

**Town of Erie
Planning Commission Special Meeting
Wednesday, January 7, 2015
6:30 p.m.
Board Room, Erie Town Hall, 645 Holbrook, Erie, Co 80516**

I. CALL MEETING TO ORDER & PLEDGE OF ALLEGIANCE

Chairman Bottenhorn called the Regular Meeting of the Erie Planning Commission to order at 6:44 p.m.

II. ROLL CALL

Commissioner Gippe - present
Commissioner Fraser – present
Commissioner Kemp – present
Commissioner Harrison – late arrived at 7:00 p.m.
Commissioner Burgard – absent
Commissioner Campbell – absent
Chairman Bottenhorn - present

Staff Present: R. Martin Ostholthoff, Community Development Director;
Deborah Bachelder, Senior Planner; and
Melinda Helmer, Secretary to the Commission

III. APPROVAL OF THE AGENDA

Action: Commissioner Fraser moved to approve the January 7, 2015, Regular Meeting Agenda as submitted. The motion, seconded by Commissioner Kemp, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

a. Minutes from the December 17, 2014 Planning Commission Regular Meeting.

Action: Commissioner Fraser moved to approve the December 17, 2014, minutes as submitted. The motion, seconded by Commissioner Kemp, 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. Designation of Posting Locations

Purpose: Annual adoption of posting locations for public notices.

Project File #: N/A

Request: Approval of Resolution P15-01: A Resolution Regarding The Posting Locations For Notice of Public Hearing.

Location: N/A

Zoning: N/A

Applicants: Town of Erie

Staff: Marty Ostholthoff, Community Development Director

Community Development Director, Marty Ostholthoff presented the Commission with Resolution No. P15-01. This is the first resolution of every year as state law requires the town to designate posting locations of the agenda. Current designation locations are the north end of the hallway at Town Hall (645 Holbrook St.) and the Erie Post Office (150 Wells St.). In addition, the Town posts to Comcast Channel 8 as well as the Town of Erie's Website. Staff recommends approval of this resolution.

Action: Commissioner Gippe moved to approve Resolution P15-01: A Resolution Regarding the Posting Locations for Notice of Public Hearing. The motion, seconded by Commissioner Kemp, carried with all voting in favor thereof.

2. Public Hearing - Canyon Creek Comprehensive Plan Amendment

Purpose: Consideration of an Amendment to the Town of Erie, Colorado, 2005 Comprehensive Plan, Land Use Plan Map to remove the NC – Commercial and MDR – Medium Density Residential Land Use designations on a portion of the Canyon Creek Filing No. 9 property and replace it with the LDR - Low Density Residential Land Use designation. The change will result in approximately 26.6 acres of a portion the Canyon Creek Subdivision being designated as LDR – Low Density Residential.

Project No: CPA-14-00005

Request: Consideration of Resolution P15-02, A Resolution Recommending Approval Of An Amendment To The Town Of Erie, Colorado, 2005 Comprehensive Plan, Land Use Plan Map For A Portion Of The Canyon Creek Subdivision Property; Adopting Certain Findings Of Fact And Conclusions Favorable To Amending The Town Of Erie, Colorado, 2005 Comprehensive Plan, Land Use Plan Map.

Location: Southeast corner of Erie Parkway and North 119th Street.

Zoning: PD – Planned Development (Canyon Creek)

Applicant: Boulder Creek Neighborhoods, LLC.

Staff: Deborah Bachelder

3. Public Hearing - Canyon Creek PD-Planned Development Amendment No. 8

Purpose: Consideration of a PD-Planned Development Amendment in the Canyon Creek Subdivision to amend: 1. Architectural standards for proposed single family patio homes; 2. Lot sizes and setbacks for proposed townhomes and single family patio homes; and, 3. Street standards to allow attached walks on local streets with single family patio homes fronting on the street.

Project No: PDA-14-00006

Request: Consideration of Resolution P15-03, A Resolution Regarding The Hearing On Canyon Creek PD Amendment No. 8, Adopting Certain Findings Of Fact And Conclusions Favorable To The PD Amendment.

Location: Southeast corner of Erie Parkway and North 119th Street.

Zoning: PD – Planned Development (Canyon Creek)

Applicant: Boulder Creek Neighborhoods, LLC.

Staff: Deborah Bachelder

4. Public Hearing - Canyon Creek Filing No. 9, 1st Amendment Preliminary Plat

Purpose: Consideration of a Preliminary Plat that includes 66 single family lots for patio homes and 64 single family attached lots for townhomes within the Canyon Creek Filing No. 9, 1st Amendment.

Project No: PP-14-00014

Request: Consideration of Resolution P15-04, A Resolution Regarding The Preliminary Plat Of Canyon Creek Filing No. 9, 1st Amendment, Adopting Certain Findings Of Fact And Conclusions Favorable To The Preliminary Plat.

Location: Southeast corner of Erie Parkway and North 119th Street.

Zoning: PD – Planned Development (Canyon Creek)

Applicant: Boulder Creek Neighborhoods, LLC.

Staff: Deborah Bachelder

5. Public Hearing - Canyon Creek Filing No.9, 1st Amendment Site Plan

Purpose: Consideration of a Site Plan with 64 single family attached lots for townhomes within the Canyon Creek Filing No. 9, 1st Amendment.
Project No: SP-14-00034
Request: Consideration of Resolution P15-05, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Site Plan For Canyon Creek Filing No. 9, 1st Amendment, Town Of Erie, County Of Boulder, State Of Colorado.
Location: Southeast corner of Erie Parkway and North 119th Street.
Zoning: PD – Planned Development (Canyon Creek)
Applicant: Boulder Creek Neighborhoods, LLC.
Staff: Deborah Bachelder

Action: **Chairman Bottenhorn opened the Public Hearing for Resolution Nos. P15-02, P15-03, P15-04 and P15-05 at 6:47 p.m.**

Senior Planner, Deborah Bachelder presented the Commission with all four land use applications (Canyon Creek Comprehensive Plan Amendment, Canyon Creek PD-Planned Development Amendment No. 8, Canyon Creek Filing No. 9, 1st Amendment Preliminary Plat, and Canyon Creek Filing No.9, 1st Amendment Site Plan). Staff recommends approval of the Comprehensive Plan Amendment to change the current land use designation from NC – Neighborhood Commercial and MDR – Medium Density Residential to LDR – Low Density Residential Land Use. Staff recommends approval of the Canyon Creek PD Amendment No. 8 application with the condition that the applicant remove the section titled “Standards for Pedestrian Facilities in SFD-P Single Family” in the PD Amendment that would allow attached walks to be installed. Staff is recommending approval of the Preliminary Plat with four conditions: 1) Canyon Creek PD Amendment No. 8 shall be approved and recorded before the Preliminary Plat approval comes in effect; 2) The Canyon Creek Filing No. 9, Block 4, Lots 1 – 3 Final Plat shall be vacated prior to recordation of a final plat for Canyon Creek Filing No. 9, 1st Amendment Final Plat; 3) The Town and Owner will enter into a Development Agreement, prior to recordation of the Canyon Creek Subdivision Filing No. 9, 1st Amendment Plat; and 4) If construction is proposed to begin between March 15th and August 31st, a formal migratory bird survey shall be conducted before construction commences. Lastly, staff is recommending approval of the Canyon Creek Filing No. 9, 1st Amendment Site Plan and request for Alternative Equivalent Compliance with the conditions that: 1) The Site Plan approval requires the Canyon Creek PD Amendment No. 8 be approved and recorded before the Site Plan is signed and put into effect; 2) The Site Plan may only be signed and put into effect after a Final Plat for the property is recorded; and 3) Staff may direct the consultants to make technical corrections to the documents.

The applicant, David Gregg, representing Boulder Creek Neighborhoods also gave a presentation to the Commission.

Action: **Chairman Bottenhorn swore in the audience for Public Comment.**

Micah Porter, 2041 Wheatberry Court, spoke against the development of this neighborhood as it goes against what the Comprehensive Plan allows and believes the market is geared toward families and not retirees.

Rob Cope, 403 Wheatberry Drive, spoke in favor of the neighborhood as there is a shortage of accessible homes in the area and believes that this will add to the value and attraction of living in Erie. Clay Davis, 1706 Daily Drive, spoke in favor of the neighborhood with the proposed change in land use. His only concern was with the elevation of the grade on the Southeast corner of the property.

Action: **Chairman Bottenhorn closed the Public Hearing at 8:07 p.m.**

- Action:** Commissioner Kemp moved to approve Resolution P15-02. The motion, seconded by Commissioner Fraser, carried with all voting in favor thereof.
- Action:** Commissioner Fraser moved to approve Resolution P15-03. The motion, seconded by Commissioner Harrison, carried in favor with a 4-1 vote: Commissioner Kemp voting no.
- Action:** Commissioner Kemp moved to approve Resolution P15-04. The motion, seconded by Commissioner Gippe, carried with all voting in favor thereof.
- Action:** Commissioner Fraser moved to approve Resolution P15-05. The motion, seconded by Commissioner Gippe, 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.)
Nothing to report.

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.

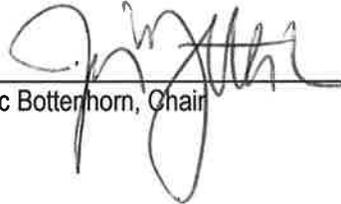
IX. ADJOURNMENT

Action: Chairman Bottenhorn adjourned the January 7, 2015 Planning Commission Meeting at 8:12 p.m.

Respectfully Submitted,

Town of Erie Planning Commission

By: 
Melinda Helmer, Secretary

By: 
J. Eric Bottenhorn, Chair