

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, March 7, 2018

6:30 PM

Council Chambers

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chairman Bottenhorn called the March 7, 2018 Planning Commission Meeting to order at 6:30pm.

II. ROLL CALL

Roll Call:

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

III. APPROVAL OF THE AGENDA

Commissioner Zuniga moved to approve the March 7, 2018 Planning Commission Meeting agenda. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

[18-109](#) Approval of the February 21, 2018 Planning Commission Meeting Minutes

Attachments: [2-21-2018 PC Meeting Minutes](#)

Commissioner Gippe moved to approve the February 21, 2018 Planning Commission Meeting Minutes. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

V. PUBLIC COMMENTS

No Public Comments were taken.

VI. PROCLAMATIONS AND PRESENTATIONS

There were no Proclamations/Presentation agenda items.

VII. RESOLUTIONS

[18-108](#) A Resolution Recommending Approval Of Text Amendments To Title 10 Of The Town Of Erie Municipal Code.

Attachments: [A UDC Text Amendment Redlines](#)
[B Resolution P18-](#)

Todd Bjerkaas, Director of Planning & Development presented Agenda Item P18-108/Resolution No. P18-05: A Resolution Recommending Approval of Text Amendments To Title 10 Of The Town Of Erie Municipal Code.

At the direction of the Board of Trustees, Town staff is proposing an amendment to Title 10 of the Town of Erie Municipal Code. The proposed amendment will

amend the minimum setback distances of residential lots, non-residential buildings, right-of-ways, parks and trails from existing oil and gas wells and above ground facilities.

Chairman Bottenhorn brought it back to the Commission for comments and questions of staff.

Chad Taylor, Environmental Planner addressed specific questions from the Commission.

Some comments/concerns included the following:

- 350' setback
- plugged and abandoned wells
- adjacent municipalities
- recommendations from COGCC
- legal ramifications
- origin of where the amendments came from
- water resources
- future focus/additional changes
- terminology
- how did we arrive at the 350' setback
- more due diligence
- capped well setbacks
- concerns on how limited the changes are
- regulation difference between town code and oil & gas companies
- appropriate forum for concerns of residents
- pad differences/potential issues with larger structures
- protection against dangers
- emissions
- correlation in distance of setback between number of wells on a pad
- different well bore/same formation (drilling)
- adequacy of setbacks
- 500' setback
- multi-phase drilling
- circumventing the 350' setback regulation
- assembly use/parks
- neighboring municipal setbacks
- importance of less than 500' setback

Commissioner Gippe moved to approve Resolution P18-05 with the following conditions: that the Board of Trustees do its due diligence and evaluate the neighboring municipalities when considering our code; and to extend the 350' setback to include parks and outdoor facilities. The motion, seconded by Commissioner Harrison, carried with the a 6-1 vote. The following Commissioners voted yes: Commissioners Gippe, Zuniga, Harrison, Campbell, Fraser and Chairman Bottenhorn. Commissioner Hedahl voted no.

VIII. GENERAL BUSINESS

There were no General Business Items.

IX. STAFF REPORTS

Staff has nothing to report.

X. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Commissioner Gippe stated that there will be a Candidates Forum tomorrow night, March 8th at 6:30pm, at Vista Ridge Academy.

XI. ADJOURNMENT

Chairman Bottenhorn adjourned the March 7, 2018 Planning Commission Meeting at 7:35pm.