

RESOLUTION NO. P16-09

A RESOLUTION MAKING CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO THE SPECIAL REVIEW USE FOR AN ACCESSORY DWELLING UNIT AT 340 KATTELL STREET.

WHEREAS, the Planning Commission of the Town of Erie, Colorado, has received and considered the Special Review Use application for an Accessory Dwelling Unit for 340 Kattell Street, on Wednesday, July 6, 2016, on the application of Barbara Hooks, 10486 west 82nd Avenue, Arvada, Colorado, 80005, for the following real property; to wit:

LOTS 10, 11 AND 12, BLOCK 3, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF ERIE, COLORADO, as follows:

Section 1. Findings of Fact.

1. The applicant's application and supporting documents are in substantial compliance with the Town of Erie Municipal Code, Title 10.
2. The Special Review Use has met Town of Erie Municipal Code, Title 10 Section 7.13.C.9 Approval Criteria:
 - a. The proposed use is consistent with the Comprehensive Plan and all applicable provisions of this Code and applicable State and Federal regulations;
 - b. The proposed use is consistent with the purpose and intent of the zoning district in which it is located;
 - c. The proposed use is consistent with any applicable use-specific standards set forth in Section 3.2;
 - d. The proposed 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);
 - e. Any significant adverse impacts anticipated to result from the use will be mitigated or offset to the maximum extent practicable;
 - f. 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 subject property while maintaining adequate levels of service for existing development;
 - g. Adequate assurances of continuing maintenance have been provided; and
 - h. Any significant adverse impacts on the natural environment will be mitigated to the maximum extent practicable.

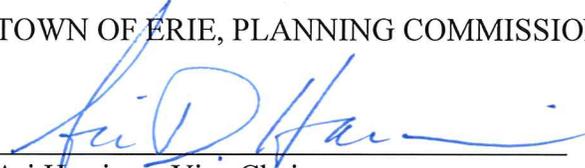
3. The Special Review Use as proposed preserves the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.

Section 2. Conclusions and Order Recommending Approval to the Board of Trustees of the Special Review Use for an Accessory Dwelling Unit at 340 Kattell Street.

1. The applicant's application and supporting documents are in substantial compliance with the Town of Erie Municipal Code, Title 10.
2. The Special Review Use has met Title 10, Section 7.13.C.9 Approval Criteria.
3. The Special Review Use as proposed preserves the health, safety, welfare and interest of the citizens of the Town of Erie, Colorado.

INTRODUCED, READ, SIGNED AND APPROVED this 6th day of July 6, 2016.

TOWN OF ERIE, PLANNING COMMISSION


Ari Harrison, Vice Chair

ATTEST:


Hallie S. Sawyer, Secretary

Town of Erie
Planning Commission Regular Meeting
Wednesday, July 6, 2016
6:30 p.m.
Board Room, Erie Town Hall, 645 Holbrook, Erie, Co 80516

I. CALL MEETING TO ORDER & PLEDGE OF ALLEGIANCE

Vice Chairman Harrison called the Regular Meeting of the Erie Planning Commission to order at 6:30 p.m.

II. ROLL CALL

Commissioner Bottenhorn - Excused
Commissioner Campbell - Present
Commissioner Fraser - Present
Commissioner Gippe - Excused
Commissioner Harrison - Present
Commissioner Tracy - Excused
Commissioner Zuniga - Present

Staff Present: R. Martin Ostholthoff, Community Development Director; and
Hallie Sawyer, Secretary to the Commission

III. APPROVAL OF THE AGENDA

Commissioner Campbell moved to approve the July 6, 2016, Regular Meeting Agenda as submitted. The motion, seconded by Commissioner Fraser, carried with all voting in favor thereof.

IV. APPROVAL OF MINUTES

a. Minutes from the June 1, 2016, Regular Meeting.

Commissioner Campbell moved to approve the June 1, 2016, Minutes as submitted. The motion, seconded by Commissioner Zuniga, carried with all voting in favor thereof.

V. PUBLIC COMMENTS

(This agenda item provides the public an opportunity to discuss items other than items that are on the agenda. The Planning Commission is not prepared to decide on matters brought up at this time, but if warranted, will place them on a future agenda.)

None.

VI. PROCLAMATIONS AND PRESENTATIONS

None Scheduled.

VII. RESOLUTIONS (This agenda item is for all matters that should be decided by resolutions.)

1. Public Hearing – 340 Kattell St. Special Review Use

Purpose: Allow an Accessory Dwelling Unit

Request: Consideration of Resolution P16-09, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Special Review Use For An Accessory Dwelling Unit At 340 Kattell Street.

(Staff Planner: Marty Ostholthoff)

Vice Chairman Harrison opened the Public Hearings at 6:32 p.m. Mr. Ostholthoff presented the application for the 340 Kattell Street Special Review Use for an Accessory Dwelling Unit, entered the documents into the record, and presented the staff recommendations of approval.

Barbara Hooks, 340 Kattell Street, applicant, was present to answer any questions from the Commission.

There was no public comment, and the Commissioners did not have any questions, comments or concerns. Vice Chairman Harrison closed the public hearing at 6:40 p.m. and called for the vote on Resolution P16-09, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Special Review Use For An Accessory Dwelling Unit At 340 Kattell Street. Approval of the resolution carried with all voting in favor thereof.

2. Public Hearing – 345 Briggs St. Special Review Use

Purpose: Allow an Accessory Dwelling Unit

Request: Consideration of Resolution P16-10, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Special Review Use For An Accessory Dwelling Unit At 345 Briggs Street.

(Staff Planner: Marty Ostholthoff)

Vice Chairman Harrison opened the Public Hearings at 6:40 p.m. Mr. Ostholthoff presented the application for the 345 Briggs Street Special Review Use for an Accessory Dwelling Unit, entered the documents into the record, and presented the staff recommendations of approval.

Michael and Kathleen Riley, 345 Briggs Street, applicants, were present to answer any questions from the Commission.

There was no public comment, and the Commissioners did not have any questions, comments or concerns. Vice Chairman Harrison closed the public hearing at 6:46 p.m. and called for the vote on Resolution P16-10, A Resolution Making Certain Findings Of Fact And Conclusions Favorable To The Special Review Use For An Accessory Dwelling Unit At 345 Briggs Street. Approval of the resolution carried with all voting in favor thereof.

VIII. GENERAL BUSINESS (This agenda item is reserved for matters that are ready for Commission action, and do not fit into other categories, i.e. resolutions)

None Scheduled.

IX. STAFF REPORTS (This agenda items is reserved for specific items from Staff requiring Commission direction or just relaying important information.)

The July 20th meeting has been canceled.

X. COMMISSIONER REPORTS AND DISCUSSION ITEMS (This agenda item is for all Planning Commission reports and items of information as well as Commission discussion items, not listed on the agenda)

None.

XI. ADJOURNMENT

There being no further business to come before the Commission, Vice Chairman Harrison adjourned the July 6, 2016, Regular Meeting of the Planning Commission at 6:47 p.m.

Respectfully Submitted,

Town of Erie Planning Commission

By: _____
Hallie S. Sawyer, Secretary

By: _____
Ari Harrison, Vice Chair