

**Town of Erie
Planning Commission
Resolution No. P26-13**

**A Resolution of the Planning Commission of the Town of Erie
Recommending that the Town Council Approve the Vista Reserve
Preliminary Plat with a Condition**

Whereas, Affinity Holdings, 1005 West 120th Ave, Ste 450, Westminster, CO 80234 ("Applicant") filed an application (the "Application") for approval of a preliminary plat (the "Vista Reserve Preliminary Plat ") for the real property legally described as a Parcels 8A, 8B, and Tract 20, Vista Ridge Master Final Plat, Located in the Northwest Quarter of Section 32, Township 1 North, Range 68 West of the 6th P.M., Town of Erie, County of Weld, State of Colorado (the "Property");

Whereas, on September 22, 2025, the Applicant submitted the Application to the Town of Erie; and

Whereas, on July 15, 2026, 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 recommends that the Town Council approve the Vista Reserve Preliminary Plat with a condition.

Now, therefore, be it resolved by the Planning Commission of the Town of Erie, Colorado, that:

Section 1. Findings of Fact.

- a. The Vista Reserve Preliminary Plat is in substantial compliance with Title 10 of the Erie Municipal Code (the "UDC").
- b. Specifically, the Application satisfies the following criteria set forth in Section 10.7.7(D)(2) of the UDC:
 - i. The subdivision is generally consistent with the Town's Comprehensive Plan;
 - ii. The subdivision is generally consistent with and implements the intent of the specific zoning district in which it is located;
 - iii. The general layout of lots, streets, driveways, utilities, drainage facilities, and other services within the proposed subdivision is designed to meet the Town's standards related to health and safety

and in a way that minimizes the amount of land disturbance, maximizes the amount of open space in the development, preserves existing trees/vegetation and riparian areas, protects critical wildlife habitat, and otherwise accomplishes the purposes and intent of the UDC;

- iv. The subdivision complies with all applicable use, development, and design standards set forth in Chapters 3, 5 and 6 of the UDC that have not otherwise been modified or waived pursuant to this Chapter or the UDC;
 - v. The subdivision complies with all applicable federal and state regulations, standards, requirements and plans, including without limitation wetlands, water quality, erosion control, and wastewater regulations;
 - vi. The subdivision 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;
 - vii. The subdivision shall be integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features;
 - viii. The subdivision will not result in significant adverse impacts on adjacent properties, or such impacts will be substantially mitigated;
 - ix. Adequate and sufficient public safety, transportation, utility facilities and services, recreation facilities, parks, and schools are available to serve the subject property, while maintaining sufficient levels of service to existing development; and
 - x. The proposed phasing plan for development of the subdivision is rational in terms of available infrastructure capacity.
- c. The Vista Reserve Preliminary Plat will preserve the public health, safety and welfare.

Section 2. Decision. Based on the foregoing Findings of Fact, the Planning Commission recommends approval to the Town Council for the Vista Reserve Preliminary Plat, subject to the following conditions:

- a. Applicants shall make all necessary technical corrections in accordance with the Town Standards and Specifications to the submitted documents as may be directed by Town Staff.

Adopted this 15th day of July, 2026.

Andrew Sawusch, Chair

ATTEST:

Melinda Helmer, Secretary