGARDING THE FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2, ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE PRELIMINARY PLAT.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, considered the Flatiron Meadows Preliminary Plat, Amendment No. 2 on Wednesday, March 1, 2017 on the application of HT Flatiron LP, 1515 Wynkoop Street, Suite 800, Denver, CO 80202, such Preliminary Plat being a plat of the following real property; to wit:

A Portion of the South Half of Section 23, Township 1 North, Range 68 West of the 6th Principle Meridian, Town of Erie, County of Boulder, State of Colorado.

WHEREAS, the Preliminary Plat is detailed on the attached "Exhibit A" Flatiron Meadows Preliminary Plat, Amendment No. 2; and

WHEREAS, said Flatiron Meadows Preliminary Plat, Amendment No. 2 is incorporated herein and made part hereof by this reference.

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 Section 7.7.C of Title 10, Town of Erie Municipal Code.
2. The Town of Erie Municipal Code shall be followed in the development of the property.
3. A development agreement will be required at such time as the property is approved for the final plat.
4. The Preliminary 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. At final plat and building permit the applicant shall follow recommendations made by CTL Thompson in the soils, geotechnical, and geological subsidence reports and the Colorado Geological Survey (CGS) recommendations.
 - b. Technical corrections to the Flatiron Meadows Preliminary Plat, Amendment No. 2 shall be made to the Town's satisfaction

Section 2. Conclusions and Order Recommending Approval of the Flatiron Meadows Preliminary Plat, Amendment No. 2 to the Board of Trustees.

1. Based on the above Findings of Fact, the Planning Commission hereby forwards the Flatiron Meadows Preliminary Plat, Amendment No. 2 application to the Board of Trustees with the Planning Commission's recommendation for approval with the conditions of approval listed above.

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

TOWN OF ERIE, PLANNING COMMISSION

J. Eric Bottenhorn, Chairman

ATTEST:

Hallie S. Sawyer, Secretary

EXHIBIT A

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, March 1, 2017

6:30 PM

Regular Meeting Agenda

Board Room

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Commissioner Bottenhorn called the March 1, 2017 Planning Commission meeting to order at 6:31pm.

II. ROLL CALL

Roll Call:

Commissioner Gippe - present
Commissioner Zuniga - present
Commissioner Harrison - absent
Commissioner Fraser - present
Commissioner Campbell - present
Commissioner Hedahl - present
Chairman Bottenhorn - present

III. APPROVAL OF THE AGENDA

Commissioner Campbell moved to approve the agenda; the motion, seconded by Commissioner Gippe, carried with all present voting in favor.

IV. APPROVAL OF MINUTES

Attachments: [02-15-2017 PC Meeting Minutes](#)

Commissioner Campbell moved to approve the minutes of the February 15, 2017 Planning Commission meeting. The motion, seconded by Commissioner Gippe, carried with all voting in favor.

V. PUBLIC COMMENTS

No Public Comment.

VI. PROCLAMATIONS AND PRESENTATIONS

There were no Proclamations/Presentations scheduled for this meeting.

VII. RESOLUTIONS

PUBLIC HEARING: Consideration of Resolution P17-04: A Resolution Regarding The Flatiron Meadows Preliminary Plat, Amendment No. 2, Adopting Certain Findings of Fact and Conclusions Favorable To The Preliminary Plat.

Attachments: [A Staff Memo](#)
[B Resolution P17-04](#)
[C Preliminary Plat Amendment](#)
[D PUD Overlay Map Amendment No. 2](#)
[E Landscape Plans](#)
[F Land Use Application](#)
[G Application Materials](#)
[H Reports and Studies](#)
[I Applicant and Referral Agency Responses](#)

Chairman Bottenhorn opened the Public Hearing at 6:33pm on Agenda Item 17-101.

Senior Planner, Todd Bjerkaas gave a presentation on the Flatiron Meadows Preliminary Plat, Amendment 2.

Chairman Bottenhorn swore in the applicant, Chad Murphy from Hines prior to him providing testimony.

Chad Murphy with Hines, 1515 Wynkoop Street, Denver, gave a presentation and overview of the site.

Amanda Nilemo, Project Manager for Toll Brothers provided information and an overview of the company and plans for the proposed site.

Chairman Bottenhorn closed the Public Hearing at 7:19pm.

Commissioner Fraser moved to approve Resolution P17-04. The motion, seconded by Commissioner Zuniga, carried with all present voting in favor.

VIII. GENERAL BUSINESS

Attachments: [A Staff Memo](#)
[B Sketch Plan](#)
[C Applicant Materials](#)
[D Flatiron Meadows PUD](#)

A Sketch Plan Review Of Flatiron Meadows Planning Area H.

Senior Planner, Todd Bjerkaas presented a Sketch Plan Review of Flatiron Meadows Planning Area H providing information regarding the site, lots, builder information as well as the application/public hearing process.

The applicant, Chad Murphy from Hines (HT Flatirons LP) gave a brief overview as a follow up to Mr. Bjerkaas's more thorough presentation on Planning Area H.

IX. STAFF REPORTS

Staff has nothing to report.

X. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Commissioners have nothing new to report.

XI. ADJOURNMENT

Chairman Bottenhorn adjourned the March 1, 2017 Planning Commission meeting at 7:39pm.