



TOWN OF ERIE NEWS FLASH

Board of Trustees Action Items

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Posted on: September 9, 2015

Erie Board of Trustees Action Items

September 8, 2015



King Soopers at Vista Ridge MarketPlace Moves Forward – In October of last year, the Board of Trustees approved an agreement giving the Town the exclusive option to purchase an approximately twenty-acre site for the development of a King Soopers MarketPlace shopping center at the northwest corner of Highway 7 and Sheridan in the amount of \$3,037,920. During last night's meeting, the Board exercised this option by approving two purchase and sale agreements that simultaneously resulted in the Town's purchase of the property from Montex (Brownlee), LLC and Montex (Vista Ridge), LLC and the Town's transfer of the property to Dillon Companies, Inc. (King Soopers).

During his presentation to the Board, Drew Warot, with King Soopers corporate real estate division said the King Soopers at Vista Ridge MarketPlace shopping center will include an additional 7,100 square feet of adjacent inline retail stores; three stand-alone retail pad sites and a fuel station. According to Mr. Warot, their 123,000 sq. ft. MarketPlace store is more than twice the size of their conventional store and designed as a one-stop "lifestyle" shopping destination. Along with the large variety of fresh foods, it has been expanded to include locally grown produce. Customers will also find what they need for home fashion and décor, bed and bath, kitchen and small appliances, clothing, home office and toys.

In a separate action, the Board approved a Non-Residential Development Agreement with Dillon Companies, Inc. for the Vista Ridge Filing No. 14 Minor Subdivision specifying the standards and conditions that will govern the development of the King Soopers at Vista Ridge MarketPlace. As part of the development agreement, the owner is responsible for the construction and installation of all public improvements and public common facilities including but not limited to: street, alley, curb, gutter, sidewalks, landscaping, irrigation, fencing, street lights, water, waste water, storm sewer and drainage improvements, trails and park improvements on and off of the development. Upon completion of the public improvements and common facilities and upon verification by the Town of the final costs, the owner is eligible to receive sales tax revenue reimbursements from the Town in an amount not to exceed \$1.5 million over a ten year period. As part of the "pay for performance" requirement, the reimbursements will be paid in annual installments not exceeding the Town's sales tax revenue from the adjacent inline retail stores; three stand-alone retail pad sites and fuel station.

View More Information about King Soopers at Vista Ridge MarketPlace [here](#).



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Board Approves Canyon Creek PD Amendment and Reviews “Four Corners” Sketch Plan – The Board approved on Second Reading the Canyon Creek Planned Development (PD) Amendment No. 9 which proposes to amend the Canyon Creek Filing No. 10 area of the subdivision known as the “Four Corners” to create a mixed use neighborhood with a variety of commercial and residential dwelling types. Four Corners is located at the southwest corner of Erie Parkway and County Line Road and is approximately 46 acres in size. The Board considered this amendment on First Reading and considered the Four Corners Pre-Development Agreement during their August 11th meeting.

View “Four Corners” Sketch Plan [here](#).

Board Approves Oil & Gas Regulation Amendments to Unified Development Code – The Board of Trustees approved on Second Reading Ordinance 21-2015 which includes adopting amendments to the Town’s Unified Development Code (UDC) to accommodate new oil and gas regulations.

BACKGROUND: Per Board of Trustees direction, the Town’s Special Counsel, Barbara Green of Sullivan Green Seavy, presented an amendment to Title 10 of the Town of Erie Municipal Code also known as the Unified Development Code or UDC during the August 25, 2015 meeting. According to Ms. Green, the proposed regulations provide three ways for the Town to regulate Oil and Gas Operations:

1. Type A Permit (approval by Planning Commission)
2. Type B Permit (recommendation by Planning Commission and decision by Board of Trustees)
3. Operator Agreement approved by Board of Trustees

[View Ordinance 21-2015 and UDC Amendments](#)

View complete September 8, 2015 Board of Trustees Meeting Packet [here](#).

Engage Erie – View the most recent activity on the Town’s new social engagement site, [Engage Erie](#).

Upcoming Board of Trustees Meetings – The Board of Trustees will meet in a Study Session on Tuesday, September 15, 2015 at 6:00 p.m. The next regularly scheduled [Board of Trustees](#) meeting will be on Tuesday, September 22, 2015 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.