

**Town of Erie**  
**Planning Commission Regular Meeting**  
**Wednesday, July 15, 2015**  
**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**

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

**II. ROLL CALL**

Commissioner Bottenhorn - Present	Commissioner Fraser -
Commissioner Burgard – Arrived 6:32	Commissioner Gippe - Excused
Commissioner Campbell - Present	Commissioner Harrison - Present
Commissioner Kemp - Present	

Staff Present: R. Martin Ostholthoff, Community Development Director;  
Deborah Bachelder, Senior Planner;  
Todd Bjerkaas, Senior Planner;  
A.J. Krieger, Town Administrator;  
Paula Mehle, Economic Development; and  
Hallie Sawyer, Secretary to the Commission

**III. APPROVAL OF THE AGENDA**

Commissioner Campbell moved to amend the agenda by moving item VI.6. Public Hearing – Comprehensive Plan Amendment to the first business item, and approve the July 15, 2015, Regular Meeting Agenda as amended. The motion, seconded by Commissioner Kemp, carried with all voting in favor thereof.

**IV. APPROVAL OF MINUTES**

**a. Minutes from the May 20, 2015, Regular Meeting.**

Commissioner Harrison moved to approve the May 20, 2015, Minutes as submitted. The motion, seconded by Commissioner Campbell, 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.)

Comment was taken from Ken Martin, Chairman of the Town of Erie Open Space and Trails Advisory Board, regarding OSTAB's concerns about the proposed Sketch Plan for Canyon Creek Filing 10 Four Corners development that will be considered later in the meeting.

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

**1. Public Hearing – Comprehensive Plan Amendment - TO BE CONTINUED TO AUGUST 19<sup>TH</sup>, 2015**

Purpose: Consideration of a Comprehensive Plan Amendment

Project File #: CPA-000195-2015

Request: Consideration of Resolution P15-\_\_\_,

Location: N/A

Applicants: N/A

(Staff Planner: Marty Ostholthoff)

Chairman Bottenhorn opened the public hearing at 6:35 p.m., and continued the hearing to August 19, 2015.

## **2. Public Hearing – Vista Ridge F-14 Minor Subdivision Plat**

Purpose: Consideration of Minor Subdivision Plat

Project File #: MS-14-00049

Request: Consideration of Resolution P15-19, A Resolution Regarding The Minor Subdivision Plat Of Vista Ridge Filing No. 14, Adopting Certain Findings Of Fact And Conclusions Favorable To The Minor Subdivision Plat.

Location: NW Corner of Sheridan Blvd. and CO Highway 7

Applicants: Montex (Brownlee)

(Staff Planner: Todd Bjerkaas)

Chairman Bottenhorn opened the public hearing at 6:35 p.m. Mr. Bjerkaas presented the applications for the Vista Ridge Filing 14 Minor Subdivision Plat and Site Plan, entered the documents into evidence and presented the staff recommendations for approval of the two resolutions. Chairman Bottenhorn swore in the audience.

Drew Warot and Brandon McClary, 65 Tejon Street, Denver, represented Kings Soopers, the project anchor, and were present to address questions and concerns.

Public Comment was taken from Betty Jo Booth, Chairman of the Board for the Vista Ridge Academy; Monica Wernick of Vista Ridge; and Stephen Weddig, 1265 Graham Circle. Comments covered Vista Academy's concerns about the rear of the King Soopers Store being so close to the school; store deliveries impacting school drop offs; losing fields and open space; impact on area homes and traffic; with Erie's Safeway being in Lafayette and King Soopers in Broomfield, folks in the middle had nowhere close to shop.

Commissioner questions and concerns covered store deliveries vs. school drop-offs; blending of architectural detail with the surrounding community; entryway coverings to provide protection from weather; Highway 7/Sheridan expansion time frames; estimated completion time; why 3' shorter parking spaces; parking lot safety; location of existing cottonwood trees; what determined size of fueling bay; why no drive-thru like for Starbucks; how will current topography be changed; will perimeter walks be extended to existing walks; are the sign size changes unique to Erie; is the property to the west future multifamily; explain process of evaluating future store sites; and will three pad sites be sold or leased to future users.

Chairman Bottenhorn closed the public hearings at 7:51 p.m.

Commissioner comments covered general excitement to welcome King Soopers to Erie, citing the huge need that will be filled; appreciation for delivery times occurring during evening hours; thanks for well written reports and submittal and for answering all of the questions and concerns; good presentation; and all commissioners noted agreement with all of the proposed Alternative Compliance requests.

Commissioner Campbell moved approval of Resolution P15-19, A Resolution Regarding The Minor Subdivision Plat Of Vista Ridge Filing No. 14, Adopting Certain Findings Of Fact And Conclusions Favorable To The Minor Subdivision Plat. The motion, seconded by Commissioner Kemp, carried with all voting in favor thereof.

## **3. Public Hearing – Vista Ridge F-14 Site Plan**

Purpose: Consideration of Site Plan

Project File #: SP-14-00050

Request: Consideration of Resolution P15-20, A Resolution making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For Vista Ridge Filing no. 14, Town of Erie, County of Weld, State of Colorado.

Location: NW Corner of Sheridan Blvd. and CO Highway 7

Applicants: Montex (Brownlee)

(Staff Planner: Todd Bjerkaas)

Commissioner Harrison moved approval of Resolution P15-20, A Resolution making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For Vista Ridge Filing no. 14, Town of Erie, County of Weld, State of Colorado. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

Chairman Bottenhorn called for a short recess at 8:00 p.m. The meeting was called back to order at 8:03p.m.

#### **4. Public Hearing – Vista Ridge F-2, 1<sup>st</sup> Amendment Preliminary Plat**

Purpose: Consideration of Preliminary Plat

Project File #: PP-000055-2014

Request: Consideration of Resolution P15-21, A Resolution Regarding The Vista Ridge Filing No. 2, 1<sup>st</sup> Amendment Preliminary Plat, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat.

Location: North of Ridge View Drive between the Primrose School and Vista Academy

Applicants: Montex (Vista Ridge, LLC)

(Staff Planner: Marty Ostholthoff)

Chairman Bottenhorn opened the public hearing at 8:04 p.m. Mr. Ostholthoff presented the applications for the Vista Ridge Filing 2, 1<sup>st</sup> Amendment Preliminary Plat and Site Plan, entered the documents into evidence and presented the staff recommendations for approval of the two resolutions. Chairman Bottenhorn swore in the audience.

Ward Ritter, Chartered Homes, 3160 Village Vista Drive, Erie, was present to address any questions and concerns.

There was no public comment.

Commissioner questions and concerns covered will this be more upscale than Latitude; will the homes backing to the golf course have walkouts; soils/foundation issues – are there guarantees in place; street tops; and estimated HOA costs.

Chairman Bottenhorn closed the public hearing at 8:27p.m.

The Commission had no further comments.

Commissioner Kemp moved approval of Resolution P15-21, A Resolution Regarding The Vista Ridge Filing No. 2, 1<sup>st</sup> Amendment Preliminary Plat, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

#### **5. Public Hearing – Vista Ridge F-2, 1<sup>st</sup> Amendment Site Plan**

Purpose: Consideration of Site Plan

Project File #: SP-000054-2014

Request: Consideration of Resolution P15-22, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For Vista Ridge Filing No. 2, 1<sup>st</sup> Amendment, Town Of Erie, County Of Weld, State Of Colorado.

Location: North of Ridge View Drive between the Primrose School and Vista Academy

Applicants: Montex (Vista Ridge, LLC)

(Staff Planner: Marty Ostholthoff)

Commissioner Kemp moved approval of Resolution P15-22, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For Vista Ridge Filing No. 2, 1<sup>st</sup> Amendment, Town Of Erie, County Of Weld, State Of Colorado. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

#### **6. Public Hearing – Canyon Creek Planned Development Amendment No. 9**

Purpose: Consideration of Planned Development Amendment No. 9 for Canyon Creek

Project File #: PDA-000544-2015

Request: Consideration of Resolution P15-23, A Resolution Regarding The Hearing On Canyon Creek PD Amendment No. 9, Adopting Certain Findings Of Fact And Conclusions Favorable To The PD Amendment.

Location: SW Corner of Erie Parkway & County Line Road

Applicants: Erie Commercial Ventures, LLLP  
(Staff Planner: Deborah Bachelder)

Chairman Bottenhorn opened the public hearing at 8:29 p.m. Mrs. Bachelder presented the applications for the Canyon Creek PD Amendment No. 9 and Sketch Plan for Canyon Creek Filing 10, entered the documents into evidence and presented the staff recommendations for approval of the resolution. Chairman Bottenhorn swore in the audience, and disclosed that the architect for this project had been a client of his firm in the past. They were no longer doing business, and his judgment would not be swayed by the acquaintance.

Justin McClure, RMCS, LLC, 21 S. Sunset Street, would present details of the Sketch Plan and was available to address questions and concerns.

Public Comment was taken from Douglas Luers, 600 Mathews Circle; and Vladimir Dixy, 409 Graham Way. Concerns covered view from back yards; need for a view corridor and or open space between developments; construction noise and dirt; light pollution; home values; traffic signal at Austin Avenue & County Line; need for a small grocer like Sprouts; and will the Town be financing infrastructure.

Commissioner question and concerns included traffic; impact of this added density on existing Town facilities; plug for splash parks; strategy for leasing/owning retail pad sites; how has McStain done with their alley loaded Single Family; market study; will they partner with preferred builders; and will the multifamily be serviced by elevators or walkups.

Commissioner Bottenhorn closed the public hearing at 9:21 p.m.

Commissioner Comments covered excitement to see this plan; nice to see plans for a desperately needed grocery store in this specific area; this is a better compromise than big box development; likes linear park idea; tonight has been mind-blowing, seeing this type of growth presented after 16 years; excitement about the possibilities; appreciation for park alternatives; fascinating concept that looks neat; appreciation for an appropriate plan that should be in this location; and the 45' height will be appropriate.

Commissioner Campbell moved approval of Resolution P15-23, A Resolution Regarding The Hearing On Canyon Creek PD Amendment No. 9, Adopting Certain Findings Of Fact And Conclusions Favorable To The PD Amendment. The motion, seconded by Commissioner Kemp, carried with all voting in favor thereof.

**VII. GENERAL BUSINESS** (This agenda item is reserved for matters that are ready for Commission action, and do not fit into other categories, i.e. resolutions)

**1. Canyon Creek F-10 Sketch Plan**

Purpose: Consider proposed sketch plan

Project File #: SK-000206-2015

Request: Consider and comment on proposed sketch plan

Location: SW Corner of Erie Parkway & County Line Road

Zoning: Canyon Creek Planned Development

Applicants: Erie Commercial Ventures, LLLP

(Staff Planner: Deborah Bachelder)

Comments were made during the public hearing portion of the meeting.

**VIII. STAFF REPORTS** (This agenda items is reserved for specific items from Staff requiring Commission direction or just relaying important information.)

The Stakeholders meeting next Tuesday, July 21<sup>st</sup> will begin at 6 p.m.

**IX. 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.**

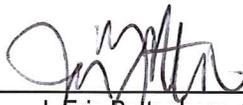
**X. ADJOURNMENT**

There being no further business to come before the Commission, Chairman Bottenhorn adjourned the July 15, 2015, Regular Meeting of the Planning Commission at 9:33 p.m.

Respectfully Submitted,

Town of Erie Planning Commission

By:   
Hallie S. Sawyer, Secretary

By:   
J. Eric Bottenhorn, Chair