

**Town of Erie
Resolution No. 22-03**

**A Resolution of the Board of Trustees of the Town of Erie
Approving the Erie Junction Preliminary Plat**

Whereas, Erie Junction LLC ("Applicant") owns the real property more particularly described as a parcel of land, located in the Southwest Quarter of Section 18, Township 1 North, Range 68 West of the 6th Principal Meridian, Town of Erie, County of Weld, State of Colorado (the "Property");

Whereas, on July 13, 2021 Applicant filed an application for approval of a Preliminary Plat for the Property (the "Application");

Whereas, on December 15, 2021 the Planning Commission held a properly-noticed public hearing on the Application and recommended that the Board of Trustees approve the Application with one condition; and

Whereas, on January 25, 2022, the Board of Trustees conducted a properly-noticed public hearing on the Application.

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

Section 1. Findings of Fact. The Board of Trustees, 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 complies with Title 10 of the Erie Municipal Code (the "UDC") and other applicable law and is consistent with the Town's Comprehensive Plan;
- b. The Preliminary Plat is consistent with and implements the intent of the zone district in which it is located;
- c. The Preliminary Plat will not result in significant adverse impacts on the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
- d. The Preliminary Plat will not result in significant adverse impacts on adjacent properties; and
- e. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the Property, while maintaining sufficient levels of service to existing development.

Section 2. Decision. Based on the foregoing findings of fact, the Application is hereby approved with the following condition, which shall be satisfied prior to approval of the Final Plat for the Property: at the time of Final Plat, Applicant shall execute a detailed Development Agreement, in the form provided by the Town.

Adopted this 25th day of January, 2022.

Jennifer Carroll, Mayor

Attest:

Heidi Leatherwood, Town Clerk