



TOWN OF ERIE

645 Holbrook Street
Erie, CO 80516

Town Council

Board Meeting Date: 1/26/2021

File #: 21-021, Version: 1

SUBJECT: Consent Agenda

A Resolution of the Board of Trustees of the Town of Erie Approving a Development Agreement and Accepting Dedications as Shown on the Final Plat for the Westerly Filing No. 1 Subdivision

DEPARTMENT: Planning and Development

PRESENTER: Shannon Moeller, Senior Planner

TIME ESTIMATE:

FISCAL SUMMARY:

Westerly will reimburse the Town for previously Town-constructed utility infrastructure at the rate of \$55.00 per lot for the Coal Creek Sanitary Sewer Interceptor and \$410.00 per lot for the North Water Reclamation Facility Sanitary Sewer Interceptor. These are standard reimbursement costs that are paid by all developments that connect into these sanitary sewer facilities. Since Westerly is Platting 311 residential lots at this time, total reimbursements to the Town for these two systems will be \$144,615.

In addition to these reimbursements, the development will pay building permit fees and will generate property and other taxes to the Town, County, School and Fire Districts, the revenue from which will be used to provide municipal services to support the new development.

STAFF RECOMMENDATION:

Approve the Development Agreement and accept dedications shown on the Final Plat for the Westerly Filing No. 1 Subdivision

SUMMARY AND BACKGROUND OF SUBJECT MATTER:

The Westerly Filing No. 1 Final Plat is located south of Erie Parkway and east of Weld County Road 5. The Westerly Filing No. 1 Final Plat encompasses 268.11 acres and proposes the creation of 311 residential lots and 27 tracts. The residential lots accommodate single-family front- and alley-loaded detached homes and alley-loaded duplexes and townhomes. Tracts are provided for landscaping, irrigation, drainage and utilities, alleys, pocket parks, open space, and future development.

History:

The subject property was annexed in 1990 into the Town of Erie as the Horst Property. At that time the owner anticipated the property to be used as a landfill site. The pre-annexation and annexation

agreements that outlined the landfill requirements for the property were terminated in 2017 when the Town rezoned the property from Rural Preservation 3 to LR-Low Density Residential, NMU-Neighborhood Mixed Use and AG/OS-Agriculture/Open Space.

The Board of Trustees reviewed a Sketch Plan for this property in 2017, and then reviewed an updated Sketch Plan in February 2019. Last year the Board approved a Rezoning on June 23, 2020, that shifted the boundary between the NMU-Neighborhood Mixed Use and LR-Low Density Residential zone districts. The Board approved the Westerly Preliminary Plat and the Westerly PUD Overlay District on July 28, 2020.

Action Items:

The Town Attorney and representatives from the developer drafted a Development Agreement to accompany the Westerly Filing No. 1 Final Plat. It includes cost estimates for all public infrastructure associated with this development. The Board of Trustees is the approval body for both the Development Agreement and the acceptance of dedications shown on the Final Plat.

ATTACHMENTS:

1. Resolution No. 21-007
2. DA & Exhibits
3. Westerly Filing No. 1 Final Plat