



Project Reviews

Town of Erie

Project Number: PD-001700-2024

Description: **North Westerly PD**

Applied: **2/14/2024**

Approved:

Site Address:

Closed:

Expired:

City, State Zip Code: , **CO**

Status: **FEES DUE**

Applicant: **PCS GROUP INC.**

Parent Project: **IZ-001524-2022**

Owner: **NORTH WESTERLY OWNER LLC**

Contractor: **<NONE>**

Details:

STATUS CHANGE DATE: Feb 14 2024 2:38PM

LIST OF REVIEWS

SENT DATE	RETURNED DATE	DUE DATE	TYPE	CONTACT	STATUS	REMARKS
Review Group: 2ND SUBMITTAL						
7/15/2024	5/16/2025	8/6/2024	AFFORDABLE HOUSING REVIEW	MJ Adams	COMPLETE WITH COMMENTS	See attached
Notes: Affordable Housing referral attached as "North Westerly Affordable Housing Commitments" sent via email from MJ Adams, Affordable Housing Division Manager, to Aly Burkhalter, case planner.						
7/15/2024	8/17/2024	8/6/2024	DNS REVIEW	Kathy Kron	COMPLETE WITH COMMENTS	DNS comments provided in attachments.
Notes:						
7/15/2024	7/30/2024	8/6/2024	ECONOMIC DEVELOPMENT REVIEW	Julian Jacquin	COMPLETE WITH COMMENTS	
Notes: ED comments are attached.						



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7/15/2024	8/16/2024	8/6/2024	ENERGY REVIEW	David Frank	COMPLETE WITH COMMENTS	
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Notes:

Per Chapter 10-6-14.3.a "No new residential lot of less than one acre in size, structure that requires a certificate of occupancy, park, sports field, or playground shall be located less than 150 feet from a plugged and abandoned well."

Plugged and abandoned wells cannot be located within a park (pocket or neighborhood), which appears to be proposed in the latest submittal. Please revise, with the recommendation of placing the plugged and abandoned wells into either a dedicated tract or open-space.

Secondly, while remediation is on-going and isn't expected to impact development, please monitor progress by Occidental at the St of Colo AL2&AZ1 O SA location (Facility # 487563) SPILL/RELEASE FORM 19 # 487563.

Additionally, the Town of Erie would request any updates as available on expected timelines for the potential plugging and abandonment of the remaining wells and equipment at the STATE #2-16 location (40.057332°N;105.008185°W). There is always potential for contamination resulting from previous spills/releases to be found while decommissioning oil and gas facilities, the remediation of which should be confirmed prior to platting of lots in the far northeast corner of the property.

Finally, per the recommendations of the Phase I ESA (Western Environmental, 2022): Obtain from Occidental confirmation that the reported release of methane at the State #30-16 Location is resolved and that soil vapor methane concentrations have returned to baseline conditions (per Recognized Environmental Condition [REC] on pages 9 & 14)

7/15/2024	8/13/2024	8/6/2024	ENGINEERING REVIEW	Nicole Johnson	COMPLETE WITH COMMENTS	See two attached documents - Engineering "Comments" & "Memo"
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Notes:

7/15/2024	8/16/2024	8/6/2024	OUTSIDE AGENCY REVIEW	Aly Burkhalter	COMPLETE WITH COMMENTS	
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Notes:

Outside agency reviews will be distributed to the following:

- Fox Tuttle
- Merrick & Company
- Colorado Geologic Survey
- United Power Company
- Vranesh and Raisch, LLP
- Northern Colo. Water Conservancy Dist.
- Weld County
- Mountain View Fire Protection District
- St. Vrain Valley Schools

1. The following agencies provided comments that require a response. All resubmittal documents will be distributed to the following referral agencies:

- Town of Erie – internally distributed to: Planning, Transportation, Engineering (includes FHU, Merrick, and Fox Tuttle comments), Stormwater, Economic Development, Energy & Environmental Specialist, Parks, Building, and GIS (Addressing)
- Merrick & Company (Utility & Drainage)
- Colorado Geologic Survey
- Fox Tuttle
- Vranesh and Raisch, LLP / Northern Colo. Water Conservancy Dist.
- Weld County

2. The following agencies provided comments that do not require a response:

- United Power Company

3. The following agencies did not provide any comments:

- Mountain View Fire Protection District
- St. Vrain Valley Schools

All referral comments will be added in the attachments. Any comments received at a later date will be added to these Review notes and in the attachments.



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7/15/2024	8/16/2024	8/6/2024	PLANNING REVIEW	Aly Burkhalter	PLANNER REVISION REQUIRED	See attached memo and redlines
Notes: Please see attached 2nd Review - Planning Memo and 2nd Review - Planning Redlines.						
7/15/2024	7/26/2024	8/6/2024	STORMWATER REVIEW	Misty Hall	COMPLETE NO COMMENTS	
Notes:						
7/15/2024	8/19/2024	8/6/2024	SUSTAINABILITY REVIEW	Eryka Thorley	COMPLETE WITH COMMENTS	See attached Sustainability Comments
Notes: See attached Sustainability Comments						
7/15/2024	8/15/2024	8/6/2024	TRANSPORTATION REVIEW	Miguel Aguilar	COMPLETE WITH COMMENTS	
Notes: Comments provided during meeting.						
Review Group: 3RD SUBMITTAL						
12/4/2024	1/23/2025	1/14/2025	DNS REVIEW	Kathy Kron	COMPLETE WITH COMMENTS	DNS comments provided in attachments.
Notes: DNS comments provided in attachments.						
12/4/2024	1/16/2025	1/14/2025	ECONOMIC DEVELOPMENT REVIEW	Julian Jacquin	COMPLETE WITH COMMENTS	
Notes: Economic Development requests that the North Westerly PD provide a minimum of 150,000 SF of commercial space, as supported by the market study over the 15-year buildout of the community.						
12/4/2024	3/13/2025	1/14/2025	ENERGY REVIEW	David Frank	COMPLETE NO COMMENTS	see 4th review
Notes:						
12/4/2024	1/17/2025	1/14/2025	ENGINEERING REVIEW	Nicole Johnson	COMPLETE WITH COMMENTS	Please refer to attached comment memo.
Notes:						



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12/4/2024	1/16/2025	1/14/2025	OUTSIDE AGENCY REVIEW	Aly Burkhalter	COMPLETE WITH COMMENTS	See attached
Notes: 1. The following agencies provided comments that require a response. All resubmittal documents will be distributed to the following referral agencies: a. Merrick Drainage (included in Engineering comments) b. Merrick Utility (included in Engineering comments) c. Fox Tuttle (included in Transportation comments) d. Vranesh and Raisch, LLP / Northern Colo. Water Conservancy Dist. (included in attachments as "20250114 Ltr re NW'ly PD 3rd Referral Review") 2. The following agencies did not provide any comments: a. Colorado Geologic Survey (include on further referral) b. Weld County (do not include on further referral)						
12/4/2024	1/16/2025	1/14/2025	PLANNING REVIEW	Aly Burkhalter	PLANNER REVISION REQUIRED	See attached memo and redlines
Notes:						
12/4/2024	1/7/2025	1/14/2025	STRATEGIC REVIEW	Josh Campbell	COMPLETE WITH COMMENTS	See attachments for comments
Notes: See attachment "PD-001700-2024 Strategic Memo" for comments						
12/4/2024	1/24/2025	1/14/2025	SUSTAINABILITY REVIEW	Eryka Thorley	COMPLETE WITH COMMENTS	See attached
Notes: See Sustainability Memo in attachments						
12/4/2024	1/16/2025	1/14/2025	TRANSPORTATION REVIEW	Nick Wagner	COMPLETE WITH COMMENTS	See Transportation Memo Attachment for Comments
Notes:						
Review Group: 4TH SUBMITTAL						
2/18/2025	3/13/2025	3/13/2025	DNS REVIEW	Shane Greenburg	COMPLETE WITH COMMENTS	
Notes: See attachment for comments: 2025.03.13 North Westerly PD - DNS 4th Review						
2/18/2025	2/24/2025	3/13/2025	ECONOMIC DEVELOPMENT REVIEW	Julian Jacquin	COMPLETE NO COMMENTS	
Notes:						
2/18/2025	3/13/2025	3/13/2025	ENERGY REVIEW	Ben Kellond	COMPLETE WITH COMMENTS	See comments
Notes: The Town of Erie would like for an additional raptor survey to be conducted between February 1 and September 15 to ensure compliance with CPW recommendations. While the Threatened & Endangered Species and General Wildlife Screening Report did not find any evidence of raptors during their survey, the submitted Phase 1 ESA noted one in the western portion of the property adjacent to the ditch.						



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2/18/2025	3/13/2025	3/13/2025	ENGINEERING REVIEW	Nicole Johnson	COMPLETE WITH COMMENTS	Please refer to attached memo.
Notes:						
2/18/2025	3/13/2025	3/13/2025	OUTSIDE AGENCY REVIEW	Aly Burkhalter	COMPLETE WITH COMMENTS	NCWCD needs response
Notes:						
See in attachments CGS requires no further comment and NCWCD requires a Declaration of Water Rights						
2/18/2025	3/13/2025	3/13/2025	PLANNING REVIEW	Aly Burkhalter	PLANNER REVISION REQUIRED	See attached
Notes:						
See 4th Review - Planning Memo and 4th Review - COMBINED REDLINES in Attachments						
2/18/2025	2/19/2025	3/13/2025	STRATEGIC REVIEW	Josh Campbell	COMPLETE NO COMMENTS	See notes.
Notes:						
No comments but encourage the applicant to review Policy Recommendations in the previous "PD-001700-2024 Strategic Memo."						
2/18/2025		3/13/2025	SUSTAINABILITY REVIEW	Eryka Thorley		
Notes:						
2/18/2025	3/13/2025	3/13/2025	TRANSPORTATION REVIEW	Nick Wagner	COMPLETE WITH COMMENTS	See Transportation Memo Attachment for Comments
Notes:						
Review Group: 5TH SUBMITTAL						
4/18/2025	5/12/2025	5/15/2025	DNS REVIEW	Shane Greenburg	COMPLETE WITH COMMENTS	Okay for hearing. See Central Square comments.
Notes:						
No comments on the 5th submittal. See 4th submittal comments for items to be addressed in subsequent platting / site plan submittals.						
4/18/2025	5/8/2025	5/15/2025	ENGINEERING REVIEW	Nicole Johnson	COMPLETE WITH COMMENTS	Okay for hearing. Swap sheet 11 in PD set per comments
Notes:						
4/18/2025	5/14/2025	5/15/2025	ENVIRONMENTAL REVIEW	Ben Kellond	COMPLETE NO COMMENTS	Okay to take to hearing.
Notes:						



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4/18/2025	5/15/2025	5/15/2025	OUTSIDE AGENCY REVIEW	Aly Burkhalter	COMPLETE WITH COMMENTS	Need okay to take to hearing by 5/8
Notes: Please see attached email from Northern Water requesting all lands be included in Northern Colorado Water Conservancy District. It was determined by staff that inclusion into NCWCD will need to occur prior to water service to lots, but does not prohibit continuing forward with zoning.						
4/18/2025	5/8/2025	5/15/2025	PLANNING REVIEW	Aly Burkhalter	COMPLETE PUBLIC HEARING	Hearing ready
Notes:						
4/18/2025	4/18/2025	5/15/2025	TOWN ATTORNEY REVIEW	Aly Burkhalter	COMPLETE NO COMMENTS	okay for hearing
Notes: Confirmed via email to Kendra Carberry on 4/18 that is good to take to hearing						
4/18/2025	5/7/2025	5/15/2025	TRANSPORTATION REVIEW	Nick Wagner	COMPLETE WITH COMMENTS	See Transportation Memo Attachment for Comments
Notes: Transportation staff have reviewed the North Westerly PD and found it in general conformance with the Town standards and specifications and recommend it for public hearing. The comments below shall be addressed prior to the first plat submittal for North Westerly. Comments specific to "Main Street" shall be addressed with the plat submittal for Phase 2.						
Review Group: FINAL APPROVAL CHECK						
5/14/2025		5/28/2025	DNS REVIEW	Shane Greenburg		Final check of PD FINAL - see attached
Notes:						
5/14/2025	5/16/2025	5/28/2025	ECONOMIC DEVELOPMENT REVIEW	Julian Jacquin	COMPLETE NO COMMENTS	Final check of PD FINAL - see attached
Notes:						
5/14/2025		5/28/2025	ENGINEERING REVIEW	Nicole Johnson		Final check of PD FINAL - see attached
Notes:						
5/14/2025		5/28/2025	ENVIRONMENTAL REVIEW	Ben Kellond		Final check of PD FINAL - see attached
Notes:						
5/14/2025		5/28/2025	PLANNING REVIEW	Aly Burkhalter		Final check of PD FINAL - see attached
Notes:						



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5/14/2025		5/28/2025	STORMWATER REVIEW	Misty Hall		Final check of PD FINAL - see attached
Notes:						
5/14/2025	5/16/2025	5/28/2025	TRANSPORTATION REVIEW	Nick Wagner	COMPLETE NO COMMENTS	Approved With Conditional Approval of TIA
Notes:						