

**TOWN OF ERIE
PLANNING COMMISSION
RESOLUTION NO. P19-19**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN
OF ERIE RECOMMENDING THAT THE BOARD OF TRUSTEES
APPROVE WITH CONDITIONS THE MINOR SUBDIVISION FOR
VISTA RIDGE FILING NO. 14, 5TH AMENDMENT**

WHEREAS, SH7 Marketplace, LLC, 4915 South Gaylord Street, Englewood, CO 80113 ("Applicant") filed an application (the "Application") for approval of a minor subdivision plat (the "Minor Subdivision") for the real property legally described as Lot 10 of Vista Ridge Filing No. 14, 2nd Amendment, Located in the Southeast Quarter of Section 33, Township 1 North, Range 68 West of the 6th Principle Meridian, Town of Erie, County of Weld, State of Colorado (the "Property"); and

WHEREAS, on August 7, 2019, the Planning Commission held a properly-noticed public hearing on the Application.

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

Section 1. Findings of Fact. Upon consideration of the Application and supporting documentation, hearing the statements of Town staff and the public, and giving due consideration to the matter, the Planning Commission finds and determines as follows:

- a. The Minor Subdivision complies with Title 10 of the Erie Municipal Code (the "UDC") and other applicable law and is consistent with the Town's Comprehensive Plan;
- b. The Minor Subdivision is consistent with and implements the intent of the zone district in which it is located;
- c. The Minor Subdivision is generally consistent with the terms and conditions of any previously approved development Plan;
- d. The Minor Subdivision complies with all applicable use, development, and design standards that have not otherwise been modified or waived;
- e. The Minor Subdivision complies with all applicable law, including without limitation wetlands, water quality, erosion control, and wastewater regulations;
- f. The Minor 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 Minor Subdivision will be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features;

h. The Minor Subdivision will not result in significant adverse impacts on adjacent properties;

i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the Minor Subdivision, while maintaining sufficient levels of service to existing development; and

j. The proposed phasing plan for the Minor Subdivision is rational in terms of available infrastructure capacity.

Section 2. Decision. Based on the foregoing Findings of Fact, the Planning Commission recommends that the Board of Trustees approve the Minor Subdivision, subject to the following conditions:

a. At the time of final plat, Applicant shall execute a Development Agreement in the form provided by the Town; and

b. Applicant shall make technical corrections to the Application and related documents as directed by Town staff.

ADOPTED this 7th day of August, 2019

J. Eric Bottenhorn, Chair

ATTEST:

Melinda Helmer, Secretary