

# **TOWN OF ERIE**

*645 Holbrook Street  
Erie, CO 80516*



## **Meeting Minutes**

**Wednesday, December 2, 2020**

**6:30 PM**

**via Virtual Meeting  
<https://bit.ly/Dec2PCMtg>**

## **Planning Commission**

**I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG**

Chair Zuniga called the December 2, 2020 Planning Commission Meeting to order at 6:30pm.

**II. ROLL CALL****Roll Call:**

Commissioner Hoback - present  
Commissioner Luthi - present  
Commissioner Sawusch - present  
Commissioner Witt - present  
Commissioner Ames - present  
Vice Chair Fraser - absent/excused  
Chair Zuniga - present

**III. APPROVAL OF THE AGENDA**

Commissioner Luthi moved to approve the agenda of the December 2, 2020 Planning Commission Meeting. The motion, seconded by Commissioner Ames, carried with the following roll call vote:

Commissioner Hoback - yes  
Commissioner Luthi - yes  
Commissioner Sawusch - yes  
Commissioner Witt - yes  
Commissioner Ames - yes  
Chair Zuniga - yes

**IV. APPROVAL OF MINUTES**

[20-584](#)

Approval of the November 18, 2020 Planning Commission Meeting Minutes

**Attachments:** [11-18-2020 PC Meeting Minutes](#)

Commissioner Hoback moved to approve the meeting minutes of the November 18, 2020 Planning Commission Meeting. The motion, seconded by Commissioner Ames, carried with the following roll call vote:

Commissioner Hoback - yes  
Commissioner Luthi - yes  
Commissioner Sawusch - yes  
Commissioner Witt - yes  
Commissioner Ames - yes  
Chair Zuniga - yes

**V. PUBLIC COMMENTS**

There were no public comments.

**VI. GENERAL BUSINESS**

[20-580](#)

Review and comment of the Redtail Ranch Sketch Plan application for 898 residential lots

**Attachments:** [Staff Report](#)  
[Sketch Plan Exhibits](#)  
[Narrative and Application](#)  
[OtherApplicantMaterials](#)  
[Staff & Agency Review Comments](#)  
[Staff Presenation](#)  
[Applicant Presentation](#)

Audem Gonzales, Senior Planner, gave a presentation on Agenda Item #20-580, a Review of the Redtail Ranch Sketch Plan.

The applicant, Roger Hollard with Stratus, spoke regarding the history of the project as well as the status of the remediation on both Parcel 1 and Parcel 2.

John Gillan, Engineer with GeoSyntech Consultants, spoke regarding the site remediation and environmental considerations on the project.

Layla Rosales, with Terracina Design, gave a presentation to the Commission regarding the land plan of the project.

Chair Zuniga brought it back to the Commission for questions/comments of staff and the applicant.

Some questions/comments included the following:

- Applicant will have a tough time getting the project approved as it moves forward with the existing environmental concerns
- Overall, it's a good plan
- If this plan did not take place, what remediation would be done to the area, if any?
  - Setbacks in areas of concern, are you going above what the UDC requires?
  - Neighborhood park – where will it be moved?
  - Townhome product elevations – stands out
  - Fenced in yards on townhomes?
  - Environmental issues are a concern
  - Traffic – cut through traffic on County Rd 5 - 2 lane arterial
  - Round-a-bout and straight away to County Rd 5 / speed
  - Aesthetics/unique property
  - Appreciates the work done on this site
  - Landfill/ground waste
  - Against any development due to the reports provided
  - Has some concerns regarding the property
  - Specifically sub-slab/monitoring of gas
  - Safety perspective – concerns re: solid waste/sub-mining
  - Is it possible to create a lower density project?
  - Metro District – mill levy
  - Oil wells and restricted area – concerns
  - Geological survey results on the columbine mine
  - Likes the strategic vision
  - Hard sell on the contaminated area
  - Less dense area
  - Commendable on all the work that has already been done
  - Happy that the applicant has worked to make this possible

- High concerns on environmental side of things
- Will be a tough sell as it moves forward
- Environmental issues – one of the most contaminated sites in all of Erie
- Adjacent to landfill
- 3 Oil & Gas sites on the project
- Likes where townhomes are placed
- Motorcourt – which homes do those facilitate?
- Environmental reports/studies have been completed – reviewed by CDPHE?
- Corrective measures have not been performed as outlined
- Oil & Gas - It hasn't been capped? Is there a way to work with staff to have percentage completed prior to breaking ground
- Phasing plan to identify when capping would occur
- Surrounding the contaminated area
- Parcel 2 - no provided environmental studies?
- Corrective measures design report – Parcel 1 – outline western portion as the divide where the 2 parcels meet
- Electromagnetic survey testing
- Historic records on issues re: the land
- Any risk regarding the water held in the detention pond?
- Ground water
- Short/long term oil & gas well monitoring
- Burden on the applicants re: mitigation and proactive steps
- Recommends plan of action – submitting reports/monitoring results to the Town
- Take proactive measures going down the line
- Oil & Gas – NW section setbacks
- 10' gas easement across multiple lots
- Oil & Gas Line SE corner parcel 1 – is this active Oil & Gas line running out to the conduit out to CR5?
- Ground water – need for under drains – has this been discussed with Public Works re: flow/erosion and need for the under drains?
- Where would the under drains flow out to?
- Solid waste location/corrective measures
- Waste in the pad material
- Neighborhood park
- Parcel 1 – Soils – severe sulfate exposure (what can be done to remediate the issues)
- Experience with severe sulfate exposure
- Rationale on the open space location
- Buffer areas
- Phasing on capping before development and breaking ground
- Noted emailed public comments by Mr. Slabberkoorn to be added to the BOT agenda item
- Toxicity is occurring in a valley/lower area of the project
- What depth are we talking about in this area?
- Area of drainage
- What kind of drop off from CR5 to contamination area? Elevation change?
- Road as separation between neighborhood and contamination area
- Liked the diversity of housing but can they be mixed up or integrated with each other?
- Appreciates the efforts being put forth on this property
- Would like to see different configurations
- Looks forward to seeing more in the future
- Existing Oil & Gas wells and setbacks

- Requested that applicant reach out the existing Oil & Gas operators to find out their longevity on the site to find out when they will be plugged and abandoned - using that area as potential open space/neighborhood park

## **VII. STAFF REPORTS**

[20-562](#)

### **Staff Report**

Deborah Bachelder, Planning Manager/Deputy Director of Planning & Development provided a brief update on the outline of the process to request additional information. The process is now in writing to refer back to.

[20-589](#)

### **Staff Update of Colliers Hill Filing No. 4G Preliminary Plat**

Deborah Bachelder, Planning Manager/Deputy Director of Planning & Development provided the Commission with an update of Colliers Hill Filing 4G Preliminary Plat hearing. One of the thoughts is that staff consider giving the Commission brief staff reports when recommendations were given by the Commission on resolutions or requests for additional information on an agenda item. Staff will report back to the Commission on the outcome/decisions by the Board of Trustees.

Mrs. Bachelder noted that the CPA Steering Committee will be meeting next Thursday, December 10th at 6:30pm. As of right now, there are no agenda items scheduled for the December 16th Planning Commission Meeting so we may be looking at cancelling this meeting.

## **VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS**

Commissioner Sawusch thanked staff for the Colliers Hill Filing 4G update. It's very helpful to see how it's being moved along.

## **IX. ADJOURNMENT**

Chair Zuniga adjourned the December 2, 2020 Planning Commission Meeting at 9:02pm.