

**TOWN OF ERIE
PLANNING COMMISSION
RESOLUTION NO. P19-20**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF ERIE RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE A SPECIAL REVIEW USE FOR A MINI WAREHOUSE/SELF STORAGE FACILITY

WHEREAS, on September 21, 2018, GYS Development, LLC ("Applicant") filed an application (the "Application") for approval of a special review use to construct a Mini Warehouse/Self Storage facility on the real property legally described as Lot 7, The Right Move Subdivision Replat A Final Plat, Located in the Southwest Quarter of Section 19, Township 1 North, Range 68 West 6th P.M. Town of Erie, County of Weld, State of Colorado (the "Property");

WHEREAS, on August 7, 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. The Planning Commission hereby finds that the Application meets the criteria set forth in Section 7.7.C.9 of Title 10 of the Erie Municipal Code (the "Code"), as follows:

- a. The special review use is consistent with the Comprehensive Plan and all applicable provisions of the Code and applicable law.
- b. The special review use is consistent with the purpose and intent of the zone district in which it is located;
- c. The special review use is consistent with any applicable use-specific standards set forth in Section 3.2 of the Code.
- d. The special review use 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 special review 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 Property while maintaining adequate levels of service for existing development.

- g. Adequate assurances of continuing maintenance have been provided.
- h. Any significant adverse impacts of the special review use on the natural environment will be mitigated to the maximum extent practicable.

Section 2. Decision. Based on the foregoing findings, the Planning Commission hereby recommends that the Board of Trustees approve the special review use as described in the Application, subject to the following conditions:

- a. The Minor Plat Amendment shall be approved and recorded before the Special Review Use approval comes into effect.

ADOPTED this 7th day of August, 2019.

J. Eric Bottenhorn, Chair

ATTEST:

Melinda Helmer, Secretary