

**Town of Erie  
Planning Commission  
Resolution No. P25-10**

**A Resolution of the Planning Commission of the Town of Erie  
Recommending that the Town Council Approve the Mountain View  
Fire Rescue Station #15 Site Plan with Conditions**

**Whereas**, the Town of Erie ("Applicant") filed an application (the "Application") for approval of the Mountain View Fire Rescue Station #15 Site Plan for the real property legally described as Tract G Flatiron Meadows Subdivision; and

**Whereas**, on July 5, 2024, the Applicant submitted the Application to the Town of Erie; and

**Whereas**, on June 4, 2025, 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 recommends that the Town Council approve the Mountain View Fire Rescue Station #15 Site Plan with conditions.

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

Section 1. Findings of Fact.

- a. 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. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably 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 use.

Section 2. Decision. Based on the foregoing Findings of Fact, the Planning Commission recommends approval to the Town Council for the Mountain View Fire Rescue Station #15 Site Plan, subject to the following conditions:

- a. Approval of the Site Plan and Special Review Use are dependent on the approval of the associated Minor Subdivision Plat (SUB2024-00003) and execution of a Development Agreement. The Minor Subdivision Plat and Development Agreement must be completed prior to final Town Council approval of the Site Plan and Special Review Use.
- b. The applicant shall make all necessary technical corrections and update all application materials prior to the Town Council hearing as directed by Town staff.

**Adopted this 4<sup>th</sup> day of June, 2025.**

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Tim Burns, Chair

ATTEST:

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Melinda Helmer, Secretary