

**Town of Erie**  
**Planning Commission Regular Meeting**  
**Wednesday, February 5, 2014**  
**6:30 p.m.**  
**Board Room, Erie Town Hall, 645 Holbrook, Erie, Co 80516**

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**I. CALL MEETING TO ORDER & PLEDGE OF ALLEGIANCE**

Vice Chairman Mazzocco called the Regular Meeting of the Erie Planning Commission to order at 6:30 p.m.

**II. ROLL CALL**

Commissioner Bell - Excused	Commissioner Knott - Present
Commissioner Bottenhorn – Present	Commissioner Mazzocco - Present
Commissioner Burgard - Present	Commissioner Nelsen - Excused
Commissioner Trujillo - Present	

Staff Present: R. Martin Ostholthoff, Community Development Director;  
Todd Bjerkaas, Senior Planner; and  
Hallie Sawyer, Secretary to the Commission

**III. APPROVAL OF THE AGENDA**

Commissioner Bottenhorn moved to approve the February 5, 2014, Regular Meeting Agenda as submitted. The motion, seconded by Commissioner Trujillo, carried with all voting in favor thereof.

**IV. APPROVAL OF MINUTES**

**a. Minutes from the January 15, 2014, Regular Meeting.**

Commissioner Burgard moved to approve the January 15, 2014, Minutes as submitted. The motion, seconded by Commissioner Trujillo, carried with all voting in favor thereof.

**V. PUBLIC COMMENTS** (This agenda item provides the public an opportunity to discuss items other than items that are on the agenda. The Planning Commission is not prepared to decide on matters brought up at this time, but it warranted, will place them on a future agenda.)

**None.**

**VI. RESOLUTIONS** (This agenda item is for all matters that should be decided by resolutions.)

**1. Public Hearing – Sunset PUD Overlay**

Purpose: Consider PUD Overlay

Project File #: PUD-13-00059

Request: Consideration of Resolution P14-03, A Resolution Regarding The Sunset PUD Overlay Map, Adopting Certain Findings Of Fact And Conclusions Favorable To The PUD Overlay Rezoning.

Location: The Northwest Corner of WCR 5 & 6

Zoning: LR – Low Density Residential

Applicants: FS Land, Yvonne Seaman, Representative  
(Staff Planner: Todd Bjerkaas)

**2. Public Hearing – Sunset Preliminary Plat**

Purpose: Consider Preliminary Plat

Project File #: PP-13-00010

**Request:** Consideration of Resolution P14-04, A Resolution Regarding The Sunset Preliminary Plat, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat.

**Location:** The Northwest Corner of WCR 5 & 6

**Zoning:** LR – Low Density Residential

**Applicants:** FS Land, Yvonne Seaman, Representative  
(Staff Planner: Todd Bjerkaas)

Vice Chairman Mazzocco opened the Public Hearing at 6:33 p.m. Mr. Bjerkaas presented the applications for the Sunset PUD Overlay and the Sunset Preliminary Plat, outlining the background of the requests, reviewing the criteria for approval, entering the documents into the record, and recommending approval of Resolutions P14-03 & P14-04.

Yvonne Seaman, 945 Grayling, Highlands Ranch; Karen Henry, Henry Design; and Todd Johnson, Calibre Engineering were present to address any questions or concerns from the Commission. Ms. Seaman provided an overview of the 247 dwelling unit project, describing the lot size variations; use of Bridgewater Design Guidelines which are more restrictive than our code; and showed a photograph showing the street section under the WAPA lines.

There was no public comment.

Commissioner questions and concerns covered comparison of the 2007 proposal and the current proposal; description of how alternative compliance was being met; percentage of large lots; spine trail access points; gun range direction of fire; sidewalks on Weld County Road 5; option to bury WAPA line; drainage and detention; adverse impacts downstream; agreements with Green Mills; update of Natural Areas Report; architectural standards modifications; breaking point for police services; detention ponds ability to hold all runoff; open space uses; status of negotiations with Green Mills and the WAPA median. Vice Chairman Mazzocco closed the public hearing at 7:19 p.m.

There being no discussion, Commissioner Bottenhorn moved approval of Resolution P14-03, A Resolution Regarding The Sunset PUD Overlay Map, Adopting Certain Findings Of Fact And Conclusions Favorable To The PUD Overlay Rezoning. The motion, seconded by Commissioner Trujillo, carried with all voting in favor thereof.

Commissioner Bottenhorn moved approval of Resolution P14-04, A Resolution Regarding The Sunset Preliminary Plat, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat. The motion, seconded by Commissioner Trujillo, carried with all voting in favor thereof.

**VII. STAFF REPORTS** (This agenda items is reserved for specific items from Staff requiring Commission direction or just relaying important information.)  
None.

**VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS** (This agenda item is for all Planning Commission reports and items of information as well as Commission discussion items, not listed on the agenda)  
None.

**IX. ADJOURNMENT**

There being no further business to come before the Commission, Vice Chairman Mazzocco adjourned the February 5, 2014, Regular Meeting of the Planning Commission at 7:20 p.m.

Respectfully Submitted,

Town of Erie Planning Commission

By:   
Hallie S. Sawyer, Secretary

By:   
Michael Mazzocco, Vice Chair