

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, October 17, 2018

6:30 PM

Council Chambers

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chairman Bottenhorn called the October 17, 2018 Planning Commission Meeting to order at 6:30pm.

II. ROLL CALL

Roll Call:

Commissioner Witt - present
Commissioner Fraser - present
Commissioner Ames - present
Commissioner Harrison - present
Commissioner Hedahl - present
Commissioner Zuniga - present
Chairman Bottenhorn - present

III. APPROVAL OF THE AGENDA

Commissioner Harrison moved to approve the agenda of the October 17, 2018 Planning Commission Meeting. The motion, seconded by Commissioner Witt, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

[18-373](#) Approval of the October 3, 2018 Planning Commission Meeting Minutes

Attachments: [10-3-2018 PC Meeting Minutes](#)

Commissioner Hedahl moved to approve the October 3, 2018 Planning Commission Meeting Minutes. The motion, seconded by Commissioner Zuniga, carried with all voting in favor thereof.

V. PUBLIC COMMENTS

No Public Comments were taken.

VI. RESOLUTIONS

[18-359](#) A Resolution Of The Planning Commission Of The Town Of Erie Recommending Approval With A Condition To The Board Of Trustees For The Rex Ranch Planned Unit Development Zoning Map

Consideration of a PUD Zoning Map for the Rex Ranch Development to allow setback encroachments.

Attachments: [18-359 Staff Memo](#)
[18-359 Resolution No. P18-17](#)
[18-359 PUD Zoning Map](#)
[18-359 Additional Applicant Materials](#)
[18-359 Public Comment](#)

Chairman Bottenhorn opened the Public Hearing for Agenda Item 18-359/Resolution P18-17: A Resolution Of The Planning Commission Of The Town Of Erie Recommending Approval With A Condition To The Board Of Trustees For The Rex Ranch Planned Unit Development Zoning Map at 6:31 pm.

Chris LaRue, Senior Planner with Planning & Development presented the Rex Ranch Planned Unit Development Zoning Map to the Commission.

The Rex Ranch site is located west of North 119th Street and is bounded by Orchard Glen Subdivision to the north and Flatiron Meadows to the west. Unincorporated areas of Boulder County are located to the south and east.

The final plat for Rex Ranch Filing No. 1 was approved by the Town on November 14, 2017 by Resolution 17-140. The final plat for Rex Ranch Filing No. 2 is currently being reviewed by staff. The preliminary plat for Rex Ranch No. 3 has not yet been submitted to the Town. The maximum gross density limits set forth in the Annexation Agreement is 133 total units on 98.28 acres, or 1.35 units per acre for all of Rex Ranch. Filing No. 1 consists of 60 units, Filing No. 2 would consist of 63 units, and Filing No. 3 would consist of 10 units. This would meet the minimum gross density allowed.

The applicant has applied to create a PUD Zoning Map for the Rex Ranch Development in order to allow setback encroachment. The Rex Ranch development is currently zoned Low Density Residential (LR). The LR zone requires front setbacks of 20 feet, side setbacks of 5 feet, and rear setbacks of 20 feet. Specifically, this request would allow side setback encroachment up to three feet beyond the building foundations for below-grade window wells. Two-foot encroachment would be allowed beyond building foundations for eaves in any setback. No density changes or other changes are being proposed with this PUD. For Rex Ranch Filing 1 the homebuilder (William Lyons) has an issue with meeting the setbacks on some of the 50 and 60 foot lots with their products. Staff has worked with the applicant to make minor changes to the standards which provide clarity, add flexibility, and should result in improved outcomes during the architectural review phase.

Staff recommends approval of the Resolution P18-17 with conditions directing the applicant to make technical corrections if needed.

Chairman Bottenhorn brought it back to the Commission for questions of staff and/or the applicant.

Some questions/comments included the following:

- number of expected encroachment
- number of 60' lots
- current typical setbacks
- provided window well covers
- disclosure to homeowners regarding setbacks/encroachment
- similar previous requests on encroachment
- American with Disabilities Act (accommodations)
- PUD Zoning Map process/allowing the encroachment

Commissioner Harrison moved to approve Resolution P18-17. The motion, seconded by Commissioner Fraser, carried with all voting in favor thereof.

VII. STAFF REPORTS

Deborah Bachelder, Planning Manager/Deputy Director of Planning & Development wanted to inform the Commission and the public about October being National Community Planning Month. Planning & Development will be holding an Open House on October 25, 2018 at the Erie Community Center.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

There were no Commissioner reports.

IX. ADJOURNMENT

Chairman Bottenhorn adjourned the October 17, 2018 Planning Commission Meeting at 6:47pm.