

**Town of Erie  
Planning Commission  
Resolution No. P24-03**

**A Resolution of the Planning Commission of the Town of Erie  
Recommending that the Town Council Approve a Special Review  
Use for 675 Moffat Street with a Condition**

**Whereas**, Nathan and Sarah Hull (collectively "Applicant") own the real property legally described as Lot 7A Hunts 1<sup>st</sup> Addition 1<sup>st</sup> Amendment Block 1, Town of Erie, County of Weld, State of Colorado, with an address of 675 Moffat Street (the "Property");

**Whereas**, on February 9, 2023, Applicant filed an application for approval of a Special Review Use (the "Application");

**Whereas**, on March 20, 2024, 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, the Planning Commission wishes to recommend that the Town Council approve the Application with a condition.

**Now, Therefore, be it resolved by the Planning Commission of the Town of Erie 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 applicable criteria of Title 10 of the Erie Municipal Code (the "UDC");
- b. The Special Review Use is consistent with the Comprehensive Plan;
- 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

Section 2. Decision. Based on the foregoing findings, the Planning Commission hereby recommends that the Town Council approve the Special Review Use as described in the Application, provided that Applicant make any technical corrections required by Town staff.

**Adopted this 20<sup>th</sup> day of March, 2024.**

  
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Tim Burns, Chair

Attest:

  
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Melinda Helmer, Secretary