

RESOLUTION NO. P17-__

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE SPECIAL REVIEW USE FOR THE VISTA RIDGE TUNNEL WASH AT 2389 STATE HIGHWAY 7.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, has received and considered the Special Review Use application for a Car Wash at 2389 State Highway 7, Erie, CO on Wednesday, November 1, 2017, on the application of Grant & Dana Huntley, PO Box 99, Brighton, Colorado for the following real property; to wit:

Lot 7A, Vista Ridge Filing No. 14, Fourth Amendment, Town of Erie, County of Weld, State of Colorado; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF ERIE, COLORADO, as follows:

Section 1. Findings of Fact.

1. The applicant's application and supporting documents are in substantial compliance with the Town of Erie Municipal Code, Title 10.
2. The Special Review Use has met Town of Erie Municipal Code, Title 10 Section 7.13.C.9 Approval Criteria:
 - a. The proposed use is consistent with the Town's Comprehensive Master Plan and all applicable provisions of this UDC and applicable State and Federal regulations;
 - b. The proposed use is generally consistent with the purpose and intent of the zoning district in which it is located;
 - c. The proposed use is generally consistent with any applicable use-specific standards set forth in Section 3.2;
 - d. The proposed is compatible with adjacent uses in terms of scale, site design, and operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts);
 - e. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;
 - f. Facilities and services (including sewage and waste disposal, water, gas, election, police and fire protection, and roads and transportation, as applicable) will be available to serve the subject property while maintaining adequate levels of service for existing development;
 - g. Adequate assurances of continuing maintenance have been provided; and
 - h. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practicable.
3. The Special Review Use as proposed, subject to the following condition, preserves the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.

- a. The Special Review Use approval requires the Lot 7A, Vista Ridge Filing No. 14, 4th Amendment Site Plan at 2389 State Highway 7 be approved before the Special Review Use is put into effect.

Section 2. Conclusions and Order Recommending Approval to the Board of Trustees of the Special Review Use for the Vista Ridge Tunnel Wash at 2389 State Highway 7.

1. The applicant's application and supporting documents are in substantial compliance with the Town of Erie Municipal Code, Title 10.
2. The Special Review Use has met Title 10, Section 7.13.C.9 Approval Criteria.
3. The Special Review Use as proposed, subject to the following condition, preserves the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.
 - a. The Special Review Use approval requires the Lot 7A, Vista Ridge Filing No. 14, 4th Amendment Site Plan at 2389 State Highway 7 be approved before the Special Review Use is put into effect.

INTRODUCED, READ, SIGNED AND APPROVED this 1st day of November, 2017.

TOWN OF ERIE, PLANNING COMMISSION

J. Eric Bottenhorn, Chair

ATTEST:

Melinda Helmer, Secretary