

**TOWN OF ERIE
PLANNING COMMISSION
RESOLUTION NO. P19-28**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
ERIE RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE A
SITE PLAN AMENDMENT FOR A TELECOMMUNICATIONS FACILITY**

WHEREAS, on June 17, 2019 Verizon Wireless ("Applicant") filed an application (the "Application") for approval of a site plan amendment (the "Site Plan") for the real property legally described as Tract C Grandview Subdivision, A Part of the East ½ Section 19, Township 1 North, Range 68 West 6th P.M. Town of Erie, County of Weld, State of Colorado (the "Property");

WHEREAS, on September 18, 2019, the Planning Commission held a properly-noticed public hearing on the Application; and

WHEREAS, upon consideration of the Application and supporting documentation, the recommendation of Town staff and any public comment received at the public hearing, the Planning Commission finds and determines as provided below.

**NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF
THE TOWN OF ERIE, COLORADO, THAT:**

Section 1. Findings of Fact. The Planning Commission hereby finds as follows:

- a. The Site Plan is in substantial compliance with Title 10 of the Erie Municipal Code (the "UDC").
- b. Specifically, the Application satisfies the following criteria set forth in Section 7.12.F.9 of the UDC:
 - i. The Site Plan is generally consistent with the Town's Comprehensive Plan;
 - ii. The Site Plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
 - iii. The Site Plan complies with all applicable development and design standards set forth in the UDC;
 - iv. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent practicable; and
 - v. The development proposed on the Site Plan and its general location is or will be compatible with the character of surrounding land uses.
- c. The Site Plan will preserve the public health, safety and welfare.

Section 2. Decision. Based on the foregoing Findings of Fact, the Planning Commission approves the Site Plan, subject to the following conditions:

- a. The approval of the Site Plan is contingent upon approval of a special review use for installation of the telecommunications facility on the Property.
- b. Staff may direct the applicant to make technical corrections to the documents.

ADOPTED this 18th day of September, 2019.

J. Eric Bottenhorn, Chair

ATTEST:

Melinda Helmer, Secretary