

RESOLUTION NO. 17-___

A RESOLUTION BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO REGARDING THE MINOR SUBDIVISION PLAT OF ERIE COMMONS FILING NO. 3, 3RD AMENDMENT, LOT 1A1 AND LOT 2, BLOCK 1; ADOPTING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE MINOR SUBDIVISION PLAT; AND, SETTING FORTH DETAILS IN RELATION THERETO.

WHEREAS, the Board of Trustees of the Town of Erie, Colorado, held a Public Hearing for the Minor Subdivision Plat of Erie Commons Filing No. 3, 3rd Amendment, Lot 1A1 and Lot 2, Block 1 on November 14, 2017, on the application of Boulder Community Health, 4141 Arapahoe Road, Suite 206, Boulder, Colorado, 80303, such Minor Subdivision Plat being a plat of the following real property; to wit:

See Exhibit A, attached hereto and incorporated herein by this reference; and,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF ERIE, COLORADO, AS FOLLOWS:

Section 1. Findings of Fact.

1. That the applicant's application and supporting documents are in substantial compliance with Municipal Code 10.7.7 F.
2. The Preliminary Plat has met Municipal Code 10.7.7 F.10. Approval Criteria:
 - a. The Minor Subdivision is generally consistent with the Town's Comprehensive Master Plan;
 - b. The Minor Subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located;
 - c. As applicable, 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 set forth in Chapters 3, 5 and 6 of this UDC that have not otherwise been modified or waived pursuant to this Chapter. Applicants shall refer to the Development Standards in Chapter 5 of this UDC and shall consider them in the layout of the subdivision in order to avoid creating lots or patterns of lots in the subdivision that will make compliance with such development and design standards difficult or infeasible;
 - e. The Minor Subdivision complies with all applicable regulations, standards, requirements, or plans of the Federal or State governments and other relevant jurisdictions, including but not limited to 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 shall 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, or such impacts will be substantially mitigated;
 - i. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development; and
 - j. As applicable, the proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.
- 3. The Zoning for the property shall be followed in the development of the property.
 - 4. A Development Agreement (DA) is required to be recorded with the Minor Subdivision Plat.
 - 5. The Minor Subdivision Plat as proposed, subject to the following conditions, will preserve the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado:
 - a. The Erie Commons Filing No. 3, 3rd Amendment, Lot 1A1 and Lot 2, Block 1 Minor Subdivision plat shall not be recorded until after the utility easement vacation ordinance is recorded.
 - b. Prior to recordation of the Minor Subdivision plat, technical corrections to the plat and associated construction plans shall be made to the Town's satisfaction.

Section 2. Conclusions and Order Approving the Minor Subdivision Plat of Erie Commons Filing No. 3, 3rd Amendment, Lot 1A1 and Lot 2, Block 1.

- 1. Based on the above Findings of Fact, the Board of Trustees hereby approves the Minor Subdivision Plat of Erie Commons Filing No. 3, 3rd Amendment, Lot 1A1 and Lot 2, Block 1, and authorizes the appropriate Town Official to sign and bind the Town to the Development Agreement, with the conditions of approval listed above.

INTRODUCED, READ, SIGNED AND APPROVED this 12th day of December 2017.

TOWN OF ERIE,
a Colorado municipal corporation

By: _____
Tina Harris, Mayor

ATTEST:

By: _____
Nancy J. Parker, CMC, Town Clerk

Exhibit A
Legal Description

LOT 1A, BLOCK 1 OF "ERIE COMMONS FILING NO. 3 1ST AMENDMENT, LOT 1A, BLOCK 1" AS RECORDED 03/05/2008 AT RECEPTION NO. 3539779 IN THE RECORDS OF WELD COUNTY, CONTAINING 6.10 ACRES, MORE OR LESS.