

**Town of Erie  
Resolution 25-121**

**A Resolution of the Town Council of the Town of Erie Approving a Site Plan, Special Review Use, and Development Agreement for the Mountain View Fire Rescue Fire Station #15, and Accepting Dedications as Shown on the Flatiron Meadows Filing No. 14 Minor Subdivision Plat**

**Whereas**, on July 2, 2024, Mountain View Fire Rescue ("Applicant") filed applications for approval of: (1) a Site Plan (the "Site Plan"); (2) a Special Review Use (the "SRU"); (3) the Flatiron Meadows Filing No. 14 Minor Subdivision Plat (the "Minor Plat"); and (4) an associated Development Agreement (the "DA"); all for the Mountain View Fire Rescue Station #15 to be located on the property legally described as Tract G of the Flatiron Meadows Master Plat, Recorded at Reception No. 2988916 in the County of Boulder, State of Colorado (the "Property");

**Whereas**, on June 4, 2025, the Planning Commission held a properly-noticed public hearing on the Site Plan and SRU applications, and recommended that the Town Council approve the Site Plan and SRU;

**Whereas**, on July 8, 2025, the Planning and Development Director conditionally approved the Minor Plat, on the condition that the Town Council accepts all dedications as shown on the Minor Plat; and

**Whereas**, on July 8, 2025, the Town Council held a properly-noticed public hearing on the Site Plan and SRU.

**Now Therefore be it Resolved by the Town Council of the Town of Erie, Colorado, that:**

Section 1. Findings – SRU. Upon consideration of the SRU application and supporting documentation, hearing the statements of Town staff and the public, and giving due consideration to the matter, the Town Council finds and determines as follows:

- a. The SRU meets the applicable criteria set forth in Title 10 of the Erie Municipal Code (the "UDC");
- b. The SRU is consistent with the Comprehensive Plan;
- c. The SRU is consistent with the purpose and intent of the zone district in which it is located;
- d. The SRU is consistent with any applicable use-specific standards set forth in the UDC;

- e. The SRU 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);
- f. Any significant adverse impacts anticipated to result from the SRU will be mitigated or offset to the maximum extent practicable;
- g. 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; and
- h. Adequate assurances of continuing maintenance have been provided.

Section 2. Findings – Site Plan. Upon consideration of the Site Plan 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 Application meets the applicable criteria set forth in Title 10 of the Erie Municipal Code (the "UDC");
- b. The Site Plan is consistent with the Comprehensive Plan and all applicable provisions of the UDC and applicable law;
- c. The Site Plan is consistent with any previously approved subdivision plat, planned development, or any other applicable land use approvals;
- d. The Site Plan is consistent with any applicable design standards set forth in the UDC; and
- e. The Site Plan is compatible with adjacent uses.

Section 3. Decisions.

- a. Based on the foregoing findings, the Town Council hereby approves the SRU as described in the SRU application, subject to the following condition: Applicant shall make technical corrections to the Application and related documents as directed by Town staff.
- b. Based on the foregoing findings, the Town Council hereby approves the Site Plan as described in the Site Plan application, subject to the following conditions: Applicant shall make technical corrections to the Application and related documents as directed by Town staff; and the approval of the Site Plan shall not be effective until the Minor Plat is recorded.

Section 4. Development Agreement. The Town Council hereby approves the Development Agreement for the Flatiron Meadows Filing No. 14 Minor Subdivision in substantially the form attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Development Agreement on behalf of the Town.

Section 5. Dedications. The Town Council hereby accepts the dedications shown on the Minor Plat.

**Adopted this 8<sup>th</sup> day of July, 2025.**

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Andrew J. Moore, Mayor

**Attest:**

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Debbie Stamp, Town Clerk