

**Town of Erie
Resolution No. 24-055**

**A Resolution of the Town Council of the Town of Erie Approving a
Special Review Use for 675 Moffat Street**

Whereas, Nathan and Sarah Hull ("Applicants") owns certain real property legally described as 675 Moffat (the "Property");

Whereas, on February 9, 2023, the Applicants filed an application for approval of a Special Review Use on the Property (the "Application");

Whereas, on March 20, 2024, the Planning Commission held a properly-noticed public hearing on the Application and recommended that the Town Council approve the Application with conditions; and

Whereas, on April 9, 2024, the Town Council held a properly-noticed public hearing on the Application.

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

Section 1. Findings of Fact. The Town Council, upon reviewing the recommendation of the Planning Commission, hearing the statements of staff and the public, and giving due consideration to the matter, 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 Special Review Use is consistent with the Comprehensive Plan;
- 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 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 Town Council hereby approves the Special Review Use as described in the Application.

Adopted this 9th day of April, 2024.

Justin Brooks, Mayor

Attest:

Debbie Stamp, Town Clerk