

RESOLUTION NO. 17-___

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2, IMPOSING CONDITIONS OF APPROVAL; APPROVING THE FLATIRON MEADOWS PRELIMINARY PLAT, AMENDMENT NO. 2 WITH CONDITIONS; AND SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, the Board of Trustees of the Town of Erie, Colorado, following a public hearing noticed in accordance with the Town Code and held on Tuesday, March 14, 2017, considered the Flatiron Meadows Preliminary Plat, Amendment No. 2 on the application of HT Flatiron LP, 1515 Wynkoop Street, Suite 800, Denver, CO 80202, such Preliminary Plat being a plat of the following real property; to wit:

A Portion of the South Half of Section 23, Township 1 North, Range 68 West of the 6th Principle Meridian, Town of Erie, County of Boulder, State of Colorado; and

WHEREAS, the Planning Commission of the Town of Erie, Colorado, conducted a Public Hearing for the Flatiron Meadows Preliminary Plat, Amendment No. 2 on March 1, 2017, and;

WHEREAS, the Preliminary Plat is detailed on the attached "Exhibit A" Flatiron Meadows Preliminary Plat, Amendment No. 2; and,

WHEREAS, said Flatiron Meadows Preliminary Plat, Amendment No. 2 is incorporated herein and made part hereof by this reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES 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 Section 7.7.C of Title 10, Town of Erie Municipal Code.
2. The Preliminary Plat has met Municipal Code Title 10, Section 10.7.7.C.10. Approval Criteria:
 - a. The subdivision is generally consistent with the Town's Comprehensive Master Plan.
 - b. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located.
 - c. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet

the Town's standards related to health and safety and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of this UDC.

- d. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter or this UDC. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible.
 - e. The subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to wetlands, water quality, erosion control, and wastewater regulations.
 - f. The subdivision will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated.
 - g. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.
 - h. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated.
 - i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development.
 - j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.
- 3. The Town of Erie Municipal Code shall be followed in the development of the property.
 - 4. That a detailed Development Agreement will be required at such time as the property is approved for the final plat.
 - 5. That the following conditions shall be imposed as a condition of approval:
 - a. At final plat and building permit the applicant shall follow recommendations made by CTL Thompson in the soils, geotechnical, and geological subsidence reports and the Colorado Geological Survey (CGS) recommendations.

- b. Technical corrections to the Flatiron Meadows Preliminary Plat, Amendment No. 2 shall be made to the Town's satisfaction.
6. That the Preliminary Plat as proposed, subject to the conditions set forth herein, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.

Section 2. Conclusions and Order Approving the Flatiron Meadows Preliminary Plat, Amendment No. 2.

1. Based on the above Findings of Fact, the Board of Trustees hereby approves the Flatiron Meadows Preliminary Plat, Amendment No. 2 application with the conditions of approval listed above.

ADOPTED AND APPROVED THIS 14TH DAY OF MARCH 2017 BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO.

TOWN OF ERIE, COLORADO,
a Colorado municipal corporation

By: _____
Tina Harris, Mayor

ATTEST:

By: _____
Nancy J. Parker, CMC, Town Clerk

EXHIBIT A