

# May 2021 Planning & Development Monthly Report

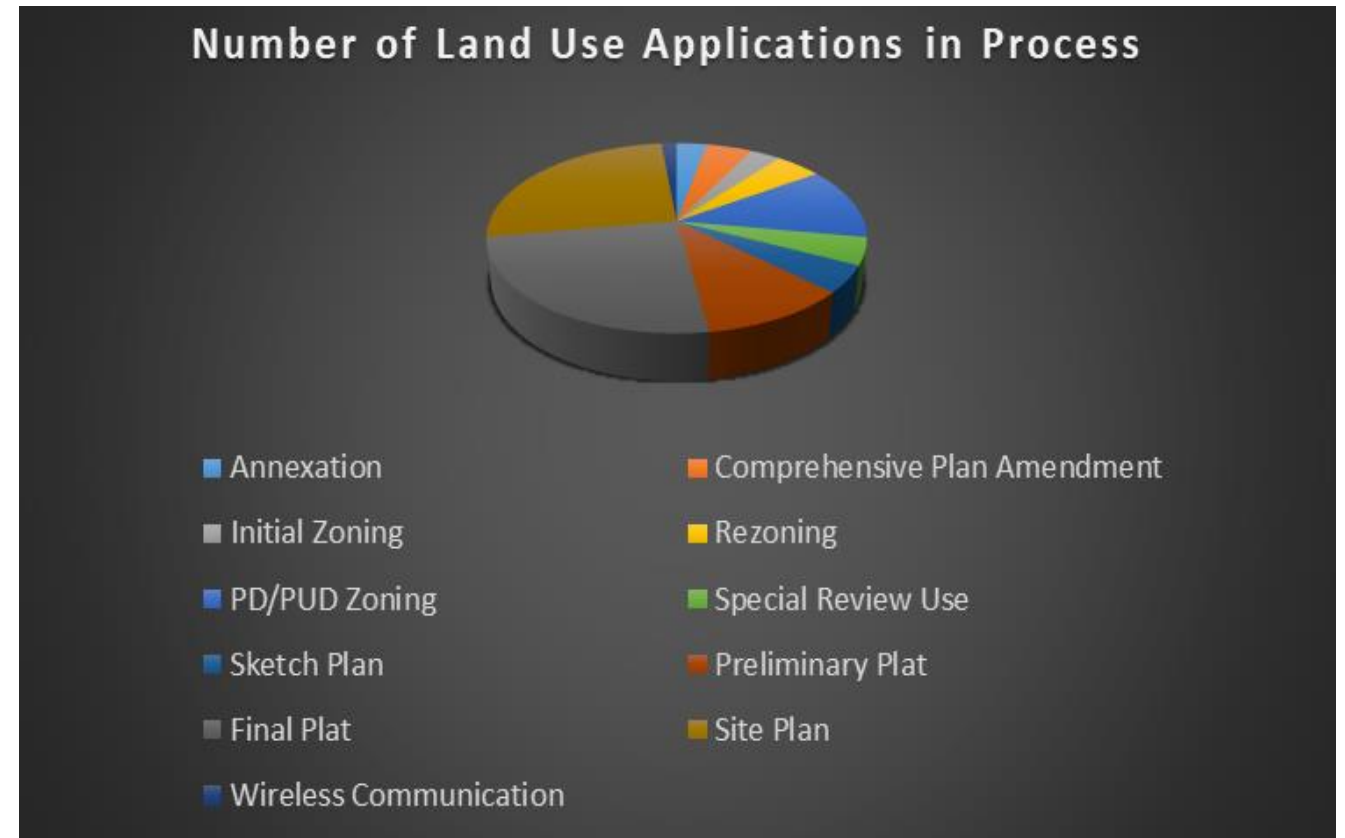
Planning  
Engineering  
GIS

# Projects

## Land Use Applications

In April 2021, Planning had a total of 65 land use applications in process; below is the breakdown of applications by type. In April 2021, 10 new land use applications were submitted to Planning. The land use application project type details can be found in the Development Application List on the Development Review page.

<https://www.erieco.gov/329/Development-Review>



# PLANNING DIVISION

## Pre-Application Meetings

In addition to our formal land use applications listed above, the Planning staff often meets with potential developers in pre-application meetings to discuss a concept or idea for development and Planning provides guidance on our Code requirements and what formal land use applications the developer should apply for. In April 2021, the Planning staff held 7 Pre-application meetings for the following projects/properties:

1. 4215 124<sup>th</sup> Street – Dubois Annexation
2. Erie Exchange – Commercial development at the southeast corner of I-25 and Erie Parkway
3. Morgan Hill – HOA pool facility
4. Nine Mile – King Soopers concept plan
5. Nine Mile – UC Health medical facility/urgent care concept plan
6. Railbike – Concept plan for railbike recreational use on RTD owned railroad line
7. Vista Ridge – Commercial development concept in King Soopers parking lot

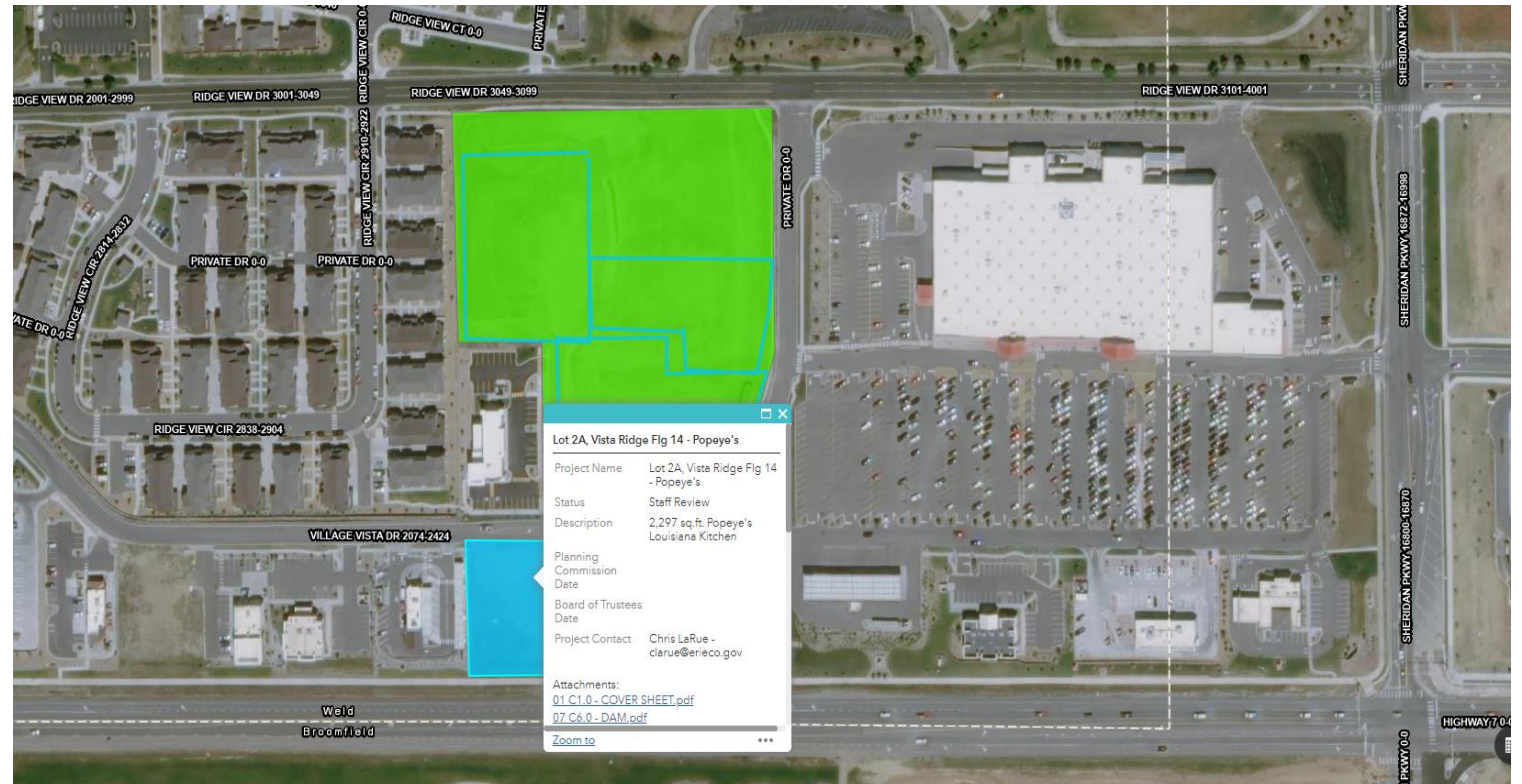
# PLANNING DIVISION

## Administrative Approval of Site Plans

The majority of Site Plan applications that are submitted to the Town are reviewed and approved Administratively. In April 2021, the Planning & Development Director approved 2 Administrative Site Plans and 1 Site Plan Amendment. Please reference our Development Activity Map for full details of the project. This is the link to the Development Activity Map <https://town-of-erie-co-new-site-erieco.hub.arcgis.com/app/2f2f822f322b48eca7ea9c778d300a03>

### Administrative Approvals:

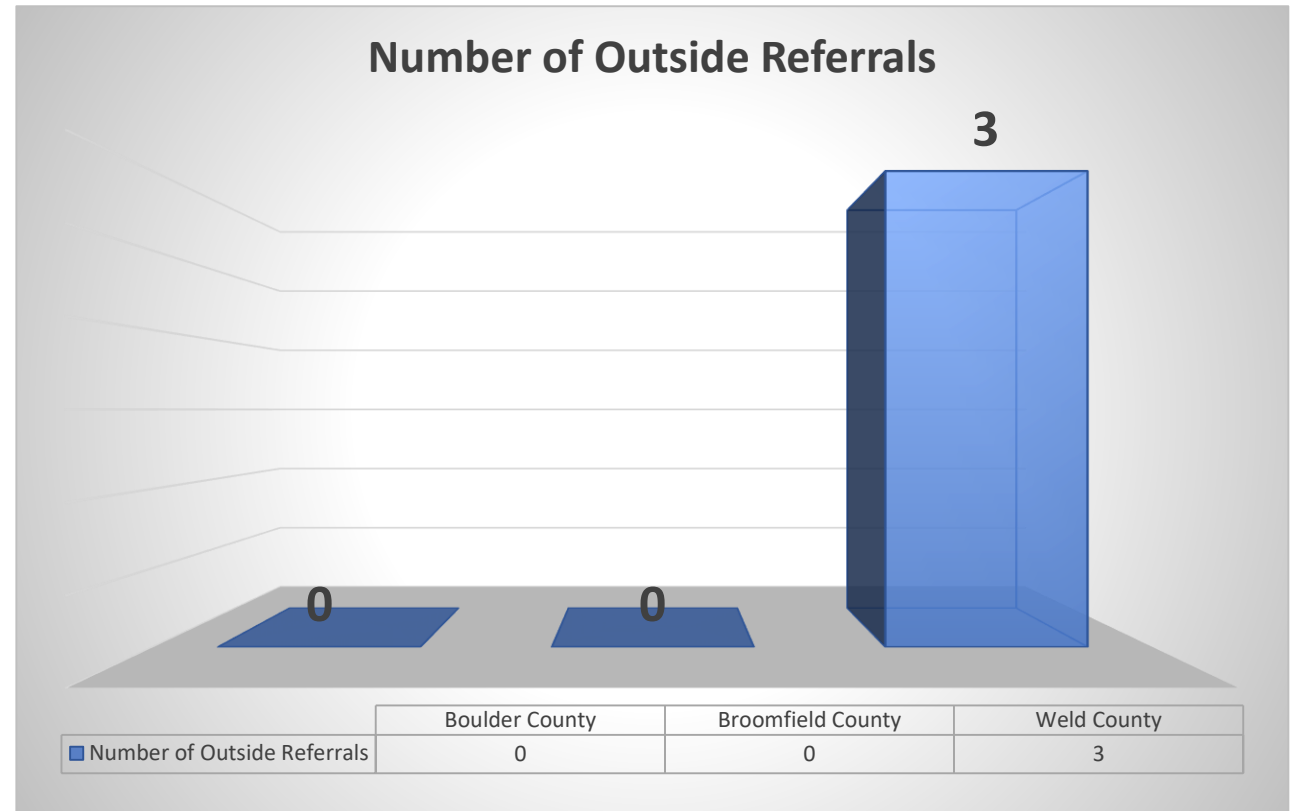
1. Canyon Creek PD Amendment No. 10 – minor amendment to a setback in Canyon Creek Filing 7
2. Vista Ridge – Site Plan for Popeye's



# PLANNING DIVISION

## Land Use Referrals from Broomfield County, Boulder County, Weld County

In addition to the Town's land use application reviews, Planning receives land use application referrals from Broomfield County, Boulder County and Weld County. In April 2021, Planning received 3 outside referrals for review and comment. Below, is a breakdown of the number of referrals by jurisdiction.



# PLANNING DIVISION

## Special Updates

### Town Website

Here is a link to the Planning Division pages on the Town website <https://www.erieco.gov/111/Planning-Division> The Planning provides a variety of accessible resources to the public and our development community to address the Board of Trustees priority to provide Effective Governance. The April updates to the Planning Division webpage include:

Planning's interactive Development Activity Map is continually being updated with new and revised land use applications that we have in process. The map can be found using the following link <https://town-of-erie-co-new-site-erieco.hub.arcgis.com/> When you click on the project shape on the map it pulls up an information block and all the land use application materials that have been submitted by the applicant. Additionally, projects that have recently been approved and have started construction are left on the page until they are completed.

### UDC Amendment Phase 2

Planning staff is working on the Phase 2 edits to the Unified Development Code. The focus of Phase 2 will be Chapters 4 – Dimensional Standards, 6 – Development and Design Standards, 7 – Review and Approval Procedures, 9 – Non-Conformities, 11 - Definitions and a separate, illustrated Development Design Standards document.

## PLANNING DIVISION

### 2021 Comprehensive Plan Amendment

The top priority for the Board of Trustees for 2021 is to begin a major amendment to the Town's Comprehensive Plan. A Request for Proposal (RFP) to hire an outside consulting group to lead the Town through the Comprehensive Plan process was issued on the Rocky Mountain E-Purchasing website on March 12th. The proposal submittal deadline was April 22<sup>nd</sup>; the Town received 5 proposals. Ten members of the Technical Advisory Committee (TAC) reviewed and ranked the proposals. The top 3 consulting groups proposals are being interviewed by TAC, Planning Commission and the Board of Trustees on May 18th. After ratings are tallied, the top scoring consulting group will be awarded a contract with the Town to be approved at the June 22<sup>nd</sup> Board of Trustees meeting.

### DOLA Grant

In April 2021, Planning staff drafted an Energy/Mineral Impact Assistance Fund Grant (EIAF) application for work on a Comprehensive Plan Amendment that was approved for submittal to DOLA in February. The Town requested \$200,000 matching funds from the Department of Local Affairs (DOLA). On May 11<sup>th</sup>, the Town was issued an award letter for \$100,000 from DOLA. The contract for the award will need to be executed before the Town can begin work on the Comprehensive Plan update. DOLA has indicated the award letters are typically fully executed mid-summer.



# PLANNING DIVISION

## **Projects in Support of Other Departments & Jurisdictions**

Other Town departments and other jurisdictions rely on the participation of Planning staff in their projects. Below is a list of the projects Planning has been involved with in April 2021.

### Administration:

- Oil/Gas Public Information/Notices; Setbacks

- Boulder Valley School District IGA – 10-year renewal

- St. Vrain Valley School District IGA – 10-year renewal

### Economic Development:

- Marijuana Regulations

### Interdepartmental

- SOLVE Process Mapping

- Partners in Energy - PIE

### Parks:

- Coal Creek Park – Construction Plans

- Wireless Communication Facility at Erie Community Park



# PLANNING DIVISION

## **Projects in Support of Other Departments & Jurisdictions (cont.)**

### Public Works:

- Colorado Department of Transportation (CDOT) Highway 52 Planning and Environmental Linkages (PEL) Study and Access Control Plan (ACP)

- Town Drought and Water Supply Shortage Plan

- Growing Water Smart Workshop

- Town Facilities Master Plan

- Sustainability Evaluation Process of Existing Code/Master Plans

- Town Recycling Center improvements

## **Staff Updates**

Planning continues to experience a high volume of work in April 2021. Below are Planning staff updates.

Senior Planners Audem Gonzales, Chris LaRue and Shannon Moeller: The senior planners all participated in the Technical Advisory Committee (TAC) review of the proposals for work on the Comprehensive Plan update. Their participation is greatly appreciated.

# ENGINEERING DIVISION

## Projects

Current Land Use projects under review:

Project Name	Project Description	Planner	Engineer	Project Status
Parkdale PP No. 2, Flg 3	Residential - 204 lots	AG	CS	Referral Review
Town Of Erie, Lots 1-4, Block 12	Echo Brewing - 7,691 sq.ft. addition	AG	CS	Ready for BOT
Canyon Creek Filing 7 & 8 - PP	Flg 7 - 109 Res Lots/Flg 8 - 88 Paired Homes	CL	CS	Scheduled for BOT
Erie Air Park Replat D	5 Light Industrial/Hangar Bldgs - 10.340 acres	CL	CS	Referral Review
Coal Creek Center, Lot 11	One Story Retail Shell Building	AG	TB	Approved, Awaiting Fees
Parkdale - Masters Addition	Annexation - 15 acres	AG	CS	Referral Review
Erie Commons Filing 4, 4th Amendment	4 Commercial Lots/1 Lot for Residential	CL	TB	Scheduled for BOT
Erie Highlands Preliminary Plat #5	Residential - 124 townhome units	SM-CL	TB	Finalizing for BOT
Erie Commons Filing 4, Lot 1, Blk 6	Circle K Store	CL	TB	Waiting on Plat Approval
Canyon Creek Filing 6, Lot 1 (St Luke's)	5,829 Sq.Ft. Building Addition	AG	TB	Referral Review, All Engineering Comments Addressed
Old Town - Main Street Subdivision	Plat 16 Residential Lots	AG	TB	Waiting on Referral
Old Town - Lots 3-5	3 Story Building - Restaurant/Tavern & Coffee Shop/Bakery	SM-AG	TB	Referral Review
Sunset Filing 1	Residential - 249 lots	SM-CL	CS	Referral Review
Lafferty Farm	Preliminary Plat - 127 Residential Lots	SM	CS	Referral Review
Erie Commons Filing 4, 5th Amendment	Final Plat - 151 lots	CL	TB	Finalizing for BOT Schedule
Lot 1, Vista Ridge Filing 6 - Autowash	Car wash - 3 self serve bays, 3 auto bays, 2 self serve dog wash	CL	CS	Referral Review
Summerfield	PP Residential - 818 lots, 42 tracts	SM	TB	Referral Review

# ENGINEERING DIVISION

## Projects (con't.)

Francis Minor Plat Amendment - 415 Pierce St	Subdivide 4 lots into 2 lots	SM	TB	Waiting Referral
Baker Property Minor Subdivision	Subdivide property	CL	TB	Waiting Referral
Vista Ridge Filing 14, Lot 2A	Site Plan - 2,297 sq.ft. Popeye's Louisiana Kitchen	CL	CS	Ready for BOT
Ranchwood Town Center	Residential Mix of Townhomes and Apartments – 288 Units	SM	CS	Referral Review
Vista Ridge Flg 1A, 2nd Amdt – Grease Monkey	Residential - 9 Lots	CL	CS	Referral Review
Colliers Hill Filing 6 – Preliminary Plat	Residential - 452 Single Family Units	CL	TB	Completeness Review
Rex Ranch Filing 3	Residential - 10 lots	CL	WP	Referral Review
Old Town - Erie Junction	Residential - 10 duplex buildings/1 tr-plex building	CL	TB	Referral Review
Nine Mile Corner Lot 6- Taco Bell	Site Plan - 2,049 sq.ft. Taco Bell Drive-Thru	SM	TB	Referral Review
Colliers Hill Filing 4H	Residential - 160 single family rear loaded lots	CL	TB	Referral Review
Redtail Ranch Prelim Plat	Residential - 546 lots	AG	CS	Referral Review
Colliers Hill Filing 4I	Final Plat/Site Plan – 333 Multi-Family Units	CL	TB	Waiting Referral
Erie Village Filing 5	Minor Subdivision/ Site Plans – Mixed use development, 38 Townhomes, 32 Single Family Residential, 30,000 sq. ft office/retail	CL	TB	Waiting Referral
300 Briggs	Site Plan	AG	TB	Completeness Review
Westerly Preliminary Plat 2	Zone 4 water Development Area	SM	TB	Referral Review
Spring Hill Preliminary Plat	Residential Development	AG	CS	Referral Review
Parkdale Northern Properties	Annexation	AG	CS	Referral Review
Westerly Filing 2 Final Plat	Filing 2 Residential	SM	TB	Referral Review

# ENGINEERING DIVISION

## Construction Inspector Projects and Status

Project	Status	Inspector	Engineer
Coal Creek Properties	In Warranty	JM	WP
BV PK-8 School	In Initial Acceptance Process	JM	DP
Brennan by the Lake	In Final Acceptance Process	JM	CS
Compass Filing 3	In Warranty	JM	CS
Compass Filing 4	In Initial Acceptance Process	JM	CS
Creekside	In Initial Acceptance Process	JM	CS
Flatiron Meadows Filing 11	In Warranty	JM	CS
Flatiron Meadows Filing 12	In Warranty	JM	CS
Flatiron Meadows Filing 13	In Warranty	JM	CS
Flatiron Meadows District Roads	In Final Acceptance Process	JM	CS
111th Waterline Extension	In Warranty	JM	CS
Lost Creek	In Warranty	JM	CS
Nine Mile MS	Utility / Roadway Construction	JM	DP
Nine Mile MF	Building Permits Released for FF	JM	TB
Flatiron Meadows Regional Pond	In Warranty	JM	TB
Flatiron Meadows Regional Drainage Improvements	In Warranty	JM	TB
Rex Ranch Filing 1	In Warranty	JM	WP
Rex Ranch Filing 2	In Warranty	JM	WP
Parkdale	Under Construction	JM	CS
Wild Rose	Permits Released	JM	CS
Erie Highlands Filing 5	In Warranty	CK	CS
Erie Highlands Filing 9	In Warranty	CK	CS
Erie Highlands Filing 10	In Warranty	CK	CS
Erie Highlands Filing 11	In Warranty	CK	CS
Erie Highlands Filing 12	In Final Acceptance Process	CK	CS
Erie Highlands Filing 13	In Final Acceptance Process	CK	CS
Erie Highlands Filing 14 & 15	Building Permits Released for Phase 1-3	CK	DP
Erie Highlands Filing 16	Under Construction	CK	TB

# ENGINEERING DIVISION

## Construction Inspector Projects and Status (con't.)

Erie Parkway - Colliers Hill/Erie Highlands	Beginning Final Acceptance Process	CK	DP
Soaring Heights School	In Initial Acceptance Process	CK	DP
Colliers Hill Filing 2A	In Warranty	CK	CS
Colliers Hill Filing 3A	In Warranty	CK	CS
Colliers Hill Metro District 2	In Warranty	CK	CS
Colliers Hill Filing 4A	In Warranty	CK	CS
Colliers Hill Filing 4B	In Warranty	CK	CS
Colliers Hill Filing 4C	In Warranty	CK	CS
Colliers Hill Filing 4D	Under Construction	CK	CS
Colliers Hill Filing 4E	In Initial Acceptance Process	CK	CS
Colliers Hill Filing 4F	In Initial Acceptance Process	CK	DP
Colliers Hill 4G	Starting Construction	CK	TB
Colliers Hill 5	Under Construction	CK	DP
Erie Commons Townhomes	Building Permits for Phase 1 &2	CK	CS
SVVSD #28 School	Working Toward Initial Acceptance	CK	DP
Westerly Filing 1	Starting Construction	CK	TB
Morgan Hill Filing 1	In Warranty	CK	CS
Morgan Hill Metro District Improvements	In Warranty	CK	CS
Morgan Hill Filing 2	Starting Construction	CK	WP
Right Move Storage	In Warranty	JM	CS
Erie Self Storage	Building Permits Released	JM	DP
Vista Ridge Filing 6, 2nd Amendment	Under Construction	JM	CS
Vista Ridge Filing 14, Lot 12B	Under Construction	JM	CS
Vista Ridge Filing 14, Lot 12 A&D	Under Construction	JM	CS
Weld County Access	In Construction	JM	CS

# ENGINEERING DIVISION

## Capital Improvement Projects

- Current CI Projects and Status

Project	Status	Project Manager
Traffic Signal Communication Project	Agreement with Consultant	TB
Weld County Road 7 and Erie Parkway Signal	Land Acquisition / Design	WP
Coal Creek Reach 1 and Reach 3 Improvements	Design / CLOMR / Levee Re-Certification	WP
Zone 2 Waterline Improvements	In Preliminary Design	ZA
Zone 2 Tank Site and Tank Design	In Preliminary Design	ZA
Horizontal Directional Drilling Well Project	CMAR GMP Approved/ Drilling to Commence	ZA
North Water Reclamation Facility Expansion	Under Construction	WP
Water Treatment Plant Expansion	Nearing Completion	WP
Hydro-Turbine Project	Nearing Completion	WP
Austin Ave, Zone 2 Waterline	Out to Bid	WP
Zone 3 Waterline Extension - Two Phases	Phase 1 - Construction Started / Phase 2 - Finalizing Design	WP
County Line Road Improvements - Telleen to Cheesman	Working on IGA with CDOT	WP
Erie Parkway Bridge over Coal Creek	In Warranty / Reclamation Started	WP/MM
Old Town Connection to Colliers Hill	Coordinating with Developer / Parks	DP/BP/WP
IGA with Colliers Hill - WCR 5 Widening/Re-Use Line Ext.	IGA taken to BOT/ Re-Use Line Construction Started	DP/WP
Sheridan and SH7 ADA Ramp	Addressing CDOT Comments	DP/WP
Town Center Roundabouts - Design and Construction	Design Underway	ZA
Re-Use Waterline Extension to Erie Community Park	Beginning Design	WP
Water Quality Pond - Lagoon Conversion	RFP out	WP
Links Court Drainage Improvements	Under Design	ZA
Mobile Bypass Pumping Station	Under Design	WP
Bridge Mainenance - Rail Replacement	Preparing RFQ	ZA

# ENGINEERING DIVISION

## Special Updates

### Projects in Support of other Departments

Schofield Farms – Parks and Recreation – DP

Budget – Finance – DP/WP

Town Water Efficiency Plan – Public Works – DP

Town Facilities Master Plan – Public Works – DP

Electric Vehicle Charging Station – DP

Erie Parkway Bridge Reclamation – Parks and Recreation – WP

Street Light Acquisition – Public Works – DP

Streetscan Pavement Evaluation and Restoration – Public Works – DP

Erie Gateway – Economic Development - WP

### Interdepartmental Projects

SOLVE Process Mapping – Implementation, Continued Evaluation, and Training

Asset Management Evaluation

2021 Comprehensive Plan, Plan Map, and Zoning Map Amendments

2021 Town of Erie Standards and Specifications for Design and Construction Updates



# ENGINEERING DIVISION

## Intergovernmental Coordination

- SH7 & 119<sup>th</sup> Intersection Improvements – Lafayette/CDOT – CS
- 111<sup>th</sup> and Arapahoe Road Intersection Improvements – Lafayette - DP
- US287 Bus Rapid Transit Feasibility Study – Boulder County – DP
- SH7 Preliminary Corridor Design – CDOT - CS/TF
- County Line Road Master Plan (North of Cheesman) – Boulder County - CS
- SH52 PEL – CDOT – DP
- US287 and Isabelle – Boulder County/CDOT – WP
- SW Weld County and Boulder County Subregional DRCOG Forums – DP

# ENGINEERING DIVISION

## Staff Updates

The Engineering Department continues to operate exceptionally well. Below I have outlined some updates and some much deserved recognition for the Engineering team:

### Updates:

Two new staff members have started in the Engineering Department: Kevin Spencer, Traffic Engineer, and Sam Hertel, Construction Inspector. The Engineering Department is excited to have them on board and be fully staffed! We have no doubt that they will be excellent contributors to the Town.

Chad Schroeder – Chad has done an excellent job of filling the vacant inspector position. Chad has also done an excellent job of helping to navigate a possible COVID exposure in the Town. Chad also did an excellent job of mapping out the road work to expect over the course of construction season so the Town, the Board of Trustees, and the residents can be effectively informed!

Tyler Burhenn – Tyler took his PE exam last month! We are excited to hear the results and likely having another PE on our team!

Wendi Palmer – Wendi has been moving a lot of high priority projects forward in to design and construction. She has been a true professional in handling of all of these projects. She has also been in constant coordination with Boulder County with the Isabelle/US287 Project to ensure we are making informed decisions for the Town to minimize impact to the Town and the residents.

Zach Ahinga – Zach has kicked off the Town Center Roundabouts project and is also pursuing a grant for funding of construction.

Jesse Ascunce – Jesse has been asked by several departments recently to develop various new maps for the Town. This has all had varying degrees of difficulty, but Jesse and Daniel have been true professionals in their response. They have tackled this new workload with excitement and passion.

Jason Mraz and Corey Kuehner – Jason and Corey have been doing an outstanding job managing an increased work load with Dave Noell having retired until we can bring a new inspector on to the team. They continue to be outstanding people and the hardest of workers!

# GEOGRAPHIC INFORMATION SYSTEMS DIVISION

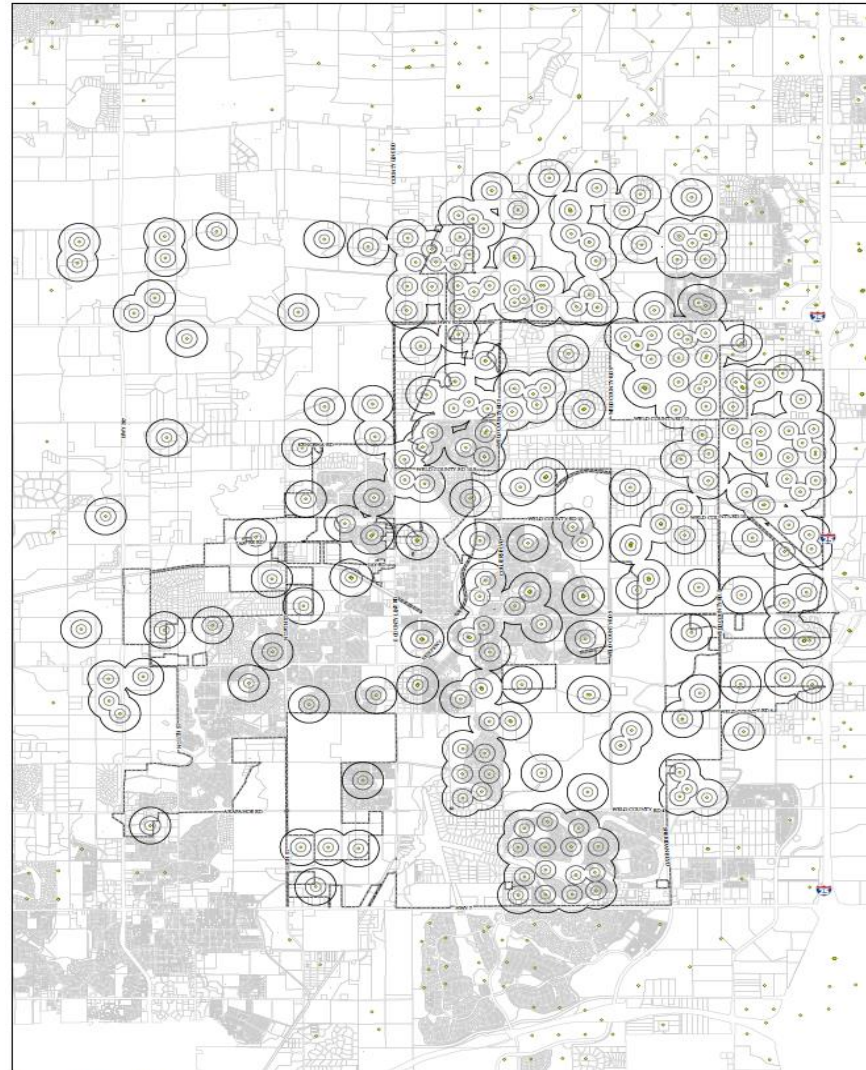
## GIS Projects

- **Oil & Gas Setback maps**
  - GIS is coordinating with Malcolm and Fred to create O&G setback maps that will assist in illustrating those properties which will NOT be subject to modified setbacks with future ordinances. We will be researching historic approvals of PP, FP, and Minor Subdivisions prior to May 4<sup>th</sup>, 2018. Identifying these properties will help us to also identify properties which WILL be subject to new setbacks. GIS has been given the due date of May 13<sup>th</sup>.

# GEOGRAPHIC INFORMATION SYSTEMS DIVISION

## GIS Projects

- Oil & Gas Setback maps



**Town of Erie Oil & Gas:**  
All Setbacks From Plugged and Abandoned  
& Dry and Abandoned Wells

### Legend

- Plugged & Abandoned Well
- ▬ Erie Boundary
- 250 ft Setback
- 500 ft Setback
- 1000 ft Setback

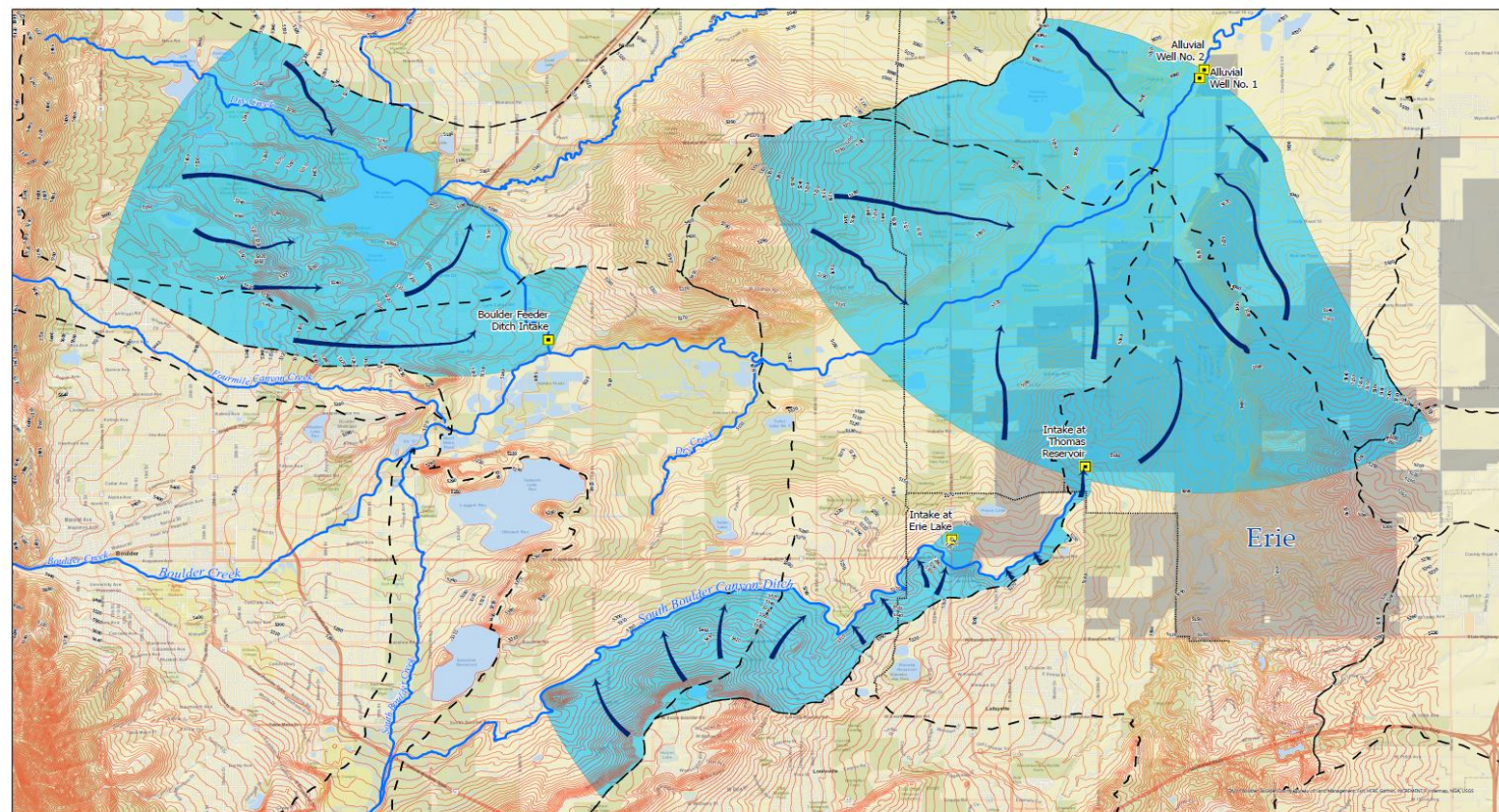
0 1,000 2,000 4,000 Feet  
\*ODGCC Well Site Data is current as of 4/18/2021



# GEOGRAPHIC INFORMATION SYSTEMS DIVISION

- **Watershed Protection Areas**

- Map was prepared for Town Attorney seeking to define areas to be protected for drinking water. Major Wells and Intakes were identified and 5 mile buffer areas were modified to show predicted flow of drainage to these Wells and/or intakes.



Watershed Protection Area Map Planning

\* Watershed protection areas were derived from 5-mile buffers from each well or intake. Each 5-mile buffer area was then reduced based on USGS watershed data and contour data to illustrate potential drainage to each respective well or intake.



0 0.75 1.5 3 Miles



## GEOGRAPHIC INFORMATION SYSTEMS DIVISION

- **Digital Asbuilt Submittals**

- Project acceptances are picking up and have provided us with much asbuilt data to get into GIS. Daniel Completed the Nine Mile Ditch Realignment Data Acceptance and we are expecting Colliers Hill Filing 4F to come in soon.

- **Addressing for tenant spaces**

- Guidelines for requesting addressing plans for commercial tenant spaces as well as residential tenant spaces has been final drafted. TOE Planners have agreed to wording and we will be including the guidelines and sample document in the applicant checklist.

# GEOGRAPHIC INFORMATION SYSTEMS DIVISION

## People

Daniel just had a birthday last weekend and was able to take a little well-deserved time off. As soon as he returned, he has hit the ground running on the priority work of the before-mentioned O&G maps and digital submittals.