

# August 2021 Planning & Development Monthly Report

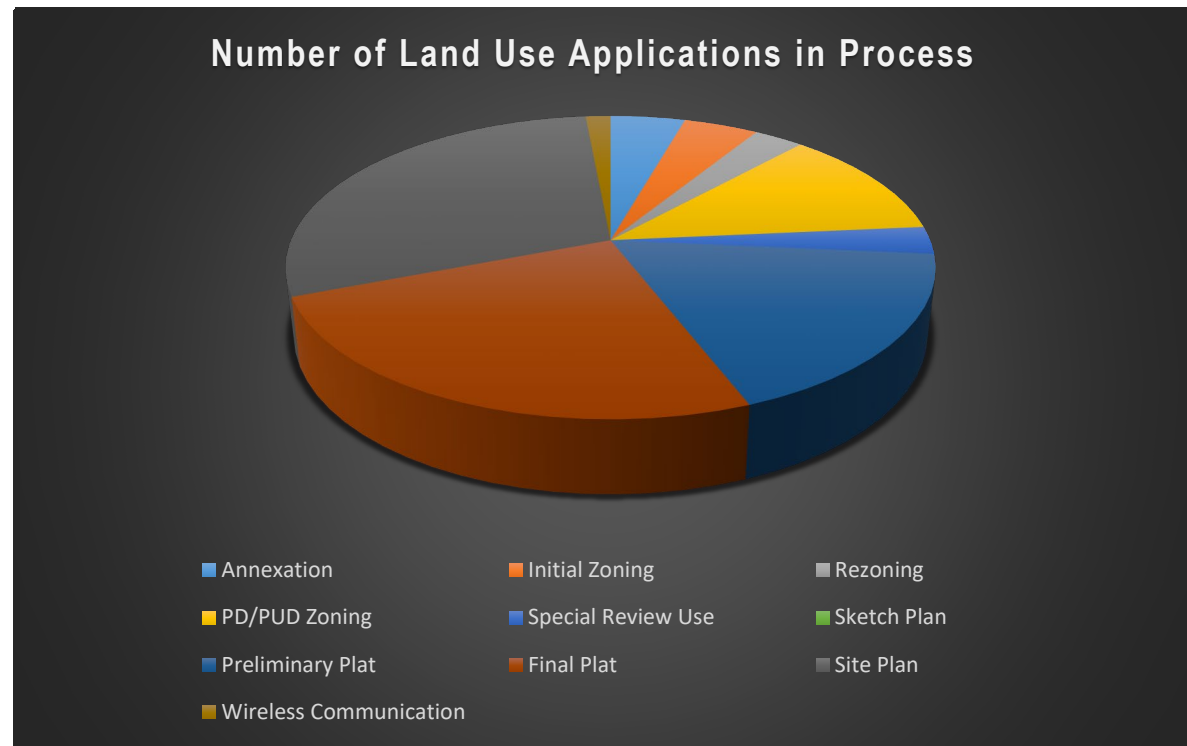
Planning  
Engineering  
GIS  
Building

# PLANNING DIVISION

## Land Use Applications

### Land Use Applications

In August 2021, Planning had a total of 68 land use applications in process; below is the breakdown of applications by type. In August 2021, 9 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 August 2021, the Planning staff held 3 Pre-application meetings for the following projects/properties:
  - 11098 Jasper Road (3 acres) - Annexation
  - 1151 Weld County Road 12 (25.5 acres) – Annexation
  - 390 Ambrose Street (1.35 acres) – Medical Facility

# 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 August 2021, Planning received 1 outside referral for review and comment from Weld County.

## **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 August updates to the Planning Division webpage include:

- Planning is working with GIS to update the interactive zoning map on the Town's website so that all of our approved PUD Overlay Zone and PD Zoning District recorded documents will be accessible from the zoning map.
- Planning's interactive Development Activity Map is continually being updated with new and revised land use applications that we have in process. Planning is in the process of moving all of our project data found on the map into Laserfische. 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.

# PLANNING DIVISION

## **Special Updates (cont.)**

### **UDC Amendment Phase 2**

Planning staff is working on the Phase 2 edits to the Unified Development Code. Phase 2 amendments are proposed to Chapter 2 – Zone Districts, Chapter 3 – Use Regulations, Chapter 4 – Dimensional Standards, Chapter 5 – Subdivision Standards, Design, and Improvements, Chapter 6 – Development and Design Standards, Chapter 7 – Review and Approval Procedures, Chapter 9 – Non-Conformities, Chapter 11 - Definitions and implementation of a new, illustrated Development Design Standards booklet that was introduced during the Phase 1 review in 2020. The Planning Staff has held study sessions with the Planning Commission and Board of Trustees, once finals staff edits and legal review is completed the UDC Amendments and new booklet will be brought forward in hearings for review and adoption.

## 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 August 2021.
- Administration:
  - Oil/Gas Setbacks
  - Inclusionary Housing
- Economic Development:
  - Marijuana Regulations
- Interdepartmental
  - Partners in Energy - PIE
- Parks:
  - Coal Creek Park – Construction Plans
- 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

## PLANNING DIVISION

### Staff Updates

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

Shannon Moeller, Senior Planner: Shannon was assigned as the lead for the UDC updates and new Development Design Standards booklet. The Planning staff thanks Shannon for keeping us organized and on schedule over this past year.

Audem Gonzales, Senior Planner & Chris LaRue, Senior Planner: Along with Shannon, the Senior Planners typically had 3 meetings a week to work on the UDC updates and to coordinate with our consultant Martin Landers. Thank you for your dedication to getting this phase of the project completed on schedule.

# ENGINEERING DIVISION

## Projects

Current Land Use projects under review:

Project Name	Project Description	Planner	Engineer	Project Status
Town Of Erie, Lots 1-4, Block 12	Echo Brewing - 7,691 sq.ft. addition	AG	CS	Ready for BOT
Erie Air Park Replat D	5 Light Industrial/Hangar Bldgs - 10.340 acres	CL	CS	Referral Review
Erie Highlands Preliminary Plat #5	Residential - 124 townhome units	SM-CL	TB	Referral Review
Erie Commons Filing 4, Lot 1, Blk 6	Circle K Store	CL	TB	Accepted by Engineering
Old Town - Main Street Subdivision	Plat 16 Residential Lots	AG	TB	Referral Review
Old Town - Lots 3-5 – Rockton Building	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
Lot 1, Vista Ridge Filing 6 - Autowash	Car wash - 3 self serve bays, 3 auto bays, 2 self serve dog wash	CL	CS	Scheduled for PC
Summerfield	PP Residential - 818 lots, 42 tracts	SM	TB	Referral Review
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	Referral Review
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	Finalizing
Colliers Hill Filing 6 – Preliminary Plat	Residential - 452 Single Family Units	CL	TB	Referral Review
Old Town - Erie Junction	Residential - 10 duplex buildings/1 triplex building	CL	TB	Referral Review
Colliers Hill Filing 4H	Residential - 160 single family rear loaded lots	CL	TB	Referral Review



# ENGINEERING DIVISION

## Projects (con't.)

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	Referral Review
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	Referral Review
300 Briggs	Site Plan	AG	TB	Referral 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
Nine Mile Corner – Lot 3	King Soopers	SM	TB	Referral Review
Nine Mile Corner – Lot 7	UC Health	SM	TB	Referral Review
Erie Commons – PMCU	SP – Credit Union	CL	TB	Referral Review
Feuer Subdivision – Erie Indoor Sports	SE Corner of CLR and Bonnell	SM	TB	Referral Review
County Line Lumber – SPA	Site Plan Amendment	AG	TB	Referral Review
Westerly Prelim. Plat 3	Residential - 276 units - Single Family/Paired Homes/Townhomes	SM	TB	Referral Review
Parkdale Filing 3 FP	Residential - 204 units	AG	CS	Referral Review
270 Holbrook MPA	4 Residential Units	AG	TB	Referral Review
Canyon Creek Filing 7 FP	106 Single Family Units	CL	CS	Completeness Review
Canyon Creek Filing 8 FP	88 Paired Homes	CL	CS	Completeness Review
Parkdale – Masters Property SP	93 Residential Units	AG	CS	Completeness 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
Compass Filing 3	In Warranty	JM	CS
Compass Filing 4	In Warranty	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
Flatiron Meadows Regional Pond	Final Accepted	JM	TB
Flatiron Meadows Regional Drainage Improvements	In Warranty	JM	TB
111th Waterline Extension	In Warranty	JM	CS
Lost Creek	In Final Acceptance Process	JM	CS
Nine Mile MS	Under Construction	JM	DP
Nine Mile MF	Under Construction	JM	TB
Nine Mile Lowe's	Under Construction	JM	DP
Nine Mile Taco Bell	Under Construction	JM	TB
Rex Ranch Filing 1	In Warranty	JM	WP
Rex Ranch Filing 2	In Warranty	JM	WP
Rex Ranch Filing 3	Awaiting Pre-Con	JM	CS
Parkdale	Under Construction	JM	CS
Wild Rose	In Initial Acceptance Process	JM	CS
Old Town - 730 Briggs	Under Construction	JM	DP
680 Mitchell	Pre-Con Held / Awaiting Permit Fees	JM	TB
Erie Highlands Filing 5	In Warranty	CK	CS
Erie Highlands Filing 9	In Warranty	CK	CS
Erie Highlands Filing 10	In Warranty	CK	CS

# ENGINEERING DIVISION

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

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	Under Construction	CK	DP
Erie Highlands Filing 16	Under Construction	CK	TB
Erie Parkway - Colliers Hill/Erie Highlands	In Final Acceptance Process	CK	DP
Soaring Heights School	In Initial Acceptance Process	CK	DP
Colliers Hill Filing 2A	In Final Acceptance Process	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	In Initial Acceptance Process	CK	CS
Colliers Hill Filing 4E	In Warranty	CK	CS
Colliers Hill Filing 4F	In Warranty	CK	DP
Colliers Hill 4G	Under Construction	CK	TB
Colliers Hill 5	Under Construction	CK	DP
Erie Commons Filing 4 - 3rd Amend. Townhomes	In Warranty	CK	CS
Erie Commons Filing 4 - 4th Amend. Commercial Plat	Under Construction	CK	TB
Erie Commons Filing 5 - 5th Amend. Wee Cottages	Under Construction	CK	TB
SVVSD #28 School	In Initial Acceptance Process	CK	DP
Westerly Filing 1	Under Construction	CK	TB
Morgan Hill Filing 1	In Warranty	SH	CS
Morgan Hill Metro District Improvements	In Warranty	SH	CS
Morgan Hill Filing 2	Under Construction	SH	WP
Right Move Storage	In Warranty	SH	CS
Erie Self Storage	Under Construction	SH	DP
Vista Ridge Filing 6, 2nd Amendment	In Initial Acceptance Process	SH	CS
Vista Ridge Filing 14, Lot 12B	Under Construction	SH	CS
Vista Ridge Filing 14, Lot 12 A&D	Under Construction	SH	CS
Vista Ridge - Popeye's	Under Construction	SH	CS
Weld County Access	Under Construction	SH	CS

# ENGINEERING DIVISION

## Capital Improvement Projects

- Current CI Projects and Status

Project	Status	Project Manager
Traffic Signal Communication Project	Design Underway	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	Preliminary Design Complete / In Land Negotiations	ZA
Zone 2 Tank Site and Tank Design	Preliminary Design Complete / In Land Negotiations	ZA
Horizontal Directional Drilling Well Project	Testing Underway	ZA
North Water Reclamation Facility Expansion	Under Construction	WP
Hydro-Turbine Project	Turbine Installed	WP
Austin Ave, Zone 2 Waterline	Change order being Processed due to Construction Phasing	WP
Zone 3 Waterline Extension - Two Phases	Phase 1 - Construction Underway / Phase 2 - Finalizing Design	WP
County Line Road Improvements - Telleen to Cheesman	Selecting Consultant for Award	WP
Erie Parkway Bridge over Coal Creek	In Warranty / Reclamation Complete	WP/MM
Old Town Connection to Colliers Hill	Coordinating with Developer / Parks	DP/LB/WP
IGA with Colliers Hill - WCR 5 Widening/Re-Use Line Ext.	Under Construction	DP/WP
Sheridan and SH7 ADA Ramp	Finalizing Plans per CDOT / CDOT Permitting	DP/WP
Town Center Roundabouts - Design and Construction	Design Underway / Land Coordination	ZA
Re-Use Waterline Extension to Erie Community Park	Out for Bid	WP
Water Quality Pond - Lagoon Conversion	Public Outreach Underway	WP
Links Court Drainage Improvements	Out for Bid	ZA
Mobile Bypass Pumping Station	Starting Acquisition Process	WP

## Special Updates

- **Projects in Support of other Departments**

- Street Light Acquisition – Public Works – DP
- Interdepartmental Projects
  - SOLVE Process Mapping – Implementation, Continued Evaluation, and Training
  - Asset Management/Land Development Software Evaluation
  - 2021 Comprehensive Plan, Plan Map, and Zoning Map Amendments
  - 2021 Town of Erie Standards and Specifications for Design and Construction Updates

- **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
- 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:

Wendi Palmer – Wendi and the review team have reviewed the proposals for the Safer Main Streets Project for the Town and will be working to select a consultant to move this project forward!

Corey Kuehner, Jason Mraz, Gabi Rae, Amber Luttrell, Melissa Wiley, Chief Stewart, Todd Fessenden, Fred Starr, Erie PD, Public Works Streets Staff – As we all are aware this month has been challenging coordinating the construction throughout Town with school starting back up and other construction throughout Town. This amazing group of people have done an amazing job coordinating and finding ways to improve along the way. I am forever grateful for their coordination and support, and we have learned a lot through this process.

Samuel Hertel – Sam has taken his Fundamentals of Engineering Exam, and we eagerly await his test results! We are excited to have him on our staff.

## BUILDING DIVISION

### **Commercial Project Permit Applications in Review Queue:**

2930 Arapahoe Road – Retail Buildings A & B Core/Shells

2960 Arapahoe Road – Taco Bell

2970 Arapahoe Road – UC Health Medical Office Building

Aura at Colliers Hill – 329 Unit Apartment Complex with Clubhouse, etc.

300 Briggs Street – Dermatologist Office & Single Family Dwelling Unit

530 Commons Drive – Automatic Car Wash

590 Commons Drive – Grease Monkey Facility

700 Lloyd – O'Reilly's Auto Parts

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223 Total Building Permits issued in August – slightly below 247 monthly average for 2021

2849 Inspections performed in August (129.5 per business day / 64.75 per inspector)

50 Certificates of Occupancy issued in August - 49 Residential and 1 Commercial

# BUILDING DIVISION

## **Special Update:**

Review of the 2021 editions of the International Codes, including the Energy Conservation Code, will resume in September and we will begin to schedule solicitation for input from home builders, the local home builders' association, contractors, the Mountain View Fire Marshal, the sustainability committee, and the general public to generate applicable local amendments for adoption of the codes in 2022. Such adoption will bring the Town of Erie under the most current I-Code editions. Updating the Town's building contractor licensing ordinance is in first draft phase.

## **Projects in support of other Town Departments:**

The Building Division provides review comments to the Planning Department for applicable development review applications.



# BUILDING DIVISION

## **Building Division staff:**

The vacated Permit Technician position was filled and Building Division staff are excited to welcome Weslyn Korecky on Wednesday, September 8<sup>th</sup>.

The additional Building Inspector position was also filled and we're excited to welcome Matt Jensen on Monday, September 13<sup>th</sup>.

The additional Plans Examiner/Building Inspector position has been accepted by Dale Ulmer with a start date to be determined soon.

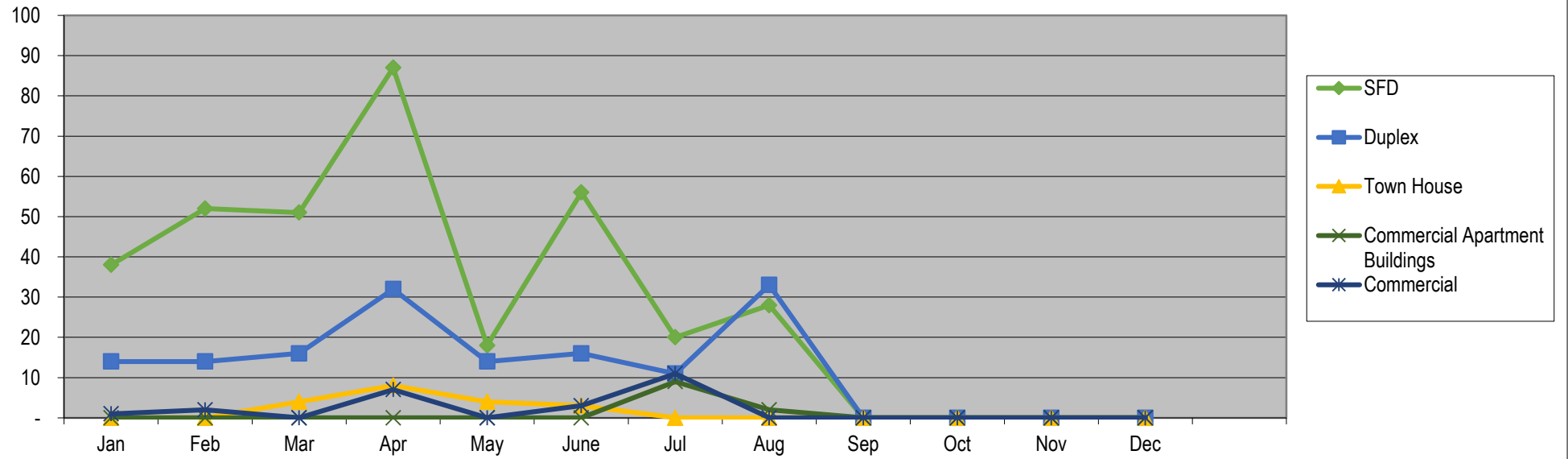
The additional Building Division personnel will bring a wealth of knowledge and experience to complement our internal staff and external customer service.

# BUILDING DIVISION

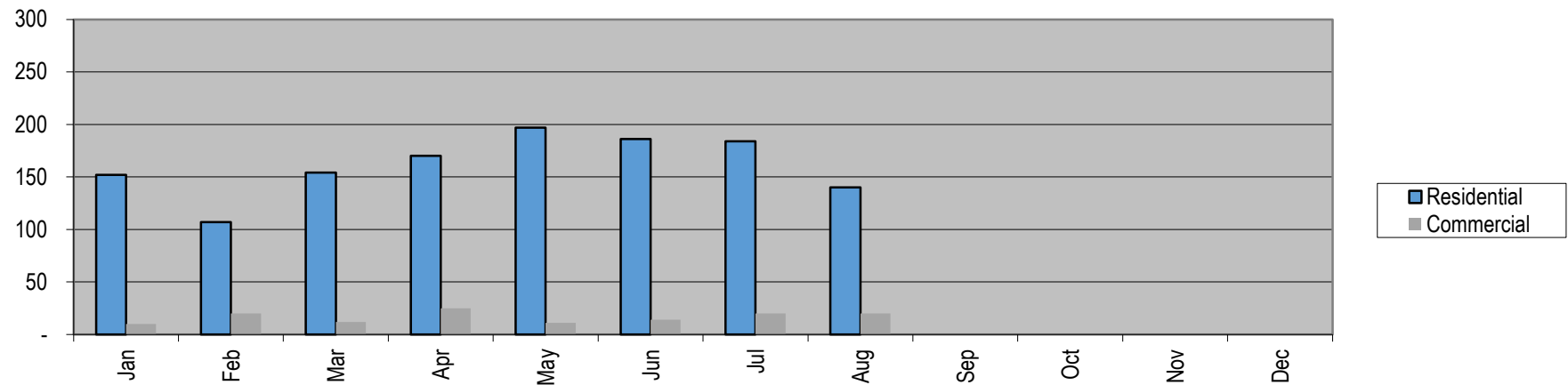
	New- Month by Month							Other Permits				Total		Total Dwellings
2021	SFD	Duplex	Town House	Commercial Apartment Buildings	Quantity of Apartment dwelling units	Commercial			Residential	Commercial		All Permit Types		All New Dwellings per Month
Jan	38	14	-	-	-	1		Jan	152	10		215		52
Feb	52	14	-	-	-	2		Feb	107	20		195		66
Mar	51	16	4	-		-		Mar	154	12		237		71
Apr	87	32	8	-		7		Apr	170	25		329		127
May	18	14	4	-		-		May	197	11		244		36
June	56	16	3	-		3		Jun	186	14		278		75
Jul	20	11	-	9	157	11		Jul	184	20		255		188
Aug	28	33	-	2	102	-		Aug	140	20		223		163
Sep	-	-	-	-		-		Sep	-	-		-		-
Oct	-	-	-	-		-		Oct	-	-		-		-
Nov	-	-	-	-		-		Nov	-	-		-		-
Dec	-	-	-	-		-		Dec	-	-		-		-
Total	350	150	19	-		24		Total	1,290	132		1,976		778

# BUILDING DIVISION

## 2021 SFD, Duplex, Townhouse, Apartments & Commercial Permits for New Construction

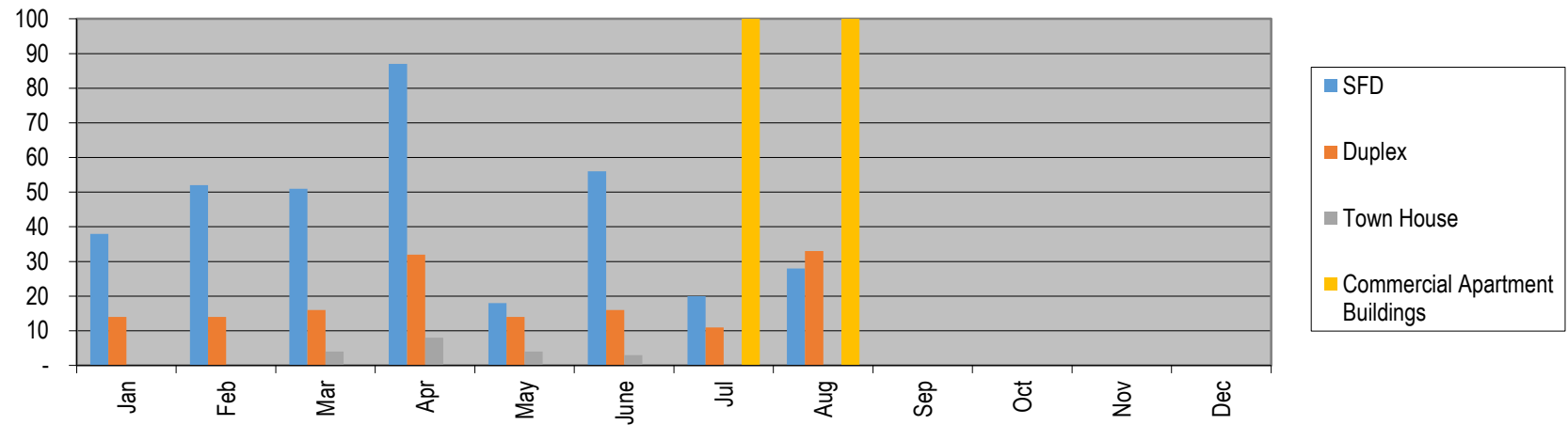


## 2021 Total All Permits

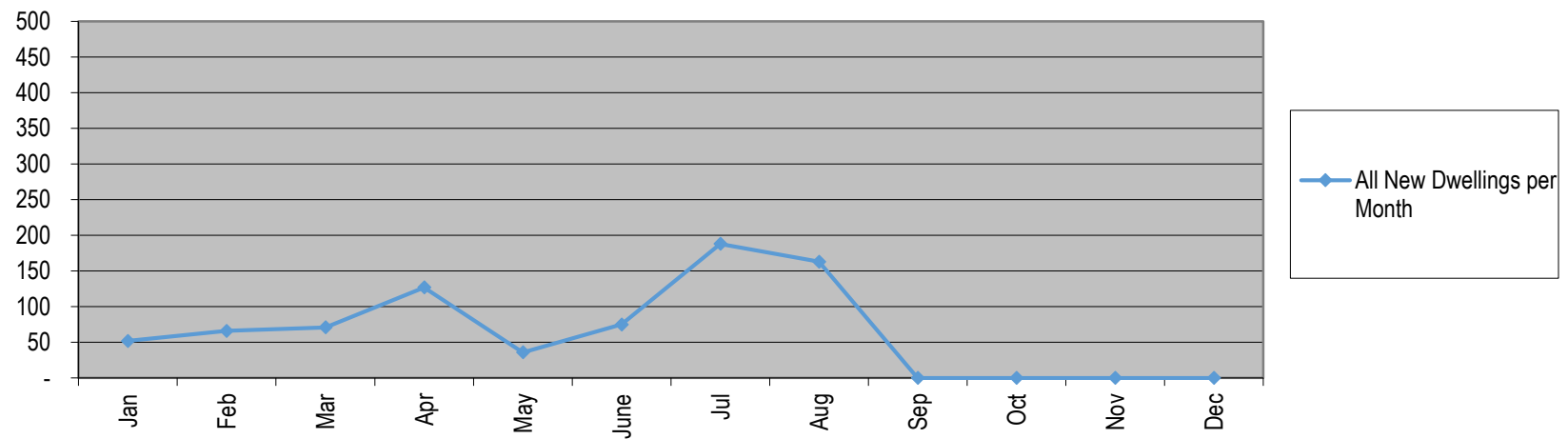


# BUILDING DIVISION

2021 Total New Dwelling Units



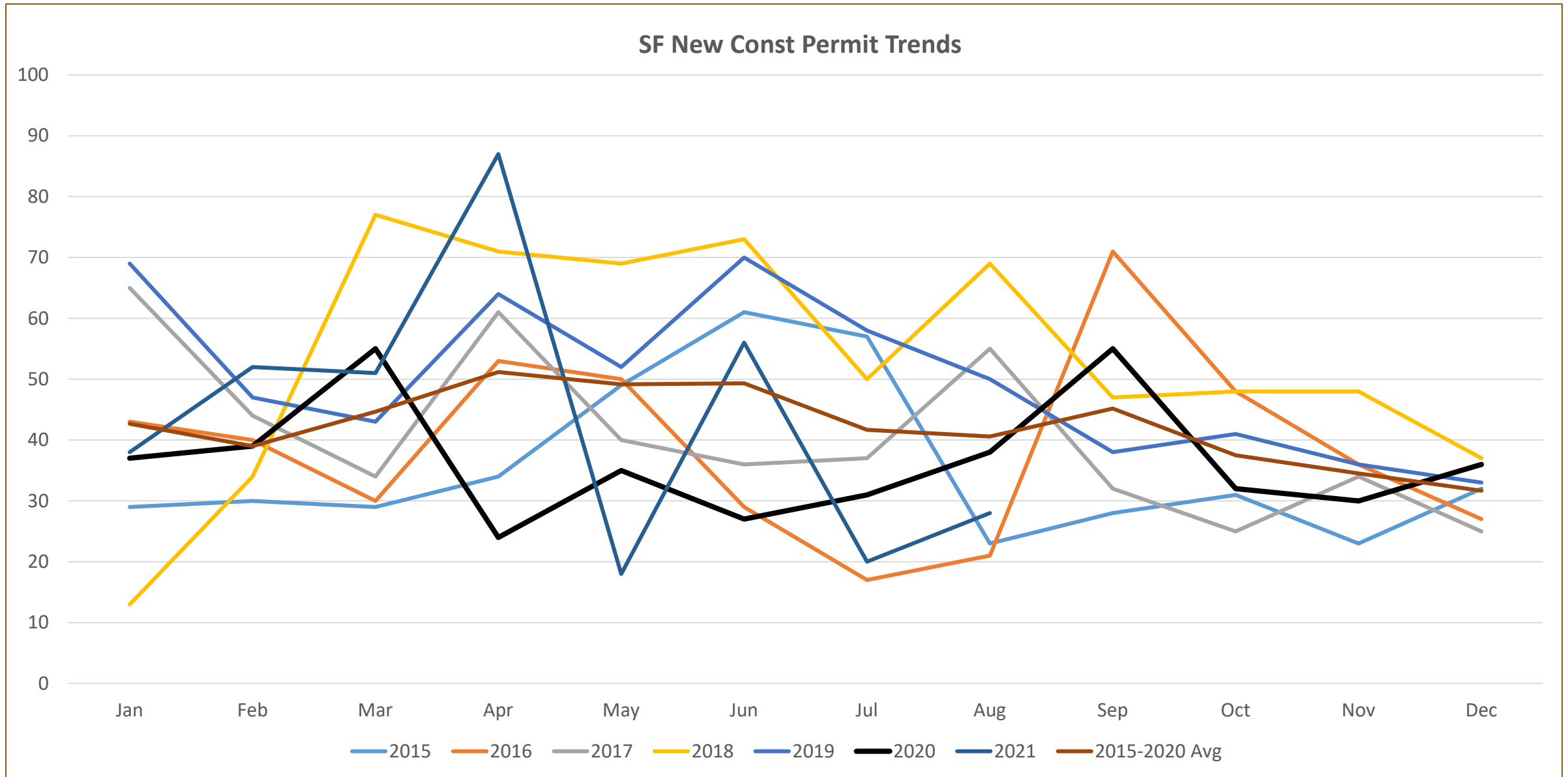
2021 Total New Dwelling Units



# BUILDING DIVISION

Town of Erie										
Single Family New Construction Building Permit Trends									Current Yr to Avg	YTD Net
	2015	2016	2017	2018	2019	2020	2021	2015-2020 Avg		
Jan	29	43	65	13	69	37	38	43	-5	-5
Feb	30	40	44	34	47	39	52	39	13	8
Mar	29	30	34	77	43	55	51	45	6	19
Apr	34	53	61	71	64	24	87	51	36	42
May	49	50	40	69	52	35	18	49	-31	5
Jun	61	29	36	73	70	27	56	49	7	-25
Jul	57	17	37	50	58	31	20	42	-22	-15
Aug	23	21	55	69	50	38	28	41	-13	
Sep	28	71	32	47	38	55		45		
Oct	31	48	25	48	41	32		38		
Nov	23	36	34	48	36	30		35		
Dec	32	27	25	37	33	36		32		
	426	465	488	636	601	439	350	509	-159	

# BUILDING DIVISION



# GEOGRAPHIC INFORMATION SYSTEMS DIVISION

## GIS Projects

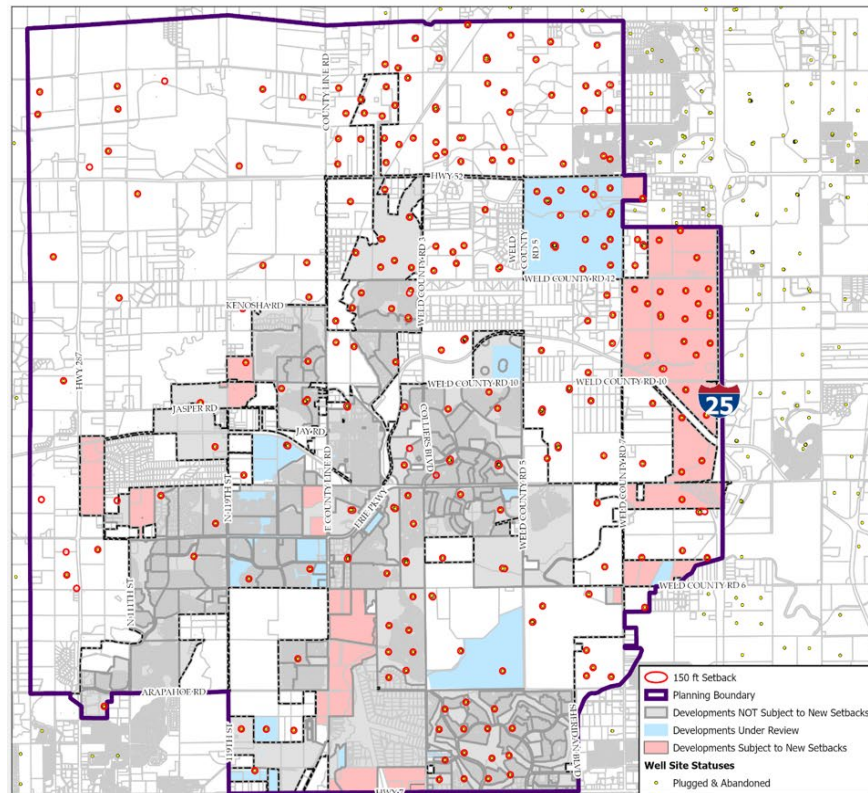
- **Spillman Upgrade:** I have been working with a vendor for PD software to connect to GIS. We have a few more meetings but upgrade is almost completed
- **Street Naming and Addressing**  
Westerly Filing 2 Final Plat, and Parkdale Filing 3 Final plat reviews have come in Daniel and I are completing comments for those now.
- **Water Usage Tied to Parcels Project**  
I am asking Tyler Tech to invoice us for a special job to complete a table join that will fill in much of the work that we have been doing. At first Tyler said this wasn't an option and late I found a contact there that said they could do this but at a cost. Invoice for \$1000 has been requested from the vendor.

# GEOGRAPHIC INFORMATION SYSTEMS DIVISION

## GIS Projects (cont.)

- Oil and Gas Maps

- I have been working with David Frank to assist with a board presentation on O&G Setbacks. These maps are formatted for PowerPoint so that slides can be prepared from them



150 ft Setback Map Sample for PA Status Wells

Daniel is creating a map using COGCC data to attempt to identify areas of town that should possibly be receiving O&G royalties for producing horizontal wells.

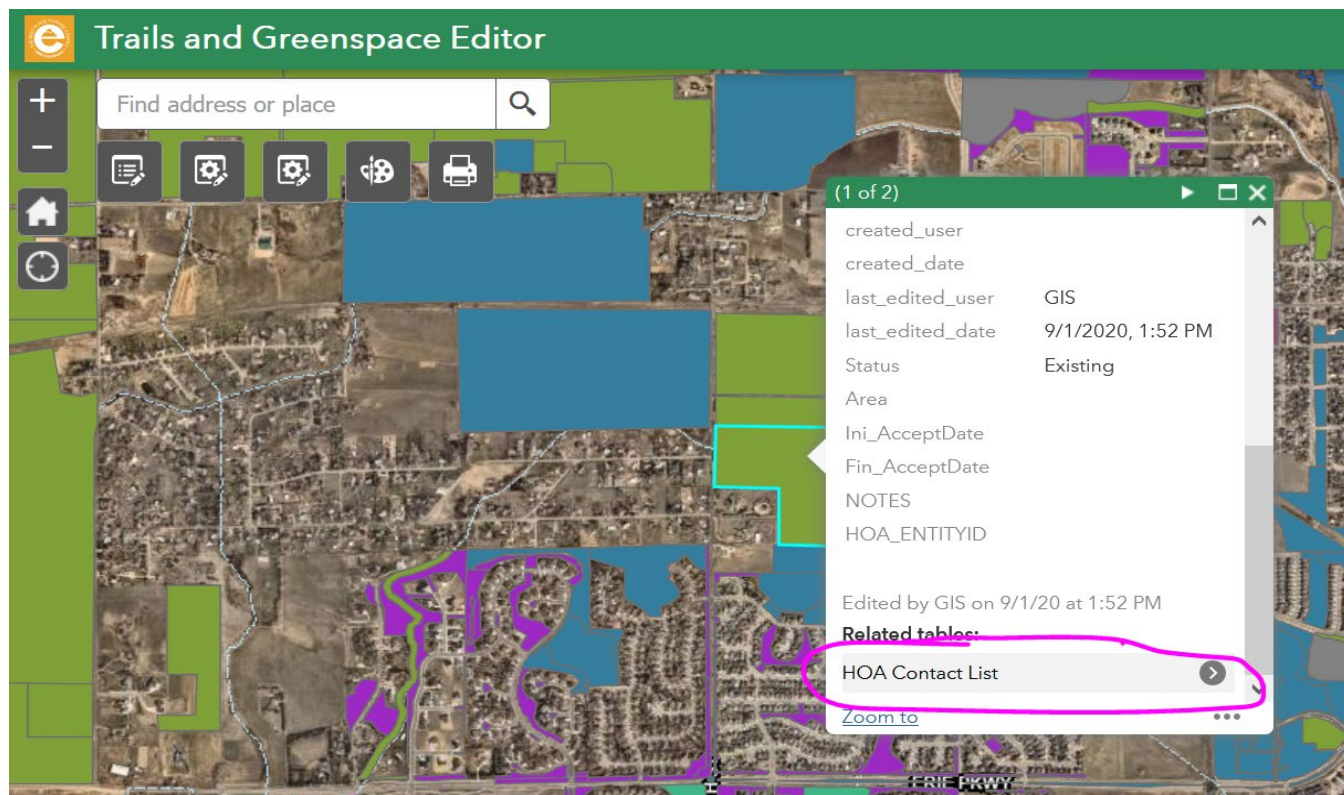


# GEOGRAPHIC INFORMATION SYSTEMS DIVISION

## GIS Projects (cont.)

- **HOA Contact Map**

- Using apps that town staff already access for info on Greenspaces tracts, Daniel has built a connection to HOA contact tables that can be edited by parks staff as contact info changes. They just need to maintain the contact info then contacts can be found by clicking on a tract of interest.



# GEOGRAPHIC INFORMATION SYSTEMS DIVISION

## People

- Daniel has kept up a tremendous pace with Planning comments and GIS corrections. He has continued to play a pivotal role in addressing Town staff comments on our GIS data sets when issues are submitted. I have been particularly impressed with his web presentation to parks and the ease with which he presented a new process for his HOA contacts addition to the green spaces app. Great work as always!