

**TOWN OF ERIE
PLANNING COMMISSION
RESOLUTION NO. P19-31**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF
ERIE RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE A
SPECIAL REVIEW USE FOR AN ELECTRICAL SUBSTATION FACILITY**

WHEREAS, United Power ("Applicant") owns the real property more particularly described as a portion of the NE quarter of Ne quarter of Section 28, Township 1 North, Range 68 West, 6th Principle Meridian, Town of Erie, County of Weld, State of Colorado (the "Property") (the "Property");

WHEREAS, on March 1, 2019, Applicant filed an application (the "Application") for approval of a Special Review Use to install an electrical substation on the Property; and

WHEREAS, on November 20, 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. 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 Application meets the criteria set forth in Section 7.7.C.9 of Title 10 of the Erie Municipal Code (the "UDC");
- b. The Special Review Use is consistent with the Comprehensive Plan and all applicable provisions of the UDC and applicable law;
- c. The Special Review Use is consistent with the purpose and intent of the zone district in which it is located;
- d. The Special Review Use is consistent with any applicable use-specific standards set forth in Section 3.2 of the UDC;
- e. The Special Review Use 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 Special Review Use 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. Decision. Based on the foregoing findings, the Planning Commission hereby recommends that the Board of Trustees approve the Special Review Use as described in the Application, subject to the following condition:

- a. The recordation of the Minor Subdivision shall occur before the Special Review Use comes into effect.

ADOPTED this 20th day of November, 2019.

J. Eric Bottenhorn, Chair

ATTEST:

Melinda Helmer, Secretary