

**TOWN OF ERIE
PLANNING COMMISSION
RESOLUTION NO. P19-23**

A RESOLUTION OF THE PLANNING COMMISSION OF THE TOWN OF ERIE RECOMMENDING THAT THE BOARD OF TRUSTEES APPROVE AN AMENDMENT WITH A CONDITION TO THE 2015 TOWN OF ERIE COMPREHENSIVE PLAN

WHEREAS, Community Development Group of Erie, 2500 Arapahoe Avenue #220, Boulder, CO 80302 ("Applicant") filed an application (the "Application") for approval of certain amendments to the 2015 Town of Erie Comprehensive Plan (the "Comprehensive Plan") concerning the real property legally described as Lot 1, Block 5 Erie Commons Filing No. 4, Town of Erie, County of Boulder, State of Colorado (the "Property");

WHEREAS, on September 4, 2019, 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 at the public hearing, the Planning Commission wishes to recommend that the Board of Trustees approve the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE TOWN OF ERIE, COLORADO, THAT:

Section 1. Findings of Fact.

- a. The Application is in substantial compliance with the "Plan Amendment Procedure" set forth in Chapter 1 of the Comprehensive Plan.
- b. The Application is in substantial compliance with Title 10 of the Erie Municipal Code (the "UDC")
- c. The Application satisfies the following criteria set forth in "Plan Amendment Procedure" in Chapter 1 of the Comprehensive Plan :
 - i. The Comprehensive Plan is in need of the proposed amendment;
 - ii. The proposed amendment is compatible with the surrounding area and the goals and policies of the Plan;
 - iii. The proposed amendment will have no major negative impacts on transportation, services or facilities;
 - iv. The proposed amendment will have minimal effect on service provision, including adequacy or availability of urban facilities and services, and is compatible with existing and planned service provision;

v. The proposed amendment is consistent with the Town's ability to annex the Property;

vi. Strict adherence to the Comprehensive Plan would result in a situation neither intended nor in keeping with other key elements and policies of the Comprehensive Plan; and

vii. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan.

viii. Approval of the Application 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 Application with the following condition:

- a. Staff may direct the applicant to make technical corrections to the documents.

ADOPTED this 4th day of September, 2019

J. Eric Bottenhorn, Chair

ATTEST:

Melinda Helmer, Secretary