

**TOWN OF ERIE  
PLANNING COMMISSION  
RESOLUTION NO. P19-32**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF  
ERIE RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE A  
SITE PLAN 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");

**WHEREAS**, on March 1, 2019, Applicant filed an application (the "Application") for approval of a Site Plan for 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 of Fact. The Planning Commission hereby finds as follows:

- a.     The Site Plan is in substantial compliance with Title 10 of the Erie Municipal Code (the "UDC").
- b.     Specifically, the Application satisfies the following criteria set forth in Section 7.12.F.9 of the UDC:
  - i.     The Site Plan is generally consistent with the Town's Comprehensive Plan;
  - ii.    The Site Plan is consistent with any previously approved subdivision plat, planned development, or any other precedent plan or land use approval as applicable;
  - iii.   The Site Plan complies with all applicable development and design standards set forth in the UDC;
  - iv.    Any significant adverse impacts reasonably anticipated to result from the use will be mitigated or offset to the maximum extent 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.
- c.     The Site Plan will preserve the public health, safety and welfare.

Section 2.     Decision. Based on the foregoing Findings of Fact, the Planning Commission hereby recommends that the Board of Trustees approve the Site Plan as described in the Application, subject to the following conditions:

- a. The Special Review Use for the electrical substation facility shall be approved before approval of the Site Plan Amendment comes into effect.
- b. The recordation of the Minor Subdivision shall occur before the Special Review Use comes into effect.
- c. The applicant shall make technical corrections to the Site Plan and related documents as directed by Town staff.

**ADOPTED this 20<sup>th</sup> day of November, 2019.**

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J. Eric Bottenhorn, Chair

ATTEST:

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Melinda Helmer, Secretary