## Town of Erie Planning Commission Resolution No. P25-13

## A Resolution of the Planning Commission of the Town of Erie Recommending that the Town Council Approve the Canyon Creek Filing No. 11 Preliminary Plat with Conditions

**Whereas**, on April 15, 2024, STRATUS CANYON CREEK LLC filed an application for approval of the Canyon Creek Filing No. 11 Preliminary Plat (the "Application"); and

**Whereas**, on September 17, 2025, the Planning Commission conducted 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. The Planning Commission finds and determines as follows:

- a. The Application, subject to the conditions set forth in Section 2 hereof, meets all the criteria set forth in the Erie Municipal Code (the "Code") and complies with Title 10 of the Code (the "UDC") and other applicable law; and
- b. The Application is consistent with the Town's Comprehensive Plan.

<u>Section 2</u>. <u>Decision</u>. Based on the foregoing findings, the Planning Commission hereby recommends that the Town Council approve the Application with the following conditions:

- a. At the time of Final Plat, Applicant shall execute a detailed Development Agreement in the form provided by the Town;
- b. Applicant shall make technical corrections to the Preliminary Plat and related documents as directed by the Town.
- c. Applicant shall make corrections to the maintenance access to the water quality pond related to comments by the Town Engineering Division.
- d. At the time of Final Plat, Applicant shall complete an updated Transportation Impact Study.
- e. At the time of Final Plat, Applicant shall complete a revised Subsidence Report.

Adopted this 17<sup>th</sup> day of September, 2025.

Ben Hemphill, Chair

Attest:

Doug Trettin, Secretary