

RESOLUTION NO. P17-10

A RESOLUTION RECOMMENDING APPROVAL OF AMENDMENTS TO THE 2015 TOWN OF ERIE COMPREHENSIVE PLAN, LAND USE PLAN MAP.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, has received and considered amendments to the 2015 Town of Erie Comprehensive Plan, Land Use Plan Map, on Wednesday, April 19, 2017, on the application of the Farfrumwurkin LLLP, Hwy 52 LLC, Barbara/James Eddleman, and Judith Ann/Kenneth Schell.

WHEREAS, The Town desires to amend the 2015 Town of Erie Comprehensive Plan, Land Use Plan Map; and

WHEREAS, it is deemed to be in the best interest of the Town and for the benefit of the public health, safety and welfare of the residents of the Town of Erie for the Town of Erie to amend the 2015 Town of Erie Comprehensive Plan, Land Use Plan Map.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ERIE, COLORADO, as follows:

Section 1. Findings of Fact

The Planning Commission determined that the application meets the Approval Criteria as specified in the 2015 Town of Erie Comprehensive Plan, Section PA1.9 – Step 9. Specifically that;

1. The existing Comprehensive Plan and/or any related element thereof is in need of the proposed amendment;
2. The proposed amendment is compatible with the surrounding area, and the goals and policies of the Plan;
3. The proposed amendment will have no major negative impacts on transportation, services, and facilities;
4. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision;
5. The proposed amendment, if for an area that is outside of the Town's current municipal boundaries, is consistent with the Town's ability to annex the property;
6. Strict adherence to the Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Plan; and

7. The proposed plan amendment will promote the public welfare and will be consistent with the goals and policies of the Comprehensive Plan and the elements thereof.

Section 2. Conclusions

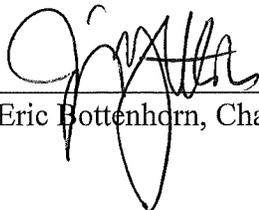
The application is in substantial compliance with the approval criteria of the 2015 Town of Erie Comprehensive Plan.

Section 3. Recommendations and Conditions

The Planning Commission recommends approval of the amendments to the 2015 Town of Erie Comprehensive Plan, Land Use Plan Map, attached hereto as "Exhibit A."

INTRODUCED, READ, SIGNED AND APPROVED THIS 19th DAY OF APRIL, 2017.

TOWN OF ERIE, PLANNING COMMISSION



J. Eric Bottenhorn, Chairman

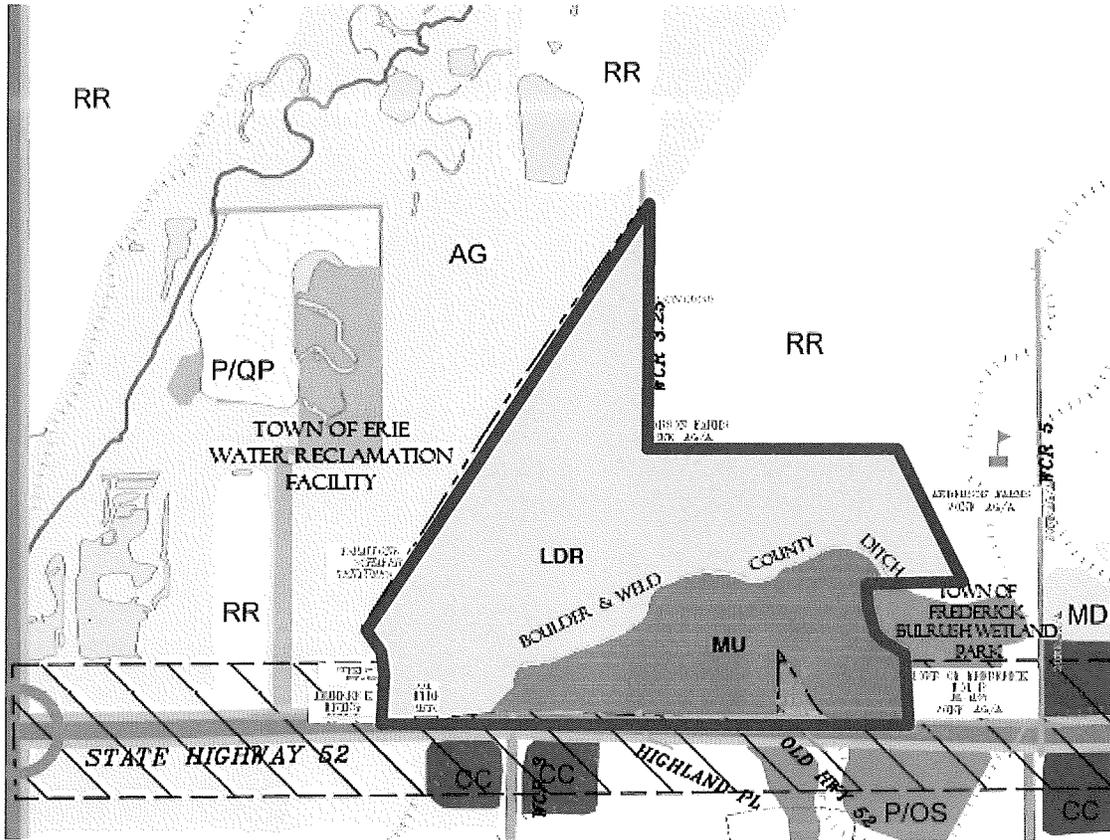
ATTEST:



Melinda Helmer, Secretary

Exhibit A

PROPOSED COMPREHENSIVE PLAN DESIGNATIONS



TOWN OF ERIE

*645 Holbrook Street
Erie, CO 80516*



Meeting Minutes

Wednesday, April 19, 2017

6:30 PM

Council Chambers

Planning Commission

I. CALL TO ORDER & PLEDGE OF ALLEGIANCE TO FLAG**II. ROLL CALL**

Commissioner Bottenhorn called the April 19, 2017 Planning Commission Meeting to order at 6:30pm.

III. APPROVAL OF THE AGENDA

Commissioner Harrison moved to adopt the agenda of the April 19, 2017 Planning Commission meeting. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

[17-175](#) Approval of the April 5, 2017 Planning Commission Meeting Minutes

Attachments: [04-05-2017 PC Meeting Minutes](#)

Commissioner Gippe moved to approve the April 5, 2017 Planning Commission meeting minutes. The motion, seconded by Commissioner Campbell, carried with all voting in favor thereof.

V. PUBLIC COMMENTS

There were no public comments taken.

VI. RESOLUTIONS

[17-161](#) PUBLIC HEARING: Consideration of an Amendment to the Town of Erie 2015 Comprehensive Plan, Land Use Plan Map.

Attachments: [A 17-161 Staff Memo](#)
[B 17-161 Resolution P17-10](#)
[C 17-161 Applicant Submittal Materials](#)

Community Development Director, Marty Ostholthoff, presented Resolution P17-10 to the Commission: An Amendment to the 2015 Town of Erie Comprehensive Plan, Land Use Plan Map; Specifically for the Project referred to as The Shores on Plum Creek. The property is 295 acres in size and is currently not within the Town boundaries of Erie. With a successful completion of the Comprehensive Plan Amendment, the applicants intend to annex into the Town of Erie.

After a description of the existing and proposed land use of the property, Mr. Ostholthoff stated that staff recommends approval of an amendment to the 2015 Town of Erie Comprehensive Plan, Land Use Plan Map to the Board of Trustees.

Chairman Bottenhorn opened the Public Hearing for Resolution P17-10 at 6:37pm and administered the Oath for those giving testimony.

Mickey Leyba-Farnsworth, President of Permontes Group, gave testimony regarding the the new zoning and proposed plans for the site.

John File, Property Owner, gave more in depth testimony regarding the state of the current site, proposed uses, horizontal wells, lot costs and potential land use.

After much discussion from the Commission, Chairman Bottenhorn closed the Public Hearing at 7:07pm.

Commissioner Campbell moved to approve Resolution No. P17-10. The motion, seconded by Commissioner Harrison, carried with all voting in favor thereof.

VII. STAFF REPORTS

Staff has nothing to report.

VIII. COMMISSIONER REPORTS AND DISCUSSION ITEMS

There are no Commissioner reports or discussion items.

IX. ADJOURNMENT

Commissioner Bottenhorn adjourned the April 19, 2017 Planning Commission Meeting at 7:08pm.