

**Town of Erie  
Planning Commission  
Resolution No. P21-14**

**A Resolution of the Planning Commission of the Town of Erie  
Recommending that the Board of Trustees Approve a Special  
Review Use for a Carwash located on Lot 5, Vista Ridge Filing No. 6,  
2<sup>nd</sup> Amendment**

**WHEREAS**, Autowash Vista Ridge Real Estate LLC ("Applicant") owns the real property more particularly described as Lot 5, Vista Ridge Filing No. 6, 2<sup>nd</sup> Amendment (the "Property");

**WHEREAS**, on December 17, 2020, Applicant filed an application (the "Application") for approval of a Special Review Use to allow a carwash on the Property; and

**WHEREAS**, on September 15, 2021, 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 7.13.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.

**Adopted this 15<sup>th</sup> day of September, 2021.**

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Kelly Zuniga, Chair

ATTEST:

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Melinda Helmer, Secretary