



# TOWN OF ERIE NEWS FLASH

## Board of Trustees Action Items

For more information contact:  
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### Erie Board of Trustees Action Items

#### January 12, 2016



**Board Approves Nine Mile Corner Joint Development Agreement Outline** – During Tuesday night’s meeting, the Board of Trustees approved a Joint Development Agreement Outline between the Town of Erie and Evergreen Devco, Inc., which includes the terms for the future disposition of the property and development of Nine Mile Corner. The Nine Mile Corner site is situated on approximately 45 acres of town-owned land located at the southeast corner of Highway 287 and Arapahoe Road in Erie. As specified in the agreement, the property will be divided and developed by Evergreen (the Town’s development partner) in two distinct areas – Retail and Residential. The current estimated purchase price is \$5,000,000. The final purchase price will be established prior to closing once surveying has been completed; the establishment of each of the areas has been finalized; and the final Disposition and Development Agreement has been executed.

**Board Approves Agreement with NCWCD for Participation in Windy Gap Firing Project** – The Board approved a resolution to enter into the Fifth Interim Agreement with the Northern Colorado Water Conservancy District (NCWCD) for participation in the Windy Gap Firing Project (Fourth Phase) in the amount of \$959,105.

From July 23, 2002 through October 28, 2014, the Board of Trustees has previously approved eleven agreements with the Municipal Sub-District, Northern Colorado Water Conservancy District in order to participate in the Windy Gap Firing Project (WGFP). The Town of Erie owns 14 units of Windy Gap and has planned to purchase up to an additional 6 units. This amount of water will serve approximately 2,570 single family equivalent (SFE). Windy Gap water is desirable for the Town of Erie because the water is fully consumable (available for total consumptive use, reuse, sale of effluent, etc.) and because it is deliverable through the existing



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NCWCD Southern Water Supply Pipeline Project and the Town of Erie's pipeline. The WGFP has always been contemplated as a component of the Windy Gap Project and there are 13 participants in the WGFP. The WGFP is necessary in order to provide additional storage to firm the annual yield of the Windy Gap water rights.

### [Learn More About the Windy Gap Firming Project](#)

#### **Board Approves Continued Participation in Northern Integrated Supply Project (NISP) –**

The Board approved a resolution to continue its participation in the Northern Integrated Supply Project (NISP) Phases 3A and 4 in the amount of \$568,750.

The Board of Trustees previously approved agreements with the Northern Colorado Water Conservancy District to participate in the Northern Integrated Supply Project (NISP). The Town of Erie, acting by and through its Erie Water Activity Enterprise is participating in the project for a permitted firm yield of 6,500-acre feet per year of water for future water demands. This amount of water will serve approximately 13,000 single family equivalent (SFE). NISP is a water project coordinated by NCWCD to develop additional water resources for 15 participant water providers within northern Colorado. Erie has participated in this group for the past 11 years to cooperatively investigate (Phase I), evaluate (Phase II) and commence permitting activities with the U.S. Army Corp of Engineers (Phase III) for a new water supply to meet part of the Town's anticipated future water demands.

### [Learn More About NISP](#)

**Board Approves PUD Overlay Zone at Erie Air Park –** The Board approved on Second Reading a request by the applicant David Nassar, to allow certain light industrial uses (e.g. Aviation Museum; Repair Shop...) as Permitted Uses and Special Review Uses (e.g. Commercial Amusement – indoor only; Contractor's Shop...) on Lot 2 of Erie Airpark subdivision Replat A. The site, also known as Erie Convair, is located north of Highway 7 on the west side of Airport Drive.

**BACKGROUND:** A Site Plan Amendment was approved by the Planning Commission at the November 18, 2015 meeting that includes three combination-use buildings composed of two-story office spaces in the front portion of each building and airplane hangars in the rear. As a result, these office spaces and their adjacency to hangars provide for the accommodation of certain uses that are not currently allowed within the Airport District. In addition to the Permitted Uses by Right within the underlying Airport Zone district, the applicant requested adding the following uses as Permitted by Right: Aviation Museum; Repair Shop; Contractor's Shop, Interior Only; Industrial, Light; Light Equipment Sales, Service and Rental; Light Manufacturing, General. In addition, the applicant requested adding the following uses as Special Review Uses:



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Museum; Commercial Amusement, Indoor; Contractor's Shop with Exterior Storage or Storage Yard.

View complete January 12, 2016 Board of Trustees Meeting Packet [here](#).

**Upcoming Board of Trustees Meetings** – The Board of Trustees will meet on Tuesday, January 19, 2016 at 6:00 p.m. for a Study Session. The next regularly scheduled **Board of Trustees** meeting will be on Tuesday, January 26, 2016 at 6:30 p.m. All meetings are held in the **Town Hall boardroom** located at 645 Holbrook Street in Erie.

**More Information** – Board of Trustees Action Items are brief summaries of some, but not all, agenda items and do not serve as the official meeting minutes. Select this link to view archived Board of Trustees meeting online via the **On Demand Video** service. To request approved meeting minutes of Board of Trustees meetings, please contact the Town Clerk's Office at **nparker@erieco.gov**.