

**Town of Erie
Resolution No. 21-125**

**A Resolution of the Board of Trustees of the Town of Erie Approving
a Special Review Use for a Car Wash located on Lot 5, Vista Ridge
Filing No. 6, 2nd Amendment**

Whereas, Autowash Vista Ridge Real Estate LLC ("Applicant") owns the real property legally described as Lot 5, Vista Ridge Filing No. 6, 2nd 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;

Whereas, on September 15, 2021, the Planning Commission held a properly-noticed public hearing on the Application; and

Whereas, on September 28, 2021, the Board of Trustees held 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. 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 Board of Trustees hereby approves the Special Review Use as described in the Application.

Adopted this 28th day of September, 2021.

Jennifer Carroll, Mayor

ATTEST:

Heidi Leatherwood, Town Clerk