

**Town of Erie
Planning Commission
Resolution No. P24-16**

**A Resolution of the Planning Commission of the Town of Erie
Approving the Village Cooperative Site Plan**

Whereas, REE Holdings-Erie, LLC, 1303 Corporate Center Drive, Eagan, MN ("Applicant") filed an application (the "Application") for approval of a Site Plan (the "Village Cooperative Site Plan") for the real property legally described as a parcel of land located in the Section 32 & 33, Township 1 North, Range 68 West of the 6th P.M., Town of Erie, County of Weld, State of Colorado (the "Property");

Whereas, on June 10, 2024, the Applicant filed the Application with the Town of Erie; and

Whereas, on December 18, 2024, 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 wishes to approve the Village Cooperative Site Plan.

Now, therefore, be it resolved by the Planning Commission of the Town of Erie, Colorado, that:

Section 1. Findings of Fact.

- a. The Village Cooperative 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 10.7.10(F)(2) of the UDC:
 - i. The site plan is generally consistent with the town's comprehensive plan;
 - ii. The site plan is generally consistent with any previously approved subdivision plat, or other land use approval;
 - iii. The site plan complies with all applicable development and design standards set forth in this UDC, including, but not limited to, the provisions in chapter 2, chapter 3, chapter 4, and chapter 6;
 - iv. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of the UDC that

have not otherwise been modified or waived pursuant to this Chapter or the UDC;

- v. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable; and
 - vi. 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 Village Cooperative 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 Village Cooperative Site Plan.

Adopted this 18th day of December, 2024.

Tim Burns, Chair

ATTEST:

Melinda Helmer, Secretary