

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, February 21, 2018

6:30 PM

Council Chambers

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chairman Bottenhorn called the February 21, 2018 Planning Commission Meeting to order at 6:30pm.

II. ROLL CALL**Roll Call:**

Commissioner Campbell - present
Commissioner Fraser - present
Commissioner Gippe - present
Commissioner Harrison - present
Commissioner Hedahl - present
Commissioner Zuniga - present
Chairman Bottenhorn - present

III. APPROVAL OF THE AGENDA

Commissioner Campbell moved to approve the agenda of the February 21, 2018 Planning Commission Meeting. The motion, seconded by Commissioner Gippe, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

[18-090](#) Approval of the January 17, 2018 Planning Commission Meeting Minutes

Attachments: [1-17-2018 PC Meeting Minutes](#)

Commissioner Gippe moved to approved the meeting minutes of the January 17, 2018 Planning Commission Meeting. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

V. PUBLIC COMMENTS

There were no public comments taken.

VI. RESOLUTIONS

[18-088](#) PUBLIC HEARING: A Resolution Regarding The Parkdale Preliminary Plat, Adopting Certain Findings of Fact and Conclusions Favorable To The Preliminary Plat.

Attachments: [A Staff Memo](#)
[B Resolution P18-04](#)
[C Proposed Parkdale PUD Overlay Map](#)
[D Preliminary Civil and Landscape Plans](#)
[E Applicant Materials](#)
[F Reports & Studies](#)
[G Referral Responses & Comments](#)

[18-089](#) PUBLIC HEARING: Resolution P18-03: A Resolution Regarding The

Parkdale PUD Overlay Map, Adopting Certain Findings of Fact and Conclusions Favorable To The PUD Rezoning.

Attachments: [A Staff Memo](#)

[B Resolution P18-03](#)

[C Exhibit A - PUD Zoning Map](#)

[D Applicant Materials](#)

Chairman Bottenhorn opened the Public Hearing for Resolution No. P18-03 & Resolution P18-04: Resolutions Regarding the Parkdale PUD Overlay Map and Preliminary Plat at 6:32pm.

Director of Planning & Development, Todd Bjerkaas, presented the proposed Resolutions to the Commission.

These are public hearings and include the Parkdale Preliminary Plat and PUD Overlay. The applicant for the applications is OEO LLC represented by Mr. Matt Janke, Chris Elliott, Corey Elliott and their consultants.

Staff finds the Parkdale PUD Overlay Map in compliance with the PUD Rezoning approval criteria and recommends approval of the PUD Amendment with one technical correction as included in draft Resolution. In addition, staff is recommending approval of the Preliminary Plat with four conditions.

Parkdale is located north of Colorado State Highway 7; west of County Line Road; south of Arapahoe Road and east of 119th Street. The property is a total of 218.48 acres. Just east of the property is the City of Lafayette's Sanitary Sewer Treatment Facility, Coal Creek Park Open Space and the existing Tri-County Storage. North of the property is Rural Residential and Open Space in unincorporated Boulder County. To the west is Rural Residential and future development, the Great Bark Dog Park in the City of Lafayette and Agricultural in unincorporated Boulder County. To the south of the property is Rural Residential in unincorporated Boulder County and future regional business in the City of Lafayette.

The Parkdale property will allow for residential uses and parks open space. The overall density of Parkdale is 2.9 units per acre and is in compliance with the Comp Plan density of 2 to 6 dwelling units per acre and within the LR zoning districts maximum density of 5 dwelling units per acre. The PUD Overlay proposed with this application creates 7 villages that designate the number of dwelling units, residential use type and area designated for each village. The PUD sets a maximum number of dwelling units for the entire development at 642 units, with 114 of those units being an attached residential product.

Designations for this property include major public right-of-way locations, public open space, privately maintained open space, pocket parks, trails and oil and gas facilities. The PUD will consist of single family detached products as well as single family attached products in the form of paired homes.

As a part of the Preliminary Plat, the applicant proposes a new gateway into the Town of Erie through construction of a new intersection at Colorado State Highway 7 and the realignment of County Line Road as a landscaped arterial parkway. A collector road heading east from this arterial provides access to the Messersmith-Boele Open Space and the original County Line Road alignment.

The original County Line Road will terminate about 1,300 feet north of its intersection with Colorado State Highway 7 and will be reclaimed as open space. In addition, there will be an access point from N. 119th Street at the western half of the subdivision and an access point from the new County Line Road alignment. The northeast portion of the subdivision will have two access points from the east/west collector road and the the southeast portion of the property has a single access point from the new County Line Road alignment.

Again, staff recommends that the Planning Commission recommend approval to the Board of Trustees for the Parkdale PUD Overlay and Zoning and the Preliminary Plat by approving the draft resolutions as proposed.

Chairman Bottenhorn gave an oath for those applicants wanting to give testimony to the Commission regarding the Parkdale subdivision.

Mr. John Prestwich of PCS Group, a land planning and landscape architectural firm in the Metro Denver area, addressed the Commission regarding the Parkdale community and provided an overview of the plan for Parkdale. This subdivision proposes to add four miles of trails to the community.

Chairman Bottenhorn allowed for any Public Comment at this time.

Mr. Ken Martin, Chairman of the Open Space and Trails Advisory Board (OSTAB) for the Town of Erie, was given the oath by Chairman Bottenhorn prior to his comment. Mr. Martin wanted to discuss comments submitted to staff by the Open Space and Trails Advisory Board. The Board is in agreement with the proposed open space location as most of it is a marsh area being declared as a critical wildlife habitat by Boulder County. It is one of the largest marshes along the front range with a number of rare and declining bird species that occupy it. OSTAB has two concerns. One concern is, does all the proposed dedication meet the requirements of the Unified Development Code (UDC)? The second concern is, is this resource adequately protected with the current design? The UDC states what type of land should be allowed in the dedication in addition to any exclusions. The two most important being only land that is 300 feet in width or greater. The second would be oil and gas setbacks are not permitted. There seems to be areas that are off regarding the 300 foot restriction according to their (OSTAB) calculations. There are provisions in the UDC to accept areas that are less than 300 feet if there's a trail and there is a spine trail indicated. The Planning Commission and the Board of Trustees should be aware of what actually is a qualified open space and does that special condition have to be met. There is concern for the human activity and the wildlife in the marsh area. OSTAB considered possible alternatives to mitigate some of the concerns to provide more protection than the current design proposal. After consideration, OSTAB would like to continue their original recommendation of eliminating the lots adjacent to the wetland/marsh area as well as the road accessing the area.

Chairman Bottenhorn turned to the Commission for questions/comments of the applicant, staff and Mr. Martin.

Mr. Matt Janke, Mr. Christ Elliott, Mr. John Prestwich and Mr. Martin answered questions of the Commissioners.

Some questions/comments of the Commission included:

Wetlands

- Dedication/Setbacks/Drainage/Topography

- Elimination/Reduction of Homes (OSTAB concern)
- Reducing Number of Home Lots

Oil & Gas

- Well Sites/Setbacks
- Access to Site/Affects on the Wetlands
- Impact of Wells To Be Moved Into the Wetland Area
- Intention with Oil & Gas Drilling Routes (horizontal)
- Current Number of Existing/Potential Wells

Road Construction/Transportation

- Transportation Issues
- Gateways into the Town
- Flow of Traffic
- Lighted Intersection at Road O
- Final Configuration of County Line Rd (Road O)
- Traffic Study
- Compass Development Traffic
- North/South Connector to County Line Road
- Fly-Throughs in Line with Traffic
- Relation to Highway 7 Routes
- Short Term Treatment at Road O
- Road Alignment

Open Space/Parks

- Acreage Calculation
- Fee in Lieu/Park Impact Fee Collection & Usage

School District

- Fee In Lieu
- Boulder Valley School District

Landscape/Grading

- Tree/Berm Location
- Landscape Images
- Groundwater/Geotech Reports/Basements
- 100 Year Flood Calculation & Impact
- Army Corps of Engineering Requirements & UDC
- Urban Drainage and Flood Control District Meeting

Signage**Sanitation Service****Referral Response from City of Lafayette****Size/Scale of Homes****Age Targeted Housing Areas****Number of Home Builder Partners****Construction Timeline****Potential Population**

Chairman Bottenhorn closed the Public Hearing at 8:16pm and asked the Commission for any final comments.

The Commissioners had no further comments or concerns and thanked the applicants and staff for their presentations.

Commissioner Fraser moved to approve Resolution P18-04: A Resolution Regarding The Parkdale Preliminary Plat. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

Commissioner Fraser moved to approve Resolution P18-03: A Resolution

Regarding The Parkdale PUD Overlay Map. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

VII. STAFF REPORTS

Deborah Bachelder, Planning Manager/Deputy Director of Planning & Development, updated the Commission on the Board of Trustees recent Study Session topic - a Modification of Oil & Gas Well Setbacks. Staff was requested to review the current code requirements and prepare a draft for consideration of the Planning Commission.

Mrs. Bachelder introduced the Town's newest Planner, Audem Gonzales to the Commission. Audem has been with the Town for three weeks.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

The Commission has nothing to report.

IX. ADJOURNMENT

Chairman Bottenhorn adjourned the February 21, 2018 Planning Commission Meeting at 8:21pm.