

**RESOLUTION NO. P17-20**

**A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE SITE PLAN FOR LOT 7A, VISTA RIDGE FILING NO. 14, 4<sup>TH</sup> AMENDMENT, 2389 STATE HIGHWAY 7, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.**

**WHEREAS**, the Planning Commission of the Town of Erie, Colorado, has received and considered the Site Plan for a Car Wash at 2389 State Highway 7, 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 Site Plan has met Municipal Code, Title 10, Section 7.12.F.9 Approval Criteria:
  - a. The Site Plan is generally consistent with the Town's Comprehensive Master Plan;
  - b. The Site Plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
  - c. The Site Plan complies with all applicable development and design standards set forth in this Code, including but not limited to the provisions in Chapter 2, Chapter 3, Chapter 4, and Chapter 6;
  - d. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
  - e. The development proposed on the Site Plan and its general location is or will be compatible with the character of surrounding land uses.
3. The Site Plan as proposed, with the following conditions, preserves the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado:
  - a. A temporary construction easement for all off-site improvements shall be required prior to building permit issuance.
  - b. A detail of the linear LED luminaire (EF3) to show it is fully shielded shall be required prior to building permit issuance.

- c. There shall be no rotating or blinking lights visible per the Town's UDC (10.6.12.F.2), including through the windows, on signs, and/or the order menus/equipment.
- d. Staff may direct the consultants to make technical corrections to the documents.

**Section 2. Conclusions and Order Recommending Approval of the Site Plan for Lot 7A, Vista Ridge Filing No. 14, 4<sup>th</sup> Amendment.**

- 1. The applicant's application and supporting documents are in substantial compliance with the Town of Erie Municipal Code, Title 10.
- 2. The Site Plan has met Town of Erie Municipal Code, Title 10, Section 7.12.F.9 Approval Criteria.
- 3. The Site Plan 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. A temporary construction easement for all off-site improvements shall be required prior to building permit issuance.
  - b. A detail of the linear LED luminaire (EF3) to show it is fully shielded shall be required prior to building permit issuance.
  - c. There shall be no rotating or blinking lights visible per the Town's UDC (10.6.12.F.2), including through the windows, on signs, and/or the order menus/equipment
  - d. Staff may direct the consultants to make technical corrections to the documents.

**INTRODUCED, READ, SIGNED AND APPROVED this 1<sup>st</sup> day of November, 2017.**

TOWN OF ERIE, PLANNING COMMISSION

By:   
\_\_\_\_\_  
J. Eric Bottenhorn, Chair  
Ari Harrison Vice

ATTEST:

By:   
\_\_\_\_\_  
Melinda Helme, Secretary  
Jessica Koerig

# 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.