



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Meeting Minutes - Final

Planning Commission

Wednesday, June 2, 2021

6:30 PM

Council Chambers

via Virtual Meeting
<http://bit.ly/2June2021PCMtg>

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Vice Chair Fraser called the June 2, 2021 Planning Commission Meeting to order at 6:30pm.

II. ROLL CALL

Roll Call:

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

III. APPROVAL OF THE AGENDA

Commissioner Witt moved to approve the agenda of the June 2, 2021 Planning Commission Meeting. The motion, seconded by Vice Chair Fraser, carried with the following roll call vote:

Commissioner Sawusch - yes
Commissioner Hoback - yes
Commissioner Luthi - (technical issues/unable to vote)
Commissioner Witt - yes
Vice Chair Fraser - yes

IV. APPROVAL OF MINUTES

[21-223](#)

Approval of the May 19, 2021 Planning Commission Meeting Minutes

Attachments: [May 19, 2021 Planning Commission Meeting Minutes](#)

Commissioner Hoback moved to approve the minutes of the May 19, 2021 Planning Commission Meeting. The motion, seconded by Commissioner Sawusch, carried with the following roll call vote:

Commissioner Sawusch - yes
Commissioner Hoback - yes
Commissioner Luthi - yes
Commissioner Witt - yes
Vice Chair Fraser - yes

V. PUBLIC COMMENTS

No public comments.

VI. GENERAL BUSINESS**21-215**

PUBLIC HEARING: A Resolution Of The Planning Commission Of The Town of Erie Recommending The Board Of Trustees Approve The Canyon Creek Filing No. 7 And 8 Preliminary Plat With Conditions

Attachments: [PC Resolution P21-09](#)

[Proposed Canyon Creek Filing No. 7 & 8 Preliminary Plat and Landscaping](#)

[Staff Report](#)

[Application, Authorization, and Narrative](#)

[Other Applicant Information 1](#)

[Other Applicant Information 2](#)

[Other Applicant Information 3](#)

[Referral Comments](#)

[Neighborhood Meeting Summary](#)

[Notifications](#)

Vice Chair Fraser opened the public hearing for Agenda Item 21-215/Resolution P21-09 at 6:34pm.

Chris LaRue, Senior Planner gave a presentation to the Commission regarding the agenda item.

The applicant, Roger Hollard of the Stratus Companies, provided additional background and a presentation to the Commission regarding this agenda item.

Vice Chair Fraser asked if there were any emailed public comments or if anyone was wanting to give public comment on this agenda item.

Emailed public comments were submitted by:

- Shayne Summers

- Leon Schneider

These comments were forwarded on to the Commission for review.

Public comment was taken from the following person:

- Kimberly Stewart, 1369 McGregor Circle, Erie, CO 80516. Ms. Stewart's comments and concerns were regarding setbacks and 350 feet not being enough, the oil and gas lease of the well to the North; the ditches and trees - preserving the environmental aspects; the trail by the oil well; the short alley's that over 150 feet in length - cannot have a dead end alley; the extension of Jasper Road; Red Hawk Elementary traffic at Telleen Avenue and Jasper Road - there's a lot of concern for the children's safety at this intersection; and concerned as to when

this traffic study was conducted.

Vice Chair Fraser brought it back to the Commission for any questions/comments.

Questions/comments from the Commission included the following:

- Jackson mine and locations off by several hundred feet/additional borings
- Traffic concerns at Jasper Road and the school
- Light might be warranted in the future
- Lafferty - Is it at the edge of Erie as far as development?
- Trail connection/connectivity progression
- WAPA easement and Telleen (school) intersection - sidewalks/pathways not indicated
- This PUD has been in the works for 20 years?
- Townhome areas - no designated snow storage - will it be addressed?
- Paired homes - how does the privacy fence work?
- Maintenance of Canal - Who's responsible?
- Gas line relocation - part of the requirement of the final plat or building permits?
- Will the lines be physically removed?
- Were the concerns of Ms. Jones addressed?
- Appreciate the density of the townhome area
- Park areas look good
- Architectural requirements on same unit's side by side
- Sympathetic to Ms. Stewart's traffic concerns
- Hopefully the traffic study addresses these concerns
- Appreciate the thoroughness in presentation and documents
- Jasper Rd/Telleen Ave- is it a 4-way stop?
- Regarding Ms. Stewart's comments - NW corner of Filing No. 8 - is this an alley way that comes out to parking?
- Approved and proposed units - not 2 dwelling units per lot?
- Oil and gas operations - potential for additional development - this area is not plugged and abandoned yet?
- Flowlines - 1 needs to be moved. Distance between actual dwelling and actual line of flowlines?
- Have all comments been addressed and met the Town's satisfaction?
- Where is the current access road?
- Any plan to reroute off of Jasper?
- Connection to Jay Road - when does that extension occur?
- Is this a 2 lane each side going from Meller Street to Jay Road? Why a round-a-bout at Jay Road?

Vice Chair Fraser closed the Public Hearing at 7:55pm.

Commissioner Luthi moved to approve Agenda Item 21-215/Resolution P21-09.

The motion, seconded by Commissioner Sawusch, carried with the following roll call vote:

- Commissioner Sawusch - yes
- Commissioner Hoback - yes
- Commissioner Luthi - yes
- Commissioner Witt - yes
- Vice Chair Fraser - yes

[21-206](#)

PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie Recommending that the Board of Trustees

Approve the Parkdale Preliminary Plat No. 2 with Conditions

- Attachments:**
- [1. PC Resolution P21-08](#)
 - [2. Proposed Parkdale Preliminary Plat No. 2](#)
 - [3. Staff Report](#)
 - [4. Application and Narrative](#)
 - [5. Other Applicant Materials 1](#)
 - [6. Other Applicant Materials 2](#)
 - [7. Referral Comments](#)
 - [8. Neighborhood Meeting Summary](#)
 - [9. Notifications](#)

Vice Chair Fraser opened the public hearing for Agenda Item 21-206/Resolution P21-08 at 7:56 pm.

Audem Gonzales, Senior Planner gave a presentation to the Commission regarding the agenda item.

The applicant, John Prestwich of PCS Group, provided additional background and a presentation to the Commission on this agenda item.

Vice Chair Fraser asked if there were any emailed public comments or if anyone was wanting to give public comment on this agenda item.

Emailed public comments were submitted by:

- Maria Zabel & Neil Bresler, 1002 N. 119th Street, Lafayette, CO 80026

These comments were forwarded to the Commission for review.

Public comments were heard from the following individuals:

- Maria Zabel, 1002 N. 119th Street, Lafayette, CO 80026
- Jerry Howard, 12025 Baseline Road, Lafayette, CO 80026
- Tracy Davison Parks, 12121 Baseline Road, Lafayette, CO 80026 (collecting information at this time)
- Neil Bresler, 1002 N. 119th Street, Lafayette, CO 80026
- Eric Folwell, 121067 Baseline Road, Lafayette, CO 80026

Comments/concerns included the following:

- Oppose the duplex dwellings
- Safety concern for Fox Hole Airport (directional winds, visibility, landings, ultralights, paragliders)
- Agriculture livestock
- Trespassing concerns onto private property
- Obstruction of views
- Noise and smell/burning of irrigation ditches
- Building near an airport/what's buffer near an airport
- Drainage/flooding concerns
- Concern for traffic in this area - significant back up
- Road widening
- The plat doesn't match up with the pictures provided
- Only one park shown
- Concerned about the entrance to Parkdale - close turn from Baseline Rd onto

119th Street

- Trying to fit an intersection within 1/2 block
- The turn lane will end right at the entry spot
- Plat doesn't match the description
- The access roads are still zoned AG in the county
- Will the town annex these roads?
- Developer responsible for privacy fence from this property to the private owners
- Did the letters go out to people on Baseline?

Vice Chair Fraser brought it back to the Commission for any questions/comments.

Questions/comments from the Commission included the following:

- Threatened and Endangered Species Report - additional 6 acres is rural residential property?
- Has a wildlife study been conducted on the additional 6 acres?
- Existing residence - future application for Special Review Use?
- Timeline for current resident to vacate property? Will they maintain the residence?
- Large concern regarding the amount of traffic
- What is planned for ingress/egress from this development?
- How would individuals access and leave this community as the application sits?
- Broomfield/Lafayette - CDOT - signal to the west of county line?
- Permitted left hand turns out of the subdivision onto 119th Street?
- How will a resident exit out of the subdivision if there is no access off Baseline Road?
- Traffic Study - Portion of it in 2016, another update in 2018, and again in 2020.
- Suggests an additional traffic study - traffic has substantially increased
- Fox Hole Airport - is there an airport influence zone or an acknowledgement of Fox Hole?
- No adverse impacts are anticipated regarding Fox Hole Air Strip
- There has been communication with the individuals that own the air strip
- Out of entire Parkdale development, this is the only area with potential mining activities/subsidies?
- What studies were performed regarding mining?
- No adverse impacts are anticipated from potential and previous mining?
- Ingress/egress out of the development
- if only right turn allowed, until median installed, alternative is to meander through a maze of residential area - this is an extreme community health and safety hazard
- Density calculation clarification
- Open space requirements - will they be met on the whole as the project builds out?
- Snow storage can become an issue - has it been addressed?
- Will there be a metro district?
- Any anticipation of total build out? Overall width at 119th?
- Very relevant questions being asked
- Project as a whole - keep in mind how traffic will flow
- The future of 119th and Hwy 7 will not look the same as they do today
- Project is well thought out but does have some challenges
- Figure out the diversity of this project
- Some challenges with previous developers as they've had to meet the diversity requirements at the end of their project

- Overall Parkdale - pieced together as it's been annexed
- Where are we at with what needs to be annexed or owned?
- Who's responsible for 119th? Erie/Lafayette?
- Is there a future plan to expand 119th to a four lane?
- Update on the movement of the state concept plan?
- Diversity and density - function of topography and how each parcel works overall
- Height requirements between single family attached and duplex units?
- Following the vision of this area
- There was an intent to re-route County Line Road but it's now been reconfigured as previously discussed
- 119th and Highway 7 - was listed in Erie/Lafayette Global IGA - It's Lafayette controlled but Erie pays 25% of the improvement costs of the intersection and at the County Line/Highway 7 intersection, Erie pays for all of the improvement costs
- Permit submitted on Parkdale Blvd off Highway 7 - any movement on this?

Vice Chair Fraser closed the Public Hearing at 9:10pm.

Commissioner Witt moved to approve Agenda Item 21-206/Resolution P21-08. The motion, seconded by Commissioner Sawusch, carried with the following 4-1 roll call vote:

- Commissioner Sawusch - yes
- Commissioner Hoback - no
- Commissioner Luthi - yes
- Commissioner Witt - yes
- Vice Chair Fraser - yes

[21-224](#)

Planning Commission Study Session - continuation from 5/19/2021

Attachments: [Planning Commission Roles Local Municipalities](#)

[Planning Commissioner Job Description Final_202104211653482214](#)

[Planning Commission 2021 Work Plan](#)

[Historic Preservation Master Plan](#)

[Erie Boards - Work Plans](#)

With the absence of Chair Zuniga and Commissioner Ames, it was suggested that this agenda item be postponed until the next Planning Commission Meeting to allow participation and input of the entire Commission.

Commissioner Sawusch moved that this agenda item be postponed until the next meeting. The motion, seconded by Commissioner Hoback, carried with all Commissioners in verbal agreement.

VII. STAFF REPORTS

[21-212](#)

Planning & Development Monthly Report

Attachments: [Planning & Development Monthly Report - May](#)
[Building Report](#)
[Building Charts](#)

Deborah Bachelder, Planning Manager/Deputy Director of Planning & Development provided a brief update to the Commission on the Comprehensive Plan Project. The top candidate, Design Workshop, was chosen and a consulting contract for them will go before the Board of Trustees on June 22nd for review and approval.

Ms. Bachelder also provided clarification on any documents that need to be shared amongst the Commission, that they should go to Melinda Helmer and/or Deborah, to ensure that they are added to the agenda packet. Please note the agenda item they are associate with or we can also add them to Commissioner Reports for discussion. This is not only for the benefit of all the Commissioners but the public as well.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Commissioner Luthi asked for clarification regarding tree lawns and design criteria. If the area falls within the Town Right-of-Way, if that area is going to be changed due to vegetation not growing, trees dying, does the original development plan need to be amended?

Commissioner Sawusch had question regarding the Comp Plan scoring. How was this conducted? A rank choice; aggregate sum? What was the process? Regardless of who was chosen, do you (Deborah) feel comfortable with the path forward?

Commissioner Sawusch thanked Deborah for her hard work on this project.

IX. ADJOURNMENT

Vice Chair Fraser adjourned the June 2, 2021 Planning Commission Meeting at 9:19pm.