

**Town of Erie
Planning Commission
Resolution No. P26-03**

**A Resolution of the Planning Commission of the Town of Erie
Recommending Approval of the Canyon Creek Planned
Development Amendment No. 11 with Conditions**

Whereas, on February 7, 2025, Emerald Development (the "Applicant") filed an application (the "Application") for approval of the Canyon Creek Planned Development Amendment No. 11 (the "Canyon Creek PD"), for real property more particularly described in **Exhibit A** attached hereto;

Whereas, on January 7, 2026, the Planning Commission held a properly-noticed public hearing on the Application and continued the public hearing until February 18, 2026, to allow the Applicant an opportunity to revise the Canyon Creek PD;

Whereas, on February 6, 2026, the Applicant submitted an amended Canyon Creek PD application (the "Amended Application") to the Town; and

Whereas, on February 18, 2026, the Planning Commission held a properly-noticed public hearing on the Amended Application.

Now, Therefore be it resolved by the Planning Commission of the Town of Erie, Colorado, that:

Section 1. Findings. Upon consideration of the Amended Application and supporting documentation, hearing the statements of Town staff and the public, and giving due consideration to the matter, the Planning Commission finds and determines as follows:

- a. The Amended Application meets the applicable criteria set forth in Title 10 of the Erie Municipal Code (the "UDC"); and
- b. The Amended Application is consistent with the Comprehensive Plan.

Section 2. Decision. Based on the foregoing findings, the Planning Commission hereby recommends that the Town Council approve the Amended Application with the following condition: the Applicant shall make all necessary technical corrections as directed by staff prior to the public hearing on the Application by the Town Council.

Adopted this 18th day of February, 2026.



Ben Hemphill, Chair

Attest:



Doug Trettin, Secretary

Exhibit A
Legal Description

Canyon Creek Filing No. 5 Amendment 1, Tract B-1, Tract I, Track H, and Lots 1 through 12.

TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, February 18, 2026

6:30 PM

In Person Meeting

**To View Meeting Virtually on Zoom: <https://bit.ly/18Feb26PCMtg>
Council Chambers
To Sign Up for Public Comment: www.erieco.gov/PublicComment**

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG

Chair Hemphill called the February 18, 2026 Planning Commission Meeting to order at 6:30 p.m.

II. ROLL CALL

Roll Call:
Commissioner Booth - present
Commissioner Sawusch - present
Commissioner Dreckman – present
Commissioner Burns - present
Commissioner Baham - present
Vice Chair Braudes - present
Chair Hemphill - present

A quorum was present.

III. APPROVAL OF THE AGENDA

Commissioner Dreckman moved to approve the agenda of the February 18, 2026 Planning Commission Meeting. The motion, seconded by Commissioner Burns, carried with all voting in favor thereof.

Motion passes unanimously.

IV. APPROVAL OF MINUTES

[2026-98](#) Approval of the January 21, 2026 Planning Commission Meeting Minutes

Attachments: [January 21, 2026 Planning Commission Meeting Minutes](#)

Vice Chair Braudes moved to the minutes of the January 21, 2026 Planning Commission Meeting. The motion, seconded by Commissioner Dreckman, carried with all voting in favor thereof.

Motion passes unanimously.

V. PUBLIC COMMENTS

No public comment was taken.

VI. GENERAL BUSINESS

[2026-99](#) Comprehensive Plan Implementation

Attachments: [Presentation](#)
[Staff Report](#)

Chair Hemphill announced Agenda Item 2026-99: Comprehensive Plan Implementation.

Chair Hemphill turned it over to staff for a presentation (6:32 p.m.).

Josh Campbell, Senior Strategic Planner, gave a presentation to the Commission on the agenda item.

Chair Hemphill brought it back to the Commission for any questions/comments of staff.

Some questions/comments included the following:

- why move away from PDs in the UDC update
- how can we get ahead of the market trends and build that into the UDC update
- what did the quote about there being two Old Towns mean
- did a historic district come up in your conversations with Old Town residents
- how did the linear park play into conversations with Old Town residents
- how does the affordable housing incentives work into a UDC update
- residential medium updates to the comp plan and their effect on the UDC update
- community building blocks what are we trying to promote with edits to that section of the plan
- for the UDC updates is it focused on density updates, or more abstract concepts like 'walkable neighborhoods'
- will the dumpster day for Old Town include working with Sustainability
- when talking with Old Town residents was there concerns with Town Center displacing downtown businesses
- redevelopment is occurring in Old Town now, what is the plan for the future
- what is the process to update the comp plan, is there now an update process to the future land use map

The Commission thanked staff for the presentation and update (7:17 p.m.).

[2026-100](#)

PUBLIC HEARING: A Resolution of the Planning Commission of the Town of Erie Recommending Approval of the Canyon Creek Planned Development Amendment No. 11

- Attachments:** [Staff Presentation](#)
[Staff Report](#)
[Applicant Presentation](#)
[Applicant Summary of Updates Memo](#)
[Proposed PD Amendment \(Updated\)](#)
[Proposed PD Amendment \(Jan 7th Version\)](#)
[Application and Narrative](#)
[Additional Application Materials](#)
[DRT Comments](#)
[Neighborhood Meeting Notice and Summary](#)
[Public Hearing Notices](#)
[PC Resolution P26-03](#)
[Public Comments Received as of Feb 6 2026](#)

Chair Hemphill announced Agenda Item 2026-100: A Resolution of the Planning Commission of the Town of Erie Recommending Approval of the Canyon Creek Planned Development Amendment No. 11

Chair Hemphill opened the Public Hearing at 7:18 p.m. and turned it over to staff.

Harry Brennan, Senior Planner, gave a presentation to the Commission on the agenda item (from 7:18 p.m. – 7:28 p.m.)

Dominick Schwartz, Project Manager Emerald Development, gave a presentation to the Commission on the agenda item. (from 7:28 p.m. – 7:34 p.m.)

Chair Hemphill opened the Public Comment portion of the Public Hearing at 7:35 p.m. and asked if there was anyone in attendance to give comment on this agenda item.

Public comment was taken from the following:

- Chris Joseph (In-person)
- Ryan Durfey (In-person)
- Ray Mueller (In-person)
- Jennifer Barry (Virtually)
- Jeremy Teiber (Virtually)

Concerns included: lighting spillover, increased traffic, dumpsters and back-of-house items, pedestrian traffic to and from Red Hawk Elementary, crime, late night operational impacts, Town Center already provides commercial in the area.

Chair Hemphill closed the Public Comment portion of Public Hearing at 7:50 p.m.

Chair Hemphill brought it back to the Commission for any questions/comments of staff.

Some questions/comments included the following:

- the difference between zoning districts and PDs, when would a traffic study be required (Plat and Site Plan), what is the benefit to the neighbors – would like to see more addressing of neighbor's concerns, we wouldn't know the potential impacts until there are specific users and would like the Site Plan to come back to the Commission, why can't PC require the Site Plan to come back to them as a condition of their recommendation (code only allows the Director to refer Site Plans to the Commission), the expectations of people when they moved in, are drive throughs allowed (no), is outdoor storage allowed (no), vacancy rates of commercial/retail in Erie (very low, a lot of demand), public notice questions (all notice requirements were met), this is potentially be the last time we see this application (correct).

Chair Hemphill closed the Public Hearing at 8:32 p.m. and deliberations began.

Commissioner Burns moved to approve the Agenda Item 2026-100: A Resolution of the Planning Commission of the Town of Erie Recommending Approval of the Canyon Creek Planned Development Amendment No. 11. The motion, seconded by Commissioner Sawusch, carried with all voting in favor thereof at 8:42 p.m.

[2026-103](#)

A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Re-appoint Commissioners Booth and Burns

Attachments: [Resolution No. P26-04](#)

Chair Hemphill announced Agenda Item 2026-103: A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council

Re-appoint Commissioners Booth and Burns

Chair Hemphill opened the Resolution Discussion at 8:44 p.m.

Chair Hemphill clarified that the three expiring terms would end May 17, 2026, as stated in the ordinance appointing them. It was asked to explain why the Commission’s request for staff to communicate to Council their desire to pass a resolution of support, and to get permission from Council. Sarah explained that staff does not directly communicate with Council but instead provided updates to Town Mgmt. that were passed along to Council. Additionally, the legal counsel advice that permission from Council for the resolution of support is not necessary. There was discussion on removing the phrase ‘beginning March 3, 2026’ due to terms not expiring until May 17.

Chair Hemphill closed the Resolution Discussion at 9:02 p.m.

Commissioner Braudes moved to amend the Agenda Item 2026-100 removing the resolution phrase, “...beginning March 3, 2026.” and moved to approve as amended: A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Re-appoint Commissioners Booth and Burns. The motion, seconded by Commissioner Dreckman, carried with the following roll call vote:

- Commissioner Booth - recused
- Commissioner Sawusch - yes
- Commissioner Dreckman – yes
- Commissioner Burns - recused
- Commissioner Baham - yes
- Vice Chair Braudes - yes
- Chair Hemphill - yes

Motion passes 5 yeses and 2 recusals at 9:02 p.m.

VII. STAFF REPORTS

Kelly Driscoll, Planning Manager, reported on the following:

- March 4, 2026 Planning Commission Meeting Cancelled

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

Commissioner Sawusch reported on the following:

- Questioning if there is enough water to accommodate development growth.
- Brought awareness to 3 tragedies that recently occurred in the Town and to remember to express affection and gratitude toward loved ones.

Chair Hemphill reported on the following:

- Chair Hemphill reported on Town Security Training due March 4, 2026.
- Email “Cc” etiquette.

IX. ADJOURNMENT

Commissioner Booth moved to adjourn the February 18, 2026 Planning Commission Meeting. The motion, seconded by Commissioner Dreckman, carried with all voting in favor thereof.

Chair Hemphill adjourned the February 18, 2026 Planning Commission Meeting at 9:06 p.m.

Translation Services