



Community Planning & Permitting

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

BOULDER COUNTY PLANNING COMMISSION

AGENDA ITEM

February 19, 2020

Hearing Room, Third Floor

Boulder County Courthouse

PUBLIC HEARING

STAFF PLANNER: Lucas Buscher

Docket LE-19-0002: Town of Erie's Zone 3 Waterline Improvement Phase 2

Request: Location and Extent review for a 24-inch transmission waterline and public trail.

Location: At Parcel ID 146525000006 on the northeast corner of Arapahoe Road and North 119th Street, in Section 25, Township 1N, Range 69W.

Zoning: Agricultural (A) Zoning District

Applicant: Wendi Palmer

Property Owner: Boulder County Parks & Open Space

Agent: JR Engineering LLC

PACKET CONTENTS:

| Item | Pages |
|---|----------|
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| Referral Responses (Attachment C) | C1 – C7 |
| Public Comments (Attachment D) | D1 – D5 |

DISCUSSION:

The Location and Extent Review process is established by Colorado Statute to allow the Boulder County Planning Commission to determine whether the "location and extent" of proposed public and/or public utility facilities conforms with the Boulder County Comprehensive Plan, pursuant to C.R.S. 30-28-110. The Town of Erie has submitted a Location and Extent Review application for a waterline identified in the Town's 2018 Capital Improvements Program. This includes the creation of a 30-foot easement or land acquisition to place a 24-inch line and 10-foot trail along the northern boundary of the Open Space.

The Town of Erie's 2013 Water Master Plan identified the need for a Zone 3, 30-inch and 24-inch transmission waterline from the Water Treatment Plant to the Zone 3 Water Storage Tank Site. The

Deb Gardner County Commissioner **Elise Jones** County Commissioner **Matt Jones** County Commissioner

Figure 1. Site Plan



line leaves the Water Treatment Plant as a 30-inch line, which runs south in 119th Street ROW on the eastern edge and turns east as a 24-inch line until connecting to the Zone 3 Water Line Storage Tanks. The transmission water line is needed to meet the existing and future demand for water supply to the Town's 1.5-MG and 4-MG water storage tanks that supply water to the Zone 3 and Zone 4B water pressures zones. The preferred alignment, Alternative 1, identified by the Town (Figure 1) passes through the Open Space and aligns with a planned trail connection between County Line Road and 119th Street. The trail connection is identified in the Town's 2016 Parks, Recreation, Open Space and Trails Master Plan Update.

REFERRAL RESPONSES:

This proposal was referred to the usual departments, and adjacent property owners. Responses received by staff are attached in the packet for review and are summarized below:

County Transportation Department – The transportation department had no comments but has noted that a stormwater quality permit (SWQP) is required if the area of disturbance exceeds one acre in size, therefore the size of the disturbed area must be included on plans submitted for permitting. If a permit is required, the application must be submitted at the time of the grading permit application and must be obtained prior to any work beginning.

County Natural Resource Planner – The staff notes that the design does not pursue other options such as putting the waterline within the 80' Northern Colorado Water Conservation District easement or on private property directly north of the easement. The existing 80' easement should be enough room for the proposed pipeline. The staff normally don't support a new easement across county open space lands when a private alternative is viable.

The northern property line also needs to be confirmed as the county Assessor's map is approximately 75' to the north of the property line shown in the plan. It is unknown which property line is correct and this may affect the location of Northern Water's easement.

If the project were to be approved and be constructed on county open space, then the applicant must coordinate both construction work, and specific restoration techniques with the Agricultural Resources Division of Parks & Open Space. Permanent destruction of soil structure would not be permitted. Construction oversight may be required, as well as a detailed Restoration Plan approved.

Boulder Valley Conservation District Board of Directors – BVCD provided the comment that the Town of Erie shall be responsible for long term weed control along the path and right-of-way to protect agricultural lands from weed infestation.

Adjacent Property Owners – One response noted strong objection to the project if the waterline will run along the western edge of 119th St, as it would remove the trees along the western shoulder of 119th St. However, respondent had no objections to proposed alignment along the eastern edge of 119th St. and the waterline going through the Open Space

Responses of "no conflict" were received from Boulder County Building Safety and Inspection Services, Mountain View FPD and Land Use Historic Review.

Boulder County Comprehensive Plan Goals

OS 3.04.02 - Open space trails shall provide for multiple uses, unless otherwise specified in a management plan.

AG 1.03 -It is the policy of Boulder County to encourage the preservation and utilization of those lands identified in the Agricultural Element as Agricultural Lands of National, Statewide, or Local Importance and other agricultural lands for agricultural or rural uses.

AG 2.01-The county shall discourage the placement of new utility infrastructure upon agricultural lands. The county supports using existing easements or other public rights-of-way to minimize the impacts to agriculturally productive land.

The proposed 24-inch transmission waterline will help meet the existing and future demand for water supply and improve redundancy and reliability. The proposed 10-foot public trail will help to connect County Line Road to N 119th Street and was identified as a part of the Town of Erie's main trail network in their 2016 Parks, Recreation, Open Space, and Trails Master Plan Update.

Boulder County Comprehensive Plan Elements Staff has reviewed the application relative to the Goals and Policies of the following BCCP Elements:

A. Geology

No conflict with this element was identified by staff. Upon review of the BCCP maps, staff has determined that the proposal is located in an area designated as having "Moderate Soil Swelling Potential." Staff finds that proper construction practices can mitigate for geologic conditions. The Applicant should conduct soils and geotechnical studies of the construction site prior to design and construction of proposed water line and trail.

B. Environmental Resources

The proposed site is located in Significant Agricultural Lands of Statewide and Local Importance. No other significant environmental resource impacts have been identified through the review process.

C. Open Space

The proposed site of 24-inch transmission and waterline and public trail are located on the northern boundary of a County owned Open Space. Currently the site is in agricultural production. Proposed uses comply with BCCP goals.

D. Transportation

The access to the property is via N 119th Street and no changes are proposed to the access. No concerns regarding the adequacy of the road or the access were raised by the County Transportation Department.

E. Cultural Resources

No archaeological or historic sites have been identified in the area.

F. Natural Hazards/Fire Protection

There is no known radiation, seismic, flooding, extreme weather conditions or erosion issues associated with the proposal.

SUMMARY / RECOMMENDATION:

Staff finds the proposal by the Town of Erie to construct a 24" transmission waterline and 10' public trail is consistent with the Comprehensive Plan.

Therefore, the Community Planning & Permitting staff recommends the Planning Commission **Conditionally Approve Docket LE-19-0002 Town of Erie's Zone 3 Waterline Improvement Phase 2** subject to the following conditions:

1. Creation of easement or purchase of ROW
2. Applicable water and sewage treatment activities & grading permits are required
3. Stormwater quality permit is required if area of disturbance exceeds one acre
4. Applicant should coordinate construction work and specific restoration techniques

with Agricultural Resources Division of Parks & Open Space

5. Applicant is responsible for long term weed control along the path and right-of-way



Boulder County Land Use Department

Courthouse Annex Building
2045 13th Street • PO Box 471 • Boulder, Colorado 80302
Phone: 303-441-3930
Email: planner@bouldercounty.org
Web: www.bouldercounty.org/lu
Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
Tuesday 10 a.m. to 4:30 p.m.

WAIVED
FEE

RECEIVED
 Shaded Areas for Staff Use Only
 Intake Stamp
OCT 14 2019
Boulder County
Land Use Department

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

PLANNER: MARC AMBROSIO

| | | | |
|--|--|--|---|
| Project Number LE-19-0002 | | Project Name TOWN OF ERIE'S ZONE 3 WATERLINE IMPROVEMENT PHASE 2 | |
| <input type="checkbox"/> Appeal <input type="checkbox"/> Correction Plat <input type="checkbox"/> Exemption Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Location and Extent | <input type="checkbox"/> Modification of Site Plan Review <input type="checkbox"/> Modification of Special Use <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Rezoning | <input type="checkbox"/> Road Name Change <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Special Use/SSDP | <input type="checkbox"/> Special Use (Oil & Gas development) <input type="checkbox"/> State Interest Review (1041) <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Variance <input type="checkbox"/> Other: |
| Location(s)/Street Address(es) Parcel at NE corner of Arapahoe Rd & N 119th St, Parcel # 146525000006 | | | |
| Subdivision Name | | | |
| Lot(s) | Block(s) | Section(s) 25 | Township(s) 1N Range(s) 69 |
| Area In Acres 157.38 | Existing Zoning | Existing Use of Property | Number of Proposed Lots |
| Proposed Water Supply | | Proposed Sewage Disposal Method | |

Applicants:

| | | | |
|---|-----------------|-----------------------|--|
| Applicant/Property Owner Boulder County | | | Email |
| Mailing Address | | | |
| City | State | Zip Code | Phone |
| Applicant/Property Owner/Agent/Consultant Wendi Palmer | | | Email wpalmer@erieco.gov |
| Mailing Address 645 Holbrook St | | | |
| City Erie | State CO | Zip Code 80516 | Phone 303-926-2875 |
| Agent/Consultant JR Engineering, LLC | | | Email eFarney@jrengineering.com |
| Mailing Address 7200 S. Alton Way STE C400 | | | |
| City Centennial | State CO | Zip Code 80112 | Phone 303-740-9393 |

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

| | | |
|-----------------------------|--|------------------------|
| Signature of Property Owner | Printed Name Dwight Parks: Open Space | Date |
| Signature of Property Owner | Printed Name Eric Lane | Date 10/10/2019 |

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.



Boulder County Land Use Department

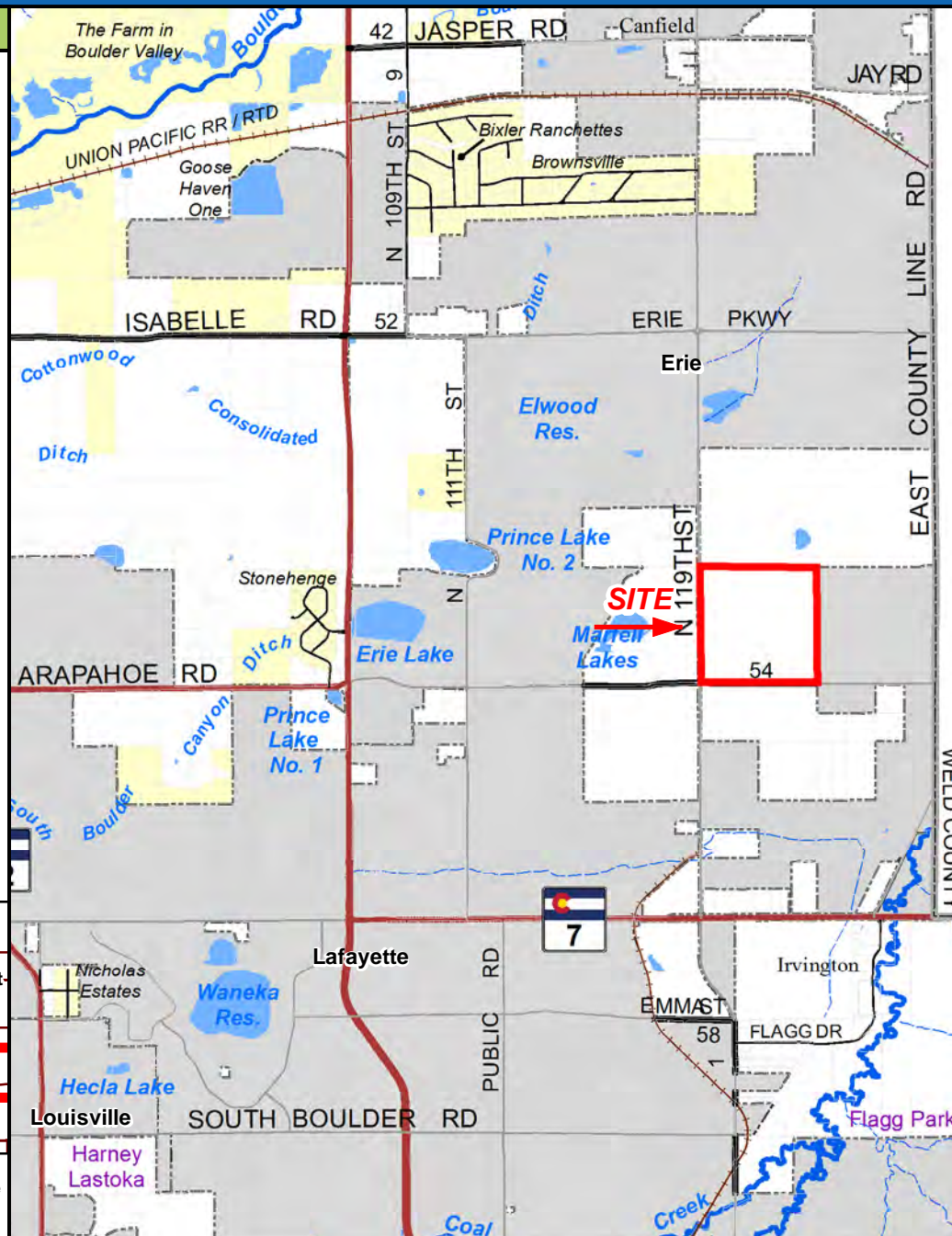
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Vicinity

0 ARAPAHOE RD, 146525000006

Legend

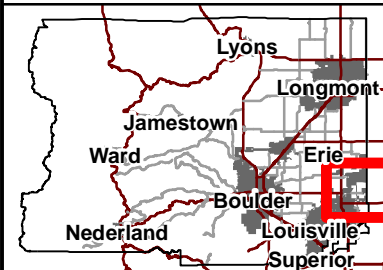
- Subject Parcel
- County Boundary
- Municipalities
- Subdivisions**
- Subdivisions



0 4,000 Feet

NORTH 1 inch = 4,000 feet

Area of Detail Date: 6/14/2019



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Boulder County Land Use Department

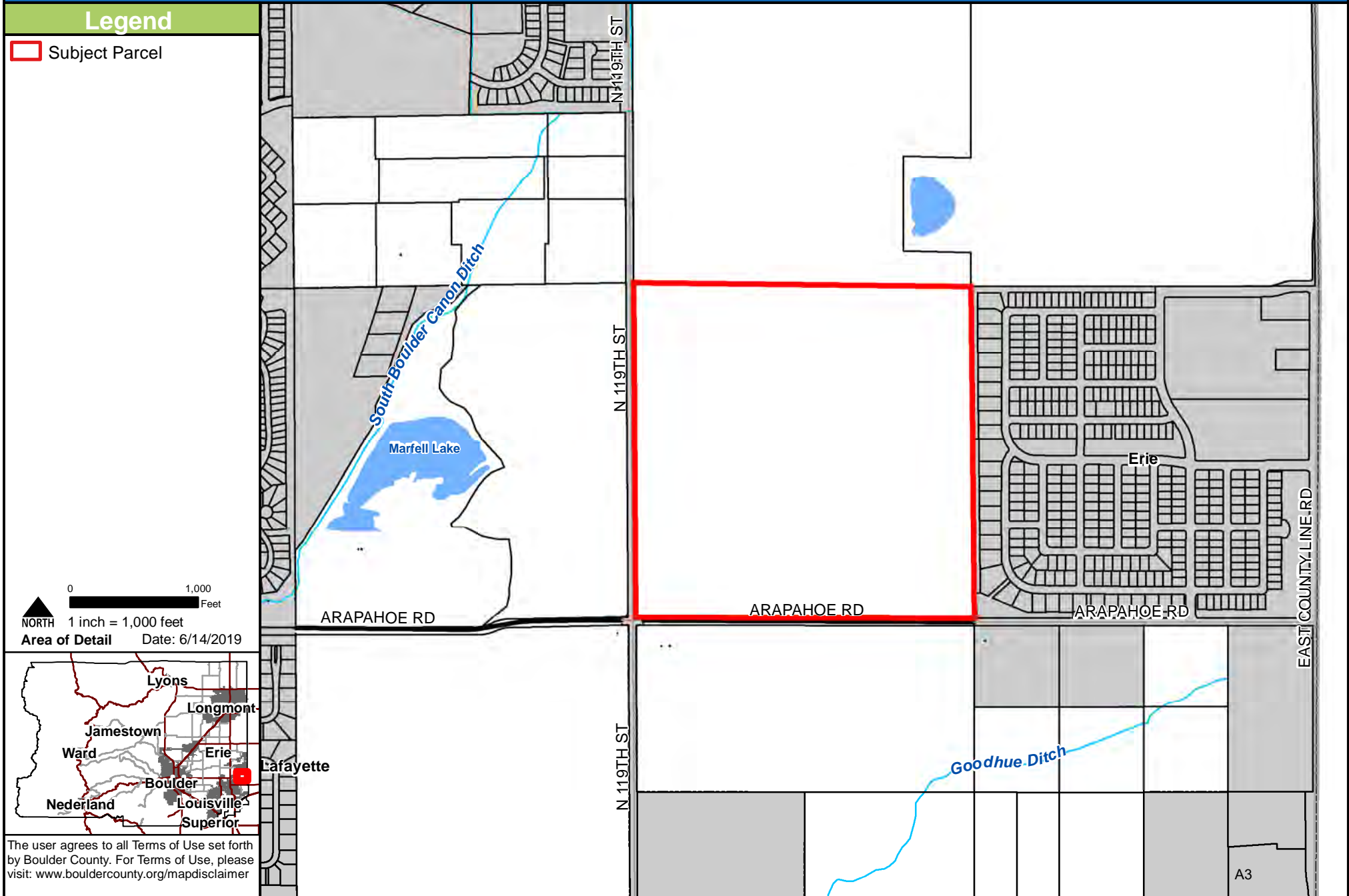
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Location

0 ARAPAHOE RD, 146525000006

Legend

 Subject Parcel



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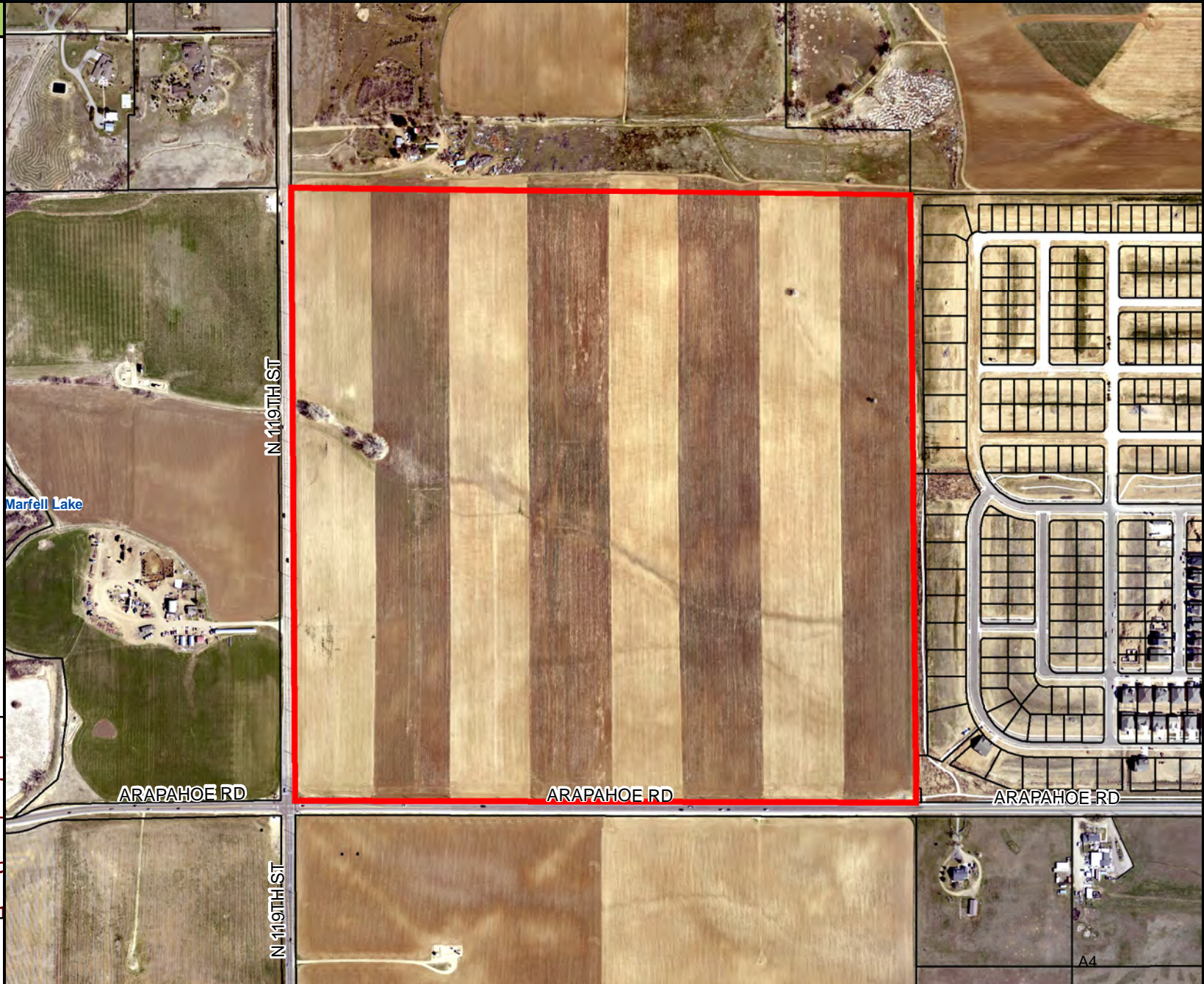
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Aerial

0 ARAPAHOE RD, 146525000006

Legend

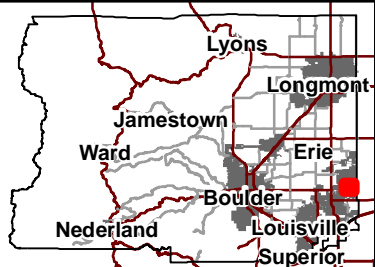
 Subject Parcel



0 600 Feet

NORTH 1 inch = 600 feet

Area of Detail Date: 6/14/2019



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Boulder County Land Use Department

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Comprehensive Plan

0 ARAPAHOE RD, 146525000006

Legend

- Subject Parcel
- Riparian Areas
- Wetlands

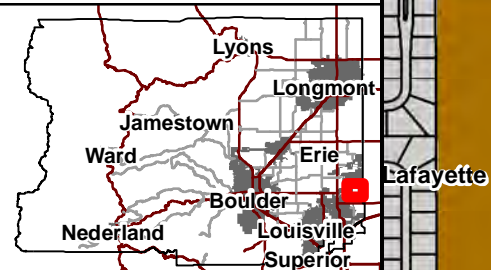
Significant Agricultural Land

- Ag of National Importance
- Ag of Statewide Importance
- Ag of Local Importance

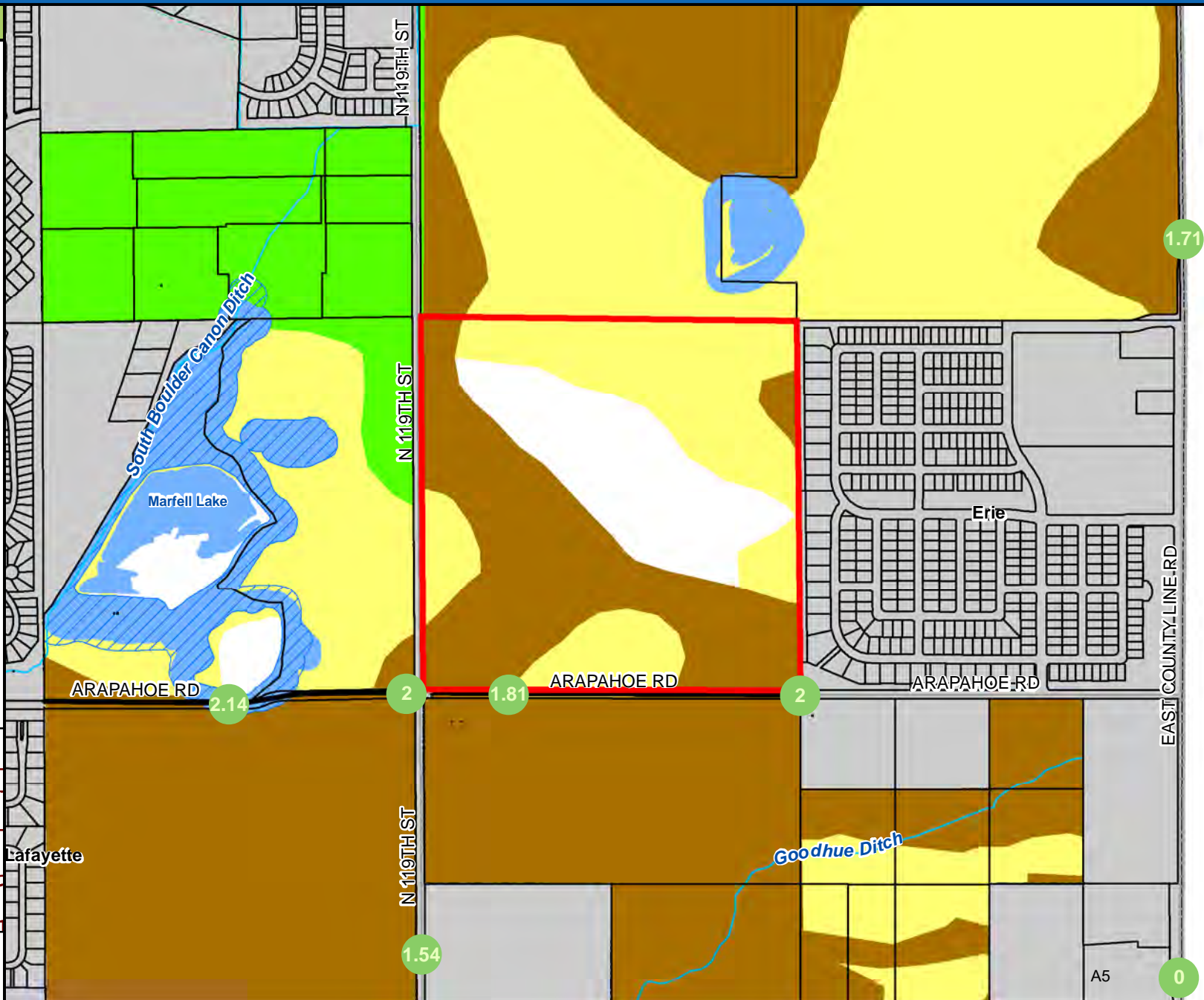
0 1,000 Feet

NORTH 1 inch = 1,000 feet

Area of Detail Date: 6/14/2019



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Boulder County Land Use Department

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Public Lands & CE's

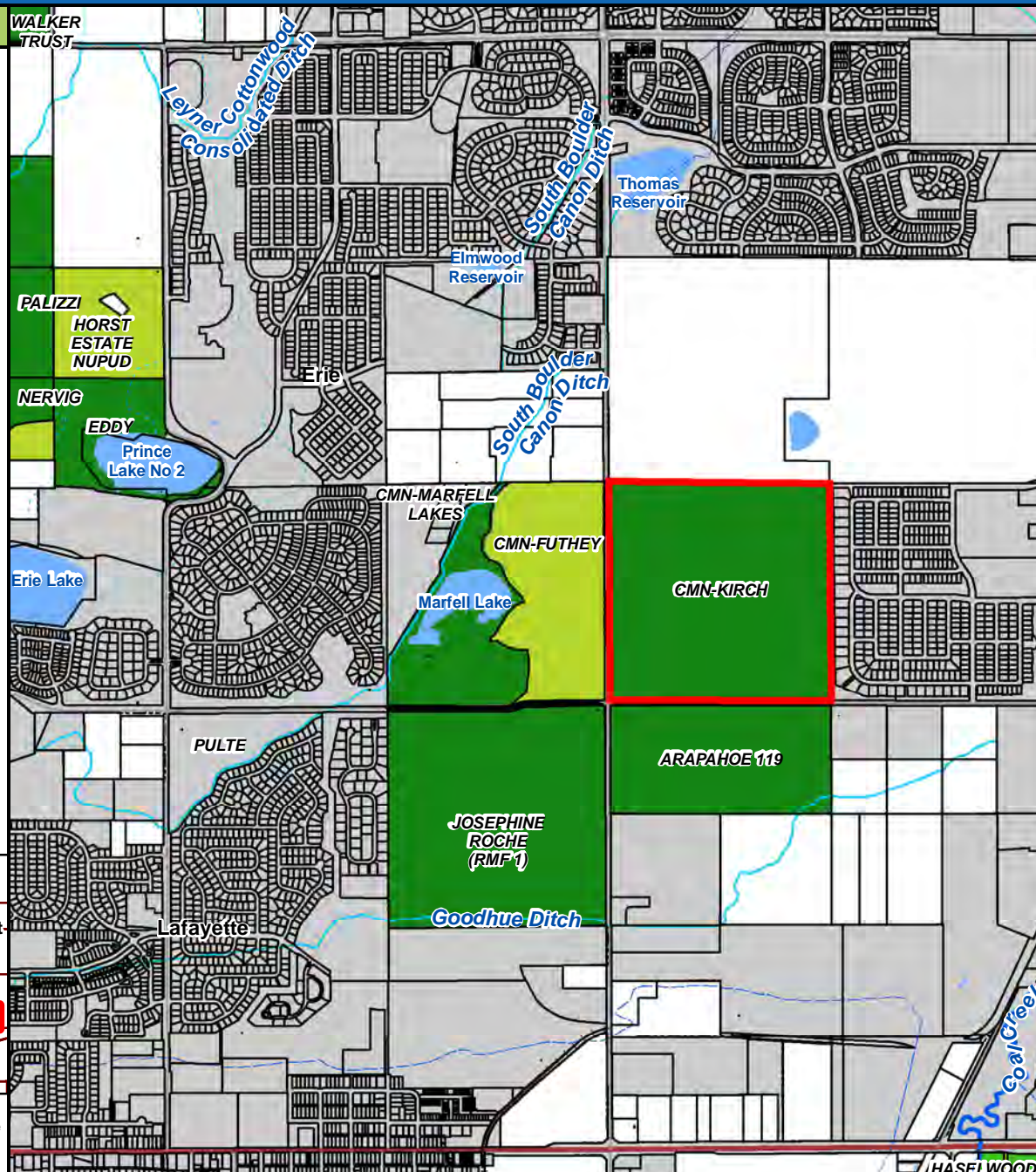
0 ARAPAHOE RD, 146525000006

Legend

Subject Parcel

Boulder County Open Space

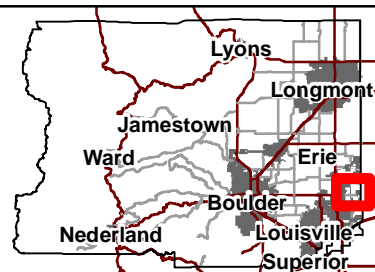
- County Open Space
- Joint County/Municipal Open Space
- County Conservation Easement
- Other Municipal OS-BCPOS data
- Other Open Space



0 1,000 2,000 Feet

NORTH 1 inch = 2,000 feet

Area of Detail Date: 6/14/2019



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Erie Coal Creek Ditch
Coal Creek
Lafayette Res No 5

Project Narrative

This application is concerning the Town of Erie's Zone 3 Waterline Improvements Phase 2. The project was included in the Town's 2018 Capital Improvements Program (CIP). The Town is submitting this application to present preliminary information for the proposed waterline, which the Town desires to install on the Boulder County Parks and Open Space property (parcel number 146525000006).

Project Background and Description

The Town of Erie's 2013 *Water Master Plan* identified the need for a Zone 3, 30-inch and 24-inch transmission waterline from the Water Treatment Plant to the Zone 3 Water Storage Tank Site. The line leaves the Water Treatment Plant as a 30-inch line. The 30-inch line runs south in 119th Street then turns east as a 24-inch line and continues east as a 24-inch line eventually connecting to the Zone 3 Water Line Storage Tanks. The transmission waterline is needed to meet the existing and future demand for water supply to the Town's 1.5-MG and 4-MG water storage tanks that supply water to the Zone 3 and Zone 4B water pressure zones. It's also needed to improve redundancy and reliability. An excerpt from the Water Master Plan map is attached. The Zone 3 Transmission waterline is identified in the recommended immediate improvements as numbers (7) and (13).

In 2017, the first phase number (7, middle section) of the transmission waterline was constructed from the intersection of Vista Parkway and County Line Road to Vista Parkway just north of the Vista Ridge subdivision. The conceptual design for Phase 2 was conducted in 2018; a copy of the conceptual design alternatives is attached. The Town's engineering consultant, JR Engineering, identified three waterline alignments to run east/west between 119th Street and County Line Road. The alignments included the following:

- Alternative 1; locate waterline along Vista Parkway alignment and south of the existing Northern Colorado Water Conservancy District (NCWCD) easement
- Alternative 2; locate waterline along Arapahoe Road
- Alternative 3; locate waterline along south side of Canyon Creek subdivision

The Town determined that the preferred alignment was Alternative 1, which would parallel the NCWCD easement along the northern limits of the Boulder County and Compass properties. The waterline alignment would be located directly south of the NCWCD easement, which places the alignment on Boulder County's property. The Alternative 1 alignment would be less costly to construct and aligns with a planned trail connection between County Line Road and 119th Street. The trail connection is identified in the Town's *2016 Parks, Recreation, Open Space, and Trails Master Plan Update*. The Future Parks and Facilities map is attached.

A vicinity map is included showing the Transmission Waterline alignment and how it is proposed to go through Boulder County's property. As can be seen, the alignment through

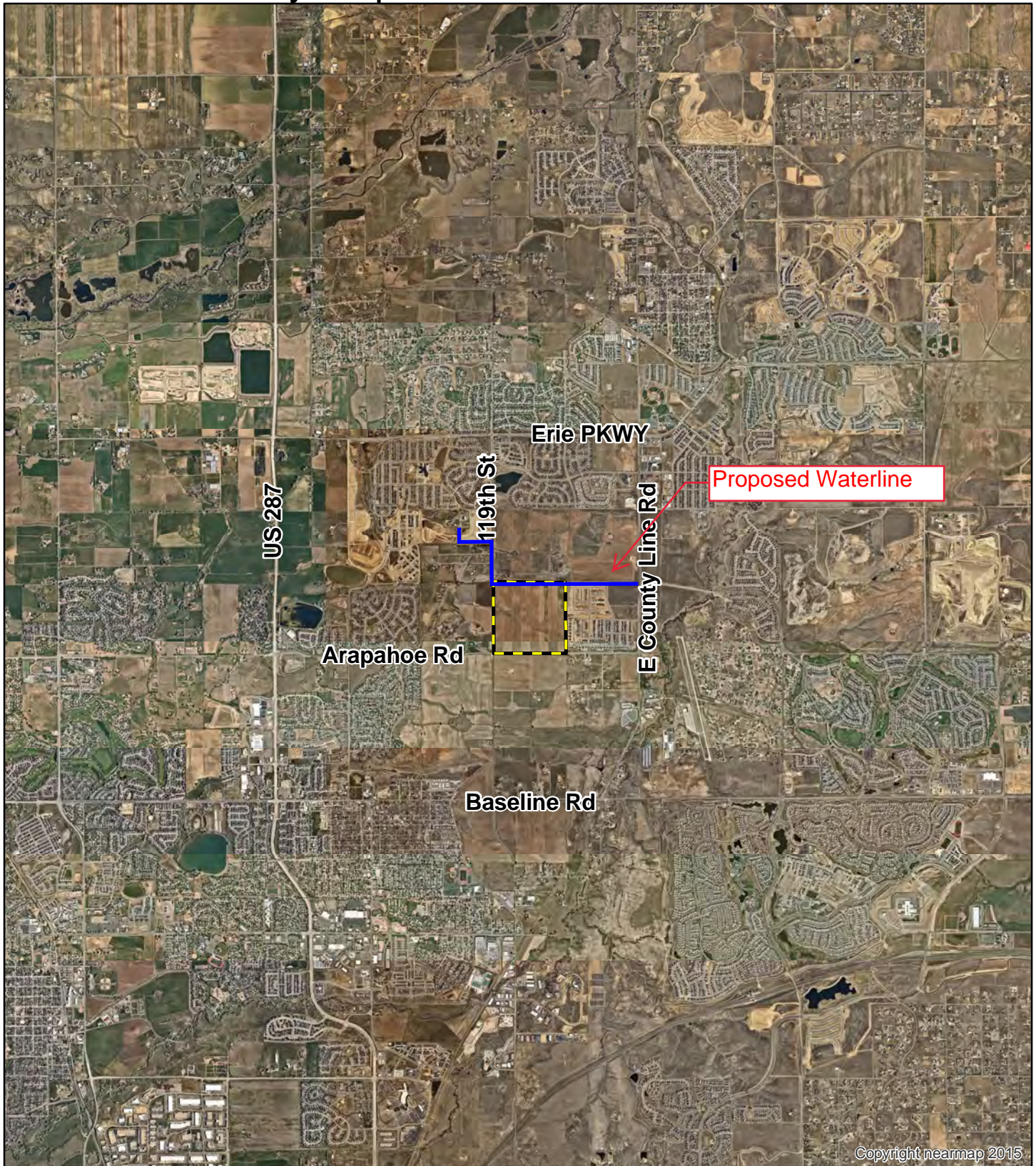
Boulder County's property is within an enclaved area of Erie. The perimeter of the enclave area is approximately 32,000 feet with 5,300 feet being right-of-way or 16.5%.

The site plan included with this application shows a more detailed view of the waterline alignment, trail, property lines, NCWCD easement, and existing contours. The transmission waterline will be designed to match existing surface grades, and the proposed trail will have minimal impact of the existing grading. The waterline alignment would be located within either a new Town of Erie 30-foot wide utility easement or a 30-foot strip of property purchased by the Town of Erie from Boulder County Open Space directly south of the NCWCD easement, which places the alignment as shown on Boulder County's property. The area of the 30-foot easement or property purchase would be approximately 2 acres.

A potential benefit to Boulder County in approving the waterline and trail construction would be to help identify the existing northerly limits of the Boulder County Open Space property. As can be seen on aerials, the current farming operations on the open space property is encroaching into the adjacent property owner to the north. This will also benefit Boulder County residents with an additional segment of trail system.

The Town hopes to gain Boulder County's approval to install the waterline and trail along the northern limits of the County's property. Please contact Wendi Palmer should you have any questions or concerns regarding this request at wpalmer@erieco.gov or (303) 926-2875.

Vicinity Map - Zone 3 Waterline Extension

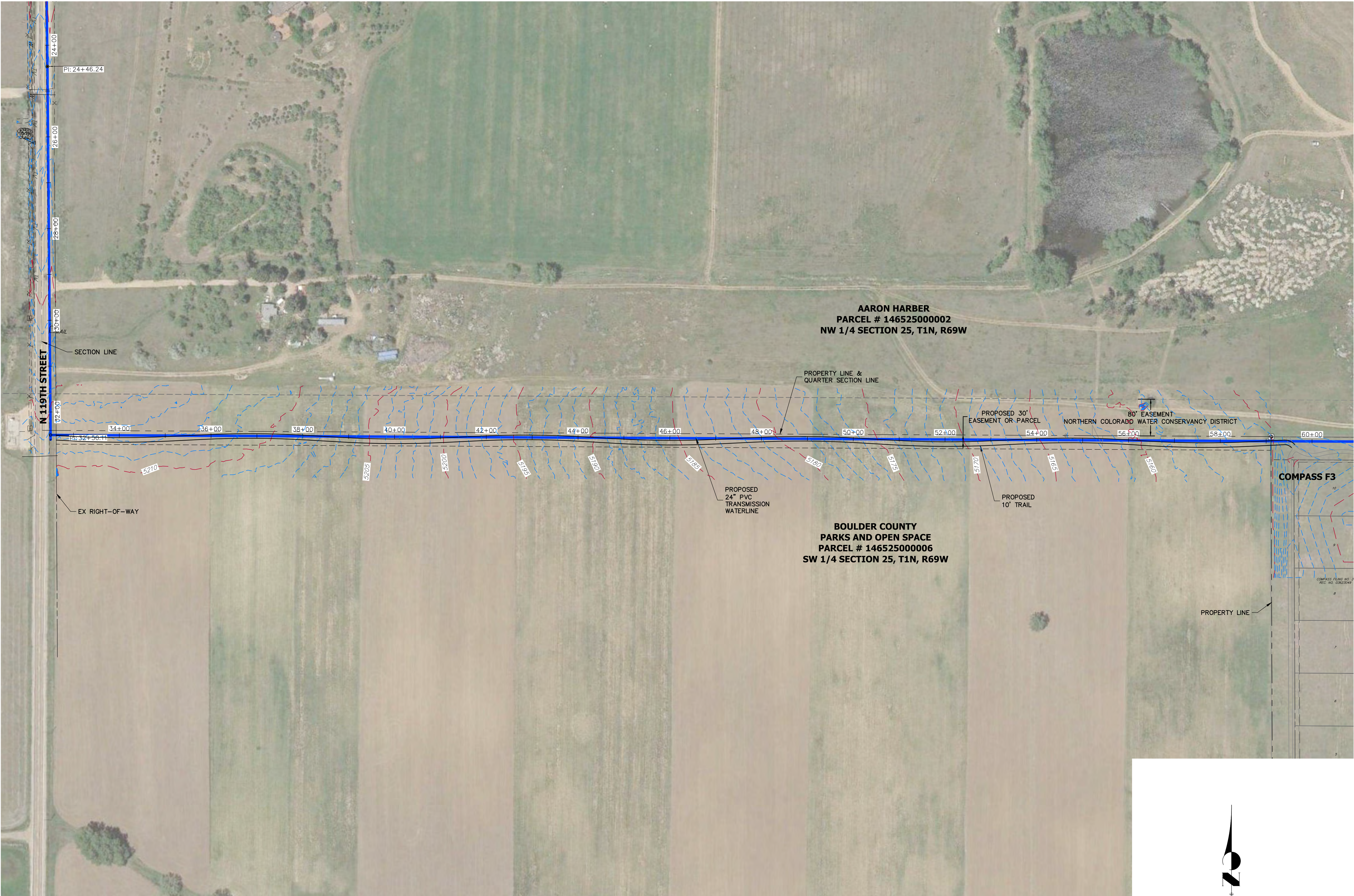


Legend

 erie.GIS.Parcels

0 0.5 1 2 Miles

N



| | | | |
|--|--|------------------|--|
| ZONE 3 WATERLINE EXTENSION - PHASE 2 | | SHEET 1 OF 1 | |
| 24" W.L. ALIGNMENT THROUGH BOULDER COUNTY POS | | JOB NO. 15708.08 | |
| CONCEPT SITE PLAN | | | |

| | | | |
|-------------|---------|-----|----------|
| H-SCALE | 1"=100' | No. | REVISION |
| V-SCALE | N/A | | |
| DATE | 9/25/19 | | |
| DESIGNED BY | JMF | | |
| DRAWN BY | AJH | | |
| CHECKED BY | | | |

| | |
|----|------|
| BY | DATE |
| | |
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**J-R ENGINEERING**
A Western Company

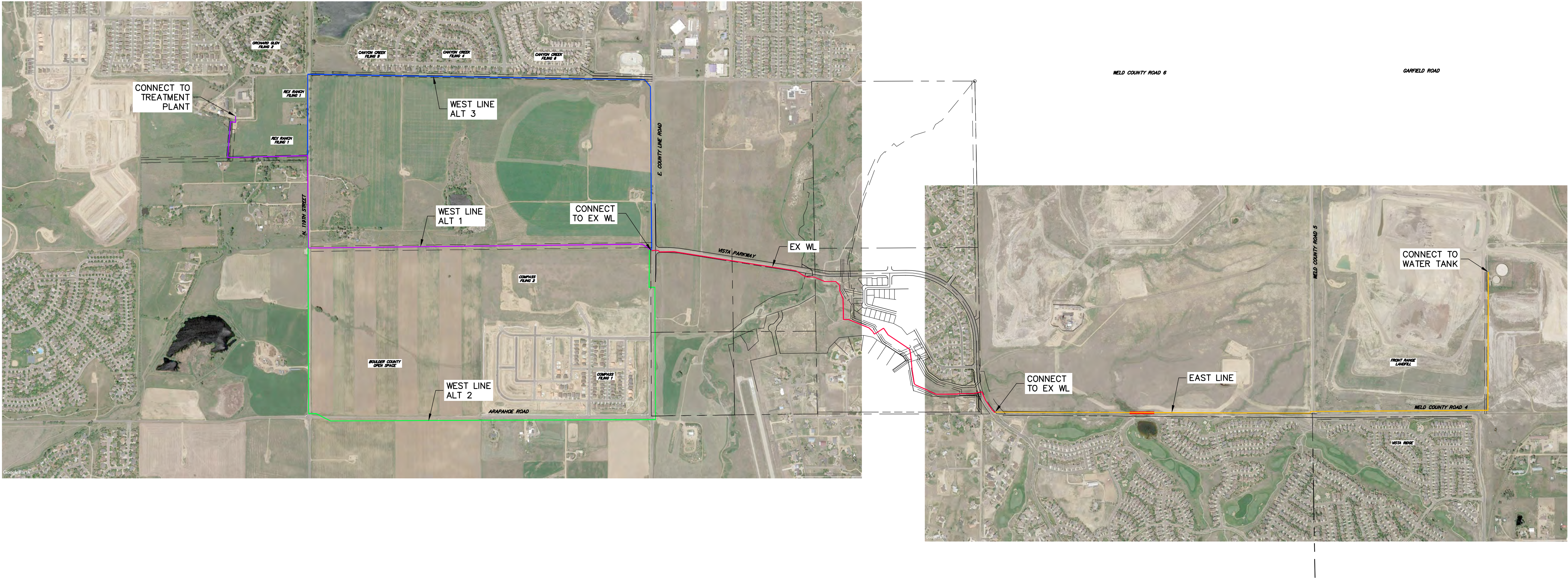
Central 303-740-9883 • Colorado Springs 719-589-2533
Fort Collins 970-491-9888 • www.jrengineering.com

**TOWN OF ERIE**
1874

PREPARED FOR
TOWN OF ERIE
DEPT. OF PUBLIC WORKS
645 HOLBROOK STREET
ERIE, CO 80516
ATTN: WENDI PALMER

UNTIL SUCH TIME AS
THESE DRAWINGS ARE
APPROVED BY THE
APPROPRIATE REVIEWING
AGENCY, THESE
DRAWINGS ARE FOR
CONSTRUCTION PURPOSES
ONLY FOR THE PURPOSES
DESIGNATED BY WRITTEN
AUTHORIZATION.

ZONE 3 WATERLINE IMPROVEMENTS PHASE 2
CONCEPT DESIGN COVER SHEET
TOWN OF ERIE



Zone 3 Waterline Improvements Phase 2
Cost Summary

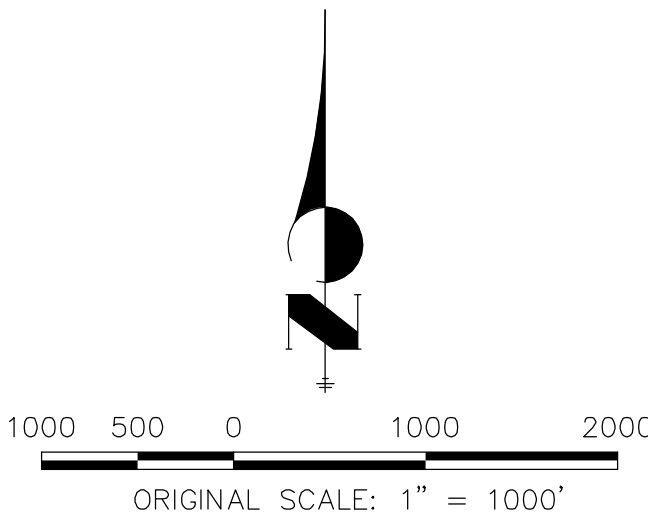
| Description | Cost |
|----------------------------|-----------------|
| West Line (Alternative 1)* | \$ 2,124,888.00 |
| West Line (Alternative 2) | \$ 3,276,516.60 |
| West Line (Alternative 3) | \$ 3,029,382.60 |
| East Line* | \$ 2,547,892.30 |

*Recommended to Proceed to Preliminary Design

| | |
|----------------------------|------------------------|
| West Line (Alternative 1)* | \$ 2,124,888.00 |
| East Line* | \$ 2,547,892.30 |
| Project Total | \$ 4,672,780.30 |

SHEET INDEX

- 1 COVER SHEET
- 2 WEST LINE (ALT 1)
- 3 WEST LINE (ALT 2)
- 4 WEST LINE (ALT 3)
- 5 TREATMENT PLANT PLAN
- 6 EAST LINE PLAN
- 7 WATER TANK PLAN



TOWN OF ERIE
ZONE 3 WATERLINE IMPROVEMENTS
JOB NO. 15708.08
5/08/18
SHEET 1 OF 7

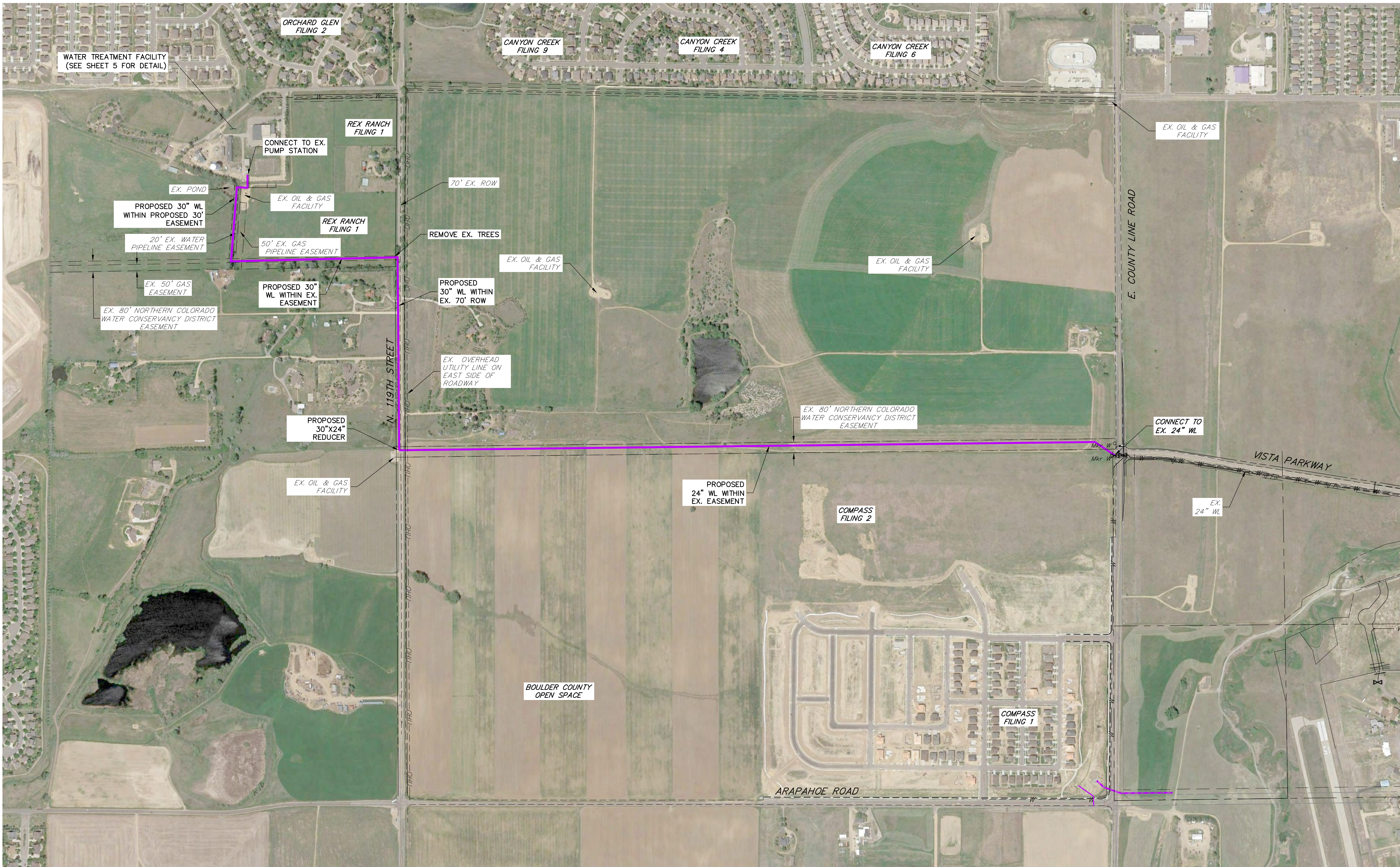


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Fort Collins 970-491-9888 • www.jrengineering.com

ZONE 3 WATERLINE IMPROVEMENTS PHASE 2

DESIGN ALTERNATIVE 1

FROM ZONE 3 PUMP STATION TO VISTA PARKWAY



| ALT 1 - CONSTRUCTION COSTS | | | | |
|--|----------|------|--------------|------------------------|
| DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | COST |
| Removal of Replacement of Asphalt Mat [Full Depth] | 70 | SY | \$ 135.00 | \$ 9,450.00 |
| Removal of Tree | 5 | EACH | \$ 1,300.00 | \$ 6,500.00 |
| 24-Inch Water Line | 5,500 | LF | \$ 135.00 | \$ 742,500.00 |
| 24-Inch Butterfly Valve | 4 | EACH | \$ 7,500.00 | \$ 30,000.00 |
| 30-Inch Water Line | 3,475 | LF | \$ 170.00 | \$ 590,750.00 |
| 30-Inch Butterfly Valve | 4 | EACH | \$ 10,000.00 | \$ 40,000.00 |
| Marker Post | 8 | EACH | \$ 100.00 | \$ 800.00 |
| Connect to Existing 24" Waterline | 1 | EACH | \$ 5,000.00 | \$ 5,000.00 |
| Connect to Existing Pump Station Transmission Main Blow Off Assembly and Vault | 1 | EACH | \$ 12,000.00 | \$ 12,000.00 |
| Air Release/Vacuum Valve and Vault | 1 | EACH | \$ 9,000.00 | \$ 9,000.00 |
| Mobilization | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| Traffic Control | 10 | DAY | \$ 3,000.00 | \$ 30,000.00 |
| Stormwater Management | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| Subtotal | | | | \$ 1,586,000.00 |
| Material Testing | 2.00% | | | \$ 31,720.00 |
| Construction Surveying | 2.00% | | | \$ 31,720.00 |
| Construction Oversight | 5.00% | | | \$ 79,300.00 |
| Subtotal | | | | \$ 1,728,740.00 |
| Contingency | 20.00% | | | \$ 345,748.00 |
| TOTAL | | | | \$ 2,074,488.00 |

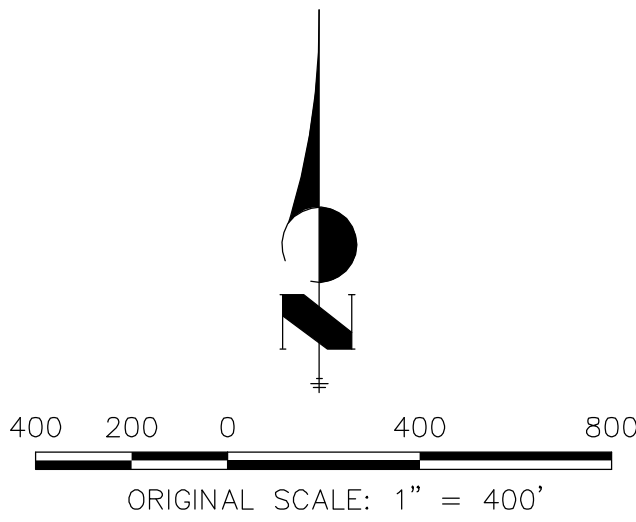
| EASEMENTS | | | | |
|-------------------|--------|----|---------|---------------------|
| Proposed Easement | 16,800 | SF | \$ 3.00 | \$ 50,400.00 |
| Total | | | | \$ 50,400.00 |

ALTERNATIVE 1 TOTAL \$ 2,124,888.00

ALT 1 - CONSTRUCTION SCHEDULE
33 CONSTRUCTION DAYS

LEGEND

| | |
|-----------------------------|--|
| PROPOSED WATER LINE - ALT 1 | |
| EXISTING WATER LINE | |
| EXISTING GAS LINE | |
| EXISTING NON-POTABLE LINE | |
| EXISTING SANITARY SEWER | |
| EXISTING STORM SEWER | |
| EXISTING CENTER LINE | |
| EXISTING RIGHT-OF-WAY | |
| EXISTING PROPERTY LINE | |
| EXISTING SECTION LINE | |
| EXISTING EASEMENT | |
| PROPOSED EASEMENT | |



TOWN OF ERIE
ZONE 3 WATERLINE IMPROVEMENTS
JOB NO. 15708.08
5/08/18
SHEET 2 OF 7



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ZONE 3 WATERLINE IMPROVEMENTS PHASE 2

DESIGN ALTERNATIVE 2

FROM ZONE 3 PUMP STATION TO VISTA PARKWAY



| ALT 2 - CONSTRUCTION COSTS | | | | |
|---|----------|------|--------------|------------------------|
| DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | COST |
| Removal of Replacement of Asphalt Mat [Full Depth] | 100 | SY | \$ 135.00 | \$ 13,500.00 |
| Removal of Tree | 5 | EACH | \$ 1,300.00 | \$ 6,500.00 |
| 24-Inch Water Line | 10,950 | LF | \$ 130.00 | \$ 1,423,500.00 |
| 24-Inch Butterfly Valve | 8 | EACH | \$ 7,500.00 | \$ 60,000.00 |
| 30-Inch Water Line | 3,475 | LF | \$ 170.00 | \$ 590,750.00 |
| 30-Inch Butterfly Valve | 4 | EACH | \$ 10,000.00 | \$ 40,000.00 |
| Marker Post | 12 | EACH | \$ 100.00 | \$ 1,200.00 |
| Connect to Existing 24" Waterline | 1 | EACH | \$ 5,000.00 | \$ 5,000.00 |
| Connect to Existing Pump Station | 1 | EACH | \$ 10,000.00 | \$ 10,000.00 |
| 24-Inch Water Line Lowering Transmission Main Blow Off Assembly and Vault | 3 | EACH | \$ 12,000.00 | \$ 36,000.00 |
| Air Release/Vacuum Valve and Vault | 3 | EACH | \$ 9,000.00 | \$ 27,000.00 |
| Mobilization | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| Traffic Control | 46 | DAY | \$ 3,000.00 | \$ 138,000.00 |
| Stormwater Management | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| Subtotal | | | | \$ 2,466,450.00 |
| Material Testing | 2.00% | | | \$ 49,329.00 |
| Construction Surveying | 2.00% | | | \$ 49,329.00 |
| Construction Oversight | 5.00% | | | \$ 123,322.50 |
| Subtotal | | | | \$ 2,688,430.50 |
| Contingency | 20.00% | | | \$ 537,686.10 |
| TOTAL | | | | \$ 3,226,116.60 |

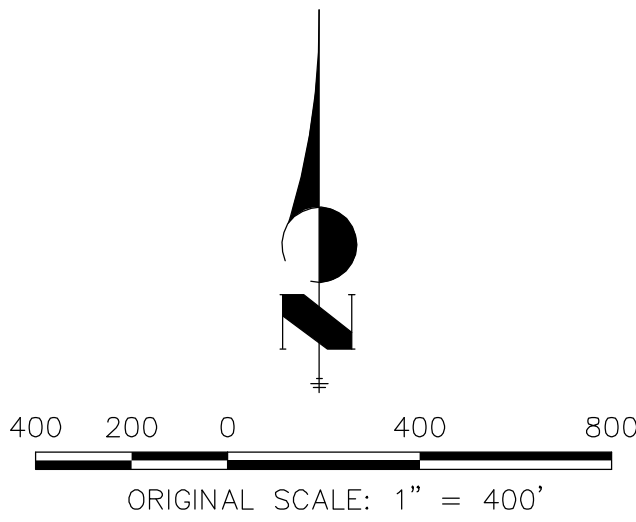
| EASEMENTS | | | | |
|-------------------|--------|----|---------|---------------------|
| Proposed Easement | 16,800 | SF | \$ 3.00 | \$ 50,400.00 |
| Total | | | | \$ 50,400.00 |

ALTERNATIVE 2 TOTAL \$ 3,276,516.60

ALT 2 - CONSTRUCTION SCHEDULE
59 CONSTRUCTION DAYS

LEGEND

| | |
|-----------------------------|--|
| PROPOSED WATER LINE - ALT 2 | |
| EXISTING WATER LINE | |
| EXISTING GAS LINE | |
| EXISTING NON-POTABLE LINE | |
| EXISTING SANITARY SEWER | |
| EXISTING STORM SEWER | |
| EXISTING CENTER LINE | |
| EXISTING RIGHT-OF-WAY | |
| EXISTING PROPERTY LINE | |
| EXISTING SECTION LINE | |
| EXISTING EASEMENT | |
| PROPOSED EASEMENT | |



TOWN OF ERIE
ZONE 3 WATERLINE IMPROVEMENTS
JOB NO. 15708.08
5/08/18
SHEET 3 OF 7

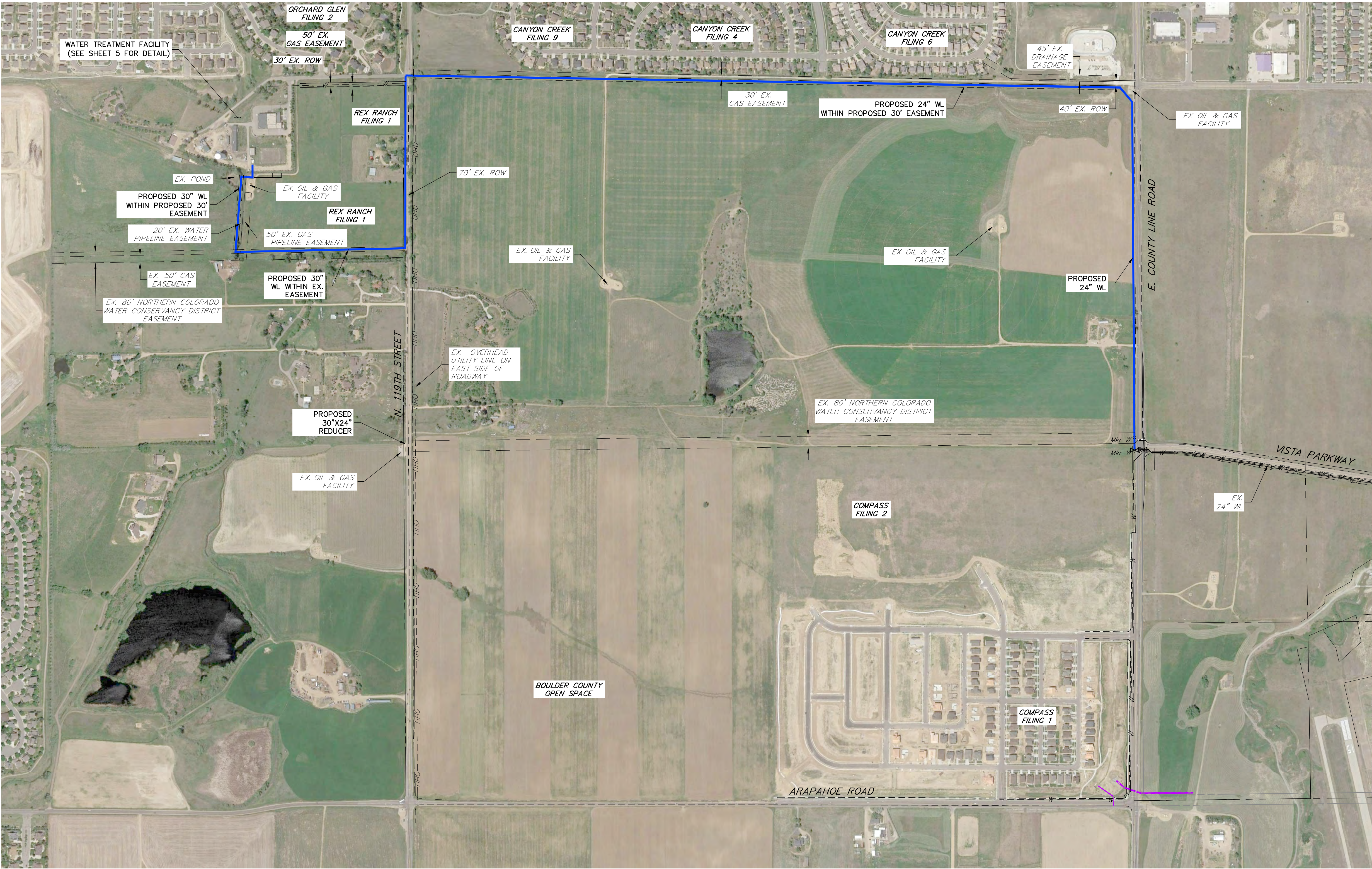


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ZONE 3 WATERLINE IMPROVEMENTS PHASE 2

DESIGN ALTERNATIVE 3

FROM ZONE 3 PUMP STATION TO VISTA PARKWAY

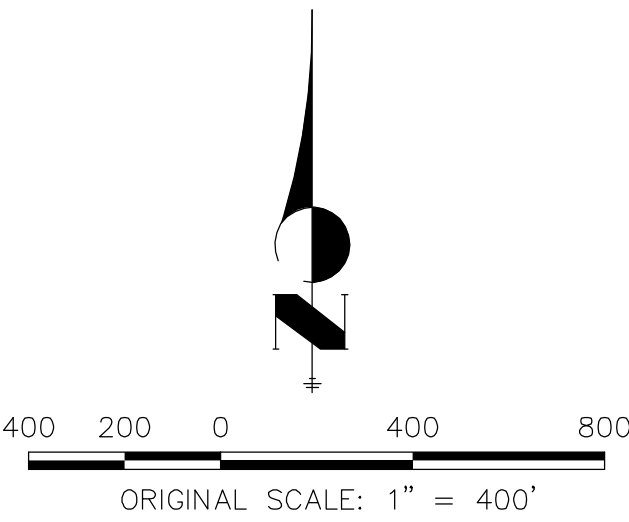


| ALT 3 - CONSTRUCTION COSTS | | | | |
|--|----------|------|--------------|-----------------|
| DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | COST |
| Removal of Replacement of Asphalt Mat [Full Depth] | 70 | SY | \$ 135.00 | \$ 9,450.00 |
| Removal of Tree | 5 | EACH | \$ 1,300.00 | \$ 6,500.00 |
| 24-Inch Water Line | 8,100 | LF | \$ 130.00 | \$ 1,053,000.00 |
| 24-Inch Butterfly Valve | 6 | EACH | \$ 7,500.00 | \$ 45,000.00 |
| 30-Inch Water Line | 3,300 | LF | \$ 170.00 | \$ 561,000.00 |
| 30-Inch Butterfly Valve | 4 | EACH | \$ 10,000.00 | \$ 40,000.00 |
| Marker Post | 10 | EACH | \$ 100.00 | \$ 1,000.00 |
| Connect to Existing 24" Waterline | 1 | EACH | \$ 5,000.00 | \$ 5,000.00 |
| Connect to Existing Pump Station Transmission Main Blow Off Assembly and Vault | 1 | EACH | \$ 12,000.00 | \$ 12,000.00 |
| Air Release/Vacuum Valve and Vault | 1 | EACH | \$ 9,000.00 | \$ 9,000.00 |
| Mobilization | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| Traffic Control | 18 | DAY | \$ 3,000.00 | \$ 54,000.00 |
| Stormwater Management | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| Subtotal | | | | \$ 1,905,950.00 |
| Material Testing | 2.00% | | | \$ 38,119.00 |
| Construction Surveying | 2.00% | | | \$ 38,119.00 |
| Construction Oversight | 5.00% | | | \$ 95,297.50 |
| Subtotal | | | | \$ 2,077,485.50 |
| Contingency | 20.00% | | | \$ 415,497.10 |
| TOTAL | | | | \$ 2,492,982.60 |
| EASEMENTS | | | | |
| Proposed Easement | 178,800 | SF | \$ 3.00 | \$ 536,400.00 |
| Total | | | | \$ 536,400.00 |
| ALTERNATIVE 3 TOTAL | | | | \$ 3,029,382.60 |

| ALT 3 - CONSTRUCTION SCHEDULE | |
|-------------------------------|--|
| 41 CONSTRUCTION DAYS | |

LEGEND

| | |
|-----------------------------|--|
| PROPOSED WATER LINE - ALT 3 | |
| EXISTING WATER LINE | |
| EXISTING GAS LINE | |
| EXISTING NON-POTABLE LINE | |
| EXISTING SANITARY SEWER | |
| EXISTING STORM SEWER | |
| EXISTING CENTER LINE | |
| EXISTING RIGHT-OF-WAY | |
| EXISTING PROPERTY LINE | |
| EXISTING SECTION LINE | |
| EXISTING EASEMENT | |
| PROPOSED EASEMENT | |

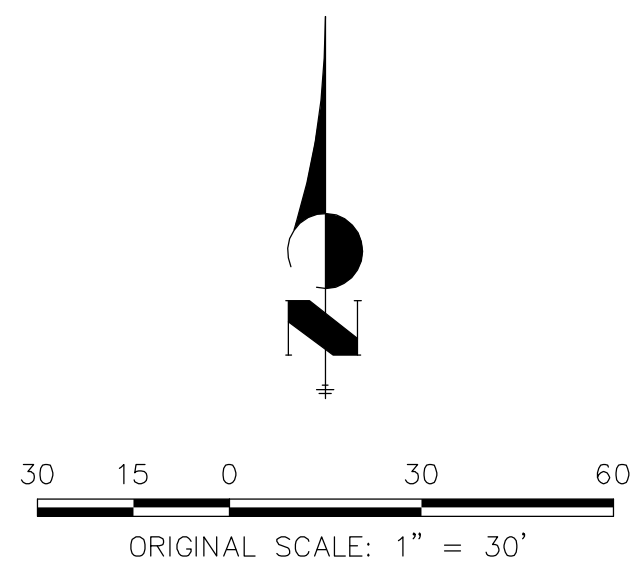
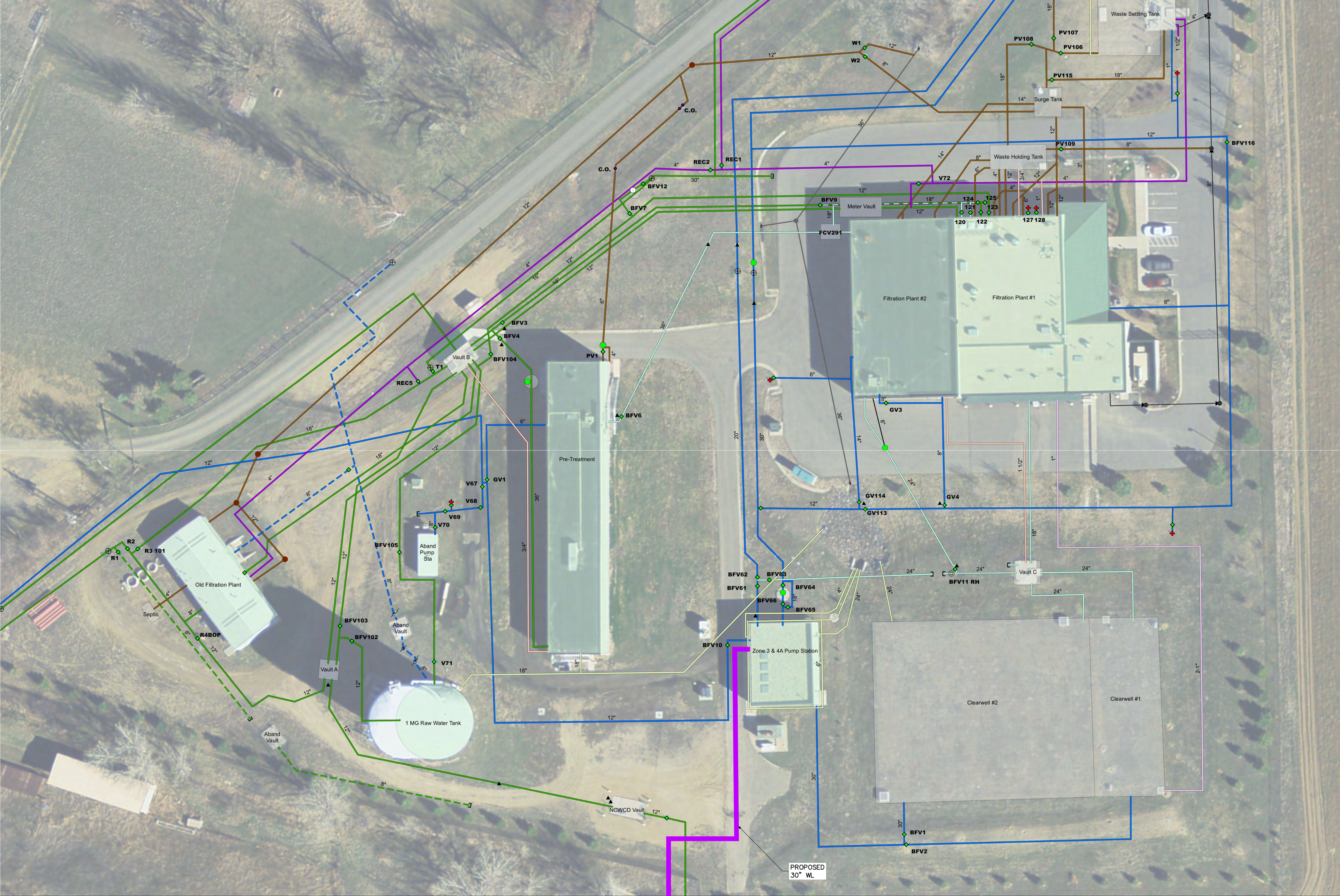


TOWN OF ERIE
ZONE 3 WATERLINE IMPROVEMENTS
JOB NO. 15708.08
5/08/18
SHEET 4 OF 7



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ZONE 3 WATERLINE IMPROVEMENTS PHASE 2
DESIGN ALTERNATIVE 1 AT PLANT
WATER TREATMENT PLANT



TOWN OF ERIE
ZONE 3 WATERLINE IMPROVEMENTS
JOB NO. 15708.08
5/08/18
SHEET 5 OF 7

 **J-R ENGINEERING**
A Westrian Company

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X:\15708000\alt1570808\Drawings\Presentations\Zone 3 Waterline Alternatives.dwg, TREATMENT FACILITY, 5/8/2018 10:21:52 AM, FarnleyE

ZONE 3 WATERLINE IMPROVEMENTS PHASE 2
 DESIGN ALTERNATIVE 1
 FROM VISTA PARKWAY TO ZONE 3 WATER TANK



| EAST LINE - CONSTRUCTION COSTS | | | | |
|--|----------|------|--------------|------------------------|
| DESCRIPTION | QUANTITY | UNIT | UNIT PRICE | COST |
| Removal of Replacement of Asphalt Mat [Full Depth] | 35 | SY | \$ 135.00 | \$ 4,725.00 |
| 24-Inch Water Line | 10,000 | LF | \$ 130.00 | \$ 1,300,000.00 |
| 24-Inch Butterfly Valve | 10 | EACH | \$ 7,500.00 | \$ 75,000.00 |
| 36-Inch Bored Steel Casing | 150 | LF | \$ 900.00 | \$ 135,000.00 |
| Marker Post | 10 | EACH | \$ 100.00 | \$ 1,000.00 |
| 24-Inch Water Line Lowering | 6 | EACH | \$ 5,000.00 | \$ 30,000.00 |
| Connect to Existing 24" Waterline | 2 | EACH | \$ 5,000.00 | \$ 10,000.00 |
| Transmission Main Blow Off Assembly and Vault | 1 | EACH | \$ 12,000.00 | \$ 12,000.00 |
| Air Release/Vacuum Valve and Vault | 1 | EACH | \$ 9,000.00 | \$ 9,000.00 |
| Maintenance Road (Aggregate Base Course) (Class 6) | 1,500 | TON | \$ 50.00 | \$ 75,000.00 |
| Mobilization | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| Traffic Control | 14 | DAY | \$ 3,000.00 | \$ 42,000.00 |
| Stormwater Management | 1 | LS | \$ 50,000.00 | \$ 50,000.00 |
| Subtotal | | | | \$ 1,793,725.00 |
| Material Testing | 2.00% | | | \$ 35,874.50 |
| Construction Surveying | 2.00% | | | \$ 35,874.50 |
| Construction Oversight | 5.00% | | | \$ 89,686.25 |
| Subtotal | | | | \$ 1,955,160.25 |
| Contingency | 20.00% | | | \$ 391,032.05 |
| TOTAL | | | | \$ 2,346,192.30 |

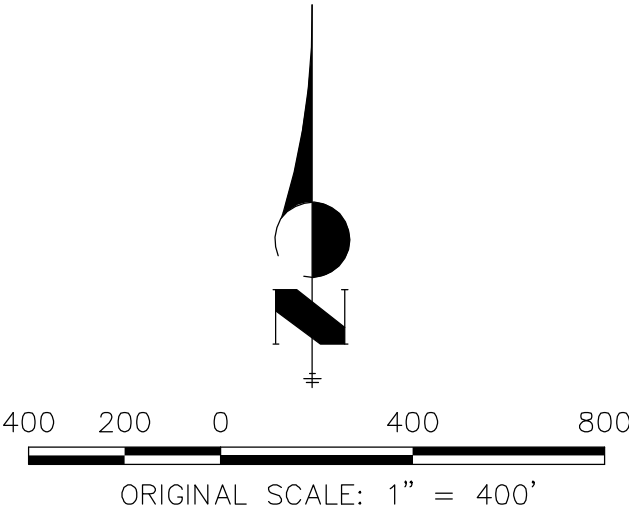
| EASEMENTS | | | | |
|-------------------|---------|----|---------|----------------------|
| Proposed Easement | 100,850 | SF | \$ 2.00 | \$ 201,700.00 |
| Total | | | | \$ 201,700.00 |

EAST LINE TOTAL \$ 2,547,892.30

EAST LINE - CONSTRUCTION SCHEDULE
46 CONSTRUCTION DAYS

LEGEND

| | |
|---------------------------------|--|
| PROPOSED WATER LINE - EAST LINE | |
| EXISTING WATER LINE | |
| EXISTING GAS LINE | |
| EXISTING NON-POTABLE LINE | |
| EXISTING SANITARY SEWER | |
| EXISTING STORM SEWER | |
| EXISTING CENTER LINE | |
| EXISTING RIGHT-OF-WAY | |
| EXISTING PROPERTY LINE | |
| EXISTING SECTION LINE | |
| EXISTING EASEMENT | |
| PROPOSED EASEMENT | |

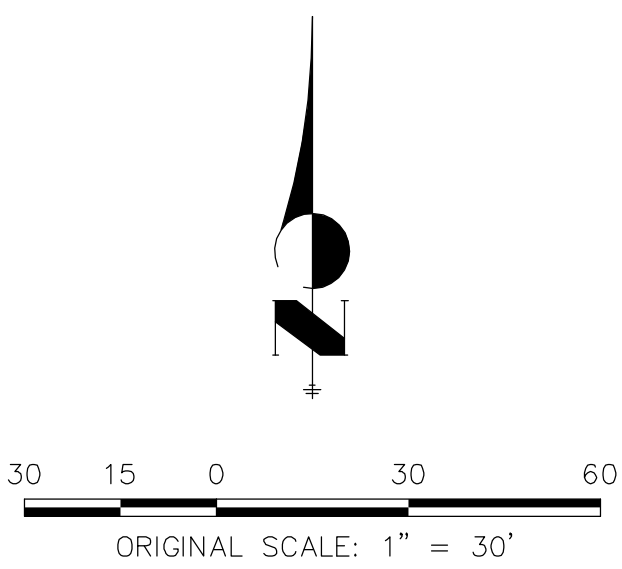
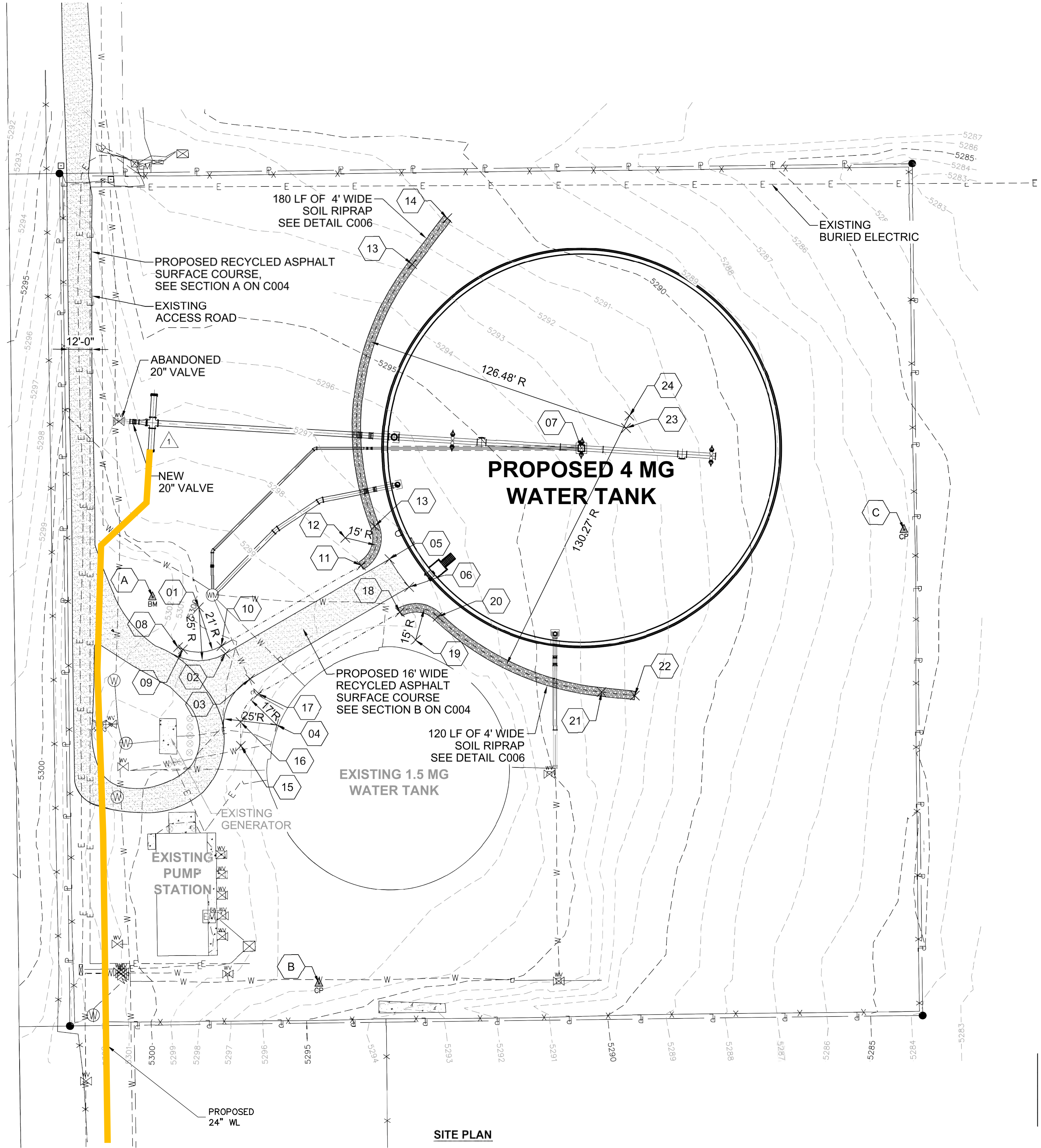


TOWN OF ERIE
 ZONE 3 WATERLINE IMPROVEMENTS
 JOB NO. 15708.08
 5/08/18
 SHEET 6 OF 7



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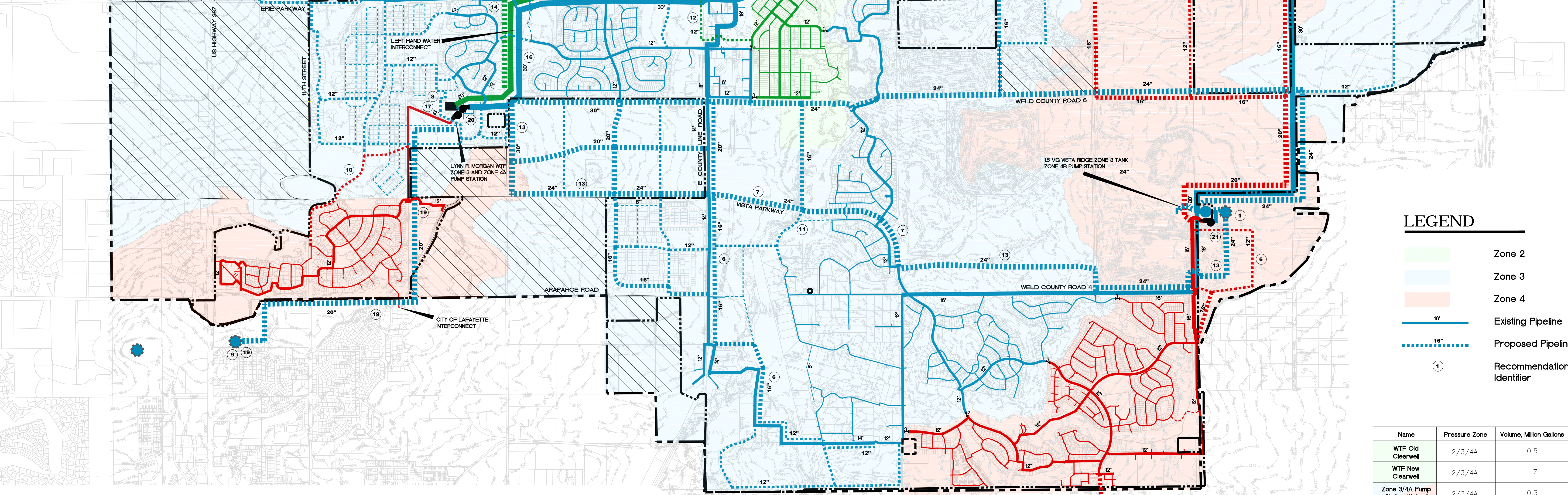
ZONE 3 WATERLINE IMPROVEMENTS PHASE 2
DESIGN ALTERNATIVE 1 AT TANKS
ZONE 3 WATER TANKS



TOWN OF ERIE
ZONE 3 WATERLINE IMPROVEMENTS
JOB NO. 15708.08
5/08/18
SHEET 7 OF 7



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LEGEND

Zone 2

Zone 3

Zone 4

Existing Pipeline

Proposed Pipeline

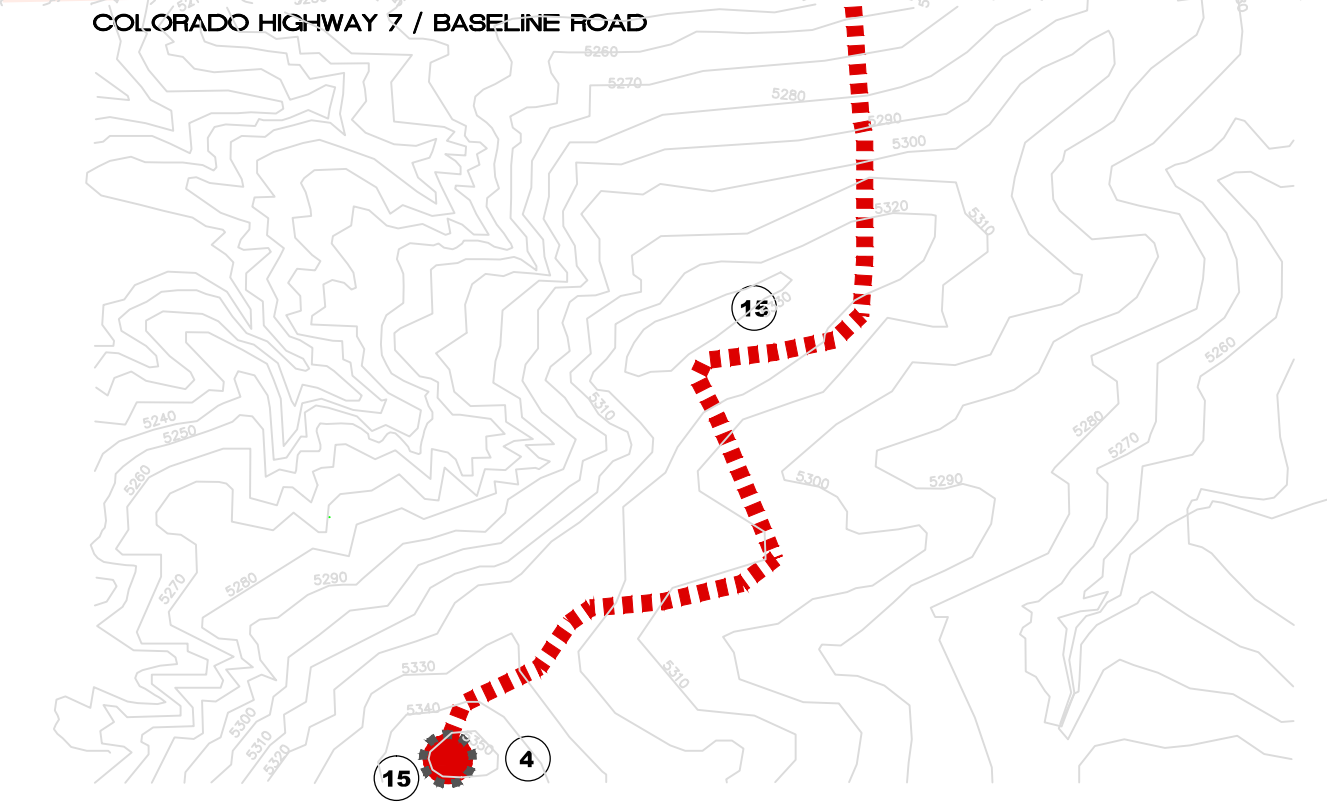
Recommendation Identifier

| Name | Pressure Zone | Volume, Million Gallons |
|--------------------------------|---------------|-------------------------|
| WTF Old Clearwell | 2/3/4A | 0.5 |
| WTF New Clearwell | 2/3/4A | 1.7 |
| Zone 3/4A Pump Station Wetwell | 2/3/4A | 0.3 |
| Zone 3 Tank | 3/4B | 1.5 |

| Recommended Immediate Improvements | Size/Quantity | Estimated Cost |
|---|---------------|----------------|
| 1. Zone 3 Storage | 4 MG | \$3,400,000 |
| 2. CW Bixler Connection | 1,250 | \$150,000 |
| 3. Zone 4B Storage Tank Land and Easements | 3± acres | \$150,000 |
| 4. Zone 2 Tank Land Acquisition | 3± acres | \$150,000 |
| 5. 20" Connection | 100 lf | \$30,000 |
| 6. County Line AC Pipe | 8,700 lf | \$1,110,000 |
| 7. Zone 3 Transmission (1 st Phase) | 6,100 lf | \$3,750,000 |
| 8. Expansion of WTF, including pretreatment upgrades | 6.75 MGD | \$7,920,000 |
| 9. Land for Zone 3 Tank | 3± acres | \$150,000 |
| 10. Zone 4A Reliability | 4,400 lf | \$530,000 |
| 11. Cessna Drive | 2,100 lf | \$250,000 |
| 12. Austin Avenue Connection | 2,000 lf | \$250,000 |
| 13. Zone 3 Transmission (2 nd Phase) | 22,000 lf | \$6,050,000 |
| Construction Costs. | | \$23,890,000 |
| Add 25% for contingencies, engineering, inspection, legal and administrative costs. | | \$5,973,000 |
| Subtotal - Project Budget | | \$29,863,000 |

| Recommended 2025 Improvements | Size/Quantity | Estimated Costs | Project Trigger Points |
|---|------------------------|-------------------------------|--|
| 14. Zone 2 Storage Tank and Transmission Main | 2.5 MG 9,800/34,000 | \$2,400,000 \$2.7M/\$7.65M | Zone 2/4A Max Day = 4 MGD |
| 15. Zone 4B Storage Tank and Transmission | 0.5 MG/ 7,000 | \$1,200,000 \$1,000,000 | Acquisition of Site |
| 16. Orchard Glen Connection | 1,000 | \$125,000 | Approaching Buildout of Flatiron Meadows |
| 17. New Water Treatment | 5.35 MGD | \$7,500,000 | DU = 16,000 Max Day = 16 MGD |
| 18. Holbrook Waterline | 3,400 | \$510,000 | Zone 2/4A Max Day = 5 MGD |
| 19. Zone 3 Storage and Transmission | 4 MG/ 11,000 | \$3,400,000 \$2,200,000 | Zone 3/4B Max Day = 17.5 MGD |
| 20. Zone 3 Pump/Controls | 4,750 gpm | \$80,000 | Zone 3/4B Max Day = 11 MGD |
| 21. Kenosha Connection | 1,400 | \$170,000 | Completion of Zone 2 Transmission |
| Construction Costs. | | \$28,935,000 | |
| Add 25% for contingencies, engineering, inspection, legal and administrative costs. | | \$7,234,000 | |
| Subtotal - Project Budget | | \$36,169,000 | |

| Pressure Zone Boundaries | | | |
|--------------------------|-------------------------------------|-----------------------------------|-------------------------|
| Zone | Hydraulic Grade Line (ft above MSL) | Service Elevations (ft above MSL) | Service Pressures (psi) |
| 2 | 5,175 | 4,950–5,070 | 97–45 |
| 3 | 5,313 | 5,070–5,210 | 105–45 |
| 4A | 5,420 | 5,210–5,300 | 91–52 |
| 4B | 5,420 | 5,210–5,300 | 91–52 |

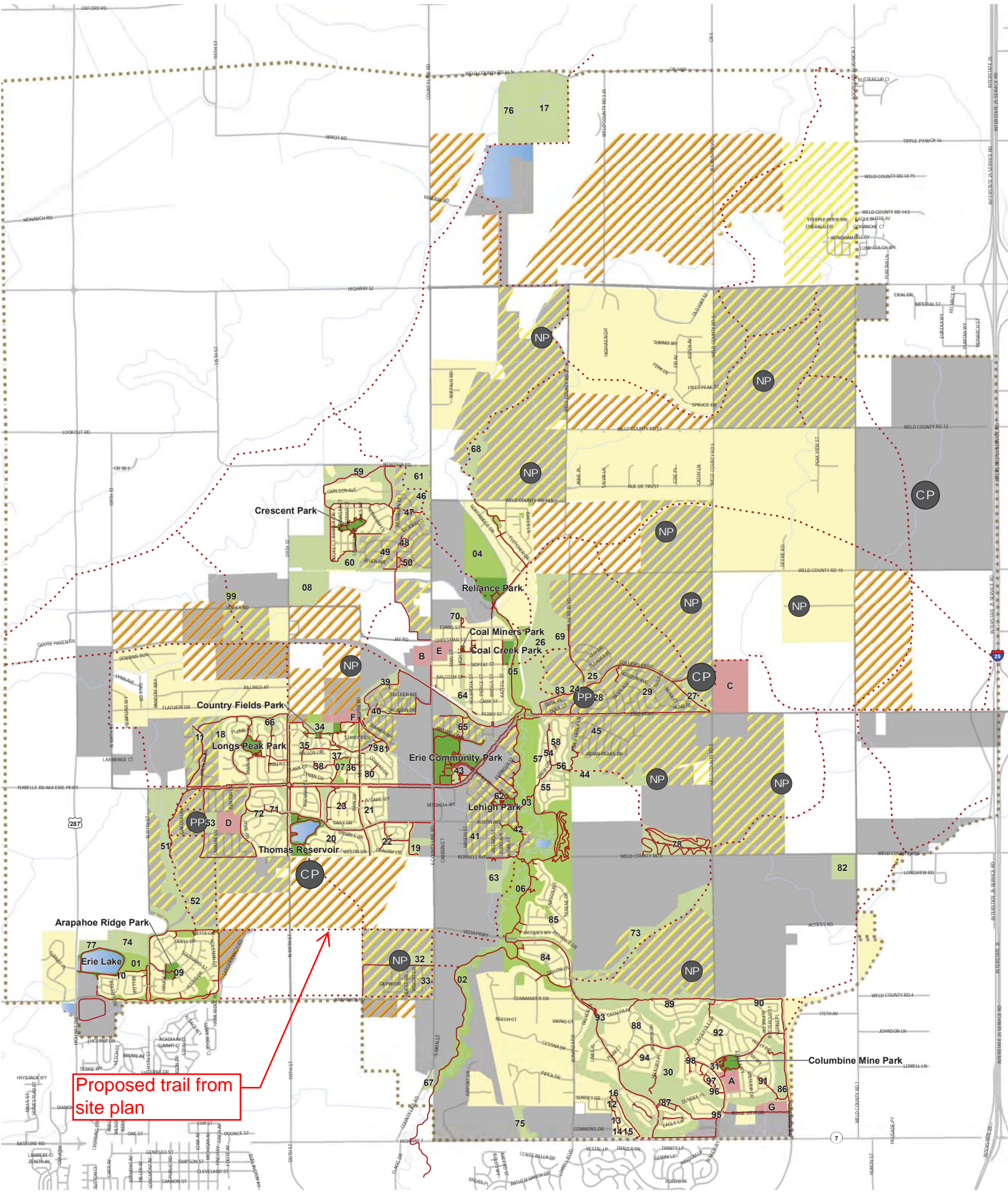


WATER SYSTEM MASTER PLAN

Map F: Future Parks and Facilities (2016)



- LABEL LOCATION
- 1 Arapahoe Ridge OS
 - 2 Coal Creek OS Airpark
 - 3 Coal Creek OS Grandview-Erie Commons
 - 4 Coal Creek OS Northridge OS
 - 5 Coal Creek OS Old Town
 - 6 Coal Creek OS Vista Pointe
 - 7 Country Fields OS
 - 8 Allan Farms
 - 9 Arapahoe Ridge Pool
 - 10 Arapahoe Ridge PP
 - 11 Baxter
 - 12 Blue Sky PA
 - 13 Blue Sky PP A
 - 14 Blue Sky PP B
 - 15 Blue Sky PP C
 - 16 Blue Sky PP D
 - 17 Bryant Conservation Easement
 - 18 Candlelight Ridge OS
 - 19 Canyon Creek OS
 - 20 Canyon Creek PP A
 - 21 Canyon Creek PP B
 - 22 Canyon Creek PP C
 - 23 Canyon Creek PP D
 - 24 Colliers Hill
 - 25 Colliers Hill Clubhouse
 - 26 Colliers Hill OS A
 - 27 Colliers Hill OS B
 - 28 Colliers Hill PP A
 - 29 Colliers Hill PP B
 - 30 Colorado National Golf Club
 - 31 Columbine Mine Pool
 - 32 Compass Park
 - 33 Compass PP
 - 34 Country Fields Park OS
 - 35 Country Fields PP A
 - 36 Country Meadows PP A
 - 37 Country Meadows PP B
 - 38 Country Meadows PP C
 - 39 Creekside OS
 - 40 Creekside PP B
 - 41 Erie Commons PP A
 - 42 Erie Commons PP B
 - 43 Erie Community Center
 - 44 Erie Highlands OS
 - 45 Erie Highlands PP A
 - 46 Erie Village OS
 - 47 Erie Village PP A
 - 48 Erie Village PP B
 - 49 Erie Village PP C
 - 50 Erie Village PP D
 - 51 Flatiron Meadows OS A
 - 52 Flatiron Meadows OS B
 - 53 Flatiron Meadows Park
 - 54 Grandview OS
 - 55 Grandview PP A
 - 56 Grandview PP B
 - 57 Grandview PP C
 - 58 Grandview PP D
 - 59 Kenosha Estates Open Space
 - 60 Kenosha Farms OS
 - 61 King OS
 - 62 Lehigh Pool
 - 63 Leon A Wurl Service Center OS
 - 64 Linear Park Open Space North
 - 65 Linear Park OS South
 - 66 Meadow Sweet Farm Open Space
 - 67 Messersmith OS
 - 68 Morgan Hill OS
 - 69 Mt Pleasant Cemetery
 - 70 Oamek UN
 - 71 Orchard Glen OS
 - 72 Orchard Glen PP
 - 73 Redtail Ranch OS A
 - 74 Schofield OS
 - 75 Sierra Vista OS
 - 76 Snoflan Conservation Easement
 - 77 Stoney OS
 - 78 Sunset Singletrack OS
 - 79 Sunwest L
 - 80 Sunwest PP A
 - 81 Sunwest PP B
 - 82 Town of Erie OS
 - 83 Town of Erie UN
 - 84 Vista Pointe PP A
 - 85 Vista Pointe PP B
 - 86 Vista Ridge OS A
 - 87 Vista Ridge PA
 - 88 Vista Ridge PP A
 - 89 Vista Ridge PP B
 - 90 Vista Ridge PP C
 - 91 Vista Ridge PP D
 - 92 Vista Ridge PP E
 - 93 Vista Ridge PP F
 - 94 Vista Ridge PP G
 - 95 Vista Ridge PP I
 - 96 Vista Ridge PP J
 - 97 Vista Ridge PP K
 - 98 Vista Ridge PP L
 - 99 Wise Open Space OS
 - A Black Rock Elementary School
 - B Erie Elementary School
 - C Erie High School
 - D Erie K-8 BVSD
 - E Erie Middle School
 - F Red Hawk Elementary
 - G Vista Ridge Academy



Proposed trail from site plan

- PP Planned Park
- NP Future Neighborhood Park
- CP Future Community Park
- Existing Residential
- Planned Future Residential
- Comp Plan Designated Residential
- Proposed Trail
- Existing Trail

- Town Park
- Town Open Space
- Other Park/Open Space
- School
- Town of Erie
- Planning Boundary
- Water Body



Map produced for Town of Erie by the GRASP® Team. This map is intended for planning and discussion purposes only. Refer to the project document for map details. Legend elements may vary slightly in size, color and transparency from those shown on map. GIS Data Sources Include: Town of Erie, ESRI, GRASP® Team April 2017. Copyright© 2017 Town of Erie





January 27, 2020

Summer Frederick
Boulder County, Land Use Department
Courthouse Annex Building
2045 13th Street
PO Box 471
Boulder, Colorado, 80302

RE: Docket LE-19-002, Town of Erie Zone 3 Waterline Improvement

Dear Ms. Frederick,

Below are issues raised by Boulder County Parks and Open Space with a corresponding response.

Boulder County Comment regarding Alternatives:

Staff does not understand why two obvious alternatives were not pursued: A) placing the waterline within Northern Water's existing easement; and B) placing the waterline on private property immediately north of the easement. A study of "concept design alternatives" would normally include such obvious possibilities, yet the application does not examine these. It is not even clear if Northern Water's easement is currently being used, or if future use is expected. At 80 feet in width, this easement should be able to co-locate even two lines. For alternative B above, staff would normally not support a new easement across county open space lands when a private alternative is viable. Why were these two alternatives not pursued?

Town Response:

- A) The Town did have discussions with Northern Water Conservancy District (Northern Water) Staff about sharing the existing easement. Northern Water Staff discouraged Town of Erie Staff from pursuing the sharing of the existing easement. As a requirement of allowing other entities to utilize a portion of the easement, Northern Water is required to recover the cost of acquiring the easement and charge a 9% per year inflation. The easement was acquired approximately 25 years ago. At that time Northern Water had to condemn the property to acquire the easement. Not only would the Town of Erie have to pay Northern Water the cost for appraisals, attorneys, and court costs, and the cost of the easement, the Town would have to negotiate our own easement with the property owner, who as discussed below is not open to cooperating with the Town
- B) Placing the Town's waterline in an easement north of Northern Water's easement would encumber additional land from the property owner who already has had the NCWCD take property from him for their water lines. The Town did reach out to the Property Owner who is supportive of the Town constructing the waterline, but indicated that they

were not interested in the waterline encumbering any additional area of land. This property owner had annexed into Erie in 2013. The Owner and Erie could not agree to business terms for the property and consequently the Owner chose to de-annex and sue to town for damages. The de-annexation occurred in 2015. After several appeals regarding damages, the courts ruled in the Town's favor. Due to the contentious relationship between the Town and the property owner, the anticipated lack of success in cooperating with the property owner, and the timeframe for the waterline development it was determined that this was not a viable option.

Boulder County Comment regarding Property Line:

As drawn on the Concept Site Plan, the northern property line of the CMN-Kirch parcel may not be correct. Staff understands that the current farming operations may not correspond with the northern property boundary. However, as shown on the Plan (Sheet 1 of 1), the western end of this northern property line terminates across N. 119th St. from a natural gas facility.

According to the county Assessor's property lines, this western terminus is about 75 feet to the north, and corresponds with the northern property line on the adjacent property that is west of 119th St. It is unknown which is correct, and this may also affect the actual location of Northern Water's easement. The northwest corner of the subject property must be determined.

Town Response:

The northern property line was surveyed in December 2019, and it was confirmed to be within +/- 1 foot of the property line previously shown in the 9/25/19 concept site plan. We determined that the aerial photo was shifted too far north in the 9/25/19 concept site plan. The attached concept site plan, dated 1/24/20, has been updated to include the surveyed property line and the corrected aerial photo.

Boulder County Comment regarding Construction and Site Restoration:

If the proposal is approved, and this corridor of land remains as county open space, then the applicant must coordinate both construction work and restoration details with the Agricultural Resources Division of Parks & Open Space. Trenching work, when done in inclement weather or wet soil conditions, can permanently destroy soil structure. Working under such conditions would not be allowed. Post-construction, specific restoration techniques would be required by the Division.

On the other hand, if the corridor is to include a trail and is purchased by the City of Erie, as outlined in the application as a possibility, then the above soil-protection considerations would largely be moot, or at least would be at the discretion of the new landowner.

Town Response:

If the Town acquires an easement for just the waterline, the construction and restoration will be coordinated with the Agricultural Resources Division of Parks & Open Space to implement best practices to reduce the impacts on soils during construction and facilitates restoration which returns the property to its pre-construction state

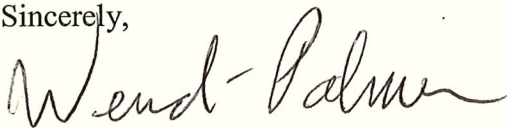
The Town does desire to have a trail connection from the west side of the Compass Subdivision to 119th Street and thus Town ownership of the area is preferable to an easement. The Town believes the proposed regional trail link will provide a benefit to Erie, Lafayette, and Boulder County residents in general. If the trail is allowed, it is logical for the alignment to be owned by the Town and instead of acquiring an easement, the Town would look to acquire a right-of-way for the Trail and waterline to share. An added benefit to the County for a Town right of way (trail and waterline) along the northern property boundary is that it would better define the northern limits of the agricultural use for the lessee, resolving the current issue where the existing agricultural lessee is trespassing onto the property to the north. This Town owned buffer between County Open Space and the property to the north may be even more useful if/when the northern property owner pursues the development of the property.

In addition to a response from Boulder County Parks and Open Space, Micheal Tupper and Naseem Munshi, Boulder County citizens voiced an opinion that the alignment of the waterline in 119th Street not be along the western edge of the road as was shown in the conceptual plans. Micheal and Naseem did come to Erie and visited with Staff who shared the draft construction plans which now show the alignment on the eastern side of 119th Street. After the conceptual alignment was published, the Town's engineer performed a site survey at which time it was determined that the best location for the waterline along 119th Street would be on the eastern edge of 119th Street. Please note, the area of concern these comments relate to is not within the area subject to the County's LE review however, the concerns raised by these citizens have been resolved by the Town.

If Boulder County has any other questions regarding Docket LE-19-002, Town of Erie Zone 3 Waterline Improvement, please contact Wendi Palmer at 303-926-2875.

Thank you for your consideration regarding Docket LE-19-002, Town of Erie Zone 3 Waterline Improvement.

Sincerely,



Wendi Palmer
Civil Engineer

CC: Todd Fessenden, Public Works Director
Lucas Busher, Boulder County Contract Planner



| | | | |
|--|----------------|--|--------------------|
| ZONE 3 WATERLINE EXTENSION - PHASE 2 | | SHEET 1 OF 1 | |
| 24" W.L. ALIGNMENT THROUGH BOULDER COUNTY POS | | JOB NO. 15708.08 | |
| CONCEPT SITE PLAN | | | |
| H-SCALE 1"=100' | V-SCALE N/A | DATE 1/24/20 | DESIGNED BY JMF |
| No. | | REVISION | CHECKED BY AJH |
| BY | | DATE | |
| PREPARED FOR | | TOWN OF ERIE DEPT OF PUBLIC WORKS 645 HOLBROOK STREET ERIE, CO 80516 ATTN: WENDI PALMER | |
| J.R. ENGINEERING A Western Company | | UNTIL SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, THESE DRAWINGS ARE TO BE USED ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION. | |



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEMO TO: Agencies and adjacent property owners
FROM: Summer Frederick, AICP, Principal Planner
DATE: October 23, 2019
RE: Docket LE-19-0002

Docket LE-19-0002: Town of Erie's Zone 3 Waterline Improvement Phase 2

Request: Location and Extent review for a 24" transmission waterline and public trail.
Location: At Parcel ID 146525000006 on the northeast corner of Arapahoe Road and North 119th Street, in Section 25, Township 1N, Range 69W.
Zoning: Agricultural (A) Zoning District
Applicant: Wendi Palmer
Property Owner: Boulder County Parks & Open Space
Agent: JR Engineering LLC

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Please return responses to the above address by **November 27, 2019.**

☒ We have reviewed the proposal and have no conflicts.

☐ Letter is enclosed.

Signed: [Signature] PRINTED Name: Ron Flex

Agency or Address: Boulder County
Building Safety and Inspection Services

From: [McHugh, John - FPAC-NRCS, LONGMONT, CO](#)
To: [Frederick, Summer](#)
Subject: LE-19-0002
Date: Wednesday, November 13, 2019 7:38:29 AM

Summer

On behalf of the Boulder Valley Conservation District Board of Directors I am provide this additional comment.

'The Town of Erie shall be responsible for long term weed control along the path and rightaway to protect agricultural lands from weed infestation.'

Kind regards

John McHugh PE
BV&L CDs

This electronic message contains information generated by the USDA solely for the intended recipients. Any unauthorized interception of this message or the use or disclosure of the information it contains may violate the law and subject the violator to civil or criminal penalties. If you believe you have received this message in error, please notify the sender and delete the email immediately.



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEMO TO: Agencies and adjacent property owners
FROM: Summer Frederick, AICP, Principal Planner
DATE: October 23, 2019
RE: Docket LE-19-0002

Docket LE-19-0002: Town of Erie's Zone 3 Waterline Improvement Phase 2

Request: Location and Extent review for a 24" transmission waterline and public trail.
Location: At Parcel ID 146525000006 on the northeast corner of Arapahoe Road and North 119th Street, in Section 25, Township 1N, Range 69W.
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☐ Letter is enclosed.

Signed: [Signature] PRINTED Name: LuAnn Penfold

Agency or Address: Mountain View Fire Rescue



Land Use

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☐ Letter is enclosed.

Signed: [Signature] PRINTED Name: Jessica Fasick

Agency or Address: Land Use Historic Review

Deb Gardner County Commissioner

Elise Jones County Commissioner

Matt Jones County Commissioner



Parks & Open Space

5201 St. Vrain Road • Longmont, Colorado 80503
303.678.6200 • Fax: 303.678.6177 • www.BoulderCountyOpenSpace.org

TO: Summer Frederick, Land Use Department
FROM: Ron West, Natural Resource Planner
DATE: December 24, 2019
SUBJECT: Docket LE-19-0002, Town of Erie Zone 3 Waterline Improvement

Site Conditions

I have reviewed the submitted materials, and am familiar with the locale. The entire length of the proposed waterline, within unincorporated Boulder County, is in agricultural production.

County Comprehensive Plan Designations

The parcel has the following designations in the Boulder County Comprehensive Plan, or from other resource inventories.

- Public Lands – Boulder County open space, CMN-Kirch property
- Significant Agricultural Lands of Local and Statewide Importance

Discussion

Alternatives

Staff does not understand why two obvious alternatives were not pursued: A) placing the waterline within Northern Water's existing easement; and B) placing the waterline on private property immediately north of the easement. A study of "concept design alternatives" would normally include such obvious possibilities, yet the application does not examine these. It is not even clear if Northern Water's easement is currently being used, or if future use is expected. At 80 feet in width, this easement should be able to co-locate even two lines. For alternative B above, staff would normally not support a new easement across county open space lands when a private alternative is viable. Why were these two alternatives not pursued?

Property Line

As drawn on the Concept Site Plan, the northern property line of the CMN-Kirch parcel may not be correct. Staff understands that the current farming operations may not correspond with the northern property boundary. However, as shown on the Plan (Sheet 1 of 1), the western end of this northern property line terminates across N. 119th St. from a natural gas facility. According to the county Assessor's property lines, this western terminus is about 75 feet to the north, and corresponds with the northern property line on the adjacent property that is west of 119th St. It is unknown which is correct, and this may also affect the actual location of Northern Water's easement. The northwest corner of the subject property must be determined.

Construction and Site Restoration

If the proposal is approved, and this corridor of land remains as county open space, then the applicant must coordinate both construction work and restoration details with the Agricultural Resources Division of Parks & Open Space. Trenching work, when done in inclement weather or wet soil conditions, can permanently destroy soil structure. Working under such conditions would not be allowed. Post-construction, specific restoration techniques would be required by the Division.

On the other hand, if the corridor is to include a trail and is purchased by the City of Erie, as outlined in the application as a possibility, then the above soil-protection considerations would largely be moot, or at least would be at the discretion of the new landowner.

Recommendations

- Depending on the eventual disposition of the alignment corridor, as discussed above, construction oversight may be required, as well as a detailed Restoration Plan approved.



Transportation Department

2525 13th Street, Suite 203 • Boulder, Colorado 80304 • Tel: 303.441.3900 • Fax: 303.441.4594
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

December 20, 2019

TO: Summer Frederick, AICP, Principal Planner; Land Use Department
FROM: Jennifer Severson, Development Review Coordinator
SUBJECT: Docket # LE-19-0002: Town of Erie's Zone 3 Waterline Improvement Phase 2

The Transportation Department has reviewed the above referenced docket and has the following comments:

1. As proposed in the application materials, no work will occur within Boulder County right-of-way (ROW) and no impacts to County ROW are anticipated; therefore, the Transportation Department has no concerns.
2. As a part of Boulder County's water quality protection and municipal separate storm sewer system construction program, a stormwater quality permit (SWQP) is required if the area of disturbance on the subject property exceeds one acre in size. The size of the area to be disturbed must be included on plans submitted for permitting. If a County SWQP is required, a SWQP application must be submitted at the time of grading permit application submittal and the SWQP must be obtained prior to any work beginning on the project.

This concludes our comments at this time.

Docket LE-19-0002: Town of Erie's Zone 3 Waterline Improvement Phase 2

Summer Frederick, AICP, Principal Planner
Boulder County Land Use Department
2045 13th Street
Boulder, CO 80302

November 24, 2019

Dear Summer Frederick:

We tried to reach you, to discuss this Docket, several times by phone and left a couple of messages requesting that you call us back, but never got a response.

We then contacted Wendi Palmer, Erie Town Planner and Applicant on this docket. She went over their plan for the waterline in detail, but could not give us a copy, since the plans are preliminary and have not been approved.

According to the plan Wendi showed us, the waterline will run from the Erie Water Treatment Plant East through an easement just North of our property at 2595 N. 119th Street. The waterline will cross N. 119th Street to the east side and then run south on the eastside of N. 119th Street, across the road from our property (which is to the West of N.119th Street). If this is the alignment of the waterline (running on the eastside of N. 119th St), we have no objection.

However, if the alignment for the water line is along the West side of N. 119th Street, on the West side of the roadway easement adjacent to our property boundary, then we strongly object. This alignment would have severe impact on our property, our property value, and on the wildlife that lives on our property. Owls, hawks, and other birds use the trees and habitat along the East side of our property adjacent to N. 119th Street to nest and roost. Removal of these trees would be very detrimental to some of the last remaining natural habitat in east boulder county.

We have no opinion on the location of the waterline on county open space property.

We would like clarification on this at your earliest convenience.

Sincerely,

The image shows two handwritten signatures in black ink. The first signature is on the left and the second is on the right. They appear to be the names of Michael Tupper and Naseem Munshi.

Michael Tupper and Naseem Munshi
2595 N 119th St, Lafayette, CO 80026



Land Use

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Please return responses to the above address by **November 27, 2019**.

☐ We have reviewed the proposal and have no conflicts.

☒ Letter is enclosed.

Signed:   Michael Tupper and
PRINTED Name: Naseem Munshi

Agency or Address:
2595 N 119th St, Lafayette, CO 80026

Deb Gardner County Commissioner

Elise Jones County Commissioner

Matt Jones County Commissioner



Naseem Munshi & Michael Tupper
2595 N. 119th St.
Lafayette, CO 80026-9215



RECEIVED

DEC 02 2019

Boulder County
Land Use Department

BOULDER COUNTY LAND USE
COURTHOUSE ANNEX
8045 13TH STREET
BOULDER, CO 80302
ATTN: SUMMER FREDERICK, AICP, PRINCIPAL PLANNER
DOCKET LE-19-0002

0000285201 0006



From: Sandoval, Kathy <ksandoval@bouldercounty.org>
Sent: Monday, February 3, 2020 8:19 AM
To: jkarroll349@gmail.com
Cc: #LandUsePlanner <Planner@bouldercounty.org>
Subject: RE: Ask a Planner - Web inquiry from Jennifer Carroll -

Hi Jennifer,

The application that is being reviewed is for the Town of Erie's Zone 3 Waterline Improvement. This will extend a 24" waterline and public trail.

Feel free to contact our office if you have additional questions.

Kathy Sandoval, AICP

(she/her/hers/ella)

Planner

Boulder County Community Planning & Permitting (formerly Land Use and Transportation) – We've become a new department!

2045 13th St | Boulder, CO 80302

Mailing address: PO Box 471 Boulder CO 80306

(303) 441-3930

-----Original Message-----

From: Wufoo <no-reply@wufoo.com>
Sent: Saturday, February 01, 2020 9:49 AM
To: #LandUsePlanner <Planner@bouldercounty.org>
Subject: Ask a Planner - Web inquiry from Jennifer Carroll -

Boulder County Property Address : Arapahoe & 119th St near Erie

Name: Jennifer Carroll

Email Address: jkarroll349@gmail.com

Please enter your question or comment: Hello,

I drove by the open space/farm land on the NE corner of 119th and Arapahoe near Erie. I saw a yellow sign in the field for a public hearing but could not stop to see more details about it. As this land is in unincorporated Boulder County I thought I would contact you to see what is proposed there and what dates are scheduled for hearings.

Thanks for the help!

Jennifer

Public record acknowledgement:

I acknowledge that this submission is considered a public record and will be made available by request under the Colorado Open Records Act.

From: Buscher, Lucas <lbuscher@bouldercounty.org>
Sent: Monday, February 3, 2020 2:04 PM
To: jkarroll349@gmail.com
Cc:
Subject: LE-19-0002: Town of Erie's Zone 3 Waterline Improvement Phase 2

Hello Jennifer,

I am following up Summer Frederick's email that she sent to you. I'm the planner that has been assigned for the review of the application, so if you have any questions please let me know. The application is scheduled to go before Planning Commission this month of February 19th.

Best,
Lucas

Lucas Buscher, *Planning Consultant*
Boulder County Community Planning & Permitting (*formerly Land Use and Transportation*)
Pronouns: he/him/his
Physical address: 2045 13th St., Boulder CO 80302
Mailing address: PO Box 471, Boulder, CO 80306
(720) 815-8603 (Direct) | (303) 441-4856 (Office)
lbuscher@bouldercounty.org
www.bouldercounty.org