

**Town of Erie  
Planning Commission  
Resolution No. P25-11**

**A Resolution of the Planning Commission of the Town of Erie  
Approving the Erie Highlands Filing 17 Commercial Site Plan**

**Whereas**, the Town of Erie ("Applicant") filed an application (the "Application") for approval of the Erie Highlands Filing 17 Commercial Site Plan for the real property legally described as Tract H-1 Erie Highlands Filing No. 14 Amendment No. 1, County of Weld, State of Colorado;

**Whereas**, on January 16, 2025, the Applicant submitted the Application to the Town of Erie;

**Whereas**, on July 2, 2025, the Planning Commission held a properly-noticed public hearing on the Application; and

**Whereas**, upon consideration of the Application and supporting documentation, the recommendation of Town staff and any public comment received at the public hearing, the Planning Commission approves the Erie Highlands Filing 17 Commercial Site Plan.

**Now, therefore, be it resolved by the Planning Commission of the Town of Erie, Colorado, that:**

Section 1. Findings of Fact.

- a. Specifically, the Application satisfies the following criteria set forth in Section 10.7.10.F.2 of the UDC:
  - i. The site plan is generally consistent with the town's comprehensive plan;
  - ii. The site plan is generally consistent with any previously approved subdivision plat, or other land use approval;
  - iii. The site plan complies with all applicable development and design standards set forth in this UDC, including, but not limited to, the provisions in chapter 2, chapter 3, chapter 4, and chapter 6;
  - iv. Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent reasonably practicable; and

- v. The development proposed on the site plan and its general location is or will be compatible with the character of surrounding land uses.

Section 2. Decision. Based on the foregoing Findings of Fact, the Planning Commission approves the Erie Highlands Filing 17 Commercial Site Plan.

**Adopted this 2<sup>nd</sup> day of July, 2025.**

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Tim Burns, Chair

ATTEST:

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Doug Trettin, Secretary